

CITY OF PASS CHRISTIAN
PLANNING COMMISSION MEETING

MEETING & HEARING DATE: September 30, 2025

ACTION REQUESTED: Variance for front load parking at the property located at 120 Poplar Pt

APPLICANT AND OWNER: Donna Cooper

REVIEWED BY: Melodie Hayes, City Planner

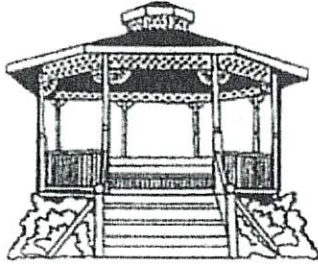
RECOMMENDATION: Recommend approval to Board of Aldermen

Background

The applicant is requesting consideration of approval for a variance for front load parking at 120 Poplar Point in the Timber Ridge subdivision.

The property has side yard setback dimensions do not allow side or rear parking at this location. The majority of the homes in the development are front load parking.

Staff has reviewed the request and recommends approval to allow the variance for front load parking for the above-mentioned lot. This lot would be consistent with other lots in the development.



Planning Commission Variance Application

City of Pass Christian
Planning & Zoning Department 200 W
Scenic Drive
Pass Christian, MS 39571
(228) 452-5047
planning@pass-christian.com

Timber Ridge
Shores
unit 3

Section ^{township-}
Range
23-02-13

- I. Project Address 120 Poplar Pt
Pass Christian, MS
- II. Parcel Number 0312L-01-110.000
- III. General description of request T3R

Lot 1 S, SS
Request a front load driveway variance to
acomodate parking as side yard setbacks do not
allow for side or rear parking & surrounding homes in
neighborhood consistently have front
load driveway

IV. Ownership and Certification

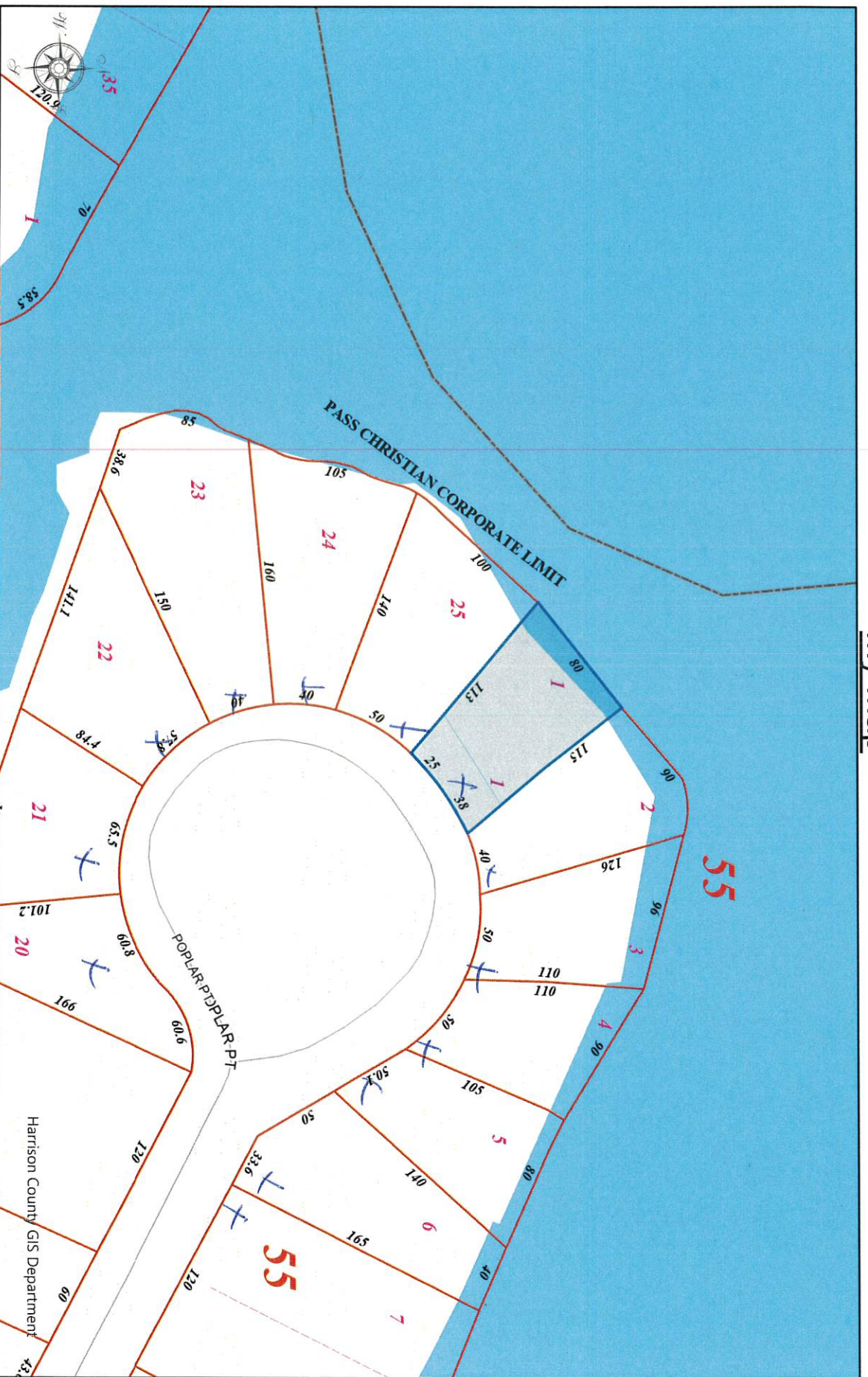
I hereby certify that I have read and understand this application, and that all information and attachments are true and correct. I further certify that I agree to comply with all applicable City codes, ordinances and state laws, and that I am the owner of the property involved in this request or authorized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

