



FLEXIBLE VARIANCE APPLICATION

City of Tupelo | Department of Development Services
Mail: P O Box 1485, Tupelo, MS 38802-1485
Phone: (662) 841-6510 Fax: (662) 841-6550
Email: permits@tupeloms.gov

MUNIS FlexVAR25-03
Received By: MS
Date Received: 5-19-25
(for office use only)

Permit Fee: \$250 (Non-refundable)

A Pre-Application conference is required with a member of the Planning Division prior to application submittal. All materials required four (4) weeks prior to schedule Planning Committee Review. Meeting date and time to be determined by Development Services staff.

PROPERTY INFORMATION

PROJECT LOCATION:

(ADDRESS & PARCEL # REQUIRED): 1118 Briar Ridge, 112B-04-003-02

REQUEST BY FLEXIBLE VARIANCE TO ALLOW: 4.2 Setback instead of 10ft

RATHER THAN THE REQUIRED: needs 50% variance for North side

Project Acreage		Current Zoning		Existing Structures	Y N
Number of Lots		Proposed Zoning		Demolition Required	Y N
Minimum Lot Size		Current Land Use		Clearing Required	Y N
Maximum Lot Size		Proposed Land Use		Cut/Fill Required	Y N
Chickasaw Review	Y N	Overlay District	Y N	Proposed Signage	Y N
Flood Zone	Y N	Historic District	Y N	Other Zoning Requests	Y N
Suspect Soils	Y N	Special Use Standards	Y N		

Meeting Scheduled for _____, _____ at _____.
(for office use only) (day) (date) (time)

CONTACT INFORMATION

OWNER CONTACT INFORMATION:

Owner Name: Lucreshia Stan Zied Email: lucreshiah@gmail.com
Address: 912 Birch St City: Tupelo State: MS Zip Code: 38801
Phone Number(s): 662-397-8470

APPLICANT CONTACT INFORMATION (if different than owner):

Name: _____ Email: _____
Address: _____ City: _____ State: _____ Zip Code: _____
Phone Number(s) _____

PLEASE SEE REVERSE SIDE

REQUIRED ATTACHMENTS *(all required attachments must be submitted BEFORE a permit can be issued)*

1. Minor Site Plan _____
2. Recorded deed; if owner and applicant are not the same, current lease and owner permission _____
3. Plat of the property sought to be rezoned, 82 X 112 inches in size, to scale showing dimensions thereof and width of any streets contiguous thereto. _____
4. Subdivision, Accessory Use, Rezoning, Commercial or Residential Construction Application _____

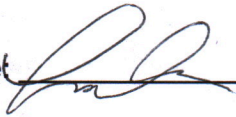
In support of the application, you must show in detail that the proposed use:

1. Is in harmony with the area and is not substantially injurious to the value of the properties in the general vicinity;
2. Conforms with all special requirements applicable to the use;
3. Will not adversely affect the health or safety of the public; and
4. Has obtained the minimum passing score for the Development Review Checklist, Section 12.3.

For approved Criteria, see Development Code Section 12.12.2(7)

I hereby certify the above information is true and correct and completed in accordance with the Tupelo Development Code. I further understand that if I am not the property owner, notarized permission from the property owner is required for the application to be processed. I understand that if I or my representative does not attend the Planning Committee meeting, the application could be tabled or denied.

Applicant Signature



Date:

