

V. Conditions for a Variance

Please answer the following questions on a separate sheet(s) of paper.

1. Are there extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography that are not applicable to other lands or structures in the same district?
2. Would a literal interpretation of the provisions of this ordinance deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located?
3. Will granting the variance requested confer upon the applicant any special privileges that are denied to other residents of the district in which the property is located?
4. Will the requested variance be harmonious with the purpose and intent of this ordinance and not be injurious to the neighborhood or to the general welfare?
5. Are the special circumstances resulting from the actions of the applicant?
6. Is the existence of non-conforming use of the neighboring land, buildings, or structures in the same district or of permitted or non-conforming uses in other districts constitute a reason for the requested variance?
7. Will the variance requested be considered to be the minimum variance that will make possible the legal use of the land, building, or structure?
8. Is the variance an adjustment in the terms of the zoning regulations, where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant? Will the literal enforcement of the ordinance result in unnecessary and undue hardship? Yes or No

REQUIRED ATTACHMENTS:

1. Complete application with original signatures
2. Site plan drawn to scale (including property lines, streets, existing structures, proposed structures, driveways and parking locations, setbacks, all dimensions, etc.)
3. \$200 Fee – (cash, credit cards with surcharge & in-person only, or check made out to the City of Pass Christian)
4. Copy of the Deed with County's Stamp
5. If applicable, proof of authority to act as the agent of the owner
6. Responses to the Conditions for a Variance questions
7. A survey – At the discretion of the City Planner

Description

106 Poplar Pt.

- With two boats & wanting to park both of them under the house, I am requesting front load parking.
- On the north side of my house, we have left a wooded buffer zone between the neighbor & I that the neighbor asked if I would leave.
- On the south side of my house, there is a house built that is 5ft off the property line so we slid our house over 20ft to give us some space from that house.
- Every house on the street has front parking. After we build, there is only one other empty lot on Poplar Pt. that can be built on.

LEGAL NOTICE

PUBLIC NOTICE is given by the city of Pass Christian, Mississippi, that a public hearing will be held by the Planning Commission on **Tuesday, June 24, 2025 at 4:00 p.m.**, and *will be reviewed on Tuesday July 1, 2025 before the Mayor and Board of Aldermen 6:00 p.m.*, at the City of Pass Christian courtroom, 105 Hiern Avenue, Pass Christian, Mississippi, to hear the following applications and any related matters:

1.

Application – TM construction on behalf of Mark Jeansonne, owner, 106 Poplar Pt. (Tax Parcel 0312M-02-007.000) – Request for variance to allow front load parking and dual driveway for home.

All interested persons are invited to attend and participate at such hearings. Written comments or objections must be filed no later than close of business on June 23, 2025, and may be addressed as follows:

City of Pass Christian

Zoning Office

200 W. Scenic Drive

Pass Christian, MS 39571

For additional information, please contact the City Planner at (228)-452-3316.

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City of Pass Christian

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200 W. Scenic Drive

Pass Christian, MS 39571

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PLANNING AGENDA

May 27, 2025

PAGE TWO

Consider request for variance to allow front load parking in home and allow two driveways not to exceed 12 feet in width and each separated by greenspace in the middle.

MOTION

d. BEGIN PUBLIC HEARING

APPLICATION – James Development, LLC, 223 Clark Avenue (Tax Parcel #0313G-02-078.000).

Consider request for variance to allow front load parking in home to be constructed because of location of protected and other large trees.

MOTION

e. BEGIN PUBLIC HEARING

APPLICATION – Joseph Bowman, 131 Beachview Drive, (Parcel #0313L-02- 078.000).

Consider request for variance to allow front load parking in home to be constructed because of location of large tree on neighbor's property extending over applicant's lot.

MOTION

f. BEGIN PUBLIC HEARING

APPLICATION – Cory Washburn, 746 West Beach Blvd. (Tax Parcel # 0313L-02-014.000).

Consider request for variance to allow turnaround area in front of home to avoid vehicles having to back out on to Highway 90.

MOTION

Challenges of Maneuvering a 23-foot Boat into a Driveway

Understanding the Complexities

Maneuvering a 23-foot boat into a driveway presents a variety of challenges, particularly when space is tight and the layout of the property is less than ideal. This document explores the logistical hurdles and potential solutions to ensure successful navigation and parking without causing damage to your driveway or the boat.

The Size and Scale of the Boat

The primary challenge lies in the sheer size of the boat. A 23-foot vessel is considerably large, and its dimensions can make it difficult to maneuver in confined spaces. The length of the boat, coupled with the trailer, requires ample turning radius and precise handling. This becomes even more complicated if the driveway is narrow or situated at an awkward angle.

