



**ZONING AND ADJUSTMENT BOARD MEETING AGENDA
CITY OF OCEAN SPRINGS - ZONING AND ADJUSTMENTS BOARD
TUESDAY, SEPTEMBER 9, 2025 - 5:00 PM**

- 1. Call Meeting to Order**
- 2. Approval of Minutes**
 - a. August 12, 2025
- 3. Old Business**
- 4. New Business**
 - a. Election of Officers
 - b. **Public Hearing:** 308 Porter Ave - PIDN: 61370005.000 - Request approval of variances from Porter Ave Corridor: 2-car enclosed garage facing Porter Ave in lieu of a front porch and the minimum building elevation of 18" - William C. Barrett
- 5. Audience Request**
- 6. Adjourn**

The Minutes of the City of Ocean Springs
Zoning & Adjustment Board
Tuesday August 12, 2025

1. Call meeting to order

A meeting of the City of Ocean Springs Zoning and Adjustment Board (ZAB) was called to order by Chairman Nick Gant at 5:00 PM on Tuesday August 12, 2025. Other members present were David Hayden, Lethel Bowden, Don Atwell, and William Thompson. Also present was Planning Director Amanda Crose, Interim Director Wade Morgan, Planning Technician Elizabeth Dill, and City Attorney David Harris.

2. Approval of Minutes

a. April 8, 2025

A motion was made by Nick Gant, seconded by Don Atwell to approve the minutes as amended. The motion carried unanimously.

3. Old Business

a) None

4. New Business

a. **Adopting Zoning and Adjustment Board By Laws**

A motion was made by Nick Gant, seconded by William Thompson, to recommend approval for the Adopting of the Zoning and Adjustment Board By Laws. The motion carried unanimously.

b. **Cardiff Development Partners – East side of Church Street and North from Bienville Blvd – PIDN: 60119058.000 – A variance request for a reduction of the minimum landscape buffer requirement from 20 feet to 15 feet and a reduction in the minimum width for the proposed one-way alley from 18 feet wide to 13.5 feet wide - Tom Davies**

- Dan Burton spoke in favor of the variance for the reduction of the landscape buffer as well as the variance for the proposed one-way alley.

A motion was made by Nick Gant, seconded by Don Atwell to recommend approval for a reduction of the minimum landscape buffer requirement from 20 feet to 15 feet based on the hardship that the buffer is only required because of the residential use of

the property to the north, even though it is zoned for Commercial Highway and other mitigating factors. The motion carried unanimously.

A motion was made by Nick Gant, seconded by William Thompson to recommend approval of the variance request for the reduction of the width of the proposed one-way alley from 18 feet to 13.5 feet wide based on a couple factors such as the unusually flag shaped lot and that there is not going to be any parking off of this driveway. The motion carried unanimously.

- c. **Coast 85 Group – 1401 Government Street – PIDN: 60119426.000 – A variance request for a reduction of the minimum landscape buffer requirement from 20 feet to 16.6 feet for the construction of a parking space – Marques Thomas**

A motion was made by Nick Gant, seconded by William Thompson to recommend approval of a reduction of the minimum landscape buffer requirement from 20 feet to 16.6 feet for the construction of a parking space to allow them to meet the City's minimum requirements for parking due to the unusual and exceptional narrowness of the parcel. The motion carried unanimously.

5. Audience Request

- a) None

6. Adjourn

A motion was made by Don Atwell, seconded by Nick Gant to adjourn the meeting. The motion carried unanimously.

**CITY OF OCEAN SPRINGS
PLANNING DEPARTMENT
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800
228-875-4415**

ZONING AND ADJUSTMENT BOARD REPORT

PUBLIC MEETING DATE: September 9, 2025

APPLICANT/OWNER: William C. Barrett

REQUESTED ACTION: Variance Request

DATE OF REQUEST: August 1, 2025

LOCATION: 308 Porter Ave
Porter Avenue Overlay District

PARCEL NUMBER: 61370005.000

DESCRIPTION OF REQUEST:

The applicant is requesting variances of the Porter Ave Corridor Requirements:

- 2-car enclosed garage facing Porter Ave in lieu of a front porch
- Minimum building elevation of 18"

ADJACENT ZONING AND LAND USE:

Subject Property: CMX-1 Neighborhood Commercial/Mixed Use – Single family dwelling

