

CITY OF WAVELAND
PLANNING & ZONING COMMISSION

REGULAR MEETING AGENDA

March 25, 2024 6:00 PM

1. Call to Order/ Roll Call.
2. Motion to approve the minutes from the Planning & Zoning Special Meeting held Monday, February 12, 2024 at 6PM
3. GASTON PACE, THE OWNER OF THE PROPERTY COMMONLY KNOWN AS 520 HIGHWAY 90, PARCEL #138Q-0-34-004.000 AND #138Q-0-34-006.000, HAS APPLIED FOR A SPECIAL USE VARIANCE/ CONDITIONAL USE TO BUILD AN OFFICE BUILDING ON HIS PROPERTY LOCATED IN AN R-1, ACCORDING TO 601.2 H CONDITIONAL USE. MR. PACE IS THE OWNER OF A CONTIGUOUS PARCEL AND ADJOINING PARCEL THAT IS ZONED C-3, AND THE NEIGHBORING PROPERTIES ARE ZONED FOR COMMERCIAL USE.
4. CHARLES JOHNSON, THE OWNER OF THE PROPERTY COMMONLY KNOWN AS 319 JEFF DAVIS AVE., PARCEL #161D-0-02-187.000, MADE APPLICATION FOR A CONDITIONAL USE FOR AN RV DURING NEW CONSTRUCTION. THIS IS AN APPLICATION FOR A RENEWAL ON HIS RV PERMIT PER REGULATIONS OF ORD. #349 SEC 309.5.
5. EARL RHETT PHILLIPS, THE OWNER OF THE PROPERTY COMMONLY KNOWN AS 124 SARAH'S LANE, PARCEL #161F-0-02-112.000 HAS APPLIED FOR A PROTECTED TREE REMOVAL PERMIT. AFTER REVIEW BY THE BUILDING OFFICIAL, THE APPLICATION HAS BEEN DENIED AND THEREFORE SHALL BE REVIEWED BY THE PLANNING & ZONING COMMISSION FOR FURTHER REVIEW PER ORDINANCE 379.
6. KATHRYN & TIM KLEPPNER, THE OWNERS OF THE PROPERTY COMMONLY KNOWN AS 121 LAKESIDE DR., PARCEL #161C-0-02-218.000 HAS APPLIED FOR A 5 FEET SIDE YARD VARIANCE TO BUILD A 264 SQUARE FOOT CARPORT/SHED. IT IS TO BE POSITIONED BETWEEN A POOL AND A FENCE. THE PROPERTY IS ZONED R-1 RESIDENTIAL. THE LOT HAS 60 FEET ROAD FRONTAGE AND WIDENS TO 75 FEET REAR PROPERTY LINE.
7. SEAN SULLIVAN, THE OWNER OF THE PROPERTY COMMONLY KNOWN AS 311 HUNTER HOLLOW, PARCEL #162Q-2-10-139.000 HAS APPLIED FOR A 5 FEET REAR YARD VARIANCE TO BUILD A 900 SQUARE FEET POLE BARN. THE PROPERTY IS ZONED R-1 RESIDENTIAL. THE LOT HAS 75 FEET ROAD FRONTAGE, BUT IS BORDERED BY A 20+/-FEET DRAINAGE DITCH. IT IS TO BE POSITIONED BETWEEN A DRIVEWAY AND A FENCE.
8. CRAIG BORDELON, OWNER OF THE PROPERTY COMMONLY KNOWN AS 2005 NICHOLSON AVE., PARCEL #138R-0-34-001.000, HAS MADE AN APPLICATION FOR A VARIANCE IN ORDER TO CONSTRUCT TWO DUPLEXES ON A PROPERTY ZONED R-2: SINGLE AND TWO-FAMILY RESIDENTIAL. THE APPLICANT IS REQUESTING A 2,062 SQUARE FEET VARIANCE FROM THE REQUIRED 8,500

SQUARE FEET PER UNIT AS STATED IN ORDINANCE #349. THE 8,500 SQUARE FEET REQUIREMENT EQUALS A TOTAL OF 34,000 SQUARE FEET A LOT AREA IN ORDER TO CONSTRUCT 2 DUPLEXES (4 UNITS). THE PROPERTY IS CURRENTLY, 31,938 SQUARE FEET.

9. Open Discussion of the Zoning Ordinance
10. Comments from Chair, Commissioners, & Staff
11. Public comments to the Commission
12. Adjourn: AT _____ P.M.

MINUTES
WAVELAND PLANNING & ZONING COMMISSION
SPECIAL MEETING
FEBRUARY 12, 2024 6:00PM

A special meeting of the Waveland Planning and Zoning Commission was held at 6:00 Pm on Monday, February 12, 2024 at Waveland City Hall in the Board Room located at 301 Coleman Ave, Waveland, MS 39576.

Commissioner Dr. Barbara Coatney called the meeting to order at 6:09 pm. Present at the meeting were Commissioners Dr. Barbara Coatney, David Cornfoot, and Glen Romero. Also present was Zoning Official, Geri Bouchie.

Commissioner Dr. Coatney read Amendment Item #1 to Zoning Ordinance #349 Section 702 Article VII. Commissioner Romero made the motion, seconded by Commissioner Cornfoot, to approve the Amendment as written.

After a unanimous vote of yes by all Commissioners present, Commissioner Dr. Coatney declared the motion passed.

Commissioner Dr. Coatney read Amendment Item #2 to Zoning Ordinance #349 Section 703 Article VII. Commissioner Romero made the motion, seconded by Commissioner Cornfoot, to approve the Amendment as written.

After a unanimous vote of yes by all Commissioners present, Commissioner Dr. Coatney declared the motion passed.

Commissioner Dr. Coatney called for anyone else to come forward for Public comments. A comment was made that more notice and an agenda needs to be available. No other comments were made.

Commissioner Dr. Coatney called for a motion to adjourn the meeting. Commissioner Cornfoot made the motion, seconded by Commissioner Romero.

After a unanimous vote of yes by all Commissioners present to adjourn the meeting, Commissioner Dr. Coatney declared the motion passed and the meeting adjourned at 6:27 PM.

Respectfully submitted,

Geri Bouchie, Zoning Official

Item #3

GASTON PACE

520 Highway 90

Special Use Variance/Conditional Use to Build a
Commercial Office Building

Office Building property is Zoned R-1

There is a Contiguous and Adjoining Parcel Zoned C-3
To be used for Commercial Heavy Equipment Parking

All Exits will be to Highway 90

Perimeter to be fenced

Lots meet required square footage



CITY OF

HOSPITALITY CITY

Building/Zoning Department

301 Coleman Avenue

Waveland, MS 39576

(228)466-2549

(228)467-5177 FAX

Application for Conditional Use

302.16 Conditional Use: A conditional use is a use that would not be appropriate generally or without restriction through the zoning district but which, if controlled as to number, area, location, or relation to the neighborhood, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such uses may be permitted in such zoning districts as conditional uses, if specific provisions for such conditional use are made in this zoning ordinance.

Name of Applicant: Gres Tori Ponce Date of Application: 1-10-24
Phone#: [REDACTED] E-mail (optional): Ponce Equip LLC@gmail.com
Property Physical Address(s) or Parcel #(s): 1704 Chesapeake ST Waveland MS
Mailing Address (if different): 27626 E. Lako Cypress Dr. Perkinston MS 39573
Current Zoning District: R1 Flood Zone: AE18
Conditional Use Request: Put Office Building on Property

(Note: To submit a Conditional Use Application you must provide proof of current ownership or a document from the current owner granting you permission to seek a Conditional Use (specific to use) for this property.)

906.3 Conditional Uses: Subject to the provisions of Sections 901 and 902 of this Article, the Planning and Zoning Commission shall set a hearing and make a recommendation to the Board of Mayor and Aldermen to grant a conditional use for the uses enumerated as conditional uses in any district as herein qualified and may impose appropriate conditions and safeguards including a specified period of time for the use to protect property and property values in the neighborhood.

Applications for conditional use for uses authorized by this Ordinance shall be made to the Planning and Zoning Commission. A public hearing shall be held, after giving at least fifteen (15) days' notice of the hearing in an official paper specifying the time and place for said hearing. The application shall be specified by the governing authority. The Planning and Zoning Commission will investigate all aspects of the application giving particular regard to whether such use will:

1. Substantially increase traffic hazards or congestion.
2. Substantially increase fire hazards.
3. Adversely affect the character of the neighborhood.
4. Adversely affect the general welfare of the city.
5. Overtax public utilities or community facilities.
6. Be in conflict with the Comprehensive Plan.

Conditional use

If the findings by the Planning and Zoning Commission relative to the above subjects are that the City would benefit from the proposed use and the surrounding area would not be adversely affected, then the Commission may recommend the project for approval to the Board of Mayor and Aldermen.

B. Any proposed conditional use shall otherwise comply with all regulations set forth in this Zoning Ordinance for the district in which such use is located.

Please provide a letter providing as much detail as possible regarding the proposed Conditional Use, including but not limited to description of purpose of the conditional Use. Please review the above items regarding what the Planning and Zoning Commission will consider, and if applicable address any of the items in your letter).

Applicant Signature: _____

Date: 1-10-24

Zoning Official Sign-Off: _____

Date: _____

If you have any questions regarding submitting your application please contact:



Geri Bouchie
ZONING OFFICIAL

301
Wav

RECEIPT		DATE Jan. 10, 2024	No. 551629
RECEIVED FROM		\$15	
Hastor Pace			
Seventy-five and 00/100		DOLLARS	
<input type="radio"/> FOR RENT		Conditional Use Application	
<input type="radio"/> FOR			
ACCOUNT	75.00	<input type="radio"/> CASH	FROM 1-10-24 TO 1-26-24 BY Geri Bouchie
PAYMENT	75.00	<input type="radio"/> CHECK	
BAL. DUE	0	<input type="radio"/> MONEY ORDER	
		<input type="radio"/> CREDIT CARD	

85-194/653

DATE 1-10-24

PAY
TO THE
ORDER OF

\$ 75.00
DOLLARS

BankPlus
It's more than a name. It's a promise.

