



BOARD OF ADJUSTMENT
ORDER OF ITEMS
January 11th, 2021

CALL TO ORDER: 7:00

APPROVAL OF MINUTES: December 14, 2020

NEW BUSINESS

Variance

Application by **Sophorn Vongphrachanh (1627)** for a variance to allow a fence taller than 3 ft. in the designated front yard in accordance with the DeSoto County Zoning Ordinance. Subject property is located at 14588 Choctaw Ridge on the north side of Choctaw Ridge and east of S. Briar Ln Parcel #1058330800004900 Section 33 Township 1 Range 5 and is zoned R-20 (District 1)

Application by **Keswyck Morris (1628)** for a variance to allow a fence taller than 3 ft. in the designated front yard in accordance with the DeSoto County Zoning Ordinance. Subject property is located at 7249 Jackson Landing Dr on the west side of Jackson Landing Dr and north of Chalmette Dr Parcel #1-05-8-28-07-0-00080-00 Section 28 Township 1 Range 5 and is zoned R-20 (District 1)

Application by **Quantaye Ivy (1629)** for a variance to allow a fence taller than 3 ft. in the designated front yard in accordance with the DeSoto County Zoning Ordinance. Subject property is located at 7136 Jackson Landing Dr on the east side of Jackson Landing Dr and north of Kenner Place Dr Parcel #1-05-8-28-07-0-00056-00 Section 28 Township 1 Range 5 and is zoned R-20 (District 1)

Application by **Jason Lashlee (1630)** for a variance to allow an accessory building in the designated front yard of a double frontage lot in accordance with the DeSoto County Zoning Ordinance. Subject property is located at 14358 Glynn Valley Cv S on the north side of Glynn Valley Cv S and east of Glynn Valley Rd E Parcel #3-05-8-28-03-0-00038-00 Section 28 Township 3 Range 5 and is zoned A (District 1)

Application by **Byron McCarley (1631)** for a variance to allow an accessory building larger than the allowable size accordance with the DeSoto County Zoning Ordinance. Subject property is located at 2071 Clifton Rd on the south

side of Clifton Rd and west of Robertson Gin Rd Parcel #3-08-8-34-00-0-00002-00 Section 34 Township 3 Range 8 and is zoned A (District 5)

Application by **Alex Napier (1632)** for a variance to allow an accessory building in the designated front yard of a double frontage lot in accordance with the DeSoto County Zoning Ordinance. Subject property is located at 4968 Driftwood Ln on the north side of Driftwood Ln and east of Fogg Rd Parcel #3-08-4-17-06-0-00001-00 Section 17 Township 3 Range 8 and is zoned A (District 5)

Application by **Joseph Ferrante/Regency Homes (1633)** for a variance to allow a side setback of less than 8 ft in accordance with the DeSoto County Zoning Ordinance. Subject property is located at 1665 Linden Dr on the west side of Linden Dr and north of Pleasant Hill Rd Parcel #2-07-8-27-08-0-00041-00 Section 27 Township 2 Range 7 and is zoned PUD (District 5)

Conditional Use

Application by **Bobby Davis (1561)** for a Conditional Use to allow a mobile home on less than 3 acres in accordance with the DeSoto County Zoning Ordinance. Subject property is located at 2266 Hwy 301 on the west side of Hwy 301 and south of W. Commerce Parcel #3-09-5-15-00-0-00016-01 Section 15 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 11, 2021, in the Board Room of the County Administration Building in Hernando, Mississippi. The following Board members were present: Tom Williams, Phillip Steward and Mike Duncan. Staff members present included Bennie Hopkins, Austin Cardosi, Ashley Hendricks, Mauri Staten and Tony Nowak, Board Attorney.

Board of Adjustment Chairman Mr. Duncan called the meeting to order and asked whether any member of the Board recommended changes to the Minutes dated December 14, 2020. Mr. Steward made a Motion to approve the minutes as corrected. Mr. Williams seconded the Motion. The Motion was passed with a unanimous vote.

Ms. Ashley Hendricks explained the meeting process, the provisions for Board approval of a Conditional Use and a Variance under the DeSoto County Zoning Ordinance, and the appeal process. She stated the deadline to file an appeal on items heard at this meeting is January 21, 2021, at 5:00 p.m. She then stated any appeals filed will be heard by the Board of Supervisors on February 16, 2021.

