

## Case 1610

**Project Name:** Brad Beard

**Applicant/Owner:** Jenny Little

**Request:** Site Plan Approval for 'The District on Garfield' – 7-unit condominium complex

**Location:** 1510 Garfield

**Zoning:** (RB) Two-Unit Residential

### **Surrounding Zoning**

**North:** (RB) Two-Unit Residential – 'Magnolia Place' subdivision (approved 2010)

**South:** (RB) Two-Unit Residential – Single family residences

**East:** (RB) Two-Unit Residential – Market District development

**West:** (RB) Two-Unit Residential – Single family residences

**Past Zoning History:** Neighborhood Conservation Overlay District established 2007  
South Lamar Historic Preservation District established 2007

**Planner's Comments:** The subject property is large rectangular shaped residential lot located near the corner of South 16<sup>th</sup> Street on Garfield Street and measures approximately 1.36 acres. Currently, existing on the subject property is a single family residence which fronts Garfield. The remaining property to the rear of the residence is vacant and undeveloped. The surrounding area is a combination of single family residences and more a dense population of condominiums and rental units.

The applicant is requesting site plan approval to construct (6) new condominium units, behind the existing residence, counted as the 7<sup>th</sup>, which will remain. A private road is proposed to provide access to the units from Garfield and Burney Branch Drive to the south. Due to lot coverage constraints for properties in the Overlay District the applicant is using pervious paving on portions of the property to satisfy this requirement.

The applicant has met with the Site Plan Review Committee on September 21, 2011 and September 28, 2011. Final revisions were made at that time.

**Recommendation:** Approve the site plan for 'The District on Garfield' a 7-unit condominium complex based on the following conditions:

1. A stamped copy of protective covenants for 'The District on Garfield', a condominium complex, as recorded by the Lafayette Country Chancery office to be submitted to Oxford city planning office prior to permitting.
2. Site plan filed with the chancery clerk to contain language regarding condominium complex's as defined by the City of Oxford's Land Development Code and that the homeowners association maintain all common areas indicted on the recorded plan.

601-412  
510 GARFIELD

100

APPLICATION FOR SPECIAL EXCEPTION

City of Oxford

107 Courthouse Square, Oxford, MS 38655

Applicant's Name BRAD BEARD

Mailing Address 621 VAN BUREN AVE, OXFORD

Address of Property in Question 510 GARFIELD

Telephone Number (s) Day 662-801-4122 Night \_\_\_\_\_

Interest in Property ( ) Owner ( ) Leaseholder (X) Option to Purchase

( ) Other \_\_\_\_\_

Application for Special Exception is being made under Section 134.02(7) of the Zoning Ordinance

Property is zoned RB

Describe in detail the proposed Special Exception being sought TO BUILD

6 RESIDENTIAL CONDOMINIUMS IN ADDITION

TO RENOVATING EXISTING HOUSE AND CONVERTING IT TO A CONDO.

Explain how the proposed Special Exception would be in harmony with the character of the neighborhood and not detrimental to other property or persons in the neighborhood  
MOST OF THE ADJOINING PROPERTY TO THE WEST ARE RENTAL DUPLEXES. THE PROPERTY TO THE NORTH AND THE EAST ARE CONDOMINIUMS. THE BUILDINGS

TO THE SOUTH ARE SMALL SINGLE FAMILY HOMES, SOME OWNER OCCUPIED AND SOME RENTALS

Attach a map or sketch of what you propose including applicable measurements along with a \$100.00 filing fee payable to the City of Oxford.

Signature of Applicant Ryland Speed  
FOR BRAD BEARD

Date 22 SEP 2011

**FOR CITY USE ONLY**

Date Filed \_\_\_\_\_ Filing Fee Paid \$ \_\_\_\_\_

Date of Public Hearing \_\_\_\_\_

Decision of Board of Adjustment \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Effective Date \_\_\_\_\_

Zoning Administrator \_\_\_\_\_

Date \_\_\_\_\_

# Lafayette County, Mississippi



OXFORD HISTORIC PRESERVATION COMMISSION  
CERTIFICATE OF APPROPRIATENESS APPLICATION  
107 Courthouse Square, Oxford, MS 38655

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**I. APPLICANT INFORMATION:**

Date of Application: 9/21/11 \$100.00 Filing Fee : \_\_\_\_\_  
Name of Applicant: BRADLEY BEARD Daytime Telephone: \_\_\_\_\_  
Mailing Address: 621 VAN BUREN AVE OXFORD, MS 38655  
Relationship to Property: Owner ☒ Architect ( ) Contractor ( ) Rent ( )  
Name/Address of Owner: \_\_\_\_\_  
Name/Address of ~~Applicant~~ DESIGNER: FRANK TINDALL  
Name/Address of Contractor: \_\_\_\_\_

**II. PROPOSED WORK:** (Please continue on a separate sheet of paper if necessary)

Address of Property Subject to Application: 1510 GARFIELD

Please provide a written description and photographs of each existing condition and each proposed modification. Plans and/or drawings of proposed work MUST accompany this application when filed. If request is for a demolition permit, indicate if the site is to remain vacant.

1. FRONT PORCH ON EXISTING HOUSE / CLOSE IN GARAGES ON EXISTING HOUSE /  
PAINT BRICK
2. BUILD 6 HOUSES (SINGLE FAMILY UNITS)

**CERTIFICATE OF APPROPRIATENESS APPLICATION**  
**OXFORD HISTORIC PRESERVATION COMMISSION**

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It is warranted in good faith that the statements above and on attached page(s) are true and correct. I understand that, if this application is approved, it becomes a part of the Certificate of Appropriateness and that I have received approval ONLY for the work specified herein, subject to any conditions or modification imposed by the Commission. I acknowledge that if the owner, contractor, or any subcontractor(s) constructs, alters, relocates, or demolishes any resource in violation of the City of Oxford Preservation Ordinance, it shall be required to restore the resource to its appearance or setting prior to the violation and that the City of Oxford may bring forth civil and/or criminal prosecution and penalties for such violation.

I understand that no changes may be made to the approved drawings/plans or Certificate of Appropriateness application without prior approval from the Oxford Historic Preservation Commission and if such violation is found civil and/or criminal penalties may be brought forth for such violations.

I understand that a CERTIFICATE OF APPROPRIATENESS IS A PRE-REQUISITE TO OBTAINING A BUILDING PERMIT AND NO WORK MAY BEGIN UNTIL A BUILDING PERMIT IS OBTAINED.

Applicant must sign: Bradley Beard Date: 9/21/11

State of Mississippi  
Department of Archives and History  
P.O. Box 571  
Jackson, MS 39205

HISTORIC RESOURCES INVENTORY

1.a. Property Name, Historic		14. MDAH Inventory Code 503
1.b. Property Name, Common		15. County Lafayette
2. Property Address 1510 Garfield Avenue		16. City Oxford
3. Legal Description 97H:36		20. USGS Quad Map
19. Ownership private	22. Condition fair	21. UTM Reference
4. Former/Historic Uses residence	5. Present Use residence	24. Principal Materials brick veneer
6 & 7. Significant persons, events, themes, including dates of association		
8. Date of Construction ca. 1965	9. Historic Changes	23. Post Historic Changes
10. Architect	11. Builder/Contractor	25. Architectural Style Modernist
13. Outbuildings or Secondary Features (use sep. form if important)		

12. Brief Description: One-story, six-bay, brick veneered ranch house with Modernist influence, built ca. 1965. Gable roofs covered with asphalt shingles, with wide overhanging eaves. Windows are 6/6 double-hung sashes. One-bay, gable roof porch supported by simple posts; and side, two-bay, undercut garage supported by brick piers with overhead doors. Entrance contains a four-light, six-panel door.

