

147

**MINUTES OF AUGUST 22, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**AGENDA
AUGUST 22, 2019
REGULAR MEETING OF THE PLANNING and DEVELOPMENT COMMISSION
CITY OF LONG BEACH, MISSISSIPPI
5:30 O'CLOCK P.M.
LONG BEACH CITY HALL
MEETING ROOM
201 JEFF DAVIS AVENUE**

I. CALL TO ORDER

II. ROLL CALL AND ESTABLISH QUORUM

III. PUBLIC HEARINGS

1. Variance- 622 North Nicholson Avenue, Tax Parcel 0611P-03-102.000, Submitted by Han Nguyen
2. Variance- 205 Saint Charles Avenue, Tax Parcel 0612C-04-015.000, Submitted by Burt Juneau on behalf of Juno's Properties

IV. ANNOUNCEMENTS

V. APPROVE MINUTES

1. August 8, 2019

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

1. Certificate of Resubdivision- 158 Central Avenue, Tax Parcels 0711N-05-017.000 and 0711N-05-016.001, Submitted by William J. Little, Jr

VIII. DEVELOPMENT & RESEARCH

IX. ADJOURN

*****NOTES*****

**All decisions made at this meeting are subject to a ten (10) day appeal for a Public Hearing and/or the Mayor and Board of Aldermen approval on September 3, 2019.

**The agenda for the Planning Commission meeting closes at 12:00 O'Clock (noon), and/or in accordance with applicable ordinances, the Thursday prior to the meeting day.

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Be it remembered that two (2) Public Hearings before the Long Beach Planning and Development Commission, Long Beach, Mississippi, were begun at 5:30 o'clock p.m., Thursday, August 22, 2019, in said City, and the same being the time, date and place fixed for holding said Public Hearings.

There were present and in attendance on said Commission and at the Public Hearings the following named persons: Commission Chairman Frank Olaivar, Commissioners Shawn Barlow, Eddie Seal, Larry Ward, Kevin McKenzie, Junior Husband, City Consultant Bill Hessell, Building Official Mike Gundlach, and Minutes Clerk Tina M. Dahl.

Absent the Public Hearings were Commissioners Mark McMillan, Jeff Hansen and Chris Carrubba.

There being a quorum present and sufficient to transact the business of the Public Hearings, the following proceedings were had and done.

Commissioner Seal read the Opening Statement for the Planning and Development Commission.

The first Public Hearing to consider a Variance for 622 North Nicholson Avenue, Tax Parcel 0611P-03-102.000, submitted by Han Nguyen as follows:

REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION



CITY OF LONG BEACH
201 Jeff Davis Avenue/ PO BOX 929
Long Beach, MS 39560
(228) 863-1554 office
(228) 863-1558 fax

Office use only
Date Received 7-9-19
Zoning R-2
Agenda Date 8-22-19
Check Number 1328

VARIANCE REQUEST

- I. Tax Parcel Number(s): 0611P-03-102.000
II. Address of Property Involved: 422 North Nicholson Ave
Long Beach, MS. 39560
III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
Petitioner is requesting a variance from (1 foot) minimum set back under Ordinance 637

**PLEASE COMPLETE THE FOLLOWING:

A. Describe any special condition that justify the granting of this request and that are peculiar to the property and do not apply to other properties in the general area. What are the reasons for the request and why the applicant cannot meet the stated code requirement?
Property owner relied on City issued permit # 7520 issued by City of Long Beach MS on 11/14/2017 to add 264 sq foot addition. Permit is attached to this variance request. See Exhibit A attached hereto and incorporated herein.

B. Describe how the special condition discussed above is not the result of actions taken by the applicant/Show that the applicant did not cause the need for this request.
The City approved the specifications in permit # 7520 issued on 11/14/2017. The City is stopped from applying the zoning ordinance cited to disallow off the permit.

C. Show that an unnecessary hardship exists due to the character of the property and that this hardship makes the request necessary. State what hardship is caused if the applicant is required to meet code requirements? What is the result of this hardship? What would result if the Zoning Board denied this request?
The hardship requires property owner to disassemble a bedroom addition after taking proper steps through the City building permit department. See Exhibit A attached hereto and incorporated herein.

D. Show that denial of this request will deprive the applicant of rights commonly enjoyed by other properties in the general area and that the granting of this variance request will make possible the reasonable use of land while not conferring any special privilege. Outline how the subject of the variance is common in the area and if the applicant were to be denied this variance a right would be taken away which is granted to other properties. State how the variance makes reasonable use of the existing land and why the same action cannot be done in a way that does not require a variance. Show that granting of this variance does not give the applicant any special privileges that the properties in the area would find desirable.
The variance requested is due to a set back of 7.1' 7.9' and 7.6' and is within 3 inches of the required 8' set back requirement. See Exhibit A attached hereto and incorporated herein.

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IV. REQUIRED ATTACHMENTS:

- A. **Interest and Ownership.** The applicant's name, address and interest of every person, firm or corporation represented by the applicant in the application, the name of the owner or owners and their respective addresses of the entire land area proposed to be changed in classification or to be included within the structures then existing thereon, and sufficient evidence to establish that the applicant has the right of possession to the land area and structures, the names and address of all owners of adjacent property (exclusive of the width of intervening streets, alleys, or bodies of water). Claims of support or "no objection" from owners of adjoining property should be substantiated in writing or by the appearance of such owner(s) at the hearing. Such support is usually considered material but not conclusive.
- B. **Survey and Site Plan.** a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the locations of existing and proposed structures with supporting open facilities, and the ground area to be provided and continuously maintained for the proposed structure or structures;
- C. **Recorded Warranty Deed.** A deed which includes a legal description of the specific piece of property involved in the request. If, several parcels are included in a request, individual parcel deeds AND a composite legal description of all parcels involved in the request must be provided.
- D. **Fee.** Attach a check in the amount of \$100.00. This check should be made payable to the **City of Long Beach** to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application.

*****NOTE*** APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.**

V. OWNERSHIP AND CERTIFICATION:

READ BEFORE EXECUTING, Attendance by the applicant(s) at the public hearing is mandatory; however, the applicant may designate a representative to attend the public hearing on his/her behalf, provided said representative has been properly designated to speak on the applicant's behalf either by written permission or oral designation by the applicant at the Public Hearing. If a continuance is to be granted, the applicant must request same in writing a minimum of seven (7) days in advance of the scheduled public hearing. The applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than 21 days before the 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

Ownership: I the undersigned do hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and also agree to pay all fees and charges as stated.

Nguyen Han
Name of Rightful Owner (PRINT)

622 North Nicholson ave
Owner's Mailing Address

Long Beach MS 39560
City State Zip

228 437 9704
Phone

Nguyen Han 5-10-19
Signature of Rightful Owner Date

David M. Polunin
Name of Agent (PRINT) Attorney

1904 22nd Avenue
Agent's Mailing Address

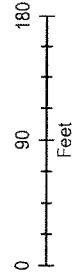
Georgetown, MS 39501
City State Zip

228-265-1895
Phone

David M. Polunin 6/10/2019
Signature of Applicant Date

**MINUTES OF AUGUST 22, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

0611P-03-102.000, 622 NORTH NICHOLSON AVENUE



HARRISON COUNTY, MISSISSIPPI



DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.
TAL FLURY, TAX ASSESSOR
MAP DATE: July 19, 2019

REVIEWED

INDEXING INSTRUCTIONS: Lot 11, Block 2, Gardendale Subdivision

Prepared By:
Andy J. Alfonso, III
Attorney at Law
2112 Bienville Blvd., Suite H1
Ocean Springs, MS 39564
(228) 818-5552

Return to:
Andy J. Alfonso, III
Attorney at Law
2112 Bienville Blvd., Suite H1
Ocean Springs, MS 39564
(228) 818-5552

STATE OF MISSISSIPPI
COUNTY OF HARRISON

FHA Case #: 281-317320

SPECIAL WARRANTY DEED

FOR AND CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid and other good, legal and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT
OF WASHINGTON, D.C. (Grantor)
40 Marietta Street, N.W., Five Points Plaza
Atlanta, Georgia 30303
(404) 331-4576

do hereby sell, convey and specially warranty unto

Han Nguyen
622 N Nicholson Avenue, Long Beach, MS 39560
(228) 563-0468

the land and property situated in the County of Harrison, State of Mississippi, described as follows, to-wit:

Lot Eleven (11), Block Two (2), GARDENDALE, a subdivision according to the official map or plat thereof on file in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 13 at Page 12 (Copy Book 5A at Page 459) thereof, reference to which is hereby made in aid of and as a part of this description.

Being the same property acquired by the part of the first part pursuant to the provisions of the National Housing Act, as amended (12 USA1701 et seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531).

This Deed not to be in effect until the 31st day of March, 2015.

To have and to hold the said property herebefore described, with all and singular the rights, members and appurtenances thereto appertaining, to the only proper use, benefit and behalf of the said Grantee(s), forever, in fee simple; and the Grantor specially warrants the title to the said bargained property above described against the lawful claims of all persons claiming by, through or under the Grantor.

Subject to any and all prior and outstanding leases, exceptions, reservation and/or conveyances of oil, gas and/or other minerals and any geothermal energy resources lying in, on and under the above described real property.
Subject to any environmental condition existing upon the subject property which would cause said property to be in violation of any State and/or Federal Environmental Protection Act.

Subject to any and all applicable building restrictions, restrictive covenants, restrictions, easements, conditions and rights-of-way whether of record or of use, which affect the real property hereby conveyed; and subject to any state of facts an accurate survey would show.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis. When said taxes are actually determined, if the proration as of this date is incorrect, the Grantor

Exhibit A.

MINUTES OF AUGUST 22, 2019
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

281-317320

2

does not agree to pay to the Grantee or his/her assigns any amount which is a deficit on an actual promission and likewise, the Grantee does not agree to pay to the Grantor any amount overpaid by the Grantor.

WITNESS THE SIGNATURES of the Grantors, this the 25th day of March, 2015.

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

HomeTelos, LP as Asset Manager

Contractor for C-OPC-23637

By: HomeTelos, LP, its HUD-Delegated Authority

For HUD by: Darice Green, Assistant Project Manager

STATE OF TN
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority in and for the said County and State, on this day of March, 2015, within my jurisdiction, the within named, DARICE GREEN, who acknowledged to me that he/she is HUD's Delegated Authority of HomeTelos, LP and that for and on behalf of the said Limited Partnership and the Secretary of Housing and Urban Development by virtue of that delegation of authority published at F.R. 4837-D-57 (7/25/05), as amended and as the act and deed of said Limited Partnership and the Secretary of Housing and Urban Development he/she executed the foregoing instrument after having first been duly authorized by said Limited Partnership and the Secretary of Housing and Urban Development so to do. GIVEN under my hand and the official seal of my office.

[Signature]
NOTARY PUBLIC

My Commission Expires:
(SEAL)

File #150140

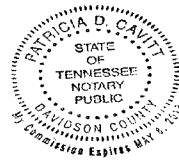


Exhibit A

SCANNED



1st Judicial District
Instrument 2015 2313 D -11
Filed/Recorded 4/20/2015 04:05 P
Total Fees \$ 12.00
2 Pages Recorded



INDEXING INSTRUCTIONS: Lot 11, Block 2, Gardendale Subdivision

Prepared By:
Andy J. Alfonso, III
Attorney at Law
2112 Bienville Blvd., Suite H1
Ocean Springs, MS 39564
(228) 818-5552

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STATE OF MISSISSIPPI
COUNTY OF HARRISON

FHA Case #: 281-317320

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OF WASHINGTON, D.C. (Grantor)
40 Marietta Street, N.W., Five Points Plaza
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does hereby sell, convey and specially warranty unto

Han Nguyen
622 N Nicholson Avenue, Long Beach, MS 39560
(228) 562-0469

Exhibit A

**MINUTES OF AUGUST 22, 2019
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*Long Beach
Building
Addition: Residential
PERMIT # 7250*

167710's

Contractor OWNER		Permit Date 14-Nov-17
Owner HAN NGUYEN	Business Name	
Job Address 622 NICHOLSON AV N	City, State Zip LONG BEACH, MS 39560	
Section	Township	Range
Lot	Block	Ward
Subdivision Name		
Use of Building RESIDENTIAL	Flood Zone	Base Fid Elev
Description of Work 264 SQ FT BEDROOM ADDITION	Community Panel Number 285257	Min Gnd Elev
Surveyor		
Surveyor #		
Remarks		

Valuation of Work \$ \$2,500.00	Permit Fee: \$25.00
Type of Const. Vinyl Siding	Occupancy Group Single Family
SqFt. Living Area 264	Occupancy Work Type Addition
Plans Checked by JE Date 11/14/2017	SqFt. Accessory Area
Permit Validated by JE Date 11/14/2017	Zoning Class
	Foundation Slab
	Number of Stories
	Bedrooms 1
	Baths

NOTICE

THIS PERMIT IS ISSUED SUBJECT TO THE PARTY TO WHOM IT IS ISSUED FULLY COMPLYING WITH ALL REQUIREMENTS OF THE BUILDING CODE AND ALL PERTINENT LAWS AND ORDINANCES REGULATING THE USE AND CONSTRUCTION OF STRUCTURES AND THE WORK AUTHORIZED BY THIS PERMIT, OTHERWISE IT SAHLL BECOME VOID AND THE PARTY LIABLE TO SUCH PENALTIES AS MAY BE PROVIDED FOR VIOLATION OF SAID ORDINANCES.

