

These are the cases for the January 27, 2021 Planning Board Meeting @ 1:30 - 2 New Cases.



CITY OF JACKSON, MS
Application for Zoning Action
Application Must Be Signed By Owner of Property

FOR OFFICE USE ONLY
NOV 25 2020
City of Jackson
City Planning Administration
CASE NO.: 4113
Ward #: 1

I. Please choose one or more of the following Zoning Action Requests:

Rezoning From ___ To ___ || Use Permit || Special Exception || X Variance(s)

II. Subject Property Address: 1426 Woodshire Drive, Jackson, MS 39211

(Street number and name or description of location if property is a vacant lot)

Current Zoning for property: Residential

Tax Parcel Number: 738-1131

III. Size of Property: Lot Frontage 109.85 feet, Lot Depth 132.88 feet, Square footage/Acres 14,596.9 sq ft, Improved or Unimproved? Improved, If improved, number of existing buildings? 2, Use of buildings: X Residential Commercial Industrial

IV. Purpose for requested Zoning Action: (Brief Description) To apply for a side yard variance for an accessory structure.

V. Are there any City Code Violations on this property? No. If yes, please give details and dates of violations:

VI. Are there any Restrictive Covenants? No. If yes, please attach copies of Covenants.

VII. Has there been any Zoning Action filed on this property in the past? No. If yes, please attach copies of agency findings and decisions.

APPLICATION MUST BE FILED ON OR BEFORE 12:00PM ON THE DEADLINE DATE to be included on the next month's Planning Board Meeting Agenda. Planning Board Meetings are held on the fourth (4th) Wednesday of the month at 1:30pm in the Andrew Jackson Conference Room, Warren A. Hood Building located at 200 S. President Street. November and December Planning Board Meetings will be held the third (3rd) Wednesday due to the holidays. Please review the enclosed schedule to confirm exact dates before sending out notification letters.

DECLARATION:

By signing this application, it is understood and agreed that permission is hereby given the duly authorized representative of the City of Jackson to make an investigation of the need for the Zoning Action Request, place signs on the subject property and verify authenticity of the applicant(s) and property owner(s). It is further understood that the Zoning Administrator and staff may inspect the subject property, make photographs and obtain any verifications and data necessary for preparation of its report to the Planning Board and City Council.

The above information is true, and complete to the best of my knowledge.

[Signature]
Applicant's Signature

[Signature]
Property Owner's Signature

WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at

1426 Woodshire Dr. Jackson, Mississippi

On this the 12th day of November, 2020.

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally came and appeared before me, the within named:

[Signature]

[Signature]

who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledged to me that they are the owner(s) of the subject property as described in this Zoning Action Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 12th day of

November, 2020.



[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:

July 27, 2024

November 20, 2020

Alex & Sonia Walker
1426 Woodshire Drive
Jackson, MS 39211

Department of Planning and Development
Zoning Division
200 South President Street
Jackson, MS 39205



Re: Letter of Intent
Request for Variance – 1426 Woodshire Drive

To Whom It May Concern:

On behalf of, Alex & Sonia Walker, owners of property situated at 1426 Woodshire Dr., Jackson, MS 39211, is written a "Letter of Intent" to apply for a side yard variance for an accessory structure, currently being utilized as a tool shed in the backyard, to be in compliance with zoning codes and regulations for the City of Jackson.

The exact nature of the requested side yard variance demonstrates the following:

1. The literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the provisions of the Ordinance and would result in unnecessary undue hardship.
2. That granting the variance requested would not confer upon the applicant any special privilege that is denied by the Zoning Ordinance to other similar lands, structures or buildings in the same district.

Also, as requested, attached you will find the site map, copy of the Warranty Deed, and a Legal Description of the property.

Thank you for your consideration in this matter. If you have any questions, please do not hesitate to contact me at: (210) 248-7702.