30. Historical Information:

31. Historical Contexts:

33. Sources of Information:

MISSISSIPPI HISTORIC RESOURCES INVENTORY

Page 2

32. Additional Remarks or Information:

35. Owner's Name and Address

36. Photographer/Source  
John Hopkins

37. Photo Roll/Frame  
3570:10

38. Photo Date  
January, 2000

39. Form by Hopkins & Associates, Memphis, TN

40. Survey Project Oxford

Date of Form January, 2000

Attach Photograph



MDAH INFORMATION

26. Category

27. Functional Type

28. Registration Status/Dates  
NHL  
Listed NR  
In NR District  
Federal DOE  
State Landmark  
Local Landmark  
In Local District  
HABS/HAER

29. District Name

Rating C/N N  
Inventory #

42. Other HPD Information

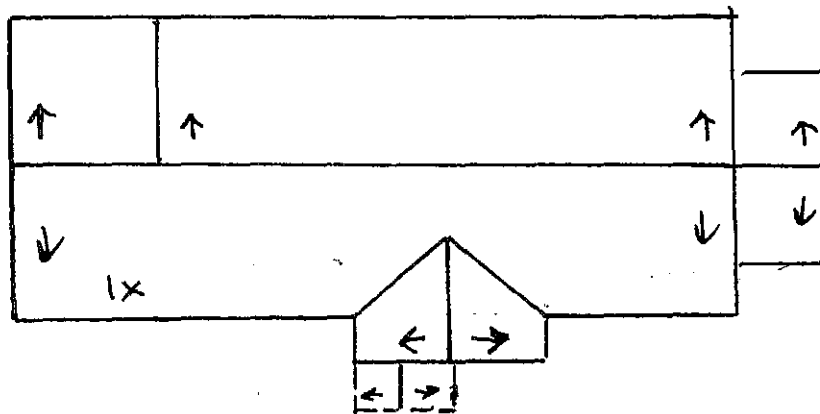
43. Evaluation

- a. Already Listed NR
- Individually Eligible
- Eligible if Restored
- Contribute to District
- Apparently Not Eligible
- Insufficient Information
- Not Extant

b. Area(s) of Significance

c. Evaluated by/date

151.0 Garfield



↑ N 151.0 Garfield

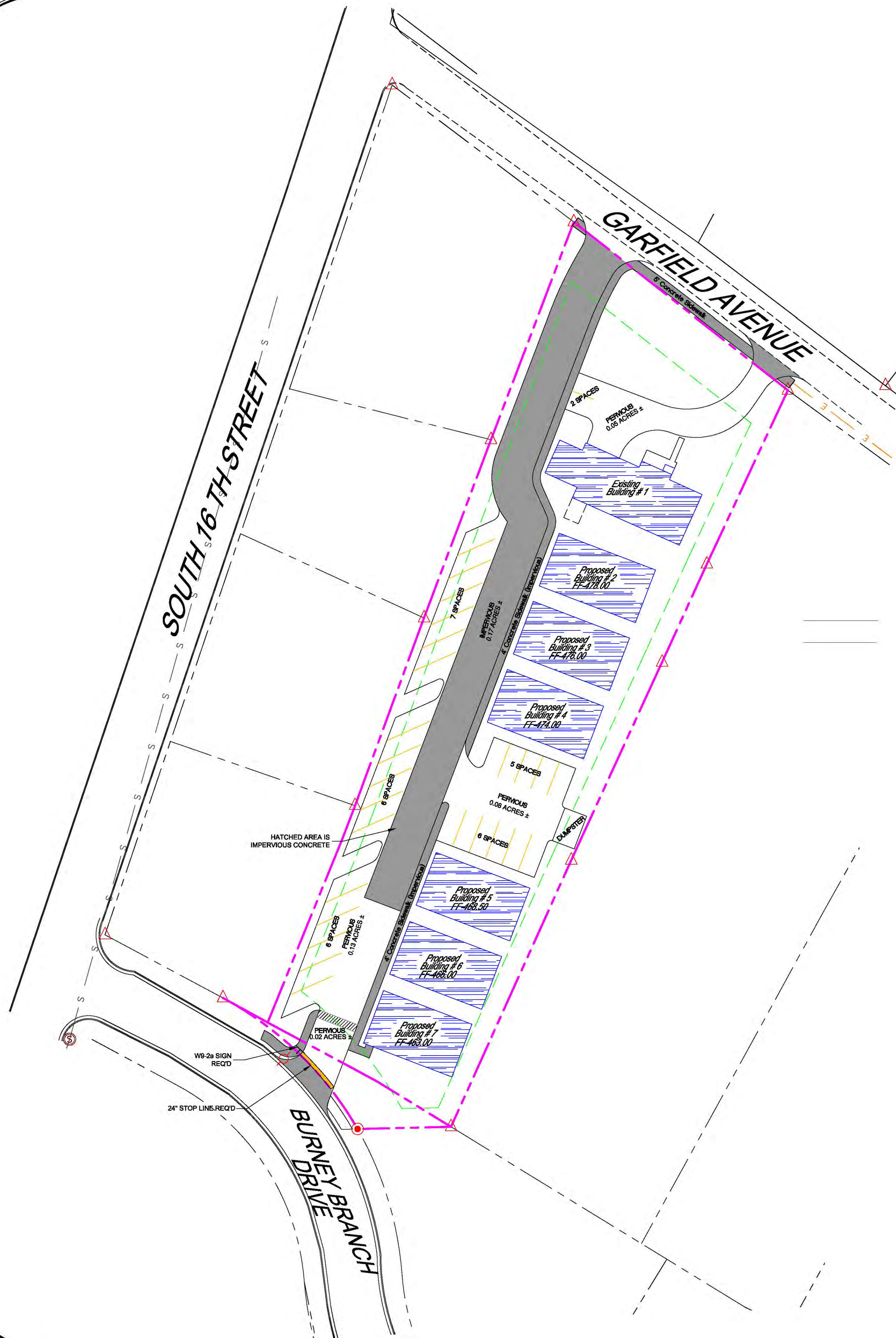


[illegible]

DRAWN BY: C. MAYER, P.S.		DATE: 10-04-2011
CHECKED BY: P.KOSHENINA, P.E.		SCALE: 1"=30'
DRAWING NO.: 5139		

PAGE NO.:

1. The Common Area Parcel/s Ad Valorem Tax Value Shall Be Assessed To Each Unit Owner On A Prorate Basis As Part Of Each Unit Owner's Total Assessment.
2. Unit Owner's Shall Each Have 1/7 (14.2%) Of The Common Area As Tenants In Common And Shall Share Equally In The Maintenance, Repair and Upkeep Of Both The Common Area and Limited Common Element Area.
3. A Unit Owner's Interest In The Common Area May Not Be Severed From The Interest In The Unit.





