

APPLICATION FOR VARIANCE

10 Foot Variance 15 Ft. to 5 Ft.

Name and Address of Applicant:

Todd Carter

2214 Highway 51 Madison 39110

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
01/01/2017	C-2	See (Exhibit A)		X	See (Exhibit B)

Other Comments: As per Article 2604 of the Madison County Zoning Ordinance.

Comments Without VARIANCE LEASABLE SPACE BECOMES economically unfeasible

Respectfully Submitted

Cory Ainsworth, Architect
Cory Ainsworth

4/5/17

Petition submitted to Madison County Planning and Development Commission on _____

Recommendation of Madison County Planning and Development Commission on Petition _____

Public Hearing date as established by the Madison County Board of Supervisors _____

Final disposition of Petition _____

**DESCRIPTION
FOR
SOWELL DEVELOPMENT**

A TRACT OR PARCEL OF LAND CONTAINING 5.3 ACRES, MORE OR LESS, LYING AND BEING SITUATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, T8N-R2E, MADISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 14; RUN THENCE SOUTH 1320.00 FEET TO A POINT; THENCE

SOUTH 89 DEGREES 47 MINUTES 55 SECONDS EAST 1224.80 FEET (APS)/SOUTH 89 DEGREES 56 MINUTES 00 SECONDS EAST 1230.00 FEET (APR) TO A FOUND IRON PIN; THENCE

NORTH 89 DEGREES 36 MINUTES 08 SECONDS WEST 149.91 FEET TO A FOUND AXLE ON THE SOUTH RIGHT-OF-WAY OF SOWELL ROAD (20' PERPENDICULAR TO THE CENTERLINE); THENCE

SOUTH 00 DEGREES 03 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 424.83 FEET TO A SET 1/2 INCH IRON PIN AND THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED PROPERTY; THENCE

SOUTH 00 DEGREES 03 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 285.17 FEET TO AN SET IRON PIN; THENCE

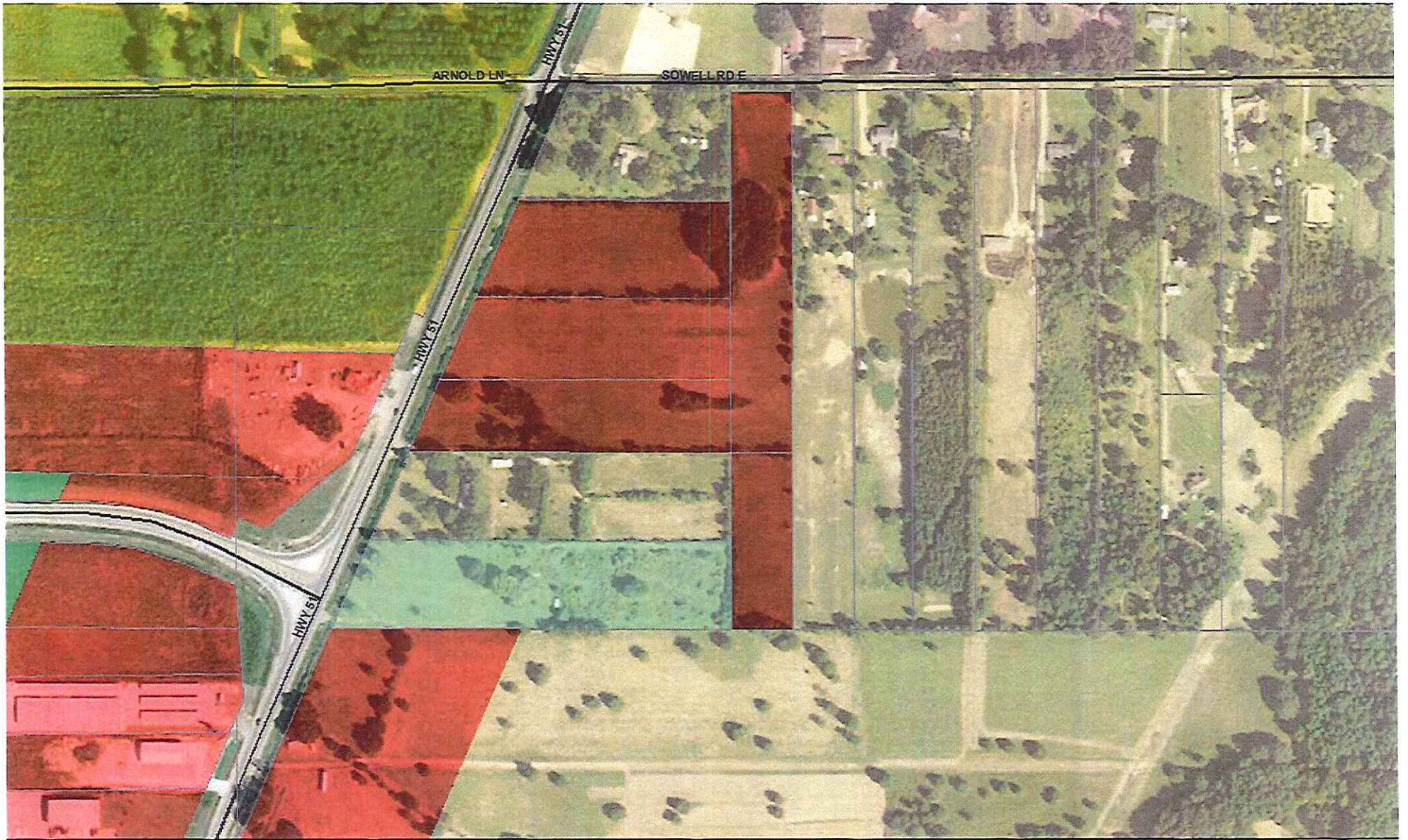
NORTH 89 DEGREES 56 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 862.77 FEET TO A SET IRON PIN ON THE EAST RIGHT-OF-WAY OF U.S.HIGHWAY NO. 51; THENCE