5-19-25

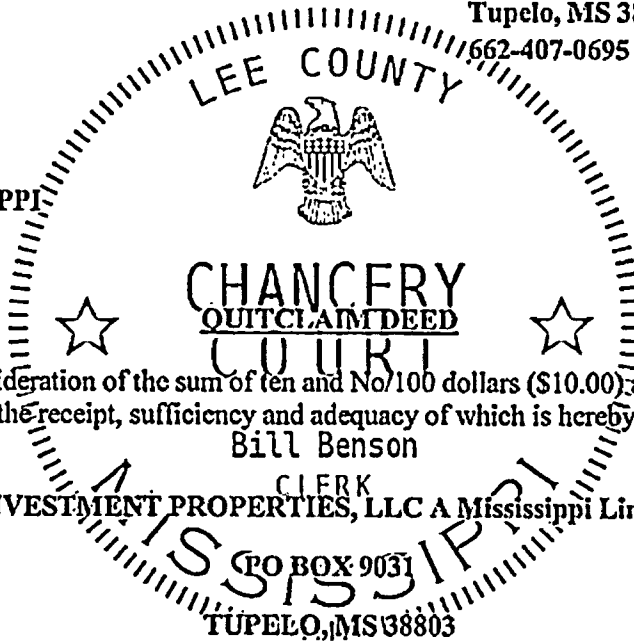
Prepared By:

F. Taylor Goodman
117 North Broadway
Tupelo, MS 38804
Phone: 662-407-0695

AFTER RECORDING RETURN TO:

Goodman Law Firm, PLLC
117 North Broadway
Tupelo, MS 38804
662-407-0695

STATE OF MISSISSIPPI
COUNTY OF LEE



For and in consideration of the sum of ten and No/100 dollars (\$10.00) and other good and valuable consideration, the receipt, sufficiency and adequacy of which is hereby acknowledged, as (grantor)

Bill Benson

CLERK

WILSON STREET INVESTMENT PROPERTIES, LLC A Mississippi Limited Liability Company

662-397-8670

does hereby transfer, quitclaim and release all of my right, title and interest unto, (grantee)

WILSON STREET INVESTMENT PROPERTIES, LLC A Mississippi Limited Liability Company

PO BOX 9031

TUPELO, MS 38803

662-397-8670

the following described property located and situated in Lee County, Mississippi and more particularly described as follows, to-wit:

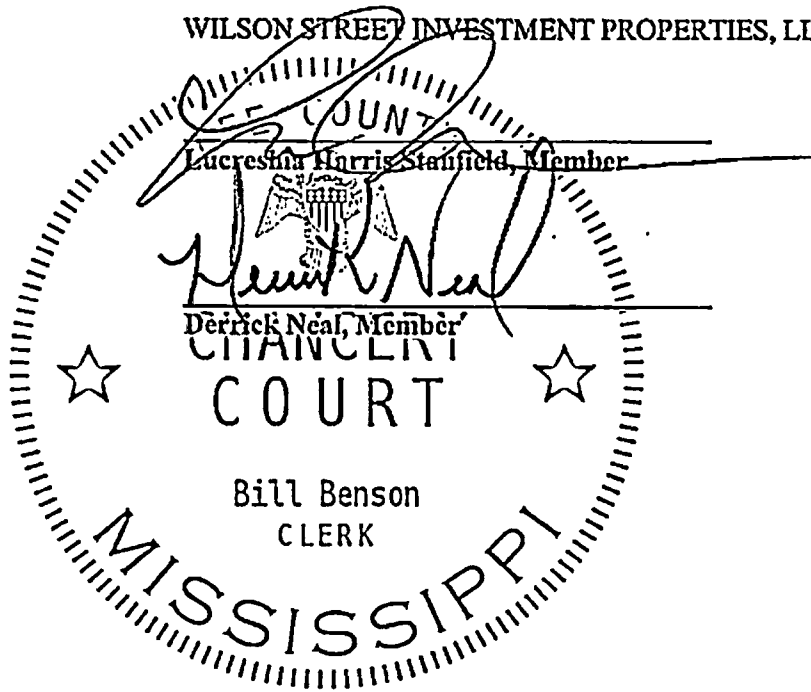
Handwritten initials: CC, 26

SEE ATTACHED EXHIBIT "A"

INDEXING INSTRUCTIONS: NE ¼ of Section 4, Township 10 South, Range 6 East, City of
Tupelo, Lee County, Mississippi.

Witness the signature of the Grantors on this the 6 day of December, 2023.

