

APPLICATION FOR SPECIAL EXCEPTION TO THE ZONING ORDINANCE

Please complete this form in its entirety; failure to do so may cause a delay in the submittal of your application to the Planning and Zoning Commission.

The following information is required before this application will be submitted to the Planning and Zoning Commission for consideration.

OWNER: CURRENT: BOBINGER REALTY GROUP | POTENTIAL: RYAN FITZSIMMONS
ADDRESS: 18183 Hwy 26 W, LUGDALE MS 39452 | 10048 Bayou View Dr E, BSL, 3952

PHONE: _____ 504-957-7793

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE

1. Legal description of property to be considered for variance as described in the Hancock County tax rolls:

GARDEN TOULME CLAIM TOWNSHIP & SOUTH - RANGE 14 WEST

2. Parcel number(s) as described in the Hancock County tax rolls:

138G-0-46-163.000

3. Present Zoning: C-3

4. Present use of building/property: VACANT LAND

5. Application fee of ~~\$200~~²⁵⁰ (Residential): # 00543351

Application fee of ~~\$200~~²⁵⁰ (Commercial): \$250

Please submit the following documentation with your application:

**Article XIII
1303 APPEALS, HEARING AND NOTICE**

Every appeal or application shall refer to the specific provision of the ordinance involved and shall set forth the interpretation that is claimed, the use for which a special exception is sought, or the details of the variance that is applied for and the case may be, and accompanied by a plat or plan, drawn to scale, showing the actual dimensions of the parcel of land to be built upon and used, the size of any building to be erected, and the location of the building upon the lot, the materials to be used and other such information as may be deemed necessary to provide full information regarding intended use. The Municipal Clerk shall forthwith transmit the appeal or application to the Commission together with all papers constituting the record upon which the action appealed from was taken.

1305.2 SPECIAL EXCEPTIONS

A special exception shall not be recommended unless:

1. The special exception shall be oriented and landscaped to produce a harmonious relationship of buildings and grounds to adjacent buildings and properties.
2. The special exception shall produce a total visual impression and environment which is consistent with the environment of the neighborhood.
3. The proposed use will not be detrimental to the use or development of adjacent properties or other neighborhood uses.
4. The proposed use will not be affected adversely by the existing uses.
5. The proposed use will be placed on a lot of sufficient size to satisfy the space requirements of said use.
6. The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement, noise, or fume generation or type of physical activity.
7. Utilities and fire protection services with reference to the location and the use shall be available and adequate.

1. The use for which a Special Exception is sought _____

_____ OPEN AIR BOAT STORAGE _____

2. Grounds upon which it is claimed that the Special Exception shall be granted:

3. A plat or plan, drawn to scale, showing the actual dimensions of the parcel of land to be built upon.

5. Size of building to be erected, and the location of the building upon the lot.

6. Materials to be used (Exterior Finish) and other such information as may be deemed necessary to provide full information regarding intended use.

7. Is the property in question in a sub-division? NO

8. If the property in question is within a sub-division, is there an existing covenant running with the land? N/A

9. If the answer to question 8 is yes, please state the book and page numbers where the stated restrictive covenants are filed in the Chancery Clerks Office of Hancock County. Book Number _____ Page Number _____

It is warranted in good faith by the owner whose name is signed hereto that all of the above facts are true and correct.



Applicant's Signature

 6/10/25

Date

FOR OFFICE USE ONLY

Date of Application received: _____

Dear Members of the Hancock County Planning and Zoning Board,

I hope this letter finds you well. I am writing to formally request a Special Exception to the zoning ordinance for a proposed open-air boat and RV storage facility on a 3.22-acre lot located at 3250 Longfellow Road in Bay St. Louis, MS, which is currently zoned C3.

Our vision for this facility includes a sturdy 12-gauge metal structure, designed to withstand local weather conditions, complete with a 20-year rust warranty. The structure will be securely set in footings that meet the required wind resistance standards. Each covered storage area will rest on a concrete slab, ensuring durability and ease of access.

