MINUTES OF OCTOBER 11, 2007
LONG BEACH PLANNING COMMISSION

Be it remembered that a regular meeting of the Long Beach Planning Commission was begun and held at the Long Beach School District Central Office, 19148 Commission Road, Long Beach, Mississippi on Thursday, October 11, 2007 and the same being the time and place fixed for holding said meeting.

There were present and in attendance on said Commission and at the meeting the following named persons: Commission Chairman Frank Olaivar, Commissioners Dale Hare, William Owen, Jacquie Lipski, Roderick Rishel, Building/Code Official Earl Levens, Zoning Enforcement Officer Kenneth Price, and minute clerk Veronica Howard.

Commissioner David Serrato, Tony Vancourt, Tonda Yandell and Planning Commissioner Advisor Bill Hessell were absent at said meeting. Commissioner Joseph Sweetapple arrived late to said meeting.

There being a quorum present sufficient to transact the business of the Planning Commission, the meeting was called to order at 6:30 p.m. and the following proceedings were had and done.

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The Commission Chairman stated that all decisions made at this meeting would have to be ratified by the Mayor and Board of Aldermen at their next regularly scheduled meeting of October 16, 2007 and subject to a ten-day appeal for a Public Hearing.

****

Commissioner Owen made motion seconded by Commissioner Lipski and unanimously carried to approve Planning Commission Minutes of September 27, 2007.

****

Discussion was had in reference to the Master Plan and Mixed Use Districts Code it was decided that the Commission is ready to go to Public Hearing with their findings and they are planning to meet with Commission Advisor on October 15, 2007 for more details and preparation.

The first item on the agenda was Planning Commission for a Certificate of Resubdivision submitted by Mrs. Bernadette Toleson as follows:

CITY OF LONGBEACH, MISSISSIPPI
PO BOX 929
201 JEFF DAVIS AVENUE
TELEPHONE 228-863-1554
FAX 228-865-0822
permits@cityoflongbeachms.com

APPLICATION FOR CASE REVIEW

I. TYPE OF CASE REQUEST
- A. 0 Zoning Change
- B. X Planning Commission Approval - Certificate of Resubdivision
- C. 0 Special Exception Use
- D. 0 Variance Request
- E. 0 Change in Use
- F. 0 A Decision of the Building Official is Alleged to be in Error
- G. 0 Interpretation of the Zoning Ordinance
- H. 0 Home Occupation (attach copy of Deed or lease)

II. Property Location: Property on N. Nicholson Ave.
House number and street name

III. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.)

IV. Legal Description of Land Involved. (Complete either A or B below.)

A. If in a subdivision:

_____
Subdivision Name

B. If Metes and Bounds: Attach a Legal Description

V. Names and Addresses of all Property Owners within 200 feet of subject land. (If bounded by street or alley, give names and mailing addresses of property directly across from the Subject Street or alley.) This information is necessary only if a Public Hearing is required.

VI. Fees: Attach a check in the amount appropriated for applicable request. This check is to be made payable to the City of Long Beach to cover administrative costs. You will also be responsible for actual costs, such as advertising and mailing incurred with the processing of your application.

VII. 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.

Bernadette Tolson
Name of Owner(s)

210 JAMES DR
Mailing Address

Long Beach Ms. 39560
City State Zip

Telephone (H) Office

_____
Signature of Owner(s)

10/10/07
Date

$ 250.00
Fee

NOTATION: The following attachments must be submitted with application. If applicable:

A. Please attach a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the location of existing and proposed structures, off-street parking and other supporting open facilities and the ground area to be provided and continuously maintained for the proposed structure or structures.

B. Please attach a development schedule indicating the time schedule for the beginning and completion of development planned in the area. If the development is planned in stages, the time schedule shall indicate the successive stages and the development planned for each stage. (FOR RE ZONING ONLY)

C. The setback requirement for all signs is measured from the leading edge of the sign or the portion of the sign close to the property line. If requesting a variance from the setback requirements for a sign, also indicate the elevation and size of the proposed sign.

D. Applicant should appear personally or through his/her agent at the scheduled hearing.

E. Claims of support or "no objection" from owner(s) 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.

MINUTES OF OCTOBER 11, 2007
LONG BEACH PLANNING COMMISSION

LONG BEACH PLANNING COMMISSION

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 06110-03-003.000 into two (2) parcels. The subject property is generally described as being located north of East Old Pass Road.
The Case File Number is:_____

LEGAL DESCRIPTIONS

Overall Legal Descriptions:

In the City of Long Beach, Mississippi. N ½ of Lot 16, Block 3, Gardendale addition.

THE LEGAL DESCRIPTION OF THE TWO PROPOSED PARCELS READ AS FOLLOWS:

Proposed Parcel 1:

The West ½ of the North of Lot 16, Block 3, GARDENDALE a subdivision of a part of the Widow Ladner Claim, Section 13, Township 8 South, Range 12 West, City of Long Beach, First Judicial District, Harrison County, Mississippi.

Proposed Parcel 2:

The East ½ of the North ½ of Lot 16, Block 3, GARDENDALE a subdivision of a part of the Widow Ladner Claim, Section 13, Township 8 South, Range 12 West, City of Long Beach, First Judicial District, Harrison County, Mississippi.

SEE ATTACHED SURVEY BY Robert N. Osbourne, PS DATED August 10, 2007

You are herby advised to investigate and determine the allowable uses as provided by the restrictive covenant, if any, which affect the subject property. Further the applicant herby covenants and agrees to indemnify and hold harmless the City of Long Beach, its agents, servants and or employees against any and all claims, demands, or causes of action of whatever nature which may arise as a result of the action of the Planning Commission, its agents, servants, and/or employees concerning the petition for subdivision or the real property described herein.

ACKNOWLEDGE

(1) CERTIFICATE OF OWNERSHIP
I hereby certify that I am the owner of the property described heron, which property is within the subdivision regulation jurisdiction of the City of Long Beach, and that I freely adopt this plan of subdivision.

Bernadette L. Tolson — OWNER

Oct. 5, 2007 — DATE

Subscribed and sworn to before me, in my presence this 5 day of Oct 2007, a Notary Public in and for the County of Harrison, State of Mississippi.

Charlotte A. Smith
SEAL
NOTARY PUBLIC

My Commission Expires: My Commission Expires: Aug 16, 2008

MINUTES OF OCTOBER 11, 2007
LONG BEACH PLANNING COMMISSION

(2) 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 (60) days of the date below.

ADMINISTRATOR _____ DATE _____

(3) CERTIFCATE OF SURVEY AND ACCURACY

I herby 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 a deed description recorded in Book 2007 Page 0-31 in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 10th day of October 2007.

Seal or Stamp

ROBERT N. OSBORNE REGISTERED PROFESSIONAL LAND SURVEYOR PLS 2733 STATE OF MISSISSIPPI

Robert N. Osborne
Registered Land Surveyor

2733
Registration Number

Subscribed and sworn to before me, in my presence this the 10th day of October 2007, a Notary Public in and for the County of Harrison, State of Mississippi.

Seal or Stamp

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 5288 MARY S. LEVENS Commission Expires Oct.27,2011 HARRISON COUNTY

Mary S Levens
Notary Public

My Commission Expires:

PLANNING COMMISSION

Approved by the City of Long Beach Planning Commission at the regular meeting of said Commission held on the ____ day of _____ 2007.

