



BOARD OF ADJUSTMENT
ORDER OF ITEMS
June 14, 2021

CALL TO ORDER: 7:00
APPROVAL OF MINUTES: May 10, 2021

NEW BUSINESS

Variance

Application by **Minor Fence and Deck Co (VAR-000005-2021)** for a variance to allow a fence taller than 3 ft. in the designated front yard of a double frontage lot in accordance with the DeSoto County Zoning Ordinance. Subject property is located at 8619 Williamson Dr on the south side of Williamson Rd and east of Ross Meadows Parcel #**206521000 0001100** Section 21 Township 2 Range 6 and is zoned R30 (District 5)

Application by **Patricia Roberts (VAR-000006-2021)** for a variance to allow a fence taller than 3 ft. in the designated front yard of a double frontage lot in accordance with the DeSoto County Zoning Ordinance. Subject property is located at 7596 Sophie Cv on the east side of Sophie Cv and north of McCoy Cove Parcel #**109725240 0025700** Section 25 Township 1 Range 9 and is zoned PUD (District 3)

Application by **LaKarius Smith (VAR- 000052-2021)** 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 8063 Newell Rd on the south side of Newell Rd and west of Baldwin Rd Parcel #**309210020 0000500** Section 10 Township 3 Range 9 and is A (District 4)

Application by **Greg McMurry (VAR-001651-2021)** 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 5302 Treadway Rd on the south side of Treadway Rd and north of Hudson Rd Parcel #**306834000 0000102** Section 34 Township 3 Range 6 and is A (District 5)

The DeSoto County Board of Adjustment met at 7:00 p.m. on Monday, June 14, 2021, in the Board Room of the County Administration Building in Hernando, Mississippi. The following Board members were present: Tom Williams, Phillip Steward, Mike Duncan, Mike Hancock and Earl Ward. Staff members present included Bennie Hopkins, Austin Cardosi, Ashley Hendricks and Sam Barber, Board Attorney.

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 May 10, 2021. Mr. Hancock made a Motion to approve the minutes as corrected. Mr. Steward 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 May 20, 2021, at 5:00 p.m. She then stated any appeals filed will be heard by the Board of Supervisors on June 21, 2021.

NEW BUSINESS

Variance

Application by Minor Fence and Deck Co (VAR-000005-2021) for a variance to allow a fence taller than 3 ft. in the designated front yard of a double frontage lot in accordance with the DeSoto County Zoning Ordinance. Subject property is located at 8619 Williamson Dr on the south side of Williamson Rd and east of Ross Meadows Parcel #206521000 0001100 Section 21 Township 2 Range 6 and is zoned R30 (District 5)

Mr. Hopkins presented the application by Minor Fence and Deck Co. for a variance to allow a fence taller than 3 ft. in the designated front yard of a double frontage lot. Mr. Ken Casson was present to represent the application.

Mr. Casson stated they are requesting to place the fence closer to the road to have a larger back yard and to be able to screen the trash cans and that due to his lot being a corner lot it requires a variance because it is considered to have 2 front yards. He stated the road is elevated so it will not create a site issue.

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

Mr. Duncan asked what material the fence will be constructed of. Mr. Casson stated the fence will be constructed of wood.

Mr. Duncan made a Motion and Mr. Steward made a Motion to approve the application by Minor Fence and Deck Co. for a variance to allow a fence taller than 3 ft. in the designated front yard of a double frontage lot. The Motion was passed with a unanimous vote.

Application by Patricia Roberts (VAR-000006-2021) for a variance to allow a fence taller than 3 ft. in the designated front yard of a double frontage lot in accordance with the DeSoto County Zoning Ordinance. Subject property is located at 7596 Sophie Cv on the east side of Sophie Cv and north of McCoy Cove Parcel #109725240 0025700 Section 25 Township 1 Range 9 and is zoned PUD (District 3)

Mr. Hopkins presented the application by Patricia Roberts for a variance to allow a fence taller than 3 ft. in a designated front yard of a double frontage lot. Ms. Patricia Roberts was present to represent the application.

Ms. Roberts stated that because she has a corner lot with 2 front yards she is requesting a variance to be able to build her fence 10 ft. off her house to be able to enclose her hvac units.

Mr. Hancock asked what material her fence would be constructed of. Ms. Roberts stated the fence would be constructed of cedar.

Mr. Williams asked if there was anyone to speak for or against this item.

Jessica Davis – 6502 McCoy Cv. – came forward and stated she is concerned the fence will cause her site issues when pulling out of her driveway.

There was discussion about site issues and it was determined that the fence will be at least 50 ft. from the road and will not cause any site issues.

Clifton Muskin – 6521 Anna May Dr. – came forward and asked for clarification of where the fence will be located in relation to his rear property line.

Mr. Steward made a Motion and Mr. Ward seconded a Motion to approve the application by Patricia Roberts for a variance to allow a fence taller than 3 ft. in a designated front yard of a double frontage lot. The Motion was passed with a unanimous vote.

Application by LaKarius Smith (VAR- 000052-2021) 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 8063 Newell Rd on the south side of Newell Rd and west of Baldwin Rd Parcel #309210020 0000500 Section 10 Township 3 Range 9 and is A (District 4)

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

Mr. Smith came forward and stated he is requesting the garage to be located in the proposed location due to flooding issues on the property. He stated if he moves any dirt to place the garage in another location he fears he would chance flooding his house.

Mr. Hancock asked what size the garage is. Mr. Smith stated it is a 30x40 garage. Mr. Hancock asked what it will be used for. Mr. Smith stated it will be used for storage. Mr. Duncan asked if there will be electricity in the garage. Mr. Smith stated there will be electricity. Mr. Williams asked what color the garage will be. Mr. Smith stated it will be the same color as the house.

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

Mr. Ward made a Motion and Mr. Hancock seconded the Motion to approve the application by LaKarius Smith for a variance to allow an accessory building in the designated front yard. The Motion was passed with a unanimous vote.

Application by Greg McMurry (VAR-001651-2021) 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 5302 Treadway Rd on the south side of Treadway Rd and north of Hudson Rd Parcel #306834000 0000102 Section 34 Township 3 Range 6 and is A (District 5)

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

Mr. McMurry stated he wants a second detached garage and due to the topography of the land and location of the property he is requesting the proposed location. He then stated after looking at the site more he would like to move the building further back on his property but would still need a variance.

Mr. Steward asked what the proposed building would be used for. Mr. McMurry stated the building will be used to store his tractor and a jeep.

Mr. Williams asked what material the building will be constructed of. Mr. McMurry stated the building will match the house and will be constructed of brick and hardy plank.

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

Mr. Duncan asked if there will be utilities. Mr. McMurry stated there will be electricity and water.

Mr. Hancock made a Motion and Mr. Ward seconded the Motion to approve the application by Greg McMurry for a variance to allow an accessory building in the designated front yard. The Motion was passed with a unanimous vote.

Mr. Duncan made a Motion and Mr. Steward seconded the Motion to adjourn. The Motion was passed with a unanimous vote.