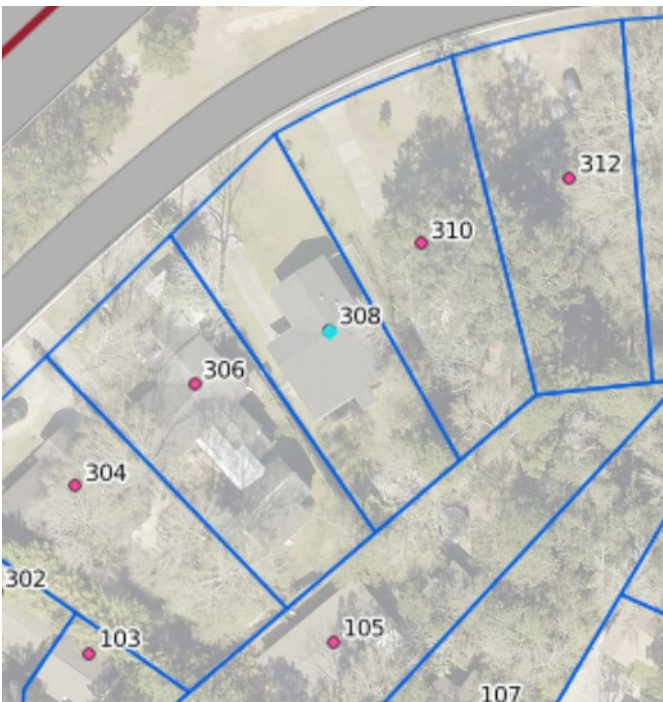
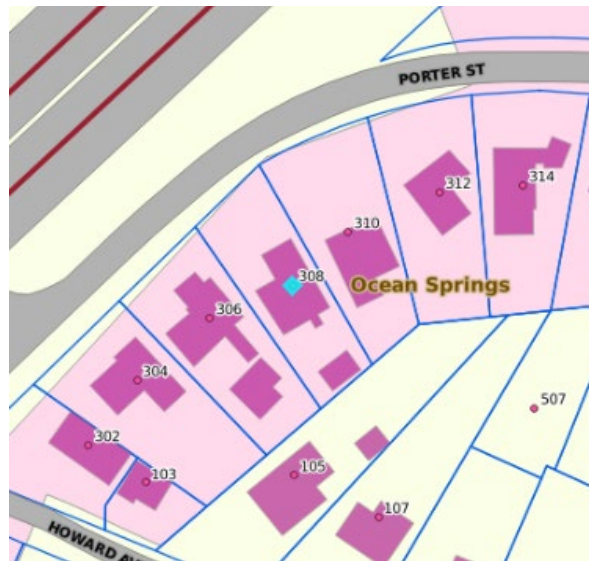
North: R-1 Low Density Single Family

South: R-1 Low Density Single Family

East: CMX-1 Neighborhood Commercial/Mixed Use

West: CMX-1 Neighborhood Commercial/Mixed Use





FINDINGS:

- CMX-1 is least-intense commercial mixed-use district. Maximum 2-story building height. Applies to neighborhood corridor areas with smaller scale commercial uses and a variety of surrounding residential uses. High traffic uses are not appropriate. Residential uses allowed by right, including detached, attached and live/work units, as long as, scale, form, and design requirements are met.
- CMX-1 Setbacks:
 - Front – 5 ft
 - Side – 5 ft
 - Street Side – 10 ft
 - Rear – 10
 - In transitional zones, where single family, two-family (duplex), attached or townhouse dwellings are adjacent to the commercial district, the minimum rear setback shall be 20 feet.

- Property would meet all setback requirements with what the property owner is proposing.
- 3.9.4 Porter Avenue Corridor (UDC – Page 174)
 - Buildings
 - Building Types. In order to reinforce the definition of the public realm through building mass and orientation towards the street, the following building-types are allowed: Single-Family Detached; Duplex; Townhouse; Live-work; Mixed Use; and Small Commercial.
 - Orientation. The front building façade and primary entrance for parcels with a Porter Avenue street address must face Porter Avenue.
 - **Porches. All primary buildings shall have at least one elevated porch, awning, enlarged building overhang or similar treatment to the front façade. The porch or porches should be elevated at least 18 inches.**
 - **A least 50% of the front façade length shall be covered by a porch. The porch or porches must be elevated at least 18 inches.**
 - **Garages. Garage doors shall not be visible from Porter Avenue.**
- ZAB may recommend a variance that meets the following criteria:
 - Exceptional narrowness, shallowness or shape of a specific piece of property at the time of the original adoption of the regulations.
 - Exceptional topographical conditions or other extraordinary or exceptional situation or condition of a specific piece of property, which conditions are not generally prevalent in the area.
 - The strict application of these regulations would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of the property.