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BEAUFORT, SOUTH CAROLINA

CATEGORIES  
SINGLE-FAMILY  
DETACHED HOMES  
BUILT FOR SALE  
  
ATTACHED HOMES  
BUILT FOR SALE  
  
ONE-OF-A-KIND  
CUSTOM HOMES  
  
AFFORDABLE HOUSING  
  
RENTAL

COMMUNITY DESIGN

SMART GROWTH  
HUD SECRETARY'S AWARD  
FOR EXCELLENCE  
  
INTERIOR DESIGN:  
KITCHEN  
  
INTERIOR DESIGN:  
BATH  
  
INTERIOR DESIGN:  
SPECIALTY ROOM  
  
INTERIOR DESIGN:  
DETAIL



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EMAIL: PECORP@BELL.SOUTHLNET WEB SITE: PECORPMS.COM  
(662) 534-6205 (662) 534-6205

REVISIONS:			
NO.	DATE	REVISIONS:	BY:
NO.	DATE	REVISIONS:	BY:
NO.	DATE	REVISIONS:	BY:
NO.	DATE	REVISIONS:	BY:
NO.	DATE	REVISIONS:	BY:
NO.	DATE	REVISIONS:	BY:

SITE LAYOUT  
FOR  
THE HILL CONDOMINIUM

DRAWN BY: C. MAYER, P.E.	DATE: 09-21-2011
CHECKED BY: P. KOSHENNA, P.E.	SCALE: 1"=30'
DRAWING NO: 5138	

SITE DATA:	
TOTAL ACREAGE	1.21 ACRES
ZONING	RB
TOTAL BUILDINGS	7 BUILDINGS
BUILDINGS BEDS	4 BEDS/BLDG
TOTAL UNITS MAXIMUM PER CITY CODE	7 UNITS 7 UNITS
TOTAL BEDS	28 BEDS
DENSITY	5.78 UNITS/ ACRE
LOT COVERAGE	21%

PARKING CALCULATIONS:	
CITY REQUIREMENTS BEDROOMS	28 X 1.00 = 28 SPACES 28 SPACES
PROVIDED PARKING REGULAR PARKING	34 SPACES 34 SPACES

SITE NOTES:  
1. ANY HORIZONTAL DESIGN CHANGES MUST BE APPROVED BY OWNER AND PRECISION ENGINEERING.







SW 6415  
Hearts of Palm



SW 6177  
Softened Green



SW 7058  
Magnetic Gray



SW 6415  
Hearts of Palm



SW 6177  
Softened Green



SW 7058  
Magnetic Gray



# 01 STREET ELEVATION

SCALE: 1/8" = 1'-0"