THIS PERMIT SHALL BE VOID IF NOT KEPT AT APPROVED LOCATION OF WORK. THIS PERMIT IS VALIDFOR 6 MONTHS. AFTER 6 MONTHS, PERMIT MUST BE UPDATED AND AFTER 1 YEAR THE PERMIT MUST BE RENEWED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATIONS CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION

[Signature]
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT DATE

[Signature] *11-14-17*
SIGNATURE OF OWNER (IF OWNER BUILDER) DATE

Parcel Number

Legal Description

Comments

Payment Type Credit Card Re-Inspection Fee \$0.00

Check Number _____

Exhibit A

MINUTES OF AUGUST 22, 2019
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CITY OF LONG BEACH, MISSISSIPPI		
PERMIT APPLICATION		
PHYSICAL ADDRESS: 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	PHONE: (228) 863-1554 FAX: (228) 863-1558	MAILING ADDRESS POST OFFICE BOX 929 LONG BEACH, MS 39560

Please read and fill in ALL information that is required. You must provide the following documents along with the permit application:

NEW CONSTRUCTION

- Two (2) sets of construction drawings (meeting 2012 IBC or IRC and 2011 NEC)
- One (1) survey depicting proposed structure footprint to include contours, finished floor elevation, setbacks and any already existing buildings.
- Recorded deed of ownership
- Flood certificate of elevation (if you are in a flood zone)
- Receipt from sewer and water taps, if needed, paid to the water department

ADDITIONS & SHEDS

- One (1) plot plan (showing distance to front, rear and side lot lines from building)
- One (1) cross section of foundation through roof for code review
- Recorded deed of ownership

ALTERATIONS, REPAIRS, DEMOLITION, MOVING BUILDING & ALL OTHERS

- Recorded deed of ownership
- Detailed description of work to be completed

FENCE

- Recorded Deed of ownership
- Site plan depicting the location and height of the fence

SIGN

- Please attach clear and legible drawings with descriptions and nominal dimension, showing location of the sign which is the subject of the permit, and all other existing signs whose construction requires permits, when such signs are on the premises.

Application is hereby made for permit to accomplish the work as herein described in accordance with duplicate plans and/or specifications submitted herewith. It is agreed that all corrections in plans and/or specifications necessary for compliance shall be observed and all requirements of the building code, the zoning ordinance and all other pertinent laws and ordinances. Regulating constructions shall be complied within the pursuit of this work whether or not specified herein.

PLEASE PRINT LEGIBLY

DATE: Nov-14-17

ZONING: _____

JOB ADDRESS: 622 North Nicholson ave Tax Parcel # 0011P-03-102.000

CONTRACTOR INFORMATION

PROPERTY OWNER INFORMATION

Long Beach License # _____

Contractor's Name: _____

Business Name: _____

Business Address: _____

Phone: _____

Email: _____

Owner's Name Han Nguyen
First Name Last Name

Mailing Address: 622 North Nicholson ave
Long Beach Ms 39560
City State Zip

Phone: 601-691-4609

Email: fobby175@gmail.com

Exhibit A

REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Square Footage		Length	Width	Height	Stories	Bedrooms	Baths
Heated/Cooled	Accessory	22	12		1	1	
Permit Type: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Government <input type="checkbox"/> School		Exterior Finish <input type="checkbox"/> Aluminum Siding <input type="checkbox"/> Brick <input type="checkbox"/> Brick & Wood <input type="checkbox"/> CMU <input type="checkbox"/> Hardy Plank <input type="checkbox"/> Metal <input type="checkbox"/> Stucco <input checked="" type="checkbox"/> Vinyl Siding Other: _____		Foundation Type <input type="checkbox"/> Chain Wall <input checked="" type="checkbox"/> Piers <input type="checkbox"/> Pilings <input type="checkbox"/> Slab Other: _____		Work Type <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Renovation <input type="checkbox"/> Alterations <input type="checkbox"/> Repair <input type="checkbox"/> Relocation <input type="checkbox"/> Slab Removal <input type="checkbox"/> Demolition <input type="checkbox"/> Cell Tower	
Building Use Type <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Modular Home <input type="checkbox"/> Accessory Use <input type="checkbox"/> Garage/Carport <input type="checkbox"/> Shed <input type="checkbox"/> Duplex <input type="checkbox"/> Apartments <input type="checkbox"/> Church <input type="checkbox"/> Condominium <input type="checkbox"/> Swimming Pool Other: _____		WORK DESCRIPTION: _____ Addition Room _____ _____ _____ _____ _____					
ENGINEER _____		DESIGNER _____					
ARCHITECT _____		SURVEYOR _____					
NAME _____		ADDRESS _____					
PHONE () _____		STATE OF MS REG # _____					

I hereby certify that I have read this application and that all information contained herein is true and correct; that I agree to comply with all applicable codes, ordinances and state laws regulating the type work applied for, that I am the owner or authorized to act as the owner's agent for the herein work, and that the

TOTAL CONTRACT OR VALUATION IS: \$ 2500

SIGNATURE *Wynne Han* DATE 11-14-17

Exhibit A

MINUTES OF AUGUST 22, 2019
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

ATTENTION HOME OWNER

It is not the position of the City of Long Beach Building Department to keep anyone from acting as General Contractor for the construction, repair or remodeling of his/her own home.

It is the intention of the Building Department to prevent a fraud being perpetrated by an unlicensed Building Contractor by having you obtain a permit for such construction for his benefit.

We want to ensure that, if you are going to act as your own General Contractor, that you understand some of the pitfalls and liabilities you undertake, to wit:

1. You may be financially responsible for any person that is working under your direction, which is injured while working on your job. This financial responsibility may include hospitalization cost, unemployment compensation, law suits for lost wages and workman's compensation. No existing homeowners or builders risk policy currently covers this type of loss.
2. You may be responsible for withholding taxes on all persons working under your direction and supervision. This includes unemployment taxes, social security taxes, and matching social security benefit taxes for each person.
3. If you do not obtain contractors general liability insurance, you may be personally liable for any injury of any person that is hurt on your property while construction is in progress. Your homeowners or builders risk policy does not cover this type of loss.
4. The Mississippi Supreme Court has ruled in a precedent setting case that all persons named as contractor on a building permit for the construction of a residence is deemed the responsible party for losses by future owners. **If major structural damage occurs up to ten years after construction, and if you are the general contractor on the permit, then you assume this responsibility.** This responsibility cannot be superseded by any secondary waiver with any person or uninsured company.
5. If a homeowner employs a General Contractor, it eliminates claims being made by subcontractors and others against the owner to a great extent. If an owner acts as General Contractor, this protection is lost.
6. The homeowner is also responsible for code violations and any penalties in addition to being responsible for corrections to be made, at your cost.

The above list is not intended to be a legal guide or advice, nor is it all encompassing, but only to point out some of the hazards of your acting as your own General Contractor.

I HAVE READ AND UNDERSTAND FULLY THE ABOVE AND FORGOING STATEMENT AND AGREE TO BE BOUND BY THE CONSEQUENCES OF MY APPLYING FOR THIS PERMIT.

HOMEOWNER'S CERTIFICATION OF COMPLIANCE

THE UNDERSIGNED HEREBY CERTIFIES UNDER PENALTY OF PERJURY THAT:

- I am the legal owner of record of the property described above and;
- The property described above is my principal place of residence, or if the application is for a permit to construct a new residence, the new residence will be my principle place of residence upon completion and;
- I am familiar with construction codes, city ordinances, and state laws applicable to such construction activity and;
- All work under the permit issued, as a result of this application, will be performed by me;
- All work must be completed in conformance with current applicable construction codes and must pass inspections by City Inspectors, and I will pay re-inspection fee for any re-inspections required as a result of the work not being ready for inspection or not being in conformance with the applicable code when inspected and;
- If after the work has been inspected the Building Official determines that I do not have the knowledge and/or experience to complete the work in conformance with applicable construction codes, the Building Official may stop the work and require me to engage a license and bonded contractor to complete the work.

622 North Nicholson ave Long Beach MS 39560
PROPERTY ADDRESS AND/OR TAX PARCEL #:

[Signature]
SIGNATURE

11-14-17
DATE

PLEASE READ BACK
Exhibit A

REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

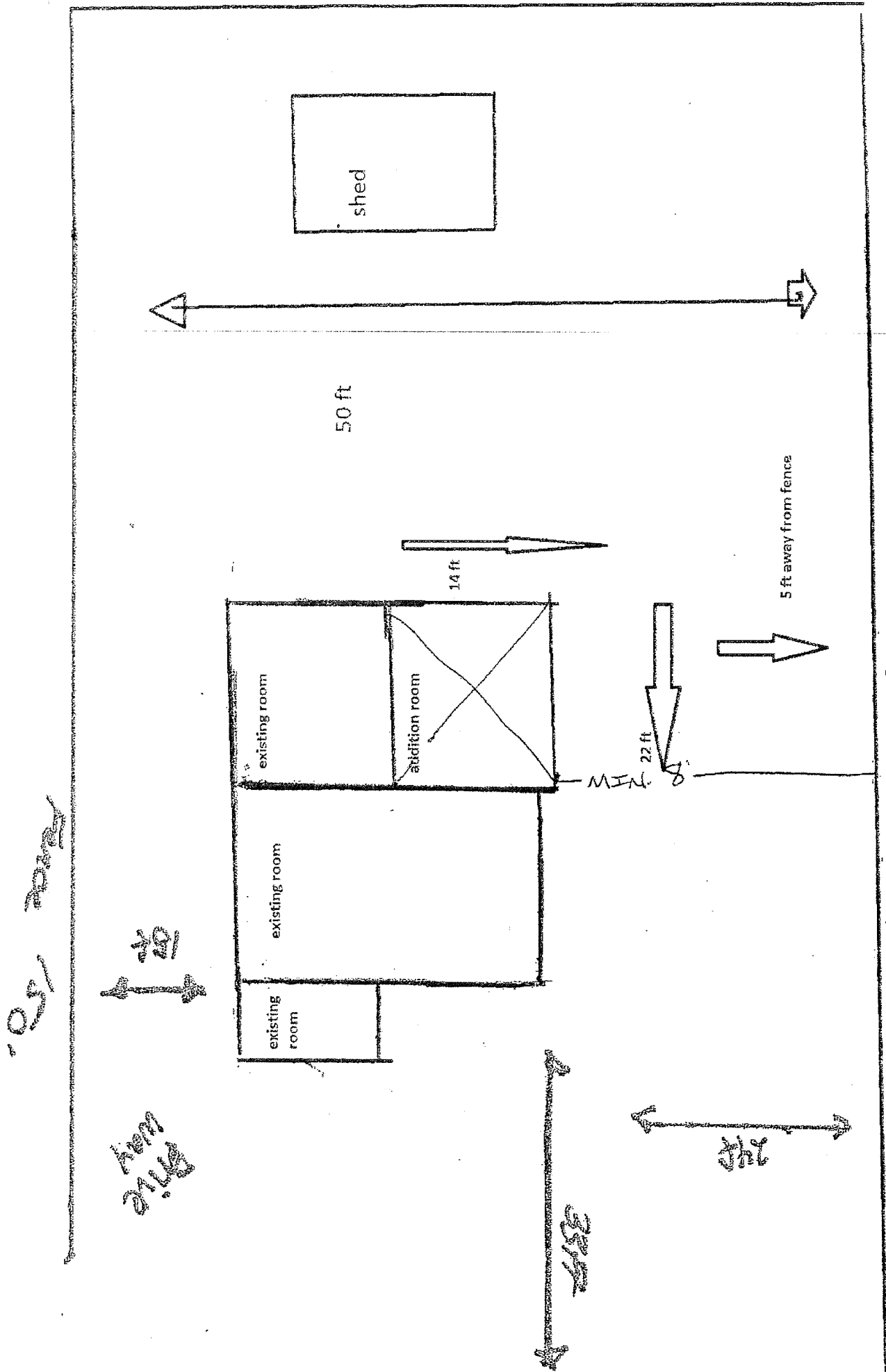
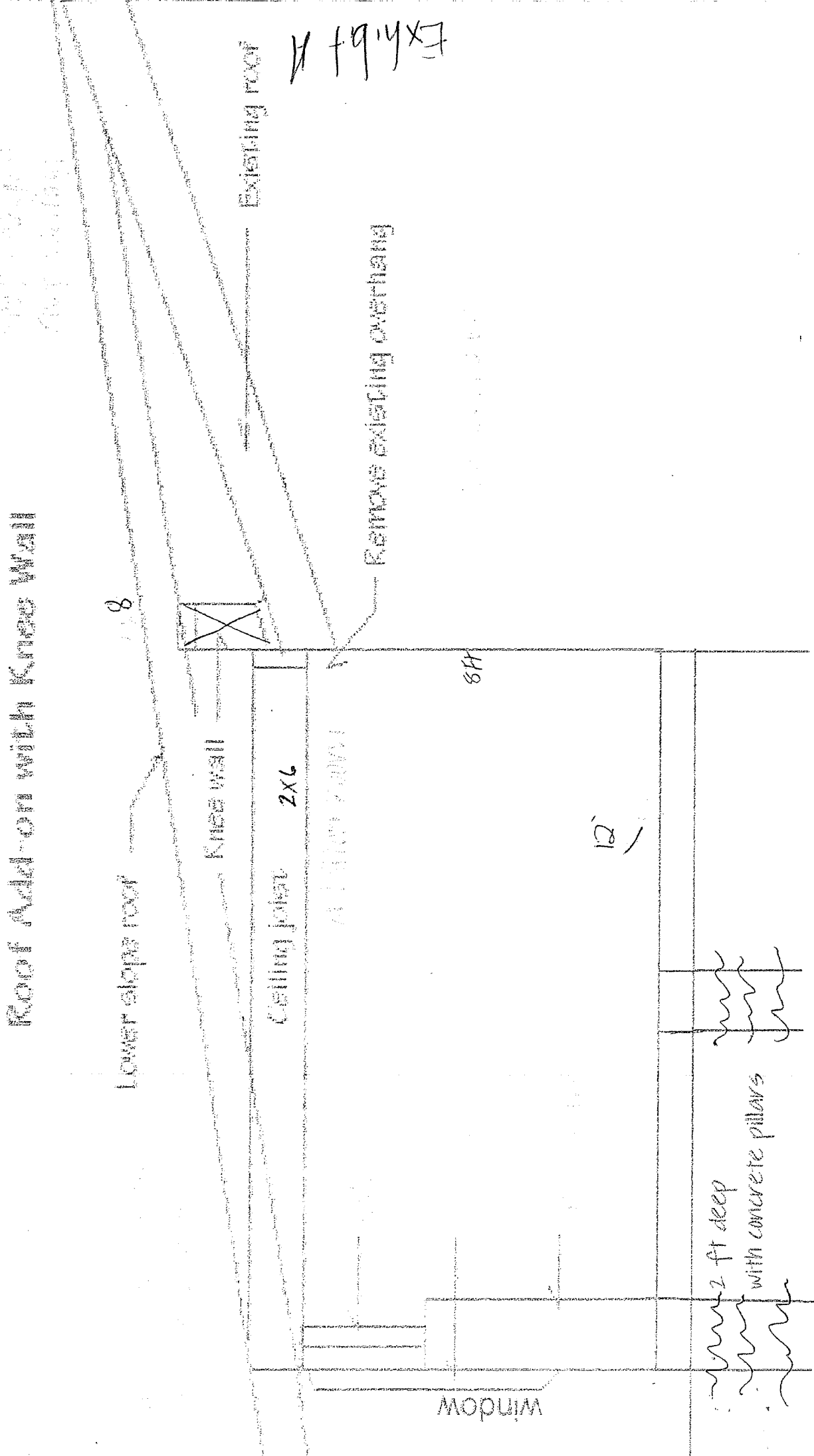


