



**Zoning and Adjustments Board
SPECIAL CALL MEETING**

Tuesday, October 14, 2025 @ 5:00 PM

Location: City Hall Boardroom - 1018 Porter Avenue - Ocean Springs, MS 39564

- 1. Call Meeting to Order**
- 2. Approval of Minutes**
 - a. September 9, 2025
- 3. Old Business**
- 4. New Business**
 - a. 411 Ward Ave - PIDN: 60130400.000 - Request approval of variances for an accessory structure side setback on the south side from 5 ft to 4 ft on the rear and 3 ft on the front to use the existing footings from the original accessory structure - Melinda Boswell
 - b. 1405 Cornwall Drive - PIDN: 61099403.000 - Request approval of a variance for an accessory structure side setback on the north-west side of the property from 5 ft to 4.7 ft - Sulemi Yelasquez
- 5. Audience Request**
- 6. Adjourn**

The Minutes of the City of Ocean Springs
Zoning & Adjustment Board
Tuesday September 9, 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 September 9, 2025. Other members present were David Hayden, Lethel Bowden, Don Atwell, and William Thompson. Also, present were Planning Director, Amanda Crose and Planning Technician, Elizabeth Dill.

2. Approval of Minutes

a. August 12, 2025

A motion was made by William Thompson, seconded by David Hayden to accept the August 12, 2025 minutes. The motion carried unanimously.

3. Old Business

a) None

4. New Business

a. Election of Officers

- Chairman – Nick Gant
- Vice Chairman – David Hayden
- Secretary – William Thompson

A motion was made by Don Atwell, seconded by Lethel Bowden, to recommend approval of the new ZAB officers for the year 2025-2026.

- b. 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" – Willaim C. Barrett

A motion was made by David Hayden, seconded by William Thompson to recommend approval for the variance request for the Porter Ave Corridor Overlay restrictions to allow a 2-car enclosed garage facing Porter Ave in lieu of a front porch and the minimum building elevation of 18". The motion passed with a four to one vote. Voted yay – David Hayden, William Thompson, Lethel Bowden, and Don Atwell. Voted nay – Nick Gant.

5. Audience Request

a) None

6. Adjourn

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

DRAFT

**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: October 14, 2025

APPLICANT/OWNER: Melinda Boswell

REQUESTED ACTION: Variance Request

DATE OF REQUEST: August 18, 2025

LOCATION: 411 Ward Ave

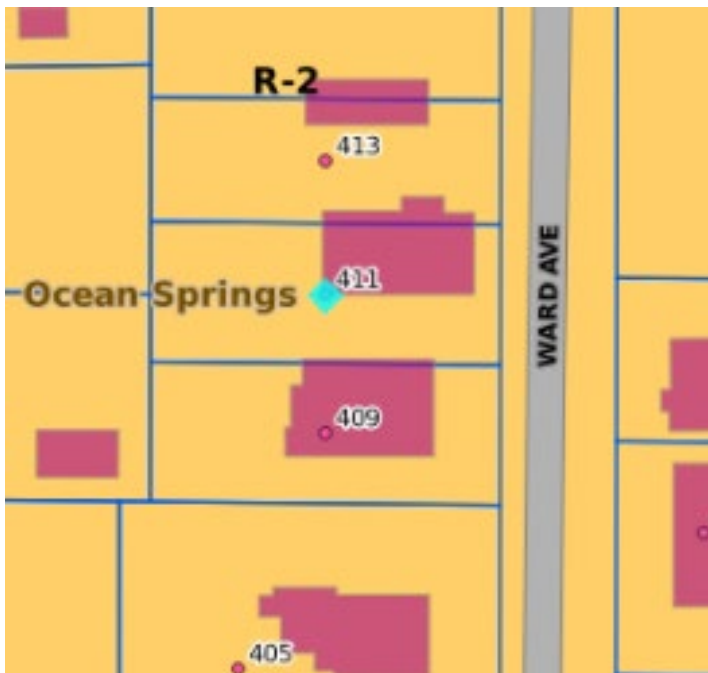
PARCEL NUMBER: 60130400.000

DESCRIPTION OF REQUEST:

The applicant is requesting a variance of an accessory structure south side setback from 5 ft to 4 ft on the rear side and 3 ft on the front side to utilize the existing footings from the original accessory structure.