PUBLIC FEEDBACK:

None received as of September 5, 2025.

POTENTIAL MOTIONS:

To recommend **approval** of variances from Porter Ave Corridor: 2-car enclosed garage facing Porter Ave in lieu of a front porch and the minimum building elevation of 18”.

– OR –

To recommend **denial** of variances from Porter Ave Corridor: 2-car enclosed garage facing Porter Ave in lieu of a front porch and the minimum building elevation of 18”.



City of Ocean Springs Planning Department

1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564

(228) 875-4415

VARIANCE REQUEST APPLICATION

Submittal Requirements:

- Application
- Fee of \$50.00 must be paid at the time application is submitted.
 - \$1.00 additional fee (per Ordinance 2022-17 following the requirements of Section 25-60-5 MS Code Annotated)
- Site Plan (or Survey) showing requested variance, with dimensions.

Date: ~~July 21, 2025~~ 8/1/25

Name of Applicant: William C. Barrett

Address: 308 Porter Ave Zone: _____

Phone No. 228-326-7340 Email Address: BBarr64@gmail.com

Parcel Identification Number: _____

Property Owner (if different from Applicant): _____

Property Location for the Variance: 308 Porter Ave, Ocean Springs, MS

Type of Variance(s) Requested (setback, height, zoning extension, parking, etc.)

Porter Ave Corridor building requirement variance: garage placement, front porch requirement, and building elevation (18") requirement

The purpose of this variance is to consider an application to allow:

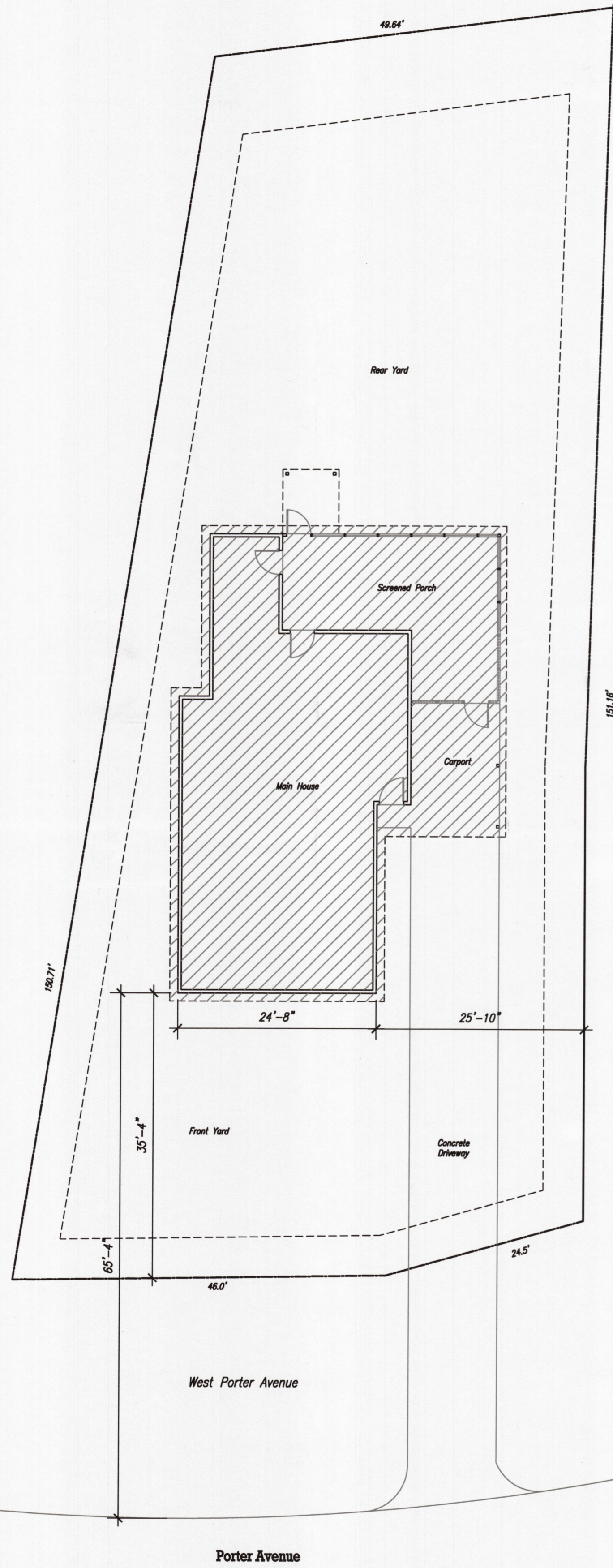
Placement of two (2) car enclosed garage fronting onto Porter Ave. In lieu of front porch allow: landscaping, ornamental fencing, and a landscaped side entry courtyard.