FOR

City of Waveland
Seventy five dollars
permit special use

Photo
Safe
Deposit
Details on back

LANCLOS JOHN A

MATTEA JUSTIN

MATTEA JUSTIN

HALE LOWE LLC

STATE

CHESAPEAKE ST

TRAVIS MILTON E ETUX

MAMAC INC

x,y

DISTANCE

Parcels

138Q-0-34-004.000

Parcel Number: 138Q-0-34-004.000

Owner Name: JEE GLORIA

Owner Address: 186 OLIVER EDWARDS RD

Owner City, State ZIP:

JONESBOROUGH, TN 37659

Physical Address: 520 HWY 90

Improvement Type:

Year Built:

Base Area:

Adjusted Area:

Actual Total Value:

Taxable Total Value:

Estimated Tax:

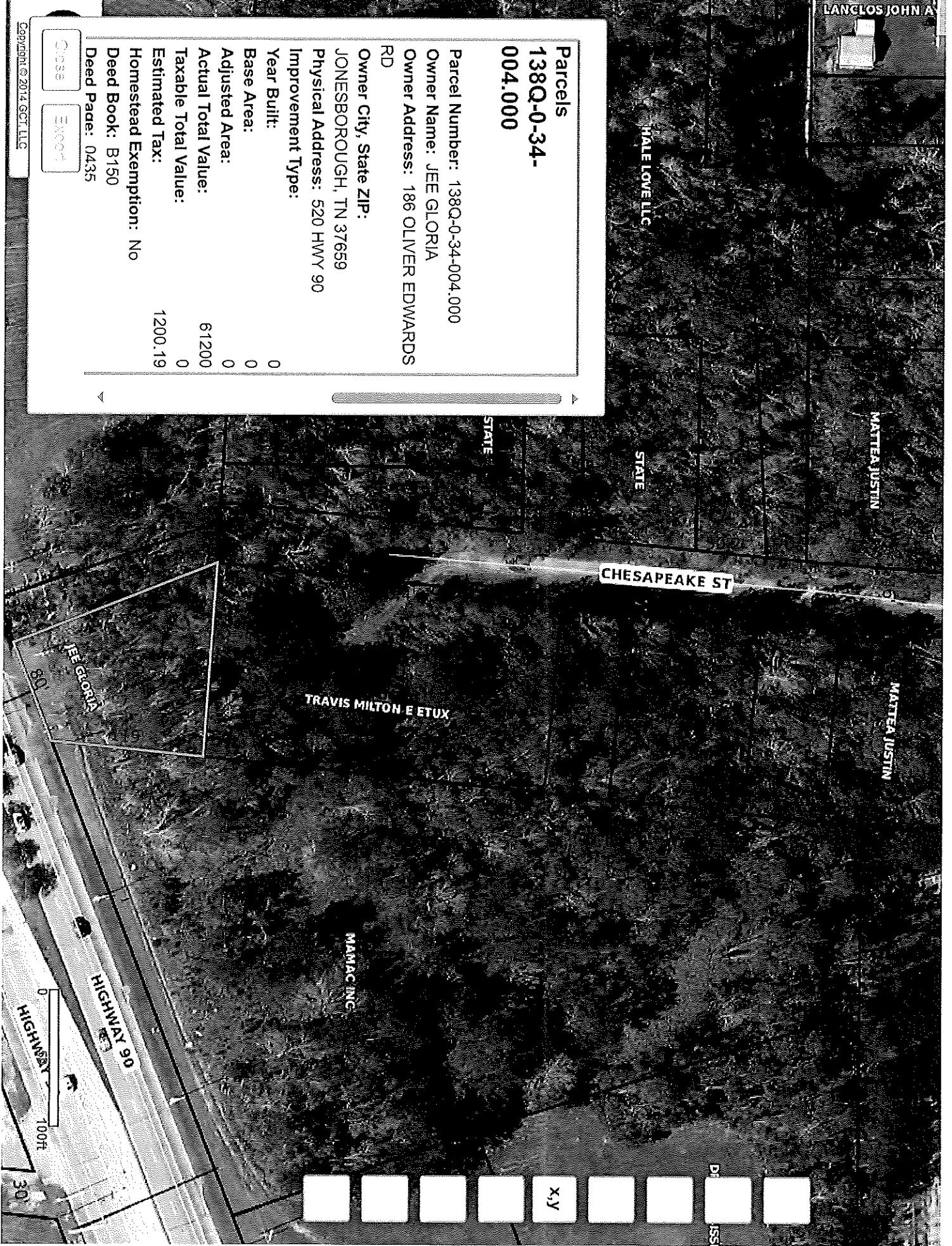
Homestead Exemption: No

Deed Book: B150

Deed Page: 0435

CLOSE

EXPORT



HALE LOVE LLC

MISS STATE HWY COMMISSION

STATE

CHESAPEAKE ST

TRAVIS MILTON E ETUX

MAMAC INC

LEE GLORIA

HIGHWAY 90

HIGHWAY 90

x,y

Parcels

138Q-0-34-
006.000

Parcel Number: 138Q-0-34-006.000

Owner Name: TRAVIS MILTON E ETUX

Owner Address: 19070 MAGNOLIA

RIDGE DR

Owner City, State ZIP: KILN, MS 39556

Physical Address: 1704 CHESAPEAKE

ST

Improvement Type:

Year Built:

Base Area:

Adjusted Area:

Actual Total Value:

Taxable Total Value:

Estimated Tax:

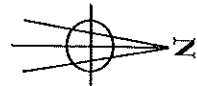
Homestead Exemption: No

Deed Book: AA39

Deed Page: 138

Close

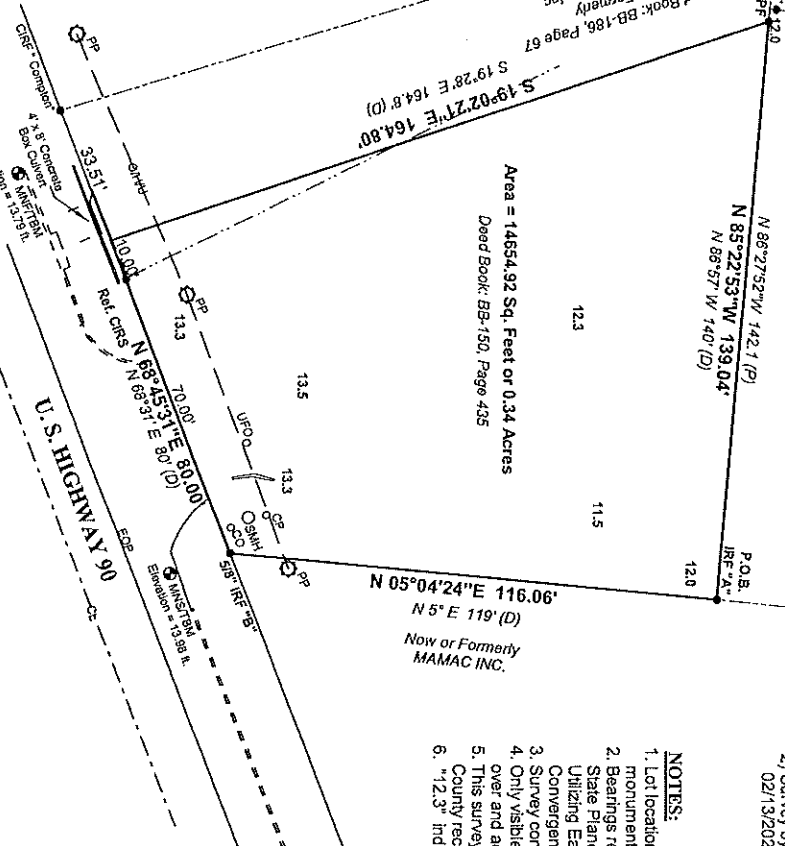
Export



CHESAPEAKE STREET

Lot 1
SQUARE 905
Unit 9
Shoreline Park Subdivision

Area = 14654.92 Sq. Feet or 0.34 Acres
Deed Book: BB-150, Page 435



SURVEYOR'S CERTIFICATION:
This is to certify that I have surveyed the property herein described and delineated, and that all measurements and other data are correct to the best of my knowledge and belief.

Michael Raymond McGinnis
Professional Surveyor
P.L.S. #02827
State of Mississippi

Date

GND Coordinates	
Point	Easting
"A"	292469.39
"B"	292355.79
	809018.75

- REFERENCES:**
- 1) Deed Book & Page: As Noted
 - 2) Survey by James J. Chiniche, P.A., Inc. dated, 02/13/2020 # 2020-043

- NOTES:**
1. Lot location & orientation are based on recorded data and monumentation found available.
 2. Bearings reference: Grid, Geoid G-2018 U7 NAD 83
 3. State Plane Zone Mississippi East by GPS Observation, Utilizing Earth Dudley's Virtual Reference Network, INET.
 4. Convergence Angle = -0° 16' 49" & Combination Factor = 0.999984590
 5. Survey considered a Class "B" survey.
 6. Only visible roads, lanes, driveways, drains, utilities, etc., over and across said premises are shown hereon.
 7. This survey was prepared without a current title report nor were County records researched for easements by this surveyor.
 8. "12.3" indicates ground elevations at decimal.