PROJECT: THE DISTRICT — BEARD PROJECT

LOCATION: OXFORD, MISSISSIPPI

REVISIONS	DATE: 09.25.11
	A-4

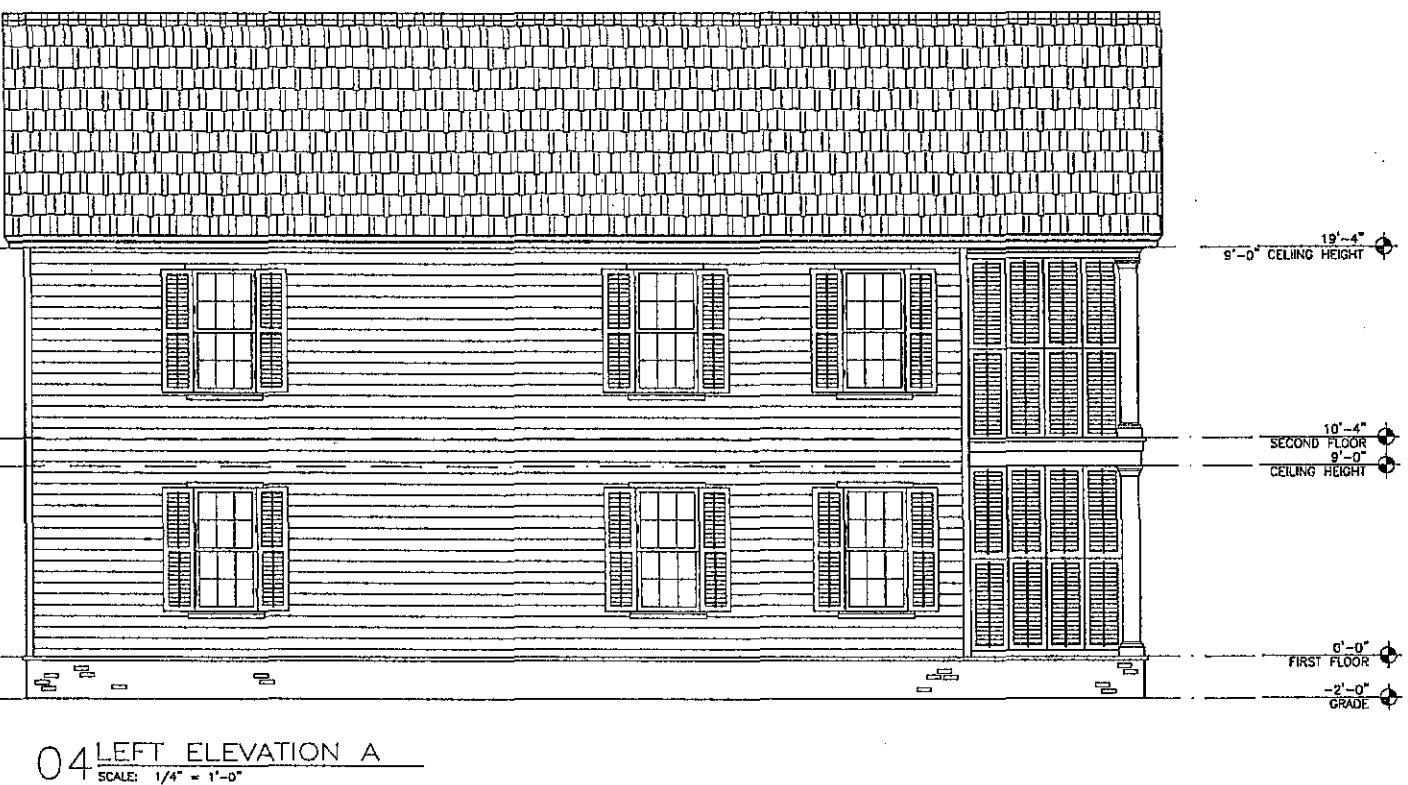
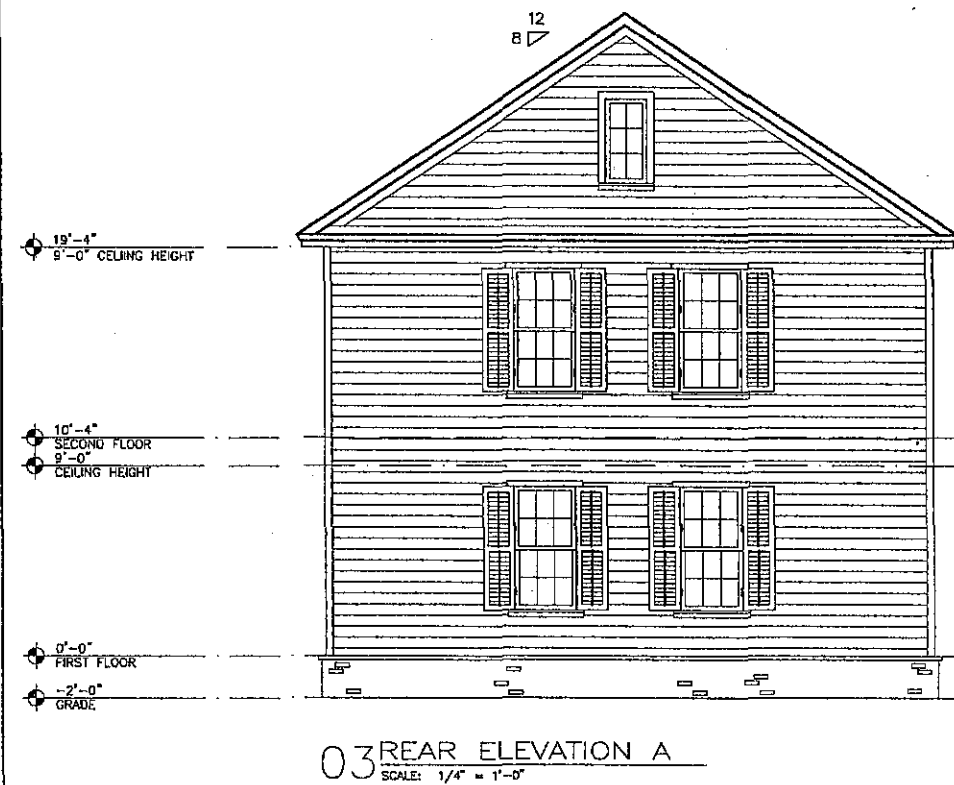
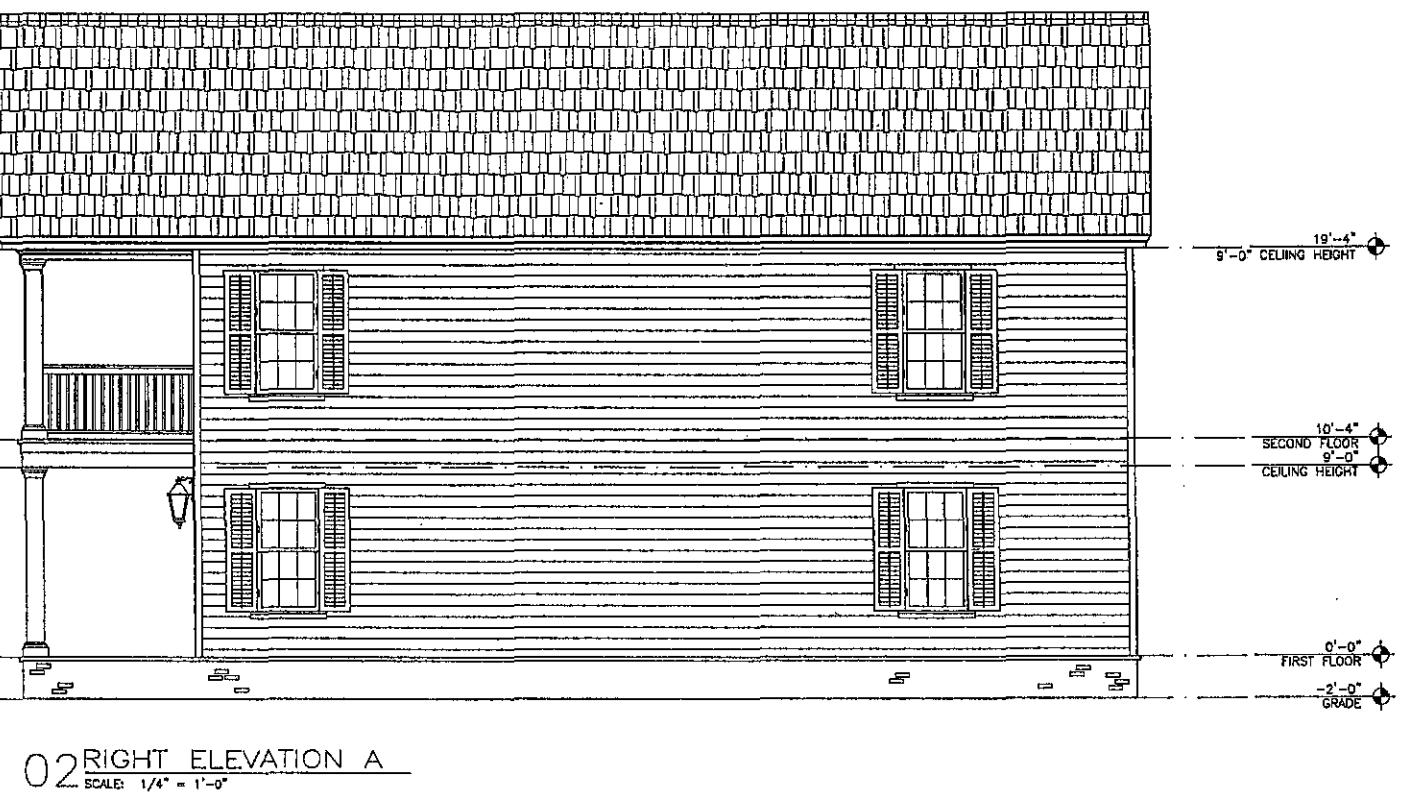
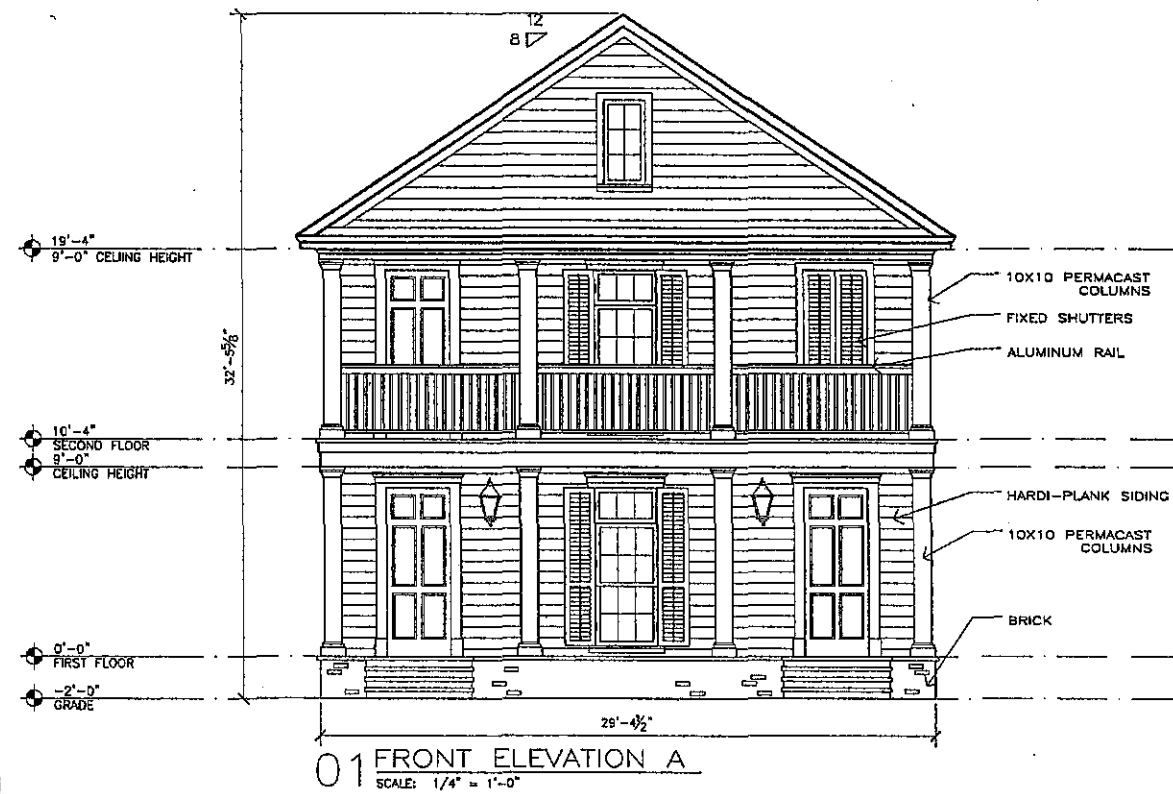