Provide justification of the variance request. Justification must include exceptional narrowness, shallowness, shape of a specific piece of property, exceptional topographical conditions, or other extraordinary situation or condition for a specific piece of property.

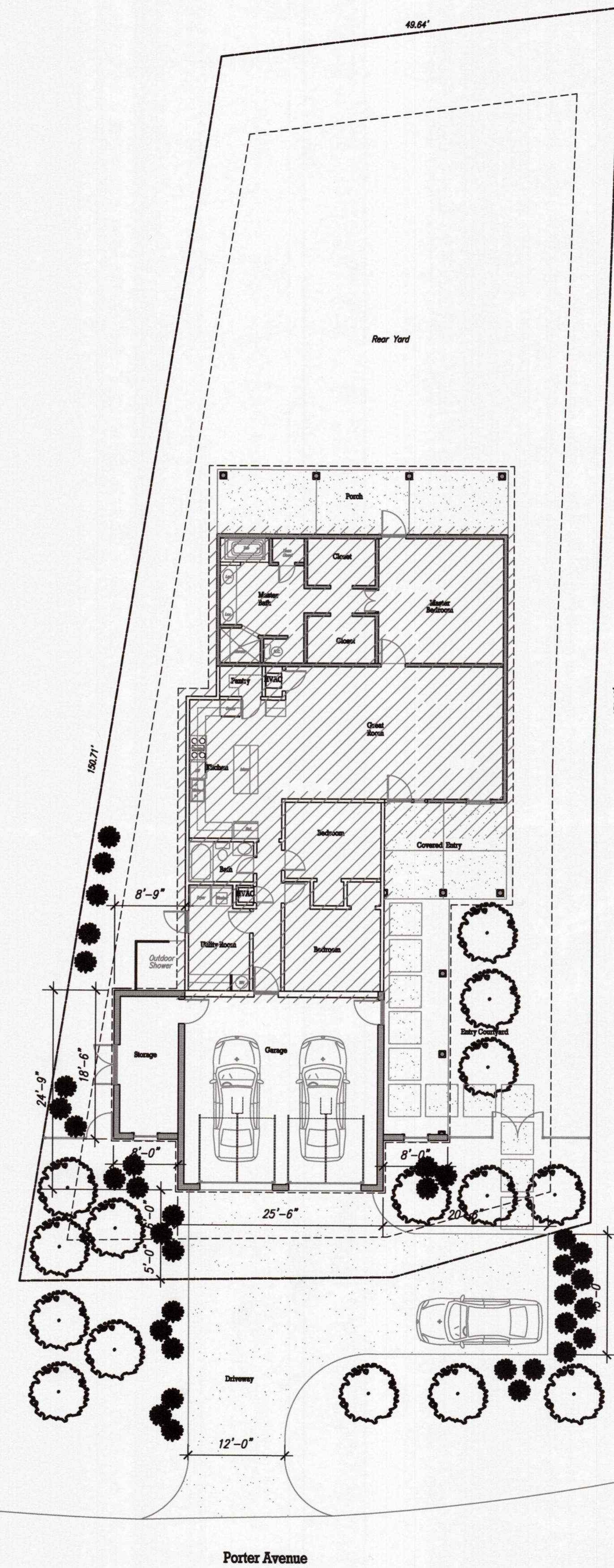
Existing building site is narrow and existing building footprint limits additions per the building code requirements. Garage cannot be placed in rear due to site dimension limitations. A garage can be placed in front of site, but the setback does not allow for front porch. Garage entry from west/east would create issues with house entry and design issues with roof lines.

Existing residence 6" above natural grade. New construction at 18" would create drainage issues with existing house and require ramp/steps.

