



Hancock County Board of Supervisors

Public Hearing Agenda

March 1, 2021 at 1:30 PM

Board Meeting Room

I. Call to Order

II. Roll Call

III. County Attorney

1. Public Hearing regarding Notice of Appeal of Planning and Zoning decision.

IV. Public Comments

V. Motions

VI. Adjourn / Recess

Hancock County Zoning Planning & Zoning Commission
854 Highway 90 Suite A
Bay St. Louis, Ms. 39520
(228) 467- 4157

Date of Meeting 12-17-2020
 Application Number 20- 645
 District Zone R-3
 Flood Zone X
 Fee Paid 51.00 ck 5570
 Clerk T. Ordeal

I. General Application:

TYPE OF CASE:

- | | |
|---|----------|
| ☐ Conditional Use Permit | \$51.00 |
| ☐ Mini Subdivision (survey required) | \$51.00 |
| ☐ Site Plan Review | \$101.00 |
| ☐ Home Occupation | \$51.00 |
| ☒ Appeal Building Official's Decision | \$51.00 |
| ☐ Interpretation of Zoning Ordinance | |

RECEIVED
DEC 02 2020
HANCOCK COUNTY
BUILDING DEPT.

I. Public Hearing Application:

TYPE OF CASE:

- | | |
|---|----------|
| ☐ Zoning Change | \$161.00 |
| ☐ Special Exception Use | \$141.00 |
| ☐ Site Plan | \$101.00 |
| ☐ Variance Request | \$141.00 |
| ☐ Preliminary Plan | \$ _____ |
| ☐ Final Subdivision Plan | \$ _____ |

II. Advalorem Tax Parcel Number(s): 065U-0-21-029.000

(Parcel numbers are available from the Hancock County Tax Assessor at 467-4425)

III. General Location of Property Involved: Near Silver Creek Community

Address of subject property: 17381 Camellia Street, Kiln, MS 39556

IV. General Description of Request: Locate modular home/"stick home" on above-described property

V. Required Attachments:

A. Supplemental Application

B. Newest Warranty Deed to property - SEE ATTACHED QUITCLAIM DEED (Book 2019, Page 14352)

C. Site Plan (to include: streets, property lines, flood zones, distance/dimensions, buildings and other necessary information.)

D. Cash or Check Payable to Hancock County - SEE ATTACHED CHECK

E. SEE APPLICANTS' DECLARATION OF REPRESENTATION

Attachment: P&Z Application of David Jaskowiak (7743 : Public Hearing regarding Notice of Appeal of P&Z decision.)

VI. Ownership and Certification: I hereby certify that I read and understand this application and that all information and attachments are true and correct, I certify that I agree to comply with all applicable county codes, ordinances and state laws. Further, I certify that I agree to allow the Zoning Officer access to my property during normal working hours, with or without my presence, for any reasonable inspection as it relates to this inspection as it relates to this application. Finally, I certify that I am the owner of the property involved in this request or authorized to act as the owner's agent for this request.

David E. Jaskowiak and Lisa M. Jaskowiak

Property Owner(s)/Agent (print)

1505 Caesar Road, Carriere, MS 39426

Property Owner(s) Current Address

330-506-7585

Phone #'s home, work, cell

*

Property Owner(s)/Agent Signature

Date

*

Signature

Date

*

Signature

Date

All persons listed on the Warranty Deed of the Property Must sign application

Attachment: P&Z Application of David Jaskowiak (7743 : Public Hearing regarding Notice of Appeal of P&Z decision.)

G. GERALD CRUTHIRD, P.A.

ATTORNEY AT LAW

G. GERALD CRUTHIRD
POST OFFICE BOX 1056
121 FOURTH STREET
PICAYUNE, MS 39466

TELEPHONE: (601) 798-0220
FACSIMILE: (601) 798-4591
EMAIL: picayunebarrister@cruthirdlaw.com

December 1, 2020

Hancock County Planning & Zoning Commission
Attn: Teri, Permit Clerk

TRANMITTED VIA FACSIMILE TO:
(228) 466-4744

Re: Permit for David E. Jaskowiak and Lisa M Jaskowiak to Move
a Modular Home onto 17381 Camellia Street, Kiln Community

Dear Ms. Teri:

As per our telephone conversation of this date, I do represent the above referenced individuals who have previously turned down for a permit to move their modular home to lands they own at 17381 Camellia Street in the Kiln Community of Hancock County, Mississippi, by Anthony Cuevas.

We are requesting to be placed on the agenda of the Hancock County Planning & Zoning Commission to more fully present our clients' request for relief in this matter.

Since I am a Municipal Court Judge for the City of Picayune, I will have to obtain a replacement to cover my responsibilities on either Thursday night you mentioned, December 3 or December 17. Therefore, I would request that we be placed on the agenda for the December 17, 2020 meeting, if at all possible.

Awaiting your further direction, I am

Very truly yours,

G. GERALD CRUTHIRD, P.A.

BY:


G. GERALD CRUTHIRD

GGC:sl

cc: Mr. and Mrs. David E. Jaskowiak

Attachment: P&Z Application of David Jaskowiak (7743 : Public Hearing regarding Notice of Appeal of P&Z decision.)

P.O. Box 363
Carriere, Mississippi 39426
(601)-798-1978

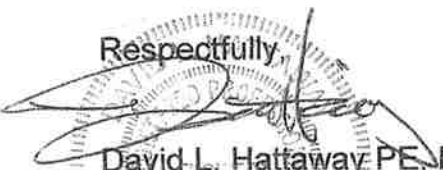
April 15, 2020

RE: Dave & Lisa Jackow
Modular Home
1505 Cedar Road

I inspected the modular home that was constructed on a mobile home foundation at the referenced address on February 26, 2020. The home consist of wood frame walls and roof type construction typical of most wood frame stick built homes on grade. It's my opinion that the existing wood frame structure constructed on an existing mobile home foundation is structurally sound and meets Wind Zone # 2 requirements.

Please note that this report is based on information readily accessible to inspection and that no destructive testing was performed. Statements in this report are based on experience and engineering judgment and are merely to assist in determining the existing conditions. They are not intended to imply any warranty of the structure. If you have any questions or comments, please contact me at (601) 798-1978.

Respectfully,


David L. Hattaway PE, PLS
Consultant Engineer

Attachment: P&Z Application of David Jaskowiak (7743 : Public Hearing regarding Notice of Appeal of P&Z decision.)

**Regular Meeting of the Hancock
County Planning Commission held on
January 7, 2021**

Those Present: R. Ladner, Koenig, and Farve

Also Present: Anthony Cuevas, Director of Planning & Zoning

Minutes of the Previous Meeting: The minutes of the December 3, 2020 regular meeting were unanimously adopted on the motion of Commissioner R. Ladner.

Tiffany McArthur-Variance-Public Hearing

The application requested a variance of 14 foot from the rear property line where a 20-foot set back is required. The property is located at 5020 Kelly Rd. Pearlinton, MS 39572. The parcel number for the property is 188 -0-20-008.000. The property is currently zoned A-1 General Agriculture.

