



BOARD OF ADJUSTMENT
ORDER OF ITEMS
January 9, 2023

CALL TO ORDER: 7:00

APPROVAL OF MINUTES: December 12, 2022

NEW BUSINESS

Variance

Application by Barbara Loeffler (**VAR-001753-2022**) for a variance to allow a fence taller than 3 ft. in the designated front yard of a corner lot in accordance with the DeSoto County Zoning Ordinance. Subject property is located at 5266 Watson Place Lane on the north side of Watson Place Lane and east of Laughter Road North Parcel **#2076240200004000** Section 24 Township 2 Range 7 and is zoned PUD (District 5)

Application by Carl Dennis Stanford (**VAR-001754-2022**) for a variance to allow an accessory building in the designated front yard and to allow the building to be larger than 50% the square footage of the primary structure in accordance with the DeSoto County Zoning Ordinance. Subject property is located at 293 Highway 301 North on the west side of Highway 301 N and south of Interstate 69 Parcel **#2098340000002200** Section 34 Township 2 Range 9 and is zoned A (District 3)

Application by Nick Woolsey (**VAR-001755-2022**) for a variance to allow an accessory building in the designated front yard in accordance with the DeSoto County Zoning Ordinance. Subject property is located at 10969 West Commerce on the south side of W Commerce and west of Bluff Road Parcel **#3094170000000504** Section 17 Township 3 Range 9 and is zoned A (District 4)

The DeSoto County Board of Adjustment met at 7:00 p.m. on Monday, January 9, 2023, in the Board Room of the County Administration Building in Hernando, Mississippi. The following Board members were present: Phillip Steward, Mike Hancock, Tom Williams, Earl Ward and Mike Duncan. Staff members present included Bennie Hopkins, Ashley Hendricks, Mauri Staten and Celeste Sanders. Board of Adjustment attorney Mr. Sam Barber was also present by phone.

Board of Adjustment Chairman Mr. Williams called the meeting to order and asked whether any member of the Board recommended changes to the Minutes dated December 12, 2022. Mr. Duncan made a Motion to approve the minutes as presented. Mr. Hancock seconded the Motion. The Motion was passed with a unanimous vote.

Mrs. Celeste Sanders explained the meeting process and the appeal process. She stated the deadline to file an appeal on items heard at this meeting is January 19, 2023, at 5:00 p.m. She then stated any appeals filed will be heard by the Board of Supervisors on February 21, 2023.

NEW BUSINESS

Mr. Hopkins stated that it is being requested that the application by Nick Woolsey (VAR-001755-2022) for a variance to allow an accessory building in the designated front yard in accordance with the DeSoto County Zoning Ordinance. Mr. Hancock made a Motion to table the application until the February 13, 2023 Board of Adjustment meeting and Mr. Steward seconded the Motion. The Motion passed with a unanimous vote.

Variance

Application by Barbara Loeffler (VAR-001753-2022) for a variance to allow a fence taller than 3 ft. in the designated front yard of a corner lot in accordance with the DeSoto County Zoning Ordinance. Subject property is located at 5266 Watson Place Lane on the north side of Watson Place Lane and east of Laughter Road North Parcel #2076240200004000 Section 24 Township 2 Range 7 and is zoned PUD (District 5)

Mr. Hopkins presented the application by Barbara Loeffler for a variance to allow a fence taller than 3 ft. in the designated front yard of a corner lot. Ms. Loeffler was present to represent the application.

Ms. Loeffler stated the following:

- requesting to put a fence up on corner lot
- fence location has been approved by the HOA
- fence will be 6 feet tall made of cedar

Mr. Williams asked if there were any question or if anyone was present to speak for or against the application. There were no questions and no one was present to speak.

Mr. Duncan made a Motion and Mr. Hancock seconded the Motion to approve the application by Barbara Loeffler for a variance to allow a fence taller than 3 ft. in the designated front yard of a corner lot. The Motion passed with a unanimous vote.

Application by Carl Dennis Stanford (VAR-001754-2022) for a variance to allow an accessory building in the designated front yard and to allow the building to be larger than 50% the square footage of the primary structure in accordance with the DeSoto County Zoning Ordinance. Subject property is located at 293 Highway 301 North on the west side of Highway 301 N and south of Interstate 69 Parcel #209834000002200 Section 34 Township 2 Range 9 and is zoned A (District 3)

Mr. Hopkins presented the application by Carl Dennis Stanford for a variance to allow an accessory building in the designated front yard and to allow the building to be larger than 50% the square footage of the primary structure. Mr. Stanford was present to represent the application.

Mr. Stanford stated the following:

- need storage for tractors and tools
- two tone metal building that will match his house
- 30x50 with a 12x50 lean to
- will be very nice
- will have electricity

Mr. Duncan asked if he would be adding a driveway in the front. Mr. Stanford said yes. Mr. Williams asked if the current driveway comes off of Highway 301. Mr. Stanford said yes, share a driveway with Carl's BBQ.

Mr. Steward asked if the building would be off of the road. Mr. Stanford replied that the building would be way off the road. He said that the building will allow him to clean up his property and it will look better. He also said that there are trees on his property and the building would not be that noticeable.

Mr. Steward asked if the building was going to be used for any commercial purposes. Mr. Stanford said no.

Mr. Ward made a Motion and Mr. Steward seconded the Motion to approve the application by Carl Dennis Stanford for a variance to allow an accessory building in the designated front yard and to allow the building to be larger than 50% the square footage of the primary structure. The Motion passed with a unanimous vote.

Mr. Duncan made a Motion to adjourn until February 13, 2023 and Mr. Ward seconded the Motion. The Motion passed with a unanimous vote.