

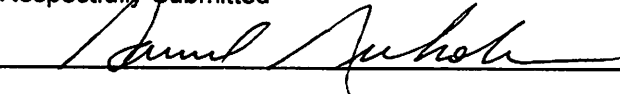
# APPLICATION FOR VARIANCE

Name and Address of Applicant:  
*DAVID Nicholas*  
*Lot #4 Bellevue Cove*  
*LAKE CAROLINE*

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
<i>7-23-21</i>	<i>POD</i>	See (Exhibit A)		<i>X</i>	See (Exhibit B)

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

Comments *Request Variance of 17" on each side to fit House on NARROW lot.*

Respectfully Submitted  
  
 \_\_\_\_\_  
*DAVID Nicholas*



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 \_\_\_\_\_

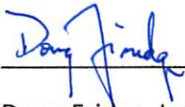
Final disposition of Petition \_\_\_\_\_

To whom it may concern:

I, David Nicholas, request a variance to Lot #4 in Bellevue Cove. The lot is 77.45' wide while all the other lots in the area are 81' to 92' wide. My house is 59'+ wide which means I need a 17" variance for each side.

Both lots on each side of me are owned by Doug Fridge. He has approved my request as per his signature below.

The developer, Rob Stockett has approved my request as per his signature below.



\_\_\_\_\_  
Doug Fridge, Lots 3 and 5 owner



Trustee  
S.H. Stockett Property Trust

Rob Stockett, Developer

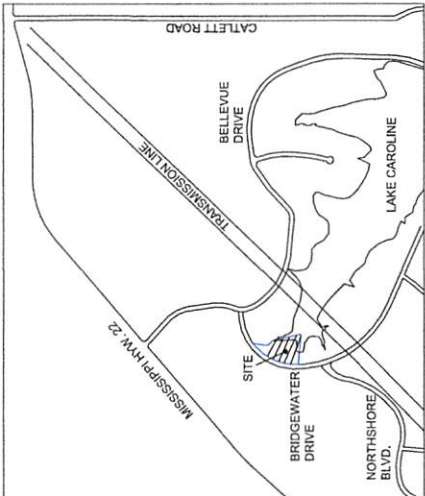


\_\_\_\_\_  
David Nicholas, Lot #4 owner

# BELLEVUE COVE

SITUATED IN THE NW 1/4 OF SECTION 1, T8N, R1E, MADISON COUNTY, MISSISSIPPI

3.8355 ACRES  
167,075 SQ. FT.



BRIDGEWATER DRIVE  
R/W = 60'

