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Civil Engineering
Surveying

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Oxford, MS 38655
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Land Planning/Subdivisions
Road and Bridge Design
Utility System Design
Materials Testing

Phone 662-234-8539
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June 16, 2026

Mr. Joel Hollowell
Director of Development Services
Lafayette County Mississippi
300 N. Lamar Blvd.
Oxford, MS 38655

RE: Dimensional Variance Application
Fat Possum Records – Warehouse Addition
489 CR 101, Oxford, MS 38655

Dear Joel,

On behalf of our client, Fat Possum Records, we are making application for a dimensional variance to Section 404.04 of the Lafayette County Zoning Ordinance. Specifically, we are requesting permission to provide a 30 ft wide natural screened buffer between the subject property and the neighboring property to the west in lieu of the 40 feet stated in the Zoning Ordinance. In addition, this request is to allow a buffer that varies from ~12 ft to ~30 ft along the north side of the lot adjacent to the neighboring driveway.

The applicant intends to construct an addition to the existing warehouse on the property by connecting to the existing warehouse and expanding north by approximately 125 feet. Please see Exhibit 1 provided with this application.

To align with the existing structure, the addition will encroach into the required 40 ft buffer resulting in a 30 ft wide buffer. This 30 ft buffer will not be disturbed beyond the work needed to install the building foundation and the natural screen buffer of mature trees will remain in its current state. Please see Exhibit 1 provided with this application.


Coordinating the expansion with the existing structure creates a unique condition necessitating this variance request. Complying with the ordinance in this circumstance would create unnecessary hardship for the applicant due to the potential offset in the two structures that would significantly impact the functionality of both structures.

In addition, there is a significant grade difference between the existing structures that front on County Road 101 and granting of this variance would help to address this elevation change resulting in more functional space for deliveries and loading and, critically, creating space for delivery trucks to turn around on the property before exiting onto CR101.

The applicant respectfully requests approval of this variance request by the Laf. Co. Planning Commission and ultimately the Board of Supervisors.

Please do not hesitate to contact me if you have any questions or if you would like to discuss further.

Sincerely,


Paul Koshenina, P.E.
Principal Engineer
Director of Civil Engineering

REQUEST FOR DIMENSIONAL VARIANCE

APPLICATION

Name of Applicant: Fat Possum Records

Property Address: 489 CR 101, Oxford, MS

Phone Number: 662-234-2828 Email Address: patrick@fatpossum.com

Current Zoning District: I-1

(Please circle YES or NO)

DOES THE PROPERTY HAVE RESTRICTIVE COVENANTS? YES NO

(If YES, please attach a copy of restrictive covenants)

HAS THERE BEEN A PREVIOUS REQUEST FOR ANY ZONING ACTIONS AT THIS PROPERTY BEFORE?

YES NO (If YES, please attach a copy of all decisions made by the Planning Commission and Board of Supervisors)

Requirements of Applicant:

1. Letter stating reason for requested dimensional variance
2. Copy of the written legal description
3. Site plan of property
4. Complete set of plans

Requirements for Granting Dimensional Variance: (Section 2404.01- Zoning Ordinance)

- A. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings, in the same district
- B. That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.
- C. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same zoning district.

Applicant shall be present at the Planning Commission meeting. Documents shall be submitted thirty (30) days prior to the Planning Commission meeting. **Applicant is responsible for complying with all applicable requirements of the Zoning Ordinance.**

By signing this application, it is understood that permission is given to the Zoning Administrator to have a sign erected on subject property, given notice to the public that said property is being considered for dimensional variance.


Signature

June 15, 2026
Date

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EMAIL: OXFORD@PEC.MS.NET FAX: (662) 234-8539
 WEB SITE: PECORPMS.COM (662) 234-8639

REVISIONS:

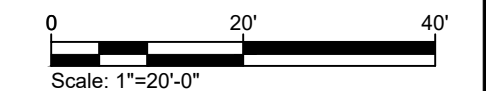
NO.	DATE	DESCRIPTION	BY

PROPOSED LAYOUT
 FOR
MATTHEW JOHNSON CR 101
 OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:	JA	02.18.2026
CHECKED BY:	PK	AS NOTED
PROJECT NO.:	20037	

ALL ENGINEERING DRAWINGS ARE IN CONFIDENCE AND DISSEMINATION MAY NOT BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED.

