

**APPLICATION FOR VARIANCE**  
**Setbacks**

**Name and Address of Applicant:**  
 Ken Sykes  
 Lexington Drive

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
3-1-2021	C-2	See (Exhibit A)	082I-29 -011/07.00 082I-29 -011/08.00	X	See (Exhibit B)

**Other Comments:** As per Article 804 of the Madison County Zoning Ordinance.

Comments

Respectfully Submitted

\_\_\_\_\_  
 Ken Sykes



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 \_\_\_\_\_



WOOLDRIDGE & ASSOCIATES  
464 CHURCH RD. SUITE 700  
MADISON, MS 39110

**January 28, 2021**

**Scott Weeks**

**Planning & Zoning Administrator**

**Madison County, Ms**

**Re: Dimensional Variance  
Lot 6&7 Gluckstadt Office Park  
Lexington Dr., Gluckstadt, Ms**

**Scott,**  
Please find that we are seeking a dimensional variance on the above mentioned sites. As per section 2203 Dimensional Requirements, Section 2203.4 Minimum Yards, paragraph 'A' Front yards, the first 15' shall be open landscape area with no parking permitted.

This site carries with it a 10' utility easement along the rear (east) property line. This along with the required 15' open landscape, narrows down the site to an unusable dimension, as did the lots 1,2&3 on the west side of Lexington Dr. The county previously granted these Lots (1, 2&3) a dimensional variance green space setback maximum of 9'.

It is our request the county grant a green space setback of 9' for Lot 6 & 7 on the east side of Lexington Dr. The green setback along with the street right of way green space allows for a continuous 18' green space. This variance will allow a usable site design as well as maintaining a uniform design along the full length of Lexington Dr.