WILSON STREET INVESTMENT PROPERTIES, LLC

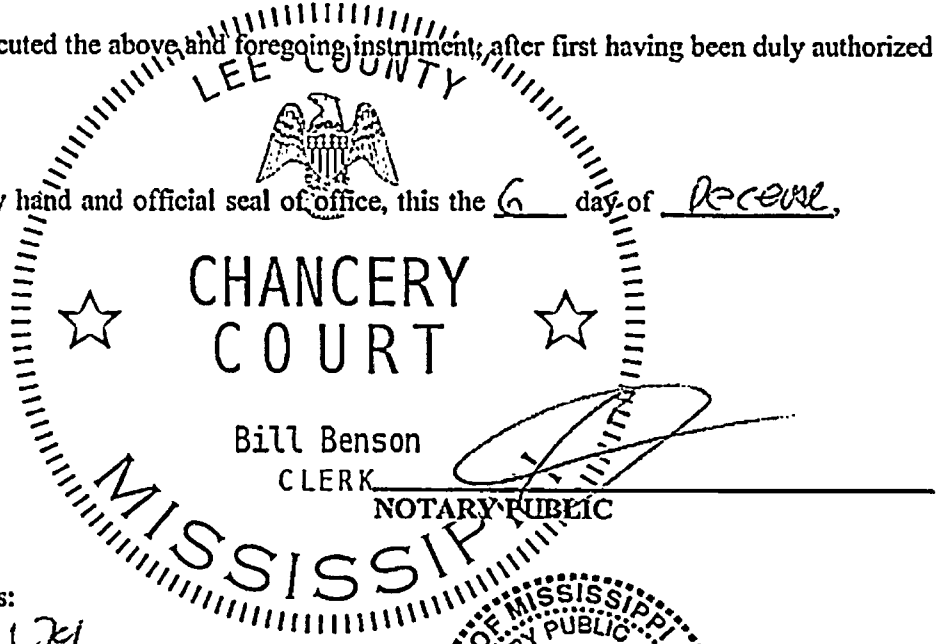


STATE OF MISSISSIPPI

COUNTY OF LEE

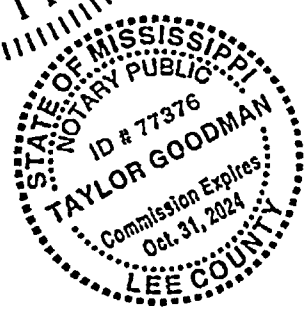
Personally appeared before me, the undersigned authority at law in and for the aforesaid County and State the within named, Lucreshia Harris Stanfield and Derrick Neal, that they are the Members of Wilson Street Investment Properties, LLC, and that for and on behalf of the said LLC, and as its act and deed she executed the above and foregoing instrument, after first having been duly authorized by said LLC so to do.

Given under my hand and official seal of office, this the 6 day of December, 2023.



SEAL

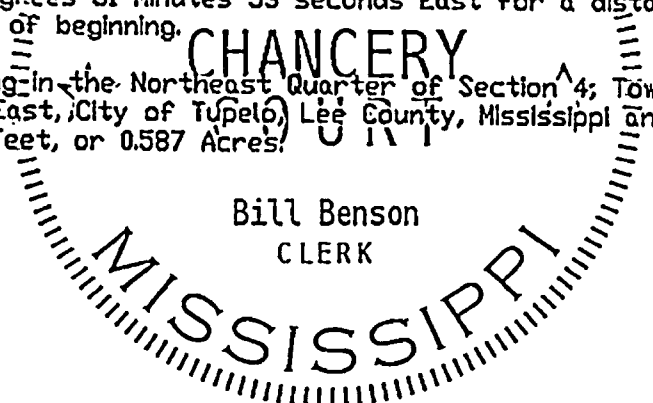
My Commission Expires: 10/31/24



Description of Lot 1:

A parcel of land containing 0.587 acres, situated in the Northeast Quarter of Section 4, Township 10 South, Range 6 East, City of Tupelo, Lee County, Mississippi. This legal description is derived from a land survey based on the State Plane Coordinate System (SPC) Mississippi East Zone, NAD-83, US Survey feet, using grid bearings from RTK GPS observations with a mean convergence angle of 0°05'21" with a combined ground to grid ratio of 0.99994511, said parcel being more particularly described as follows: Commencing at a 1/2 inch iron rod (found) at SPC North 1728033.21 ft., East 1031742.79 ft. that is recognized as the Northwest corner of the Northeast Quarter of Section 4, Township 10 South, Range 6 East, City of Tupelo, Lee County, MS and thence run South 00 degrees 53 minutes 12 seconds East for a distance of 760.93 feet to a fence corner; thence run South 89 degrees 50 minutes 03 seconds East for a distance of 657.22 feet to a 1/2 inch rebar (found) on the West right-of-way of Briar Ridge Road (Highway No. 6); thence run South 17 degrees 03 minutes 23 seconds West along the West right-of-way of Briar Ridge Road (Highway No. 6), passing thru a 1/2 inch rebar (found) at 117.27 feet, for a distance of 363.85 feet to a 1/2 inch rebar (found) at (SPC) North 1726922.45 ft., East 1032304.86 ft. for a POINT OF BEGINNING; thence run South 17 degrees 03 minutes 23 seconds West along the West right-of-way of Briar Ridge Road (Highway No. 6) for a distance of 196.59 feet to a capped 1/2 inch rebar (set); thence leaving said right of way run North 49 degrees 13 minutes 17 seconds West for a distance of 284.33 ft. an iron pin (found); thence run North 89 degrees 31 minutes 53 seconds East for a distance of 272.99 ft. to the point of beginning.

All lying and being in the Northeast Quarter of Section 4, Township 10 South, Range 6 East, City of Tupelo, Lee County, Mississippi and contains 25585.4 Square Feet, or 0.587 Acres.



Library 2024 LANDROLL

WILSON STREET INVESTMENT PROPERTIES Parcel 112B-04-003-02 PPIN 36362

LLC Alt Parcel 112B-04-003-02

PO BOX 9031 Exempt Code JD 0 Tax District 5730

Subdivision ADDENDUM

Neighborhood

Map

TUPELO MS 38803 St Addr

Sect/Twn/Rng 04 10S 06E Blk

Cls C-Acres C-Value U-Acres U-Value T-Acres Improved True Assessed

1

2 12800 12800 1920

12800 12800 1920

Homestead Type 1=065 2=DAV 3=DIS 4=Reg Reg 100 DAV

Mtg Group Eligible Cl1 N (Y/N)

New Value Added F-Fire O-Override Deed Bk 2023 Pg 013740 Ext

Drainage Code Benefit Price Total Deed Date 12 6 2023 Type QD

Current 2022 Yr Added 12 15 1997

L 12800 12500 DBM

B Chged 12 14 2023

Levee Benefits X = Use1 9110 Use2 9110 TRISTATE

F3-NEXT PARCEL F5-LEGAL F6-ADDENDUM F7-DEEDS F8-FLAGS F9-OPTIONS F24-EXIT

F3 next record, Page-Up prev record, F13 Paperlink

MINOR SUBDIVISION PLAT FOR LACREASHA STANFIELD

WILSON STREET
NE 1/4 SEC. 4, T-10-S, R-6-E,
LEE COUNTY, MISSISSIPPI
SCALE 1"=50' 10/18/2023

REVISED 12/1/2023
A CLASS "B" SURVEY
STATE PLANE COORDINATES, MS EAST ZONE, NAD83
MEAN CONVERGENCE 0'05"21"
COMBINED SCALE FACTOR 0.99994511
HOUSES LOCATED 12-04-24

P.O.C.
FND. 1/2 INCH IRON ROD
N.W. COR. N.E. 1/4
SEC. 4, T-10-S, R-6-E
CITY OF TUPELO,
LEE COUNTY, MISS.
N=1728033.21
E=1031742.79

NOTE: THIS PROPERTY HAS A LAND USE CLASSIFICATION OF CLASS B, AS DEFINED IN APPENDIX A AND THIS BOUNDARY SURVEY MEETS OR EXCEEDS THE MINIMUM QUALITY REQUIREMENTS FOR CONDITION A, AS DEFINED IN APPENDIX B OF THE "STANDARDS OF PRACTICE FOR SURVEYING" IN THE STATE OF MISSISSIPPI.