In addition to the covered storage, our plan includes a significant area for open storage without a canopy, allowing for flexibility in accommodating various sizes of boats and RVs. We also intend to provide a small area for ice and vending services to enhance the convenience for our customers. The yard and driveways will be constructed with crushed stone to promote permeability, aligning with best practices for environmental sustainability.

We believe that this facility will not only meet the growing demand for boat and RV storage in our community but also contribute to the local economy by providing a valuable service to residents and visitors alike.

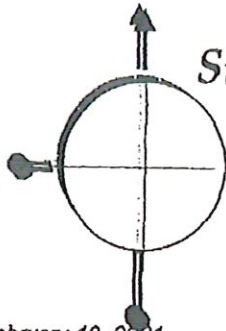
We appreciate your consideration of our request for a Special Exception and are eager to discuss this project further. Please feel free to contact me at 504-957-7793 or Ryan@fitzconstruct.com to arrange a meeting or to seek any additional information.

Thank you for your time and attention to this matter. We look forward to your positive response.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan", with a long horizontal flourish extending to the right.

Ryan Fitzsimmons



Sidney F. Fournet & Associates Professional Land Surveyors

P. O. Box 6003 Diamondhead, MS. 39525
Telephone: (228) 255-5867 Fax: 539-9550
Registered in Mississippi and Louisiana
E-mail address: Royevrus@aol.com

February 19, 2001

***DEED DESCRIPTION (Attachment to Survey No. 01-6411)**

All that certain parcel of land situated in the *Gadon Toulme Claim*, Township 8 South, Range 14 West, County of Hancock, State of Mississippi, being more particularly described as follows:

COMMENCING at the intersection of the northerly right-of-way of Longfellow Road with the westerly right-of-way of Chapman Road; thence along said northerly right-of-way, North 89 degrees 29 minutes 55 seconds West (Astronomic) 200.00 feet to a found 1/2" rebar and the **POINT OF BEGINNING**; thence continuing along said right-of-way, North 89 degrees 29 minutes 55 seconds West 330.40 feet to the northerly right-of-way of Mississippi Highway No. 603; thence along said right-of-way, North 67 degrees 24 minutes 51 seconds West 211.77 feet to the center of Bayou Choctaw; thence along said center the following 4 courses:

- 1) North 47 degrees 54 minutes East 113.77 feet;
- 2) North 39 degrees 33 minutes East 66.00 feet;
- 3) North 01 degree 37 minutes West 94.00 feet;
- 4) North 18 degrees 12 minutes East 16.78 feet;

thence North 89 degrees 55 minutes 31 seconds East 411.57 feet to a found 1/2" rebar; thence along a fence, South 02 degrees 36 minutes 40 seconds West 322.16 feet to the **POINT OF BEGINNING**.

Containing 3.22 acres, more or less.


