



**Zoning and Adjustments Board  
SPECIAL CALL MEETING**

**Wednesday, November 12, 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. October 14, 2025
- 3. Old Business**
- 4. New Business**
  - a. 5320 Pontiac Street - PIDN: 61059024.000 - Request approval of a variance for an accessory structure side setback from 5' to 18" on the northwest side of the property - Bobby Smith
  - b. 512 Dewey Ave - PIDN: 60137336.000 - Request approval of a variance of a side setback from 10' to 2'-6" on the north side of the property to build an addition on the existing house - Kelly Lane-Fore
- 5. Audience Request**
- 6. Adjourn**

The Minutes of the City of Ocean Springs  
Zoning & Adjustment Board  
Tuesday October 14, 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 October 14, 2025. Other members present were David Hayden, Lethel Bowden, and William Thompson. Absent was Don Atwell. Also, present was Planning Director, Amanda Crose and Planning Technician, Elizabeth Dill.

2. Approval of Minutes

a. September 9, 2025

A motion was made by William Thompson, seconded by David Hayden to accept the September 9, 2025, minutes. The motion carried unanimously.

3. Old Business

a) None

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

A motion was made by William Thompson, seconded by Lethel Bowden, to approve the 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 structure located at 441 Ward Ave due to exceptional narrowness of the lot. The motion carried unanimously.

b) 1405 Cornwall Drive - PIDN: 61099403.000 - Request approval of a variance for an accessory structure side setback on the northwest side of the property from 5 ft to 4.7 ft - Sulemi Yelasquez

A motion was made by David Hayden, seconded by Lethel Bowden, to approve the variance of an accessory structure side setback on the northwest side of the property from 5 ft to 4.7 ft at 1405 Cornwall Drive due to the existing 15' drainage easement making the lot not meet the minimum lot requirements. The motion carried unanimously.

5. Audience Request

a) None

6. Adjourn

A motion was made by William Thompson, seconded by Lethel Bowden 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:** November 12, 2025

**APPLICANT/OWNER:** Bobby Smith

**REQUESTED ACTION:** Variance Request

**DATE OF REQUEST:** October 6, 2025

**LOCATION:** 5320 Pontiac Street

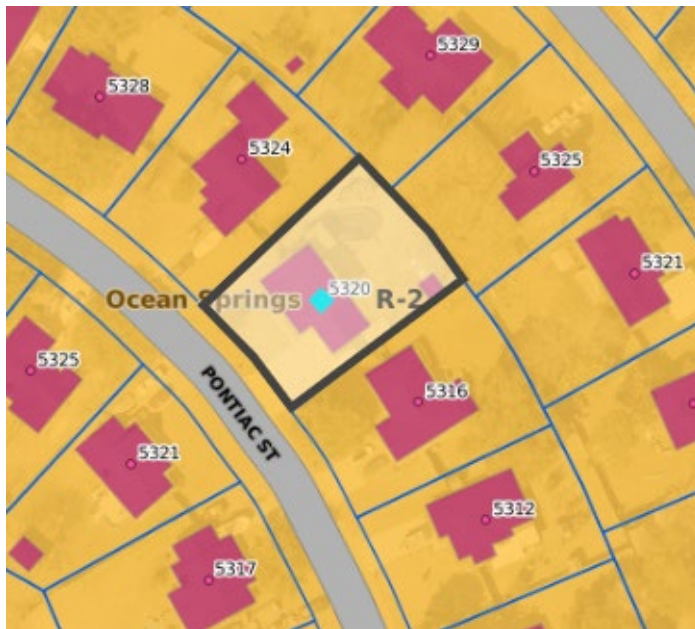
**PARCEL NUMBER:** 61059024.000

**DESCRIPTION OF REQUEST:**

The applicant is requesting a variance for an accessory structure side setback from 5' to 18" on the northwest side of the property.

**ZONING AND LAND USE:**

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



**FINDINGS:**

- The accessory structure (pole barn) is already constructed. The owner stated in his application he hired a contractor to pull permits and construct the pole barn. The Building Department issued a Code Violation for no building permit. The structure should have been

placed at the 5' side yard setback line; however, it was constructed 18" from the northwest property line. Requesting a variance to remain at 18" from the property line.