ZONING AND LAND USE:

R-2 Low-Medium Density – Single-family dwelling



FINDINGS:

- R-2 zoning is low to medium density single-family detached dwellings. Allows density of 2-4 dwellings per acre. Consistent with traditional neighborhoods.
- R-2 zoning requirements:
 - Minimum lot area – 11,250 sq ft
 - Approximately – 9,040 sq ft
 - Minimum lot width – 80 ft
 - Approximately – 60 ft
- The property does not currently meet the minimum size requirements of R-2 zoning.
- The accessory structure is being reconstructed on existing footings from the original accessory structure.
- UDC – 6.2 Accessory Uses and Structures (page 280)
 - All accessory structures, other than fences, shall comply with all site design requirements, except for the side and rear yard setbacks. A single-story accessory building shall be located a minimum of five (5) feet from a side or rear yard line. An accessory building greater than one-story in height shall be located a minimum of ten (10) feet from a side or rear yard line.
- ZAB may recommend approval of 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 October 10, 2025.

POTENTIAL MOTIONS:

To recommend **approval** of variance of an accessory structure south side setback from 5 ft to 4 ft on the rear and 3 ft on the front to utilize the existing footings from the original accessory structure located at 411 Ward Ave.

– OR –

To recommend **denial** of variance of an accessory structure south side setback from 5 ft to 4 ft on the rear and 3 ft on the front to utilize the existing footings from the original accessory structure located at 411 Ward Ave.



by ~~Sept-27~~
Oct. 14 zone meeting

City of Ocean Springs Planning Department

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

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: 8-18-25

Name of Applicant: Melinda Boswell

Address: 411 Ward Ave. Zone: _____

Phone No. 228 3828746 Email Address: mpboswell@bellsouth.net

Parcel Identification Number: 601 30400.000

Property Owner (if different from Applicant): _____

Property Location for the Variance: 411 Ward Ave.

Type of Variance(s) Requested (setback, height, zoning extension, parking, etc.)
We're asking for a variance from 5' to 4'3" side setback.

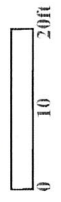
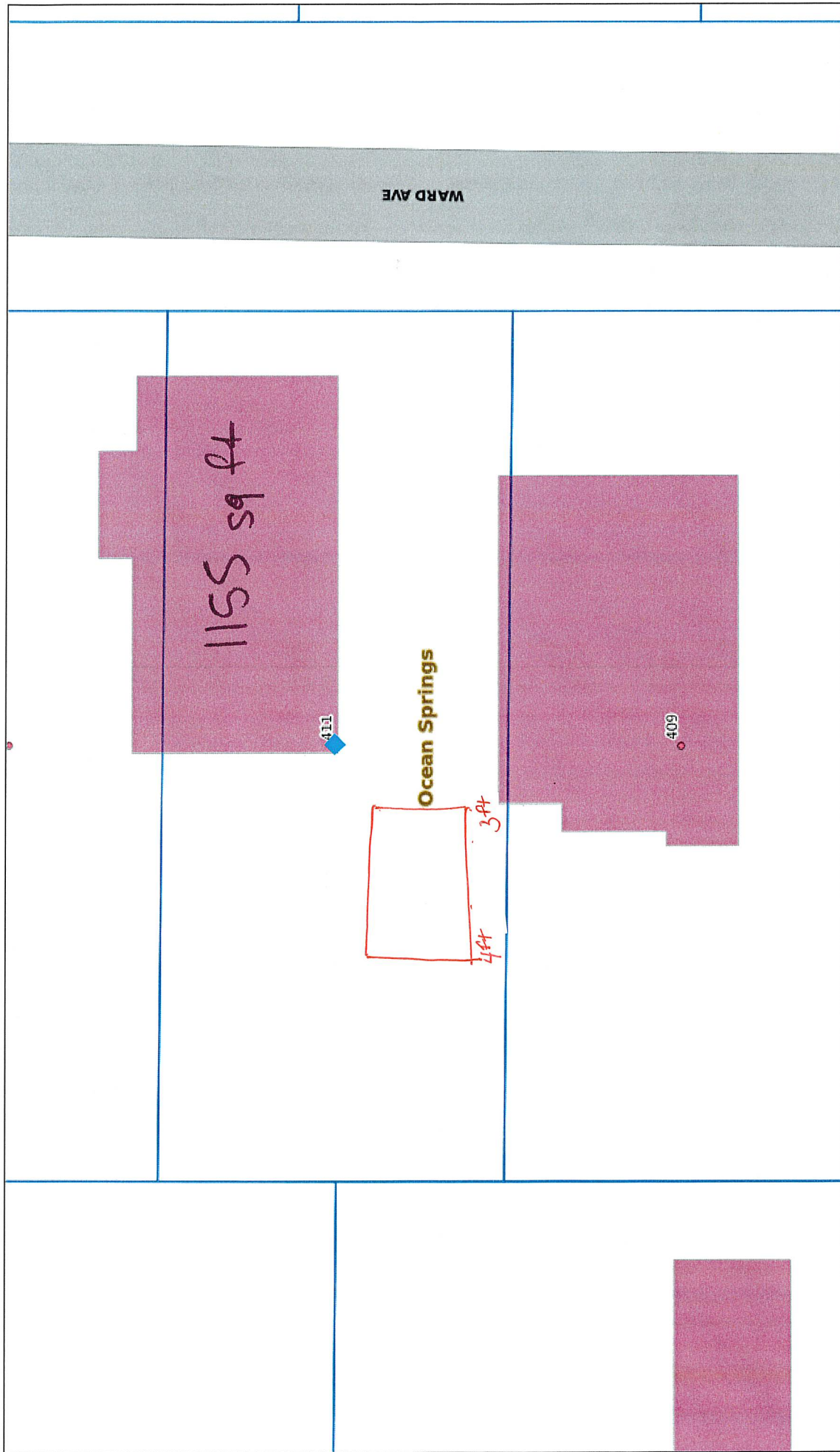
The purpose of this variance is to consider an application to allow:
To set the shed on the original footings from 1st shed.