Planning Commission Chairman _____ Date _____

ACCEPTANCE

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

ADOPT: ATTEST:

MAYOR _____ CITY CLERK _____

DESCRIPTION:

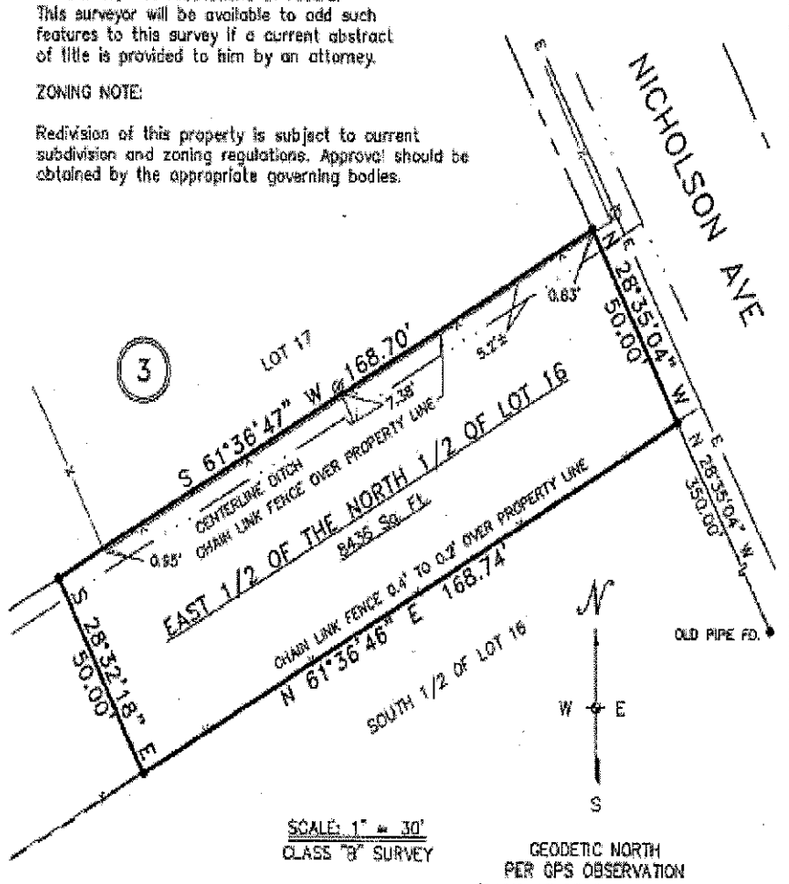
The East ½ of the North ½ of Lot 16, Block 3, GARDENDALE a subdivision of a part of the Widow Ladner Claim, Section 13, Township 8 South, Range 12 West, City of Long Beach, First Judicial District, Harrison County, Mississippi.

SURVEYOR'S NOTE:

This survey shows rights-of-way, easements, and restrictions provided to the surveyor. Since this surveyor was not provided with a current title report nor an environmental study, this survey may not show all rights-of-way, easements, and restrictions of record. This surveyor will be available to add such features to this survey if a current abstract of title is provided to him by an attorney.

ZONING NOTE:

Redivision of this property is subject to current subdivision and zoning regulations. Approval should be obtained by the appropriate governing bodies.



SCALE: 1" = 30'
CLASS "B" SURVEY

GEODETIC NORTH
PER GPS OBSERVATION
(BASIS OF BEARING – NAD83)

ROBERT N. OSBORNE
LAND SURVEYOR
PLS 2753
STATE OF MISSISSIPPI

SYMBOL LEGEND:

⊢—Ø	POWER/UTIL POLE & ANCHOR
—X—	FENCE
—E—	ELECTRIC

• = 1/2" ROD SET UNLESS OTHERWISE NOTED.

Robert N. Osborne

ROBERT N. OSBORNE, PS
Field Surveyed August 10, 2007.

ROBERT N. OSBORNE
PROFESSIONAL LAND SURVEYOR
17114 Doc Lizana Rd., Gulfport, Ms 39503
(228) 831-3833
DWG. NO.: 07-063

MINUTES OF OCTOBER 11, 2007
LONG BEACH PLANNING COMMISSION

DESCRIPTION:

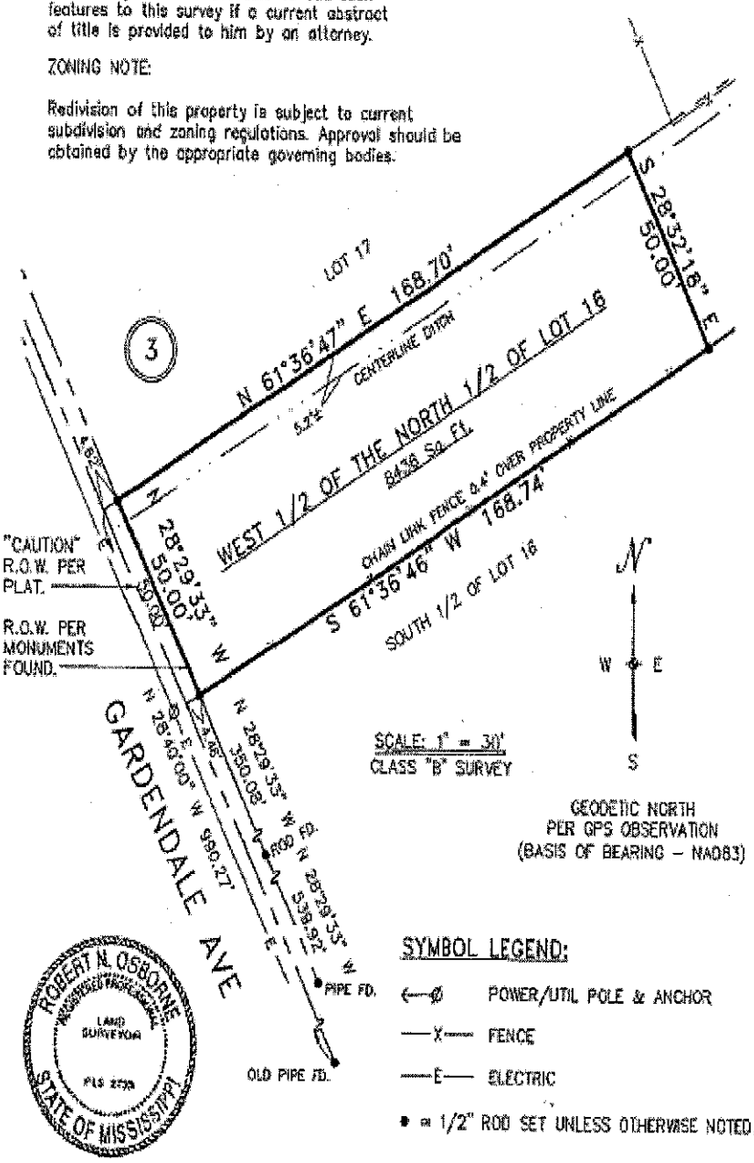
The West ½ of the North ½ of Lot 16, Block 3, GARDENDALE a subdivision of a part of the Widow Lodner Claim, Section 13, Township 8 South, Range 12 West, City of Long Beach, First Judicial District, Harrison County, Mississippi.

SURVEYOR'S NOTE:

This survey shows rights-of-way, easements, and restrictions provided to the surveyor. Since this surveyor was not provided with a current title report nor an environmental study, this survey may not show all rights-of-way, easements, and restrictions of record. This surveyor will be available to add such features to this survey if a current abstract of title is provided to him by an attorney.

ZONING NOTE:

Redivision of this property is subject to current subdivision and zoning regulations. Approval should be obtained by the appropriate governing bodies.



SYMBOL LEGEND:

←Ø POWER/UTIL POLE & ANCHOR

—X— FENCE

—E— ELECTRIC

• = 1/2" ROD SET UNLESS OTHERWISE NOTED.

ROBERT N. OSBORNE
PROFESSIONAL LAND SURVEYOR
LAND SURVEYOR
PLS 2725
STATE OF MISSISSIPPI

ROBERT N. OSBORNE, PS
Field Surveyed August 10, 2007.

