

CITY OF OXFORD, MISSISSIPPI
NOTICE OF APPROVAL OR DENIAL OF REQUEST FOR
SPECIAL EXCEPTION OR VARIANCE

<u>Ole Miss Wesley Foundation</u> NAME	<u>DATE August 10, 1993</u>
<u>P.O. Box 755</u> STREET OR P.O. NO.	<u>CASE NO. 459</u>
Oxford, MS 38655 <u>University, MS 38677</u> CITY/STATE	<u>EFFECTIVE DATE 8-9-93</u>

PLEASE BE ADVISED THAT THE BOARD OF ADJUSTMENT OF THE CITY OF OXFORD, MISSISSIPPI, IN SESSION ON August 9, 1993, HAS (X) APPROVED () DENIED YOUR APPLICATION FOR (X) SPECIAL EXCEPTION & (X) VARIANCE.

THE FOLLOWING CONDITIONS HAVE BEEN PLACED UPON APPROVAL OF YOUR APPLICATION: Paved off-street parking spaces to be provided
on site in accordance with site plan submitted as part of
application. Driveway on east side of property to remain open
at all times for access to homes located at end of drive.

BUILDING, PLUMBING, GAS, AND ELECTRICAL PERMITS MUST BE OBTAINED PRIOR TO START OF CONSTRUCTION OF ANY BUILDINGS PROPOSED IN YOUR APPLICATION.



ZONING ADMINISTRATOR

CASE NO. 459

APPLICATION FOR SPECIAL EXCEPTION
City of Oxford, Mississippi

Applicant's Name OLE MISS WESLEY FOUNDATION

Mailing Address P.O. BOX 755, UNIVERSITY, MS 38677

Address of Property in Question 425 JACKSON AVE.

Telephone Number(s) Day 234- 7845 Night 234-7845

Interest in Property () Owner () Leaseholder () Option to Purchase (X) Other CONTRACT TO PURCHASE

Application for Special Exception is being made under Section 323.01 of the Zoning Ordinance

Property is presently zoned RA

Described in detail the proposed Special Exception being sought FOR USE AS A CHURCH FACILITY FOR THE CAMPUS MINISTRY OF THE OLE MISS WESLEY FOUNDATION INCLUDING WORSHIP AND MEETINGS.

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

The neighborhood includes the University Christian center, the Luthern Church, Twin Towers (largest campus dorm), sorority houses.

and single family residences. The property is presently used for apartments. The use by Wesley Foundation is in harmony with its neighborhood. Attach a map or sketch of what you propose, if applicable.

Signature of Applicant Rev. Wade A. Holland Date 7-15-93
Wesley Foundation Director
FOR CITY USE ONLY