- IF NOT DESIGNATED BY (R) ALL BEARINGS SHOWN ARE GRID BEARINGS BASED ON STATE PLANE COORDINATES, MS EAST ZONE, NAD83
- BEARINGS DESIGNATED (R) ARE RECORD BEARINGS FROM PLAT OR DEED
- THIS SURVEY AND PLAT ARE COPYRIGHTED
- NO HISTORIC TITLE SEARCH WAS DONE BY LANDMARK SURVEYING
- ALL DISTANCES SHOWN ARE GROUND DISTANCES
- THE GOCG REALTIME NETWORK WAS USED TO DETERMINE POSITIONS AND VERIFIED BY OPUS SOLUTION

FENCE CORNER

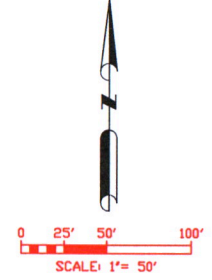
S 89°50'03" E 657.22'

1/2" RBR FND

117.27'

1/2" RBR FND

S 17°03'23" W 363.89'



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Commencing at a 1/2 inch iron rod (found) at SPC North 1728033.21 Ft., East 1031742.79 Ft. that is recognized as the Northwest corner of the Northeast Quarter of Section 4, Township 10 South, Range 6 East, City of Tupelo, Lee County, MS and thence run South 00 degrees 53 minutes 12 seconds East for a distance of 760.93 feet to a fence corner; thence run South 89 degrees 50 minutes 03 seconds East for a distance of 657.22 feet to a 1/2 inch rebar (found) on the West right-of-way of Briar Ridge Road (Highway No. 6); thence run South 17 degrees 03 minutes 23 seconds West along the West right-of-way of Briar Ridge Road (Highway No. 6), passing thru a 1/2 inch rebar (found) at 117.27 feet, for a distance of 363.85 feet to a 1/2 inch rebar (found) at (SPC) North 1726922.45 Ft., East 1032304.86 Ft. for a POINT OF BEGINNING; thence run South 17 degrees 03 minutes 23 seconds West along the West right-of-way of Briar Ridge Road (Highway No. 6) for a distance of 196.59 feet to a capped 1/2 inch rebar (set); thence leaving said right of way run North 49 degrees 13 minutes 17 seconds West for a distance of 204.33 ft. an iron pin (found); thence run North 89 degrees 31 minutes 53 seconds East for a distance of 272.99 ft. to the point of beginning.