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.
I don't meet the minimum lot area & minimum lot width.

Applicant Signature: Melinda Boswell Date: 8-18-25

Replace existing shed with new shed in same place

Geoportal Map



DISCLAIMER: Every reasonable effort has been made to assure the accuracy of the data presented. The City of Ocean Springs makes no warranties, express or implied, regarding the completeness, reliability or suitability of the site data and assumes no liability associated with the use or misuse of said data. The City retains the right to make changes and update data on this site at anytime, without notification. The parcel data on the base map is used to locate, identify and inventory parcels of land in the City of Ocean Springs for assessment purposes only and is not to be used or interpreted as a legal survey or legal document. Additional data layers not originating in the City's Offices are also presented for informational purposes only. Before proceeding in any legal matter, all data should be verified by contacting the appropriate county or municipal office.



Property Link

JACKSON COUNTY, MS

Current Date **9/29/2025**

Tax Year 2023
Records Last Updated **9/28/2025**

PROPERTY DETAIL

OWNER BOSWELL MELINDA PHILLIPS
411 WARD AVE

OCEAN SPRINGS MS 39564

ACRES : .22
LAND VALUE : 58980
IMPROVEMENTS : 60640
TOTAL VALUE: 119620
ASSESSED : 11962

PARCEL 60130400.000
ADDRESS 411 WARD

TAX INFORMATION

YEAR 2023	TAX DUE	PAID	BALANCE
COUNTY	224.71	224.71	0.00
CITY	129.04	129.04	0.00
SCHOOL	296.05	296.05	0.00
TOTAL	649.80	649.80	0.00

A Print Fee May Apply, Contact County For Total.

LAST PAYMENT DATE 12 / 22 / 2023

MISCELLANEOUS INFORMATION

EXEMPT CODE	LEGAL	COM NEC LOT 8 BLK 4 ALTO PARK
HOMESTEAD CODE	O65	S/
TAX DISTRICT	4660	D N 60' FOR POB W 160' N 60' E
PPIN	057618	1
SECTION	30	60' S 60' TO POB DB 576-524 DB
TOWNSHIP	7	8
RANGE	8	91-227 DB 927-8 (254 Map789. 3
		0-
Book		Page

[PURCHASE COUNTY TAX SALE FILES](#)

TAX SALES HISTORY, FOR UNPAID TAXES

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

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CITY OF OCEAN SPRINGS
PLANNING DEPARTMENT
POST OFFICE BOX 1800
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228-875-4415