POINT OF BEGINNING

POINT OF BEGINNING

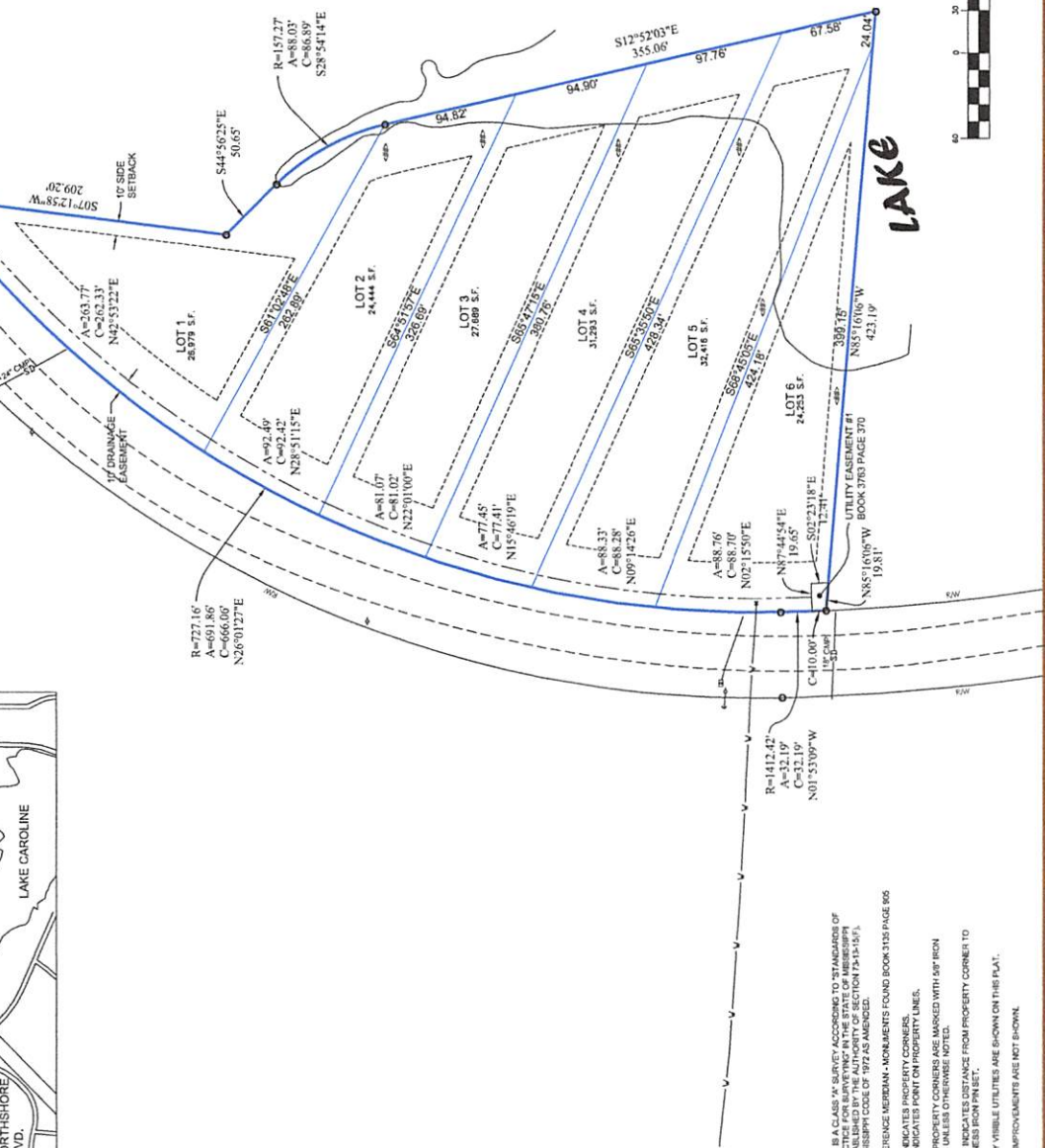
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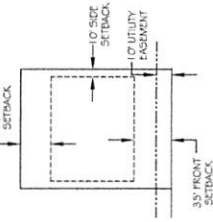
POINT OF BEGINNING

POINT OF BEGINNING



LEGEND

CONVEYANCE AND INTERESTS	PROPERTY LINE
EASEMENT	SETBACK
UTILITY EASEMENT	PROPERTY CORNER
PROPERTY CORNER MARKED WITH 1/2" IRON PIN UNLESS OTHERWISE NOTED	INDICATES DISTANCE FROM PROPERTY CORNER TO WITNESS FROM PLAT
ONLY VISIBLE UTILITIES ARE SHOWN ON THIS PLAT	ALL IMPROVEMENTS ARE NOT SHOWN



POINT OF COMMENCEMENT  
SOUTHWEST CORNER OF  
SECTION 1, T8N, R1E

SURVEYED & MAPPED BY  
**BARNES SURVEYING, LLC**  
ROBERT MICHAEL BARNES  
LAND SURVEYOR  
2 OLD RIVER PLACE, SUITE "A"  
PHONE: 601.353.7678 FAX: 601.353.7805  
EMAIL: mike@barnesurvey.com  
WORK DATE: OCTOBER 20, 2019  
FIELD DATE: OCTOBER 20, 2019

# BELLEVUE COVE

### SURVEYOR'S CERTIFICATE

STATE OF MISSISSIPPI COUNTY OF MADISON

I, Robert M. Barnes, Professional Land Surveyor, do hereby certify that at the request of the Owner, Robert C. N. Stockett III, Trustee of the Samuel H. Stockett Property Trust, being shown and named under the Owner's Certificate hereon, have subdivided and platted the following described land being situated in the Northwest 1/4 of Section 1, Township 8 North, Range 1 East, Madison County, Mississippi, and being more particularly described by meters and bounds as follows, to-wit:

### LEGAL DESCRIPTION

A parcel of land situated in the Northwest 1/4 of Section 1, Township 8 North, Range 1 East, Madison County, Mississippi, and being more particularly described by meters and bounds as follows, to-wit:  
Commence at the southwest corner of the said Section 1 and run thence South 09° 15' 54" West for a distance of 349.99 feet; thence South 89° 43' 27" East for a distance of 751.84 feet; thence North 20° 06' 28" West for a distance of 2,017.38 feet to the center of a power transmission easement; thence North 10° 05' 38" West for a distance of 121.19 feet to the northern line of a power transmission easement; thence North 45° 30' 40" East for a distance of 701.38 feet along the said northern line of a power transmission easement to the southeast corner of Northshore of Lake Caroline Part One, a subdivision, the map or plat of which is recorded in the Chancery Records of Madison County at Canton, Mississippi; thence run North 04° 47' 27" East for a distance of 547.69 feet along the eastern line of the said Northshore of Lake Caroline Part One to the southern right of way line of Northshore Boulevard; thence continue North 04° 47' 27" East for a distance of 60.61 feet to the northern right of way line of the said Northshore Boulevard to a 5/8" iron pin found; thence leave said northern right of way line and continue North 04° 47' 27" East for a distance of 209.57 feet along the said eastern line of Northshore of Lake Caroline Part One to the northeast corner thereof marked by a 5/8" iron pin found; thence North 88° 48' 32" West for a distance of 804.40 feet along the northern line of the said Northshore of Lake Caroline Part One to the northwest corner of Lot 124 of the said Northshore of Lake Caroline Part One marked by a 5/8" iron pin found; thence North 10° 05' 38" West for a distance of 1,117.85 feet to a 5/8" iron pin found at the southern right of way line of Mississippi Highway No. 22; thence run 451.54 feet along the arc of a 2,304.38 foot radius curve to the left along the said southern right of way line, said arc having a 450.82 foot chord which bears North 47° 26' 19" East; thence North 41° 49' 30" East for a distance of 438.57 feet along the said southern right of way line; thence run 477.69 feet along the arc of a 3,651.96 foot radius curve to the right along the said southern right of way line, said arc having a 477.35 foot chord which bears North 45° 27' 18" East; thence North 49° 12' 09" East for a distance of 1,851.12 feet along the said southern right of way line; thence leave said southern right of way line of Mississippi Highway No. 22 and run South 04° 34' 24" East for a distance of 1,084.04 feet to a 5/8" iron pin found which marks the northeast corner of that certain parcel of land recorded in Book 530 at Page 390 of the said Chancery Records of Madison County; thence North 82° 47' 02" West for a distance of 1,179.98 feet along the northern line of the aforesaid parcel to the northwest corner thereof; thence South 07° 12' 58" West for a distance of 120.00 feet along the western line of the aforesaid parcel to the southwest corner thereof; thence South 82° 47' 02" East for a distance of 120.00 feet along the southern line of the aforesaid parcel to the southeast corner thereof; thence South 07° 12' 58" West for a distance of 196.10 feet to the western right of way line of Bridgewater Drive; thence continue South 07° 12' 58" West for a distance of 80.56 feet to a 5/8" iron pin found which marks the eastern right of way line of the said Bridgewater Drive and also marks the POINT OF BEGINNING for the parcel herein described; thence continue South 07° 12' 58" West for a distance of 209.20 feet; thence South 44° 56' 25" East for a distance of 50.65 feet; thence run 88.03 feet along the arc of a 157.27 foot radius curve to the right, said arc having an 86.89 foot chord which bears South 28° 54' 14" East; thence South 12° 52' 03" East for a distance of 355.06 feet; thence North 85° 16' 06" West for a distance of 423.19 feet to the said eastern right of way line of Bridgewater Drive; thence run 32.19 feet along the arc of a 1,412.42 foot radius curve to the right along the said eastern right of way line, said arc having a 32.19 foot chord which bears North 01° 53' 09" West; thence run 691.86 feet along the arc of a 727.16 foot radius curve to the right along the said eastern right of way line, said arc having a 666.06 foot chord which bears North 26° 01' 27" East to the POINT OF BEGINNING, containing 3.8335 acres (167,075 square feet), more or less.