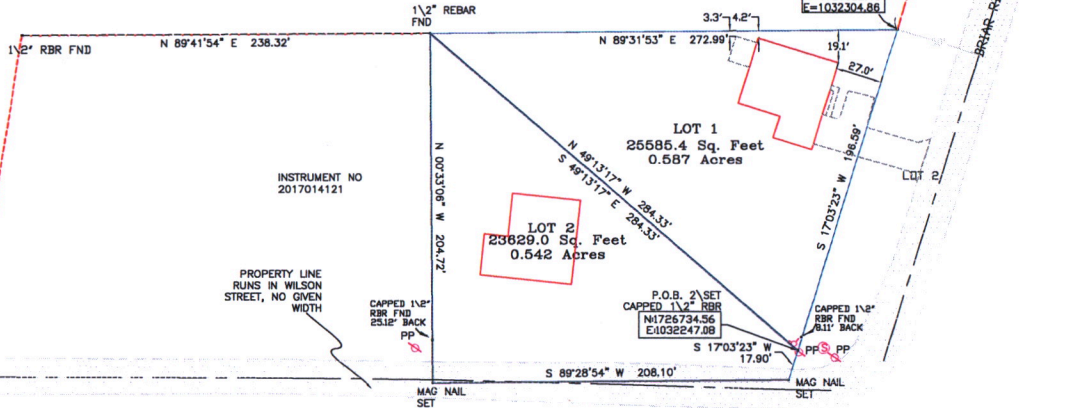
Description of Lot 2
A parcel of land containing 0.587 acres, situated in the Northeast Quarter of Section 4, Township 10 South, Range 6 East, City of Tupelo, Lee County, Mississippi. This legal description is derived from a land survey based on the State Plane Coordinate System (SPC) Mississippi East Zone, NAD-83, US Survey Feet, using grid bearings from RTK GPS observations with a mean convergence angle of 0'05"21" with a combined ground to grid ratio of 0.99994511, said parcel being more particularly described as follows:
Commencing at a 1/2 inch iron rod (found) at SPC North 1728033.21 Ft., East 1031742.79 Ft. that is recognized as the Northwest corner of the Northeast Quarter of Section 4, Township 10 South, Range 6 East, City of Tupelo, Lee County, MS and thence run South 00 degrees 53 minutes 12 seconds East for a distance of 760.93 feet to a fence corner; thence run South 89 degrees 50 minutes 03 seconds East for a distance of 657.22 feet to a 1/2 inch rebar (found) on the West right-of-way of Briar Ridge Road (Highway No. 6); thence run South 17 degrees 03 minutes 23 seconds West along the West right-of-way of Briar Ridge Road (Highway No. 6), passing thru a 1/2 inch rebar (found) at 117.27 feet and passing thru a 1/2 inch rebar (found) at 363.85 feet to a distance of 560.41 feet to a 1/2 inch rebar (found) at (SPC) North 1726734.58 Ft., East 1032247.19 Ft. for a POINT OF BEGINNING; thence run South 17 degrees 03 minutes 23 seconds West along the West right-of-way of Briar Ridge Road (Highway No. 6) for a distance of 179.90 ft. to a mag nail (set) in Wilson Street; thence run South 89 degrees 28 minutes 54 seconds West in Wilson Street for a distance of 208.10 ft. to a mag nail (set); thence run North 00 degrees 33 minutes 06 seconds West passing thru a capped 1/2 inch rebar at 251.2 ft. for a distance of 204.72 ft. to an iron pin (found); thence run South 49 degrees 13 minutes 17 seconds East for a distance of 284.33 ft. to the point of beginning.

All lying and being in the Northeast Quarter of Section 4, Township 10 South, Range 6 East, City of Tupelo, Lee County, Mississippi and contains 25585.4 Square Feet, or 0.587 Acres.

All lying and being in the Northeast Quarter of Section 4, Township 10 South, Range 6 East, City of Tupelo, Lee County, Mississippi and contains 23629.0 Square Feet, or 0.542 Acres.