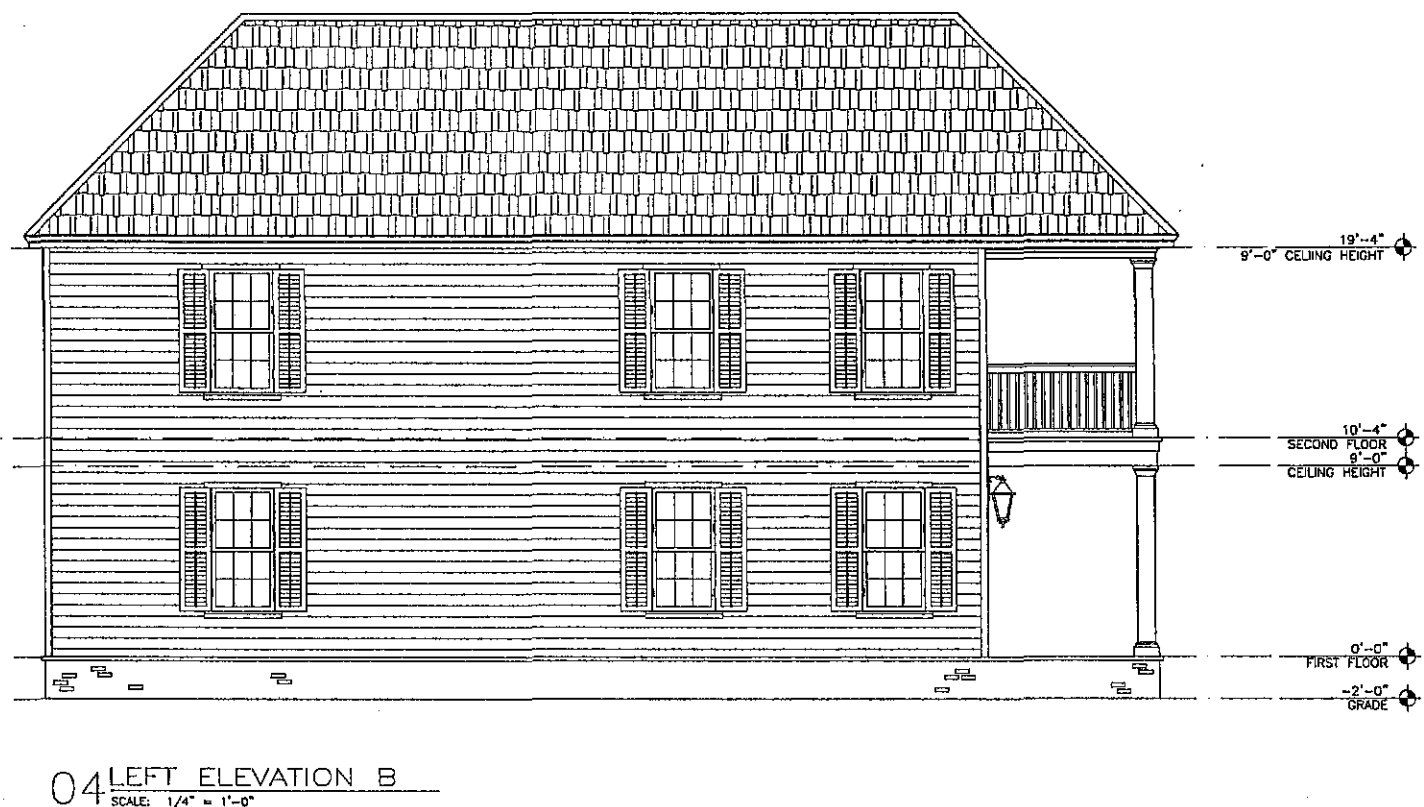
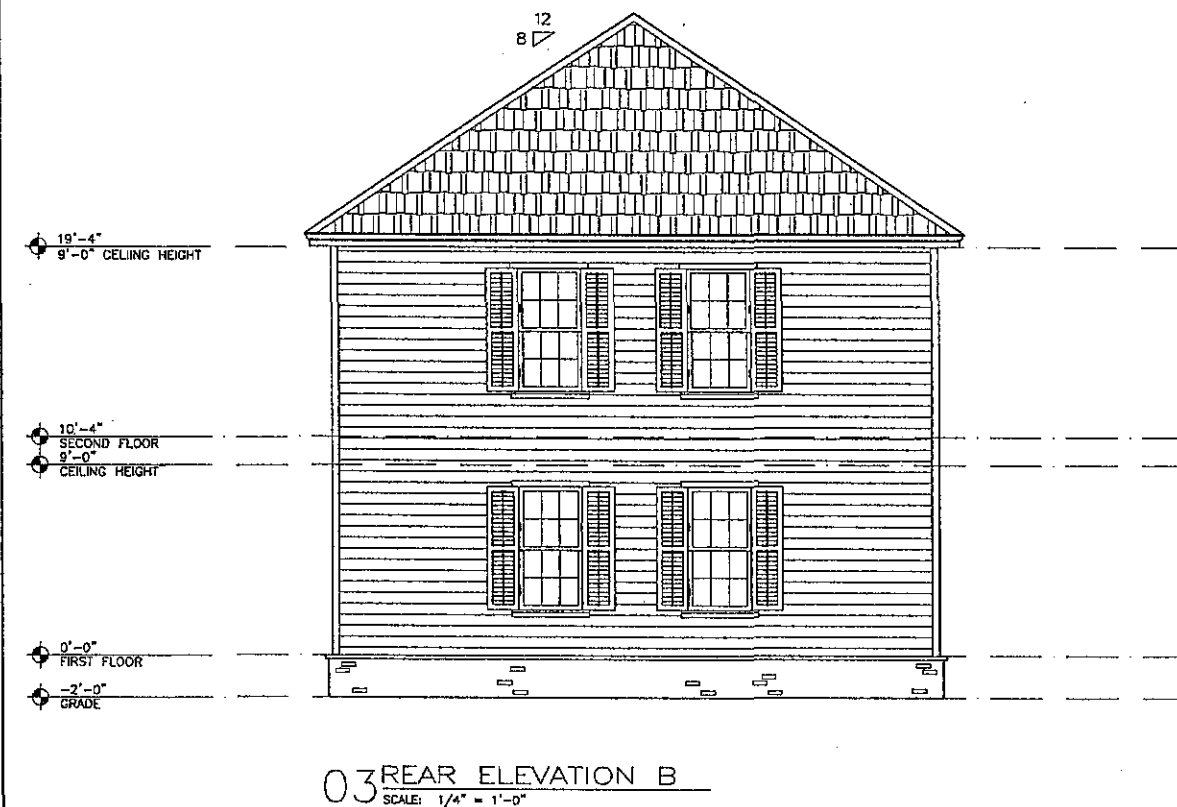