Turning Radius

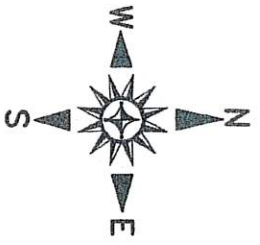
The turning radius needed to back the boat into the driveway is significantly larger than that of a car. This means that the boat will need more space to make the turn, which can be difficult to achieve without encroaching onto adjacent property or landscaping. If the driveway is lined with trees, fences, or other obstacles, these need to be considered and navigated carefully.

Visibility and Blind Spots

Visibility is another major issue when maneuvering a 23-foot boat. The size of the boat increases blind spots, making it difficult to see obstacles or to judge distances accurately. Utilizing a spotter can be extremely helpful, but communication must be clear and precise to avoid misdirection.

Surface Considerations

Backing a boat into a driveway can be particularly harsh on the surface of the driveway. Gravel driveways, in particular, can be prone to tearing up under the weight and movement of the boat and trailer.



LEGEND:

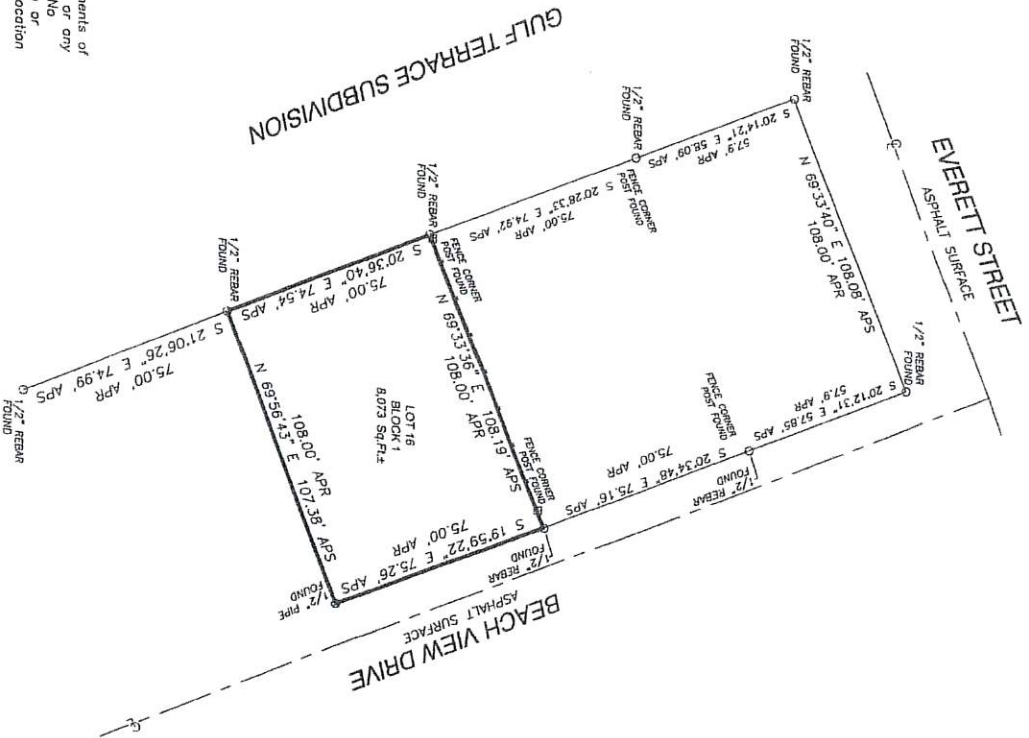
- ⊖ CENTERLINE
- IRON ROD FOUND
- IRON ROD SET
- ⊗ IRON PIPE FOUND
- ⊞ FENCE CORNER POST
- APS AS PER SURVEY
- APR AS PER RECORD

REFERENCES:

- 1) INSTRUMENT 2020-0007239-D-11
- 2) BEACH VISTA SUBDIVISION PLAT

NOTES:

Surveyor has made no investigation or independent search for assessments of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that on accurate and current title search may disclose. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. This survey meets Mississippi minimum requirements for a class "B" survey. Survey is valid only if printed original seal and signature of surveyor. No flood zone determination has been made as a part of this survey. Any flood zone determination can be made by ordering a FEMA Elevation Certificate.



BEARINGS REFERENCED TO GEODETIC BY GPS OBSERVATIONS

CS

LEGAL DESCRIPTION:
 A survey of Lot 16, Block 1, Beach Vista Subdivision,
 City of Pass Christian, Harrison County, Mississippi.



In consideration of the fee paid, I declare that this survey made by me or under my immediate supervision is true and correct to the best of my professional knowledge, information, and belief.

Duke Levy
 FRLS #1722

DUKE LEVY & ASSOCIATES, P.A.