Date Filed 7-16-93 Filing Fee Paid \$ 250.00

Date of Public Hearing 8-5-93

Decision of Board of Adjustment Approved 4-0 vote -

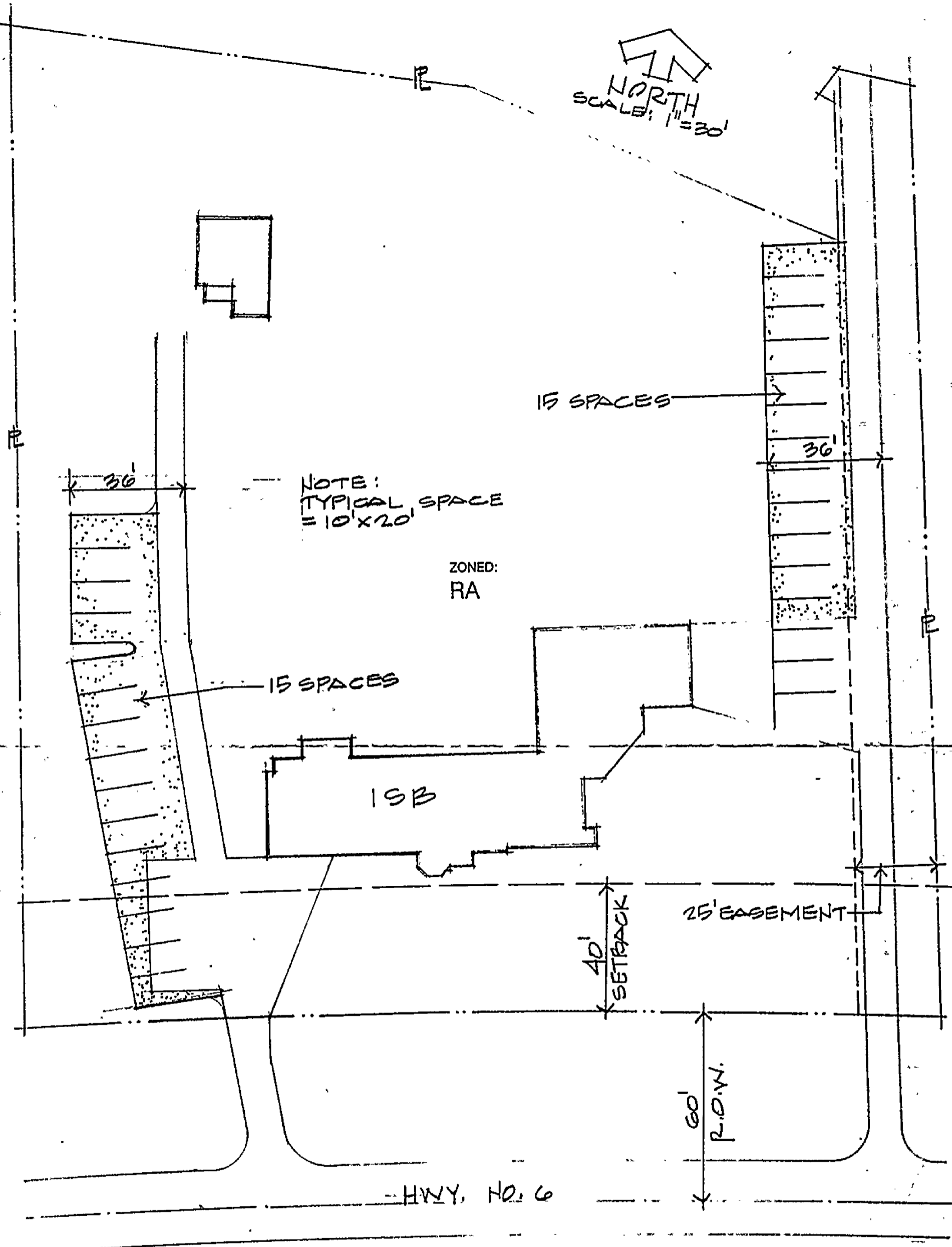
OFF-STREET PARKING SPACES TO BE PROVIDED ON SITE. DRIVEWAY TO HOME IN REAR TO REMAIN OPEN AT ALL TIMES.

Effective Date 8-5-93

[Signature]
Zoning Administrator

8-5-93
Date

NORTH
SCALE: 1" = 30'



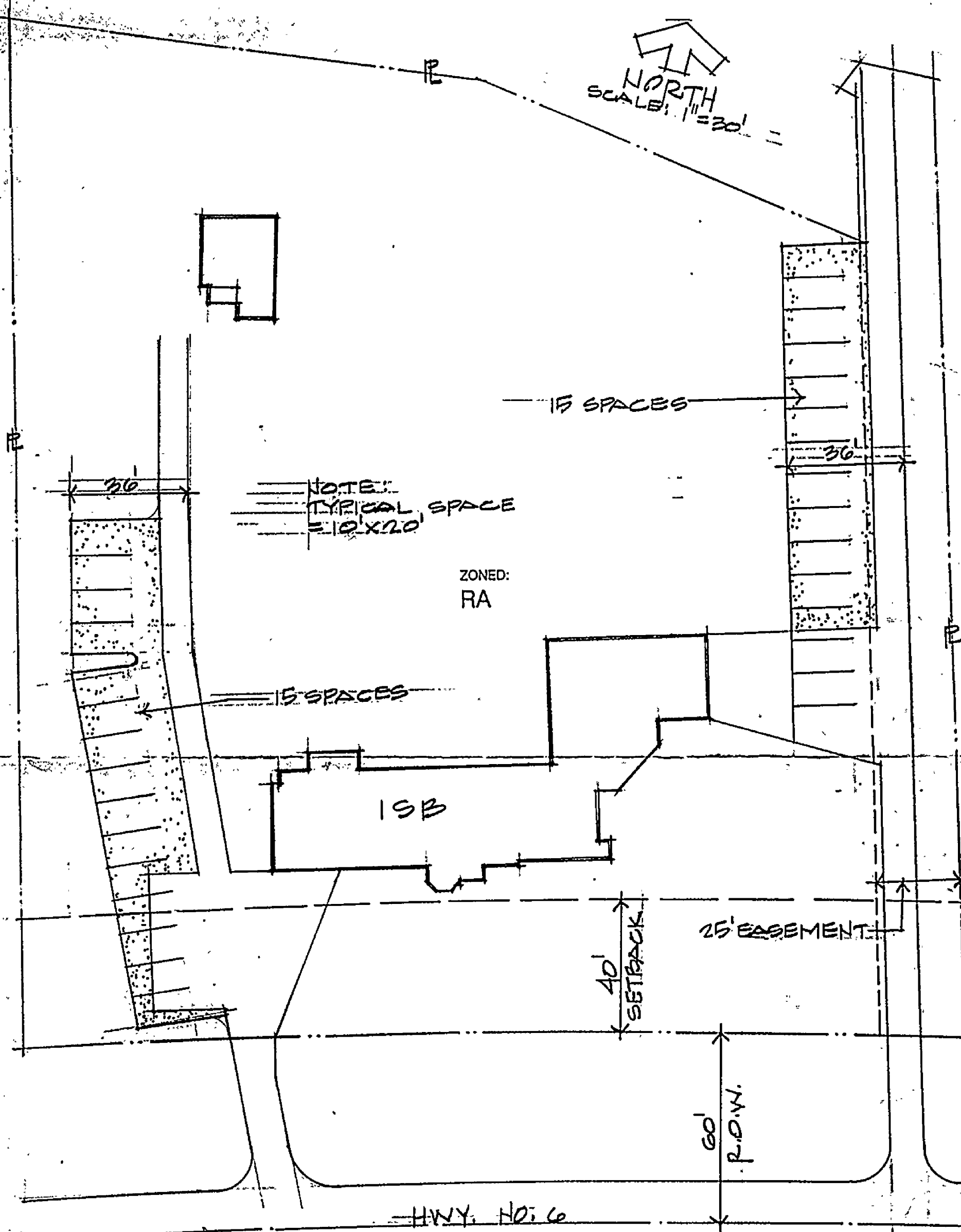
PROPOSED PARKING PLAN FOR
OLE MISS WESLEY FOUNDATION