Exhibit A
Front House

MINUTES OF AUGUST 22, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

622 NICHOLSON AVENUE
LOT 11, BLOCK 2, GARDENF Dale
LONG BEACH, MISSISSIPPI
PARCEL #0611P-03-102.000

IRF 1/2" IRON ROD FOUND
IPF 3/4" IRON PIPE FOUND
IRS 1/2" IRON ROD SET

Survey of Lot 11, Block 2, Gardendale Subdivision, City of Long Beach, First Judicial District of Harrison County, Mississippi, as recorded in Plat Book 13, Page 12, Copy Book 5A, Page 459 of the records of the First Judicial District. Said parcel contains 8512 square feet or 0.19 acres.

This survey does not reflect a title search by Gary A. Durbin, P.L.S., nor should it be considered as such.

This is a Class "B" survey per "The Standards of Practice for Land Surveying in the State of Mississippi".

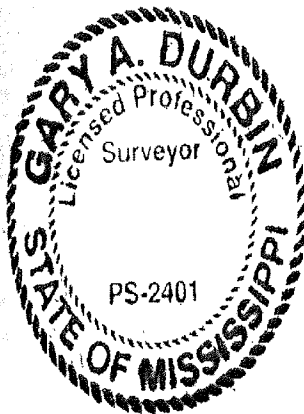
Bearings based on GPS Observation of the west margin of Nicholson Avenue, NAD 83, MS East Zone, convergence angle -0.130449, scale factor 0.999960.

This property is situated in Zone "X" per FEMA Flood Insurance Rate Map, City of Long Beach, Harrison County, Mississippi, Community Panel Number 28047C-0357-G, Revised: 6/16/09.

This is to CERTIFY that this plat or map and the survey on which it is based were made in accordance with "The Standards of Practice for Land Surveying in the State of Mississippi".

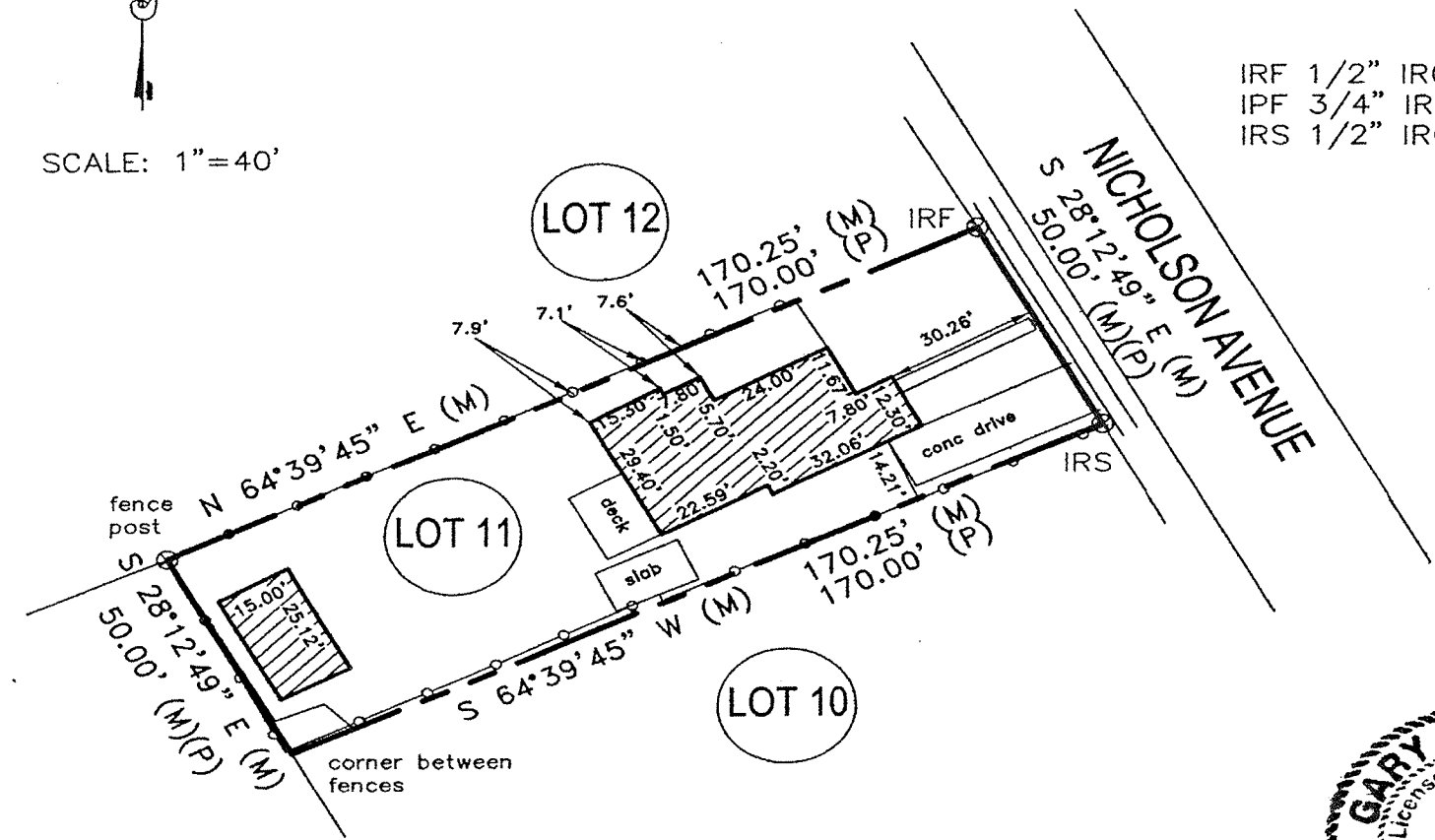
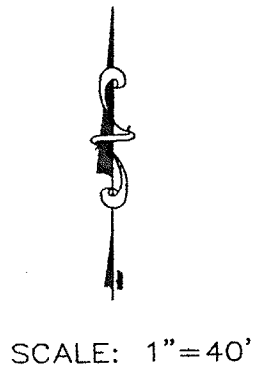
Gary A. Durbin, P.L.S. 2401
February 28, 2019

10395



GARY A. DURBIN, P.L.S.
PROFESSIONAL LAND SURVEYOR
2081 TRAILWOOD DRIVE, BILOXI, MS. 39532
PH. (228) 365-3632

Exhibit A



P=PLAT OF RECORD
M=MEASURED
D=DEED

IRF 1/2" IRON ROD FOUND
IPF 3/4" IRON PIPE FOUND
IRS 1/2" IRON ROD SET

622 NICH
LOT 11, BLOC
LONG BEA
PARCEL:

Survey of Lot 11, Blo
City of Long Beach, I
Harrison County, Miss
Book 13, Page 12, Co
records of the First
contains 8512 square

This survey does not re
Durbin, P.L.S., nor shou
considered as such.

This is a Class "B" sur
Practice for Land Surve

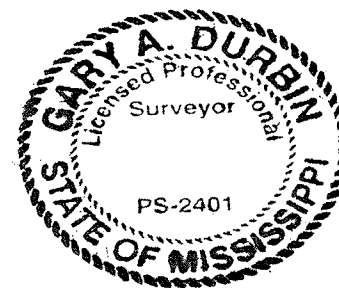
Bearings based on GPS
of Nicholson Avenue, N
convergence angle -0.1

This property is situate
Insurance Rate Map, Cit
County, Mississippi, Cor
28047C-0357-G, Revis

This is to CERTIFY that
survey on which it is ba
accordance with "The S
Surveying in the State

Gary A. Durbin, P.L.S. 2
February 28, 2019

Exhibit A



G
PR
20

**MINUTES OF AUGUST 22, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

The Clerk reported that eleven (11) notices of Public Hearing were sent by regular mail to property owners within one hundred fifty feet (150') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office, and the Water Department, 201 Jeff Davis Avenue and the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

City of Long Beach



LEGAL NOTICE

PUBLIC HEARING

In accordance with Article XIX of the Comprehensive Long Beach Unified Land Ordinance 598 of the City of Long Beach, Mississippi (2013) as amended, notice is hereby given advising that the Planning and Development Commission for the City of Long Beach will hold a Public Hearing for the purpose of considering a **Variance**.

Han Nguyen, 622 North Nicholson Avenue, Long Beach, MS, 39560, has filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance. **The applicant is requesting an 1' (one foot) Setback Variance on the side setback for the completed constructed addition.** City setbacks for side property lines are 8' (eight feet).

The address of the subject property is 622 North Nicholson Avenue, the Tax Parcel Number is 0611P-03-102.000. The legal description is as follows:

LOT 11 BLK 2 GARDENDALE ADD SEC 13-8-12

A Public Hearing to consider the above Variance will be held in the City of Long Beach, Mississippi 39560, Thursday, August 22, 2019, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed
Chairman
Planning Commission

**MINUTES OF AUGUST 22, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

BEFORE ME, the under signed legal authority authorized to administer oaths in and for the jurisdiction aforesaid, on this day personally appeared before me, TINA M DAHL, known to me to be the Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission, who being by me first duly sworn, deposes and says on oath as follows, to-wit:

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission;

2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within One Hundred Fifty Feet (150'), excluding public right of ways, of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such Public Hearings and the business of the Planning and Development Commission in and for the City of Long Beach;

3. That on July 31, 2019, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to 11 (eleven) property owners within One Hundred Fifty Feet (150'), excluding public right of ways, of, Tax Parcel 0611P-03-102.000, notifying them that a Public Hearing will be held, August 22, 2019, to consider an application for a Variance.

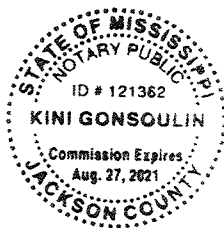
Given under my hand this the 31st day of July 2019.

Stacey Dahl
STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 31st day of July 2019.

Kini Gonsoulin
NOTARY PUBLIC

-My Commission Expires-



163

**MINUTES OF AUGUST 22, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



5160®

Easy Peel® Address Labels
Bend along line to expose Pop-up Edge®

Go to avery.com/templates
Use Avery Template 5160

Hurdle, Perrin W Jr and Dianne W
624 North Nicholson Avenue
Long Beach, MS 39560

Cruthirds, Mark A and Peggy B
307 East Old Pass Road
Long Beach, MS 39560

Cohen, Lenora K
625 Gardendale Avenue
Long Beach, MS 39560

McCann, Edwin J Sr and Diana G ET AL
619 Gardendale Avenue
Long Beach, MS 39560

McCann, Edwin J Sr and Diana G ET AL
617 Gardendale Avenue
Long Beach, MS 39560

Morgan, Joanne S
615 Gardendale Avenue
Long Beach, MS 39560

Highton, James Robert Jr
620 North Nicholson Avenue
Long Beach, MS 39560

Palmer, Patricia
613 North Nicholson Avenue
Long Beach, MS 39560

Martin, K. Dale and Eleanor Irene
615 North Nicholson Avenue
Long Beach, MS 39560

Martin, Kenneth Dale and Eleanor I
621 North Nicholson Avenue
Long Beach, MS 39560

Bishop, Lillian S -L/E-
623 North Nicholson Avenue
Long Beach, MS 39560

The Clerk reported that she did cause to be published in the Gazebo Gazette, a newspaper with general circulation in the City of Long Beach, and published in Harrison County, Legal Notice and Public Hearing, as evidenced by Publisher's Proof of Publication as follows:

Proof of Publication

PUBLIC HEARING

In accordance with Article XIX of the Comprehensive Long Beach Unified Land Ordinance 598 of the City of Long Beach, Mississippi (2013) as amended, notice is hereby given advising that the Planning and Development Commission for the City of Long Beach will hold a Public Hearing for the purpose of considering a Variance.

Han Nguyen, 622 North Nicholson Avenue, Long Beach, MS, 39560, has filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance. The applicant is requesting an 1' (one foot) Setback Variance on the side setback for the completed constructed addition. City setbacks for side property lines are 8' (eight feet).