- The property is currently zoned R-2 Low-Medium Density Residential. The R-2 zoning allows for 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.
  - Lot area – 11,527 sq. ft. per recorded plat
- Minimum lot width – 80 ft
  - Lot width – 80 ft

- The property meets the minimum lot area and width requirements of the R-2 zoning.



- 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.
- 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 NOTICE:**

- Zoning and Adjustment Board yard signs were posted on property on October 28, 2025.
- Notifications were mailed to adjacent property owners within a 500-foot radius on October 28, 2025.

**PUBLIC FEEDBACK:**

- No opposition letter received from Robert Kennedy, located at 5324 Pontiac Street on October 4, 2025

**POTENTIAL MOTIONS:**

To recommend **approval** of a variance for an accessory structure side setback from 5' to 18" on the northwest side of the property.

– OR –

To recommend **denial** of a variance for an accessory structure side setback from 5' to 18" on the northwest side of the property.



9908

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

VARIANCE REQUEST APPLICATION

RECEIVED  
OCT 06 2025  
BY: E. Pill

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: 10/6/25

Name of Applicant: Bobby Smith

Address: 5320 Pontiac St. Zone: \_\_\_\_\_

Phone No. 228-819-5842 Email Address: SmithOGP@yahoo.com

Parcel Identification Number: \_\_\_\_\_

Property Owner (if different from Applicant): \_\_\_\_\_

Property Location for the Variance: 5320 Pontiac St.

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

Setback from neighbors fence.

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

Already built structure to be 18" from neighbors fence. It is only the posts

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 hired and trusted a contractor to build a boat shed for me. I was told they would handle all permitting and code requirements. None of this was done. I have already paid and have no contact with the contractor.

Applicant Signature: [Signature] Date: 10/6/25

I have a letter from my neighbor saying he is ok with the structure that has been built.



**This notice is being mailed to you as an owner of property near the project described below.  
Copies are sent via standard mail at the cost of the applicant for this project.**

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City of Ocean Springs Planning Department  
P. O. Box 1800  
Ocean Springs, MS 39566-1800  
228-875-4415

**PUBLIC NOTICE**

**PUBLIC NOTICE** is hereby given that the City of Ocean Springs Zoning and Adjustment Board will hold a public meeting in the regular meeting place of the Board of Aldermen located in City Hall at 1018 Porter Avenue Ocean Springs, MS, 39564 on:

**Wednesday, November 12, 2025 @ 5:00 PM**

Regarding the following:

- **5320 Pontiac Street – PIDN: 61059024.000 – A variance request for an accessory structure side setback from 5’ to 18” on the northwest side of the property – Bobby Smith**

Written comments related to the above request will be accepted and may be mailed to the City of Ocean Springs Planning Department, Post Office Box 1800, Ocean Springs, MS 39566-1800 or emailed to [acrose@oceansprings-ms.gov](mailto:acrose@oceansprings-ms.gov) or [edill@oceanpsrings-ms.gov](mailto:edill@oceanpsrings-ms.gov) .

At the aforementioned time and place, all parties of interest shall have an opportunity to be heard.

Amanda Crose  
Planning Director  
City of Ocean Springs

# Property Link

## JACKSON COUNTY, MS

Current Date **11/ 6/2025**

**Tax Year 2023**  
Records Last Updated **11/ 5/2025**

### PROPERTY DETAIL

<b>OWNER</b>	SMITH BOBBY EUGENE III SMITH OLIVIA 5320 PONTIAC ST OCEAN SPRINGS MS 39564	ACRES : .27 LAND VALUE : 24100 IMPROVEMENTS : 130790 TOTAL VALUE: 154890 ASSESSED : 15489
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**PARCEL** 61059024.000  
**ADDRESS** 5320 PONTIAC

### TAX INFORMATION

YEAR 2023	TAX DUE	PAID	BALANCE
COUNTY	630.03	630.03	0.00
CITY	447.94	447.94	0.00
SCHOOL	877.70	877.70	0.00
<b>TOTAL</b>	<b>1955.67</b>	<b>1955.67</b>	<b>0.00</b>

**A Print Fee May Apply, Contact County For Total.**

**LAST PAYMENT DATE** 12 / 21 / 2023

### MISCELLANEOUS INFORMATION

<b>EXEMPT CODE</b>		<b>LEGAL</b> LOT 24 CULEOKA S/D PT 1 PB 17-
<b>HOMESTEAD CODE</b>	REG	44
<b>TAX DISTRICT</b>	4660	DB 2008-411 (94 MAP785.22-04)
<b>PPIN</b>	059428	
<b>SECTION</b>	22	
<b>TOWNSHIP</b>	7	
<b>RANGE</b>	8	

**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>
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\*\*NO TAX SALES FOUND\*\*

Back

October 4, 2025

To The Building and Planning Department of Ocean Springs, MS.