Sidney Fournet, Jr., P.L.S. No. 2571



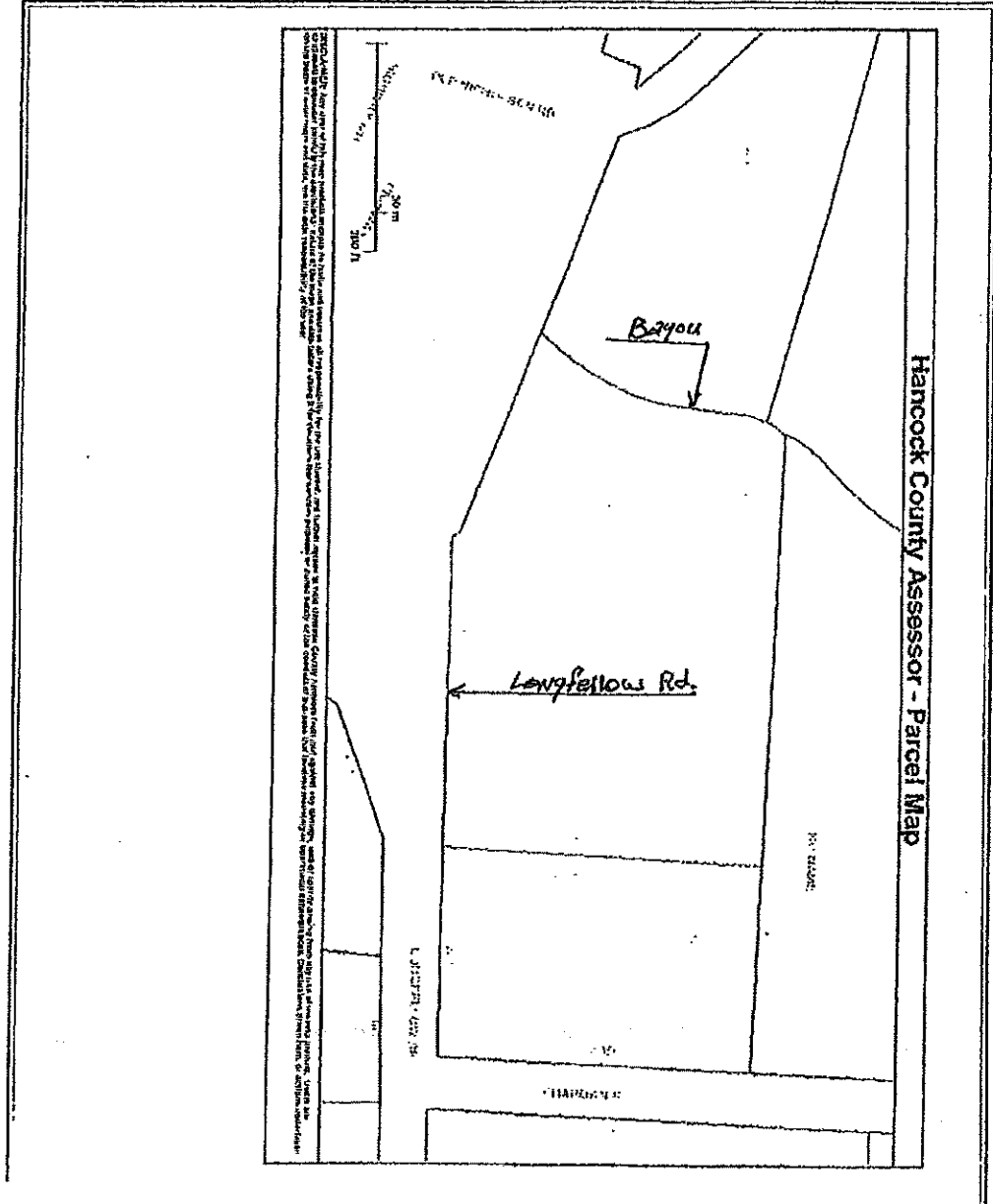
*This description and attached survey are subject to any rights, claims, reservations or encumbrances that an accurate title report may find.

01-6411dd

WILLIAM J BECKHAM
PLAT MAP

File No. BOBINGER
Case No.

Borrower BUDDY BOBINGER
Property Address N/S LONGFELLOW RD
City BAY ST LOUIS County HANCOCK State MS Zip Code
Lender/Client BUDDY BOBINGER Address 893 WINTER ST. LUCEDALE, MS 39452



ELEVATION CERTIFICATE

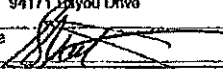
OMB No. 1660-0008
Expires March 31, 2012