Applicant

Donna Cooper Donna Cooper 8.21.25
Print name Signature Date
15043 Brewster Rd Covington, LA 70333
Mailing Address
985 2646206 DonnaC2894@aol.com
Phone Number Email
Charles Cooper Charles Cooper 8.21.25
Owner if different from Applicant

Print Name	Signature	Date
Mailing Address		
Phone Number	Email	

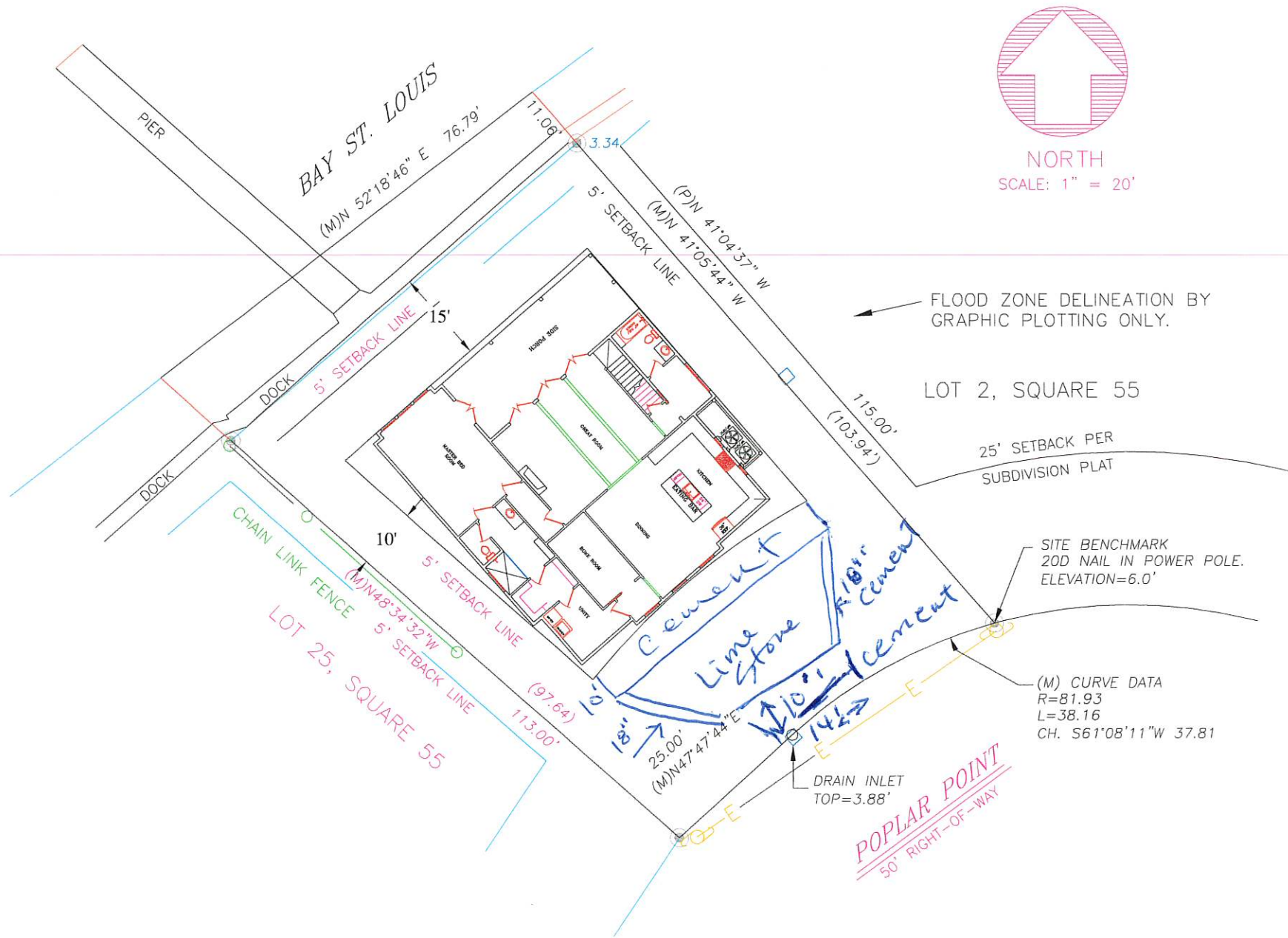
In the case of multiple owners, please include names and contact information for all owners. Each owner must sign the application, and original signatures are required.