NORTH 23 DEGREES 31 MINUTES 15 SECONDS EAST ALONG THE SAID EAST RIGHT-OF-WAY FOR A DISTANCE OF 309.91 FEET TO AN SET IRON PIN; THENCE

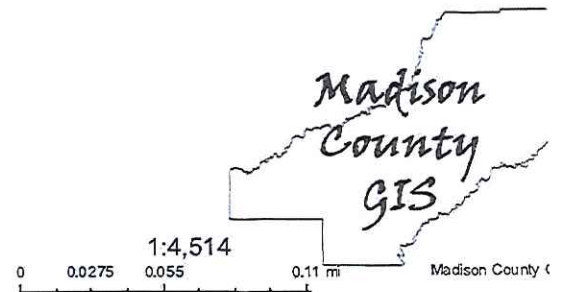
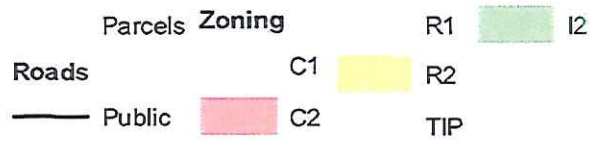
EAST FOR A DISTANCE OF 739.34 FEET TO THE **POINT OF BEGINNING**.

F:\DWG\16-114 SOWELL DEVELOPMENT.doc
7-19-2016

Prepared by:
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Consulting Engineers - Surveyors
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Brandon, MS 39042
P. O. Box 1225
Brandon, MS 39043
601-825-8341