The hearing was set to be held on December 17, 2020. Tiffany McArthur informed the Building Office that she would like to withdraw her application due to the rear property owner purchasing her property. Tiffany McArthur sent an email that was placed in the file.

The Commission considered the request and unanimously adopted on the motion of Commissioner Koenig to accepted the withdrawal of Tiffany McArthur's application.

David Jaskowiak- Appeal Building Official's Decision

The Commission considered the application of David Jaskowiak requesting to appeal the Building Official's decision of not allowing a personally pre-built modular home to be installed/placed on property in Hancock County. The property is located at 17381 Camellia St. Kiln, MS 39556. The parcel number for the property is 065U-0-21-029.000. The property is currently zoned R-3 Multi-Family Residential.

Mr. Jaskowiak was present at the meeting and allowed Gerald Cruthird an Attorney at Law speak on his behalf. Mr. Cruthird presented to the Commission an exhibit of photos and receipt from the Kiln Utility & Fire District for water and sewer service to the property located at 17381 Camellia St. Kiln, MS 39556. It was explained to the Commission by Mr. Jaskowiak that the structure was built by the owner of the park located in Pearl River County where the structure is located. Mr. Cuevas explained to the Commission that the structure does not have a HUD data plate declaring it a Manufactured home, No Modular data information declaring it a Modular Home by the Mississippi State Fire Marshal's office and that it did not have any inspections from the Pearl River County Building Department during the construction phases.

The application was unanimously adopted on the motion of Commissioner Koenig to be tabled after a request from Mr. Gerald Cruthird to be able to provide more information.

Baptist Missionary Association of Mississippi Missions Department Larry D. Geraldson- Director of Missions and Revolving Loan Fund.- Conditional Use

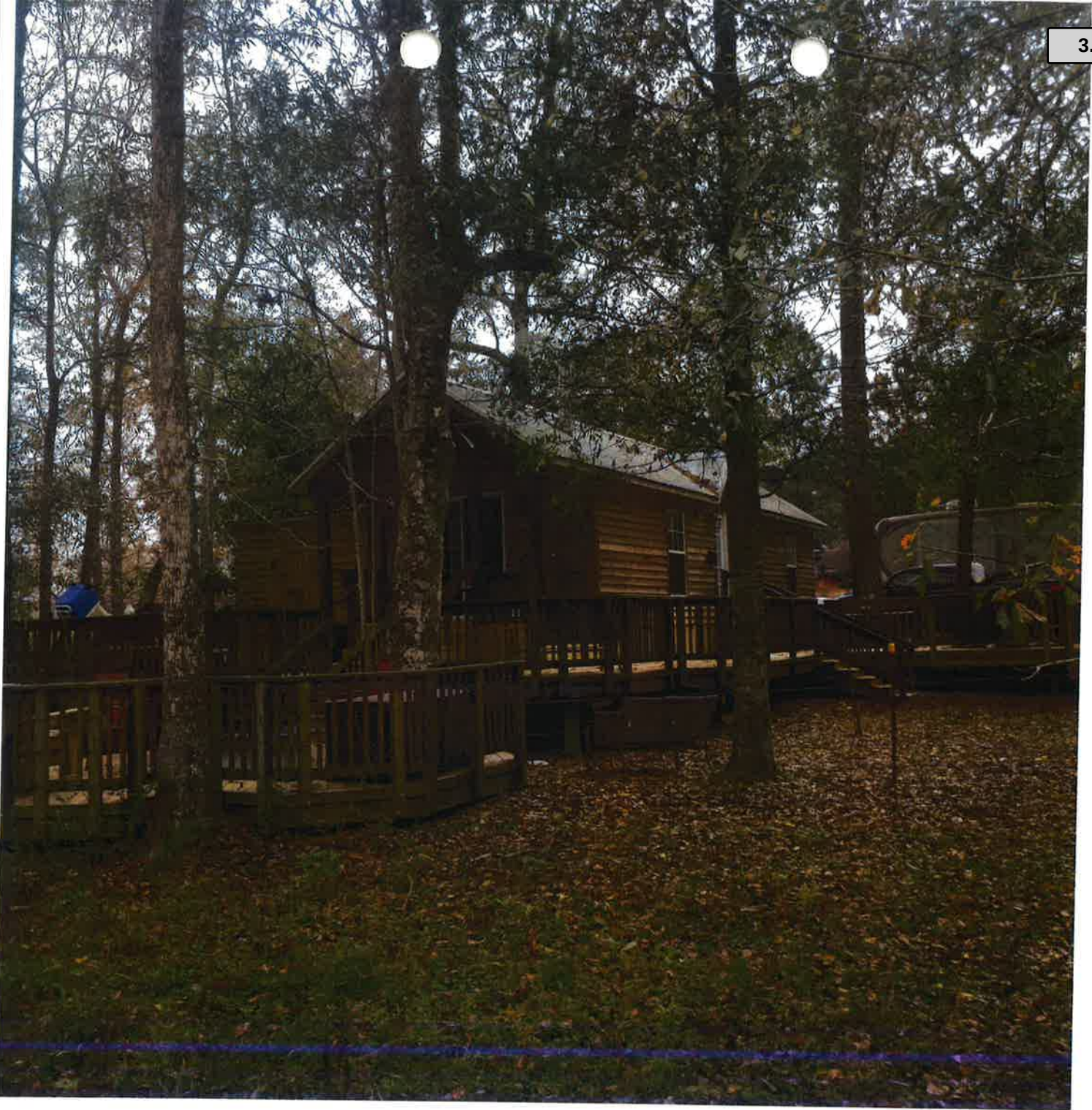
The Commission considered the application of Baptist Missionary Association of Mississippi Missions department Larry D. Geraldson-Director of Missions and revolving Loan Fund requesting a Conditional Use approval to construct a new church. The property is located on the south side of Rocky Hill Dedeaux Rd. east of the intersection with Hwy 603. The parcel number for the property is 059 -0-31-028.004. The property is currently zoned A-1 General Agriculture.

Mr. Larry D. Geraldson was present at the meeting and explained to the Commission that the Baptist Missionary Association of Mississippi would like to construct a church on the property located on Rocky Hill Dedeaux Rd. He also said at the present time it would consist of one building for church operations.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Koenig to recommend approval of the Conditional Use for a church to be located at the property on Rocky Hill Dedeaux Rd. just east of the intersection with Hwy 603.

Meeting Adjourned at 5:23 p.m.