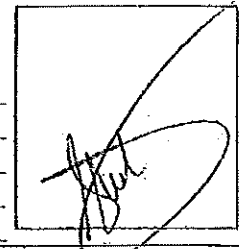
Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION		For Insurance Company Use:
A1. Building Owner's Name <u>Bobinger</u>		Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>3250 Longfellow Road</u>		Company NAIC Number
City <u>Bay St. Louis</u> State <u>MS</u> ZIP Code <u>39520</u>		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <u>1393-0-46-163.000 Section 40-6-14</u>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>		
A5. Latitude/Longitude: Lat. <u>30-18-44</u> Long. <u>-89-23-03</u>		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <u>g</u>		
A8. For a building with a crawlspace or enclosure(s):		
a) Square footage of crawlspace or enclosure(s)	<u>NA</u> sq ft	A9. For a building with an attached garage:
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade	<u>NA</u>	a) Square footage of attached garage
c) Total net area of flood openings in A8.b	<u>NA</u> sq in	b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		c) Total net area of flood openings in A9.b
		d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number <u>Hancock 285264</u>		B2. County Name <u>Hancock</u>		B3. State <u>MS</u>	
B4. Map/Panel Number <u>28045C-0342</u>	B5. Suffix <u>D</u>	B6. FIRM Index Date <u>10/16/2009</u>	B7. FIRM Panel Effective/Revised Date <u>10/16/2009</u>	B8. Flood Zone(s) <u>AE</u>	B9. Base Flood Elevation(s) (Zone AE, use base flood depth) <u>18'</u>
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe) _____					
B11. Indicate elevation datum used for BFE in item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe) _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Data _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)	
C1. Building elevations are based on: <input checked="" type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input type="checkbox"/> Finished Construction *A new Elevation Certificate will be required when construction of the building is complete.	
C2. Elevations -- Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete items C2.a-h below according to the building diagram specified in item A7. Use the same datum as the BFE. Benchmark Utilized <u>E-190 Vertical Datum NAVD 1988</u> Conversion/Comments <u>NA</u>	
Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <u>18.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor <u>NA</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only) <u>NA</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab) <u>NA</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) <u>10.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) <u>9.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) <u>9.1</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support <u>9.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION	
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.	
<input checked="" type="checkbox"/> Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Certifier's Name <u>Sidney F. Fournel, Jr.</u>	License Number <u>PS-2671</u>
Title <u>Owner</u>	Company Name <u>Sidney F. Fournel, Jr.</u>
Address <u>94171 Bayou Drive</u>	City <u>Diamondhead</u> State <u>MS</u> ZIP Code <u>39525</u>
Signature 	Date <u>10/01/2010</u> Telephone <u>(228) 265-5867</u>



ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

DS


Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1. Building Owner's Name Bayside Landscaping		Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. Longfellow Road		Company NAIC Number:
City Bay St. Louis	State Mississippi	ZIP Code 39520
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Tax # 138G-0-46-163.000		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)		Non-Residential
A5. Latitude/Longitude: Lat. 30°18'43.9" Long. 089°23'02.1"		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <u>5</u>		
A8. For a building with a crawlspace or enclosure(s):		
a) Square footage of crawlspace or enclosure(s)		N/A sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade		N/A
c) Total net area of flood openings in A8.b		N/A sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
A9. For a building with an attached garage:		
a) Square footage of attached garage		N/A sq ft
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade		N/A
c) Total net area of flood openings in A9.b		N/A sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number City of Bay St Louis 285251		B2. County Name Hancock		B3. State Mississippi	
B4. Map/Panel Number 28045C0342	B5. Suffix D	B6. FIRM Index Date 09-27-2019	B7. FIRM Panel Effective/ Revised Date 10-16-2009	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 18

- B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
 FIS Profile FIRM Community Determined Other/Source: _____
- B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other/Source: _____
- B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
 Designation Date: _____ CBRS OPA

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. Longfellow Road			Policy Number:
City Bay St. Louis	State Mississippi	ZIP Code 39520	Company NAIC Number

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED)
 FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name			
Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

Check here if attachments.