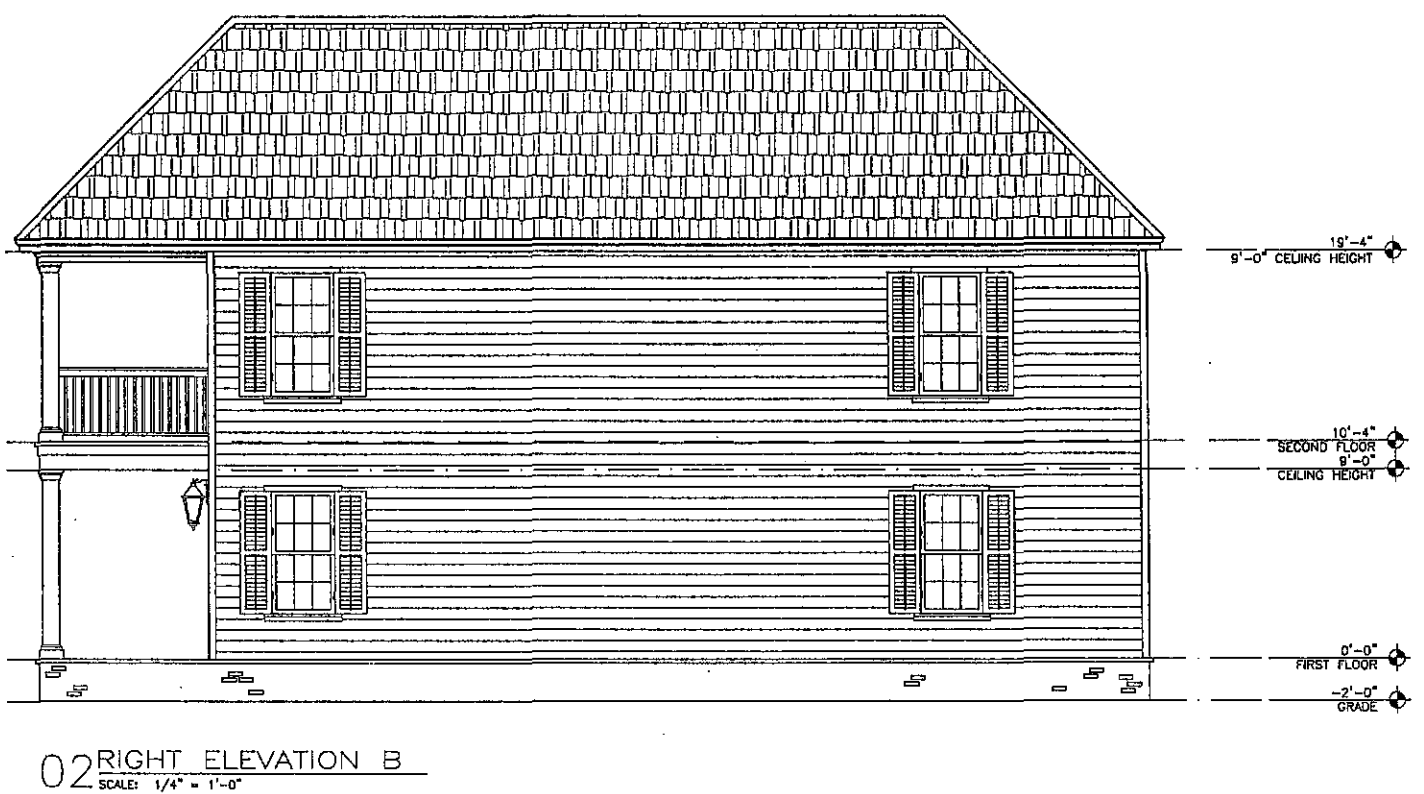
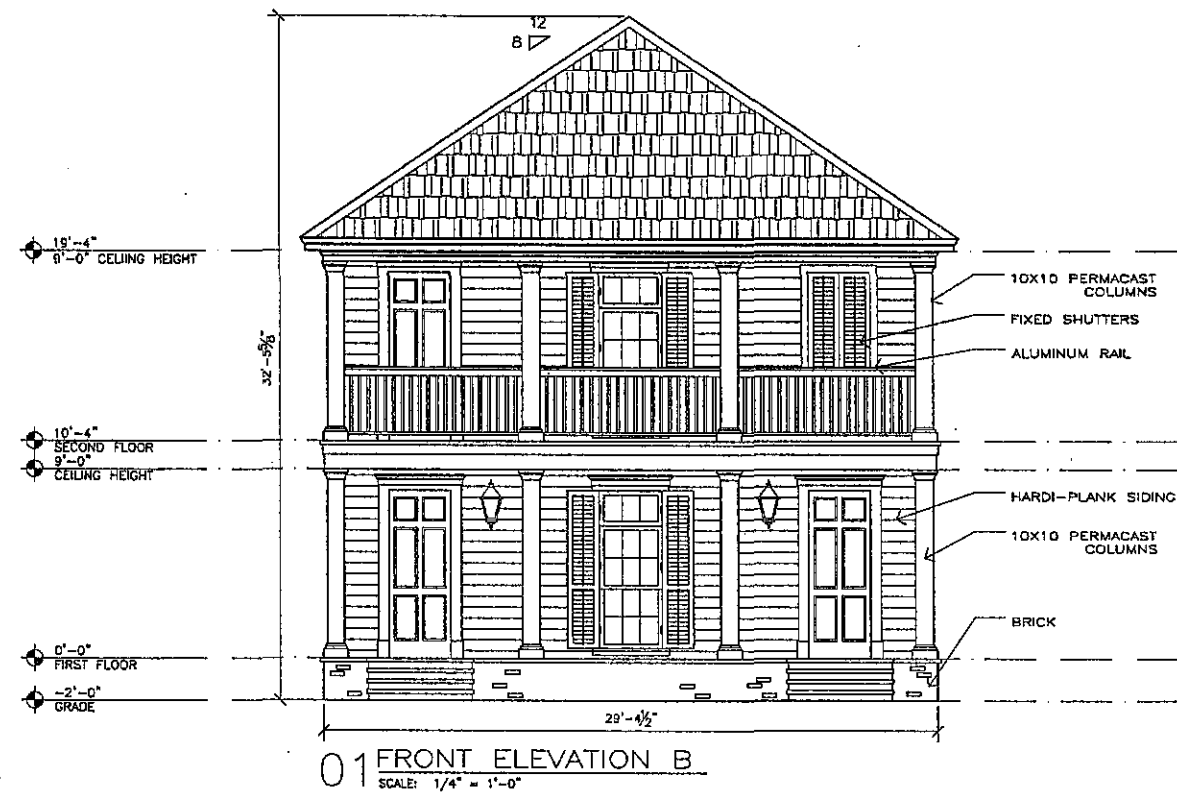
REVISIONS