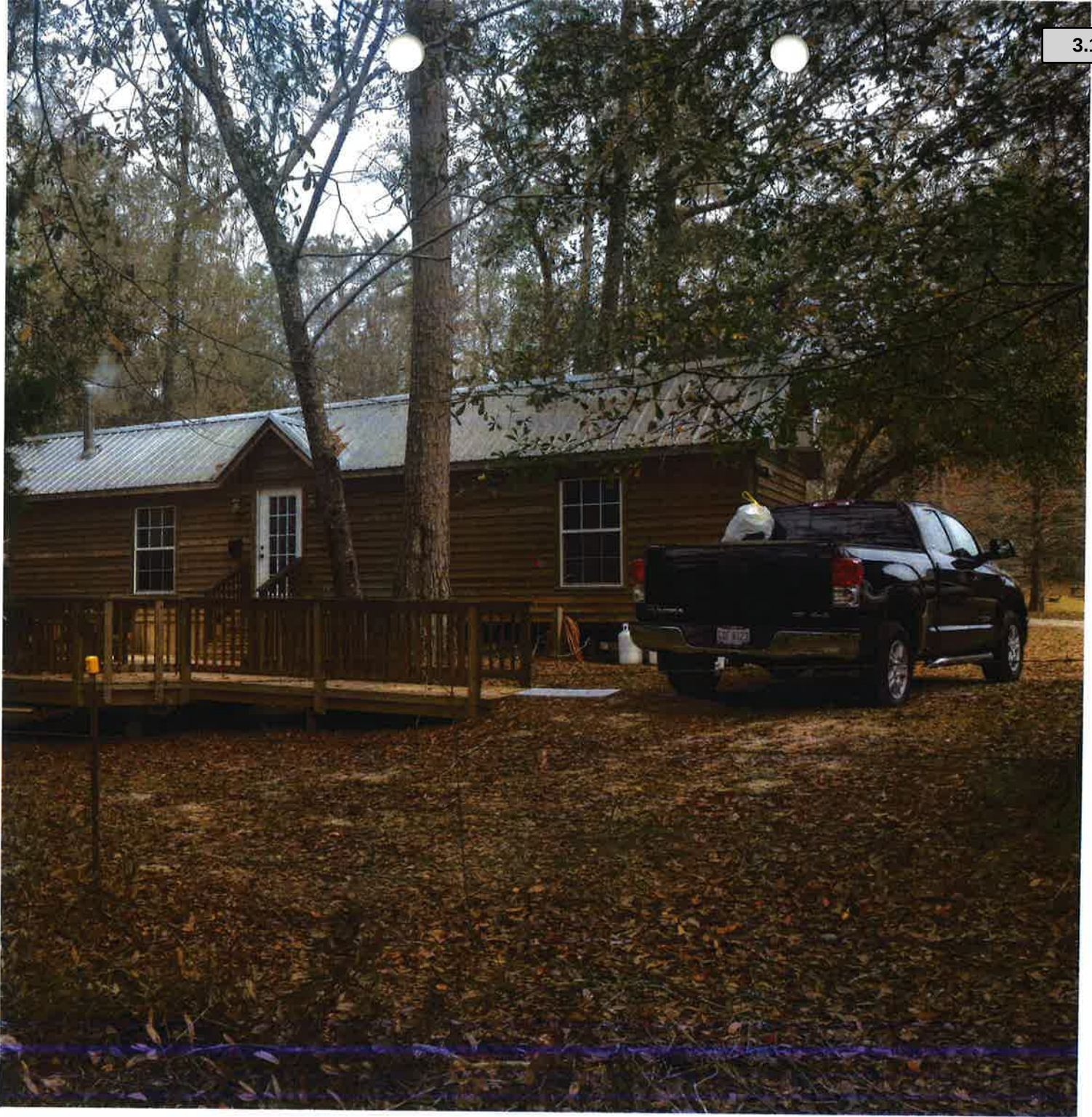

Chairman



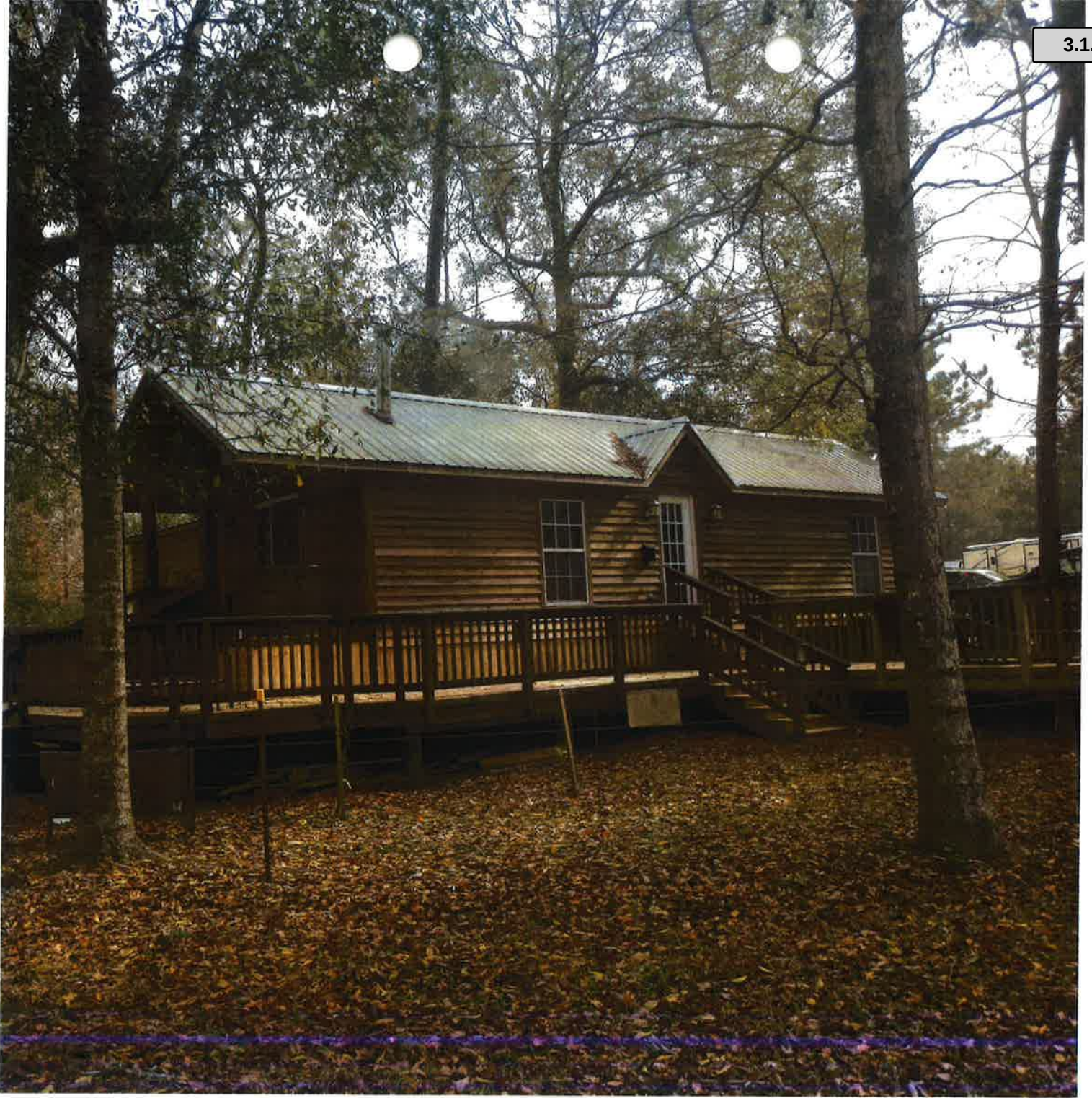
Submitted - Exh A

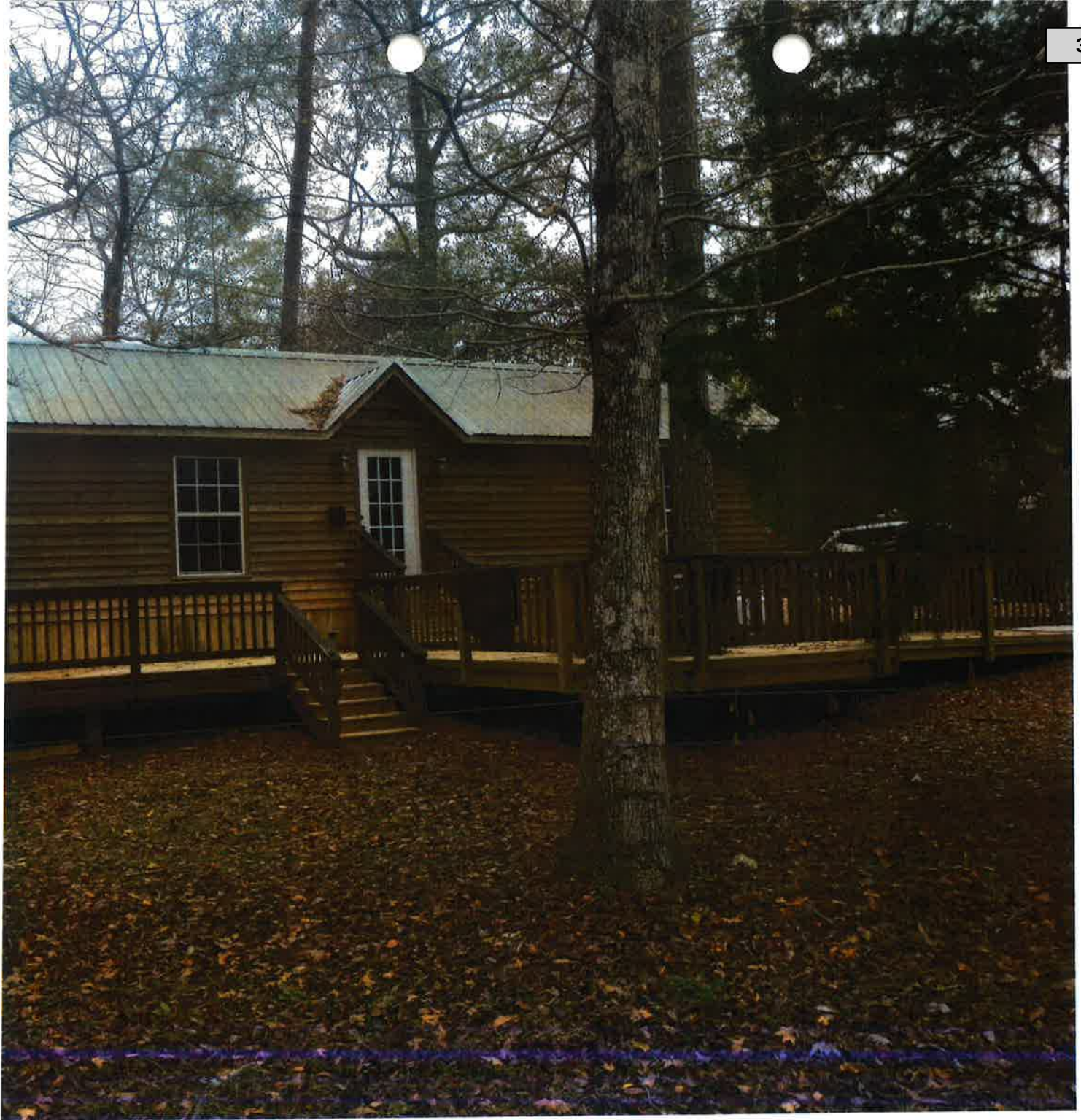
PtZ meeting
1-7-21