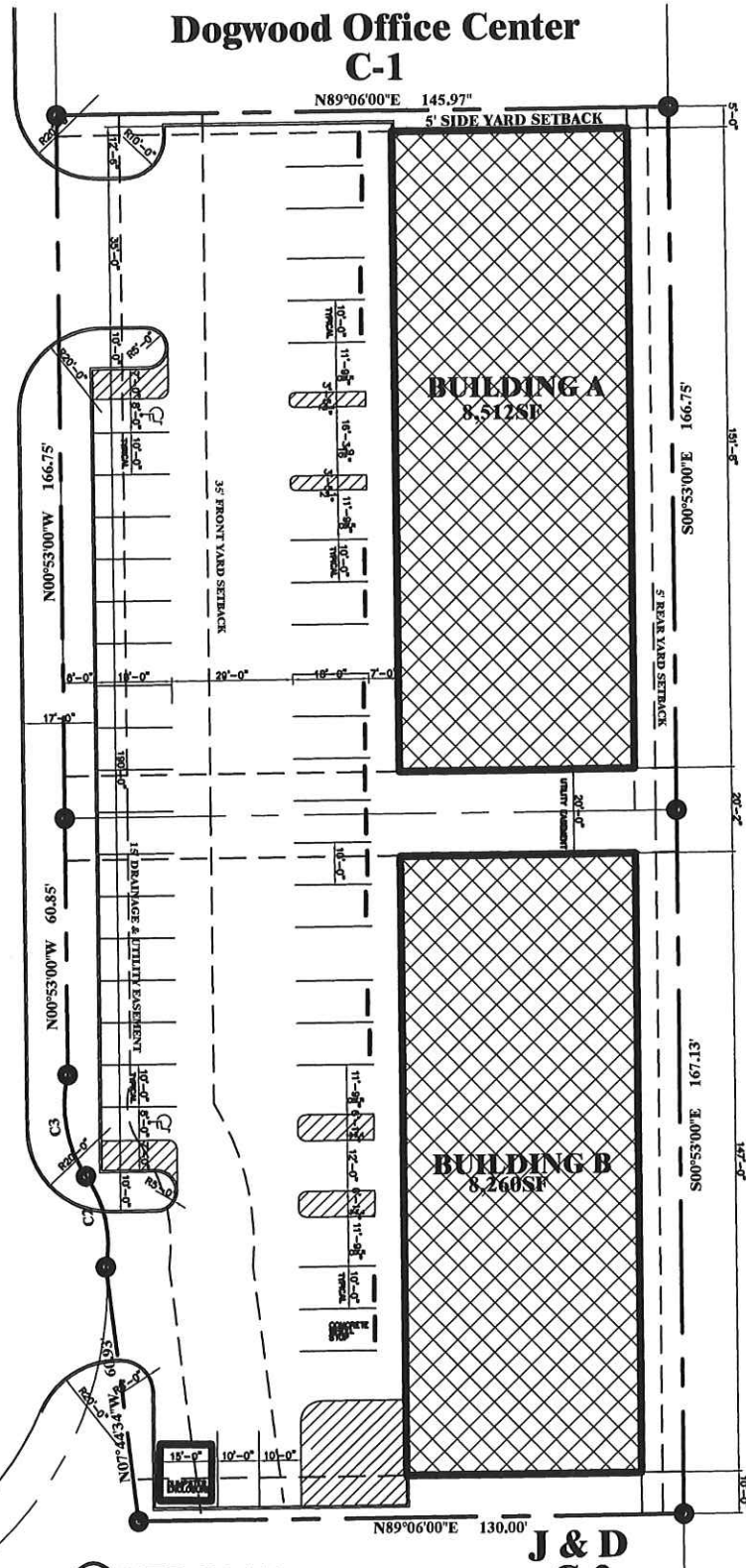
Thank you,

Daniel Wooldridge

*Amended*

Gluckstadt Office Warehouse  
C-2

Lexington Drive



**SITE PLAN**  
SCALE: 1"=20'-0"

16,772SF TOTAL  
 6,848SF OFFICE = 6,848SF/300 = 22.8 PARKING SPACES  
 9,924SF WAREHOUSE = 9,924SF/1,000 = 9.9 PARKING SPACES  
 TOTAL REQUIRED PARKING = 32.7 (35) PARKING SPACES  
 TOTAL PROVIDED = 46 PARKING SPACES