The address of the subject property is 622 North Nicholson Avenue. The Tax Parcel Number is 0611P-03-102,000. The legal description is as follows:

LOT 11 BLK 2 GARDENDALE ADD
SEC 13-3 1,2

A Public Hearing to consider the above Variance will be held in the City of Long Beach, Mississippi 39560, Thursday, August 22, 2019, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

PERSONALLY appeared before me the undersigned notary in and for said County and State, **HUNTER DAWKINS**, publisher of **THE GAZEBO GAZETTE**, a newspaper printed and published in Harrison County, who being duly sworn, deposes and says the publication of this notice hereunto attached has been made to the said publication _____ weeks in the following numbers and on the following dates of such paper:

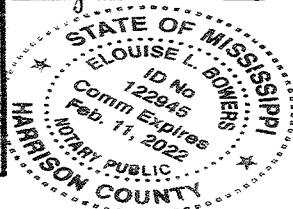
- Vol. XIV No. 31 dated 8 day of 2, 2019
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__

Affiant further states on oath that said newspaper has been established and published continuously in said county for period of more than twelve months prior to the first publication of said notice.

[Signature]
Publisher

Sworn to and subscribed before me this 5 day of August A.D. 2019.

[Signature]
Notary Public



**MINUTES OF AUGUST 22, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Commission Chairman asked for anyone speaking in favor or opposition of the request, whereupon Attorney Alex Brady spoke on behalf of his clients Mr. and Mrs. Hurdle of 624 North Nicholson Avenue, stating that his clients would like for the applicant to remove the structure and rebuild the structure back according to the City setback requirements.

Commissioner Seal made motion, seconded by Commissioner Husband and unanimously carried to close the Public Hearing.

Commissioner Seal made motion, seconded by Commissioner Husband to deny the Setback Variance Application, and after discussion, the question being put to a roll call vote, the result was as follows:

Commissioner Shawn Barlow	Voted	Nay
Commissioner Eddie Seal	Voted	Yea
Commissioner Larry Ward	Voted	Nay
Commissioner Kevin McKenzie	Voted	Nay
Commissioner Junior Husband	Voted	Yea

The question having received the negative vote of a majority of the Commissioners present and voting, the Chairman declared the motion failed.

*

*

Commissioner Ward made motion, seconded by Commissioner McKenzie to approve the Setback Variance Application and after discussion, the question being put to a roll call vote, the result was as follows:


Commissioner Shawn Barlow	Voted	Yea
Commissioner Eddie Seal	Voted	Nay
Commissioner Larry Ward	Voted	Yea
Commissioner Kevin McKenzie	Voted	Yea
Commissioner Junior Husband	Voted	Nay

The question having received the affirmative vote of a majority of the Commissioners present and voting, the Chairman declared the motion passed.

165

**MINUTES OF AUGUST 22, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

The second Public Hearing to consider a Variance for property located at 205 Saint Charles Avenue, Tax Parcel 0612C-04-015.000, submitted by Burt Juneau, as follows:

	<p>CITY OF LONG BEACH 201 Jeff Davis Avenue/ PO BOX 929 Long Beach, MS 39560 (228) 863-1554 office (228) 863-1558 fax</p>	<p style="text-align: center; margin: 0;">Office use only</p> <p>Date Received <u>7-25-19</u> Zoning <u>R-1</u> Agenda Date <u>8-22-19</u> Check Number <u>2314</u></p>
VARIANCE REQUEST		
I.	Tax Parcel Number(s): <u>0612C-04-015.000</u>	
II.	Address of Property Involved: <u>205 SAINT CHARLES AVE., LONG BEACH MS</u>	
III.	Statement clearly explaining the request being made. (Attach supplemental pages if necessary.) <u>REQUESTING VARIANCE FOR CARPORT TO BE DETACHED FROM HOUSE BY 5 FEET</u>	
**PLEASE COMPLETE THE FOLLOWING:		
A.	Describe any special condition that justify the granting of this request and that are peculiar to the property and do not apply to other properties in the general area. What are the reasons for the request and why the applicant cannot meet the stated code requirement? <u>TELEPHONE PULL IS LOCATED IN MIDDLE OF THE PROPOSED DRIVEWAY AND CANNOT BE MOVED.</u>	
B.	Describe how the special condition discussed above is not the result of actions taken by the applicant. Show that the applicant did not cause the need for this request. <u>THE TELEPHONE PULL AND UNDERGROUND WIRING EXISTED PRIOR TO PURCHASE OF LOT.</u>	
C.	Show that an unnecessary hardship exists due to the character of the property and that this hardship makes the request necessary. State what hardship is caused if the applicant is required to meet code requirements? What is the result of this hardship? What would result if the Zoning Board denied this request? <u>THE TELEPHONE PULL PREVENTS CARPORT TO BE ATTACHED TO THE HOUSE PLANS PREVIOUSLY PLOTTED.</u>	
D.	Show that denial of this request will deprive the applicant of rights commonly enjoyed by other properties in the general area and that the granting of this variance request will make possible the reasonable use of land while not conferring any special privilege. Outline how the subject of the variance is common in the area and if the applicant were to be denied this variance a right would be taken away which is granted to other properties. State how the variance makes reasonable use of the existing land and why the same action cannot be done in a way that does not require a variance. Show that granting of this variance does not give the applicant any special privileges that the properties in the area would find desirable. <u>OTHER HOMES LOCATED IN THE NEIGHBORHOOD HAVE DETACHED CARPORTS WITH SIMILAR SPECIFICATIONS.</u>	
Page 1 of 2 Variance Request		

MINUTES OF AUGUST 22, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

IV. REQUIRED ATTACHMENTS:

- A. **Interest and Ownership.** The applicant's name, address and interest of every person, firm or corporation represented by the applicant in the application, the name of the owner or owners and their respective addresses of the entire land area proposed to be changed in classification or to be included within the structures then existing thereon, and sufficient evidence to establish that the applicant has the right of possession to the land area and structures, the names and address of all owners of adjacent property (exclusive of the width of intervening streets, alleys, or bodies of water). Claims of support or "no objection" from owners of adjoining property should be substantiated in writing or by the appearance of such owner(s) at the hearing. Such support is usually considered material but not conclusive.
- B. **Survey and Site Plan.** a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the locations of existing and proposed structures with supporting open facilities, and the ground area to be provided and continuously maintained for the proposed structure or structures;
- C. **Recorded Warranty Deed.** A deed which includes a legal description of the specific piece of property involved in the request. If, several parcels are included in a request, individual parcel deeds AND a composite legal description of all parcels involved in the request must be provided.
- D. **Fee.** Attach a check in the amount of \$100.00. This check should be made payable to the **City of Long Beach** to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application.

*****NOTE*** APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.**

V. OWNERSHIP AND CERTIFICATION:

READ BEFORE EXECUTING. Attendance by the applicant(s) at the public hearing is mandatory; however, the applicant may designate a representative to attend the public hearing on his/her behalf, provided said representative has been properly designated to speak on the applicant's behalf either by written permission or oral designation by the applicant at the Public Hearing. If a continuance is to be granted, the applicant must request same in writing a minimum of seven (7) days in advance of the scheduled public hearing. The applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than 21 days before the 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

Ownership: I the undersigned due hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and also agree to pay all fees and charges as stated.

JUNG'S PROPERTIES
BURT JUNEAU

Name of Rightful Owner (PRINT)

Name of Agent (PRINT)

313 OAK ST.

Owner's Mailing Address

Agent's Mailing Address

LONG BEACH CA 90800

City State Zip

City State Zip

228-216-1723

Phone

Phone

Burt Juneau

Signature of Rightful Owner

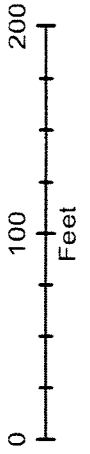
7/25/19

Date

Signature of Applicant Date

**MINUTES OF AUGUST 22, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

0612C-04-015.000, 205 SAINT CHARLES AVENUE



HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.
TAL FLURRY, TAX ASSESSOR

MAP DATE: July 25, 2019



MINUTES OF AUGUST 22, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



J. Hand 1st Judicial District
Instrument 2018 2994 D - J1
Filed/Recorded 5/16/2018 10:50 A
Total Fees \$ 12.00
6 Pages Recorded

Prepared by & Return to:

Katina Seymour Demoran, Attorney At Law, 14507 Lemoyne Blvd., Biloxi, MS 39532
Telephone: 228-669-4004 MS Bar No. 104840

Grantors:

Karl Joseph Mulling, 1205 Nottingham Hill Road, Round Rock, TX, 78644, Phone: 601-549-4912.
Kurt Joseph Mulling, 54 Lazenby Road, Petal, MS 39465, Phone: 601-549-4912.
Karen Eva Lyon, 1600 Lake Emerald Lane, Knoxville, TN, 37922, Phone: 601-549-4912.

Grantee:

Juno's Properties, LLC, 313 Oak Street, Long Beach, MS 39560, 228-216-1723.

Indexing Instructions: Lot Seven (7), Block Four (4), of Quarles Subdivision

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

Warranty Deed

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid and other good, legal and valuable consideration, the receipt of all of which is hereby acknowledged, Karl Joseph Mulling, Kurt Joseph Mulling, and Karen Eva Lyon do hereby sell, convey and warrant unto Juno's Properties, LLC, all of their right, title and interest in the land and property which is situated in the County of Harrison, State of Mississippi, described as follow, to-wit:

Lot Seven (7), Block Four (4), of Quarles Subdivision, in the city of Long Beach, Section 14, Township 8 South, Range 12 West, First Judicial District of County of Harrison, Mississippi, as per map or plat thereof on file and or record in the Office of the Chancery Clerk of Harrison County, Mississippi.

2

THIS CONVEYANCE is made subject to applicable building restrictions, restrictive covenants, easements, and mineral reservations of record.

THE GRANTEE assumes responsibility for all taxes after the date of this Deed.

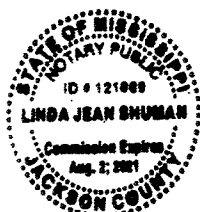
WITNESS THE SIGNATURE of the Grantor, this the 15th day of May, 2018,

Kurt J. Mulling 5/15/18
Kurt Joseph Mulling, individually and as
Power of Attorney for Kurt Joseph Mulling
and Karen Eva Mulling Lyon

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state on this 15th day of May, 2018, within my jurisdiction, the within named Kurt Joseph Mulling, who acknowledges that he executed the above and foregoing instrument.

GIVEN under my hand and the official seal of my office.



Linda J. Shuman 5-15-18
Notary Public

169

**MINUTES OF AUGUST 22, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

3

Limited Power of Attorney

BE IT ACKNOWLEDGED that I, Karl Mulling with a mailing address of 1205 Nottingham Hill Rd , Round Rock , Texas, 78664, the "Principal", do hereby grant a limited and specific power of attorney to Kurt Mulling of 54 Lazenby Rd , Petal , Mississippi, 39465 as my "Attorney-in-Fact".

Said Attorney-in-Fact shall have full power and authority to undertake and perform only the following acts on my behalf:

To sell property at 205 St. Charles Ave. Long Beach, MS

The authority herein shall include such incidental acts as are reasonably required to carry out and perform the specific authorities granted herein. My Attorney-in-Fact agrees to accept this appointment subject to its terms, and agrees to act and perform in said fiduciary capacity consistent with my best interest, as my Attorney-in-Fact in its discretion deems advisable.

The Attorney-in-Fact shall be able to have the authority herein beginning November 24th 2017 and end when the act has been completed. Immediately afterwards this form shall become void. In addition, this power of attorney shall immediately be voided upon a revocation form being authorized by the Principal.

This power of attorney is governed by the laws in the State of Mississippi and shall be signed in the presence of a notary public.

Principal's Signature



Karl Mulling

ACCEPTANCE OF APPOINTMENT

I, Kurt Mulling, the attorney-in-fact, hereby accept appointment as attorney-in-fact in accordance with the foregoing instrument.

Attorney-in-Fact's Signature



Kurt Mulling

Page 1

4

ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF Mississippi

Harrison County, ss.

On this 24 day of November, 2017, before me appeared Karl Mulling, as Principal of this Power of Attorney who proved to me through government issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that he executed the same as his free act and deed.



Notary Public's Signature

Gregory Williams

Notary Public Print Name

My commission expires: 10/23/20



Page 3

MINUTES OF AUGUST 22, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

5

Limited Power of Attorney

BE IT ACKNOWLEDGED that I, Karen Lyon with a mailing address of 1600 Lake Emerald Lane, Knoxville, Tennessee, 37922, the "Principal", do hereby grant a limited and specific power of attorney to Kurt Mulling of 54 Lazenby Rd, Petal, Mississippi, 39465 as my "Attorney-in-Fact".

Said Attorney-in-Fact shall have full power and authority to undertake and perform only the following acts on my behalf:

To sell property at 205 St. Charles Ave. Long Beach, MS.

The authority herein shall include such incidental acts as are reasonably required to carry out and perform the specific authorities granted herein. My Attorney-in-Fact agrees to accept this appointment subject to its terms, and agrees to act and perform in said fiduciary capacity consistent with my best interest, as my Attorney-in-Fact in its discretion deems advisable.

The Attorney-in-Fact shall be able to have the authority herein beginning November 24th 2017 and end when the act has been completed. Immediately afterwards this form shall become void. In addition, this power of attorney shall immediately be voided upon a revocation form being authorized by the Principal.

This power of attorney is governed by the laws in the State of Mississippi and shall be signed in the presence of a notary public.

Principal's Signature
Karen Lyon

Karen Lyon

ACCEPTANCE OF APPOINTMENT

I, Kurt Mulling, the attorney-in-fact, hereby accept appointment as attorney-in-fact in accordance with the foregoing instrument.

Attorney-in-Fact's Signature
Kurt Mulling

Kurt Mulling

4

ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF Mississippi

Harrison County, ss.

On this 24 day of November, 2017, before me appeared Karen Lyon, as Principal of this Power of Attorney who proved to me through government issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that he executed the same as his free act and deed.