BUILDING PHOTOGRAPHS

OMB No. 1660-0008
Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. Longfellow Road			Policy Number:
City Bay St. Louis	State Mississippi	ZIP Code 39520	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption Pre-construction photo

Clear Photo One

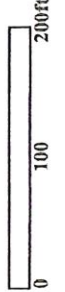
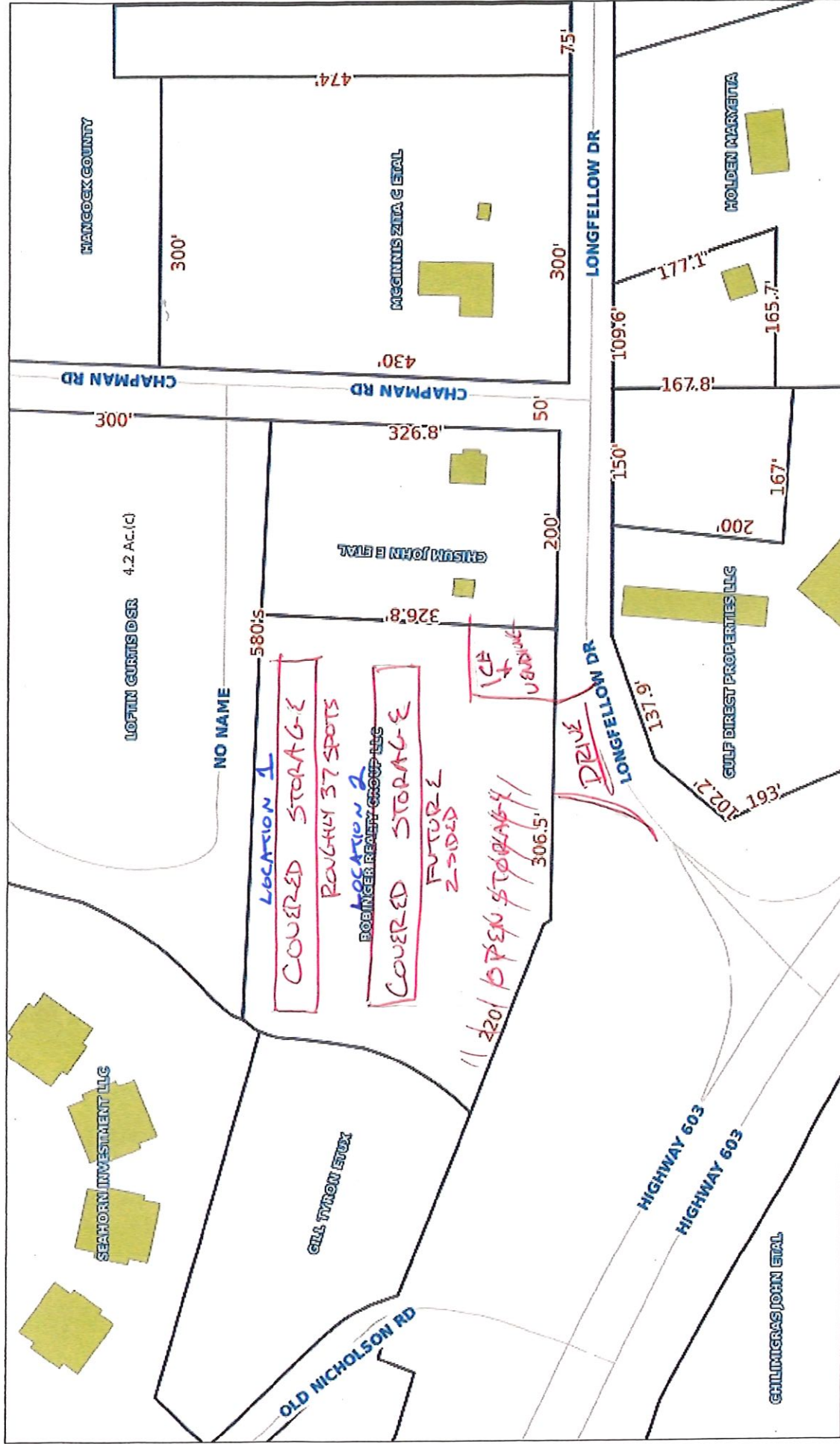
Photo Two

Photo Two

Photo Two Caption

Clear Photo Two

Geoportal Map



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

LOCATION 1



Location 2