WITNESS MY SIGNATURE this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Robert M. Barnes  
Professional Land Surveyor  
Mississippi P.L.S. No. 2583

### ACKNOWLEDGMENT

STATE OF MISSISSIPPI COUNTY OF MADISON

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named Robert M. Barnes, Professional Land Surveyor, who acknowledged to me that he signed and delivered this plat and the certificates thereon as his own act and deed on the day and year herein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

### APPROVAL OF THE BOARD OF SUPERVISORS

STATE OF MISSISSIPPI COUNTY OF MADISON

I hereby certify that this is a true copy and that this Plat was approved by the Board of Supervisors in session on the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Trey Baxter  
President, Board of Supervisors  
Madison County, Mississippi

ATTEST:

Ronny Lott  
Chancery Clerk  
Madison County, Mississippi

### COUNTY ENGINEER'S APPROVAL

STATE OF MISSISSIPPI COUNTY OF MADISON

I have examined this plat and find it conforms to all conditions set forth on the preliminary plat as approved by the Board of Supervisors and the County of Madison and thus recommend final approval.

Tim Bryan, P.E.  
County Engineer

### CERTIFICATE OF COMPARISON

STATE OF MISSISSIPPI COUNTY OF MADISON

We, Ronny Lott, Chancery Clerk in and for said County and State, and Robert M. Barnes, a Mississippi Registered Professional Land Surveyor, do hereby certify that we have carefully compared this plat of Bellevue Cove with the original thereof, and find it to be a true and correct copy of the said plat.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, on this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Ronny Lott, Chancery Clerk

Robert M. Barnes, Professional Land Surveyor

### FILING AND RECORDATION

STATE OF MISSISSIPPI COUNTY OF MADISON

I, Ronny Lott, Clerk of the Chancery Court in and for the said County and State, do hereby certify that this plat of Bellevue Cove was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, and was duly recorded in Plat Cabinet \_\_\_\_\_ at Shides \_\_\_\_\_ of the records of maps and plats of land of Madison County, Mississippi.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, on this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Ronny Lott, Chancery Clerk

Deputy Clerk

### OWNER'S CERTIFICATE

STATE OF MISSISSIPPI COUNTY OF MADISON

I, Robert C. N. Stockett, III, Trustee of the Samuel H. Stockett Property Trust, acknowledge and certify that said Trust is the owner of the lands described in the foregoing Surveyor's certificate of Robert M. Barnes, Professional Land Surveyor, and that in his capacity as Trustee, has caused the Trust to subdivide and plat said lands as shown hereon and have designated the same as Bellevue Cove. Said Trust has dedicated the utility easements and utilities as shown hereon for public use forever.

Witness our signatures, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Samuel H. Stockett Property Trust

By: Robert C. N. Stockett III, Trustee

### OWNER'S ACKNOWLEDGEMENT

STATE OF MISSISSIPPI COUNTY OF MADISON

Personally appeared before me on this the \_\_\_\_\_ day of \_\_\_\_\_, 2019, the undersigned authority in and for the jurisdiction aforesaid, the within named Robert C. N. Stockett, III, who acknowledged that he is the Trustee of the Samuel H. Stockett Property Trust, and that for and on behalf of said Trust in his capacity as Trustee, he executed this plat and certificate after being authorized so to do on the day and year herein mentioned.