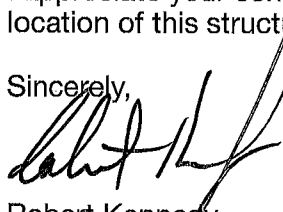
RE: CARPORT STRUCTURE LOCATED AT 5320 in PONTIAC STREET, IN THE CULEOKA  
SUBDIVISION OF OCEAN SPRINGS, MS.

Dear Sirs/Ma'ams,

It has been brought to my attention that the above referenced structure is supposed to be at least 5 feet away from neighboring properties. As the referenced structure does not pose any inconveniences and does not interfere with the enjoyment of my property, I have no objections or concerns with leaving the structure in its current position.

I appreciate your consideration of my feedback in making your determination regarding the location of this structure.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert Kennedy', written over the word 'Sincerely,'.

Robert Kennedy  
5324 Pontiac Street  
Ocean Springs, MS 39563

**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:** November 12, 2025

**APPLICANT/OWNER:** Kelly Lane-Fore

**REQUESTED ACTION:** Variance

**DATE OF REQUEST:** October 6, 2025

**LOCATION:** 512 Dewey Ave

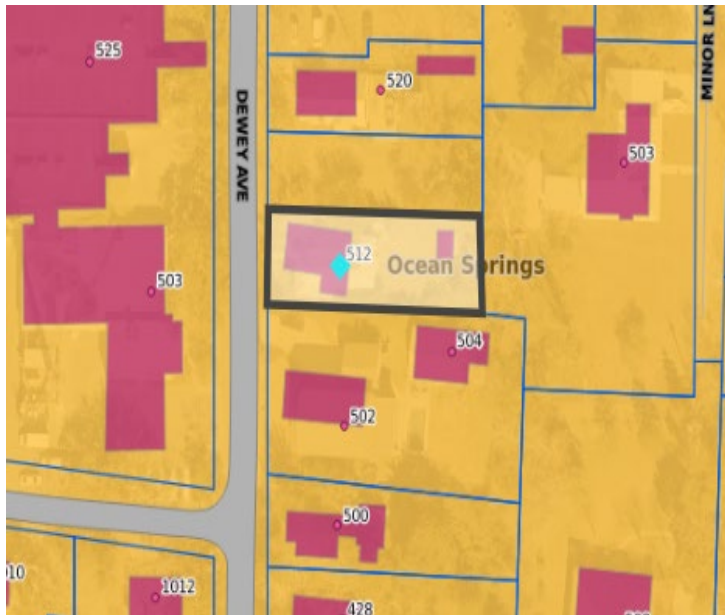
**PARCEL NUMBER:** 60137336.000

**DESCRIPTION OF REQUEST:**

The applicant is requesting a variance of a side yard setback from 10' to 2'-6" on the north side of the property to construct an addition on the existing house.

**ZONING AND LAND USE:**

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



### **FINDINGS:**

- The applicant is proposing to construct an addition onto the north side of the existing house and is requesting a variance of the side yard setback from the required 10' to 2'-6".
- R-2 zoning district is primarily for 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.
      - Currently the lot is approximately 9,025 sq. ft.
    - Minimum lot width – 80 ft
      - Currently the lot width is approximately – 55 ft
  - The property does not meet the minimum lot area or width requirements of R-2 zoning.
- The property to the north is owned by the City of Ocean Springs and is currently being used as a parking lot.
- 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 NOTICE:**

- Zoning and Adjustment Board yard signs were posted on the property on October 28, 2025.
- Notifications were sent by mail to adjacent property owners within a 500-foot radius on October 28, 2025.

### **PUBLIC FEEDBACK:**

None received as of November 7, 2025.

### **POTENTIAL MOTIONS:**

To recommend **approval** of the variance of a side yard setback from 10' to 2'-6" on the north side of the property to construct an addition onto the existing house.