44112 LEISURE TIME DRIVE
 DIAMONDHEAD, MS 39525
 (228) 343-9691 PHONE

SCALE: 1" = 40'	DATE: 10-25-2023
DRAWING: WD# 2023-247	REVISED: 10-21-2024
CLIENT: Claudia Bowman	

Melodie Hayes

From: Melodie Hayes <melodiehayes1@yahoo.com>
Sent: Friday, June 6, 2025 1:25 PM
To: Melodie Hayes

Caution: THIS IS AN EXTERNAL EMAIL AND MAY BE MALICIOUS. PLEASE TAKE CARE WHEN CLICKING LINKS OR OPENING ATTACHMENTS.



Melodie Hayes

From: Melodie Hayes <melodiehayes1@yahoo.com>
Sent: Friday, June 6, 2025 1:27 PM
To: Melodie Hayes

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Melodie Hayes

**Conditions for a Variance
Questions**

1. Yes. Because of the size and shape of my lot and the oak tree on my property line. I am asking you for permission to pull my 23 ft boat under my house from the front. There will be no parking on that driveway. We are only asking you to park the boat under the house and close the garage door, so you will not see the boat under the house from the street front. Because I can only have 40% of my property be cement, I cannot put in a cement driveway on the side of my house. With a rock driveway I know trying to make the turn with a 23 ft boat will tear up my rock driveway.
2. No
3. No
4. Yes
5. No
6. No
7. Yes
8. Yes

Conditions for a Variance
Questions

1. Yes. Because of the size and shape of my lot and the oak tree on my property line. I am asking you for permission to pull my 23 ft boat under my house from the front. There will be no parking on that driveway. We are only asking you to park the boat under the house and close the garage door, so you will not see the boat under the house from the street front. Because I can only have 40% of my property be cement, I cannot put in a cement driveway on the side of my house. With a rock driveway I know trying to make the turn with a 23 ft boat will tear up my rock driveway.
2. No
3. No
4. Yes
5. No
6. No
7. Yes
8. Yes

LEGAL NOTICE

PUBLIC NOTICE is given by the City of Pass Christian, Mississippi, that a public hearing will be held by the Planning Commission on Tuesday, May 27, 2025 at 4:00 pm and will be reviewed on June 4, 2025 at 6:00pm before the Mayor and Board of Aldermen in the Pass Christian Municipal Courtroom, 105 Hiern Avenue, Pass Christian, MS, to hear the following applications and any related matters:

Application – Desiree Govitz on behalf of Walmart at 1617 E. Beach, Blvd. (Tax Parcel No. 0512K-03-047.000 – Request for Variance to e construct 2,878 square foot addition on South of Store and modification of existing Wall signs on front of building.

Application – Amy Doescher agent on behalf of Jonathan and Leslie Fawer and Claudia Callino for 120 Pinecrest (Tax Parcels 313K-03-026.001 and 313K-03-026.002) – Request for variance to allow front load parking and omit under-house screening.

Application – Travis March for 410 Orange Street (Tax Parcel 312N-02-133.000) – Request for variance to allow front load parking in home and allow two driveways not to exceed 12 feet in width and divided by greenspace.

Application – James Development, LLC, 223 Clark Avenue, Tax Parcel 313G-02-027.000) – Request for variance to allow front load parking in home to be constructed because of location of protected and other large trees.

Application – Joseph Bowman, 131 Beachview Drive, Tax Parcel 313L-02-078.000) – Request for variance to allow front load parking in home to be constructed because of location of large tree on neighbor's property extending over applicant's lot.

Application – Cory Washburn, 746 West Beach Blvd., Tax Parcel 313L-02-014.000) – Request for variance to allow turnaround area in front of home to avoid vehicles having to back out on to Highway 90.

Application – Stan and Rita Glover, 845 Clark Ave., Tax Parcel No. 312K-01-006.000 for changing in zoning classification from a T2/T3 zone to Special District – Industrial Marine to allow construction of a "Barn-Dominium", 125 feet X 50 feet in size

Application – Perry and Jennifer Pezzarossi - 120 Cedar Ave., Tax Parcel No. 313L-01-025.000, request for variance or review of administrative decision of Zoning Official concerning placement of fence 8 feet in height in front of home for security reasons.

All interested persons are invited to attend and participate at such hearings. Written comments or objections must be filed no later than close of business on May 26, 2025, and may be addressed as follows:

City of Pass Christian
Zoning Office
200 W Scenic Drive
Pass Christian, MS 39571

For additional information please contact the City Building Official at (228) 452-3316.