LEGAL DESCRIPTION (AS PER SURVEY):

BEGINNING at a found 1/2" iron rod S 5° W 475.2' ft. of the Northeast corner of Lot 5, Section 34, Township 8 South, Range 14 West, Hancock County, Mississippi; thence along the south line of Lot 1, Square 905, Unit 9, Shoreline Park Subdivision, N 65°22'53"W 139.04' ft. to a found 1/2" iron rod on the east line of land now or formerly owned by Ashman-Mollere, Inc.; thence along said line, S 19°02'21"E 164.80' ft. to the southeast corner of said Ashman-Mollere, Inc. on northerly right-of-way of U.S. Highway 90; thence along said right-of-way, N 68°45'31"E 10.00' ft. to a set capped 1/2" iron reference rod; thence continuing along said right-of-way, N 68°45'31"E 70.00' ft. to a found 5/8" iron rod for the southwest corner of land now or formerly owned by MAMAC, INC.; thence along the west line of said MAMAC, INC., N 05°04'24"E 116.06' ft. to the POINT OF BEGINNING, Containing 14654.92 square feet or 0.34 acres, more or less, and being part of Lot 5, Section 34, Township 8 South, Range 14 West, Hancock County, Mississippi.

LEGEND:

- IRF = 1/2" Iron Rod Found
- IPF = Iron Pipe Found
- IRS = 1/2" Iron Rod Set
- IFP = Iron Fence Post
- TPF = "T" Post Found
- IBF = Iron Bar Found
- AlF = Angle Iron Found
- C = Capped
- WFP = Wood Fence Post
- MNF = Magnetic Nail Found
- MNS = Magnetic Nail Set
- Ref. = Reference
- R/W = Right-Of-Way
- O/H/U = Overhead Utilities
- PP = Power Pole
- LP = Light Pole
- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencement
- TBM = Temporary Bench Mark
- T.O.B. = Top of Bank
- UFO = Underground Fiber Optics
- FF = Fire Hydrant
- WV = Water Valve
- SMH = Sewer Man Hole
- CL = Centerline
- EOA = Edge of Asphalt
- (P) = Plat of Record
- (D) = Deed of Record
- (R) = Record

PLAT OF SURVEY OF

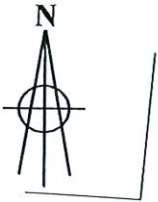
Part of Lot 5,
Section 34,
Township 8 South, Range 14 West,
Hancock County, Mississippi



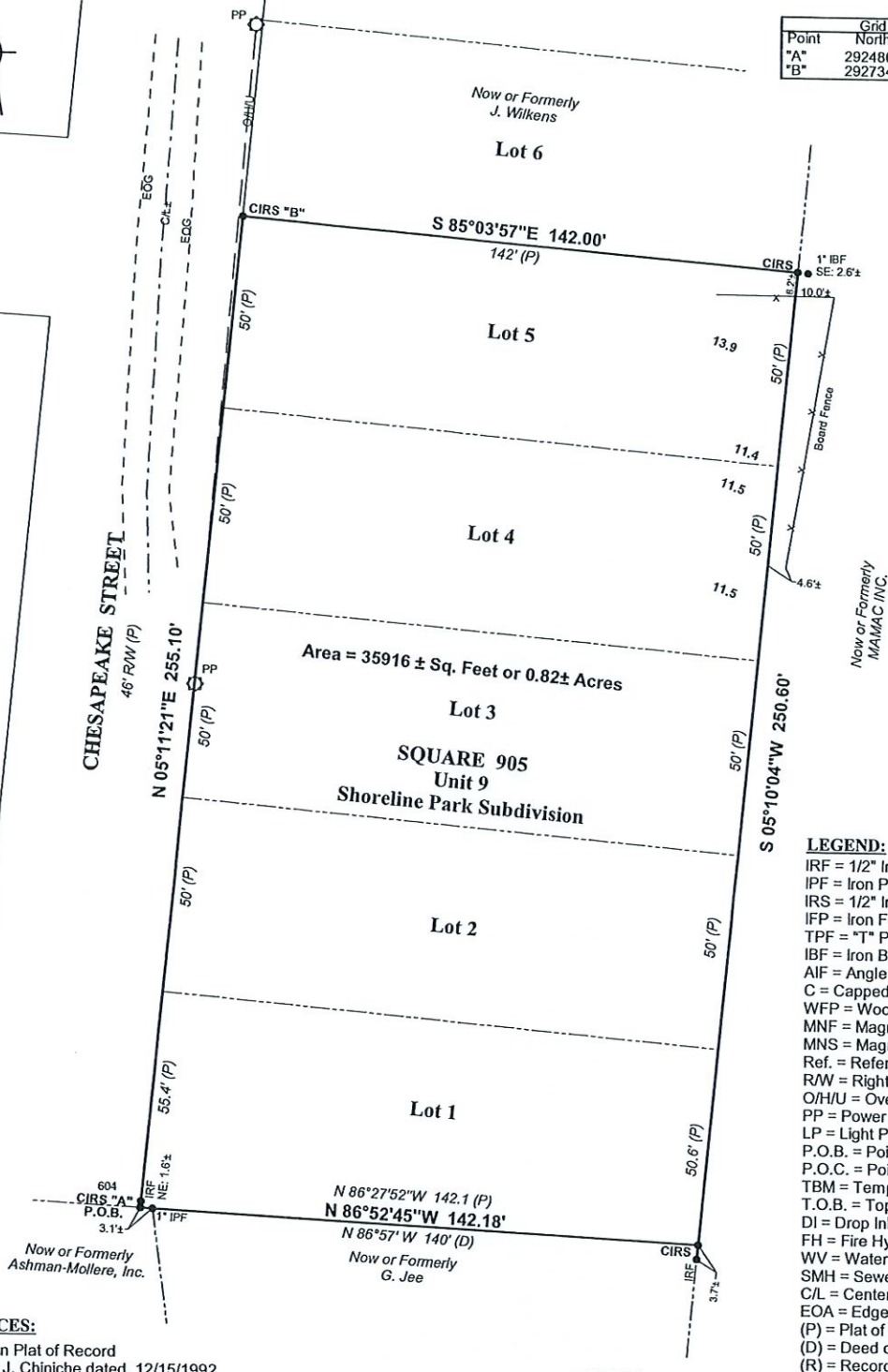
OFFICE - (228) 447-6755
2000 Highway 101, Suite 100
Biloxi, MS 39260
DAY ST. LOUIS, MO 63103

Rev # 3 Date:
Rev # 2 Date:
Rev # 1 Date:
Date: 05/15/2023
Scale: 1" = 30'
Drawn by: dmr
Dwg # 086-23P

Job #: 2023-086 For: PACE
Sht. 1 of 1



Grid Coordinates		
Point	Northing	Easting
"A"	292480.84	808887.37
"B"	292734.89	808910.44



REFERENCES:

- 1) Subdivision Plat of Record
- 2) Survey by J. Chiniche dated, 12/15/1992
- 3) Deed Book: AA-39 Page:138
- 4) Survey by James J. Chiniche, P.A., Inc. dated, 05/15/2023 #: 2023-086

SURVEYOR'S CERTIFICATION:

This is to certify that I have surveyed the property herein described and delineated, and that all measurements and other data are correct to the best of my knowledge and belief.

Michael R. McGinnis
Michael Raymond McGinnis
Professional Surveyor
P.L.S. - #02827
State of Mississippi



NOTES:

1. Lot location & orientation are based on recorded data and monumentation found available.
2. Bearings reference: Grid, Geoid G-2018 U7 NAD '83 State Plane Zone Mississippi East by GPS Observation. Utilizing Earl Dudley's Virtual Reference Network, INET. Convergence Angle = -0° 16' 49" & Combination Factor = 0.999984590
3. Survey considered a Class "B" survey.
4. Only visible roads, lanes, driveways, drains, utilities, etc., over and across said premises are shown hereon.
5. This survey was prepared without a current title report nor were County records researched for easements by this surveyor.
6. "12.3" indicates ground elevations at decimal.

Rev. # 3 Date:
Rev. # 2 Date:
Rev. # 1 Date:
Date: 09/05/2023
Scale: 1" = 30'
Drawn by: dmr
Dwg. #:177-23P



OFFICE - (228) 467-6755
EMAIL - jason@jc-eng.com
WEBSITE - www.jc-eng.com
407 Hwy. 90
BAY ST. LOUIS, MS 39520

PLAT OF SURVEY OF
Lots 1 thru 5, Square 905,
Unit 9, Shoreline Park Subdivision,
Hancock County, Mississippi

Item #4

Charles Johnson

319 Jeff Davis Ave

Temporary Use of an RV as Occupancy
during New Construction

Renewed New Construction permit 12/08/2023

Approval will allow the RV to be occupied for
an additional 180 days



Application for Temporary Conditional Use
of an RV during New Construction

302.16 Conditional Use: A conditional use is a use that would not be appropriate generally or without restriction through the zoning district but which, if controlled as to number, area, location, or relation to the neighborhood, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such uses may be permitted in such zoning districts as conditional uses, if specific provisions for such conditional use are made in this zoning ordinance.

