

**The Minutes of the City of Ocean Springs  
Zoning and Adjustments Board  
Tuesday, April 11, 2023**

**1. Call Meeting to Order**

A meeting of the City of Ocean Springs Zoning and Adjustments Board was called to order by Vice-Chairman Shannon Pfeiffer at 5:00 on Tuesday, April 11, 2023. Members present were John O'Hara, Michael Smith, and Don Atwell. Chairman Nick Gant was absent. Also present were Wade Morgan, City Planner, and , Planning/Grants Coordinator.

**2. Approval of Minutes**

a. March 14, 2023

M. Smith noted the misspelling of tow on page 1. He recommends it be changed to two (2).

A motion was made by D. Atwell seconded by J. O'Hara to recommend approval of the minutes with M. Smith's edit.

**3. Old Business**

**4. New Business**

a. 3401 Bienville Boulevard / PID# 60127492.000 - Singing River Health System Ambulatory Services, Inc. - Requesting a 25% variance to the minimum parking space requirement.

W. Morgan introduced the proposal. The parking request is being requested due to the building not being used at full capacity at all hours.

Marty Hardy, Hardy Architects, representing the applicant, addressed the commission. He confirmed Wade's comments regarding capacity usage.

The power lines on the property were discussed.

Mr. Hardy provided a site plan for the members to review.

A motion was made by D. Atwell to recommend approval of a variance of 25% from the minimum number of off-street parking spaces to allow 130 parking spaces for the Singing River Hospital Workforce Academy building at 3401 Bienville Boulevard.

S. Pfeiffer and M. Smith suggested adding the power lines crossing the property as a

hardship.

J. O'Hara seconded the motion. The motion was unanimously carried.

- b. 2022 Kensington Avenue / PID# 61455076.000 - Chris Clardy - Requesting a 4% variance from the maximum square footage allowed for an accessory structure.

A motion was made by D. Atwell seconded by J. O'Hara to add the email input from Elizabeth Deuel be included in the minutes. The motion was carried unanimously.

W. Morgan introduced the proposal. The proposed storage building is 1,000 sq. ft. According to Mr. Morgan's preliminary measurements using the city's GIS map and aerial images, it exceeds the maximum size of 920 sq. ft. allowed by the Unified Development Code (UDC). He added the setbacks would be 10 ft. from the rear and side property lines due to the property being a corner lot.

Chris Clardy, applicant, addressed the commission. He will gladly adjust the site plan to show 10 ft. from the side and rear property lines.

S. Pfeiffer asked if there was a stop-work order issued due to the form already being up. Mr. Clardy stated no and no digging or work had been done to date, only the frame for vision purposes.

M. Smith asked what hardship there was for the shed being larger than what's allowed. W. Morgan added an inground swimming pool which affects where the shed can sit.

Elizabeth Deuel, 2020 Kensington Avenue, addressed the commission in opposition to the request. She questioned the 2,300 sq. ft. for the principal structure. She determined it was 2,064 sq. ft. including the carport which would only allow 860 sq. ft. to not exceed 40%. She added the house was listed at 1,300 sq. ft. when it was sold to the Clardys.

Michael Buckalew, friend of Ms. Deuel and adjacent property owner on Simon Boulevard, addressed the commission in opposition to the request. He formerly lived at 2022 Kensington Avenue. It was originally rated at 1,250 sq. ft. When his mother sold the property, it was rated at 1,310 sq. ft. and is still listed as such on [Zillow.com](https://www.zillow.com).

How sq. ft. is determined by the UDC was discussed. It was determined that the UDC does not specify if the sq. ft. is determined by heated/cooled space or drip-line, etc.

A motion was made by M. Smith seconded by J. O'Hara to recommend the variance of the maximum size of an accessory structure for the detached garage at 2022 Kensington Avenue be deferred until the May Zoning & Adjustments Board meeting so the size of the principal dwelling can be determined and clarification of the UDC guidelines on principal use can be determined. The motion carried with M. Smith, J. O'Hara, and S. Pfeiffer voting aye and D. Atwell voting nay.

## **5. Audience Request**

## **6. Adjourn**

A motion was made by D. Atwell seconded by J. O'Hara to adjourn the meeting. The motion was unanimously carried.