Sincerely,

Sabrina N.M. Sissoko
Property Owner Representative

CC: Alex & Sonia Walker

City of Jackson Zoning Map
 Case No. 4113

WOODFIELD

COUNTY LINE

R-3

UNNAMED STREET

R-4

UNNAMED STREET

R-1A

BROAD OAK





















WOODSHIRE

R-1A

BROAD OAK

AUTUMN OAKS

Legend

-  C-1 Restricted Commercial
-  C-1A Restricted Commercial
-  C-2 Limited Commercial
-  C-3 General Commercial
-  CBD Central Business District
-  OCGD Old Capitol Green District
-  UV Urban Village Mixed-Use
-  UTC Urban Town Center Mixed-Use
-  NMU-1 Neighborhood Mixed-Use
-  CMU-1 Community Mixed-Use
-  I-1 Light Industrial
-  I-2 Heavy Industrial
-  R-1 Single-Family Residential
-  R-1A Single-Family Residential
-  R-1E Single-Family Estate Residential
-  R-2 Two-Family Residential
-  R-2A Single-Family Residential
-  R-3 Townhouse Residential
-  R-4 Limited Multifamily Residential
-  R-5 Multifamily Residential
-  R-7 Mobile Home Park
-  SR Suburban Residential
-  SUD Special Use District
-  PUD Planned Unit Development
-  TIP Technical Industrial Park
-  TND Traditional Neighborhood District

PETITION TO: VAR.
 DATE: JAN. 27, 2021
 ZONING MAP: 134
 ACREAGE: 14,596.9sq. ft.



CITY OF JACKSON, MS
Application for Zoning Action
Application Must Be Signed By Owner of Property

FOR OFFICE USE ONLY

RECEIVED
 DEC 02 2020

City of Jackson
 City Planning Administration

CASE NO.: 4714

Ward #: 7

I. Please choose one or more of the following Zoning Action Requests:

Rezoning From _____ To _____ || Use Permit || **Special Exception** || Variance(s)

II. Subject Property Address: 239 Ferguson Drive; Jackson, MS 39204

(Street number and name or description of location if property is a vacant lot)

Current Zoning for property: Residential (R1)

Tax Parcel Number: 748 - 1 - 173

III. Size of Property:

Lot Frontage 60 feet
 Lot Depth 125 feet
 Square footage/Acres 7,500 square feet
 Improved or Unimproved? 400 square ft
 If improved, number of existing buildings? 0
Use of buildings: Residential Commercial Industrial

IV. Purpose for requested Zoning Action: *(Brief Description)*
to maintain a private kennel for canines

V. Are there any City Code Violations on this property? No
If yes, please give details and dates of violations:

VI. Are there any Restrictive Covenants? No *If yes, please attach copies of Covenants.*

VII. Has there been any Zoning Action filed on this property in the past? No
If yes, please attach copies of agency findings and decisions.

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DECLARATION:

By signing this application, it is understood and agreed that permission is hereby given the duly authorized representative of the City of Jackson to make an investigation of the need for the Zoning Action Request, place signs on the subject property and verify authenticity of the applicant(s) and property owner(s). It is further understood that the Zoning Administrator and staff may inspect the subject property, make photographs and obtain any verifications and data necessary for preparation of its report to the Planning Board and City Council.

The above information is true, and complete to the best of my knowledge.

Jabaz Reeves
Applicant's Signature

Jabaz Reeves
Property Owner's Signature

WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at
239 Ferguson Drive Jackson, MS 39204 Jackson, Mississippi

On this the 1 day of December, 20 20.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Jabaz Reeves

who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledged to me that they are the owner(s) of the subject property as described in this Zoning Action Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 1 day of Dec., 20 20.

MY COMMISSION EXPIRES:
Aug. 10, 2021

Ashley D. Tose
NOTARY PUBLIC
STATE OF MISSISSIPPI
ID # 121180
ASHLEY D TOSE
Commission Expires
Aug. 10 2021
HINDS COUNTY

November 17, 2020

City of Jackson
Department of Planning & Development
200 S President Street -- Room 204
Jackson, MS 39201

Subject: Statement of Intent

To Whom It May Concern:

In partial fulfillment of the necessary requirements to obtain Special Exception Zoning, I, Jabaz Reeves, am submitting this Statement of Intent. Special Exception Zoning will grant the allowance of a private kennel for canines at my residence, 239 Ferguson Drive in Jackson, MS. The establishment will be an aggregate of no more than five animals, simultaneously. The utmost care will be provided to all inhabitants to ensure that their overall welfare surpasses any specifications detailed by the City of Jackson.

Due to the possibility of loud noises and fetid odors associated with animals of this sort, I have sought the consent of my neighbors to establish this dwelling. Attached are signatures of those who are in agreement with this practice. Your favorable consideration of this request will be greatly appreciated. Thank you for your time and attention in this matter.