Name of Applicant: C. Richard Johnson Date of Application: Jan 5, 2024
Driver's License #: [REDACTED] State: MS
Address: 319 Jeff Davis Ave
City: Waveland State: MS Zip: 39576
Phone#: [REDACTED] E-mail (optional): [REDACTED]
Physical Address or Parcel # for RV use: same as above
Current Zoning: _____ Flood Zone: _____ Foundation Inspection: ✓
Permit #: 2200525 Date Permit was Issued: 6/8/2023
RV Registration #: [REDACTED] RV Insurance #: [REDACTED]

309.5 A Temporary Conditional Use for a Recreational Vehicle may be applied for only in connection with the erection of a permanent residential dwelling when the following listed conditions have been met. Said conditional use may be permitted by the Board and Mayor of Aldermen, upon review and recommendation by the Planning and Zoning Commission with the procedures and under the conditions set forth in Article IX.

- A. Without a permit, it shall be unlawful for any person, firm, or corporation to dwell in a Recreational Vehicle as contemplated by Section 409.5 within the City of Waveland. The violation of any of the provisions of Section 409.5 shall be deemed a misdemeanor, with each day of the violation being considered a separate offense. A fine of up to one hundred dollars for each day may apply for each violation.
- B. Approval of the Temporary Conditional Use permit shall be for a period of time not to exceed 180 days. Before the expiration of the initial 180 day period, the applicant may make application to the Planning and Zoning Commission, for approval by the Mayor and Board of Aldermen, requesting an additional 180 days.
- C. Upon completion of the structure, use of the Recreational Vehicle must be in compliance with the regulations of the Zoning Ordinance and other applicable local, State, and Federal regulations.
- D. Only one Recreational Vehicle, serial number to be provided, is allowed on the location for which a building permit is issued. Said Recreational Vehicle may not be rented and may only be occupied by the owner(s) of the property.
- E. The applicant must provide sufficient evidence of the following conditions, in addition to the provisions listed in Section 906.3, with the submission of the Temporary Conditional Use application:

1. Issuance of a valid and current building permit for a residential structure;
2. Verification of a completed and inspected foundation on the property;
3. Submittal of an Evacuation Plan for the Recreational Vehicle in the instance that a named storm enters the Gulf of Mexico and/or a voluntary or mandatory evacuation is ordered for the area;
4. A copy of the title and proof of insurance on the Recreational Vehicle;
5. Proof that the Recreational Vehicle is able to be transported over the streets and highways and has the appropriate state and local licenses;
6. Proof of quick disconnect to City utilities;
7. There must not be any structural additions to the Recreational Vehicle;
8. Recreational Vehicles and the subject properties must be in compliance with and are restricted by the requirements and standards of the Flood Damage Prevention Ordinance.

F. The above stipulations and conditions are not intended to be all inclusive, and each application may have additional stipulations and conditions as the health, safety, and welfare of the City require.

G. At any time the Planning or Zoning Officer or Building Official deems that the conditions and stipulations attached to the Temporary Conditional Use permit are not met, the Temporary Conditional Use permit will be deemed withdrawn without further action and appropriate enforcement measures will be taken.

H. A final permit fee for the placement of a temporary construction recreational vehicle of One Hundred dollars (\$100.00) is required.

Applicant Signature: Charlie R. Jones

Date: June 5, 2024

Zoning Official Sign-Off: _____

Date: _____

If you have any questions regarding submitting your application please contact:

Jeanne Conrad
Zoning Department
(228) 466-2549
jconrad@waveland-ms.gov

Payment Successful

Thank you for your one time online payment to City of Waveland Building and Zoning. Please note that your billing statement will reflect TWO charges, one from Nexbillpay for the payment FEE and one from City of Waveland Building and Zoning for the PAYMENT AMOUNT. If you have questions about this online transaction, please contact Nexbillpay at the contact information below.

Online Payment Questions

Nexbillpay

2416 Greensprings Hwy.

Birmingham, AL 35209

800-639-2435, Option 4

info@nexbillpay.com

Statement or Billing Questions

City of Waveland Building and Zoning

301 Coleman Avenue

Waveland, MS 39576

228-466-2549

Below is a copy of the information you submitted. Save or print a copy of this page for your records.

Payment date: 01/05/2024

Department: Building

Name:

Johnson

RV Cord. Inc

Card number: XXXX9113

Customer number: 1

Amount applied to bill: \$100.00

Service fee: \$2.95

Payment total: \$102.95 Confirmation Number: 6U7JG4

Payment Successful

Thank you for your one time online payment to City of Waveland Building and Zoning. Please note that your billing statement will reflect TWO charges, one from Nexbillpay for the payment FEE and one from City of Waveland Building and Zoning for the PAYMENT AMOUNT. If you have questions about this online transaction, please contact Nexbillpay at the contact information below.

Online Payment Questions

Nexbillpay
2416 Greensprings Hwy.
Birmingham, AL 35209
800-639-2435, Option 4
info@nexbillpay.com

Statement or Billing Questions

City of Waveland Building and Zoning
301 Coleman Avenue
Waveland, MS 39576
228-466-2549

Below is a copy of the information you submitted. Save or print a copy of this page for your records.

Payment date: 12/08/2023

Department: Building

Name:

Card number: [REDACTED]

Customer number: 1

Amount applied to bill: \$50.00

Service fee: \$2.50

Payment total: \$52.50 Confirmation Number: 89TU9F

Renew Permit # 2200525 *House*
Charles Johnson 319 Jeff Davis Ave.
Permit good until 6/8/2024
In Permit OKD

Parcels
161D-0-02-
187.000

Parcel Number: 161D-0-02-187.000
Owner Name: JOHNSON CHARLES R
ETUX
Owner Address: P O BOX 3693
Owner City, State ZIP: BAY ST LOUIS,
MS 39521
Physical Address: 335 JEFF DAVIS AVE
Improvement Type: U02
Year Built: 0
Base Area: 384
Adjusted Area: 384
Actual Total Value: 27945
Taxable Total Value: 0
Estimated Tax: 548.06
Homestead Exemption: No
Deed Book: 2017
Deed Page: 994.3

Close

Export

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Item #5

Earl Rhett Phillips

124 Sarah's Lane

Has applied for a Protected Tree Removal Permit

Building Official Denied Application

Requesting Review By Planning & Zoning Commission

For Further Review Per Ordinance #379



Building/Zoning Department
301 Coleman Avenue
Waveland, MS 39576
(228)466-2549
(228)467-5177 FAX

Protected Tree Removal Permit Application

APPLICANT NAME: Earl Rhett Phillips

PARCEL OF PROPERTY: Lot 24. Waters Edge Subdivision, Phase I

ADDRESS: 124 Sarah's Lane

CITY: Hancock STATE: Mississippi ZIP: _____
PHONE#: _____ E-MAIL: _____

TYPE OF TREE OR TREES:

- ☒ Live Oak growing within the City of Waveland with a trunk size of more than eighteen (18) inches in diameter measured at a point three (3) feet above ground level or;
- ☐ Magnolia tree growing within the City of Waveland with a trunk size of more than eight (8) inches in diameter measured at a point three (3) feet above the ground level.

REASON FOR REMOVAL:

- ☒ The tree or trees proposed to be cut are in such poor health or bad physical condition as to be a hazard to human safety; or
- ☒ Construction cannot be practically located in such a way as to preserve the tree or trees.

PLEASE PROVIDE THE FOLLOWING:

- ☐ A scaled site plan showing the tree or trees location on the property.
- ☐ A photograph of the tree or trees.
- ☒ A report from a certified and licensed Arborist in Mississippi that includes an evaluation of the tree as well as any recommendations regarding the tree or other affected trees on the property. In some cases, it may be required that a second report from a Certified Arborist in Mississippi be submitted.
- ☐ A warranty deed for the property or the tax accessor's website has applicant's name.

As a condition to the granting of a tree removal permit, the applicant shall be required to relocate those protected trees which would otherwise be destroyed to another location upon the site; or to replace those protected trees which will be destroyed with suitable replacement trees elsewhere within the site determined by the Building Official and the chairman of the Planning and Zoning Board.

APPLICANT SIGNATURE: Earl Rhett Phillips DATE: 07/19/2023

COMMENTS:

Zoning wants a site plan
for proposed house.

I do not approve renewal C.B. H.

ZONING APPROVAL: NO C.B. H. DATE: 12-27-23

CITY ARBORIST APPROVAL: _____ DATE: _____

BUILDING OFFICIAL APPROVAL: _____ DATE: _____

Payment Successful

Thank you for your one time online payment to City of Waveland Building and Zoning. Please note that your billing statement will reflect TWO charges, one from Nexbillpay for the payment FEE and one from City of Waveland Building and Zoning for the PAYMENT AMOUNT. If you have questions about this online transaction, please contact Nexbillpay at the contact information below.

Online Payment Questions

Nexbillpay

2416 Greensprings Hwy.

Birmingham, AL 35209

800-639-2435, Option 4

info@nexbillpay.com

Statement or Billing Questions

City of Waveland Building and Zoning

301 Coleman Avenue

Waveland, MS 39576

228-466-2549

Below is a copy of the information you submitted. Save or print a copy of this page for your records.

Payment date: 01/17/2024

Department: ~~Privilege~~

Name: *Phyllis*

Card number: 

Customer number: 1

Amount applied to bill: \$75.00

Service fee: \$2.50

Payment total: \$77.50 Confirmation Number: ARR7N3

*P+Z meeting Feb. 26, 2024
le pm*

Gerri Bouchie

From: rhett Phillips [REDACTED]
Sent: Friday, January 05, 2024 12:19 PM
To: Josh Hayes; Geri Bouchie
Subject: 124 Sarah's Lane - Tree Removal

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Dear Mr. Hayes and Ms. Bouchie:

Happy New Year. As discussed when I was in your office last week, I am respectfully requesting to be added to the agenda for the February Planning Commission meeting to petition for the approval of my tree removal application. I have previously provided the application, tree report from my arborist, and my house plans. Please let me know if you are in need of additional information.