ROBERT N. OSBORNE
PROFESSIONAL LAND SURVEYOR
17114 Doc Lizana Rd., Gulfport, Ms 39503
(228) 831-3833
DWG. NO.: 07-063

Index Instructions (Mississippi Code ANN. §89-5-33):

Prepared by & Return to:
U.S. Title Company, PLLC
400 Security Square, Ste. B
Gulfport, MS 39507
228-604-3561
File Number: Elrod/Tolson/MSL

[Space Above This Line For Recording Data]

State of Mississippi

County of Harrison

1st Judicial District
Instrument 2007 6050 D -J1
Filed/Recorded 6 18 2007 1 51 P
Total Fees 12.00
2 Pages Recorded

WARRANTY DEED

REVIEWED SCANNED

For and in consideration of the sum of Ten 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, James P. Elrod,** do hereby sell, convey and warrant unto **James Jay Tolson and Bernadette L. Tolson as joint tenants with right of survivorship and not as tenants in common,** the following described land and property situated in the First Judicial District of Harrison County, Mississippi, to wit:

In THE CITY OF LONG BEACH, MISS.
N ½ of Lot 16
Blk. #3
Gardendale Add.

Together with all and singular the rights, privileges, improvements and appurtenances to the same belonging or in any wise appertaining.

This conveyance is made subject to any and all reservations, restrictions, easements, exceptions, covenants and conditions of record, including any mineral, oil or gas reservations and any covenants or restrictions of record.

If bounded by water, the warranty granted herein shall not extend to any part of the above described property which is tideland or coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act and this conveyance includes any natural accretion and is subject to any erosion due to the action of the elements.

The Grantors herein certify that the property hereinabove conveyed forms no part of the homestead of said Grantors.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and that when said taxes are actually determined, if

2

the proration as of this date is incorrect, the parties herein agree to pay on a basis of an actual proration. All subsequent years taxes are specifically assumed by Grantees herein.

WITNESS our signatures, this the 14 day of June 2007.

James P. Elrod

James P. Elrod

State of Mississippi

County of Harrison

Personally came and appeared before me, the undersigned authority in and for the aforesaid County and State on this the 14 day of June, 2007, James P. Elrod who acknowledged that he signed and delivered the foregoing instrument of writing on the day and year therein mentioned.

Elizabeth S. de Bruler

Notary Public: Elizabeth S. de Bruler
My Commission Expires: 12/09/2007

Address of Grantors:
PO Box 1142
Gulfport, MS 39501
(228) 863-6956

Address of Grantees:
210 James Drive
Long Beach, MS 39560
(228) 868-2493

ELIZABETH S. DEBRULER, HARRISON COUNTY, MS
NOTARY PUBLIC
My Commission Expires December 9, 2007

TITLE EXAM NOT REQUESTED OR PERFORMED

UTILITY PARTNERS, LLC

Oct. 11, 2007

Bernadette Toleson;
Nicholson Ave. and Gardendale Ave.
Long Beach, MS. 39560

RE: COSTS OF SPECIAL WATER AND SEWER CONNECTION, E. Old Pass Rd.

Dear Ms. Tolsen;

Listed below is a breakdown of expenses to be incurred by you for the special water and sewer connection you have requested. As you will note, you will need to make two (2) separate payments; one to Utility Partners, LLC for the labor and overhead, and one to the City of Long Beach for materials and equipment.

CITY OF LONG BEACH

MATERIALS:

2-1" corporation stops $24.36ea.	$ 48.72
2-1"Curb Stops $34.22ea.	$ 68.44
50ft.-1"Tuff Tubing@$.50/ft	$ 50.00
2-8"x1" Tapping saddel$20.56ea.	$ 41.12
40'-6" Sewer pipe@$2.10/ft.	$ 301.60
2 8x6" wyes @$31.40ea.	$ 62.80
2-6x6" Cleanouts $25.15ea.	$ 50.30
4-clayxplastic ferneo $16.20ea.	$ 64.80
TOTAL MATERIALS	**$687.78**

EQUIPMENT:

Cat backhoe, 16 hrs. @ $35.00/hr.	**$560.00**
Dump Truck, 8hrs. @$22.50/hr	**$180.00**
TOTAL EQUIPMENT and MATERIALS	**$1427.78**

404 Kohler Street • Long Beach, MS 39560
P.O. Box 591 • Long Beach, MS 39560
228-863-0440 • Fax 228-865-7844

Utility Partners LLC.

TOTAL LABOR & OVERHEAD **$1138.59**

The total for materials and equipment comes to $1427.78 and should be paid to the City of Long Beach. Total for labor and overhead is $1138.59 and should be paid to Utility Partners LLC.

Sincerely,

CHRISTOPHER HULL
Supervisor, Water & Sewer Dept.

Earl Levens came forward to present the Certificate for review on behalf of his sister, Mrs. Toleson.

After considerable discussion Commissioner Rishel made motion seconded by Commissioner Owen and unanimously carried to approve the request as submitted contingent upon all fees are paid.

****

MINUTES OF OCTOBER 11, 2007
LONG BEACH PLANNING COMMISSION

The next agenda item was Planning Commission Approval to build a single family home in a C-2, zone district submitted by Mrs. Andrea Green as follows:

CITY OF LONGBEACH, MISSISSIPPI
PO BOX 929
201 JEFF DAVIS AVENUE
TELEPHONE 228-863-1554
FAX 228-865-0822
permits@cityoflongbeachmsgov.com

APPLICATION FOR CASE REVIEW

I. TYPE OF CASE REQUEST
A. () Zoning Change
B. (X) Planning Commission Approval - Build Single Family house in C-2 zone district.
C. () Special Exception Use
D. () Variance Request
E. () Change in Use
F. () A Decision of the Building Official is Alleged to be in Error
G. () Interpretation of the Zoning Ordinance
H. () Home Occupation (attach copy of Deed or lease)

II. Property Location: 510 W RAILROAD ST.
House number and street name

III. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.)

IV. Legal Description of Land Involved. (Complete either A or B below.)

A. If in a subdivision:

Subdivision Name

B. If Metes and Bounds: Attach a Legal Description

V. Names and Addresses of all Property Owners within 200 feet of subject land. (If bounded by street or alley, give names and mailing addresses of property directly across from the Subject Street or alley.) This information is necessary only if a Public Hearing is required.

VI. Fees: Attach a check in the amount appropriated for applicable request. This check is to be made payable to the City of Long Beach to cover administrative costs. You will also be responsible for actual costs, such as advertising and mailing incurred with the processing of your application.

VII. 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.

Andrea GREEN — Name of Owner(s)
510 W RAILROAD ST. — Mailing Address
Long Beach MS 39560 — City State Zip
228-383-0051 — Telephone (H) Office
Andrea Green — Signature of Owner(s)
10/02/07 — Date
$ — Fee

NOTATION: The following attachments must be submitted with application. If applicable:

A. Please attach a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the location of existing and proposed structures, off-street parking and other supporting open facilities and the ground area to be provided and continuously maintained for the proposed structure or structures.
B. Please attach a development schedule indicating the time schedule for the beginning and completion of development planned in the area. If the development is planned in stages, the time schedule shall indicate the successive stages and the development planned for each stage. (FOR RH ZONING ONLY)
C. The setback requirement for all signs is measured from the leading edge of the sign or the portion of the sign close to the property line. If requesting a variance from the setback requirements for a sign, also indicate the elevation and size of the proposed sign.
D. Applicant should appear personally or through his/her agent at the scheduled hearing.
E. Claims of support or "no objection" from owner(s) 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.