Sincerely,

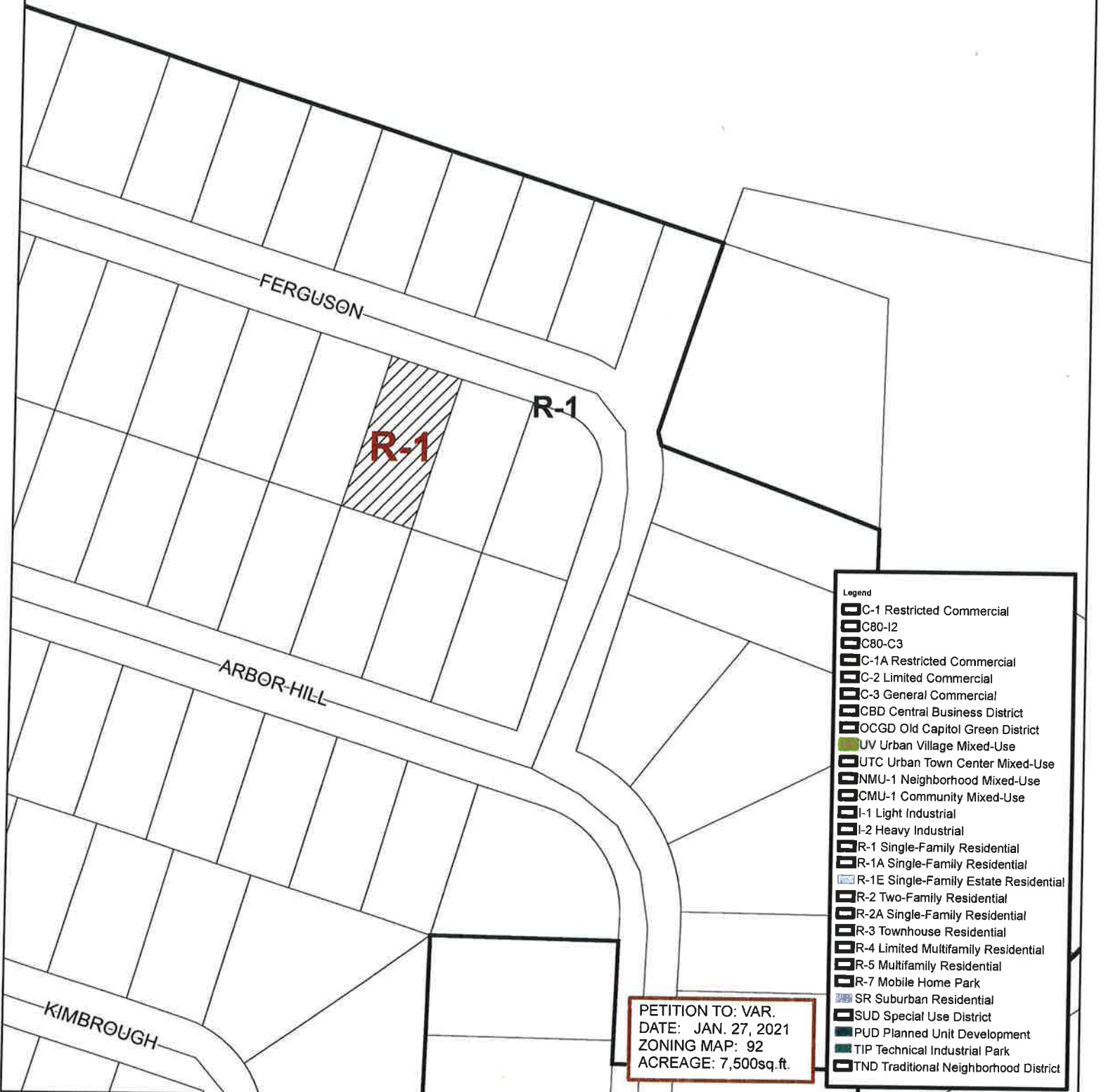


Jabaz Reeves,
Constituent of Ward 7

CC: Signatures of Neighbors

City of Jackson Zoning Map
 Case No. 4114

C-3



PETITION TO: VAR.
 DATE: JAN. 27, 2021
 ZONING MAP: 92
 ACREAGE: 7,500sq.ft.