Also, please note that due to the wide drainage sleu on the rear of the subject property, I am "squeezed" in from the front by the tree and from the back, by the sleu. Additionally, as mentioned before, I am willing to go above and beyond the mitigation requirements in the ordinance by planting or donating more trees than required.

I appreciate your assistance in this matter and please let me know if I will be added to the agenda and provide the date, time, and location of the meeting. I can be reached via email or by phone at [REDACTED]

Best regards,

Rhett Phillips

From: Ray, Tim tim.ray@msstate.edu
Subject: Re: Tree removal App, Sarah's Ln
Date: Dec 15, 2023 at 2:44:24 PM
To: Josh Hayes jhayes@waveland-ms.gov
Cc: B. Frater cbfrater@gmail.com

Josh, I cannot recommend removal of the tree on Sarah's LN at this time. While there are some obvious defects, I'm unsure of the severity of damage within the tree. I expect to see some external damage below the heartwood defect just above eye level but do not see any at this point in time. It does, however need some dead-wooding and TLC. Removal is up to you.

Tim Ray
Mississippi State University
Harrison County Extension
Cell: [228-731-8567](tel:228-731-8567)

On Dec 15, 2023, at 8:29 AM, Josh Hayes <jhayes@waveland-ms.gov> wrote:

Please review and comment.

Josh Hayes, CFM
Building Official

<68989EF7978541B5960F3F7655200E4F[[13556695](#)].jpg>

<Protected Tree Removal App, Sarah Ln.pdf>

Total:

LIEBERT GARY ETAL

162.1'

90'

DE BARONCELLI CRAIG ETAL

169'

80'

90.3'

PERKINS ARLENE L

30.3'

53.8'

80'

MCGAULEY JOSEPH C

175.9'

178.4'

DRACE JOHN R

178.4'

PHILLIPS EARL R ETAL

80'

80'

67.3'

GARCIA LAND MANAGEMENT LLC

177.4'

GARCIA LAND MANAGEMENT LLC

30

60ft

x,y

161F-0-02-112.000

Parcel Number: 161F-0-02-112.000

Owner Name: PHILLIPS EARL R ETAL

Owner Address: 6314 MORGAN BEND

DR

Owner City, State ZIP: BATON ROUGE, LA 70820

Physical Address: 124 SARAH'S LANE

Improvement Type:

Year Built:

Base Area:

Adjusted Area:

Actual Total Value:

Taxable Total Value:

Estimated Tax:

Homestead Exemption: No

Deed Book: 2022

Deed Page: 18275

Legal Description 1: 24 WATERS EDGE

SD PH 1

Legal Description 2:

Close

Export

Item #6

Kathryn & Tim Kleppner

121 Lakeside Dr

5 Feet Side Yard Variance to Build

264 square foot Carport/Shed

To position between pool and fence

Property is Zoned R-1: Single Family Residential

Lot currently has 9,985 square feet

Lot is 60 feet road frontage, widening to 75 feet in rear

March 18, 2024



Building/Zoning Department
301 Coleman Avenue
Waveland, MS 39576
(228)466-2549
(228)467-5177 FAX

Application for Variance

Section 904. Applying for a Variance

To apply for a variance from the terms of the Zoning Ordinance, the applicant must submit the following:

1. Letter stating what is being requested and what type of development is proposed.
2. Two (2) copies of plot plan detailing existing structure, proposed development and encroachment, dimensions of property, location of all streets bordering property, and the names and mailing addressed of all property owners adjacent to side of property affected.
3. A fee of Seventy-five (\$75.00) Dollars, payable in advance to help defray the expense of advertising and processing.

Typically the Planning and Zoning Commission meets on the 3rd Monday of the month. Please call the Building and Zoning Office for submittal deadlines and the dates of the Meetings.

Please remember that the Planning and Zoning Commission is a recommending body. The case will go the Board of Alderman at their next regularly scheduled meeting for final action on the variance request.

Name of Applicant: Kleppner, Kathryn & Tim Date of Application: 2/21/24
Phone# [REDACTED] E-mail (optional): _____
Property Physical Address(s) or Parcel #(s): 121 Lakeside Dr., Waveland, Ms.
Current Zoning of Property: R1
Proposed Variance: Carport w/ Shed 5 ft from ~~REAR~~ SIDE Property line
Applicant Signature: [Signature] Date: 12/15/2023
2/21/24

Please review the items below regarding what the Planning and Zoning Commission will consider, and if applicable address any of the items in your letter.

Section 906. Power and Duties of the Planning and Zoning Commission

The Planning and Zoning Commission shall have the following powers and duties:

- 906.1 To recommend in special cases such variances from the terms of this Zoning Ordinance as will not be contrary to public interest where, owing to the special conditions, a literal enforcement of the provisions of this Ordinance

RECEIPT

DATE 2/21/2004

No. 551639

RECEIVED FROM

Kathy Kleppner

\$ 15.00

DOLLARS

FOR RENT

Variance

DOLLARS

ACCOUNT	<u>104</u>
PAYMENT	<u>75.00</u>
BAL. DUE	<u>0</u>

- ☐ CASH
☐ CHECK
☐ MONEY ORDER
☐ CREDIT CARD

FROM _____ TO _____

BY X Boucher

3-11

TIMOTHY J KLEPPNER
KATHRYN KLEPPNER

[Redacted]

[Redacted]

2/21/24

Date 2/21/24

117

Pay to the Order of CITY OF WAVERLAN

\$ 75.00

HANCOCK
WHITNEY

For VARIANCE

[Redacted]

Kate H K

MP

Photo
Safe
Deposit
Dollars on back

LET PRINT

Feb 21, 2024

KATHRYN + TIM KLEPPNER
121 LAKE SIDE DR
WARREN MS 39576

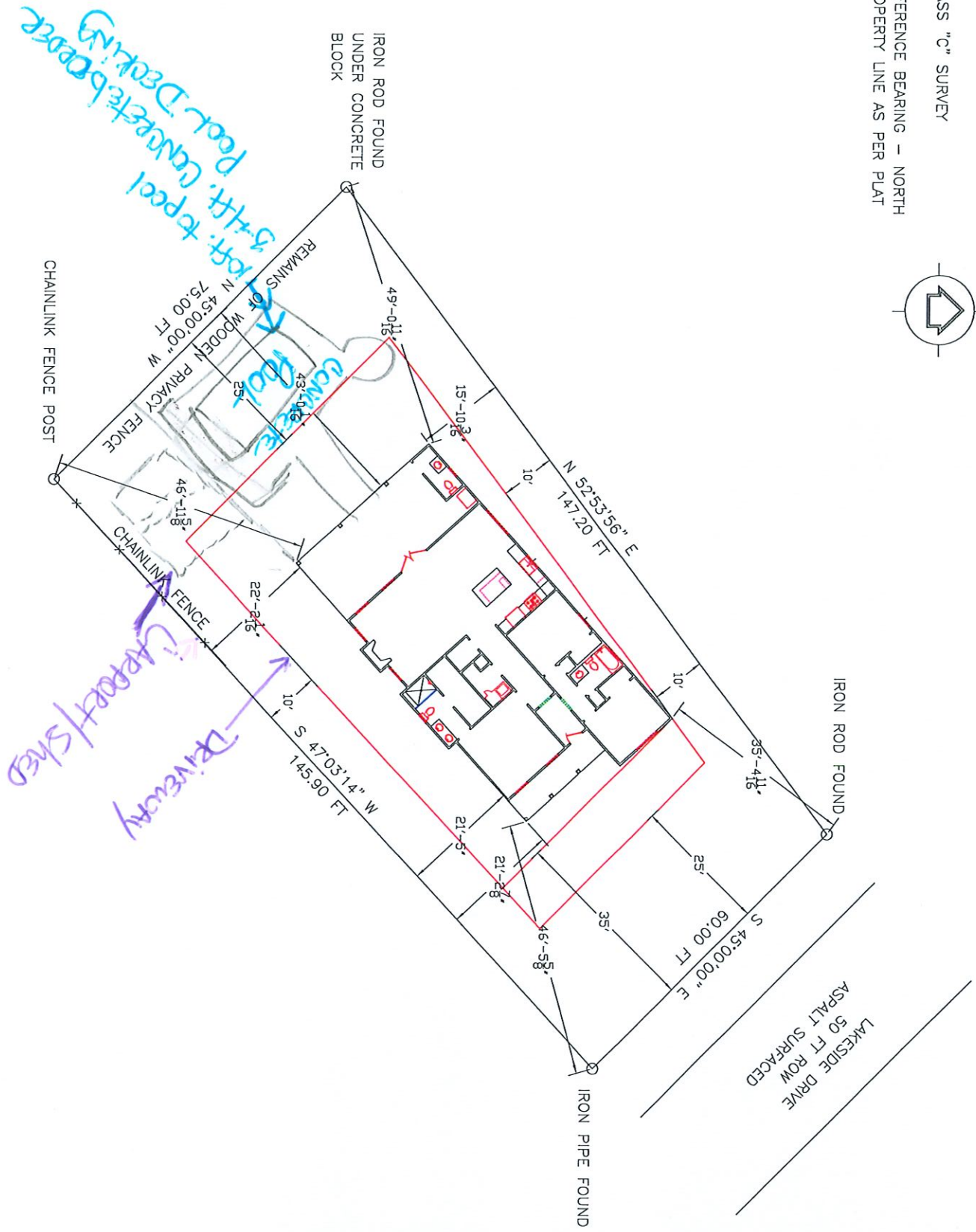
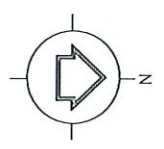
TO WHOM IT MAY CONCERN,

THIS IS A REQUEST TO BUILD A
CARPORT/STORAGE ON ABOVE LISTED PROPERTY.
WE ARE REQUESTING A VARIANCE TO BUILD
5 FT OFF SIDE PROPERTY LINE AS THE BACK
YARD IS SMALL and ^{THE} will BE CARPORT WILL
BE BETWEEN A POOL & FENCE.