Notary Public's Signature

Gregory Williams

Notary Public Print Name

My commission expires: 10/23/20



REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

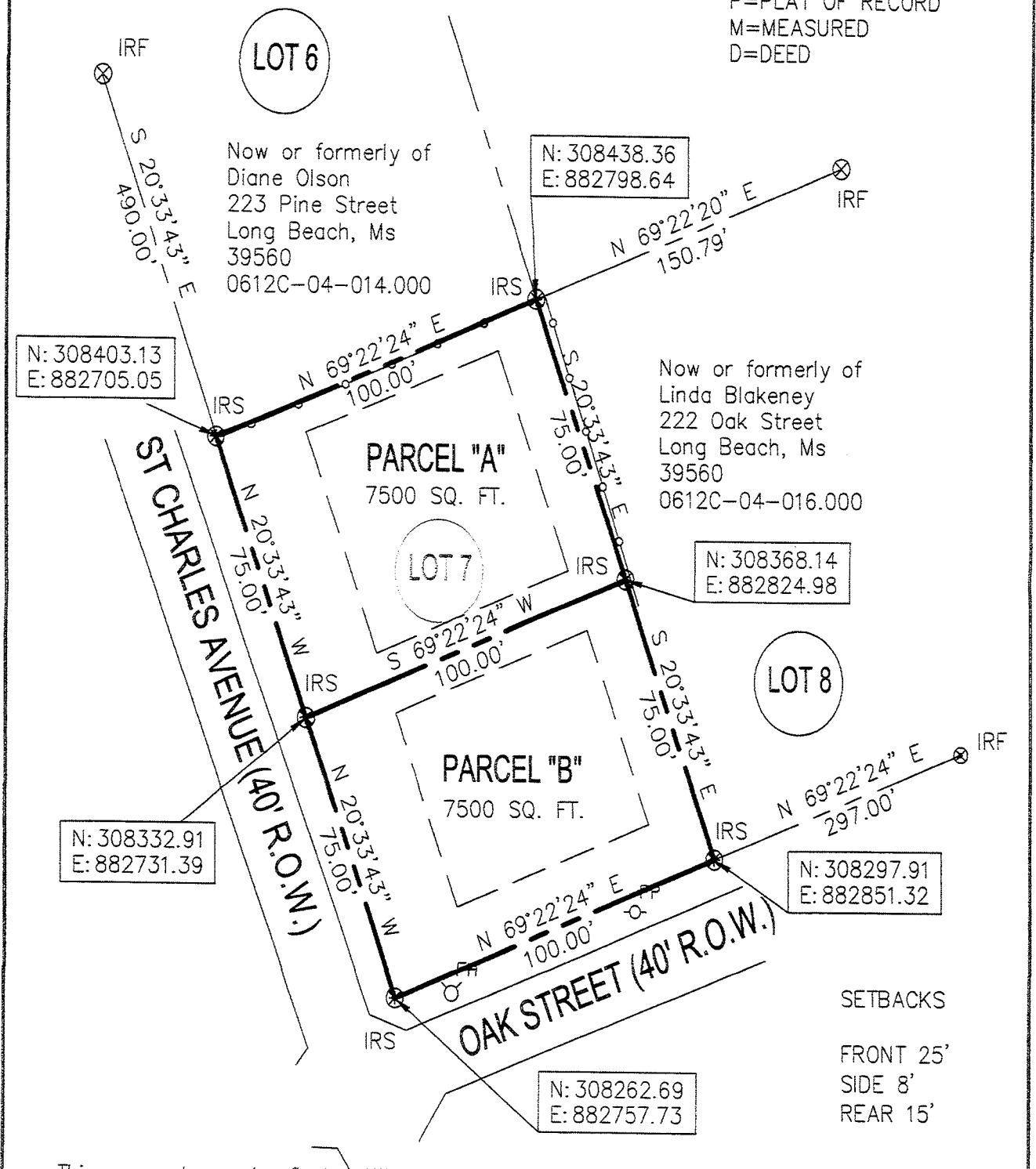
CERTIFICATE OF RESUBDIVISION
205 ST CHARLES AVENUE
LOT 7, BLOCK 4, QUARLES ADDITION
LONG BEACH, HARRISON COUNTY, MISSISSIPPI
PARCEL #0612C-04-015.000



SCALE: 1"=40'
IRF 1/2" IRON ROD FOUND
IPF 3/4" IRON PIPE FOUND
IRS 1/2" IRON ROD SET

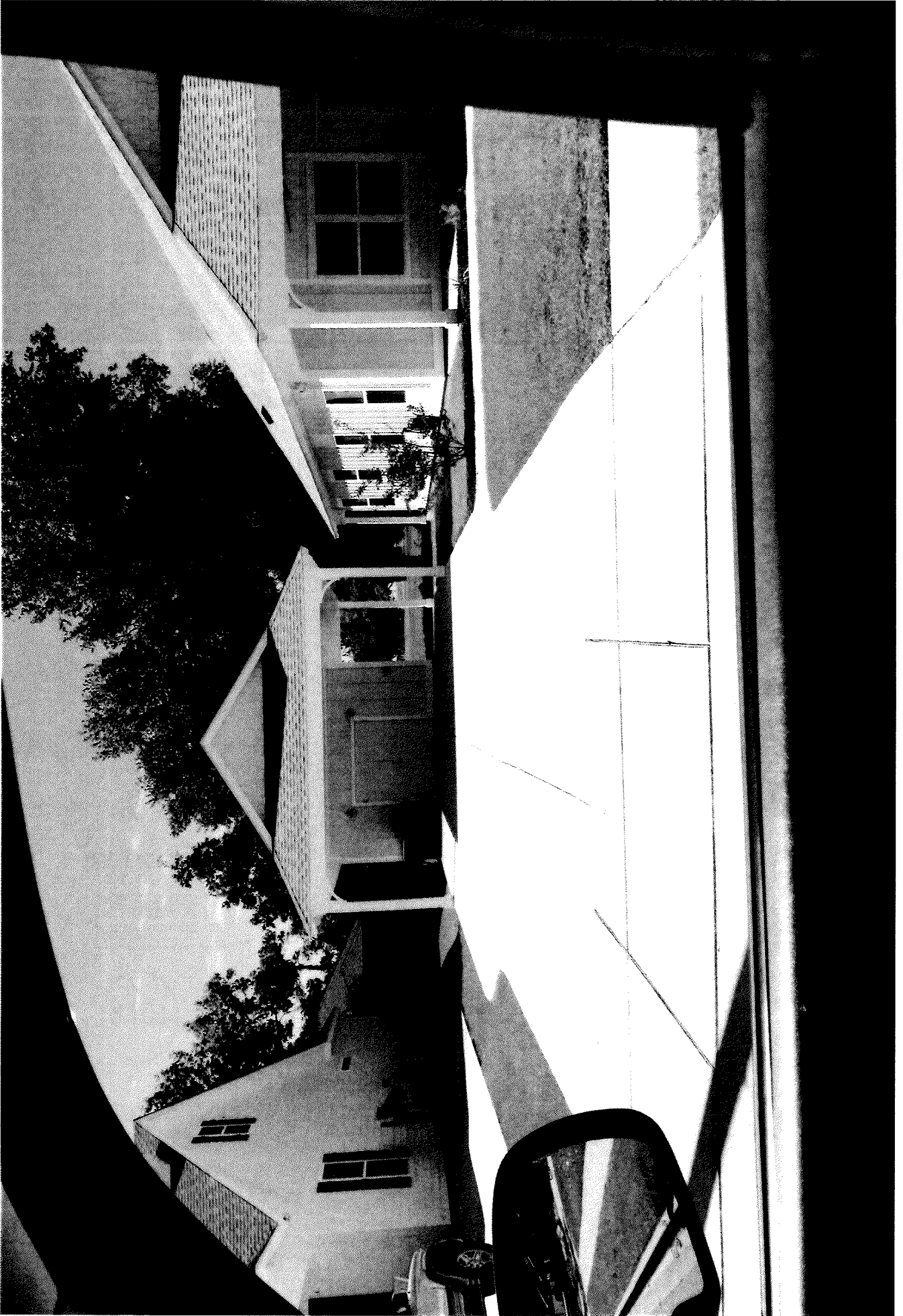
BLOCK 4

P=PLAT OF RECORD
M=MEASURED
D=DEED



SETBACKS
FRONT 25'
SIDE 8'
REAR 15'

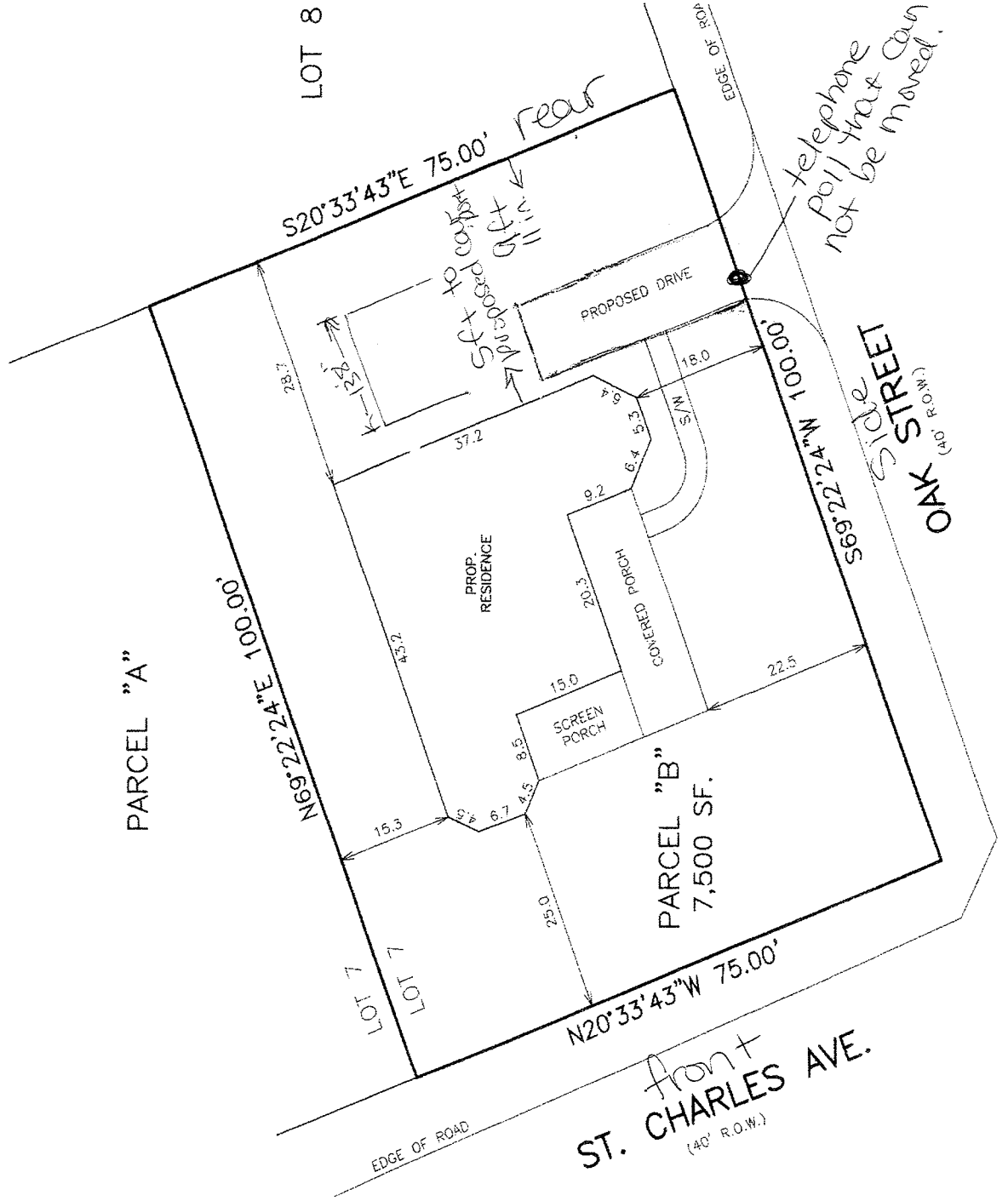
MINUTES OF AUGUST 22, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

QUARLES ADDITION, LONG BEACH,
HARRISON CO., MS



Front
ST. CHARLES AVE.
(40' R.O.W.)

Side
OAK STREET
(40' R.O.W.)

telephone
pole that can
not be moved.

LOT 8

LOT 7

PARCEL "A"

PARCEL "B"
7,500 SF.

4

**MINUTES OF AUGUST 22, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

The Clerk reported that fourteen (14) notices of Public Hearing were sent by regular mail to property owners within one hundred fifty feet (150') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office, and the Water Department, 201 Jeff Davis Avenue and the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

City of Long Beach



LEGAL NOTICE

PUBLIC HEARING

In accordance with Article XIX of the Comprehensive Long Beach Unified Land Ordinance 598 of the City of Long Beach, Mississippi (2013) as amended, notice is hereby given advising that the Planning and Development Commission for the City of Long Beach will hold a Public Hearing for the purpose of considering a **Variance**.

Burt Juneau, 313 Oak Street, Long Beach, MS, 39560, has filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance **the applicant is requesting a five (5) foot variance to construct a detached carport. Ordinance 598, Section 143 (C), states "No accessory building shall be located within ten (10) feet of any other structure, excluding swimming pools."** The property of the requested Variance is 205 Saint Charles Avenue, Tax Parcel number is 0612C-04-015.000. The legal description is as follows:

LOT 7 BLK 4 QUARLES ADD SEC 14-8-12

A Public Hearing to consider the above Variance will be held in the City of Long Beach, Mississippi 39560, Thursday, August 22, 2019, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed
Chairman
Planning Commission

175

**MINUTES OF AUGUST 22, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

BEFORE ME, the under signed legal authority authorized to administer oaths in and for the jurisdiction aforesaid, on this day personally appeared before me, TINA M DAHL, known to me to be the Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission, who being by me first duly sworn, deposes and says on oath as follows, to-wit:

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission;

2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within One Hundred Fifty Feet (150'), excluding public right of ways, of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such Public Hearings and the business of the Planning and Development Commission in and for the City of Long Beach;

3. That on July 31, 2019, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to 14 (fourteen) property owners within One Hundred Fifty Feet (150'), excluding public right of ways, of, Tax Parcel 0612C-04-015.000, notifying them that a Public Hearing will be held, August 22, 2019, to consider an application for a Variance.