Variance

Application by Sophorn Vongphrachanh (1627) for a variance to allow a fence taller than 3 ft. in the designated front yard in accordance with the DeSoto County Zoning Ordinance. Subject property is located at 14588 Choctaw Ridge on the north side of Choctaw Ridge and east of S. Briar Ln Parcel #1058330800004900 Section 33 Township 1 Range 5 and is zoned R-20 (District 1)

Mr. Hopkins presented the application by Sophorn Vongphrachanh for a variance to allow a fence taller than 3 ft in the designated front yard. Ms. Sophorn Vongphrachanh was present to represent the application.

Mr. Duncan asked if the lot was a double frontage lot. Ms. Vongphrachanh it is a double frontage lot and is asking to extend the fence out to have more of a backyard.

Mr. Duncan asked if the fence would be located 20 ft. from the curb. Ms. Vongphrachanh stated it would be 20 ft. from the curb.

Mr. Steward asked if there would be sight issues because of the fence. Mr. Cardosi stated the fence is 20 ft from the curb so there should be no issue.

Mr. Williams asked if the fence would be cedar. Ms. Vongphrachanh stated it will be cedar.

Mr. Duncan asked if there was anyone to speak for or against the item. There was no one.

Mr. Steward made a Motion and Mr. Williams seconded the Motion to approve the application by Sophorn Vongphrachanh for a variance to allow a fence taller than 3 ft in the designated front yard. The Motion was passed with a unanimous vote.

Application by Keswyck Morris (1628) for a variance to allow a fence taller than 3 ft. in the designated front yard in accordance with the DeSoto County Zoning Ordinance. Subject property is located at 7249 Jackson Landing Dr on the west side of Jackson Landing Dr and north of Chalmette Dr Parcel #1-05-8-28-07-0-00080-00 Section 28 Township 1 Range 5 and is zoned R-20 (District 1)

Mr. Hopkins presented the application by Keswyck Morris for a variance to allow a fence taller than 3 ft. in the designated front yard. Mr. Keswyck Morris was present to represent the application.

Mr. Duncan asked how far the fence would be from the curb. Mr. Morris stated the fence would be at least 20 ft. from the curb.

Mr. Williams asked what material the fence would be constructed of. Mr. Morris stated the fence would be constructed of cedar.

Mr. Duncan asked if there was anyone to speak for or against the application.

Mr. Duncan made a Motion and Mr. Steward seconded the Motion to approve the application by Keswyck Morris for a variance to allow a fence taller than 3 ft in the designated front yard. The Motion was passed with a unanimous vote.

Application by Quantaye Ivy (1629) for a variance to allow a fence taller than 3 ft. in the designated front yard in accordance with the DeSoto County Zoning Ordinance. Subject property is located at 7136 Jackson Landing Dr on the east side of Jackson Landing Dr and north of Kenner Place Dr Parcel #1-05-8-28-07-0-00056-00 Section 28 Township 1 Range 5 and is zoned R-20 (District 1)

Mr. Hopkins presented the application by Quantaye Ivy for a variance to allow a fence taller than 3 ft. in the designated front yard. Ms. Quantaye Ivy was present to represent the application.

Mr. Steward asked how wide the gate would be. Ms. Ivy stated the gate would be 8-10 feet wide.

Mr. Williams stated the HOA approval is included in the staff report.

Mr. Duncan asked if there was anyone present to represent the application. There was no one.

Mr. Hopkins stated staff received one call from a neighbor asking the location of the fence.

Mr. Steward made a Motion and Mr. Williams seconded the Motion to approve the application by Quantaye Ivy for a variance to allow a fence taller than 3 ft. in the designated front yard. The Motion was passed with a unanimous vote.

Application by Jason Lashlee (1630) for a variance to allow an accessory building in the designated front yard of a double frontage lot in accordance with the DeSoto County Zoning Ordinance. Subject property is located at 14358 Glynn Valley Cv S on the north side of Glynn Valley Cv S and east of Glynn Valley Rd E Parcel #3-05-8-28-03-0-00038-00 Section 28 Township 3 Range 5 and is zoned A (District 1)

Mr. Hopkins presented the application by Jason Lashlee for a variance to allow an accessory building in the designated front yard. Mr. Jason Lashlee was present to represent the application.

Mr. Lashlee stated there was a ditch on the property that he had filled in to divert water to address a flooding issue on the property. He stated he also had some trees removed. He then stated there are hills in the back yard and require a retaining wall and would not look good on the other side of the property.

Mr. Lashlee stated that due to his lot being a corner lot and the way his home is situated it actually appears the garage is behind his home. He then stated the garage will have the same pitch line of the roof as the home.

Mr. Steward asked what color the garage will be. Mr. Lashlee stated it will be a tan metal building.

Mr. Duncan asked if anyone was present to speak for or against this item. There was no one.