Thank you,
Kathy Kleppner

Pool / Carport / Shed

CLASS "C" SURVEY
REFERENCE BEARING - NORTH
PROPERTY LINE AS PER PLAT





Parcels

**161C-0-02-
218.000**

Parcel Number: 161C-0-02-218.000

Owner Name:

Owner Address:

Owner City, State ZIP:

Physical Address:

Improvement Type:

Year Built:

Base Area:

Adjusted Area:

Actual Total Value:

Taxable Total Value:

Estimated Tax:

Homestead Exemption: No

Deed Book:

Deed Page:

Legal Description 1:

Legal Description 2:

Close

Export

58.7. 9988.65

Item #7

Sean Sullivan

311 Hunter Hollow

5 Feet Rear Yard Variance to Build

900 square foot Pole Barn

To position between Driveway and fence

Property is Zoned R-1: Single Family Residential

Lot currently has 11,930 square feet

Lot has 75 feet road frontage, 20+/- feet on side

Bordered by Drainage Ditch



Building/Zoning Department
301 Coleman Avenue
Waveland, MS 39576
(228)466-2549
(228)467-5177 FAX

Application for Variance

Section 904. Applying for a Variance

To apply for a variance from the terms of the Zoning Ordinance, the applicant must submit the following:

1. PROVIDE PROOF OF CURRENT OWNERSHIP OR A DOCUMENT FROM THE OWNER GRANTING YOU PERMISSION TO SEEK A VARIANCE FOR THIS PROPERTY. Letter stating what is being requested and what type of development is proposed.
2. Two (2) copies of plot plan detailing existing structure, proposed development and encroachment, dimensions of property, location of all streets bordering property, and the names and mailing addressed of all property owners adjacent to side of property affected.
3. A fee of Seventy-five (\$75.00) Dollars, payable in advance to help defray the expense of advertising and processing. This fee is non-refundable regardless of approval or denial.

Typically the Planning and Zoning Commission meets on the last Monday of the month. Please call the Building and Zoning Office for submittal deadlines and the dates of the Meetings.

Please remember that the Planning and Zoning Commission is a recommending body. The case will go the Board of Alderman at their next regularly scheduled meeting for final action on the variance request.

Name of Applicant: SEAN SULLIVAN Date of Application: 22FEB24
Phone#: [REDACTED] E-mail (optional): _____
Property Physical Address(s) or Parcel #(s): 139
Current Zoning of Property: RES
Proposed Variance: POLE BARN SIZE 30'x36' / BACK SIDE 5' FROM PROPERTY LINE
RIGHT SIDE 10' FROM PROPERTY LINE
Applicant Signature: [Signature] Date: 22FEB24

Please review the items below regarding what the Planning and Zoning Commission will consider, and if applicable address any of the items in your letter.

Section 906. Power and Duties of the Planning and Zoning Commission

The Planning and Zoning Commission shall have the following powers and duties:

RECEIPT

DATE 2/22/14

No. 551641

RECEIVED FROM

Southern Event Productions

\$ 75.00

Seventy five

DOLLARS

FOR RENT

FOR Variance Application

ACCOUNT	<u>75.00</u>	
PAYMENT	<u>75.00</u>	
BAL. DUE		

☐ CASH
☐ CHECK
☐ MONEY ORDER
☐ CREDIT CARD

FROM

TO

BY

[Signature]

3-11

SOUTHERN EVENT PRODUCTIONS LLC

1786

55-369-655

23

22EEB24

DATE

☐ CHECK ☐ AMOUNT

PAY TO THE ORDER OF

CITY OF WHEELAND

\$ 75.00

DOLLARS



Photo Safe
Durable
Durable

LANCOKK WHITNEY

MEMO

Variance Application

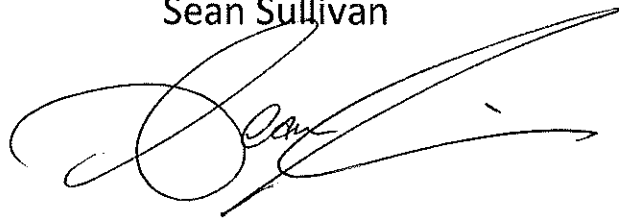
[Signature]

Harford County

To whom it may concern,

The variance requested is for a new Pole Barn to be built on parcel#139. Requesting a variance for the pole barn size of 30'x30' and location, 10' from west side property line (right side of building) and 5' from south side of building (back of building). The 30' x 30' pole barn will be used as storage for a camper, boat and gold cart.

Respectfully,
Sean Sullivan

A handwritten signature in black ink, appearing to read 'Sean Sullivan', with a large, stylized flourish extending from the end of the name.



Parcels
162Q-2-10-
139.000

Parcel Number: 162Q-2-10-139.000
Owner Name: SULLIVAN SEAN W ETAL
Owner Address: 311 HUNTER HOLLOW
Owner City, State ZIP: WAVELAND, MS 39576
Physical Address: 0
Improvement Type: 0
Year Built: 0
Base Area: 0
Adjusted Area: 0
Actual Total Value: 15300
Taxable Total Value: 0
Estimated Tax: 200.03
Homestead Exemption: Yes
Deed Book: 2016
Deed Page: 10009
Legal Description 1: LOT 33 SUNDANCE

Close

Export

Sq.ft. 11929.74

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SUNDANCE INC



Parcels
162Q-2-10-
140.000

Parcel Number: 162Q-2-10-140.000
Owner Name: SULLIVAN SEAN W ETAL
Owner Address: 311 HUNTER HOLLOW
Owner City, State ZIP: WAVELAND, MS 395760000
Physical Address: 311 HUNTER HOLLOW
Improvement Type: RES
Year Built: 2004
Base Area: 1358
Adjusted Area: 1781
Actual Total Value: 148492
Taxable Total Value: 0
Estimated Tax: 1641.36
Homestead Exemption: Yes
Deed Book: 2008
Deed Page: 15942

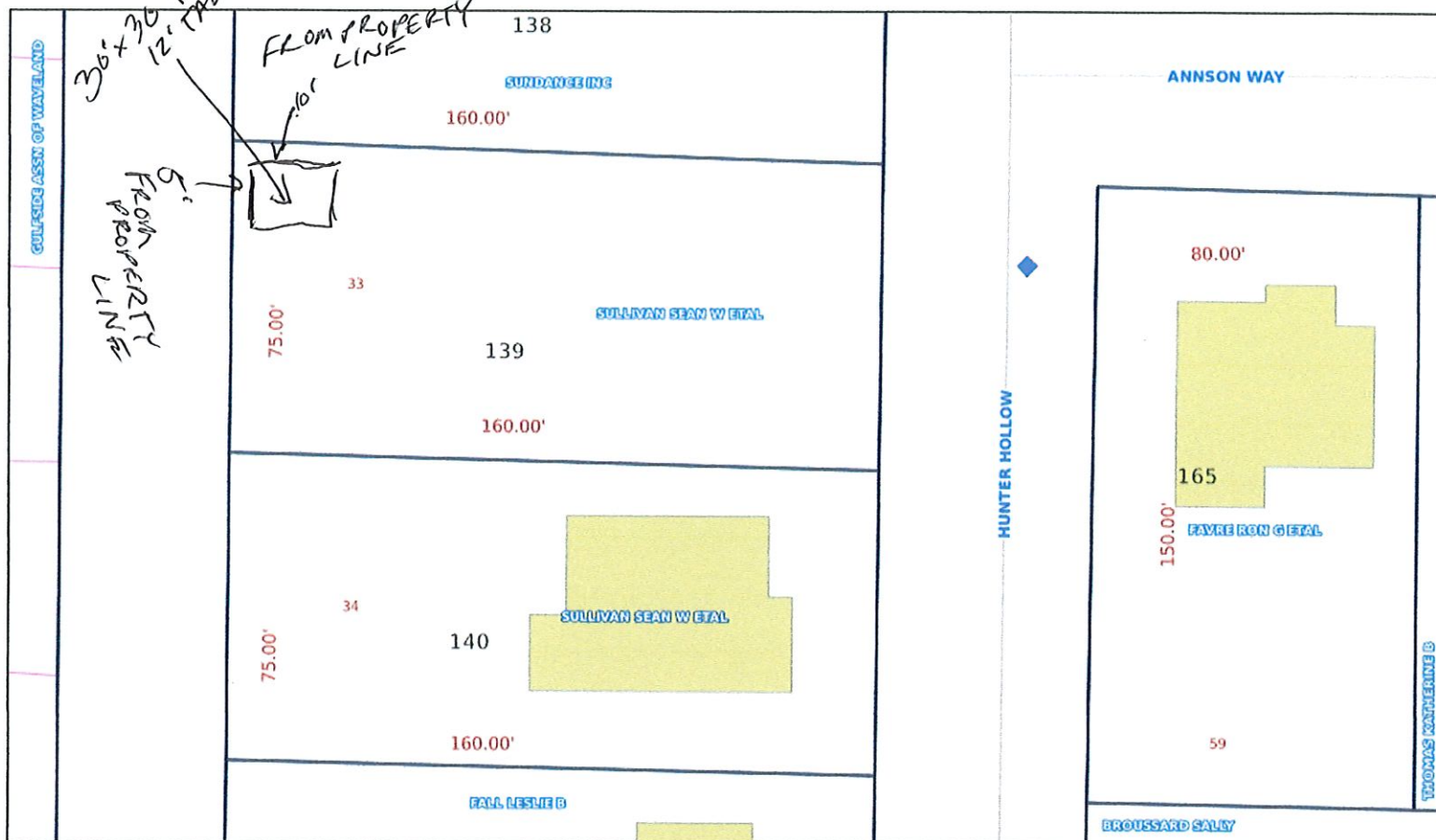
Close

Export

Sq.ft. 11797.16



Geoportal Map



DISCLAIMER: Any user of this map product accepts its faults and assumes all responsibility for the use thereof, and further agrees to hold Hancock County harmless from and against any damage, loss or liability arising from any use of the map product. Users are cautioned to consider carefully the provisional nature of the maps and data before using it for decisions that concern personal or public safety or the conduct of business that involves monetary or operational consequences. Conclusions drawn from, or actions undertaken, on the basis of such maps and data, are the sole responsibility of the user.