Given under my hand this the 31st day of July 2019.



STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 31st day of July 2019.

-My Commission Expires-



NOTARY PUBLIC



MINUTES OF AUGUST 22, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Easy Peel® Labels
Use Avery® Template 5160®

▲ Feed Paper Bend along line to expose Pop-up Edge™



Linda Blakeney
222 Oak Street
Long Beach, MS 39560

Sevant, Richard R & Brenda K
218 Oak Street
Long Beach, MS 39560

Olson, Kathleen Diane
229 Pine Street
Long Beach, MS 39560

Wescovich, Thomas E & Chrystal W
221 Pine Street
Long Beach, MS 39560

Patenotte, Robert R Jr
219 Pine Street
Long Beach, MS 39560

Davenport, Bridgette M
303 Saint Charles Avenue
Long Beach, MS 39560

Bissett, William C & Donna M
215 Oak Street
Long Beach, MS 39560

Matheny, Marvin G & Dorothy -
Trustee-
213 Oak Street
Long Beach, MS 39560

Gardner, Mary M
302 Saint Charles Avenue
Long Beach, MS 39560

Gilligan, Michael J
308 Oak Street
Long Beach, MS 39560

Niolet, Veronica A
302 Oak Street
Long Beach, MS 39560

Pettis, Naomi
206 Saint Charles Avenue
Long Beach, MS 39560

Marino, Jesse Cooper
204 Saint Charles Avenue
Long Beach, MS 39560

Stevens, Robert D & Shirley A
202 Saint Charles Avenue
Long Beach, MS 39560

The Clerk reported that she did cause to be published in the Gazebo Gazette, a newspaper with general circulation in the City of Long Beach, and published in Harrison County, Legal Notice and Public Hearing, as evidenced by Publisher's Proof of Publication as follows:

Proof of Publication

PUBLIC HEARING

In accordance with Article XIX of the Comprehensive Long Beach Unified Land Ordinance 598 of the City of Long Beach, Mississippi (2013) as amended, notice is hereby given advising that the Planning and Development Commission for the City of Long Beach will hold a Public Hearing for the purpose of considering a Variance.

Bun Jimrau, 313 Oak Street, Long Beach, MS, 39560, has filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance. The applicant is requesting a five (5) foot variance to construct a detached carport. Ordinance 598, Section 143 (C), states "No accessory building shall be located within ten (10) feet of any other structure, excluding swimming pools." The property of the requested Variance is 205 Saint Charles Avenue, Tax Parcel number is 0612C-04-015.000. The legal description is as follows:

LOT 2 BLK 4 QUARLES ADD SEC 14-3-12

A Public Hearing to consider the above Variance will be held in the City of Long Beach, Mississippi 39560, Thursday, August 22, 2019, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed Chairman Planning Commission 201 Jeff Davis - P.O. Box 925, Long Beach, MS 39560 • 663-1554 • FAX 663-1556

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me the undersigned notary in and for said County and State, HUNTER DAWKINS, publisher of THE GAZEBO GAZETTE, a newspaper printed and published in Harrison County, who being duly sworn, deposes and says the publication of this notice hereunto attached has been made to the said publication _____ weeks in the following numbers and on the following dates of such paper:

Vol. XIV No. 31 dated 8 day of 2, 2019

Vol. ___ No. ___ dated ___ day of ___, 20__

Vol. ___ No. ___ dated ___ day of ___, 20__

Vol. ___ No. ___ dated ___ day of ___, 20__

Vol. ___ No. ___ dated ___ day of ___, 20__

Vol. ___ No. ___ dated ___ day of ___, 20__

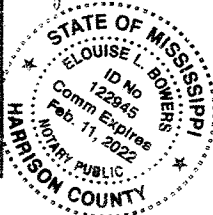
Vol. ___ No. ___ dated ___ day of ___, 20__

Vol. ___ No. ___ dated ___ day of ___, 20__

Affiant further states on oath that said newspaper has been established and published continuously in said county for period of more than twelve months prior to the first publication of said notice.

[Signature]
Publisher

Sworn to and subscribed before me this 5 day of August A.D. 2019.



[Signature]
Notary Public

**MINUTES OF AUGUST 22, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**


Commission Chairman asked for anyone speaking in favor or opposition of the request and no one came forward.

The following letter was submitted by Linda Blakeney of 222 Oak Street in support of the request:

August 8, 2019
City of Long Beach
Planning Commission

I support the Variance request for 205 Saint Charles Avenue. The planned home construction will be an improvement to the neighborhood.

Because of the proximity between the backyard of this property and the front yard of my property, I do believe in the future some screening may be necessary.


222 Oak Street
Long Beach, MS 39560

1

Commissioner Seal made motion, seconded by Commissioner Ward and unanimously carried to close the Public Hearing.

Commissioner McKenzie made motion, seconded by Commissioner Husband and unanimously carried recommending the approval of the Variance with order to file a Non-Conversion Agreement with the Harrison County Courthouse upon completion of the detached carport.

**MINUTES OF AUGUST 22, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Be it remembered that a Regular Meeting before the Long Beach Planning and Development Commission, Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 22nd day of August 2019, in the Long beach City Hall Meeting Room, 201 Jeff Davis Avenue, in said City, and the same being the time, date and place fixed for holding said Regular Meeting.

There were present and in attendance on said Commission and at the meeting the following named persons: Commission Chairman Frank Olavair, Commissioners Shawn Barlow, Eddie Seal, Larry Ward, Kevin McKenzie, Junior Husband, City Consultant Bill Hessell, Building Official Mike Gundlach and Minutes Clerk Tina M. Dahl.

Absent the meeting were Commissioners Mark McMillan, Jeff Hansen and Chris Carrubba.

There being a quorum present and sufficient to transact the business of this regular meeting, the following proceedings were had and done.

Commissioner Barlow made motion, seconded by Commissioner Ward and unanimously carried to approve the Regular Meeting minutes of August 8, 2019, as submitted.

It came for discussion under New Business a Certificate of Resubdivision for property located at 158 Central Avenue, Tax Parcels 0711N-05-017.000 and 0711N-05-016.001, submitted by William J. Little, Jr., as follows:

MINUTES OF AUGUST 22, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



CITY OF LONG BEACH
 PLANNING DEPARTMENT
 201 JEFF DAVIS AVENUE
 PO BOX 929
 LONG BEACH, MS 39560
 (228) 863-1554
 (228) 863-1558 FAX

Office use only	
Date Received	7-23-19
Zoning	R-1
Agenda Date	8-22-19
Check Number	6060

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 0711N-05-017.000 & 0711N-05-016.001
- III. GENERAL LOCATION OF PROPERTY INVOLVED: 250' N. OF FINLEY ST. ON WEST SIDE OF CENTRAL AVENUE
- IV. ADDRESS OF PROPERTY INVOLVED: 158 CENTRAL AVENUE
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of 2 EXISTING PARCELS
 Into 1 PARCEL

VI. **REQUIRED ATTACHMENTS:**

- A. Resubdivision Survey and Certificate (see attached example) on no less than 11" X 17" paper.
- B. Cash or Check payable to the City of Long Beach in the amount of \$250.00
- C. Proof of ownership (copy of recorded warranty deed), if applicable proof of authority to act as agent for owner.

*****NOTE*** APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.**

VII. **OWNERSHIP AND CERTIFICATION:**

READ BEFORE EXECUTING, the applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than fifteen (15) days before the 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

Ownership: I the undersigned due hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and also agree to pay all fees and charges as stated.

WILLIAM J. LITTLE, JR.

Name of Rightful Owner (PRINT)

P.O. BOX 927

Owner's Mailing Address

GULFPORT MS 39502

City State Zip

Name of Agent (PRINT)

Agent's Mailing Address

City State Zip

Phone

Phone

Signature of Rightful Owner

Date

7-23-19

Signature of Applicant

Date

MINUTES OF AUGUST 22, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application.

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or authorized to act as the owner's agent for herein described request.

NAME OF OWNER (PRINT) Kimberly Lentz

ADDRESS (STREET, CITY, STATE, ZIP CODE) 173 Ocean Wave Ave

PHONE # (H) (C) 228 224 - 9348

TAX PARCEL NUMBER(S) OWNED 0711N-05-017.000; 0711N-05-016.001

SIGNATURE Kimberly R Lentz

NAME OF OWNER (PRINT) William J. Little, Jr.

ADDRESS (STREET, CITY, STATE, ZIP CODE) Cerol Ave

PHONE # (H) (C) 228 223- 4117

TAX PARCEL NUMBER(S) OWNED 0711N-05-017 000; 0711N-05-016.001

SIGNATURE [Signature]

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (C) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE _____

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (C) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE _____

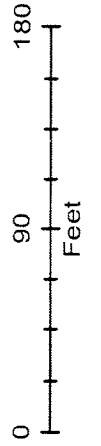
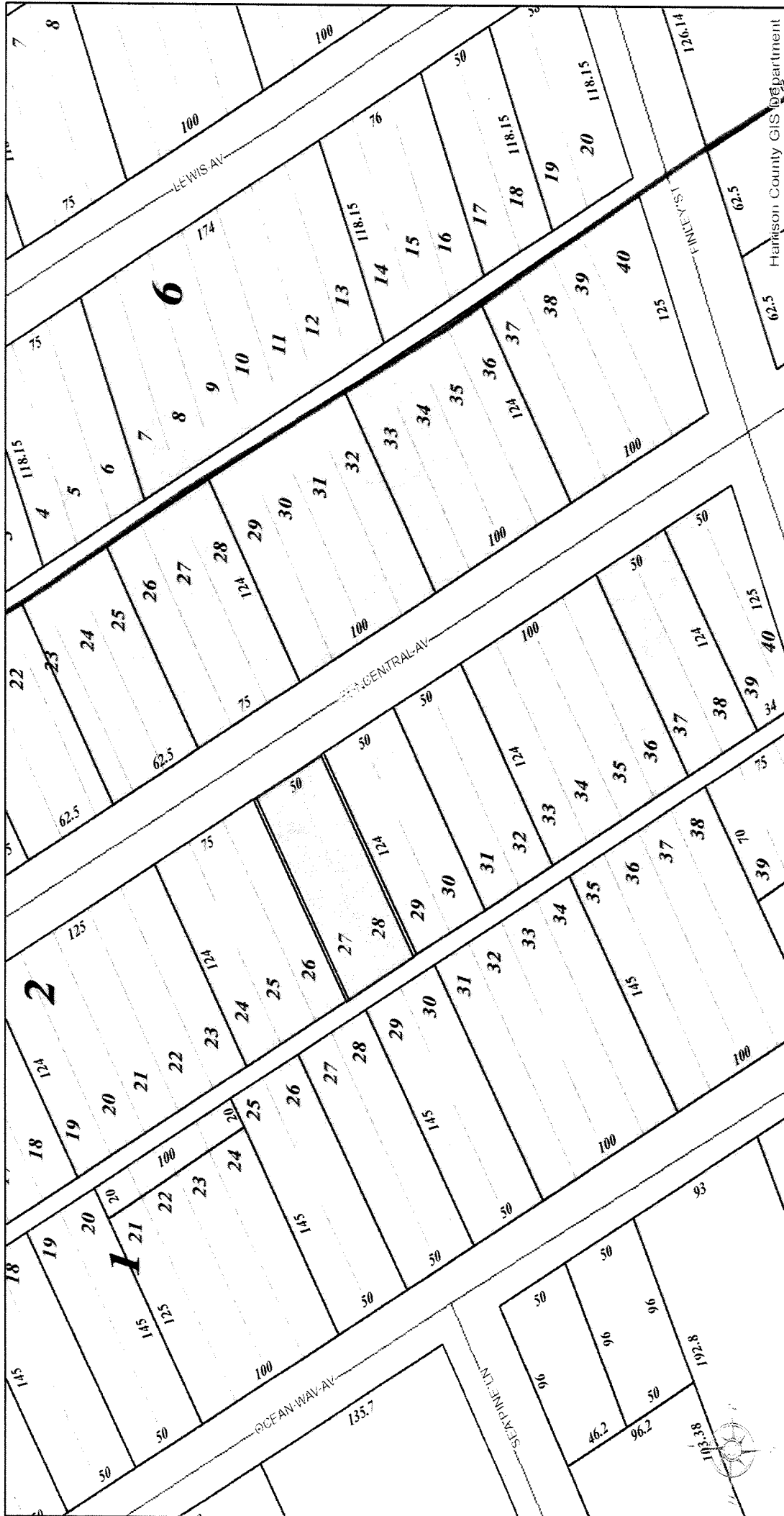
(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR

SPOKES PERSON/AGENT FOR YOU: William J. Little Jr.