Proof of Publication

240831

New

SUB-DIVISION APPLICATION
CITY OF PASS CHRISTIAN

City of Pass Christian Code Department
200 West Scenic Drive
Pass Christian, MS 39571
Phone: 228-452-3316
Fax 228-452-3044
Codesoffice@pass-christian.com

DATE: 4/25/25

PROPERTY OWNER:
NAME: Christopher Turpin
ADDRESS: 121 Dickson Dr.
PERMIT NUMBER: _____

CONTRACTOR: _____
Name: _____
Address: _____
Phone: _____
Email: _____

SUB-DIVISION:

- _____ NUMBER OF HOUSES PLANNED
- _____ WATER
- _____ SEWAGE
- _____ POWER
- _____ DRAINAGE

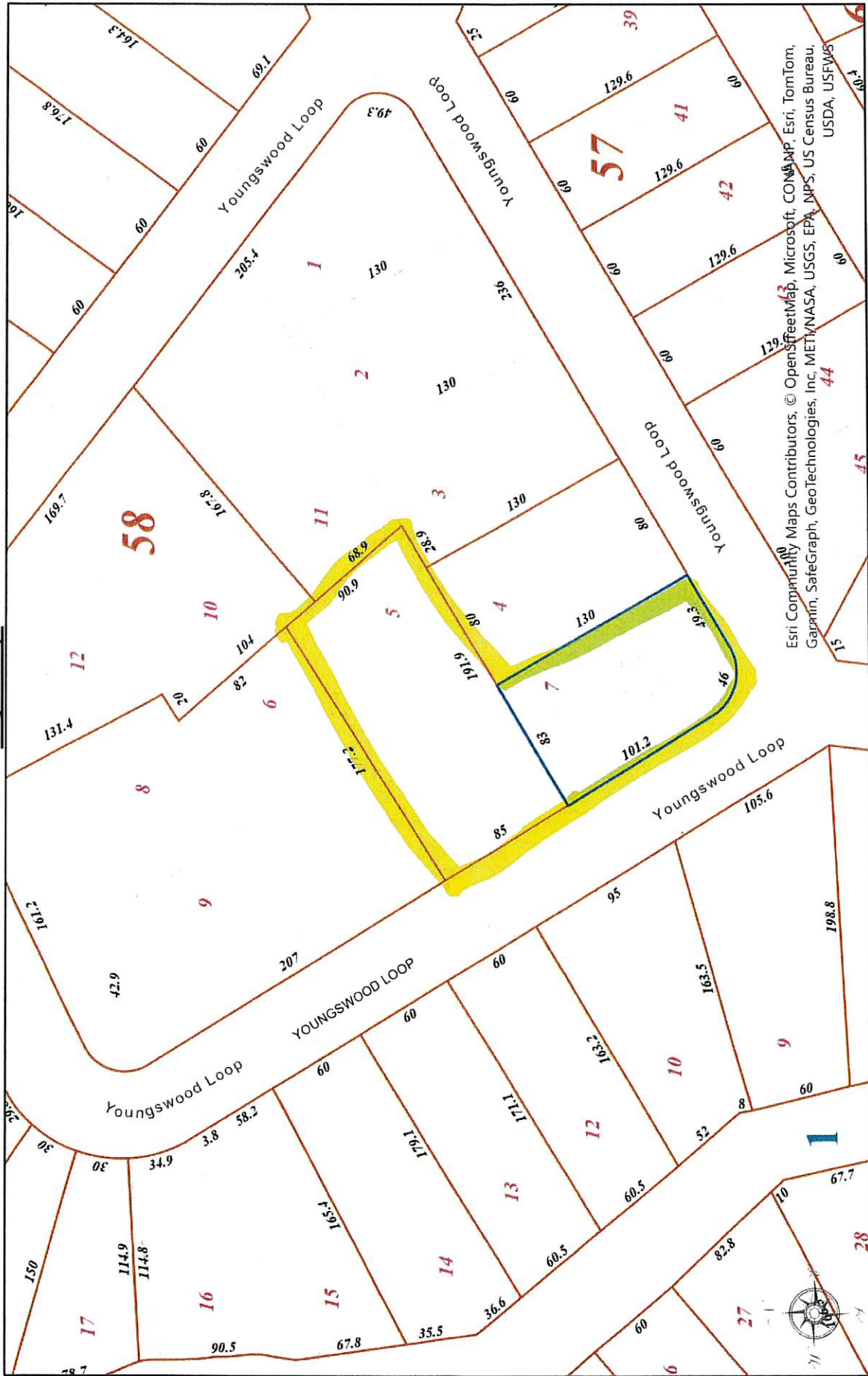
REMARKS: Merging (2) existing lots into one lot
in the Timber Ridge Neighborhood Lots #5 & #7 system SS.

Application is hereby made for a sub-division 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 construction shall be complied within the pursuit of this work whether or not specified herein.

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 building construction. That I am the owner or authorized to act as the owner's agent for the herein described work.

Applicant/Owners Signature: [Signature] Date: 4/25/25

My Map



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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: June 2, 2025