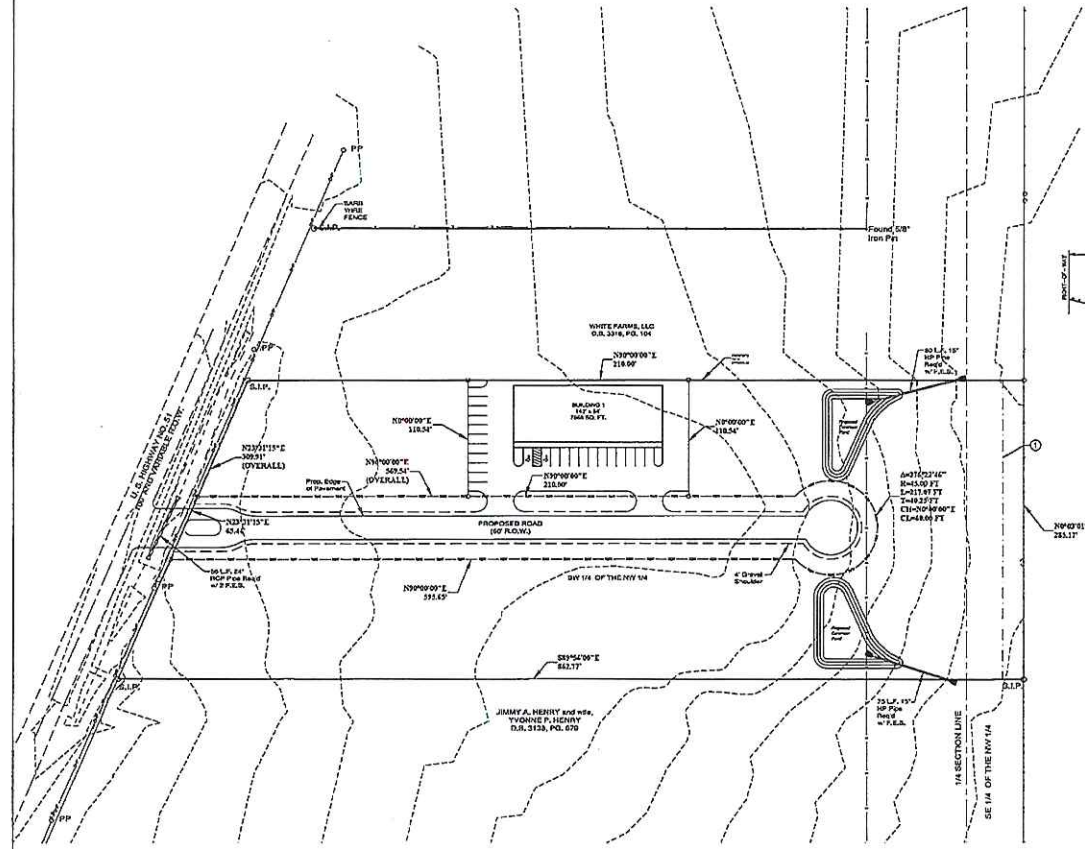


Madison County Web Map

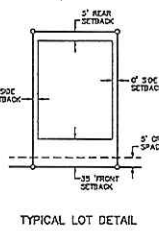
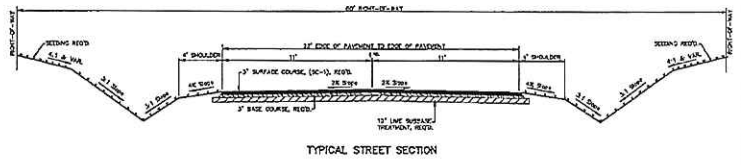
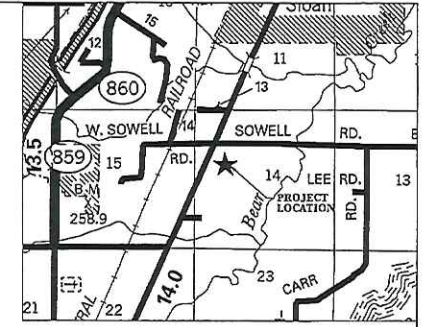


PRELIMINARY PLAT OF SOWELL DEVELOPMENT

±1.47 Acres



Area inside 20' setback shall remain open, landscaped, and shall be fenced if it obstructs residential character or residential use.



Mapbook 1: ROW Mapbook	Mapbook 2: Lot Mapbook
Closure Summary:	Closure Summary:
Project Name:	Project Name:
Area:	Area:
Perimeter:	Perimeter:
Point of Beginning:	Point of Beginning:
Course 1:	Course 1:
Course 2:	Course 2:
Course 3:	Course 3:
Course 4:	Course 4:
Course 5:	Course 5:
Course 6:	Course 6:
Course 7:	Course 7:
Course 8:	Course 8:
Course 9:	Course 9:
Course 10:	Course 10:
Course 11:	Course 11:
Course 12:	Course 12:
Course 13:	Course 13:
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Course 15:	Course 15:
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Course 41:	Course 41:
Course 42:	Course 42:
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Course 45:	Course 45:
Course 46:	Course 46:
Course 47:	Course 47:
Course 48:	Course 48:
Course 49:	Course 49:
Course 50:	Course 50:

PROPERTY OWNER: 1000 CENTER EQUITABLE CONSTRUCTION CORP. P.O. BOX 278 MADISON, MS 39130

DEVELOPER: GUEST CONSULTANTS, INC. 25 EASTGATE DRIVE, SUITE C MEMPHIS, TN 38117

DRAWN BY: MATTHEW K. MILLER, P.E. MS. REGISTRATION NO. 18015

CURRENT ZONING: C-2

- GENERAL NOTES:
- 1) ROW FIVE SHALL BE SET AT ALL LOT CORNERS.
 - 2) THERE IS A 5' SETBACK REQUIREMENT ADJACENT TO ALL STREET ROW-OF-WAY.
 - 3) BUILDING SETBACKS: FRONT SETBACK - 30' FROM STREET R.O.W. REAR SETBACK - 5' FROM REAR LOT LINE EXCEPT FOR ALONG EAST PROPERTY LINE OF DEVELOPMENT. SIDE SETBACK - 5' FROM SIDE LOT LINE.
 - 4) SWEDDING ALONG CURVES ARE OMBG SPACINGS.
 - 5) BASED ON THE PRELIMINARY RECORD FOR THIS SURVEYING IN THE STATE OF MISSISSIPPI AS ESTABLISHED BY THE MISSISSIPPI STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THIS IS A CLASS "B" SURVEY.
 - 6) ALL AREAS IN THIS DEVELOPMENT IS LOCATED IN FLOOD ZONE "A" ACCORDING TO FLOOD ELEVANCE MAPS FROM MISSISSIPPI COMMUNITY PANEL NO. 180288 0415 F1, EFFECTIVE MARCH 17, 2016.