TOTAL SITE = 47,480SF  
 LOT COVERAGE = 35%

ZONING C-2

USAGE = OFFICE / WAREHOUSE

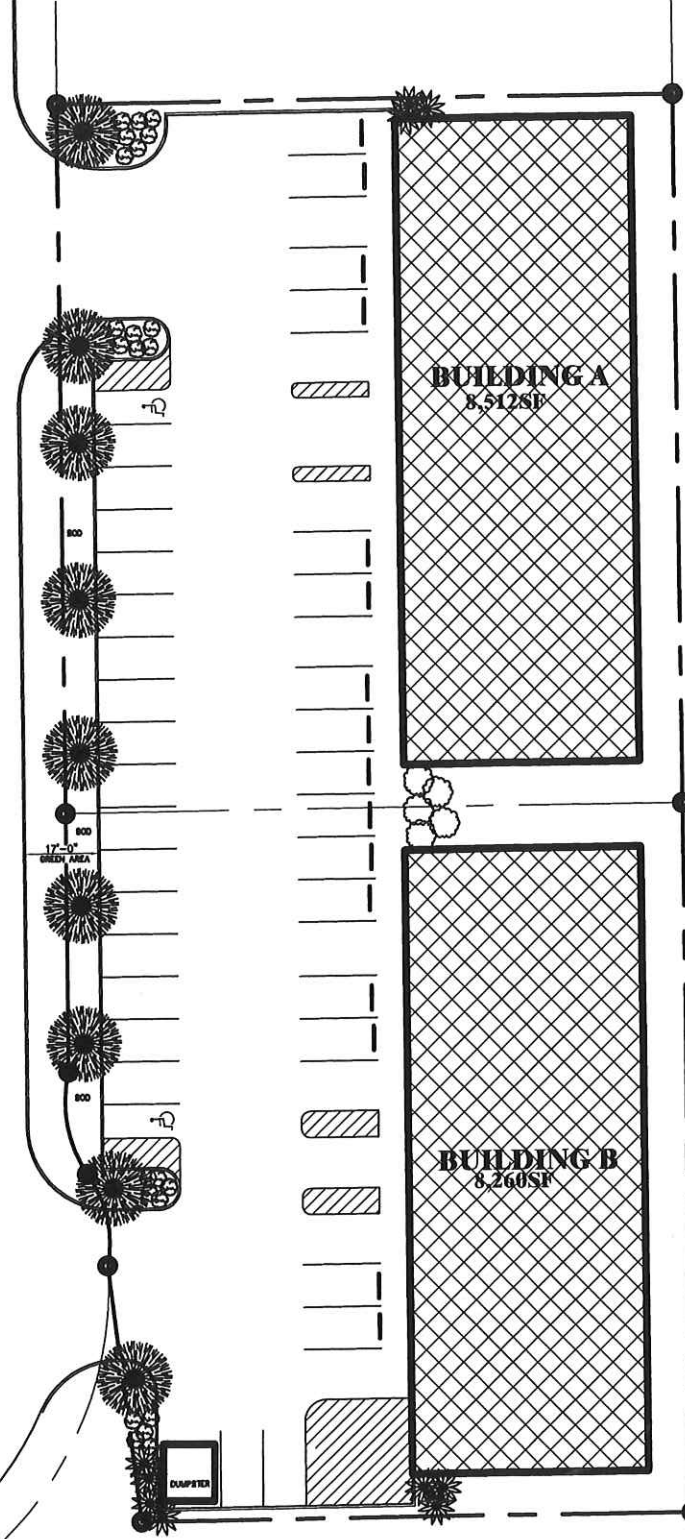
J & D  
C-2

Clayton & Lucy Taylor  
C-1

Ravinders & Satvinder Bedi  
C-2

Gluckstadt Office Warehouse  
C-2

Lexington Drive



**LANDSCAPE PLAN**  
SCALE: 1"=20'-0"

- NATCHEZ CRAPE MYRTLE, "LAGERSTROEMIA INDICA X FAURIEI" 7' HTH., 1-1" S.T., 3 TRUNKS MIN.
- ⊗ PARSON JUNIPER, JUNIPERUS CHINENSIS "PARSONII", 3 GAL. @ 3'-6" O.C.
- SOUTHERN INDICA AZALEAS, RHODODENDRON INDICA 3 GAL. @ 3'-6" O.C.
- ✻ POMPOUS GRASS

REVISIONS	BY



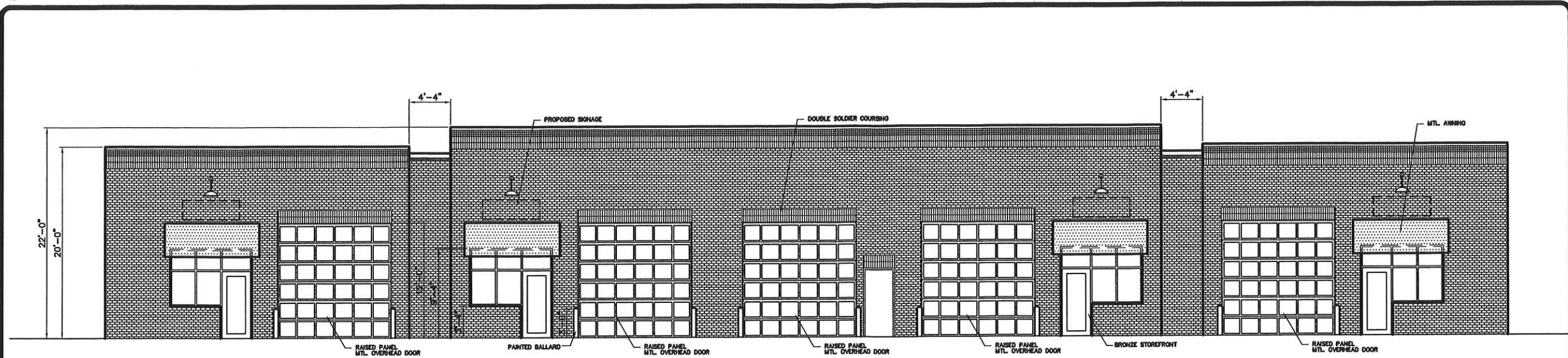
**BUILDING A & B LEXINGTON DR**  
 Gluckstadt, Mississippi