BOOK 1465 PAGE 277

the oath as required by law. That the Administratrix filed her bond and oath as required, and on February 19, 1999, Letters of Administration were issued to her.

4. That Notice to Creditors as provided by law was published in The Sun Herald, a newspaper of general circulation in Harrison County, Mississippi, on the 8th, 15th and 22nd days of March, 1999. That the time for probating claims has now expired and no claims have been filed against said estate.

5. That the Administratrix did file her inventory of the goods, chattels and personal property owned by said decedent at the time of her death, and this Court entered its Order approving said Inventory as filed on March 11, 1999.

6. That the only property of which the decedent died seized and possessed, as set out in the inventory filed herein, was an interest in real property situated and being in the First Judicial District of Harrison County, more particularly described as follows, to-wit:

> Lot 10, Block 14, KOHLER & RUSSELL SUBDIVISION, being a subdivision as per official map or plat thereof, on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

That this Court entered its order on the 30th day of July, 1999, establishing ANDREA MICHELLE GREEN, GEORGE DOUGLAS WILLIAMS, JR. and CHRISTOPHER MICHAEL WILLIAMS, a minor, as the sole and only heirs at law of AGNES M. WILLIAMS and adjudicating them to be the owners of any and all properties or interest in properties owned by the said AGNES M. WILLIAMS at the time of her death, equally, an undivided one-third (1/3) interest each.

7. That the first and final account filed herein should be approved as filed.

BOOK 1465 PAGE 279

IT IS FURTHER ORDERED AND ADJUDGED that ANDREA MICHELLE GREEN, GEORGE DOUGLAS WILLIAMS, JR., and CHRISTOPHER MICHAEL WILLIAMS, a minor, be, and they are hereby adjudicated to be the sole and only heirs at law of AGNES M. WILLIAMS, Deceased, and the owners of all property or interest in properties owned by the decedent at the time of her death, an undivided one-third (1/3) interest each, including without limitation, the real property described in Paragraph 6 hereinabove.

IT IS FURTHER ORDERED AND ADJUDGED that upon payment of Court cost, the Administratrix shall be forever released and discharged.

ORDERED AND ADJUDGED this the 1st day of September, 1999.

CHANCELLOR

This instrument prepared by:
FAYE SPAYDE
ATTORNEY AT LAW
116 EAST THIRD STREET
LONG BEACH, MISSISSIPPI 39560
TELEPHONE: (228) 863-8675
STATE BAR NO. 07708

A TRUE COPY
JOHN McADAMS
Clerk Chancery Court
Harrison County, Miss.
1st Judicial District
By [signature] D.C.

Instrument No. 6861

STATEMENT OF FEES

Recording Fee $6.00
Records Management $1.00
Abstract [illegible]
$1.00 [illegible] $1.00
Marginal [illegible]
Other
TOTAL FEES COLLECTED 8.00

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT:

I hereby certify that this instrument was received and filed for record at 2 o'clock and 59 minutes P M on 8th day of September, A.D. 1999 and recorded Sept 9, 1999 in Records of Deeds

Book 1465 Page 276-279

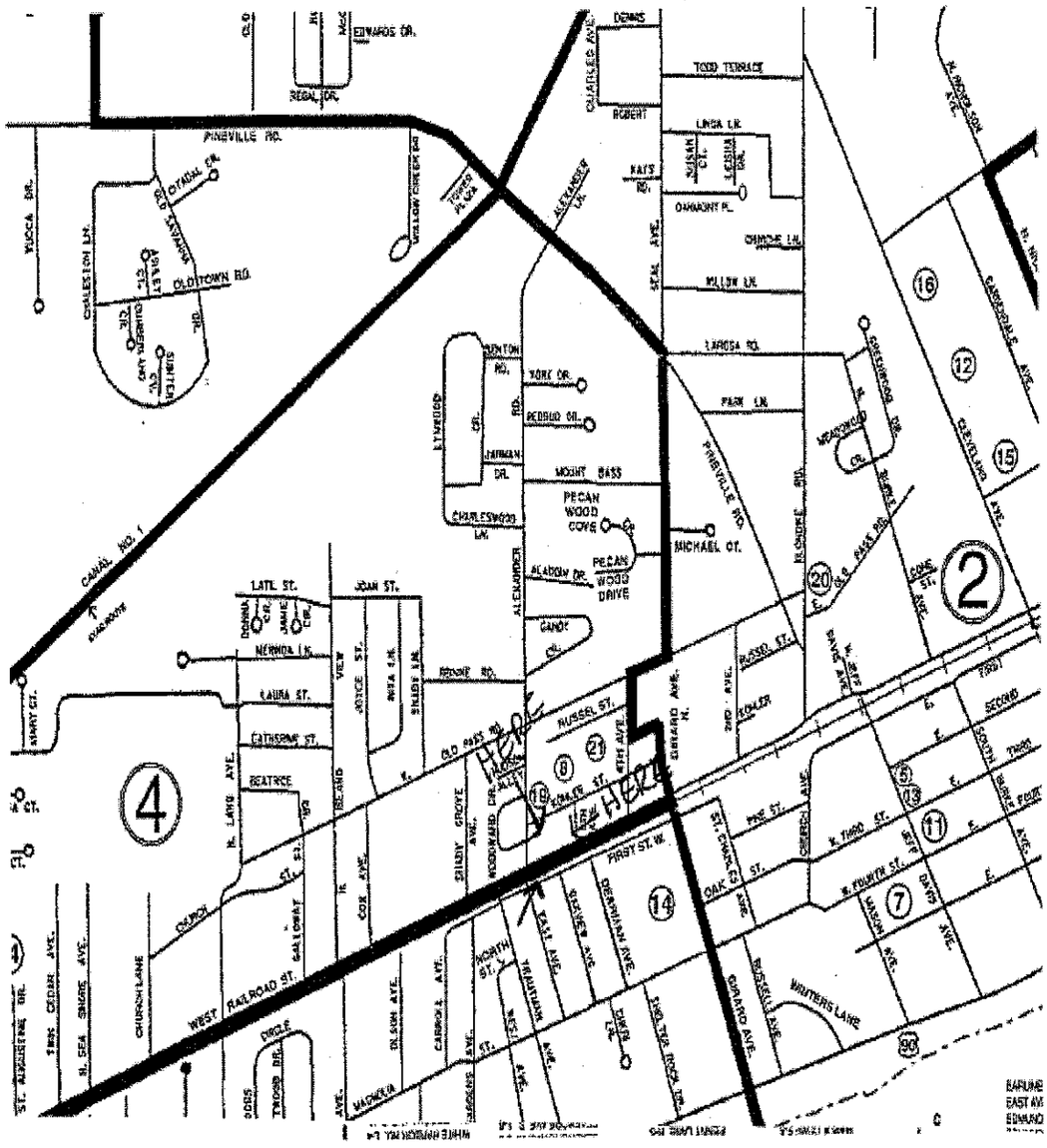
JOHN McADAMS, Chancery Clerk

By [signature] D.C.

LYNNOK EARLY/WOOD 6/6/05

MINUTES OF OCTOBER 11, 2007
LONG BEACH PLANNING COMMISSION

VICINITY MAP AS FOLLOWS:



Mrs. Green came forward to state her request she stated that her house was destroyed by Hurricane Katrina and that she just wanted to replace her home.

After considerable discussion Commissioner Lipski made motion seconded by Commissioner Owen and unanimously carried to approve the applicants request to rebuild her house.