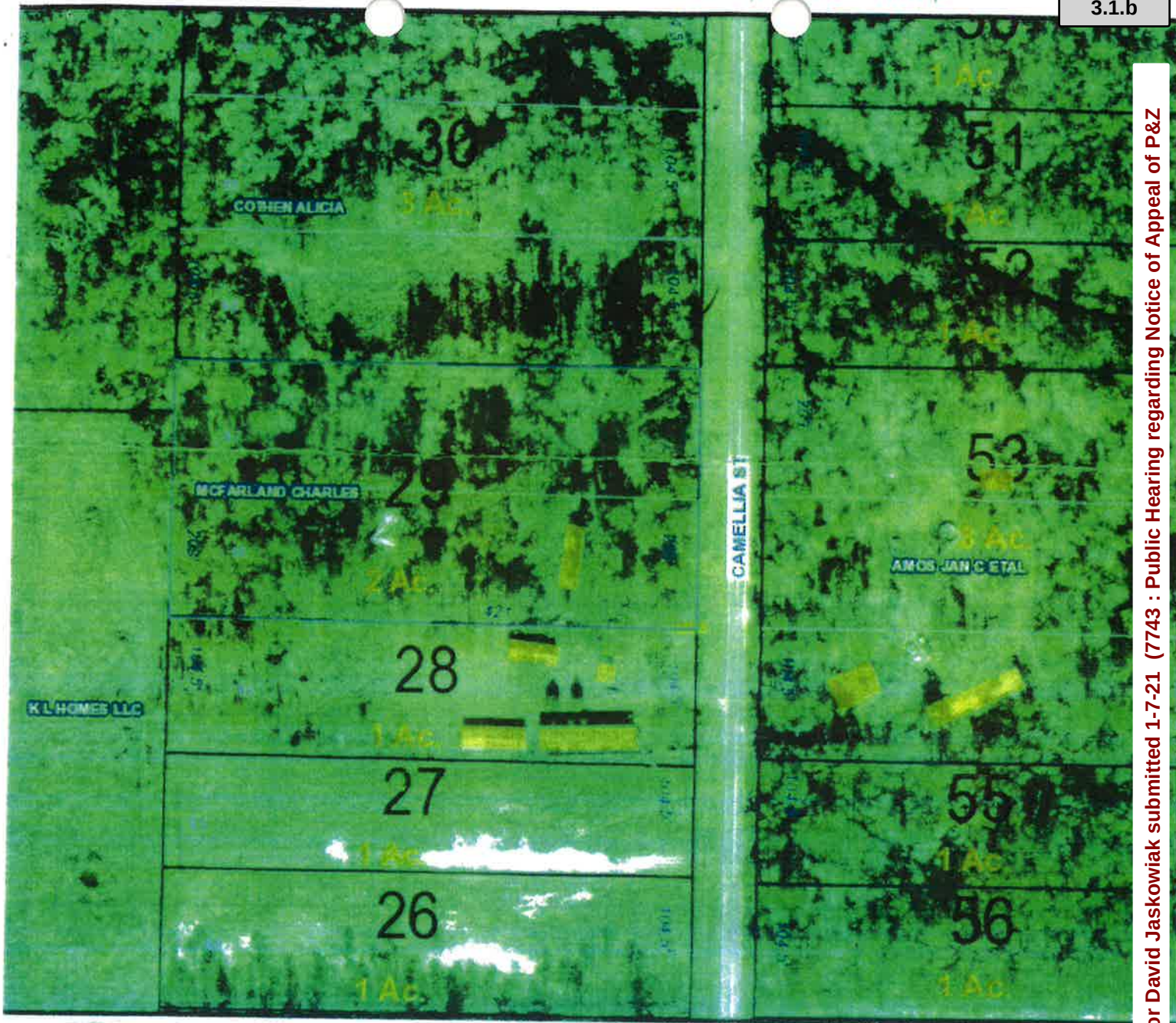




Attachment: Exhibit A for P&Z Application for David Jaskowiak submitted 1-7-21 (7743 : Public Hearing regarding Notice of Appeal of P&Z