– OR –

To recommend **denial** of the variance of a side yard setback from 10' to 2'-6" on the north side of the property to construct an addition onto the existing house.

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RECEIVED  
OCT 07 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: 10/6/2025

Name of Applicant: Kelly Lane - Fore

Address: 512 Dewey Avenue OS MS Zone: \_\_\_\_\_

Phone No. 228-219-6307 Email Address: kellylanere@gmail.com

Parcel Identification Number: LD137330.000

Property Owner (if different from Applicant): \_\_\_\_\_

Property Location for the Variance: 512 Dewey Avenue, OS MS 39564

Type of Variance(s) Requested (setback, height, zoning extension, parking, etc.)  
5' sideyard setback on North boundary.

The purpose of this variance is to consider an application to allow:  
Addition to the existing home

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.  
Working with an exceptionally narrow lot, and around a live oak.

Applicant Signature: [Signature] Date: 10/6/25

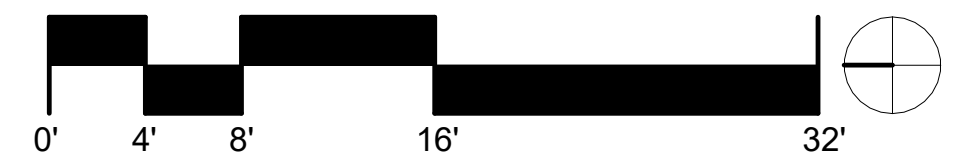
10/17/2025 5:09:52 PM  
C:\ARCHITECTURE\Charlie Architecture\Projects\2025 Projects\SD\_25001 Lane Residence.rvt  
A  
B  
C  
D  
E  
F  
G



PORTER AVE.

DEWEY AVE.

1 ARCHITECTURAL SITE PLAN  
1/16" = 1'-0"



SCHEMATIC DESIGN  
TBD

CONSTRUCTION DOCUMENTS ARE FOR REVIEW ONLY  
NOT FOR CONSTRUCTION



SD\_25001  
FORE RESIDENCE

512 DEWEY AVE.  
OCEAN SPRINGS,  
39564

CLIENT  
KELLY FORE

#	DESCRIPTION	DATE
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ARCHITECTURAL SITE PLAN

AS1

SCALE 1/16" = 1'-0"



DEWEY AVE.

**This notice is being mailed to you as an owner of property near the project described below.  
Copies are sent via standard mail at the cost of the applicant for this project.**

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At the aforementioned time and place, all parties of interest shall have an opportunity to be heard.

Amanda Crose  
Planning Director  
City of Ocean Springs

# Property Link

## JACKSON COUNTY, MS

Current Date 10/ 7/2025

**Tax Year 2023**  
Records Last Updated 10/ 6/2025

### PROPERTY DETAIL

<b>OWNER</b>	LANE KELLY R 512 DEWEY AVE  OCEAN SPRINGS MS 39564	<b>ACRES :</b> .20 <b>LAND VALUE :</b> 82970 <b>IMPROVEMENTS :</b> 166810 <b>TOTAL VALUE:</b> 249780 <b>ASSESSED :</b> 24978
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**PARCEL** 60137336.000  
**ADDRESS** 512 DEWEY

### TAX INFORMATION

YEAR 2023	TAX DUE	PAID	BALANCE
<b>COUNTY</b>	1107.89	1107.89	0.00
<b>CITY</b>	722.36	722.36	0.00
<b>SCHOOL</b>	1507.29	1507.29	0.00
<b>TOTAL</b>	3337.54	3337.54	0.00

**A Print Fee May Apply, Contact County For Total.**

**LAST PAYMENT DATE** 1 / 18 / 2024

### MISCELLANEOUS INFORMATION

<b>EXEMPT CODE</b>		<b>LEGAL</b>	COM SEC PORTER & DEWEY AVE S 2
<b>HOMESTEAD CODE</b>	REG		46
<b>TAX DISTRICT</b>	4660		' FOR POB E 160' S 55' W 160'
<b>PPIN</b>	057939		N
<b>SECTION</b>	30		55' TO POB BEING S1/2 LOT 3 BL
<b>TOWNSHIP</b>	7		K
<b>RANGE</b>	8		39 DB 1781-434 (63 Map789.30-0 2)

**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>
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\*\*NO TAX SALES FOUND\*\*

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