Geoportal Map



DISCLAIMER: Any user of this map product accepts its faults and assumes all responsibility for the use thereof, and further agrees to hold Hancock County harmless from and against any damage, loss or liability arising from any use of the map product. Users are cautioned to consider carefully the provisional nature of the maps and data before using it for decisions that concern personal or public safety or the conduct of business that involves monetary or operational consequences. Conclusions drawn from, or actions undertaken, on the basis of such maps and data, are the sole responsibility of the user.

0 30 60ft

LOCATION OF 30'x30' POLE BARN

VARIANCE REQUESTED FOR SIZE OF STRUCTURE AS WELL AS BUILDING LOCATION. VARIANCE FOR WEST SIDE OF BUILDING TO BE 10' FROM PROPERTY LINE (160'SIDE) AND 5' FROM SOUTH SIDE PROPERTY LINE (75' SIDE)

PROPERTY OWNERS ADJACENT TO PROPERTY:

GULF SIDE ASSEMBLY
950 S BEACH BLVD
WAVE LAND, MS 39576

SUNDANCE INC
428 37th STREET
NEW ORLEANS, LA 70124

RON FAVRE
207 ANNISON WAY
WAVE LAND, MS 39576

2016 10009
Recorded in the Above
Deed Book & Page
08-23-2016 11:43:29 AM
Timothy A Keller
Hancock County

INDEXING INSTRUCTIONS:

LOT 33, SUNDANCE SUBDIVISION PART 1, HANCOCK COUNTY, MISSISSIPPI

RETURN TO:

PATRIOT TITLE, LLC
245 PONTCHARTRAIN DRIVE
SLIDELL, LA 70458
TELEPHONE: (985) 649-0433

GRANTOR(S):

SUNDANCE, INC.
[REDACTED]

PREPARED BY:

EUGENE J. HOFFMAN, IV
305 REESE STREET
BAY ST. LOUIS, MS 39520
228-231-1328

GRANTEE(S):

SEAN W. SULLIVAN
[REDACTED]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned SUNDANCE, INC., represented herein by Taylor R. Rosson, Director/President, (herein referred to as Grantor), does hereby sell, convey and warrant unto SEAN W. SULLIVAN and KELLY COFFELT SULLIVAN, married persons as joint tenants with rights of survivorship and not as tenants in common (herein referred to as Grantee), the following described property located in HANCOCK County, Mississippi, to-wit:

LOT 33, SUNDANCE SUBDIVISION, PART 1, as per plat or map of said subdivision on file and of record in the office of the Chancery Clerk of Hancock County, Mississippi.

There is specifically excepted from the warranty of this conveyance any and all easements, dedications, rights-of-way, mineral reservations and mineral conveyances, and restrictive covenants of record pertaining to or affecting the herein described property.

2016 10010
Deed Book & Page

WITNESS the execution hereof on this the 11th day of August 2016.

SUNDANCE, INC.

BY: [Signature]
TAYLOR R. ROSSON, Director/President

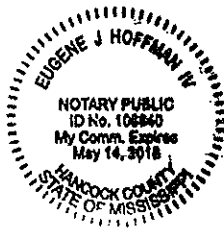
STATE OF MISSISSIPPI

COUNTY OF Hancock

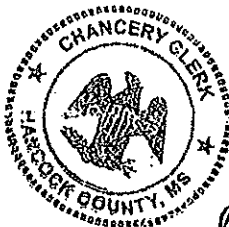
Personally came and appeared before me, the undersigned authority in and for said county and state, the within named Taylor R. Rosson, Director/President of Sundance, Inc., who acknowledged before me that he signed and delivered the above and foregoing instrument on the day and in the year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 11th day of August 2016.

My Commission Expires:



[Signature]
NOTARY PUBLIC



Hancock County
I certify this instrument was filed on
08-23-2016 11:43:29 AM
and recorded in Deed Book
2016 at pages 10009 - 10010
Timothy A Kellar

Shelia Daniels

Item #8

Craig Bordelon

2005 Nicholson Ave.

Variance to Build 2 Duplexes

2,062 square feet variance in order to build 2 duplexes
on the lot

Property is Zoned R-2: Single and Two-Family
Residential

Minimum requirement is 8,500 square feet per dwelling
unit (8,500 X 4=34,000 square feet)
Lot currently has 31,938 square feet



Building/Zoning Department
301 Coleman Avenue
Waveland, MS 39576
(228)466-2549
(228)467-5177 FAX

Application for Variance

Section 904. Applying for a Variance

To apply for a variance from the terms of the Zoning Ordinance, the applicant must submit the following:

1. Letter stating what is being requested and what type of development is proposed.
2. Two (2) copies of plot plan detailing existing structure, proposed development and encroachment, dimensions of property, location of all streets bordering property, and the names and mailing addressed of all property owners adjacent to side of property affected.
3. A fee of Seventy-five (\$75.00) Dollars, payable in advance to help defray the expense of advertising and processing.

Typically the Planning and Zoning Commission meets on the 3rd Monday of the month. Please call the Building and Zoning Office for submittal deadlines and the dates of the Meetings.

Please remember that the Planning and Zoning Commission is a recommending body. The case will go the Board of Alderman at their next regularly scheduled meeting for final action on the variance request.

Name of Applicant: Craig Bordelon Inc. Date of Application: 1/4/24
Phone#: [REDACTED] E-mail (optional): [REDACTED]
Property Physical Address(s) or Parcel #(s): 2005 Nicholson Ave
Current Zoning of Property: R-2
Proposed Variance: 2 Duplexes requiring 34000 sq ft I have 32000 sq'
Applicant Signature: Craig Bordelon Date: 1/4/24

Please review the items below regarding what the Planning and Zoning Commission will consider, and if applicable address any of the items in your letter.

Section 906. Power and Duties of the Planning and Zoning Commission

The Planning and Zoning Commission shall have the following powers and duties:

- 906.1 To recommend in special cases such variances from the terms of this Zoning Ordinance as will not be contrary to public interest where, owing to the special conditions, a literal enforcement of the provisions of this Ordinance

RECEIPT		DATE <u>1/24/24</u>	No. 551635
RECEIVED FROM <u>Carla Boudelon</u>		\$ <u>75.00</u>	
<u>Security Hte and office</u>		DOLLARS	
<input type="radio"/> FOR RENT <input type="radio"/> FOR <u>VARIABLES</u>			
ACCOUNT	<u>75.00</u>	<input checked="" type="radio"/> CASH	FROM <u>172 Ntg. Feb 22, 2024</u> TO _____ BY <u>[Signature]</u>
PAYMENT	<u>75.00</u>	<input type="radio"/> CHECK	
BAL. DUE	<u>0</u>	<input type="radio"/> MONEY ORDER	
		<input type="radio"/> CREDIT CARD	

3-11

RICHARD CRAC BODDELON		1508
[Redacted]		84-2111111
PAY TO THE ORDER OF <u>City of Wanda</u>	DATE <u>1/24/24</u>	
\$ <u>75.00</u>		
<u>ag for acct</u>		
BOM		
FOR <u>[Redacted]</u>		