DISCLAIMER: Any user of this map product accepts its faults and assumes all responsibility for the use thereof, and further agrees to hold Hancock County harmless from and against any damage, loss or liability arising from any use of the map product. Users are cautioned to consider carefully the provisional nature of the maps and data before using it for decisions that concern personal or public safety or the conduct of business that involves monetary or operational consequences. Conclusions drawn from, or actions undertaken, on the basis of such maps and data, are the sole responsibility of the user.

2654-0-21-029.000

lot 66 + 67

10

No. _____ Date April 30th 2017

RECEIVED OF \$8,000.00 cash for Park Model
Home valued @ \$60,000.00 DOLLARS \$ _____
Vin # MS091HM00100004108
Paid in Full
 BY J. John

Amount of Account	
Amount Paid	
Balance Due	

KILN UTILITY & FIRE DISTRICT
RECEIPT No. 669622

DATE 12-3-19

FROM David Jaskowiak \$4,975.00
four thousand nine hundred seventy five DOLLARS
 FOR Connection & Sewer tap

☐ FOR RENT
☐ FOR _____

ACCT.	<u>4975.00</u>	☐ CASH
PAID	<u>4975.00</u>	☒ CHECK 1008
DUE		☐ MONEY ORDER
		☐ CREDIT CARD

FROM _____ TO _____
 BY lp

A-1152
T-4161

KILN UTILITY & FIRE DISTRICT
RECEIPT No. 669623

DATE 12-3-19

FROM David Jaskowiak \$200.00
two hundred + 00/100 DOLLARS
 FOR Deposit

☐ FOR RENT
☐ FOR _____

ACCT.	<u>200.00</u>	☐ CASH
PAID	<u>200.00</u>	☒ CHECK 1008
DUE		☐ MONEY ORDER
		☐ CREDIT CARD

FROM _____ TO _____
 BY lp

A-1152
T-4161

Inspection Report

provided by:

Contractor/Inspector Agency, Inc.

Inspector: Charles Lee

Contractor/Inspector Agency Inc

Charles C Lee Mhib inspector 201Nh expires 4-05-21

Ms State Board Of Contractors Lic #RO5806

Southeast Mold Institute Mold Inspector /Remediator

HUD # Q307

Property Address:

1505 Ceasar Rd, Carriere MS



submitted Exh. B

P+z meeting

1-21-21

Attachment: Exhibit B for P&Z Application for David Jaskowiak (7743 : Public Hearing regarding Notice of Appeal of P&Z decision.)

Report Information**Client Information**

Client Name David/Lisa M Jaskowiak
Client Phone 330-506-7585

Property Information

Approximate Year Built 2017??
Approximate Square Footage 600Not confirmed
Number of Bedroom 1
Number of Bath 1

Inspection Information

Inspection Date 1-16-21
Inspection Time 11am
Weather Conditions Clear
Outside Temperature 52 deg F

Table of Contents:

<u>Section</u>	<u>Content</u>
1.....	Disclaimer
2.....	Grounds
3.....	Exterior
4.....	Roofing
5.....	Heating/Air
6.....	Electrical
7.....	Plumbing
8.....	Interiors
9.....	Kitchen
10.....	Bath(s)
11.....	Basement
12.....	Garage/Laundry
13.....	Foundation/Crawl Space
14.....	Summary Page

[illegible]

⑦ The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See ASHI® Standards of Practice for a detailed description of the scope of inspection. (www.ashi.org.)

Exterior:

Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Windows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior:

Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing)

Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)(as to evidence of water damage and general condition.)

- The scope of the inspection is limited to the description and the general condition of the above systems.

OUTSIDE THE SCOPE OF THE INSPECTION

⌚ Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection.

⌚ The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection:

- Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item.

- The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

—
—
—
CONFIDENTIAL REPORT

⑦ The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/Inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

DISPUTES

⑧ Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, liability shall be limited to a refund of the price paid for the Inspection and Report.

Definition of Conditions

AS = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

R = Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

Attachment: Exhibit B for P&Z Application for David Jaskowiak (7743 : Public Hearing regarding Notice of Appeal of P&Z decision.)

Contractor/Inspector Agency, Inc.

1 Grounds

AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected

1 Grounds

Grading

Grading Slope

The site is slightly sloped.

1) Grading Conditions

AS

Driveways - Sidewalks - Walkways

Driveway Material

Gravel Soil

2) Driveway Conditions

AS

Sidewalk Material

decks

3) Sidewalk Conditions

AS

Attachment: Exhibit B for P&Z Application for David Jaskowiak (7743 : Public Hearing regarding Notice of Appeal of P&Z decision.)

AS = Appears Serviceable**R** = Repair**S** = Safety**NI** = Not Inspected**2 Exterior****Front - Back Entrance****Front Entrance Type**

Covered Porch Covered entrances deter moisture entrance and weathering to doors.>improve

4) Front Entrance Conditions**AS**

No railings were present. For increased safety, client should consider installation of a railing. Client should consult with a qualified contractor for information on current standards. No Gfci Electric Receptacle present/operable>recommend install/repair. Post straps were missing>improve

**Back Entrance Type**

Side entrance Uncovered Deck / door

5) Back Entrance Conditions**AS**

AS = Appears Serviceable**R** = Repair**S** = Safety**NI** = Not Inspected**Exterior Walls****Structure Type**Steel/wood Pier and Beam ,wood floor platform construction
w/crawlspace. Wood frame Cabin/cottage type structure**Exterior Wall Covering**The visible and accessible areas of the exterior siding material are
wood.**6) Exterior Wall Conditions****AS****Exterior Windows - Doors****Window Type**

Double pane

Window Material

Aluminum and glass

Contractor/Inspector Agency, Inc.