****

The next agenda item to come for Planning Commission approval was a Home Occupation at 110 Park Lane Drive submitted by Mr. Nathan McDougall as follows:

MINUTES OF OCTOBER 11, 2007
LONG BEACH PLANNING COMMISSION

CITY OF LONGBEACH, MISSISSIPPI
PO BOX 929
201 JEFF DAVIS AVENUE
TELEPHONE 228-863-1554
FAX 228-865-0622
permits@cityoflongbeachms.com

APPLICATION FOR CASE REVIEW

I. TYPE OF CASE REQUEST
- A. () Zoning Change
- B. () Planning Commission Approval
- C. () Special Exception Use
- D. () Variance Request
- E. () Change in Use
- F. () A Decision of the Building Official is Alleged to be in Error
- G. () Interpretation of the Zoning Ordinance
- H. (X) **Home Occupation (attach copy of Deed or lease)**

II. Property Location: 110 Park Lane Dr.
House number and street name

III. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.)

IV. Legal Description of Land Involved. (Complete either A or B below.)

A. If in a subdivision: Russell Subdivision
Subdivision Name

B. If Metes and Bounds: Attach a Legal Description

V. Names and Addresses of all Property Owners within 200 feet of subject land. (If bounded by street or alley, give names and mailing addresses of property directly across from the Subject Street or alley.) This information is necessary only if a Public Hearing is required.

VI. Fees: Attach a check in the amount appropriated for applicable request. This check is to be made payable to the City of Long Beach to cover administrative costs. You will also be responsible for actual costs, such as advertising and mailing incurred with the processing of your application.

VII. 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.

Emily R. Boyd
Name of Owner(s)

110 Park Lane Drive
Mailing Address

Long Beach MS 39560
City State Zip

228-234-3550 228-234-3550
Telephone (H) Office

Emily R Boyd 10-2-07
Signature of Owner(s) Date

$ 80.00
Fee

NOTATION: The following attachments must be submitted with application. If applicable:

A. Please attach a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the location of existing and proposed structures, off-street parking and other supporting open facilities and the ground area to be provided and continuously maintained for the proposed structure or structures.

B. Please attach a development schedule indicating the time schedule for the beginning and completion of development planned in the area. If the development is planned in stages, the time schedule shall indicate the successive stages and the development planned for each stage. (FOR RE ZONING ONLY)

C. The setback requirement for all signs is measured from the leading edge of the sign or the portion of the sign close to the property line. If requesting a variance from the setback requirements for a sign, also indicate the elevation and size of the proposed sign.

D. Applicant should appear personally or through his/her agent at the scheduled hearing.

E. Claims of support or "no objection" from owner(s) 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.

SCANNED

Indexing Instructions: _____

After Recording Mail To:
Emily Boyd
110 Park Lane Drive
Long Beach, Mississippi 39560
This instrument was prepared by:
LandAmerica OneStop
600 Clubhouse Drive
Suite 100
Moon Township, PA 15108

1st Judicial District
Instrument 2006 13577 D -J1
Filed/Recorded 12 29 2006 12 23 N
Total Fees 13.00
2 Pages Recorded

QUITCLAIM DEED
TITLE OF DOCUMENT

Grantor's Name(s), Address & Phone:
Jason Pruitt, an unmarried man and Emily Boyd, formerly known as Emily Pruitt, an unmarried woman who acquired title as husband and wife, as joint tenants with right of survivorship
110 Park Lane Drive
Long Beach, Mississippi 39560
(H) (228) 971-2892
(B) (____) _____

Grantee's Name(s), Address & Phone:
Emily Boyd, an unmarried woman

110 Park Lane Drive
Long Beach, Mississippi 39560
(H) (228) 324-3550
(B) (____) _____

IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00) and other good and valuable consideration, the undersigned Grantor(s) do hereby sell, convey and quitclaim unto Emily Boyd, an unmarried woman, as Grantee, the following described land situated in Harrison, Mississippi:

THE WEST 45 FEET OF THE SOUTH 160 FEET OF LOT 3 AND THE EAST 40 FEET OF THE SOUTH 160 FEET OF LOT 4, RUSSELL SUBDIVISION, OF THE SOUTH ONE-HALF OF LOT 4, SEAL SUBDIVISION, ON FILE IN THE OFFICE OF THE CHANCERY CLERK OF HARRISON COUNTY, MISSISSIPPI, IN PLAT BOOK 9 AT PAGE 23.

MORE commonly known as: 110 Park Lane Drive, Long Beach, Mississippi 39560

Prior Recorded Doc. Ref.: Deed: Recorded: June 24, 2004; Doc. No. 2004 5181 D-J1

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

When the context requires, singular nouns and pronouns, include the plural.

2

Witness our signatures, this 27 day of December, 20 06

Jason Pruitt

Emily Boyd, f/k/a
Emily Pruitt

STATE OF Mississippi
COUNTY OF Harrison ss

Personally appeared before me, the undersigned authority in and for the said county and state, on this 27 day of December, 2006, within my jurisdiction, the within named, **Jason Pruitt and Emily Boyd, f/k/a Emily Pruitt** who acknowledged that he/she/they executed the above and foregoing instrument on the above and forgoing instrument.

NOTARY STAMP/SEAL

KRISTEN M. DALEY
NOTARY
PUBLIC
HARRISON COUNTY, MS

NOTARY PUBLIC
My Commission Expires: Jan 12, 2009

NATHAN MCDOUGALL

110 Park Lane Drive
Long Beach, MS 39560
Phone (228) 547-8330
Fax (228) 214-0134
Mcdougallnervyn@yahoo.com

October 2, 2007

City of Long Beach
P O Box 929
Long Beach, MS 39560
Home Occupation Application

To whom it may concern:

In reference to the claims of support, and "No Objections" section E of application. I do not object in any manner that Nathan McDougall can and will perform his personal construction business from his home. There will not be any inventory kept on the premises or any accommodations made for employee parking. The means of the residence other than a permanent resident of 110 Park Lane Drive will be solely used to keep records of jobs completed and bill clients for the work to be and was performed on their homes. The residence will not be used as a business location for any other use. Due to our home not being in a deemed commercial zone, we are hoping for the variance of this request. That way we can make our business a well known name. Nathan, mainly deals with one on one projects of buying damaged, foreclosed, or low-income homes with his outside investors to do a complete repair of the residences in a thorough manner. Nathan is a licensed contractor with the state of Mississippi, and has full liability coverage. That information is also included in with this paper work provided. I have also had my neighbors within 200 feet of our residence sign to verify the request we are making to the City of Long Beach and to give us their acknowledgment, and agreement that they do not object in any manner to our request. Also, to assure them that this variance would not and never affect them or their homes or value.

Sincerely,

Emily R. Boyd
Owner on Deed

Chris & Khara Colbert

Eric & Trish Coludrovich

~~John & Kathy~~ McDougal
Jon Cathy

Letter of Lease

10/02/07

City of Long Beach
PO Box 929
Long Beach, MS 39560

To whom it may concern:

I, Emily Boyd am writing the City of Long Beach Privilege Licenses Board this letter to inform that I am aware and agree that Nathan McDougall will be running his business by the name of All About Construction from the office/room of our home. This has been Nathan McDougall's residence for more then a year. Nathan and I are engaged and awaiting our first child. Having this business licenses will allow Nathan the ability to be able to get his business started. If there are any questions in regards to this letter please contact me at 228-234-3550.

Thank you,

Emily R. Boyd
110 Park Lane Drive
Long Beach, MS 39560
228-234-3550

Commission Chairman asked Mr. McDougall if he had received a copy of Section 912 Home Occupation of the City of Long Beach Zoning Ordinance and he stated yes.

After considerable discussion Commissioner Owen made motion seconded by Commissioner Rishel and unanimously carried to approve the Home Occupation provided that the applicant complies with the City of Long Beach Zoning Ordinance Article IX, Section 912 Home Occupations.