**MINUTES OF AUGUST 22, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

07111N-05-017.000, 158 CENTRAL AVENUE



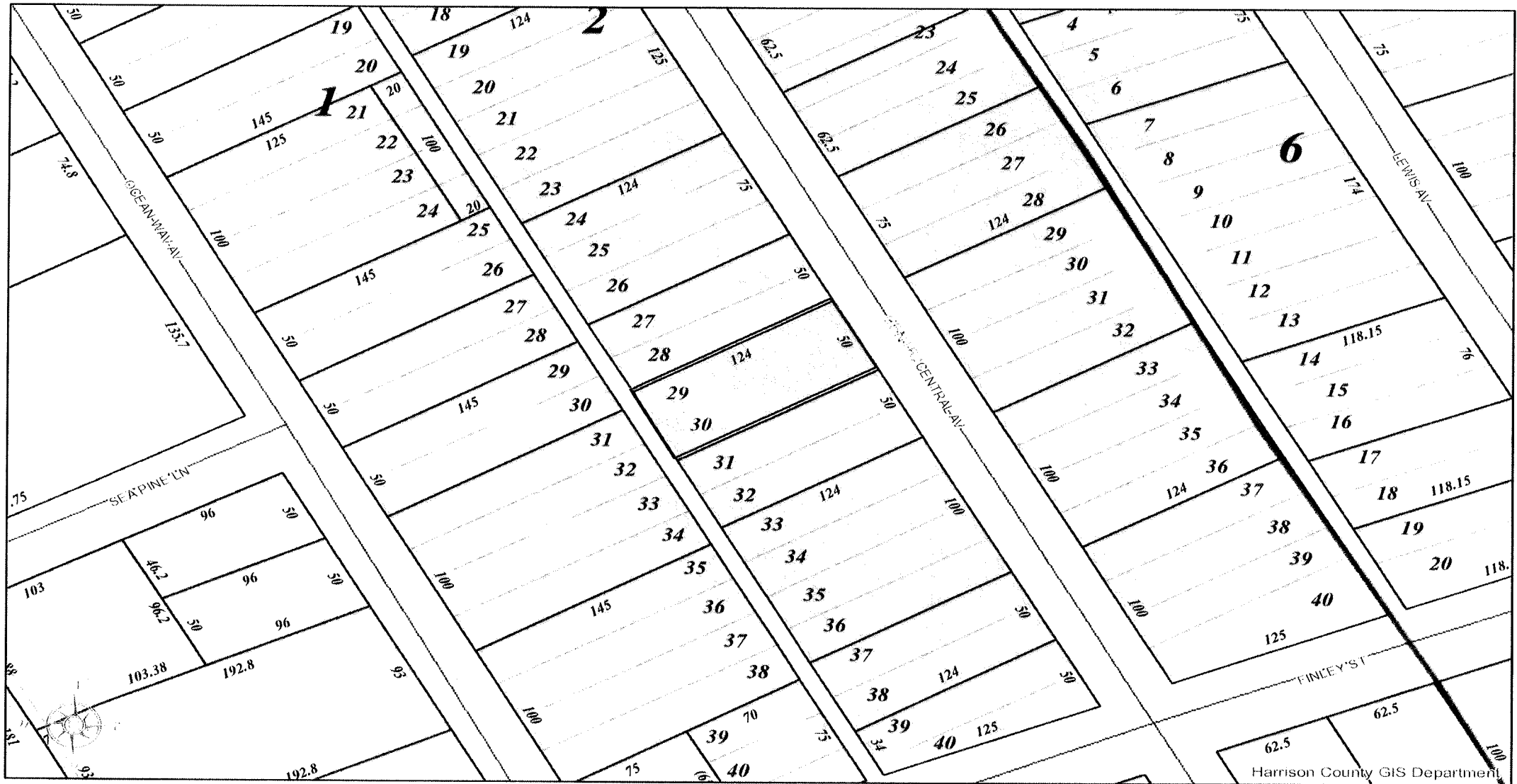
HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.
TAL FLURRY, TAX ASSESSOR.

MAP DATE: August 15, 2019



0711N-05-016.001, 158 CENTRAL AVENUE



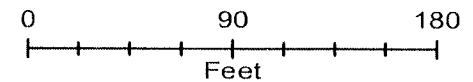
Harrison County GIS Department



HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP. TAL FLURRY, TAX ASSESSOR.

DATE: August 15, 2019



183

**MINUTES OF AUGUST 22, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



1st Judicial District
Instrument 2014-4973 D - J1
Filed/Recorded 7/21/2014 09:43 A
Total Fees \$ 15.00
2 Pages Recorded

SCANNED



Prepared By:
William J. Little, Jr.
Lentz & Little, P.A.
2012 23rd Avenue
Gulfport, MS 39501
(228) 867-6050

Return To:
William J. Little, Jr.
Lentz & Little, P.A.
2012 23rd Avenue
Gulfport, MS 39501
(228) 867-6050

**STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT**

INDEXING INSTRUCTIONS: Lots 27, 28, 29, and 30, Block 2, Ocean Wave Addition (158 Central Avenue, Long Beach, MS 39560), a subdivision as per the official map or plat thereof on file and of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi in Copy Book 2 at Page 113.

GRANTOR:
Deborah Kay Hester
221 West Old Pass Road
Long Beach, MS 39560
228-863-0107

GRANTEES:
William J. Little, Jr. and Kimberly R. Lentz
P. O. Box 927
Gulfport, MS 39502-0927
228-867-6050

WARRANTY DEED

For and in consideration of the sum of Ten (\$10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which are hereby acknowledged, the undersigned **Deborah Kay Hester** does hereby sell, convey and warrant unto **William J. Little, Jr. and Kimberly R. Lentz**, as tenants by the entirety, the following property situated and being in Harrison County, Mississippi, to wit:

Lots 27, 28, 29, and 30, Block 2, Ocean Wave Addition (158 Central Avenue, Long Beach, MS 39560), a subdivision as per the official map or plat thereof on file and of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi in Copy Book 2 at Page 113.

Less and except any prior conveyances or reservations of oil, gas or mineral interest which have been previously reserved or conveyed.

Less and except all easements of record or obvious on reasonable inspection of the subject property.

As to Lots 29 and 30, subject to the Covenants Running With The Land-Hurricane Katrina dated September 23, 2006 and recorded as Instrument No. 2006-1032D-J1.

As to Lot 27, subject to the Easement of the City of Long Beach across the North 10 feet of Lot 27 for a sewer line utility easement dated August 4, 1999 and recorded in Deed Book 1461 at Page 17.

As to all Lots, subject to the lien for ad valorem taxes for the year 2014 for Harrison County, Mississippi, which are not due and payable until January, 2015. Ad valorem taxes for the year 2014 on the herein described parcel are prorated as of the date of this transfer and are assumed by Grantees herein.

This property is not part of the homestead of the Grantor.

WITNESS MY SIGNATURE on this the 21st day of July, 2014.

GRANTOR:

Deborah Kay Hester

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named **Deborah Kay Hester**, who acknowledged that she signed, sealed and delivered the above and foregoing instrument, on the day and year therein mentioned.

Given under my hand and official seal, this the 21st day of July, 2014.

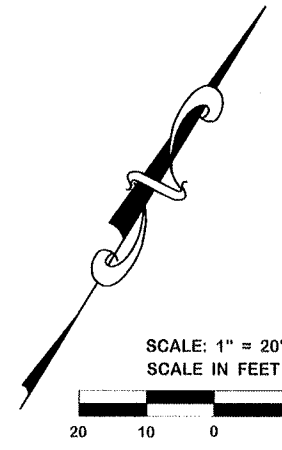
Cindy Sibley
NOTARY PUBLIC

MY COMMISSION EXPIRES:

October 3, 2015



PLAT SHOWING RESUBDIVISION
OF
PARCELS #0711N-05-017.000
& 0711N-05-016.001
INTO A SINGLE PARCEL
LOTS 27-30, BLOCK 2,
OCEAN WAVE ADDITION
(PLAT BOOK 3, PAGE 66)
CITY OF LONG BEACH,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI
FOR
**WILLIAM J. LITTLE &
KIMBERLY R. LENTZ**



SCALE: 1" = 20'
SCALE IN FEET

NOTES:

- 1.) No attempt has been made by Cassidy-Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
- 2.) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.

REFERENCE MAPS:

- A.) Survey of Lots 29 & 30, Block 2, OCEAN WAVE ADDITION prepared by E. P. Cassidy on May 11, 1964.
- B.) Survey of Lots 37 & 38, Block 2, OCEAN WAVE ADDITION prepared by J. M. Cassidy on April 6, 2016.
- C.) Survey of Lots 39 & 40, Block 2, OCEAN WAVE ADDITION prepared by J. M. Cassidy on May 20, 2016.

REFERENCE BEARINGS:

Bearings are based on Reference Map "Official Subdivision Plat of OCEAN WAVE ADDITION" recorded in Plat Book 3, Page 66. (*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.

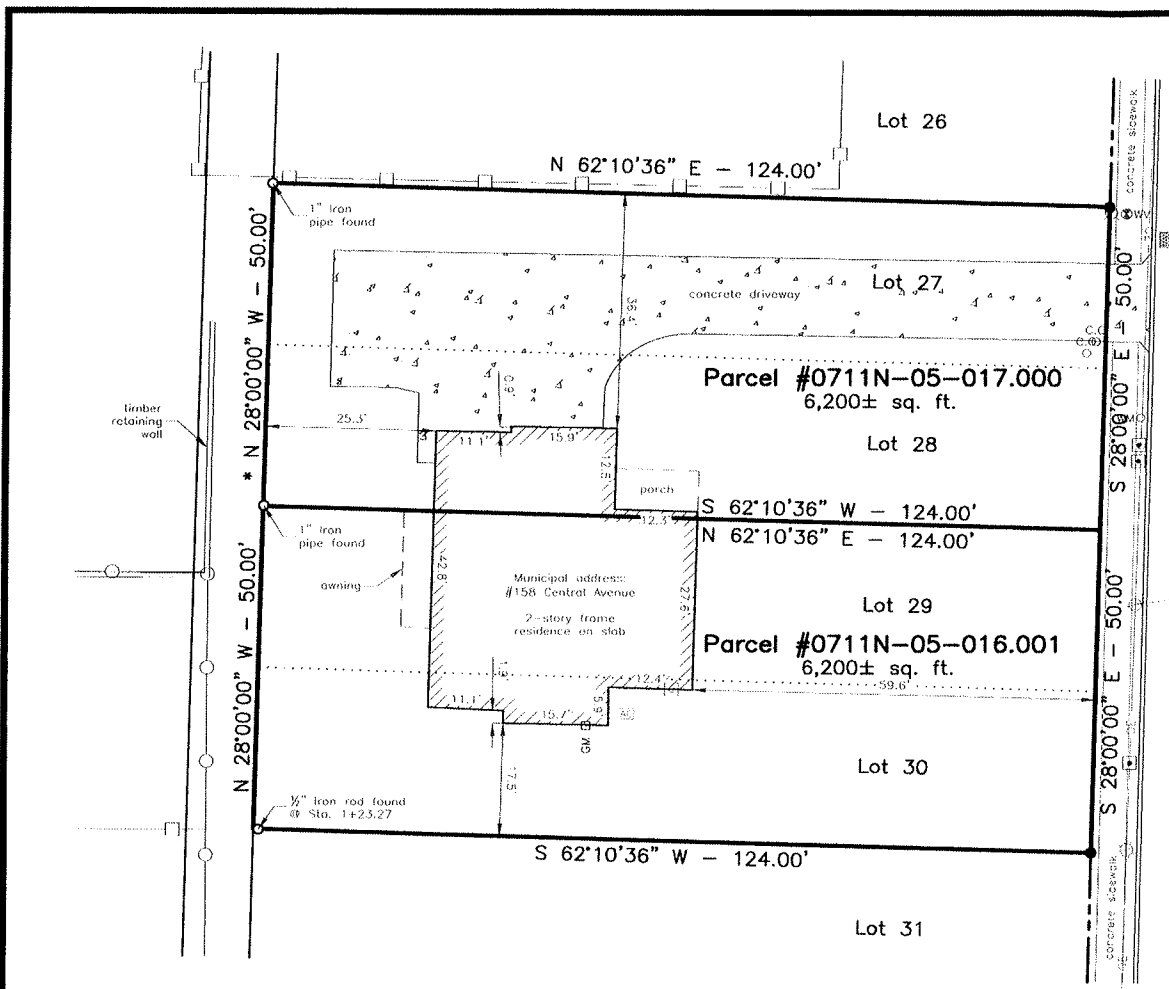
FEMA FLOOD ZONE AND HAZARDS:

This lot is located in Flood Zone "X" Area of/per FEMA Map Community Panel Number 28047C 0357 G for Harrison County, Mississippi dated December 21, 2017. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.

SHEET 1 OF 4

CASSADY-ACADIA
LAND SURVEYING, L.L.C.
Louisiana • Mississippi • Texas
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)896-7155 Fax • (228)896-8405
Email • Surveys@Cassady-Acadia.com

FIELD WORK COMPLETED ON: July 15, 2019



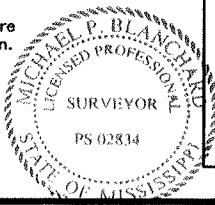
CENTRAL AVENUE
40.5' R.O.W. / PUBLIC ASPHALT ROADWAY

CERTIFICATION:

This is to certify to **WILLIAM J. LITTLE & KIMBERLY R. LENTZ** that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Minimum Standards of Practice for Land Surveyors as set forth by the State of Mississippi, Board of Licensure for Professional Engineers and Surveyors and that the accuracy specification and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

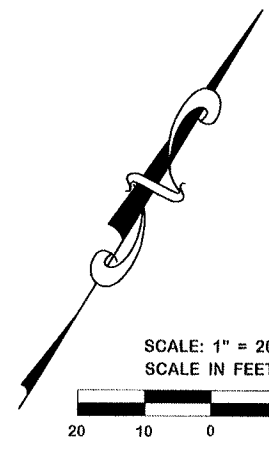
Michael P. Blanchard
Michael P. Blanchard, PS, Reg. No. 2834

This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.



