

**The Minutes of the City of Ocean Springs**  
**Zoning & Adjustment Board**  
**Wednesday, November 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 Wednesday, November 12, 2025. The members present were Nick Gant, David Hayden, Lethel Bowden, Don Atwell, and William Thompson. Also, present were Amanda Crose – Planning Director; Elizabeth Dill - Planning Technician, and Sirrae Williams - Planning Administrator.

**2. Approval of Minutes**

- a) October 14, 2025

A motion was made by William Thompson, seconded by Don Atwell to accept the October 14, 2025, minutes. The motion carried unanimously.

**3. Old Business**

- a) None

**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**

Amanda Crose, Planning Director, introduced the case. She stated the property was zoned R-2 Low-Medium Density Residential with a single-family residential dwelling. The findings indicate that 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 eighteen inches (18") from the northwest property line. The applicant is requesting a variance.

The Planning Director stated in the R-2 Zoning District the minimum lot area is 11,250 square feet and the minimum lot width is 80'. Per the recorded plat, the property contains 11,527 square feet and has a lot width of 80' therefore, meeting the minimum requirements of the R-2 zoning district.

Bobby Smith, applicant, spoke on behalf of the project. He stated he works out of town and hired a contractor to construct the pole barn. He stated it's constructed really well.

He stated he came home to a code violation being issued for the structure. He also stated he has been unsuccessful in contacting the contractor since he has received the violation.

D. Hayden stated the contractor should have known the difference between 18" and 5'. The builder failed him and he would go back to the builder. He questioned if the contractor was bonded and insured.

W. Thompson mentioned 3'-7" to 3'-8" is about the 25% that they would be allowed to grant and 18" is a challenge.

N. Gant also mentioned there is a set criteria in order to approve variances.

- Robert Kennedy – 5324 Pontiac Street, submitted a no opposition letter on October 4, 2025.

A motion was made by William Thompson, seconded by Don Atwell, to deny the variance request for an accessory structure side set back from 5' to 18" on the northwest side of the property. The motion carried unanimously.

**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**

Amanda Crose, Planning Director, introduced the case. She stated the property is zoned R-2 Low-Medium Density Residential with a single-family residential dwelling. 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".

The Planning Director stated in the R-2 zoning District the minimum lot area is 11,250 square feet and the minimum lot width is 80'. The lot does not currently meet either requirement. The current square footage is approximately 9,025 and width of approximately 55'; therefore, the property does not meet the minimum requirements of the R-2 zoning district.

Kelly Lane, applicant, spoke on behalf of the project. She stated she is looking to add on to her home due to her growing family. She stated she is next to a city owned parking lot and emergency vehicles could still gain access to her property with the reduced setbacks. There is a drainage easement with rip rap about 17' from her back property line and is currently accessible. It is also accessible from the back of the city parking lot. There is large magnolia and live oak she would work around. She also stated there was a previous variance granted on her property and didn't utilize the entire variance granted.

A motion was made by William Thompson, seconded by Lethel Bowden, to approve the variance of a side setback from 10' to 5', instead of the requested 2'-6", on the north side of the property to build an addition onto the existing house due to the exceptional narrowness of the property. 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.

The meeting ended at 5:34 p.m.