DATE:
07.28.93

NOTE:
THIS PLAT IS FOR PLANNING PURPOSES ONLY AND NOT
INTENDED TO BE USED AS A SURVEY PLAT OF THE PREMISES.

PREPARED BY:
ELLIOTT AND BRITT
ENGINEERING, P. A.

NORTH
SCALE: 1" = 30'



ZONED:
RA

NOTE:
TYPICAL SPACE
= 10' X 20'

15 SPACES

15 SPACES

1SB

40'
SETBACK

25' EASEMENT

60'
R.O.W.

HWY. NO. 6

PROPOSED PARKING PLAN FOR
OLE MISS WESLEY FOUNDATION

DATE:
07.28.93

NOTE:
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PREPARED BY:
ELLIOTT AND BRITT
ENGINEERING, P. A.

P. O. Box 4166
University, MS 38677
Aug. 6, 1993

Regarding: Exception for 425 Jackson, Oxford

To whom it may concern:

I am the resident of 201 News Hill Cove in Oxford. My residence lies directly behind 425 Jackson and I have legal access rights to get to my residence on the driveway from Jackson Avenue to my residence. It is important that this access remain clear for my convenience.

I have no problem with the residence at 425 Jackson being converted into a youth center as long as parking is closely monitored so that cars don't block the way. It is important that students be told that there are homes in the vicinity and that I need a path to my home. Students also need to look out for themselves when they are playing ball or some such activity in which they may find themselves unexpectedly on the drive. I don't want to hit anyone while using the driveway.

Unfortunately, I am not able to attend the meeting, but this exception is OK with me as long as these concerns are kept in mind by the new occupants.

Sincerely,



Donald F. Hanson
201 News Hill Cove
Oxford, MS 38655
(601)234-3229

PROOF OF PUBLICATION

PRINTER'S FEE \$ 10.76

THE STATE OF MISSISSIPPI
LAFAYETTE COUNTY.

Personally appeared before me, a notary public in and for said County and State, the undersigned

Mrs. Nina Goolsby

Who, after being duly sworn, deposes and says that she is the Editor

Of the Oxford Eagle, a newspaper published weekly in the City of Oxford, in said County and State, and that the said newspaper has been published for more than one year and that Ole Miss Wesley Foundation

PUBLIC NOTICE
Notice is hereby given to all parties in interest, and citizens of the City of Oxford, Mississippi, that the Ole Miss Wesley Foundation has filed an application for Special Exception under the Oxford Zoning Ordinance to convert a residence into a church facility at 425 West Jackson Avenue.
A public hearing regarding said application will be held at 5:00 p.m. in the courtroom of the Oxford City Hall on August 9, 1993. Any person interested in said application may appear in person or by agent. Written comments regarding said application will be received by the City of Oxford until the time of said hearing.
/s/ Ben A. Smith
Ben A. Smith
Administrative Official
City of Oxford, MS
July 23, 1993

a true copy of which is hereto attached was published for 1 consecutive ^{day} ~~weeks~~

in said newspaper as follows:

VOLUME	NO.	DATE
<u>125</u>	<u>196</u>	<u>7-23-93</u>

Nina Goolsby

Sworn to and subscribed before me this

23rd day of July, 1993

Rita S. Vasquez
Notary Public, Lafayette County, Mississippi

My commission expires 8-17-95

PROOF OF PUBLICATION

PRINTER'S FEE \$ 11.56

THE STATE OF MISSISSIPPI
LAFAYETTE COUNTY.