****

The next agenda item was Planning Commission approval for a Home Occupation at 119 Alvarado Drive submitted by Mrs. Sharon Patterson as follows:

MINUTES OF OCTOBER 11, 2007
LONG BEACH PLANNING COMMISSION

CITY OF LONGBEACH, MISSISSIPPI
PO BOX 929
201 JEFF DAVIS AVENUE
TELEPHONE 228-863-1554
FAX 228-865-0822
permits@cityoflongbeachms.com

APPLICATION FOR CASE REVIEW

I. TYPE OF CASE REQUEST
- A. () Zoning Change
- B. () Planning Commission Approval
- C. () Special Exception Use
- D. () Variance Request
- E. () Change in Use
- F. () A Decision of the Building Official is Alleged to be in Error
- G. () Interpretation of the Zoning Ordinance
- H. (X) Home Occupation (attach copy of Deed or lease)

II. Property Location:
119 Alverado Dr. Long Beach MS 39560
House number and street name

III. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.)

IV. Legal Description of Land Involved. (Complete either A or B below.)

A. If in a subdivision:
Daughtery Park, Part II
Subdivision Name

B. If Metes and Bounds: Attach a Legal Description

V. Names and Addresses of all Property Owners within 200 feet of subject land. (If bounded by street or alley, give names and mailing addresses of property directly across from the Subject Street or alley.) This information is necessary only if a Public Hearing is required.

VI. Fees: Attach a check in the amount appropriated for applicable request. This check is to be made payable to the City of Long Beach to cover administrative costs. You will also be responsible for actual costs, such as advertising and mailing incurred with the processing of your application.

VII. 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.

Carl L. Patterson SHARON M. PATTERSON — Name of Owner(s)
119 Alverado Dr ~~Long Beach~~ — Mailing Address
Long Beach MS 39560 — City, State, Zip
228 864-8059 — Telephone (H) Office
Carl L. Patterson
Sharon M. Patterson — Signature of Owner(s) Date
$ 80.00 — Fee

NOTATION: The following attachments must be submitted with application. If applicable:

A. Please attach a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the location of existing and proposed structures, off-street parking and other supporting open facilities and the ground area to be provided and continuously maintained for the proposed structure or structures.

B. Please attach a development schedule indicating the time schedule for the beginning and completion of development planned in the area. If the development is planned in stages, the time schedule shall indicate the successive stages and the development planned for each stage. (FOR RE ZONING ONLY)

C. The setback requirement for all signs is measured from the leading edge of the sign or the portion of the sign close to the property line. If requesting a variance from the setback requirements for a sign, also indicate the elevation and size of the proposed sign.

D. Applicant should appear personally or through his/her agent at the scheduled hearing.

E. Claims of support or "no objection" from owner(s) 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.

VARIANCE SUPPLEMENTAL APPLICATION
PAGE 2

Describe any special condition that justify the granting of this variance request and are peculiar toe the property and do not apply to other properties in the general area. What are the reasons for the variance and why the applicant cannot meet the stated code requirement?

X Home based ceramics, selling finished peices at other locations and on line

Describe how the special condition discussed in #1 above is not the result of actions taken by the applicant. Show that the applicant did not cause the need for this variance request.

Show that an unnecessary hardship exists due to the character of the property and that this hardship makes the request for the variance 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?

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 was granted to other properties. States 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 the granting of this variance does not give the applicant any special privileges that the properties in the area would find desirable.

FOR HOME OCCUPATION ONLY!

Sharon M Patterson HAVE READ, UNDERSTAND AND AM WILLING TO COMPLY WITH ZONING ORDIANCE NO. 344 SECTION 912. HOME OCCUPATION. (COPY ATTACHED)

STATE OF MISSISSIPPI
COUNTY OF HARRISON

BOOK 1191 PAGE 316

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, BOBBY J. ROTHE and wife, JEAN D. ROTHE, 119 Alverado Drive, Long Beach, MS 39560, (601)864-9934 , do hereby sell, convey and warrant unto CARL L. PATTERSON and wife, SHARON M. PATTERSON, 74010 Oxnard, Ft. Hood, TX 76544, (601)864-8059 , as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

Lot One Hundred Twenty-six (126), DAUGHERTY PARK, PART II, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 25 at Page 28 thereof, reference to which is hereby made in aid of and as a part of this description.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and subject to any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

TAXES for the current year have been pro-rated as of this date and are hereby assumed by the Grantees herein.

WITNESS OUR SIGNATURES, on this the 15th day of July, 1991.

BOBBY J. ROTHE

JEAN D. ROTHE

Commission Chairman asked Mrs. Patterson if she had received a copy of Section 912 Home Occupation of the City of Long Beach Zoning Ordinance and she stated yes.

After considerable discussion Commissioner Lipski made motion seconded by Commissioner Owen and unanimously carried to approve the Home Occupation provided that the applicant complies with the City of Long Beach Zoning Ordinance Article IX, Section 912 Home Occupations.

****

The next agenda item was Planning Commission approval for a Home Occupation at 20031 Pineville Road submitted by Mr. and Mrs. McNab as follows:

MINUTES OF OCTOBER 11, 2007
LONG BEACH PLANNING COMMISSION

CITY OF LONGBEACH, MISSISSIPPI
PO BOX 929
201 JEFF DAVIS AVENUE
TELEPHONE 228-863-1554
FAX 228-865-0822
permits@cityoflongbeachms.com

APPLICATION FOR CASE REVIEW

I. TYPE OF CASE REQUEST
- A. () Zoning Change
- B. () Planning Commission Approval
- C. () Special Exception Use
- D. () Variance Request
- E. () Change in Use
- F. () A Decision of the Building Official is Alleged to be in Error
- G. () Interpretation of the Zoning Ordinance
- H. (X) Home Occupation (attach copy of Deed or lease)

II. Property Location: 20031 Riverville Rd APT A L Beach
House number and street name

III. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.)

IV. Legal Description of Land Involved. (Complete either A or B below.)

A. If in a subdivision:

_____
Subdivision Name

B. If Metes and Bounds: Attach a Legal Description

V. Names and Addresses of all Property Owners within 200 feet of subject land. (If bounded by street or alley, give names and mailing addresses of property directly across from the Subject Street or alley.) This information is necessary only if a Public Hearing is required.

VI. Fees: Attach a check in the amount appropriated for applicable request. This check is to be made payable to the City of Long Beach to cover administrative costs. You will also be responsible for actual costs, such as advertising and mailing incurred with the processing of your application.

VII. 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.

Francise Aloma McNab
Name of Owner(s)

20031 Riverville Rd
Mailing Address

L Beach Ms 39560
City State Zip

228-284-0557
Telephone (H) Office

Francis McNab Oct 5th-07
Signature of Owner(s) Date

$ 80.00
Fee

NOTATION: The following attachments must be submitted with application. If applicable:

A. Please attach a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the location of existing and proposed structures, off-street parking and other supporting open facilities and the ground area to be provided and continuously maintained for the proposed structure or structures.

B. Please attach a development schedule indicating the time schedule for the beginning and completion of development planned in the area. If the development is planned in stages, the time schedule shall indicate the successive stages and the development planned for each stage. (FOR RE ZONING ONLY)

C. The setback requirement for all signs is measured from the leading edge of the sign or the portion of the sign close to the property line. If requesting a variance from the setback requirements for a sign, also indicate the elevation and size of the proposed sign.