ZONING AND ADJUSTMENT BOARD REPORT

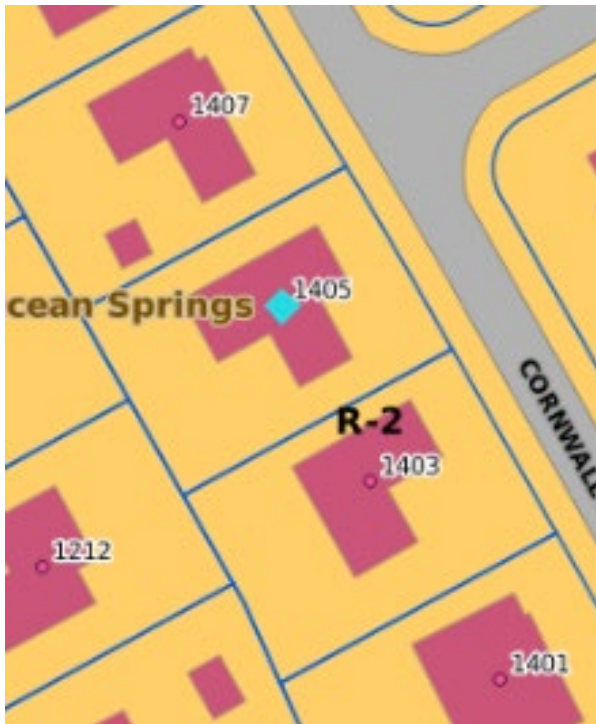
PUBLIC MEETING DATE: October 14, 2025
APPLICANT: Charles Noblitt
OWNER: Sulemi Velasquez
REQUESTED ACTION: Variance Request
DATE OF REQUEST: September 5, 2025
LOCATION: 1405 Cornwall Drive
PARCEL NUMBER: 61099403.000

DESCRIPTION OF REQUEST:

The applicant is requesting variance of an accessory structure side setback on the northwest side of the property from 5 feet to 4 feet 7 inches.

ZONING AND LAND USE:

R-2 Low-Medium Density – Single-family dwelling



FINDINGS:

- R-2 zoning is low to medium density single-family detached dwellings. Allows density of 2-4 dwellings per acre. Consistent with traditional neighborhoods.
- R-2 zoning requirements:
 - Minimum lot area – 11,250 sq ft
 - Approximately – 11,700 sq ft
 - Minimum lot width – 80 ft
 - Approximately – 90 ft
- The property meets the size requirements of R-2 zoning requirements.
- UDC – 6.2 Accessory Uses and Structures (page 280)
 - All accessory structures, other than fences, shall comply with all site design requirements, except for the side and rear yard setbacks. A single-story accessory building shall be located a minimum of five (5) feet from a side or rear yard line. An accessory building greater than one-story in height shall be located a minimum of ten (10) feet from a side or rear yard line.
- 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 October 10, 2025.

POTENTIAL MOTIONS:

To recommend **approval** of variance request for an accessory structure side setback on the northwest side of the property from 5 feet to 4 feet 7 inches located at 1405 Cornwall Drive.

– OR –

To recommend **denial** of variance request for an accessory structure side setback on the northwest side of the property from 5 feet to 4 feet 7 inches located at 1405 Cornwall Drive.



RECEIVED
SEP 05 2025
BY: *[Signature]*

City of Ocean Springs Planning Department
1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564

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: 9/03/25

Name of Applicant: Sulemi Velasquez & Charles Noblitt

Address: 1405 Cornwall Dr. Zone: _____

Phone No. 601-394-2191 Email Address: noblittmarty@gmail.com

Parcel Identification Number: 61099403.000

Property Owner (if different from Applicant): Sulemi Velasquez

Property Location for the Variance: 1405 Cornwall Dr.

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

Requesting a setback for an outbuilding 10x12 shed.

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

The building has a 15 ft easement in the rear and is 4'7" inches from the property line on the north or right of property

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.

The building is actually 5 ft from the property line on one corner and 4'7" on the other corner.

Applicant Signature: *[Signature]* Date: 9/03/25



Property Link

JACKSON COUNTY, MS

Current Date **9/17/2025**

Tax Year 2023
Records Last Updated **9/16/2025**

PROPERTY DETAIL

OWNER VELASQUEZ NORMA SULEMI
1405 CORNWALL DR

OCEAN SPRINGS MS 39564

ACRES : .27
LAND VALUE : 19040
IMPROVEMENTS : 107560
TOTAL VALUE: 126600
ASSESSED : 12660

PARCEL 61099403.000
ADDRESS 1405 CORNWALL

TAX INFORMATION

YEAR 2023	TAX DUE	PAID	BALANCE
COUNTY	487.56	487.56	0.00
CITY	366.13	366.13	0.00
SCHOOL	689.99	689.99	0.00
TOTAL	1543.68	1543.68	0.00

A Print Fee May Apply, Contact County For Total.

LAST PAYMENT DATE 12 / 21 / 2023

MISCELLANEOUS INFORMATION

EXEMPT CODE	LEGAL	LT 114 FORT BAYOU EST PT 5-C D
HOMESTEAD CODE REG	B	
TAX DISTRICT 4660	2013-461 (175 MAP785.21-04)	
PPIN 060265		
SECTION 21		
TOWNSHIP 7		
RANGE 8		

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[PURCHASE COUNTY TAX SALE FILES](#)

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

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