2 Exterior

AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected**

7) Window Conditions

AS

8) Exterior Door Conditions

AS

Exterior Water Faucet(s)

9) Faucet Conditions

AS

Chimney

10) Chimney Conditions

AS



AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected

3 Roofing**Roof Covering**

Method of Inspection Viewed from ground

Roof Style Gable

Roof Covering Material Metal

11) Roof Covering Condition

AS



12) Flashing Conditions

AS

13) Gutter & Downspout Conditions

R

No gutters

Attic Area

Attic Access

Areas of cathedral type ceilings were present, area between ceiling covering and roof covering is not visible. Ventilation, insulation and structure could not totally be evaluated . No attic

Method of Inspection

No viewable attic

Roof Frame Type

Presumably The roof framing is constructed with rafter framing.

14) Attic Conditions

AS

Cathedral ceilings were present>view between ceiling covering and roof covering could not be totally evaluated, venting ,insulation ,structure or etc could not be inspected.

Contractor/Inspector Agency, Inc.

3 Roofing

AS = Appears Serviceable**R** = Repair**S** = Safety**NI** = Not Inspected**Attic Ventilation Type**

Soffit vents Ridge Vents

Attic Ventilation Conditions

Appears servicable

Attic Insulation Type

Not viewed

15) Attic Insulation Conditions**NI**

Not Known

Attachment: Exhibit B for P&Z Application for David Jaskowiak (7743 : Public Hearing regarding Notice of P&Z decision.)

Contractor/Inspector Agency, Inc.

4 Heating and Cooling - Air

AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected

4 Heating and Cooling - Air**Heating**

Location of Unit	wall/window unit and space heaters
Heating Type	Forced Air
Energy Source	Electric

Attachment: Exhibit B for P&Z Application for David Jaskowiak (7743 : Public Hearing regarding Notice of Appeal of P&Z decision.)

AS = Appears Serviceable**R** = Repair**S** = Safety**NI** = Not Inspected**5 Electrical****Service Drop - Weatherhead****Electrical Service Type** underground.**Number of Conductors** Three**16) Electrical Service Conditions****AS**

Camp ground type set up.

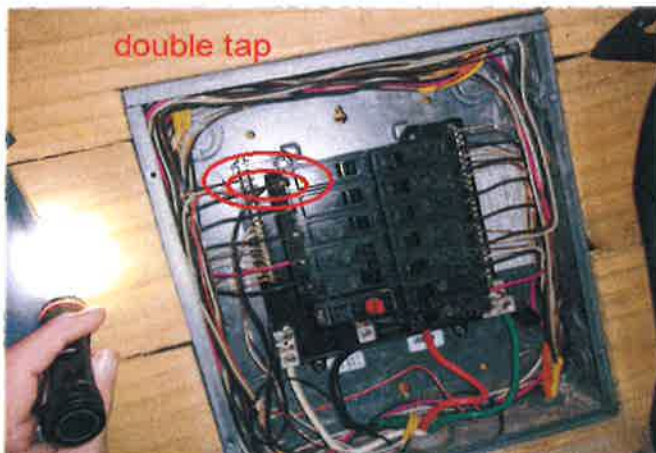
**Main Electrical Panel****Main Disconnect Location** At Main Panel EXTERIOR**Panel Amperage Rating** 100 amp building is on 50amp supply**Circuit Protection Type** Breakers**17) Wiring Methods****AS**

The branch cables are copper.

18) Electrical Exterior Panel Conditions**AS****Electrical Subpanel****Subpanel Location** At a clothes closet >this is not an ideal location for a panel, by code.

AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected****19) Subpanel Conditions****AS**

Panel is in an unusual location by code. Isolate neutrals >seperate from grounding conductors/panel bond. No labels were observed on the panel box. Two or more wires were connected to one breaker in the sub panel. This condition can add to the load of the affected electrical circuit(s) causing a possible overload, tripping, or arcing at the breaker(s). Current standards require circuits to be independently protected. Recommend an electrician properly separate circuits. Recommend an electrician trace circuits and properly label panel. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.



AS = Appears Serviceable**R** = Repair**S** = Safety**NI** = Not Inspected

6 Plumbing

Water Supply Lines

Supply Line Material

The visible material used for the supply lines is plastic.

20) Supply Line Conditions**AS**

Mostly not visible> operable

Drain - Waste Lines

Drain Line Material

The visible portions of the waste lines are plastic.

21) Drain Line Conditions**AS**

Any drain questions of concealed drains, can be viewed/evaluated by a Professional Plumber with an "in line" camera. The plumbing vents were missing or did not terminate above roof properly. Recommend further evaluation and repairs by a licensed plumber. Open vent above the roof should be considered.



Water Heater(s)

Water Heater Type

Propane

Water Heater Location

Exterior wall

Water Heater Capacity

Tankless on demand unit ! Smallish basic size

22) Water Heater Conditions**AS**

Contractor/Inspector Agency, Inc.

6 Plumbing

AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected



Attachment: Exhibit B for P&Z Application for David Jaskowiak (7743 : Public Hearing regarding Notice of Appeal of P&Z decision.)

AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected****7 Interiors****Walls - Ceilings - Floors****23) Wall Conditions****AS**

Holes in woodwork at some areas???

**24) Ceiling Conditions****AS****25) Floor Conditions****AS****Windows - Doors****26) Interior Window Conditions****AS****27) Interior Door Conditions****AS****Electrical Conditions****28) Electrical Conditions****AS**

Generally Good ,except > Gfci upgrade/installs are recommended for circuits/recepts near/at sink/bath/kitchen areas , wet locations.

29) Lighting Conditions**AS**

AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected****30) Ceiling Fan Conditions****AS****31) Smoke Detector Conditions****R**

One is operable There were no carbon monoxide detectors found at the time of inspection. Current state laws require the installation of these devices. Client should contact the local Fire Marshall's office for proper locations. Recommend smoke detectors on each level and near or in each bedroom. Client should contact the local Fire Marshall's office for proper locations. (Safety concern)

Fireplace**Fireplace Location**

A fireplace is located at the living room.

Fireplace materials

The fireplace is metal/pre-fabricated. For wood burning.

32) Fireplace Conditions**AS**

AS = Appears Serviceable**R** = Repair**S** = Safety**NI** = Not Inspected**8 Kitchen****Walls - Ceilings - Floors****33) Wall Conditions****AS****34) Ceiling Conditions****AS****35) Floor Conditions****AS****Windows - Doors****36) Kitchen Window Conditions****AS****37) Kitchen Door Conditions****AS****Electrical Conditions****38) Electrical Conditions****AS****39) Lighting Conditions****AS****Kitchen Sink - Counter tops - Cabinets**

Contractor/Inspector Agency, Inc.

8 Kitchen

AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected**

40) Counter Conditions

AS

41) Cabinet Conditions

AS

42) Sink Plumbing Conditions

AS

Appliances

Stove - Range Type

The range is gas.

43) Stove - Range Condition

AS

44) Hood Fan Conditions

AS

45) Refrigerator

AS

AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected

9 Bath(s)**Walls - Ceilings - Floors**

46) Wall Conditions

AS



47) Ceiling Conditions

AS

48) Floor Conditions

AS

Windows - Doors49) Bathroom Window
Conditions

AS

50) Bathroom Door Conditions

AS

Electrical Conditions

51) Electrical Conditions

AS

52) Lighting Conditions

AS

53) Vent Fan Conditions

AS

Contractor/Inspector Agency, Inc.