Applicant Signature: William C. Barrett Date: 8/1/25



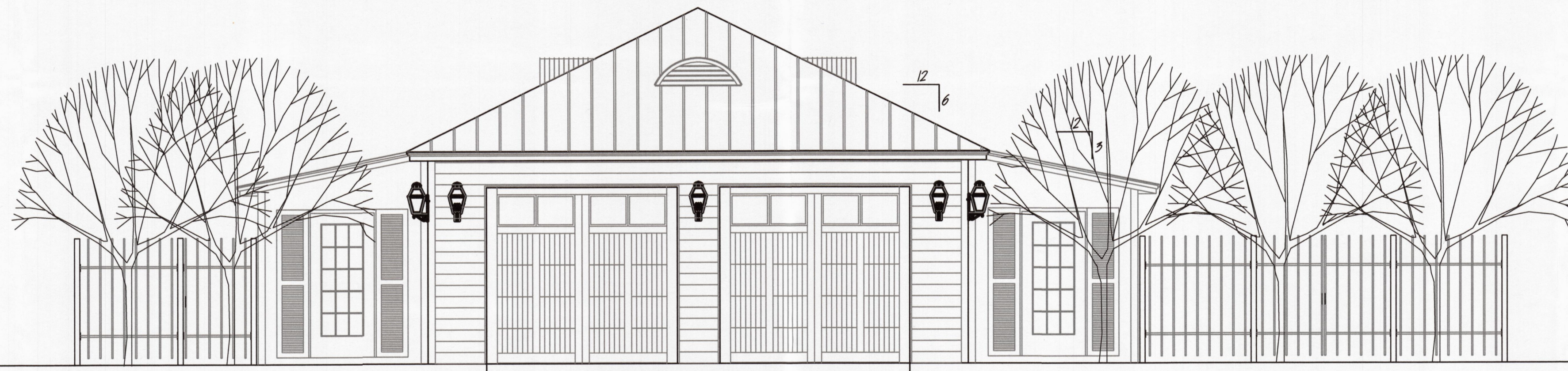
1 Site Plan - Existing
 C1.0 3/32"=1'-0"
 Plan North



2 Site Plan - Proposed
 C1.0 3/32"=1'-0"
 Plan North

Note:
 Hatched area on Proposed Site Plan
 indicates existing residence footprint.

Proposed Building Specifier
 10'-0" Eave Height, 6 in 12 pitched Hipped Roof
 Prefinished Metal Standing Seam Roofing
 Painted "Hard-board" Lap Siding
 Wood and Glass Carriage House Style Garage Doors
 Decorative Wall Sconce Exterior Lighting
 Cast Wood French Doors (Flank) with Shutters
 Ornamental Iron Fencing and Gates
 Landscaping (Trees and Shrubs) Screen Across Front



1 North Elevation
A2.0 1/4"=1'-0"

Proposed Building Specifics

- 10'-0" Eave Height, 6 in 12 pitched Hipped Roof
- Prefinished Metal Standing Seam Roofing
- Painted "Hardi-board" Lap Siding
- Wood and Glass Carriage House Style Garage Doors
- Decorative Wall Sconce Exterior Lighting
- Clad Wood French Doors (Fixed) with Shutters
- Ornamental Iron Fencing and Gates
- Landscaping (Trees and Shrubs) Screen Across Front

Carl Freiler Nobles
a r c h i t e c t

1002 Nobles Lane, Hazlehurst, Mississippi 39083
Tele: (601) 894-1584 Fax: (601) 894-3222

Renovations - 308 Porter Avenue
Bill Barrett Residence
Ocean Springs, Mississippi

PROJECT:

Number: 2488 / Date: 09-27-24 / Drawn By: CFN / Revisions: 07-10-25 / 00-00-00 / 00-00-00

A2.0

Property Link

JACKSON COUNTY, MS

Current Date **9/ 3/2025**

Tax Year 2023
Records Last Updated **9/ 2/2025**

PROPERTY DETAIL

OWNER	BARRETT WILLIAM CARL 308 PORTER AVE OCEAN SPRINGS MS 39564	ACRES : .22 LAND VALUE : 66310 IMPROVEMENTS : 100170 TOTAL VALUE : 166480 ASSESSED : 16648
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PARCEL 61370005.000
ADDRESS 308 PORTER

TAX INFORMATION

YEAR 2023	TAX DUE	PAID	BALANCE
COUNTY	688.39	688.39	0.00
CITY	481.46	481.46	0.00
SCHOOL	954.59	954.59	0.00
TOTAL	2124.44	2124.44	0.00

A Print Fee May Apply, Contact County For Total.

LAST PAYMENT DATE 1 / 4 / 2024

MISCELLANEOUS INFORMATION

EXEMPT CODE		LEGAL LOT 5 PARK S/D DB 1787-23 (139
HOMESTEAD CODE	REG	M
TAX DISTRICT	4660	AP797.25-01)
PPIN	062514	
SECTION	25	
TOWNSHIP	7	
RANGE	9	

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[PURCHASE COUNTY TAX SALE FILES](#)

TAX SALES HISTORY, FOR UNPAID TAXES

<u>Year</u>	<u>Sold To</u>	<u>Redeemed Date/By</u>
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NO TAX SALES FOUND

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