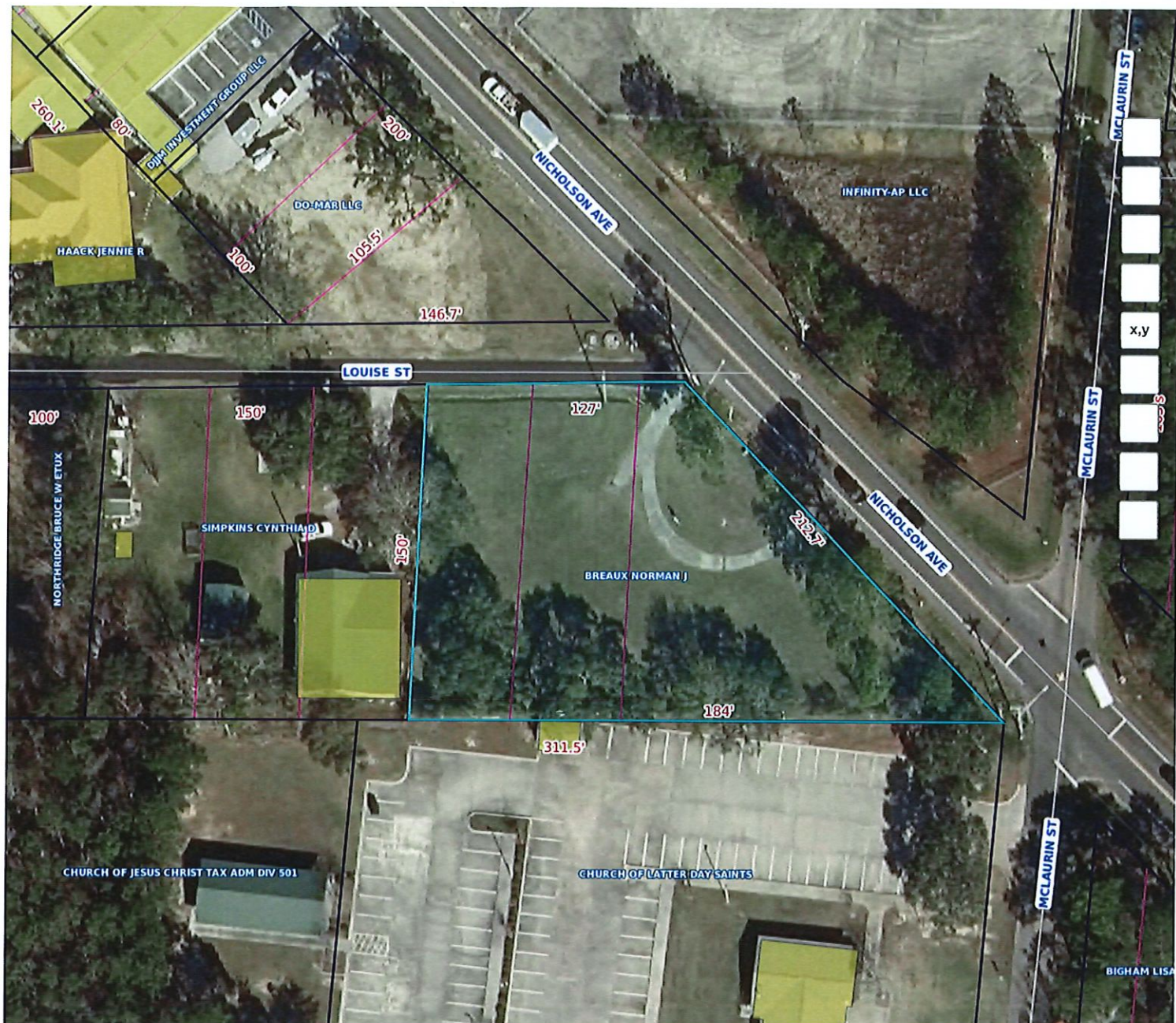
Security features included. Details on back.

Dep 2/9/24

Re: Craig Bordelon Inc.
2005 Nicholson Ave
Waveland MS.

We are asking for a 2000 sq' Variance on the property located at 2005 Nicholson Ave. I am constructing 2 duplexes which is to have 8500 sq' per unit of land. This totals 34000 sq'. I currently have 32000 sq'. This variance was approved for the previous land owner to build 2 sets of Duplexes also. I am asking for the same variance to be approved again.

Thank You.
Craig Bordelon



138R-0-34-
001.000

Parcel Number: 138R-0-34-001.000
 Owner Name: BREAU NORMAN J
 Owner Address: P O BOX 706
 Owner City, State ZIP: KILN, MS 39556
 Physical Address: 2005 NICHOLSON AVE
 Improvement Type:
 Year Built: 0
 Base Area: 0
 Adjusted Area: 0
 Actual Total Value: 53000
 Taxable Total Value: 0
 Estimated Tax: 1039.38
 Homestead Exemption: No
 Deed Book: 2013
 Deed Page: 4811
 Legal Description 1: 13-15 BLK 4 PINE FORREST S/D
 Legal Description 2:
 Legal Description 3:
 Legal Description 4:

Close Export

Copyright © 2014 GGT, LLC

0 30 60ft

2023 12010
Recorded in the Above
Deed Book & Page
08-02-2023 09:52:22 AM
Timothy A Kellar
Hancock County

Prepared by:
David B. Pilger
Attorney at Law
1406 Bienville Blvd., Suite 101
Ocean Springs, MS 39564
(228) 215-0011

Grantor:
Norman J. Breaux

[REDACTED]
[REDACTED]

Return To:
David B. Pilger
Attorney at Law
1406 Bienville Blvd., Suite 101
Ocean Springs, MS 39564
(228) 215-0011

Grantee:
Craig Bordelon, Inc.

[REDACTED]
[REDACTED]
[REDACTED]

File No. B234358S

INDEXING INSTRUCTIONS: Lots 13-15, Block 4, Pine Forest Subdivision, Hancock County, Mississippi

STATE OF MISSISSIPPI
COUNTY OF HANCOCK

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, **Norman J. Breaux**, do hereby sell, convey and warrant unto **Craig Bordelon, Inc.**, a Louisiana corporation, all of that certain tract, piece or parcel of land situated in Hancock County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

Lots 13, 14 and 15, Block 4, Pine Forest Subdivision, a subdivision as per the official map or plat thereof on file and of record in the Office of the Chancery Clerk of Hancock County, Mississippi, in Plat Book 2 at page 65.

This being the same property as that conveyed to Norman J. Breaux by instrument recorded in Deed Book 2013 at page 4811, Land Deed Records of Hancock County, Mississippi.

If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the elements. Such riparian and littoral rights as exist are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is below the mean high tide watermark, or is coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by quitclaim only.

Grantor(s) quitclaim any and all oil, gas, and other minerals owned, if any, to Grantee(s). No mineral search was requested or performed by preparer.

This conveyance is subject to any and all covenants, rights of way, easements, restrictions and reservations of record in the office of the Chancery Clerk of Hancock County, Mississippi.

It is agreed and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the parties hereto agree to make all necessary adjustments on the basis of an actual proration.

This conveyance is not part of the Grantor's homestead.

WITNESS MY SIGNATURE, on this the 31st day of July, 2023.

Norman J. Breaux

ACKNOWLEDGMENT

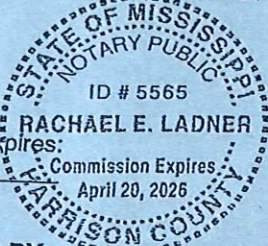
STATE OF MISSISSIPPI
COUNTY OF HANCOCK

PERSONALLY, APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Norman J. Breaux who acknowledged before me that he signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 31st day of July, 2023.

(AFFIX SEAL)

My commission expires:

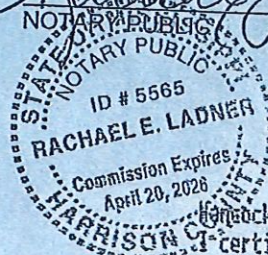


DEED ACCEPTED BY:

Craig Bordelon, Inc.
A Louisiana corporation

By: Richard Craig Bordelon, President

Rachael E. Ladner



Hancock County
I certify this instrument was filed on
08-02-2023 09:52:22 AM
and recorded in Deed Book
2023 at pages 12010 - 12011
Timothy A Kellar



Timothy A Kellar

Voting Yea: Stahler, Geoffrey, and Kidd

Voting Nay: None

Absent: Lafontaine

Re: Norman Breaux, 2005 Nicholson Avenue

Norman Breaux appeared before the commission with a request for a variance from the minimum lot area in order to build two-two family units on his property located at 2005 Nicholson Avenue. Legal description: Block 4 lots 13-15, Pine Forest Subdivision, City of Waveland, Hancock County, Mississippi.

Steve Hand moved, seconded by Clarence Harris that the Planning and Zoning Commission finds that special conditions exist that create the unnecessary hardship required by Waveland's Zoning Ordinance for the granting of waivers. Specifically, Applicant's lot is irregular in shape and the variance of lot area per unit is only 6% of the total required square footage for the proposed project. Therefore, the Planning and Zoning Commission recommends the Board of Mayor and Aldermen approve Applicant's request for a waiver of density requirements.

Alderman Geoffrey moved, seconded by Alderman Kidd to follow the recommendation of the Planning and Zoning Commission and approve the request as submitted.

Alderman Kidd asked Mr. Hand if he could address the irregular shape of the lot in questions. Mr. Hand stepped forward to provide a map and description. Mr. Yarborough asked if anyone was present to oppose the application for Mr. Norman Breaux. Mr. Yarborough said to let the record reflect there was no one present opposing the request. Mr. Yarborough said by approving the variance application, the Board finds that Mr. Breaux complied with Article 9 of Ordinance 349 where a variance is allowed as an exception to the typical uses of Ordinance 349.

A vote was called for with the following results:

Voting Yea: Stahler, Geoffrey, and Kidd

Voting Nay: None

Absent: Lafontaine

Re: C. Michael Carson, 150 Sarah's Lane

C. Michael Carson appeared before the commission with a request for conditional use in order to repair and maintain a swimming pool without a main structure on his property located at 150 Sarah's Lane. Legal description: lots 16 & 17, Water's Edge Subdivision, City of Waveland, Hancock County, Mississippi.

Steve Hand moved, seconded by Tish Ortiz that the Planning and Zoning Commission finds that Applicant's conditional use request to rehabilitate and maintain a swimming pool without a related principal residential structure on his property is contrary to the expressed intent of Waveland's Zoning Ordinance. The Zoning Ordinance requires that: conditional uses are consistent with the goals and requirements of the applicable zoning districts; and accessory uses and structures are incidental to a principal use or structure. Therefore, the Planning and Zoning Commission recommends that the Board of Mayor and Aldermen deny applicant's request as submitted.

Mr. Yarborough stated that prior to tonight's meeting, Mr. Carson requested this issue be tabled to the next meeting, noting that the hearings are in front of the Planning and Zoning Commission and not in front of the Board of Mayor and Aldermen. He said there will be no new hearing rights, but he has requested that his submission be tabled to the next Board meeting of the Mayor and Aldermen.