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.

MAP DATE: September 2, 2025



NECAISE DESIGN NOT BEING AN ARCHITECTURAL OR ENGINEERING FIRM, ASSUME NO LIABILITY FOR THE STRUCTURAL OR MECHANICAL DESIGN OF ANY BUILDING OR EQUIPMENT. THE DESIGN HAS BEEN MADE TO ENSURE ALL DIMENSIONS ARE CORRECT AND ALL ETC. ARE MET. IF AN ERROR OR OMISSION DOES OCCUR, IT IS THE RESPONSIBILITY OF THE OWNER/ CONTRACTOR TO CORRECT THE ERROR AND / OR OMISSION AT HIS/HER EXPENSE, AND IS NOT THE RESPONSIBILITY OF NECAISE DESIGNS.

PLOT PLAN
NECAISE DESIGN
228-493-1046

Revisions	date	description

PLANS FOR
CHARLES & DONNA
COOPER
120 POPLAR PT
PASS CHRISTIAN MS

DRAWN BY : HN

DATE: 7-11-25

SCALE 1/8" = 1'-0"

SHEET NUMBER :

10

NECAISE DESIGN
ALL RIGHTS RESERVED

RAFTER SPANS		
RAFTER SPANS FOR SOUTHERN PINE SPECIES (LIVE LOAD = 20 PSF, LA=240 DEAD LOAD =10PSF)		
SIZE	SPACING (INCHES)	SPANS (MAXIMUM RAFTER SPANS BETWEEN BRACING) (FT-IN)
2"x8"	12.0	12'-11"
	16.0	11'-8"
	19.2	10'-2"
	24.0	8'-8"
2"x6"	12.0	16'-4"
	16.0	14'-2"
	19.2	12'-11"
	24.0	11'-7"
2"x10"	12.0	16'-10"
	16.0	15'-4"
	19.2	13'-9"
	24.0	12'-10"
2"x12"	12.0	22'-10"
	16.0	19'-10"
	19.2	18'-1"
	24.0	16'-2"
NOTE: THE ABOVE TABLE IS BASED ON THE IRC 2018 TABLE R902.4.1 (3)		
CEILING JOIST SPANS		
CEILING JOIST SPANS FOR SOUTHERN PINE SPECIES UNINHABITABLE ATTIC WITHOUT STORAGE (LIVE LOAD = 20 PSF, LA=240 DEAD LOAD =10PSF)		
SIZE	SPACING (INCHES)	VISUALLY GRADED SOUTHERN PINE MAX CEILING JOIST SPAN (FT-IN)
2"x4"	12.0	8'-3"
	16.0	8'-0"
	19.2	7'-4"
	24.0	6'-7"
2"x6"	12.0	13'-11"
	16.0	12'-0"
	19.2	11'-0"
	24.0	9'-10"
2"x8"	12.0	17'-7"
	16.0	15'-3"
	19.2	13'-11"
	24.0	12'-0"
2"x10"	12.0	20'-11"
	16.0	18'-1"
	19.2	16'-8"
	24.0	14'-9"
NOTE: THE ABOVE TABLE IS BASED ON THE IRC 2018 TABLE R902.5.1 (2)		

DESIGNED & ENGINEERED BY:

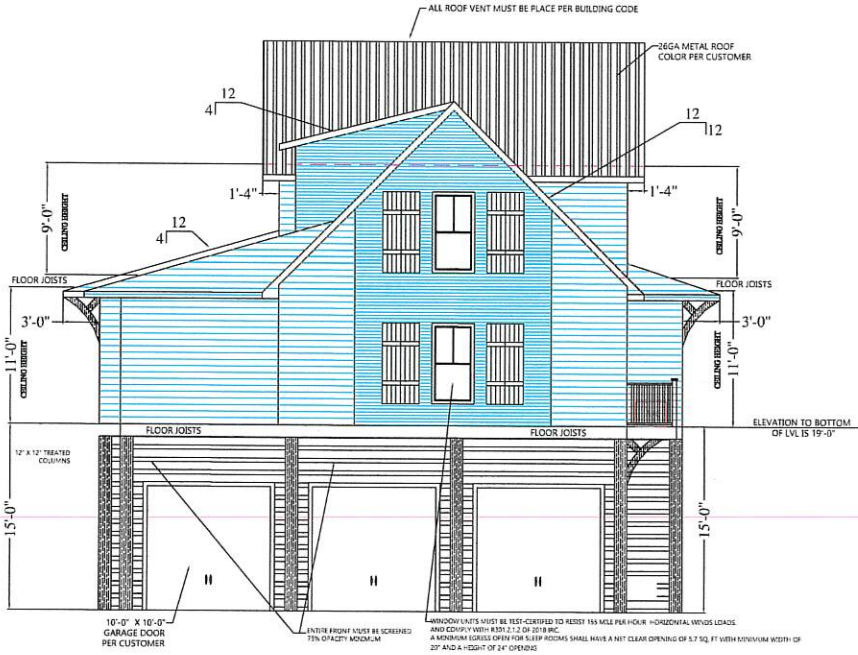
HATTAWAY

ENGINEERING

INCORPORATED

David L. Hattaway PE, PLS

P.O. Box 363
Carriere, MS 39426



FRONT ELEVATION



RIGHT ELEVATION

- GEN. NOTES
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL STATE AND LOCAL CODES, REGULATIONS AND FHVA MPS.
 2. IT IS THE RESPONSIBILITY OF THE OWNER AND OR GENERAL CONTRACTOR TO CHECK ALL DIMENSION FOR THE JOB BEFORE CONSTRUCTION.
 3. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH SITE REQUIREMENTS.
 4. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
 5. ALL FEDERAL STATE AND LOCAL CODES, ORDINANCE,REGULATION,ETC SHALL BE CONSIDERED AS PART OF THE SPECIFICATION FOR THIS BUILDING AND TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE SAME WHERE ARE VARIANCE.
 6. STAMPED/APPROVED PLAN (CITY) MUST BE ON SITE FOR ALL INSPECTION.
 7. PROOF OF TERMITE TREATMENT SHALL BE SHOWN AT TIME OF FOOTING INSPECTION(**CUSTOMER WANTS TERMITE TREATMENT ON ALL WALLS**)
 8. OWNER MUST SUPPLY SPECIFICATIONS ON ANY/ALL MANUFACTURED/ENGINEERED MEMBERS/MATERIALS INCLUDING SPANS,LOADS,LAYOUT,FASTENING DETAIL(130MPH) ETC (BEAM,JOIST,TRUSSES,METAL ROOFS,GARAGE DOORS,LIFTS/ELEVATORS,ETC.)
 9. ALL STRAPPING MUST BE HOT DIPPED GALVANIZED OR STAINLESS STEEL. STRAPS MUST REFERENCE 2018 IRC FOR TYPICAL METHODS OF ANCHORAGE AND BRACING.STRAP INSPECTION ARE REQUARED PRIOR TO COVERING.
 10. ALL SHINGLES OR METAL ROOFING MUST MEET 130 MPH SUSTAINED AMD 155 MPH 3 SECOND GUST.
 11. ALL 6" GUTTERS WILL BE PER CUSTOMER

NECAISE DESIGN NOT BEING AN ARCHITECTURAL OR ENGINEERING FIRM, DOES NOT ASSURE THE STRUCTURAL OR ARCHITECTURAL DESIGN OF THIS DWELLING. EVERY EFFORT HAS BEEN MADE TO ENSURE ALL DIMENSIONS ARE CORRECT AND ALL FEDERAL, STATE, AND LOCAL CODE ORDINANCES, REGULATION, ETC. ARE MET. IF AN ERROR OR OMISSION DOES OCCUR, IT IS THE RESPONSIBILITY OF THE OWNER/ CONTRACTOR TO CORRECT THE ERROR AND ASSUME ALL COSTS AND EXPENSE. AND IS NOT THE RESPONSIBILITY OF NECAISE DESIGNS.