D. Applicant should appear personally or through his/her agent at the scheduled hearing.

E. Claims of support or "no objection" from owner(s) 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.

site menu | site contact

Tax Assessor

Departments

11:40:04 AM

Department Menu
- Tax Assessor Home
- Tax Roll Main

Online Databases
- County Tax Rolls
- Court Dockets
- General Instruments
- Harrison County Weather
- Judgement Rolls
- Justice Court Tickets
- Marriage Database
- Online Mapping
- Property Taxes
- Voter Database

Linked Site Services
- Land Records Online
- Pay Property Taxes
- Renew Car Tags

Home > Real and Personal Property Rolls

Use the print link below this record to print a borderless copy of the record

2007 Proposed Landroll Information

ROBATEAU ALLAN & ENID
20031 PINEVILLE RD LONG BEACH MS39560

Physical Street Address:
20031 PINEVILLE RD

Parcel #:	PPIN	Tax District	Homestead Exp.	Jud
0511P-01-003.028	99371	L	Regular	

Supervisor District:	Subdivision:
3	HENDERSON SHIPMAN HUGHES SU

Exemption Code
Non-Exempt

Section	Township	Range	Instrument Num
10	08	12	2006-0012225-D

Click for more book and

Acres	Land Value	Improvements	Total Value	Asse
0	30000	146525	176525	

Legal Description
BEG 881.6 FT W OF INTER OF E LINE OF SEC 10 & S MAR OF PINEVILLE RD ON W OLD SAVANNAH DR S ALONGOLD SAVANNAH DR 160 FT W 150 FT N 160 FT TO PI E ALONG RD

Click Here To Print This Page | Previous Page

©2002-2007 Harrison County - All Rights Reserved
Currently, there are 57 people online

Oct 5th 07

To: City of Long Beach,

I Francis McNab and my wife Aloma McNab would like to get a license to operate a cleaning service business under the name of "You Better Belize it Cleaners".

This will be between just the two of us. We will be doing business out of our home and all supplies will be stored in the garage. We would like to register the name of the business so to be able to advertise and be legally licensed.

Thank you
Francis McNab

October 5, 2007

To Whom It May Concern:

I, Enid Robateau, authorize my brother, Francis McNab to operate a cleaning service on my premise located at 20031A Pineville Road, Long Beach, MS 39560.

Please call me if you have any questions at 228-867-4296.

Sincerely,

Enid Robateau

Enid Robateau

LF310-04
R310-04

RESIDENTIAL LEASE
Apartment — Condominium — House

BY THIS AGREEMENT made and entered into on , 2007,
between Allan & Enid Robateau herein referred to as Lessor,
and Francis McNab herein referred to as Lessee.
Lessor leases to Lessee the premises situated at 20031-A Pineville Rd

in the City of Long Beach , County of Harrison ,
State of Mississippi , and more particularly described as follows:

Duplex A

together with all appurtenances, for a term of 1 years, to commence on September 1 , 2007 ,
and to end on September 1 , 2008, at 12 o'clock p.m.

1. Rent. Lessee agrees to pay, without demand, to Lessor as rent for the demised premises the sum of eight hundred Dollars ($ 800.00) per month in advance on the 1st day of each calendar month beginning 20 , at 20031-B Pineville Rd , City of Long Beach , State of Mississippi , or at such other place as Lessor may designate.

2. Security Deposit. On execution of this lease, Lessee deposits with Lessor Ø Dollars ($ Ø), receipt of which is acknowledged by Lessor, as security for the faithful performance by Lessee of the terms hereof, to be returned to Lessee, without interest, on the full and faithful performance by him of the provisions hereof.

3. Quiet Enjoyment. Lessor covenants that on paying the rent and performing the covenants herein contained, Lessee shall peacefully and quietly have, hold, and enjoy the demised premises for the agreed term.

4. Use of Premises. The demised premises shall be used and occupied by Lessee exclusively as a private single family residence, and neither the premises nor any part thereof shall be used at any time during the term of this lease by Lessee for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single family residence. Lessee shall comply with all the sanitary laws, ordinances, rules, and orders of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of the demised premises, and the sidewalks connected thereto, during the term of this lease.

5. Number of Occupants. Lessee agrees that the demised premises shall be occupied by no more than persons, consisting of 2 adults and 4 children under the age of 15 years, without the written consent of Lessor.

6. Condition of Premises. Lessee stipulates that he has examined the demised premises, including the grounds and all buildings and improvements, and that they are, at the time of this lease, in good order, repair, and a safe, clean, and tenantable condition.

7. Assignment and Subletting. Without the prior written consent of Lessor, Lessee shall not assign this lease, or sublet or grant any concession or license to use the premises or any part thereof. A consent by Lessor to one assignment, subletting, concession, or license shall not be deemed to be a consent to any subsequent assignment, subletting, concession, or license. An assignment, subletting, concession, or license without the prior written consent of Lessor, or an assignment or subletting by operation of law, shall be void and shall, at Lessor's option, terminate this lease.

NOTICE: Contact your local county real estate board for additional forms that may be required to meet your specific needs.

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This product does not constitute the rendering of legal advice or services. This product is intended for informational use only and is not a substitute for legal advice. State laws vary, so consult an attorney on all legal matters. This product was not necessarily prepared by a person licensed to practice law in your state.
7AAK

20. Abandonment. If at any time during the term of this lease Lessee abandons the demised premises or any part thereof, Lessor may, at his option, enter the demised premises by any means without being liable for any prosecution therefor, and without becoming liable to Lessee for damages or for any payment of any kind whatever, and may, at his discretion, as agent for Lessee, re-let the demised premises, or any part thereof, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such re-letting, and, at Lessor's option, hold Lessee liable for any difference between the rent that would have been payable under this lease during the balance of the unexpired term, if this lease had continued in force, and the net rent for such period realized by Lessor by means of such re-letting. If Lessor's right of re-entry is exercised following abandonment of the premises by Lessee, then Lessor may consider any personal property belonging to Lessee and left on the premises to also have been abandoned, in which case Lessor may dispose of all such personal property in any manner Lessor shall deem proper and is hereby relieved of all liability for doing so.

21. Binding Effect. The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, and assigns of the parties hereto, and all covenants are to be construed as conditions of this lease.

22. Radon Gas Disclosure. As required by law, (Landlord) (Seller) makes the following disclosure: "Radon Gas" is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in every state. Additional information regarding radon and radon testing may be obtained from your county public health unit.

23. Lead Paint Disclosure. "Every purchaser or lessee of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller or lessor of any interest in residential real estate is required to provide the buyer or lessee with any information on lead-based paint hazards from risk assessments or inspection in the seller or lessor's possession and notify the buyer or lessee of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase."

24. Other Terms:

IN WITNESS WHEREOF, the parties have executed this lease the day and year first above written.

Enid Robatean
Lessor

Lessee

Lessor

Lessee

NOTICE: State law establishes rights and obligations for parties to rental agreements. This agreement is required to comply with the Truth in Renting Act or the applicable Landlord Tenant Statute or code of your state. If you have a question about the interpretation or legality of a provision of this agreement, you may want to seek assistance from a lawyer or other qualified person.

Page 3 ZAAK

Commission Chairman asked Mr. and Mrs. McNabb if they had received a copy of Section 912 Home Occupation of the City of Long Beach Zoning Ordinance and they stated yes.

After considerable discussion Commissioner Owen made motion seconded by Commissioner Lipski and unanimously carried to approve the Home Occupation provided that the applicant complies with the City of Long Beach Zoning Ordinance Article IX, Section 912 Home Occupations.