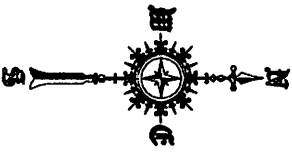
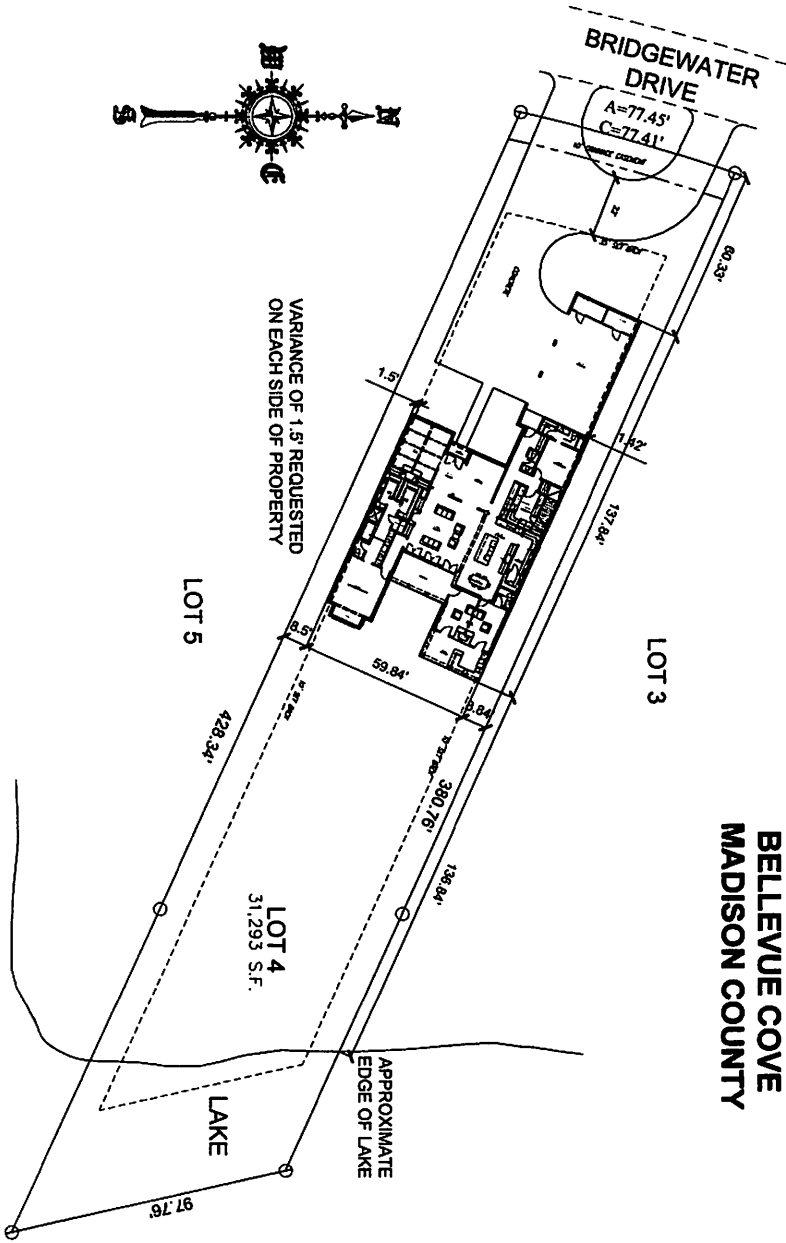
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

# NICHOLAS RESIDENCE

LOT 4  
 BELLEVUE COVE  
 MADISON COUNTY



SCALE - 1" = 20'

- NOTES:
1. OWNER TO VERIFY TOPOGRAPHIC & SURVEY INFORMATION FOR ACCURACY PRIOR TO CONSTRUCTION.
  2. OWNER TO VERIFY GRADING & DRAINAGE PER LANDSCAPE ARCHITECT; DESIGNER ACCEPTS NO LIABILITY FOR IMPROPER DRAINAGE.
  3. OWNER TO VERIFY PATIO, RETAINING WALLS, AND DRIVE LOCATION PER LANDSCAPE ARCHITECT.
  4. PROVIDE SILT FENCE PERMETER OF LOT PRIOR TO CONSTRUCTION.
  5. PROVIDE TEMPORARY SLAG DRIVE PRIOR TO CONSTRUCTION.

VARIANCE OF 1.5' REQUESTED  
 ON EACH SIDE OF PROPERTY

LOT 4  
 31,293 S.F.