Mr. Williams asked what the use for the garage will be. Mr. Lashlee stated that the garage will be used for personal storage.

Mr. Duncan asked if there will be utilities in the storage building. Mr. Lashlee stated that there would be electricity only.

Mr. Steward made a Motion and Mr. Duncan seconded the Motion to approve the application by Jason Lashlee for a variance to allow an accessory building in the designated front yard. The Motion was passed with a unanimous vote.

Application by Byron McCarley (1631) for a variance to allow an accessory building larger than the allowable size accordance with the DeSoto County Zoning Ordinance. Subject property is located at 2071 Clifton Rd on the south side of Clifton Rd and west of Robertson Gin Rd Parcel #3-08-8-34-00-0-00002-00 Section 34 Township 3 Range 8 and is zoned A (District 5)

Mr. Hopkins presented the application by Byron McCarley for a variance to allow an accessory building larger than the allowable size. Mr. Byron McCarley was present to represent the application.

Mr. McCarley stated the size of the building will be 30x40 and will also have a carport. He then stated he will be tearing down the existing pole barn to build the carport in its place.

Mr. Duncan asked if anyone was present to speak for or against this item. There was no one.

Mr. Steward asked what the use for the garage will be. Mr. McCarley stated that the garage will be used for personal storage.

Mr. Williams asked if it will be a metal building. Mr. McCarley yes it will be.

Mr. Steward made a Motion and Mr. Duncan seconded the Motion to approve the application Byron McCarley for a variance to allow an accessory building larger than the allowable size. The Motion was passed with a unanimous vote.

Application by Alex Napier (1632) for a variance to allow an accessory building in the designated front yard of a double frontage lot in accordance with the DeSoto County Zoning Ordinance. Subject property is located at 4968 Driftwood Ln on the north side of Driftwood Ln and east of Fogg Rd Parcel #3-08-4-17-06-0-00001-00 Section 17 Township 3 Range 8 and is zoned A (District 5)

Mr. Hopkins presented the application by Alex Napier for a variance to allow an accessory building in the designated front yard. Mr. Alex Napier was present to represent the application.

Mr. Duncan asked if the home is existing. Mr. Napier stated the home is existing.

Mr. Duncan asked if the lot is a double frontage lot. Mr. Napier said it is a double frontage lot. Mr. Hopkins stated there are also topography issues on the rear of the property.

Mr. Duncan asked if anyone was present to speak for or against this item. There was no one.

Mr. Duncan asked what materials the storage building will be made of. Mr. Napier stated it will be the same material and pitch as the house.

Mr. Williams made a Motion and Mr. Steward seconded the Motion to approve the application by Alex Napier for a variance to allow an accessory building in the designated front yard. The Motion was passed with a unanimous vote.

Application by Joseph Ferrante/Regency Homes (1633) for a variance to allow a side setback of less than 8 ft in accordance with the DeSoto County

Zoning Ordinance. Subject property is located at 1665 Linden Dr on the west side of Linden Dr and north of Pleasant Hill Rd Parcel #2-07-8-27-08-0-00041-00 Section 27 Township 2 Range 7 and is zoned PUD (District 5)

Mr. Hopkins presented the application by Joseph Ferrante/Regency Homes for a variance to allow a side setback of less than 8 ft. Mr. Joseph Ferrante was present to represent the application.

Mr. Ferrante stated when the foundation survey was done it showed the home to be 8.0 ft from the side property line and when the final survey was done the home was 7.6 feet from the side and he feels this may be due to the brick.

Mr. Duncan asked if the structure is complete. Mr. Ferrante stated the home is complete.

Mr. Duncan asked if there was anyone to speak for or against this item. There was no one.

Mr. Steward made a Motion and Mr. Williams seconded the Motion to approve the application by Joseph Ferrante/Regency Homes for a variance to allow a side setback of less than 8 ft. The Motion was passed with a unanimous vote.

Conditional Use

Application by Bobby Davis (1561) for a Conditional Use to allow a mobile home on less than 3 acres in accordance with the DeSoto County Zoning Ordinance. Subject property is located at 2266 Hwy 301 on the west side of Hwy 301 and south of W. Commerce Parcel #3-09-5-15-00-0-00016-01 Section 15 Township 3 Range 9 and is zoned A (District 4)

The applicant withdrew this application

Election of Officers

Mr. Steward made a Motion and Mr. Duncan seconded the Motion to nominate the following officers:

Chairman – Mr. Tom Williams
Vice-Chairman – Mr. Mike Duncan
Secretary – Mr. Philip Steward

The Motion was passed with a unanimous vote.