

MEMO

To: Madison County Board of Supervisors
From: Brad Sellers
Subject: Marti Reynolds
Date: June 11, 2013

Mr. and Ms. Reynolds own property near but not contiguous to their residence at 421 Lakeshore Drive, Lake Lorman Subdivision. Section 901 of the Zoning Ordinance only allows storage buildings and structures such as this as an accessory to residential use. The Reynolds are seeking BOS approval for a building permit.

MARTI D. REYNOLDS
421 Lakeshore Drive
Jackson, MS 39110
601-856-9244

Mr. Gerald Steen, President
and Madison County Board of Supervisors
P. O. Box 608
Canton, MS 39046

Dear Members of the Board:


My wife and I have lived in Madison County in the Lake Lorman area for the past 23 years. We recently purchased 4.2 acres of raw land near our home. This property – described as Parcel I, Lot 2, Part A, Lake Lorman (not recorded), and Parcel II, Lot 246, Lake Lorman, Part 9, (not recorded) – is adjacent to Lake Lorman and does not lie within the platted subdivision, parts 1-5, of the Lake Lorman Corporation in which our home of 23 years does belong.

The purpose of this letter is to respectfully request that you grant a variance which would allow us to place a storage building on parcel 2 of the property pending the building of a residence there. We wish to have this storage building climate controlled to protect the building materials and other items of storage from being damaged in extreme weather conditions. We may also wish to have water available at that site, but that may not be an immediate need.

Attached is a brochure outlining the building construction of the 12 x 30 Lofted Barn for which we seek this variance. This structure is assembled in a controlled environment and delivered to the site. Because the structure is built on skids, it can be moved, if necessary, once construction begins.

Thank you for your consideration of this request. We look forward to your favorable response.

Sincerely


MARTI D. REYNOLDS

Enclosures

071C-06B-003/00.00
ROBINSON SPRINGS REAL ESTATE LL
0

R1

071C-06A-021/00.00
WILLIAMS ALINE Z
0

Subject property

071C-06B-002/00.00
STEWART DORIS G
500 LAKESHORE DR

071C-06B-005/00.00
ANGLIN SARAH LEA M-REV LIVING TRUST
420 LAKESHORE DR

071C-06B-004/00.00
JOHNSON BRIAN PHILIP
0

071C-06B-004/00.00
JOHNSON BRIAN PHILIP
0

071C-06A-004/00.00
JOHNSON BRIAN PHILIP
0

071C-06B-008/00.00
GUNN DOUGLAS J & JACKIE H
0

071C-06B-009/00.00
COTE BENJAMIN O SR & JO ANN
411 LAKESHORE DR

071C-06B-007/00.00
REYNOLDS MARTI D & GWENDOLYN
421 LAKESHORE DR

** residence
of Reynolds R2*

071C-06B-010/00.00
SIMMONS LARRY W
407 LAKESHORE DR

071C-06B-010/00.00
SIMMONS LARRY W
407 LAKESHORE DR

071C-06A-003/00.00
WILLIAMS TOMMY & ELISE
381 LAKESHORE CT

071C-06A-005/00.00
MARTINSON GLORIA B
0

071C-06B-011/00.00
FOOTE LARRY NEAL BEACH
180 LAKESHORE CT

071C-06A-002/00.00
HENSON EDMOND L & SANDRA S
175 LAKESHORE CT

071C-06B-019/00.00
LAKE LORMAN CORP
0

071C-06B-012/00.00
OLIVIER MICHAEL & ROSEMARIE P
184 LAKESHORE CT

071C-06B-018/00.00
WEST FREDERICK M SR & DANA B
179 LAKESHORE CT

071C-06B-018/00.00
WEST FREDERICK M SR & DANA B
179 LAKESHORE CT

071C-06B-017/00.00
JOHNSON BRIAN PHILIP
181 LAKESHORE CT

071C-06A-001/00.00
LAKE LORMAN CORP
0

071C-06B-013/00.00
DEAN RICHARD M & BETH G
192 LAKESHORE CT

LAKE LORMAN PT 4

071C-06B-016/00.00
RUSSELL RANDAL C & SHERRI M
133 LAKESHORE CT

071C-06B-015/00.00
JONES W VAN JR & NANCY E
134 LAKESHORE CT



PREPARED BY AND RETURN TO:

Jack W. Cooke, Jr., P. A.
1437 Old Square Road, Suite 106
Jackson, Mississippi 39211
(601) 981-1912 **316-12**
File #: 130064

GRANTOR ADDRESS:

Brian Philip Johnson

1605 Acadia Court
Jackson, MS 39211
601-953-0833

GRANTEES ADDRESS:

Marti D. Reynolds
Gwendolyn C. Reynolds
421 Lakeshore Drive
Madison, MS 39110
601-260-9771

INDEXING INSTRUCTIONS: Lot 246, Part 9 & Lot 2, Part A, Lake Lorman, Madison County, Madison, Mississippi

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid and other good, legal and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned Brian Philip Johnson, a single person, does hereby sell, convey and warrant unto Marti D. Reynolds and Gwendolyn C. Reynolds, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the land and property which is situated in the County of Madison, State of Mississippi, described as follows, to-wit:

PARCEL I

Parcel of land situated in Section 6, T7N, R1E, Madison County, Mississippi and being more particularly described as follows: From the Northwest corner of Lot 129 of Lake Lorman, Part 4, on file in the office of the Chancery Clerk of Canton, Madison County, Mississippi; thence South 73 degrees 16 minutes 30 seconds West for a distance of 66.27 feet; thence North 8 degrees 22 minutes East for a distance of 44.3 feet to the Point of Beginning of the property herein described; thence North 56 degrees 32 minutes 30 seconds West along the North right of way of a 40 foot drive for a distance of 370.7 feet; thence South 66 degrees 56 minutes 30 seconds West along the North right of way of said drive for a distance of 100.7 feet; thence North for a distance of 155.66 feet; thence North 89 degrees 44 minutes 30 seconds East for a distance of 400.0 feet; thence South 16 degrees 22 minutes East for a distance of 309.32 feet to the North right of way of said 40 foot drive; thence South 73 degrees 16 minutes 30 seconds West along the North right of way of said 40 foot drive for a distance of 89.03 feet to the Point of Beginning and containing 2.16 acres, more or less.

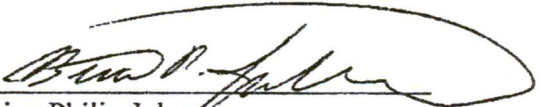
PARCEL II

Parcel of land situated in Section 6, T7N, R1E, Madison County, Mississippi and being more particularly described as follows: From the Northwest corner of Lot 129, of Lake Lorman, Part 4, on file in the office of the Chancery Clerk of Canton, Madison County, Mississippi; thence South 73 degrees, 16 minutes 30 seconds West for a distance of 66.27 feet; thence North 8 degrees 22 minutes East for a distance of 44.3 feet; thence North 73 degrees 16 minutes 30 seconds East for a distance of 89.03 feet to the Point of Beginning of the property herein described; thence North 73 degrees 16 minutes 30 seconds East along the North right of way of a 40 foot drive for a distance of 306.4 feet; thence North for a distance of 210.3 feet; thence South 89 degrees 44 minutes 30 seconds West for a distance of 380.6 feet; thence South 16 degrees 22 minutes East for a distance of 309.32 feet to the Point of Beginning and containing 2.0 acres, more or less.

THIS CONVEYANCE is made subject to all applicable building restrictions, restrictive covenants, easements and mineral reservations of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis. When said taxes are actually determined, if the proration as of this date is incorrect, then the Grantor agrees to pay to the Grantees or their assigns any amount which is a deficit on an actual proration and likewise, the Grantees agree to pay to the Grantor any amount overpaid by Grantor.

WITNESS THE SIGNATURE of the Grantor, this the 28th day of February, 2013.

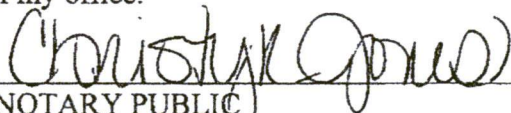

Brian Philip Johnson

STATE OF MISSISSIPPI:

COUNTY OF HINDS:

PERSONALLY appeared before me, the undersigned authority in and for the said county and state on this 28th day of February, 2013, within my jurisdiction, the within named Brian Philip Johnson, who acknowledged that he executed and delivered the above and foregoing instrument.

GIVEN under my hand and the official seal of my office.


NOTARY PUBLIC
My Commission Expires: _____