****

MINUTES OF SEPTEMBER 27, 2007
LONG BEACH PLANNING COMMISSION

The next agenda item was Planning Commission approval for a Home Occupation at 544 Mockingbird Lane submitted by Mr. Billy Kuhn as follows:

CITY OF LONGBEACH, MISSISSIPPI
PO BOX 929
201 JEFF DAVIS AVENUE
TELEPHONE 228-863-1554
FAX 228-865-0822
permits@cityoflongbeachms.com

APPLICATION FOR CASE REVIEW

I. TYPE OF CASE REQUEST
- A. () Zoning Change
- B. () Planning Commission Approval
- C. () Special Exception Use
- D. () Variance Request
- E. () Change in Use
- F. () A Decision of the Building Official is Alleged to be in Error
- G. () Interpretation of the Zoning Ordinance
- H. (X) Home Occupation (attach copy of Deed or lease)

II. Property Location: 544 Mocking bird Dr
House number and street name

III. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.) Statement on Separate page

IV. Legal Description of Land Involved. (Complete either A or B below.)

A. If in a subdivision: Lot 25, Pecan Park Subdivision, Part V
Subdivision Name

B. If Metes and Bounds: Attach a Legal Description

V. Names and Addresses of all Property Owners within 200 feet of subject land. (If bounded by street or alley, give names and mailing addresses of property directly across from the Subject Street or alley.) This information is necessary only if a Public Hearing is required.

VI. Fees: Attach a check in the amount appropriated for applicable request. This check is to be made payable to the City of Long Beach to cover administrative costs. You will also be responsible for actual costs, such as advertising and mailing incurred with the processing of your application.

VII. 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.

Billy M. Kuhn and Patricia R. Kuhn — Name of Owner(s)
544 Mocking bird dr. — Mailing Address
Long beach — City
Ms. — State
39560 — Zip
228-868-2779 — Telephone (H)
806-0350/396-6092 — Office
Billy M. Kuhn | Patricia R. Kuhn — Signature of Owner(s)
10/05/07 — Date
$ 80.00 — Fee

NOTATION: The following attachments must be submitted with application. If applicable:

A. Please attach a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the location of existing and proposed structures, off-street parking and other supporting open facilities and the ground area to be provided and continuously maintained for the proposed structure or structures.
B. Please attach a development schedule indicating the time schedule for the beginning and completion of development planned in the area. If the development is planned in stages, the time schedule shall indicate the successive stages and the development planned for each stage. (FOR RE ZONING ONLY)
C. The setback requirement for all signs is measured from the leading edge of the sign or the portion of the sign close to the property line. If requesting a variance from the setback requirements for a sign, also indicate the elevation and size of the proposed sign.
D. Applicant should appear personally or through his/her agent at the scheduled hearing.
E. Claims of support or "no objection" from owner(s) 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.

VARIANCE SUPPLEMENTAL APPLICATION
PAGE 2

Describe any special condition that justify the granting of this variance request and are peculiar toe the property and do not apply to other properties in the general area. What are the reasons for the variance and why the applicant cannot meet the stated code requirement?

Electric Contractor Bussinoss Office only

Describe how the special condition discussed in #1 above is not the result of actions taken by the applicant. Show that the applicant did not cause the need for this variance request.

Show that an unnecessary hardship exists due to the character of the property and that this hardship makes the request for the variance 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?

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 was granted to other properties. States 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 the granting of this variance does not give the applicant any special privileges that the properties in the area would find desirable.

FOR HOME OCCUPATION ONLY!

I Billy Kuhn HAVE READ, UNDERSTAND AND AM WILLING TO COMPLY WITH ZONING ORDIANCE NO. 344 SECTION 912. HOME OCCUPATION.

181 Judicial District
Instrument 2005 20850 D -31
Filed/Recorded 12 6 2005 4 38 P
Total Fees 12.00
2 Pages Recorded

SCANNED

REVIEWED

ENTERED ON COMPUTER

STATE OF MISSISSIPPI

COUNTY OF HARRISON

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the 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, DOUGLAS F. BOWERMAN and JANEAN A. BOWERMAN, do hereby grant, bargain, sell, convey and warrant, unto BILLY M. KUHN and PATRICIA R. KUHN, as joint tenants with full rights of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto situated and located in the County of Harrison, State of Mississippi, and more particularly described as follows, to-wit:

> Lot Twenty-Five (25), PECAN PARK SUBDIVISION, Part V, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi, in Plat Book 31 at Page 15 thereof, reference to which is made in aid of and as a part of this description.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and any prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners of subject property.

TAXES for the current year have been pro-rated as of this date and are hereby assumed by the Grantee herein.

THIS CONVEYANCE is also subject to Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

WITNESS THE SIGNATURE of the Grantors on this the ~~1st~~ 2nd day of December, 2005.

DOUGLAS F. BOWERMAN

JANEAN A. BOWERMAN

2

STATE OF TENNESSEE
COUNTY OF Sullivan

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, DOUGLAS F. BOWERMAN and JANEAN A. BOWERMAN, who acknowledged that they signed, executed and delivered the above and foregoing instrument as their voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the ~~1st~~ 2nd day of December, 2005.

Lisa M Hutton
NOTARY PUBLIC

(SEAL)

My Commission Expires 1-5-06

LISA M. HUTTON NOTARY PUBLIC AT LARGE SULLIVAN COUNTY, TENNESSEE

ADDRESS OF GRANTORS:
2312 LOUHTA AVENUE
KINGSCOURT, TN 37660
(423)246-6892

ADDRESS OF GRANTEES:
20307 ROAD 326
LONG BEACH, MS 39560
(228)392-3858

PREPARED BY AND RETURN TO:

FILE# 051341

Schwartz, Orgler & Jordan, PLLC
15487 Oak Lane Drive, Suite 200-1
Gulfport, MS 39503
(228) 832-8550

Harrison County Online ! Page 1 of 1

site menu | site contact

Tax Assessor

Departments

10:20:09 AM

Department Menu
- Tax Assessor Home
- Tax Roll Main

Online Databases
- County Tax Rolls
- Court Dockets
- General Instruments
- Harrison County Weather
- Judgement Rolls
- Justice Court Tickets
- Marriage Database
- Online Mapping
- Property Taxes
- Voter Database

Linked Site Services
- Land Records Online
- Pay Property Taxes
- Renew Car Tags

Home > Real and Personal Property Rolls

Use the print link below this record to print a borderless copy of the record

2007 Proposed Landroll Information

STRINGER CHRISTOPHER W & ANGELA C
18087 ALLEN RD LONG BEACH MS39560

Physical Street Address:
18087 ALLEN RD

Parcel #:	PPIN	Tax District	Homestead Exp.	Jud
0811I-04-017.000	39700	L	Regular	

Supervisor District:	Subdivision:
3	DAVIS ADD

Exemption Code
Non-Exempt

Section	Township	Range	Instrument Num
12	08	12	1418/0333

Click for more book and

Acres	Land Value	Improvements	Total Value	Asse
0	16218	28890	45108	

Legal Description
LOTS 170 TO 176 INC BLK 1 DAVIS ADD PART OF SW1/4 OF NE1/4 OF SEC 12-8-12

Click Here To Print This Page | Previous Page

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Currently, there are 40 people online

http://co.harrison.ms.us/landroll/results.asp?ppin=39700&year=2007&status=Proposed 9/25/2007

Commission Chairman asked Mr. Kuhn if he received a copy of Section 912 Home Occupation of the City of Long Beach Zoning Ordinance and he stated yes.

After considerable discussion Commissioner Rishel made motion seconded by Commissioner Hare and unanimously carried to approve the Home Occupation provided that he complies with the City of Long Beach Zoning Ordinance Article IX, Section 912 Home Occupations.

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MINUTES OF SEPTEMBER 27, 2007
LONG BEACH PLANNING COMMISSION

There being no further business to come before the Planning Commission at this time Commissioner Owen made motion seconded by Commissioner Hare and unanimously carried to adjourn until the next regularly scheduled meeting in due course.

_____

Frank Olaivar, Commission Chairman Date

Attest _____

Veronica Howard Minute Clerk