INSTRUMENT NO
200515144

P.O.B. LOT 1
1/2" RBR FND
N=1726822.45
E=1032304.86



SURVEYORS CERTIFICATE

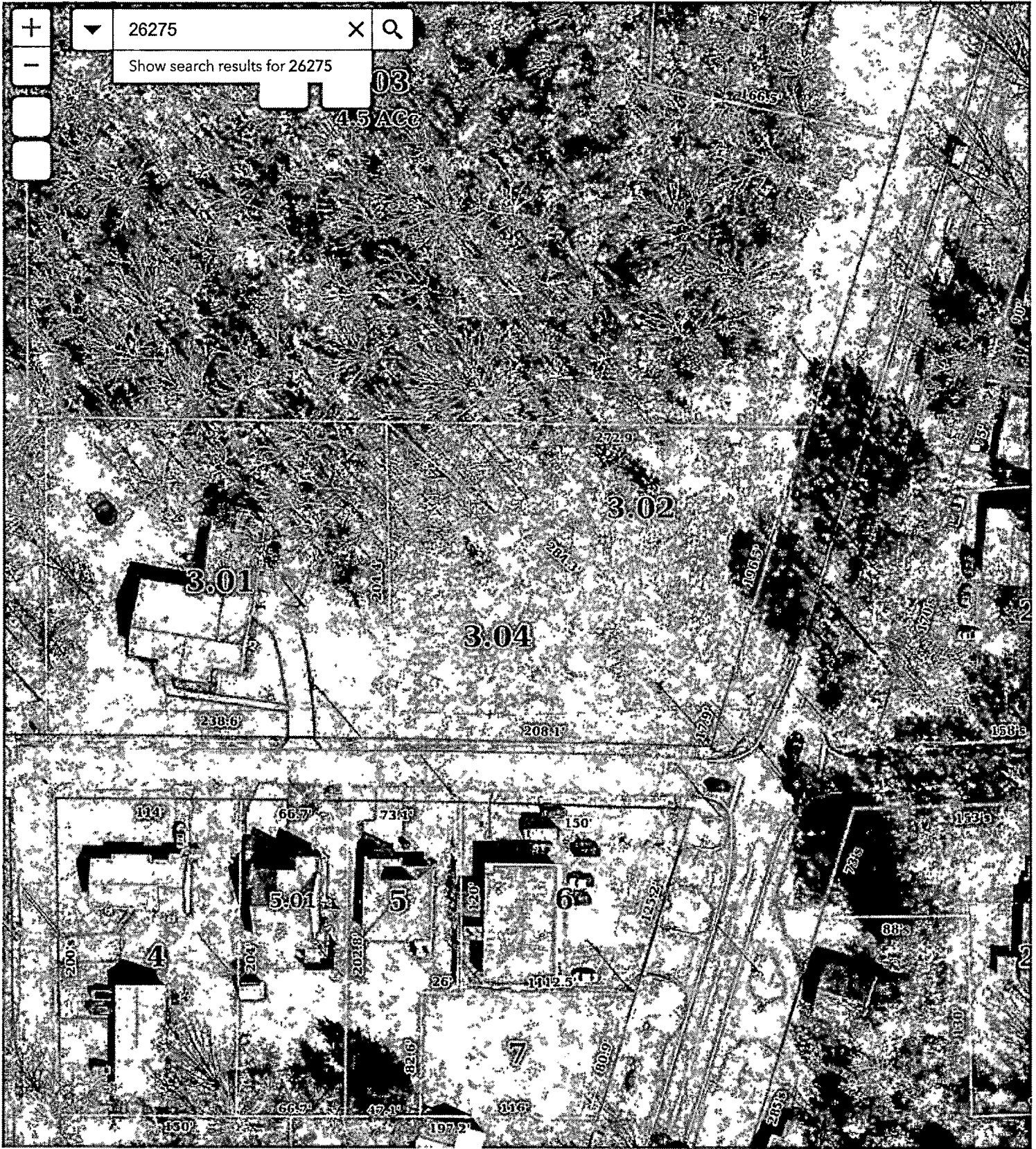
On the basis of my knowledge, information and belief, I, Rex B. Smith certify to Lacreasha Stanfield that as a result of a survey made on the ground to the normal standards of care of professional surveyors practicing in the State of Mississippi, I find that the survey depicted on this plat is a correct representation of the conditions as they exist this the 18th day of October, 2023, and further being subject to the items listed in the general notes incorporated herein.

NOTE: THIS SURVEY, INFORMATION, AND CERTIFICATE IS DIRECTED ONLY TO THE PARTY LISTED IN THE CERTIFICATION HEREON; NO OTHER PERSON, FIRM, OR CORPORATION MAY RELY, USE, OR COPY IN WHOLE OR PART ANY OF THIS SURVEY INFORMATION DELINEATED, CONTAINED, OR INCORPORATED HEREIN AND ALL RIGHTS PERTAINING THERETO ARE RESERVED BY THE FIRM OF LANDMARK SURVEYING.

LANDMARK SURVEYING ASSOCIATES
P.O. BOX 1328
SALTILLO, MS, 38866 (662) 869-2478

REX B. SMITH MS P.L.S. 2423





100ft

-88 675 34.247 Degrees