9 Bath(s)

AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected****Bathroom Sink****54) Counter - Cabinet Conditions****AS****55) Sink Conditions****AS****Shower - Tub - Toilet****56) Shower - Tub Conditions****AS****57) Toilet Conditions****AS**

Attachment: Exhibit B for P&Z Application for David Jaskowiak (7743 : Public Hearing regarding Notice of Appeal of P&Z decision.)

Contractor/Inspector Agency, Inc.

10 Laundry

AS = Appears Serviceable**R** = Repair**S** = Safety**NI** = Not Inspected**10 Laundry****Laundry Room****58) Laundry Room Conditions****AS**

Attachment: Exhibit B for P&Z Application for David Jaskowiak (7743 : Public Hearing regarding Notice of Appeal of P&Z decision.)

AS = Appears Serviceable**R** = Repair**S** = Safety**NI** = Not Inspected**11 Foundation - Crawl Space****Foundation****Foundation Type**

Crawl Space

Foundation Material

Pier and beam

59) Foundation Conditions**AS**

Foundation strapping does not seam proper at present location. It is suggested that a "Licensed House Moving and Install Contractor" be contacted for further evaluation. (as to a move that is proposed/planned)

**Flooring Structure****Flooring Support Type**

Pier and Beam

60) Flooring Support Conditions**AS**

Contractor/Inspector Agency, Inc.

summary

REPORT SUMMARY PAGE		
The This is only a summary of the inspection report and is not a complete list of discrepancies.		
Section	Condition #	Comment
Exterior	4	No railings were present. For increased safety, client should consider installation of a railing. Client should consult with a qualified contractor for information on current standards. No Gfci Electric Receptacle present/operable>recommend install/repair. Post straps were missing>improve
Electrical	19	Panel is in an unusual location by code.Isolate neutrals >seperate from grounding conductors/panel bond. No labels were observed on the panel box.Two or more wires were connected to one breaker in the sub panel. This condition can add to the load of the affected electrical circuit(s) causing a possible overload, tripping, or arcing at the breaker(s). Current standards require circuits to be independently protected. Recommend an electrician properly separate circuits. Recommend an electrician trace circuits and properly label panel. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.
Interiors	28	Generally Good ,except > Gfci upgrade/installs are recommended for circuits/recepts near/at sink/bath/kitchen areas , wet locations.
Interiors	31	One is operable There were no carbon monoxide detectors found at the time of inspection. Current state laws require the installation of these devices. Client should contact the local Fire Marshall's office for proper locations. Recommend smoke detectors on each level and near or in each bedroom. Client should contact the local Fire Marshall's office for proper locations. (Safety concern)

Attachment: Exhibit B for P&Z Application for David Jaskowiak (7743 : Public Hearing regarding Notice of Appeal of P&Z decision.)

G. GERALD CRUTHIRD, P.A.

ATTORNEY AT LAW

G. GERALD CRUTHIRD
POST OFFICE BOX 1056
121 FOURTH STREET
PICAYUNE, MS 39466

TELEPHONE: (601) 798-0220
FACSIMILE: (601) 798-4591
EMAIL: picayunebarrister@cruthirdlaw.com

January 22, 2021

Hancock County Board of Supervisors
c/o Ms. Valerie Fitts
854 Hwy 90, Suite A
Bay St. Louis, MS 39520

Re: In The Matter of The Application of David E. Jaskowiak
and Lisa M. Jaskowiak For Permission To Move A Prebuilt
Modular/Mobile Home Into Hancock County

Dear Ms. Fitts:

Enclosed is an original Notice of Appeal by my clients, David E. Jaskowiak and Lisa M. Jaskowiak of the Hancock County Building and Zoning Commission decision rendered against them on January 21, 2021 thereby denying their Application for Permission to Move a Modular/Mobile Home onto property owned by them in Hancock County, Mississippi 17381 Camellia Street, Kiln, MS 39556.

By like copies I am forwarding the Hancock County Building and Zoning Commission and the County's attorney copies of the forgoing Notice of Appeal.

If you have any questions about this matter, please do not hesitate to contact me.

With kindest regards, I am

Very truly yours,

G. GERALD CRUTHIRD, P.A.

BY:

G. GERALD CRUTHIRD

GGC/yll
Enclosures

cc: Hancock County Planning & Zoning Commission (w/encl.)
Gary Yarborough, Esquire (w/encl.)
Mr. and Mrs. David E. Jaskowiak (w/encl.)

*A.S. Please mail me
a copy of our notice stamped "Filed"
Gerald*

HANCOCK COUNTY BOARD OF SUPERVISORS
STATE OF MISSISSIPPI

IN THE MATTER OF THE APPLICATION OF
DAVID E. JASKOWIAK and LISA M. JASKOWIAK
FOR PERMISSION TO MOVE A PREBUILT
MODULAR/MOBILE HOME INTO HANCOCK COUNTY

NOTICE OF APPEAL

BY THIS NOTICE, David E. Jaskowiak and Lisa M. Jaskowiak, by and through their undersigned counsel, do appeal the Hancock County Building and Zoning Board's decision to deny their Application of David E. Jaskowiak and Lisa M. Jaskowiak for Permission to Move a Prebuilt Modular/Mobile Home into Hancock County rendered on Thursday, January 21, 2021.

RESPECTFULLY SUBMITTED on this, the 22nd day of January, A.D., 2021.

**DAVID E. JASKOWIAK and
LISA M. JASKOWIAK**

BY: _____


G. GERALD CRUTHIRD
Of Counsel for Plaintiffs
Attorney at Law
P. O. Box 1056
Picayune, Mississippi 39466
Telephone: 601-798-0220
Mississippi Bar No. 7926

Attachment: P&Z Appeal - In the matter of the application of D (7743 : Public Hearing regarding Notice of Appeal of P&Z decision.)

C E R T I F I C A T E

I, **G. GERALD CRUTHIRD**, attorney at law and attorney of record for David E. Jaskowiak and Lisa M. Jaskowiak, do hereby certify that I have this day filed this Notice of Appeal with the Clerk for the Hancock County Board of Supervisors, and have served a copy of this Notice of Appeal by United States mail with postage prepaid on the following persons at these addresses:

Hancock County Planning & Zoning Commission
854 Hwy 90, Suite A
Bay St. Louis, MS 39520

Hancock County Board of Supervisors
c/o Ms. Valerie Fitts
854 Hwy 90, Suite A
Bay St. Louis, MS 39520

Gary Yarborough, Esquire
854 Hwy 90, Suite A
Bay St. Louis, MS 39520

THIS, the 22nd day of January, A.D., 2021



G. GERALD CRUTHIRD

Attachment: P&Z Appeal - In the matter of the application of D (7743 : Public Hearing regarding Notice of Appeal of P&Z decision.)

**HANCOCK COUNTY BOARD OF SUPERVISORS
HANCOCK COUNTY ANNEX
854 Highway 90 Suite A
BAY ST. LOUIS, MS 39520**

RECEIPT

January 26, 2021

Residential appeal for Planning and Zoning decision in regard to the matter of David E. Jaskowiak and Lisa Jaskowiak, 17381 Camellia Street, Kiln, MS.