APPROXIMATE  
 EDGE OF LAKE

NICHOLAS RESIDENCE  
 LOT 4  
 BELLEVUE COVE  
 MADISON COUNTY, MS

LISA THOMPSON  
 RESIDENTIAL DESIGNS, INC.  
 124 Silvertree Crossing Madison, MS 39110  
 662-299-2355 - Lisa124@aol.com



REVISIONS

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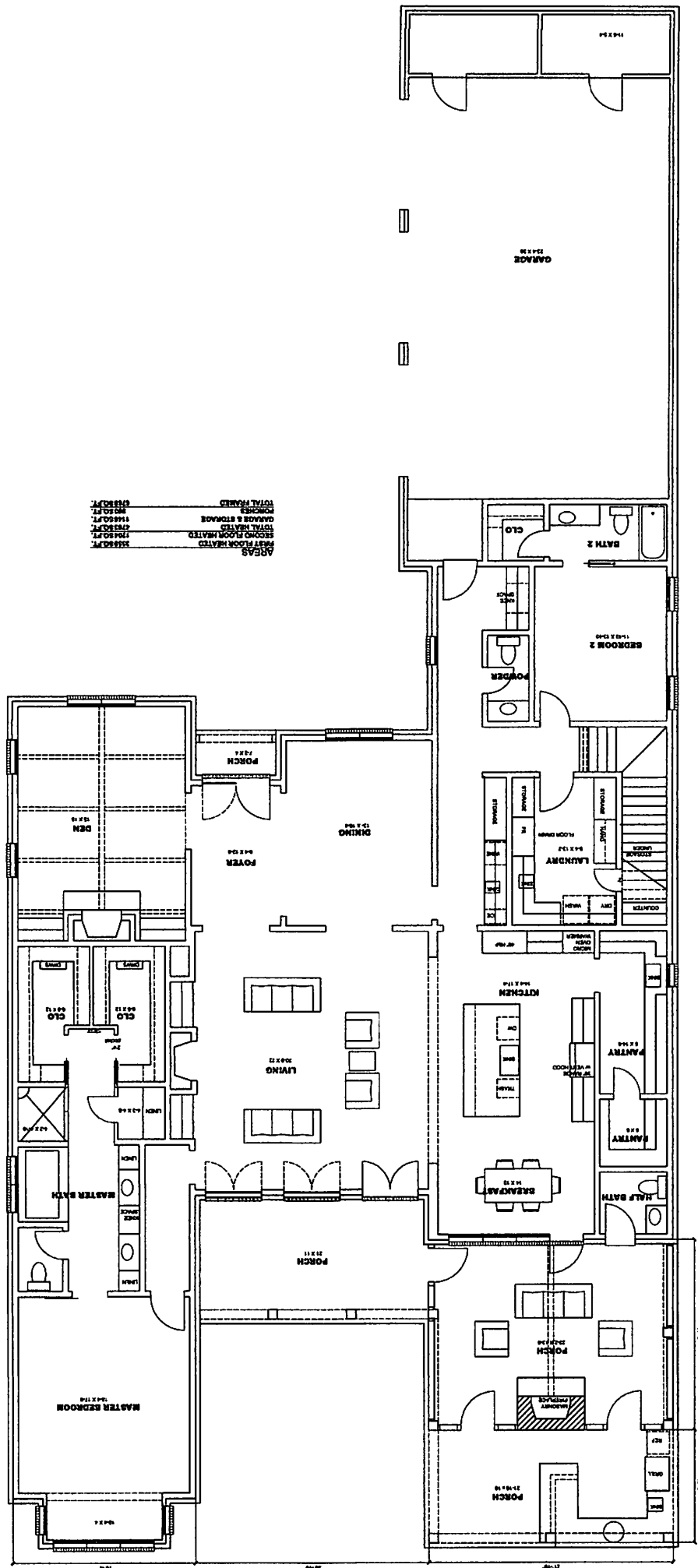
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AREAS

FRONT FLOOR HEATED	11450.00 SQ. FT.
TOTAL HEATED	11450.00 SQ. FT.
GARAGE & STORAGE	11450.00 SQ. FT.
POWERS	950.00 SQ. FT.
TOTAL FINISHED	12400.00 SQ. FT.