

The Minutes of the City of Ocean Springs
Zoning & Adjustment Board
Tuesday, August 10, 2021

1. Call meeting to order

A meeting of the City of Ocean Springs Zoning and Adjustments Board was called to order by Chairman Nick Gant at 5:00 on Tuesday, August 10, 2021. Members present were Michael Smith and Don Atwell. Shannon Pfeiffer was present via telephone and John O'Hara was absent. Also present were Wade Morgan, City Planner, and Amanda Moser, Planning/Grants Coordinator.

2. Approval of Minutes

a) July 13, 2021

A motion was made by S. Pfeiffer seconded by N. Gant to approve the minutes as presented. The motion was unanimously carried.

3. Old Business – None.

4. New Business

a) 236 Holcomb Boulevard / PID# 61180025.000 – Marques Thomas – Requesting a 25% side-yard setback variance.

W. Morgan introduced the proposal. The variance is being requested to increase the one-car carport to a two-car carport and increase the dwelling a bit. The lot is relatively narrow at 77 feet.

N. Gant asked the minimum lot width. W. Morgan stated 80 ft. N. Gant pointed out the lot is currently legal, non-conforming.

M. Smith asked what was on the northern lot. W. Morgan replied a single-family house. S. Pfeiffer added both sides are developed.

A motion was made by M. Smith seconded by D. Atwell to recommend approval of the requested variance at 236 Holcomb Boulevard to allow the dwelling to encroach 2.5 ft. into the minimum side-yard setback from the north lot line as shown on the site plan submitted with the application. The motion was unanimously carried.

b) 3620 Perryman Road / PID# 61034044.000 – Cory Vincent - Requesting a 20% site-yard setback variance.

W. Morgan introduced the proposal. This application was filed after the effective date of the judge's ruling on the Unified Development Code, so the city's previous variance maximum of 20% is being referenced. The applicant indicates it is difficult to construct a side-entry garage on a 100 ft. wide lot. W. Morgan pointed out there are several lots on Perryman Road that are 100 ft. He added there is no criteria such as, "narrowness, shallowness, or shape of a property," to indicate the need for a variance.

Cory Vincent, applicant, explained many homes on Perryman are fixated on 1-1/2 to 2 lots, while this dwelling will be on a single lot, making it tighter than others for a side-entry garage.

A motion was made by D. Atwell to recommend approval of the requested variance at 3620 Perryman to allow the dwelling to encroach two (2) feet into the minimum side-yard setback area from the south lot line as submitted in the application with the application. The motion died with no second.

A motion was made by M. Smith seconded by S. Pfeiffer to recommend denial of the requested variance at 3620 Perryman Road to allow the dwelling to encroach two (2) feet into the minimum side-yard setback area from the south lot line as described in the application submitted with the application. The motion passed with N. Gant, M. Smith, and S. Pfeiffer voting aye and D. Atwell voting nay.

5. Audience Request

6. Adjourn

A motion was made by N. Gant seconded by M. Smith to adjourn the meeting. The motion was unanimously carried.