**TOTAL DUE: \$250.00
TOTAL PAID: \$250.00**

Paid by:

Valerie Fitts
Valerie Fitts
Board Secretary / Deputy Chancery Clerk



DAVID E JASKOWIAK
799 PORTAGE EASTERLY RD
CORTLAND, OH 44410-9537

2804
56-1503/412

Date 1/26/21

Pay to the
Order of

Hancock County Board of Supervisors \$ 250.00
Two Hundred Fifty 100 Dollars

Huntington

Memo

⑆04⑆2⑆5032⑆ 01789792133⑆02804⑆

Attachment: Receipt for P&Z Appeal - David Jaskowiak (7743 : Public Hearing regarding Notice of Appeal of P&Z decision.)

**Regular Meeting of the Hancock
County Planning Commission held on
January 7, 2021**

Those Present: R. Ladner, Koenig, and Farve

Also Present: Anthony Cuevas, Director of Planning & Zoning

Minutes of the Previous Meeting: The minutes of the December 3, 2020 regular meeting were unanimously adopted on the motion of Commissioner R. Ladner.

Tiffany McArthur-Variance-Public Hearing

The application requested a variance of 14 foot from the rear property line where a 20-foot set back is required. The property is located at 5020 Kelly Rd. Pearlinton, MS 39572. The parcel number for the property is 188 -0-20-008.000. The property is currently zoned A-1 General Agriculture.

The hearing was set to be held on December 17, 2020. Tiffany McArthur informed the Building Office that she would like to withdraw her application due to the rear property owner purchasing her property. Tiffany McArthur sent an email that was placed in the file.

The Commission considered the request and unanimously adopted on the motion of Commissioner Koenig to accepted the withdrawal of Tiffany McArthur's application.

David Jaskowiak- Appeal Building Official's Decision

The Commission considered the application of David Jaskowiak requesting to appeal the Building Official's decision of not allowing a personally pre-built modular home to be installed/placed on property in Hancock County. The property is located at 17381 Camellia St. Kiln, MS 39556. The parcel number for the property is 065U-0-21-029.000. The property is currently zoned R-3 Multi-Family Residential.

Mr. Jaskowiak was present at the meeting and allowed Gerald Cruthird an Attorney at Law speak on his behalf. Mr. Cruthird presented to the Commission an exhibit of photos and receipt from the Kiln Utility & Fire District for water and sewer service to the property located at 17381 Camellia St. Kiln, MS 39556. It was explained to the Commission by Mr. Jaskowiak that the structure was built by the owner of the park located in Pearl River County where the structure is located. Mr. Cuevas explained to the Commission that the structure does not have a HUD data plate declaring it a Manufactured home, No Modular data information declaring it a Modular Home by the Mississippi State Fire Marshal's office and that it did not have any inspections from the Pearl River County Building Department during the construction phases.

The application was unanimously adopted on the motion of Commissioner Koenig to be tabled after a request from Mr. Gerald Cruthird to be able to provide more information.

Baptist Missionary Association of Mississippi Missions Department Larry D. Geraldson- Director of Missions and Revolving Loan Fund.- Conditional Use

The Commission considered the application of Baptist Missionary Association of Mississippi Missions department Larry D. Geraldson-Director of Missions and revolving Loan Fund requesting a Conditional Use approval to construct a new church. The property is located on the south side of Rocky Hill Dedeaux Rd. east of the intersection with Hwy 603. The parcel number for the property is 059 -0-31-028.004. The property is currently zoned A-1 General Agriculture.

Mr. Larry D. Geraldson was present at the meeting and explained to the Commission that the Baptist Missionary Association of Mississippi would like to construct a church on the property located on Rocky Hill Dedeaux Rd. He also said at the present time it would consist of one building for church operations.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Koenig to recommend approval of the Conditional Use for a church to be located at the property on Rocky Hill Dedeaux Rd. just east of the intersection with Hwy 603.

Meeting Adjourned at 5:23 p.m.


Chairman

**Regular Meeting of the Hancock
County Planning Commission held on
January 21, 2021**

Those Present: R. Ladner, Koenig, and Farve

Also Present: Anthony Cuevas, Director of Planning & Zoning

Minutes of the Previous Meeting: The minutes of the January 7, 2021 regular meeting were unanimously adopted on the motion of Farve.

David Jaskowiak-Appeal Building Official's Decision

The Commission considered the application of David Jaskowiak appealing the Decision of the Building Official that was Tabled from the January 7, 2021 Planning Commission Meeting.

Mr. Jaskowiak along with Mr. Cruthird was present at the meeting and presented to the Commission an Inspection Report provided by Contractor/Inspector Agency, Inc. The report was submitted into the file as Exhibit B. Commissioner Koenig asked Mr. Cruthird if the Pearl River County Building Department was able to inspect the structure. Mr. Cruthird stated that the Pearl River County Building Department declined due to not being involved during the construction of the structure.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Koenig to recommend upholding the Building Official's decision of not issuing a permit for the structure to be placed in Hancock County.

Robert E. Farbe Jr.-Conditional Use & Site Plan Review

The Commission considered the application of Robert E. Farbe Jr. requesting a Conditional Use and Site Plan Review for a one slip marina. The property is located at 5206 Lambert Lane, Bay St. Louis, MS 39520. The parcel number for the property is 164P-0-19-083.000. The property is currently zoned C-4 Commercial Resort.

Mr. Farbe was present at the meeting and explained to the Commission that he has installed a boat lift and would like to have power to be able to pick his boat out of the water. Mr. Farbe stated that he acquired a permit from the Mississippi Department of Marine Resources to be able to place the boat lift.

After discussion on the matter it was unanimously adopted on the motion of Commissioner Koenig to recommend the approval of the one slip marina and site plan review.

TCR Enterprises LLC-Mini Subdivision

The Commission considered the application of TCR Enterprises LLC requesting to divide 4 one-acre parcels from a 14-acre parcel. The property is located on the east side of Runnymede Rd., approximately 2000 ft. north of Kiln DeLisle Rd. Pass Christian, MS 39571. The parcel number for the property is 066 -0-13-012.000. The property is currently zoned A-1 General Agricultural.

Attachment: 01.21.2021 Minutes (7743 : Public Hearing regarding Notice of Appeal of P&Z decision.)

Mr. Tim Rush and Mr. David Rush was present at the meeting and explained to the Commission that they would like to divide the property into four one-acre parcels and the remaining acreage into a parcel.

After discussion on the matter it was unanimously adopted on the motion of Commissioner R. Ladner to recommend approval of the proposed subdivision as a mini subdivision based on the findings that said division meets the previously established criteria for a mini subdivision and that formal compliance with the requirements of the Subdivision Regulations is not necessary, but subject to the stipulations and on the condition that the applicant files an affidavit of subdivision in the public land records along with a certified survey showing new parcels with the legal descriptions.

Meeting Adjourned at 5:37 p.m.


Chairman
2-4-2021