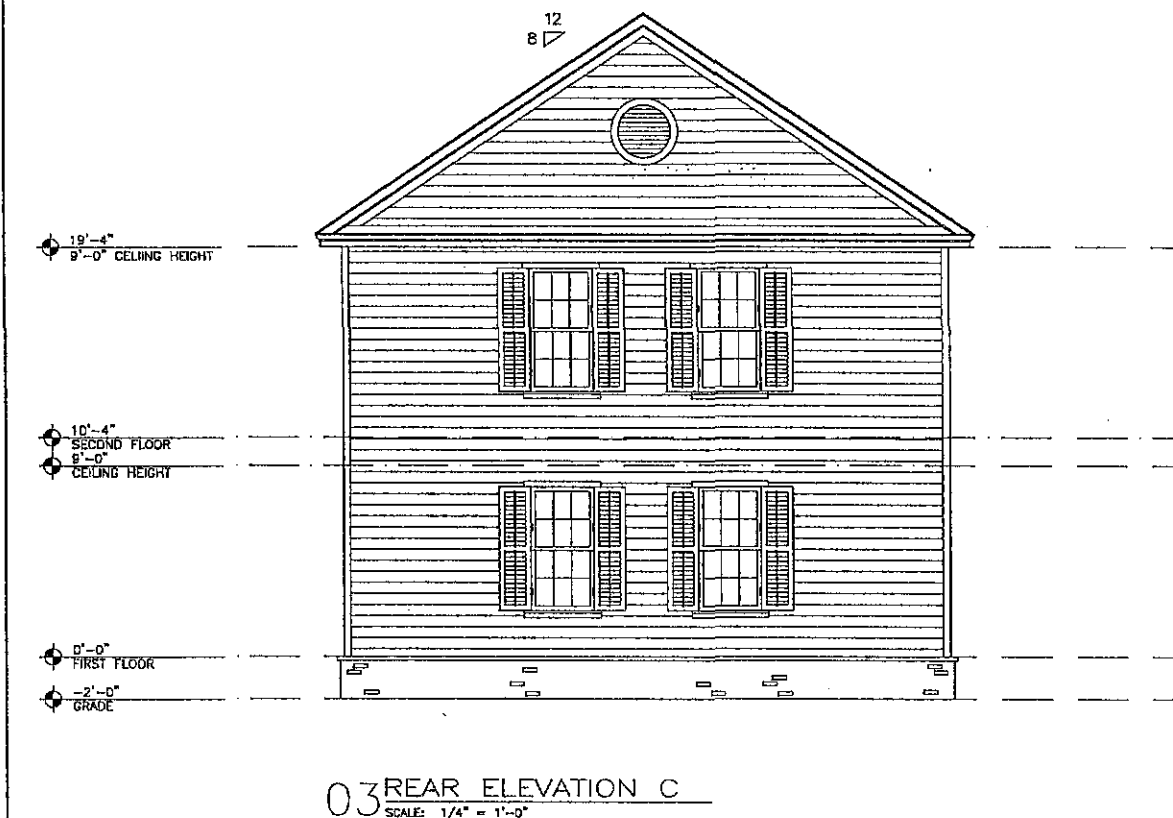
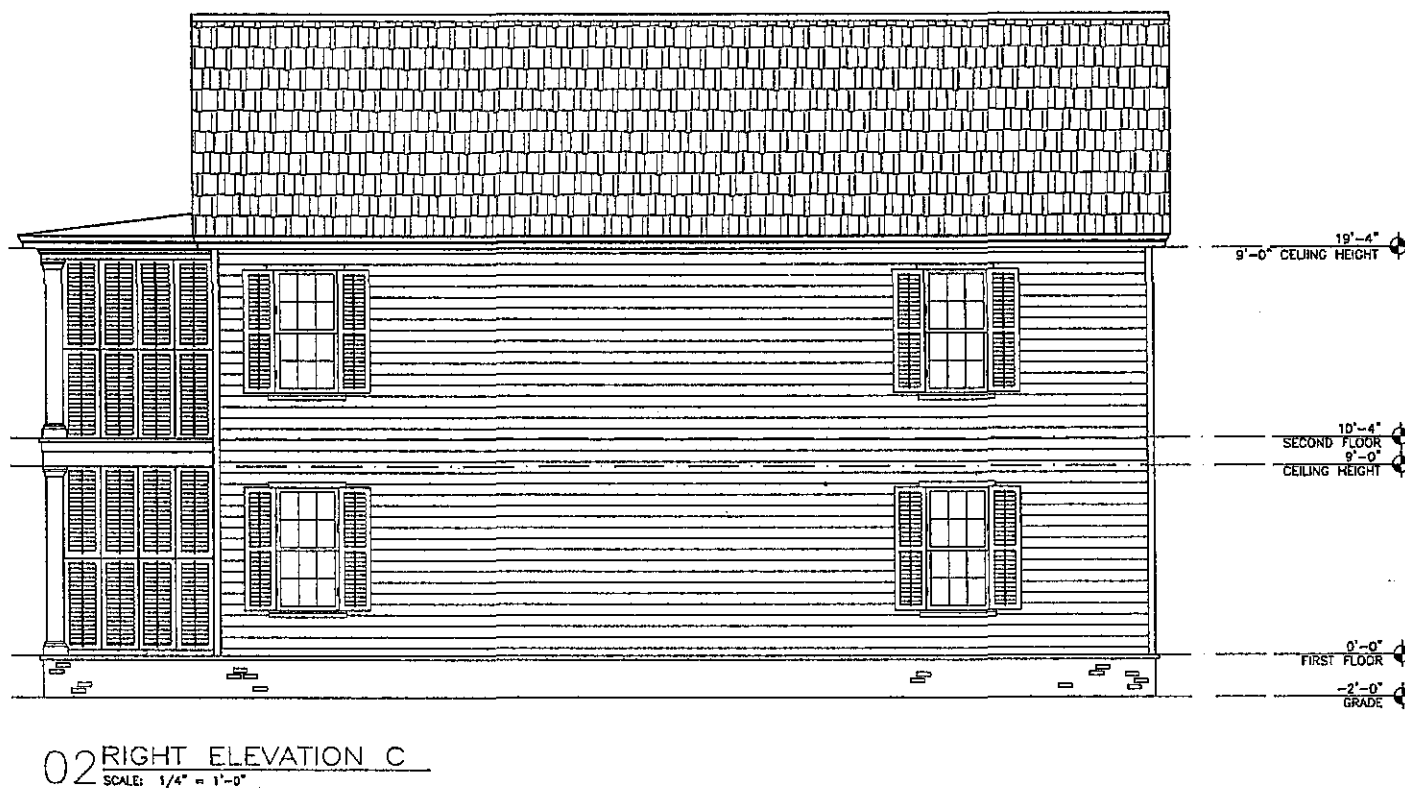
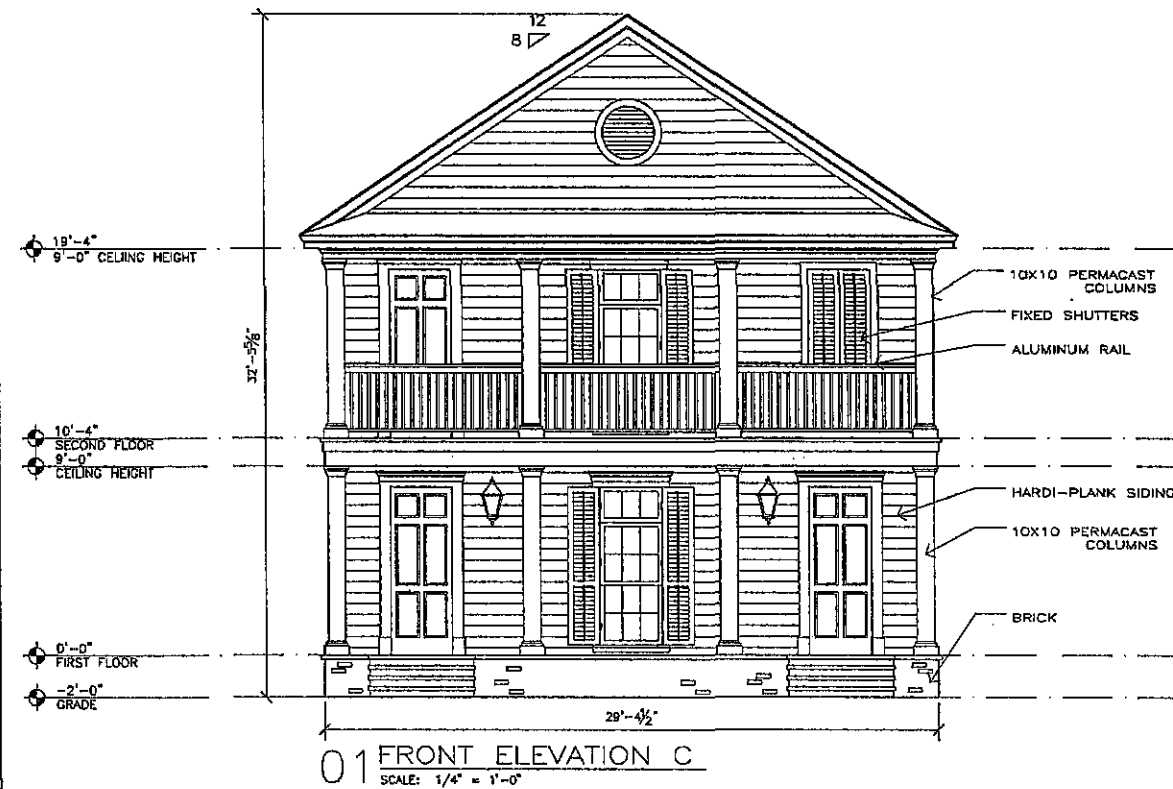
PROJECT: THE DISTRICT - BEARD PROJECT  
LOCATION: OXFORD, MISSISSIPPI