DATE	BY
DESIGNED	1/21/21
DRAWN	
SCALE	
JOB NO.	
SHEET	
<b>A0.0</b>	
OF	SHEETS

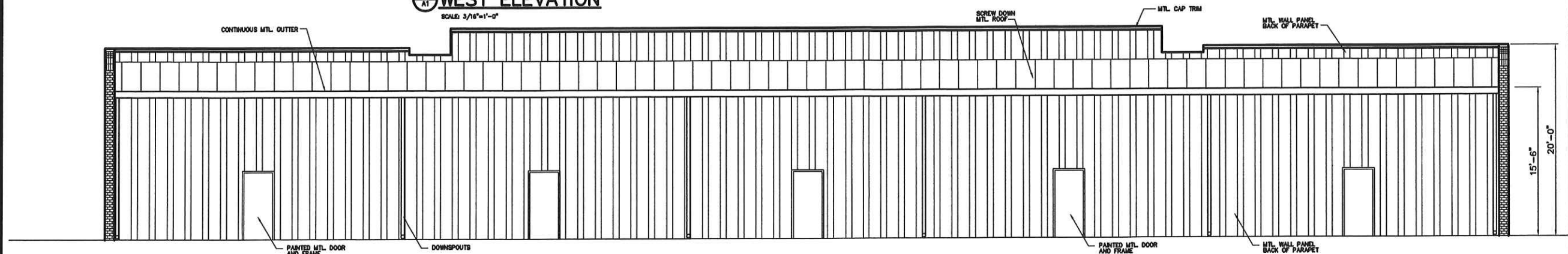
REVISIONS	BY



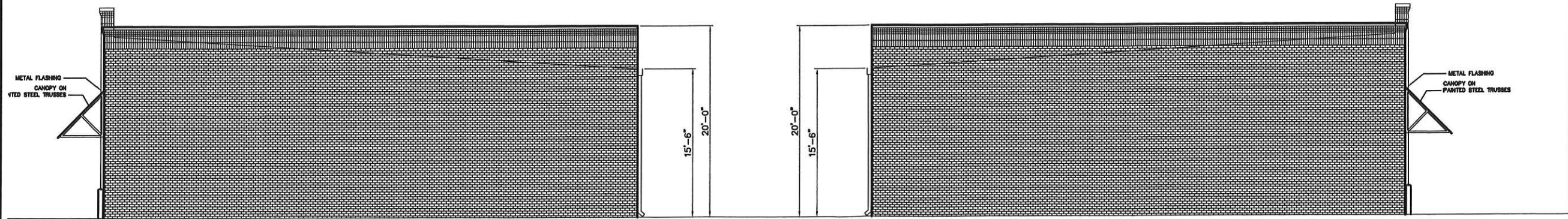
WOOLRIDGE & ASSOCIATES  
484 CHURCH RD SUITE 100  
MADISON, MS 39110  
601-808-8888



**1 WEST ELEVATION**  
SCALE: 3/16"=1'-0"



**1 EAST ELEVATION**  
SCALE: 3/16"=1'-0"



**1 SOUTH ELEVATION**  
SCALE: 3/16"=1'-0"

**1 NORTH ELEVATION**  
SCALE: 3/16"=1'-0"

**BUILDING A LEXINGTON DR**  
GLUCKSTADT, Mississippi

DATE	
CHECKED	2/27/20
DATE	
SCALE	
JOB NO.	
SHEET	
<b>A3.0</b>	
OF	SHEETS