ELEVATION

NECAISE DESIGN

228-493-1046

Revisions

date

description

PLANS FOR

CHARLES & DONNA

COOPER

120 POPLAR PT

PASS CHRISTIAN MS

DRAWN BY : HN

DATE: 8-20-25

SCALE 3/16" = 1'-0"

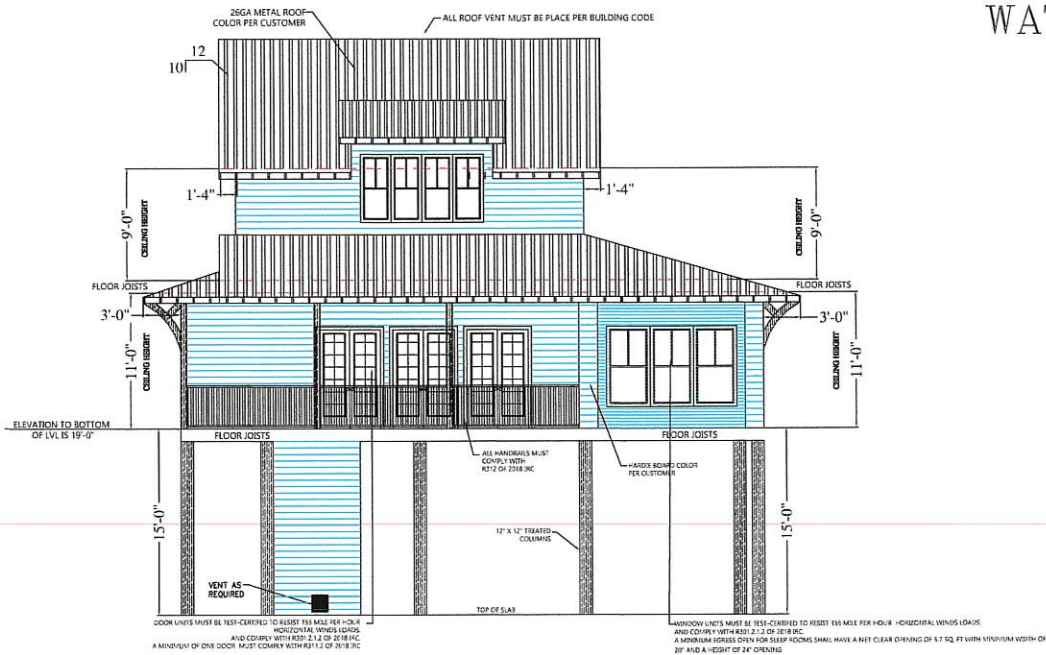
SHEET NUMBER :

2

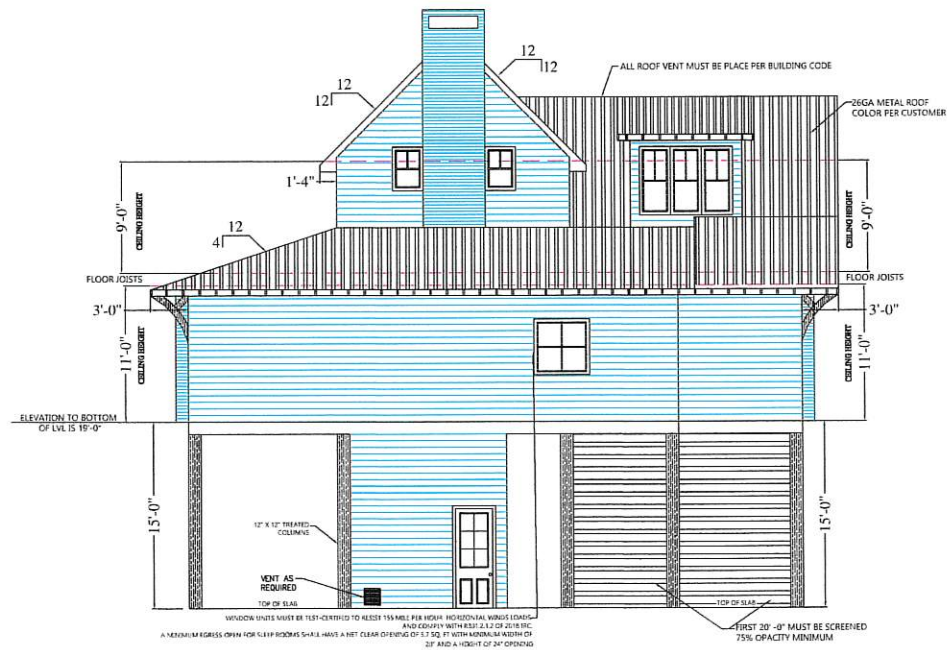
NECAISE DESIGN

ALL RIGHTS RESERVED

REAR ELEVATION
WATER SIDE



LEFT ELEVATION



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PASS CHRISTIAN MS

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2A

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