LEGEND			
FOUND PROPERTY CORNER (AS NOTED)	○	EXISTING AIR CONDITIONER	AC
SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)	●	EXISTING MAILBOX	FB
EXISTING POWER POLE	⊗	EXISTING SEWER CLEANOUT	C.O.
EXISTING POWER POLE WITH LIGHT	⊗	EXISTING AREA INLET CATCH BASIN	■
EXISTING ELECTRIC PEDESTAL	□	EXISTING FIRE HYDRANT	⊕
EXISTING OVERHEAD POWER LINE	—○—	EXISTING WATER METER	WM ○
EXISTING IRON FENCE LINE	—○—	EXISTING WATER VALVE	WV
EXISTING WOOD FENCE LINE	—□—	EXISTING GAS METER	GM □

PLAT SHOWING RESUBDIVISION
 OF
PARCELS #0711N-05-017.000
& 0711N-05-016.001
INTO A SINGLE PARCEL
 LOTS 27-30, BLOCK 2,
 OCEAN WAVE ADDITION
 (PLAT BOOK 3, PAGE 66)
 CITY OF LONG BEACH,
 FIRST JUDICIAL DISTRICT OF
 HARRISON COUNTY, MISSISSIPPI
 FOR
WILLIAM J. LITTLE &
KIMBERLY R. LENTZ



REFERENCE MAPS:

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- B.) Survey of Lots 37 & 38, Block 2, OCEAN WAVE ADDITION prepared by J. M. Cassidy on April 6, 2016.
- C.) Survey of Lots 39 & 40, Block 2, OCEAN WAVE ADDITION prepared by J. M. Cassidy on May 20, 2016.

REFERENCE BEARINGS:
 Bearings are based on Reference Map "Official Subdivision Plat of OCEAN WAVE ADDITION" recorded in Plat Book 3, Page 66. (*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.

- NOTES:**
- 1.) No attempt has been made by Cassidy-Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
 - 2.) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.

FEMA FLOOD ZONE AND HAZARDS:
 This lot is located in Flood Zone "X" Area of/per FEMA Map Community Panel Number 28047C 0357 G for Harrison County, Mississippi dated December 21, 2017. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.

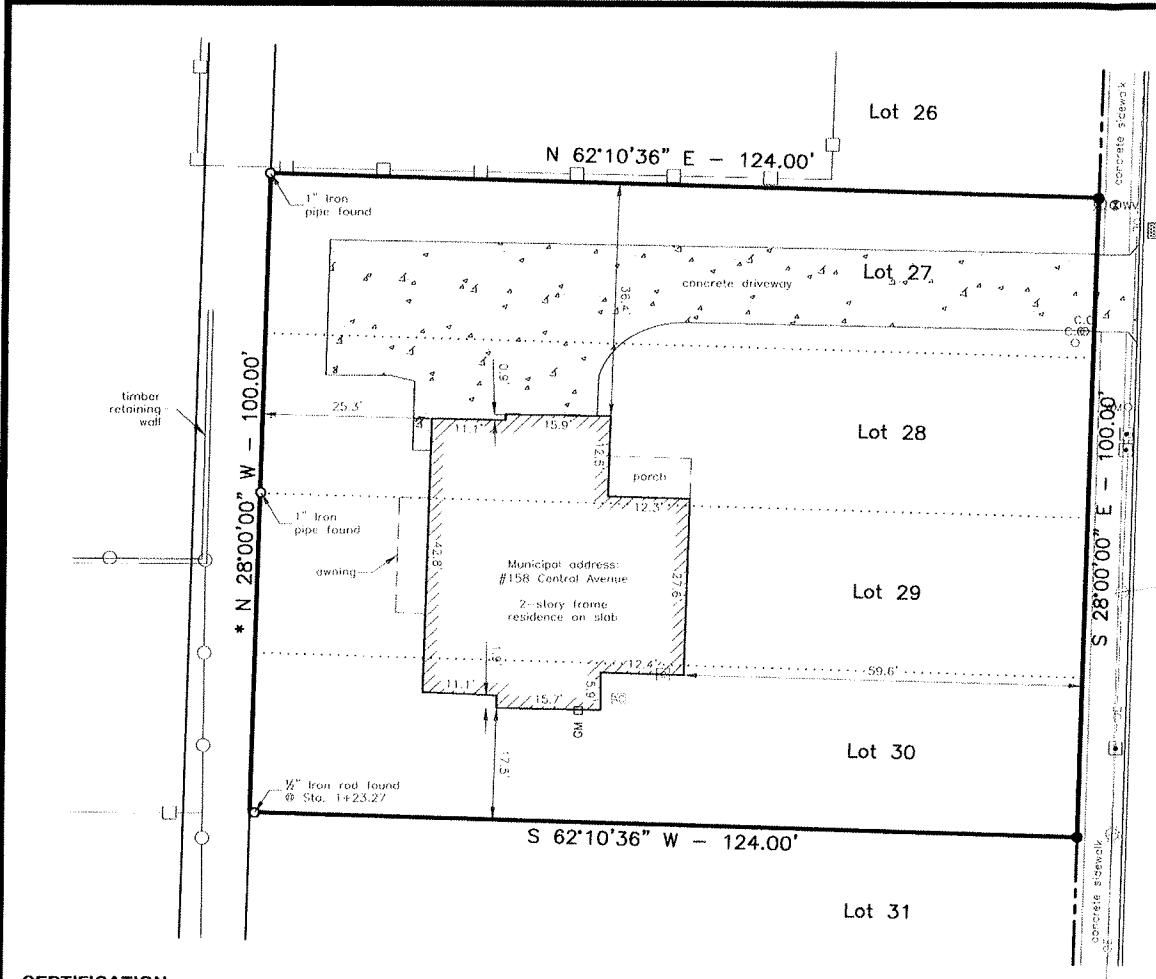
SHEET 2 OF 4

CASSADY-ACADIA
 LAND SURVEYING, L.L.C.

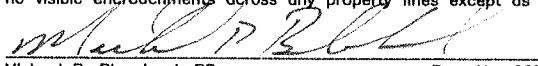
Louisiana • Mississippi • Texas

1714 22nd Avenue, Gulfport, Mississippi 39501
 Phone • (228)896-7155 Fax • (228)896-8405
 Email • Surveys@Cassady-Acadia.com

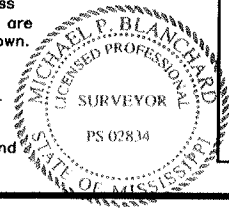
FIELD WORK COMPLETED ON: July 15, 2019



CERTIFICATION:
 This is to certify to **WILLIAM J. LITTLE & KIMBERLY R. LENTZ** that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Minimum Standards of Practice for Land Surveyors as set forth by the State of Mississippi, Board of Licensure for Professional Engineers and Surveyors and that the accuracy specification and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.


 Michael P. Blanchard, PS, Reg. No. 2834

This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.



LEGEND			
FOUND PROPERTY CORNER (AS NOTED)	○	EXISTING AIR CONDITIONER	AC
SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)	●	EXISTING MAIL BOX	EB
EXISTING POWER POLE	⊗	EXISTING SEWER CLEANOUT	CO
EXISTING POWER POLE WITH LIGHT	⊗	EXISTING AREA INLET CATCH BASIN	■
EXISTING ELECTRIC PEDESTAL	⊠	EXISTING FIRE HYDRANT	⊕
EXISTING OVERHEAD POWER LINE	—○—	EXISTING WATER METER	WM ○
EXISTING IRON FENCE LINE	—○—	EXISTING WATER VALVE	⊕w
EXISTING WOOD FENCE LINE	—□—	EXISTING GAS METER	GM EB

CERTIFICATE OF RESUBDIVISION

In accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been subdivided from Harrison County ad valorem tax parcel numbers 0711N-05-016.001 and 0711N-05-017.000 into One new parcel. The subject properties are generally described as being located adjacent to Central Avenue.

LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION:

PARCEL NO. 0711N-05-016.001
(Instrument No. 2014-4973-D-J1)

Lots 29 and 30, Block 2, OCEAN WAVE ADDITION (Plat Book 3, Page 66), City of Long Beach, First Judicial District of Harrison County, Mississippi.

PARCEL NO. 0711N-05-017.000
(Instrument No. 2014-4973-D-J1)

Lots 27 and 28, Block 2, OCEAN WAVE ADDITION (Plat Book 3, Page 66), City of Long Beach, First Judicial District of Harrison County, Mississippi.

LEGAL DESCRIPTION OF THE NEW PARCEL READS AS FOLLOWS:

Lots 27, 28, 29 and 30, Block 2, OCEAN WAVE ADDITION (Plat Book 3, Page 66), City of Long Beach, First Judicial District of Harrison County, Mississippi.

PLAT SHOWING RESUBDIVISION
OF
PARCELS #0711N-05-017.000 &
0711N-05-016.001 INTO A SINGLE PARCEL
LOTS 27-30, BLOCK 2, OCEAN WAVE ADDITION
(PLAT BOOK 3, PAGE 66) CITY OF LONG BEACH,
FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI
FOR
WILLIAM J. LITTLE &
KIMBERLY R. LENTZ

SHEET 3 OF 4

 **CASSADY-ACADIA**
LAND SURVEYING, LLC
Louisiana • Mississippi • Texas
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)896-7155 Fax • (228)896-8405
Email • Surveys@Cassady-Acadia.com

FIELD WORK COMPLETED ON July 13, 2019

CERTIFICATE OF OWNERSHIP:

I hereby certify that, William J. Little, Jr. is the owner of the property described hereon, which property is within the subdivision regulation jurisdiction of the City of Long Beach, and that I freely adopt this plan of subdivision.

[Signature] Date: 7.23.19
 William J. Little, Jr., Owner

Subscribed and sworn to before me, in my presence this 23rd day of July, 2019, a Notary Public in and for the County of Harrison, State of Mississippi.

[Signature]
 NOTARY PUBLIC

My Commission Expires: September 9, 2022



CERTIFICATE OF OWNERSHIP:

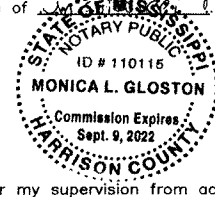
I hereby certify that, Kimberly R. Lentz is the owner of the property described hereon, which property is within the subdivision regulation jurisdiction of the City of Long Beach, and that I freely adopt this plan of subdivision.

[Signature] Date: 7-25-19
 Kimberly R) Lentz, Owner

Subscribed and sworn to before me, in my presence this 23rd day of July, 2019, a Notary Public in and for the County of Harrison, State of Mississippi.

[Signature]
 NOTARY PUBLIC

My Commission Expires: September 9, 2019



CERTIFICATE OF SURVEY AND ACCURACY:

I hereby certify that this map drawn by me or drawn under my supervision from actual survey made by me or actual survey made under my supervision and was prepared in accordance with all-applicable codes and ordinances. Witness my original signature, registration number and seal this the 17 day of July, 2019.

[Signature]
 Michael P. Blanchard, PS
 Registration No. 2834

Subscribed and sworn to before me, in my presence this 17th day of July, 2019, a Notary Public in and for the County of Harrison, State of Mississippi.

[Signature]
 NOTARY PUBLIC

My Commission Expires: at death
James C. Jones 39582

CERTIFICATE OF APPROVAL:

I hereby certify that the Minor Subdivision shown on this plat does not involve the creation of new public streets, or any change in existing public streets, the extension of public water or sewer system or the installation of drainage improvements through one or more lots to serve one or more lots. That the subdivision shown is in all respects in compliance with the City ordinances of Long Beach and that therefore this plat has been approved by the administrator subject to its being recorded in the Harrison County Courthouse within sixty (60) days of the date below.

 Administrator Date:

PLANNING COMMISSION:

Submitted to and approved by the City of Long Beach Planning Commission at the regularly scheduled meeting on the _____ day of _____, 2019.

 Planning Commission Chairman

APPROVAL:

Submitted to and accepted by the City of Long Beach, Board of Aldermen, at the regular meeting of said Board of Aldermen held on the _____ day of _____, 2019.

ATTEST: _____ ADOPT: _____

 City Clerk Mayor

Prepared by: _____
 City of Long Beach
 Planning Commission
 201 Jeff Davis Avenue
 Long Beach, MS 39560
 228-863-1554

PLAT SHOWING RESUBDIVISION
 OF
PARCELS #0711N-05-017.000 &
0711N-05-016.001 INTO A SINGLE PARCEL
 LOTS 27-30, BLOCK 2, OCEAN WAVE ADDITION
 (PLAT BOOK 3, PAGE 66) CITY OF LONG BEACH,
 FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI
 FOR
WILLIAM J. LITTLE &
KIMBERLY R. LENTZ

SHEET 4 OF 4

CASSADY-ACADIA
 LAND SURVEYING, LLC
 Louisiana • Mississippi • Texas
 1714 22nd Avenue, Gulfport, Mississippi 39501
 Phone • (228)896-7155 Fax • (228)896-8405
 Email • Surveys@Cassady-Acadia.com

FIELD WORK COMPLETED ON July 15, 2019

**MINUTES OF AUGUST 22, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

161 Lameuse St., Suite 203
Biloxi, MS 39530
228-967-7137



630 Delmas Ave., Suite B
Pascagoula, MS 39567
228-967-7137

July 26, 2019


City of Long Beach
P.O. Box 929
Long Beach, MS 39560

RE: Certificate of Subdivision - Tax Parcel 0711N-05-017.000 & 0711N-05-016.001

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced parcels on the west side of Central Avenue. This subdivision simply combines two existing parcels into a single parcel and the proposed certificate contains all the appropriate language as required by the City's ordinance. We therefore take no exception to the approval of this subdivision, subject to payment of any required tapping fees or special connection fees as determined by the City's public works department.

Sincerely,



David Ball, P.E.

DB:539

**MINUTES OF AUGUST 22, 2019
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion, and recommendation made by the City Engineer, Commissioner Barlow made motion, seconded by Commissioner Seal and unanimously carried recommending approval of the Resubdivision in accordance with the Subdivision Regulation, Article II. MINOR AND MAJOR SUBDIVISION GENERAL REGULATIONS.

It came for discussion under Development and Research, Commissioner Seal requested that it be stated in the minutes that the City can not authorize a Special Use Permit in an R-1 Zone, in reference to the Special Use Application submitted by the Columbian Knights of Long Beach at the August 8, 2019, meeting.

There being no further business to come before the Planning and Development Commission at this time, Commissioner Barlow made motion, seconded by Commissioner Seal and unanimously carried to adjourn the meeting until the next regular scheduled meeting in due course.

APPROVED:

Commission Chairman Frank Olaiivar

DATE: _____

ATTEST:

Tina M. Dahl, Minutes Clerk