DESIGN BY: F.T.  
DRAWINGS BY: A.C.E.  
DATE: 09.25.11

A-1









SW 6177  
Softened Green













BACKS UP TO THE PROPERTY  
ON THE WEST SIDE ON SOUTH 16<sup>TH</sup>



DIRECTLY ACROSS THE STREET ON  
GARFIELD



BACKS UP TO THE PROPERTY ON THE EAST  
SIDE IN THE "MARKET DISTRICT". TWO STORY  
HOUSE APPROXIMATELY 33' TALL.







# THE DISTRICT On Garfield







PHONE: (662) 234-8339 FAX: (662) 234-8639  
EMAIL: PRECISION@BELL.SOUTH.NET WEB SITE: PRECISIONMS.COM  
(662) 334-6205

REVISIONS:

NO.	DATE	REVISIONS:	BY:
NO.	DATE	REVISIONS:	BY:
NO.	DATE	REVISIONS:	BY:
NO.	DATE	REVISIONS:	BY:
NO.	DATE	REVISIONS:	BY:
NO.	DATE	REVISIONS:	BY:

TREE CANOPY PLAN  
FOR  
THE DISTRICT ON GARFIELD

DRAWN BY: C. MAYER, P.S.	DATE: 06-30-2011
CHECKED BY: P. KOSHININA, P.E.	SCALE: 1"=50'
DRAWING NO.: 5139	

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RESERVED.

PAGE NO.:

1

Recommended Parking Lot Canopy Trees  
Oxford Tree Board - May 2006

Common Name	Scientific Name	Canopy Spread (Feet)	Crown Shape	Growth Rate	Notes
American Beech (N)	Fagus grandifolia	50 - 70	Oval	M - S	
Bald Cypress (N)	Taxodium distichum	25	Pyramidal	M	
Cedar Elm	Ulmus crassifolia	40 - 60	Round	M	
Chinese Elm	Ulmus parvifolia	40 - 50	Round	M - F	AKA Lacebark
Hackberry (N)	Celtis occidentalis	40 - 60	Round	M - F	AKA Sugarberry
Black Tupelo Gum (N)	Nyssa sylvatica	20 - 30	Oval	S - M	
Burr Oak	Quercus macrocarpa	60	Round	S	
Chestnut Oak	Quercus prinus	60 - 70	Round	M	
Pin Oak	Quercus palustris	35	Pyramidal	F	
Scarlet Oak (N)	Quercus coccinea	45	Round	M	
Shumard Oak (N)	Quercus shumardi	40 - 60	Round	M	
Southern Red Oak (N)	Quercus falcata	45	Round	F	
Water Oak (N)	Quercus nigra	50 - 80	Round	F	Needs Large Planting Area
White Oak (N)	Quercus alba	50 - 80	Round	S - M	
Willow Oak (N)	Quercus phellos	30 - 40	Pyramidal	N	
Dawn Redwood	Sequoiadendron	25	Pyramidal	F	
Ginkgo	Ginkgo biloba	25 - 35	Pyramidal	M	Male Only
Green Ash (N)	Fraxinus pennsylvanica	25	Oval	F	
White Ash (N)	Fraxinus americana	40 - 50	Oval	M	
Japanese Zelkova	Zelkova serrata	50 - 75	Round	M	
Red Maple (N)	Acer rubrum	40	Oval	M - F	Various Cultivars
Sugar Maple (N)	Acer saccharum	45	Oval	S - M	
Sycamore (N)	Platanus occidentalis	30 - 50	Pyramidal	F	
London Planetree	Platanus acerifolia	65 - 80	Round	M	
Yellow Poplar (N)	Liriodendron tulipifera	40	Oval	F	AKA Tuliptree
Sweet Gum (N)	Liquidambar styraciflua	40 - 45	Oval	M - F	

(N) - Native  
Growth Rate: Slow (S) = 12 inches or less / Year; Medium (M) = 13 to 24" / Yr; Fast (F) = 25" + / Yr

