

AGENDA
ZONING BOARD OF ADJUSTMENT AND APPEALS
CITY HALL COUNCIL CHAMBERS
THURSDAY, OCTOBER 20, 2016 AT 3:00 PM

- A. Prayer**
- B. Pledge of Allegiance**
- C. Call to Order**
- D. Determination of a Quorum**
- E. Confirmation of Agenda**
- F. Adoption of Minutes**

F1. Zoning Board Meeting - September 15, 2016

G. Hearing of Cases

G1. Public Declaration of Appeal Process of Chairman

Any person or any officer, department or agency of the City aggrieved by any decision of the Zoning Board of Adjustment and Appeals may, within fifteen (15) days thereafter appeal there from to the mayor and City Council by filing with the Planning Division a written notice of appeal specifying the decision from which the appeal is taken. In case of such appeal, the Zoning Board shall cause a transcript of the proceedings in the case to be certified to the mayor and City Council, and the matter will be heard on said transcripts. The filing fee for an appeal, is based on the actual cost of the required official transcript and any related miscellaneous charges. Any appeal shall be in writing and submitted to the Department of Urban Development-Planning Division stating what decision is being appealed and detailing how you are aggrieved.

G2. Anyone speaking today is asked to complete a "Speaker's Card".

Please provide the completed card at the time you speak to the Zoning Board. City staff personnel can assist in any questions you may have or in completing the card. This public meeting is open to all for comment.

G3. Routine Agenda

1. Variance 1608ZB111:
(Deferred from the August 18, 2016 meeting.)

Victoria Cintra, property owner, requests a variance of 6.5 feet to allow a 1.5-foot setback where 8 feet are required on the north side setback for the placement of a carport at 12188 Harmony Circle on the tax parcel 0808H-02-088.046 zoned R-1-7.5 (Single Family): located north of and adjacent to Klein Road, south of Stage Drive, east of and adjacent to Harmony Circle, and west of Three Rivers Road, in Ward 6.

2. Variance 1609ZB118:
(Tabled from the September 15, 2016 Meeting)

Michelle Russo, property owner, requests a variance of 22 feet to allow a 3-foot front yard setback where 25 feet are required and a 5.6-foot variance to allow a 2.4-foot east side yard setback where 8 feet are required for the construction of a carport at 2714 George Street on the tax parcel 0908O-02-002.000 zoned R-1-10 (Single-Family): located north of E David Drive, south of and adjacent to George Street, east of Pine Hills Drive, and west of Turnberry Cove, in Ward 6.

3. Variance 1610ZB130:

Elizabeth B. Creel, property owner, requests a variance of 19 feet to allow a 6-foot north-rear second frontage where 25 feet are required for the construction of a shed at 13608 Lawton Lane on the tax parcel 0907K-01-001.019 zoned R-1-10 (Single Family): located north of and adjacent to Lawton Lane, south of and adjacent to Three Rivers Road, east of Hidden Oaks Drive, and west of Hidden Oaks Drive, in Ward 6.

4. Variance 1610ZB131:

Robert Sund, property owner, requests a variance to allow 0 feet of green space where 10 feet of green space is required at 11422 Highway 49 on the tax parcel 0808L-01-084.000 zoned B-4 (Highway Business): located north of 5th Street, south of 7th Street, east of and adjacent to Highway 49, and west of and adjacent to Dogleg Road, in Ward 7.

5. Variance 1610ZB135:
(Withdrawn)

Memorial Hospital at Gulfport, property owner, requests a variance of 15 feet to allow a north front-setback of 10 feet where 25 feet are required for the construction of a generator enclosure at 4500 13th Street on the tax parcel 0711J-05-009.000 zoned R-B (Residential Business): located north of and adjacent to 13th Street, south of and adjacent to Old Pass Road, east of and adjacent to Broad Avenue, and west of and adjacent to 44th Avenue, in Ward 1.

6. Variance Case 1610ZB136:
(Withdrawn)

Gulfport Galleria of Fine Art, agent for City of Gulfport, property owner, requests 3 variances. The first is to allow a wall sign on the southern face of the building where a wall sign is not allowed, the second is to allow a wall sign on the east face of the building where a wall sign is not allowed, and the third is to allow a wall sign on the north face of the building where a wall sign is not allowed at 1300 24th Avenue on the tax parcel 0811K-03-042.000 zoned T6 (Urban Core Zone): located north of E Beach Boulevard, south of 14th Street, east of and adjacent to 24th Avenue, and west of 23rd Avenue, in Ward 2.

7. Variance 1610ZB141:

William W. and Terri G. Majure, property owners, request a variance of 20 feet to allow a 5-foot east second-front yard where 25 feet are required for the construction of a single family on tax the parcel 0911E-03-023.000 zoned R-1-7.5 (Single Family): located north and adjacent of E Beach Boulevard, south of Second Street, east of and adjacent Evans Avenue, and west of Gulf Avenue, in Ward 2.

8. Special Exception 1610ZB142:

Lenny Sawyer Jr. of Sawyer Real Estate, Inc., agent for The Salvation Army, property owner, requests a day care use on the tax parcels 0811F-05-031.000, 0811F-05-032.000, 0811F-05-033.000, and 0811F-05-034.000 zoned T4L (General Urban Zone "Limited"): located north of and adjacent to 20th Street, south of and adjacent to 21st Street, east of 25th Avenue, west of and adjacent to 24th Avenue, in Ward 3.

9. Special Exception 1610ZB144:

Coast Village Gulfport LLC, property owner, requests an assisted living facility use on the tax parcels 0910I-02-049.000, 0910P-01-018.014, 0910P-01-018.013, 0910P-01-018.012, 0910P-01-018.011, 0910P-01-018.010, 0910P-01-018.009, 0910P-01-018.008, 0910P-01-018.007, 0910P-01-018.006, 0910P-01-018.005, 0910P-01-018.004, 0910P-01-018.003, 0910P-01-018.002, and 0910P-01-018.001 zoned T3 (Suburban Zone): located north of White Street, south of Victory Street, east of and adjacent to Cheshire Drive, and west of Tegarden Road, in Ward 2.

H. Adjournment

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: October 20, 2016

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Packet Contents:

1. Cover Page
2. Staff Report
3. Locator Map
4. Packet
5. Letters from Property Owners

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1. Cover Sheet
2. Staff Report
3. Locator Map
4. Application
5. Applicant's Amended Request
6. Applicant's Statement (2 Pages)
7. Site Plan

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