PAGE NO.:
Exhibit
1

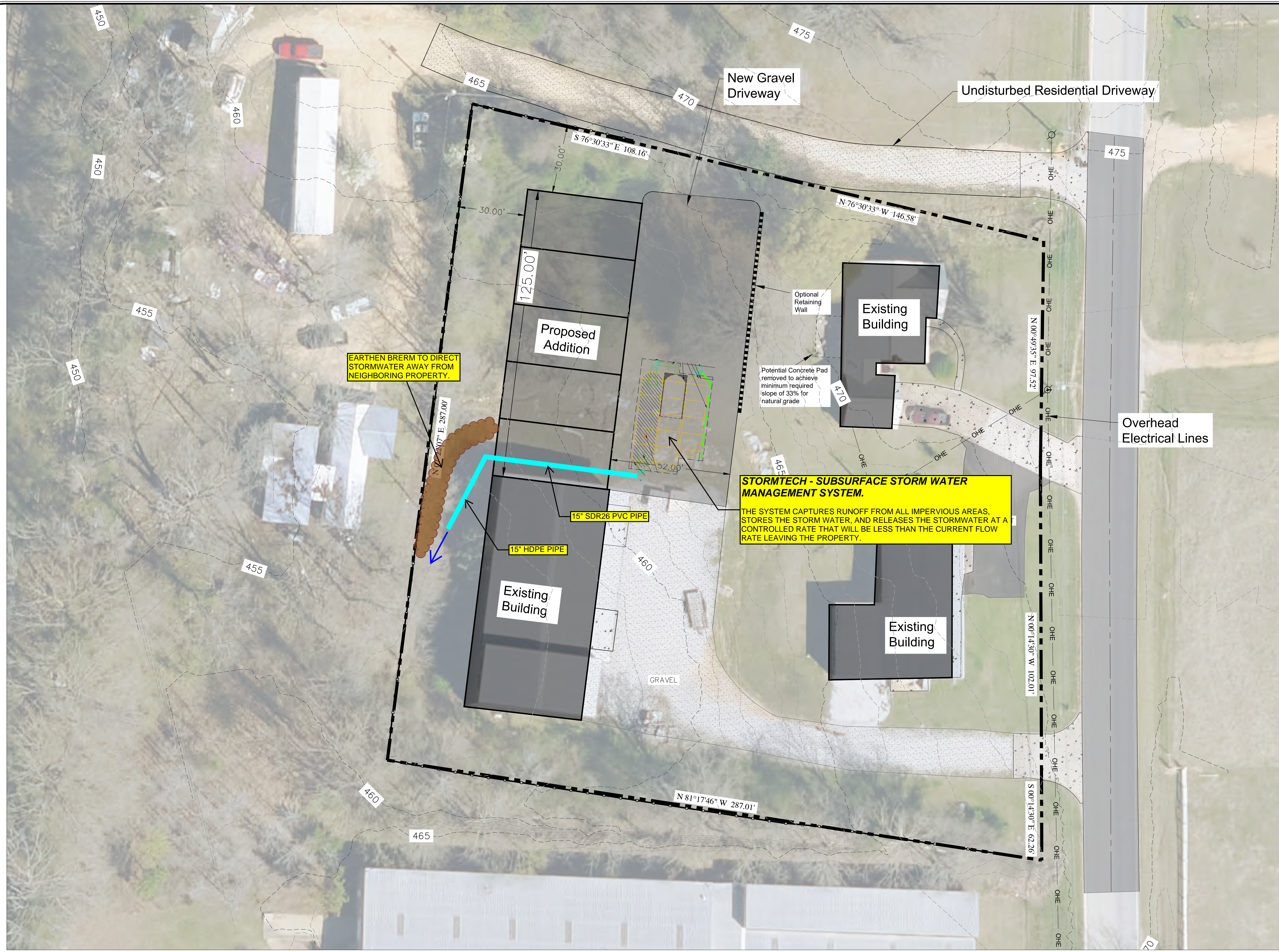


EXISTING NATURAL BUFFER TO REMAIN



SITE PLAN
 SCALE: 1" = 20'

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SITE PLAN
SCALE: 1" = 20'



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REVISIONS:

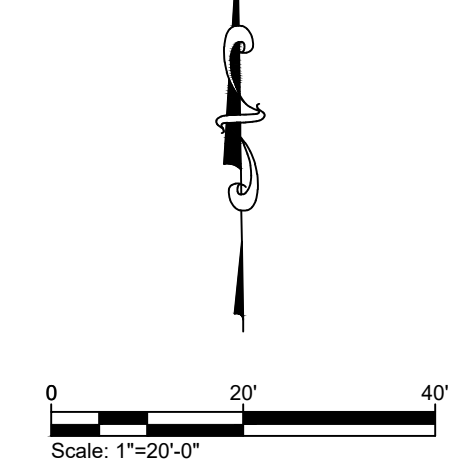
NO.	DATE	DESCRIPTION	BY

PROPOSED LAYOUT
FOR
MATTHEW JOHNSON CR 101
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:	JA	02.18.2026
CHECKED BY:	PK	AS NOTED
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PAGE NO.:
Exhibit 2

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Neighbor Support Letter

Re: Support for Setback Variance Request – 489 CR 101

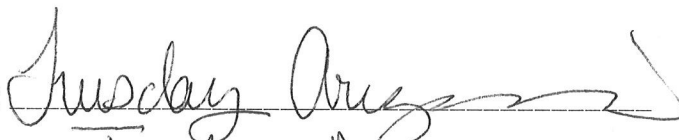
To Whom It May Concern,

I am the owner/occupant of the property located at 493B CR 101 and 493A CR 101 which is adjacent to the existing warehouse at 489 CR 101.

I understand that the owner of is requesting a setback variance in order to construct an addition to their existing warehouse building. The original building was constructed under a 30-foot rear setback requirement, and the current zoning now requires 40 feet. The proposed addition would align with the existing building wall to maintain a consistent, uniform structure.

I have attached the proposed water drainage plan drafted by Patrick Addison. I have reviewed the general scope of the proposed addition and the requested variance if the water drainage plan is followed.

I have no objection to the variance and support allowing the addition to be built in line with the existing structure.

Signature: 

Printed Name: Tuesday Arizaga

Address: 493B/A CR 101 Oxford, MS 38655

Date: 5-20-2020