PUBLIC NOTICE
 Notice is hereby given to all parties in interest, and citizens of the City of Oxford, Mississippi, that the Ole Miss Wesley Foundation, has filed an application for a variance pertaining to section 323.01 of the Oxford Zoning Ordinance pertaining to church facilities which include one or more residents. Said property is located at 425 West Jackson Avenue, Oxford, Mississippi. A public hearing regarding said application will be held at 5:00 p.m., in the courtroom of the Oxford City Hall on August 9, 1993. Any person interested in said application may appear in person or by agent. Written comments regarding said application will be received by the City until the time of said hearing.

/s/ Ben A. Smith
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 Administrative Official
 City of Oxford, MS
 July 23, 1993

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Who, after being duly sworn, deposes and says

that she is the Editor

Of the Oxford Eagle, a newspaper published weekly in the City of Oxford, in said County and State, and that the said newspaper has been published for more than one year and that *Ole Miss Wesley Foundation has filed an application for a variance*

a true copy of which is hereto attached was published for 1 consecutive ^{day} ~~weeks~~ in said newspaper as follows:

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Rita D. Vardner
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Ben A. Smith
Administrative Official
City of Oxford, MS

July 23, 1993.

(Send proof of publication to City of Oxford)

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Ben A. Smith

Administrative Official

City of Oxford, Ms

July 23, 1993

CASE NO. _____

APPLICATION FOR VARIANCE TO ZONING ORDINANCE
City of Oxford, Mississippi

Applicant's Name OLE MISS WESLEY FOUNDATION

Mailing Address P.O. BOX 755, UNIVERSITY, MS 38677

Address of Property in Question 425 JACKSON AVE.

Telephone Number(s) Day 234-7845 Night 234-7845

Interest in Property () Owner () Leaseholder () Option to Purchase (X) Other CONTRACT TO PURCHASE

Describe Nature of Variance TO CONTINUE TO BE ABLE TO BE ALLOWED TO USE THE PROPERTY FOR RESIDENCES, INCLUDING RENTAL UNITS, WHILE ALSO USING THE PROPERTY FOR THE FACILITY OF THE WESLEY FOUNDATION.

What special conditions and/or circumstances exist which are peculiar to the land(s), structure(s) or building(s) involved which are not applicable to other lands, structures or buildings located within the same zoning district? The property is presently used as separate apartments and has been so used for a long time. The Wesley Foundation desires to use the facility on the property for its Ministry and to continue the current occupancy or those rental units that remain after remodeling of the structure. Describe how a strict application of the provisions of the Zoning Ordinance result in practical difficulties or unnecessary hardship? The property is currently used for rental housing and the Wesley Foundation needs to have residents housed in the facility to look after the property and to help pay for the reoccurring costs of the Ministry, including its utilities, etc.

Describe how the granting of the variance will not be materially detrimental to the public welfare or injurious to adjoining properties or to the neighborhood in which the property is located. The neighborhood is adjacent to the Ole Miss campus and to the University Christian Center. It is already used for multi-rental units. To continue to allow it to be used at its current occupancy rate is no more injurious as a Wesley Foundation Facility than its present use for apartments.

Attach a map or sketch of what you propose.

Signature of Applicant Rev. Wade A. Holland Date 7-15-93
Wesley Foundation Director
FOR CITY USE ONLY

Date Filed 7-16-93 Filing Fee Paid \$ 25⁰⁰

Date of Public Hearing _____

Decision of Board of Adjustment _____

Effective Date _____

Zoning Administrator

Date

ACKNOWLEDGEMENT

I hereby acknowledge that I have been advised that the Oxford Planning Commission/Board of Adjustment meets on the second Monday of each month and that my application will be heard at 5:00 p.m. on August 9, 1993. I further understand that I, or my representative, must be present to answer any questions which may arise.

OLEMISS WESLEY FOUNDATION

Signature BY:

J. M. [Signature]
MEMBER, BOARD OF DIRECTORS

7-16-93

Date