



**ZONING AND ADJUSTMENT BOARD MEETING AGENDA  
CITY OF OCEAN SPRINGS - ZONING AND ADJUSTMENTS BOARD  
TUESDAY, FEBRUARY 10, 2026 - 5:00 PM**

- 1. Call Meeting to Order**
- 2. Approval of Minutes**
  - a. December 17, 2025
- 3. Old Business**
- 4. New Business**
  - a. 1217 Sunset Ave - PIDN: 60119030.110 - Jeremy & Melissa Holland - Request approval of a variance for a side setback from 10' to 6' on the southwest side of the property to construct a 6' x 53' elevated platform, connecting the front and rear porch for the purpose of elevating the HVAC and electrical system
- 5. Audience Request**
- 6. Adjourn**

**The Minutes of the City of Ocean Springs**  
**Special Call Zoning & Adjustment Board**  
**Wednesday, December 17, 2025**

**1. Call meeting to order**

A Special Call Meeting of the City of Ocean Springs Zoning and Adjustment Board was called to order by Chairman Nick Gant at 5:00 p.m. on Wednesday, December 17, 2025. Members present were Nick Gant, William Thompson, Lethel Bowden, and Don Atwell. Also present were Amanda Crose, Planning Director; Sirrae Williams, Planning Administrator; Elizabeth Dill, Planning Technician; Darrell Stringfellow, Building Official; and David Harris, City Attorney.

**2. Approval of Special Call Agenda**

A motion was made by Don Atwell, seconded by William Thompson, to approve the agenda for the Special Call Meeting as presented. The motion was unanimously carried.

**3. Approval of Minutes**

- a) November 12, 2025

A motion was made by William Thompson, seconded by Don Atwell, to approve the minutes of the November 12, 2025, meeting as presented. The motion was unanimously carried.

**4. Old Business**

- a) None

**5. New Business**

- a) **236 Holcomb Blvd - PIDN: 61180025.000 - Request approval of a variance for a side setback form 10' to 7'-10" on the south side of the property for an addition to the existing house – Jonathan Jandorf**

Amanda Crose, Planning Director, introduced the proposal. She stated that the property is zoned R-2 Low-Medium Density Residential and contains an existing single-family dwelling. The applicant is proposing an addition on the south side of the residence. Ms. Crose explained that the property meets the minimum lot area requirement but does not meet the minimum lot width requirement of the R-2 zoning district, as the recorded plat reflects a width of seventy-seven (77) feet rather than the required eighty (80) feet.

She further noted that a side yard setback variance was approved in 2021 for the north side of the property; however, that variance was not fully utilized by the previous owner. She confirmed that all public notice requirements had been met and that no written comments were received prior to the meeting.

Jon Jandorf, applicant, addressed the Board. He explained that the proposed addition is intended to provide functional bedroom space suitable for older children. He stated that the requested encroachment of approximately twenty-six (26) inches is necessary to maintain reasonable bedroom and closet dimensions. Mr. Jandorf explained that relocating the addition further into the rear yard would require a longer interior hallway, inefficient use of space, and additional exterior demolition, including window removal. He stated that the proposed location minimizes disruption to the existing structure and would not negatively impact the adjacent property to the south.

Jim Sonnier, owner of the adjacent property at 234 Holcomb Boulevard, addressed the Board in opposition. He stated that he was not opposed to property improvements but questioned the necessity of the variance. Mr. Sonnier stated that, based on his professional experience in engineering and architectural design, the addition could be redesigned to comply with the ten-foot setback requirement. He expressed concern regarding precedent and consistent application of zoning standards.

Nick Gant asked Mr. Jandorf to clarify why the addition could not be relocated further toward the rear of the property while maintaining compliance with the required setback.

Jon Jandorf responded that relocating the addition rearward would require an extended interior hallway, reduce usable living space, and necessitate additional demolition of exterior walls and windows, increasing construction impacts and cost.

William Thompson asked whether reducing the size of the proposed bedrooms could eliminate the need for a variance.

Jon Jandorf responded that the proposed room sizes were selected to accommodate older children and that further reductions would primarily affect closet space, resulting in non-standard and functionally inadequate storage.

Lethel Bowden asked whether the addition could be placed on the opposite side of the residence near the master bathroom area.

Jon Jandorf responded that the existing layout and offsets of the house do not allow for a reasonable addition on that side without significant interior reconfiguration.

Don Atwell asked staff whether the nonconforming lot width contributed to the variance request.

Amanda Crose responded that the recorded lot width of seventy-seven (77) feet does not meet the minimum requirement and that this nonconformity was a factor considered in the review.

Nick Gant stated that the Board must evaluate the request based on statutory variance criteria, including whether strict application of the ordinance would result in undue hardship, whether reasonable alternatives exist, and whether the request represents the minimum relief necessary.

A motion was made by Don Atwell to recommend approval of the variance. The motion died for lack of a second.

A second motion was made by William Thompson, seconded by Lethel Bowden, to recommend denial of the requested variance. The motion carried by a vote of four (4) to one (1), with Don Atwell voting Nay and all other members voting in favor of denial.

**b) 7616 Trout Street – PIDN: 63013030.000 – Jason Miller – Request appeal of the Building Official’s decision regarding the construction of a 3,889 sq ft house and a 40’x60’ pole barn in a floodway zone – Signature Building, Applicant**

Amanda Crose, Planning Director, introduced the appeal. She explained that the applicants are appealing the Building Official’s determination denying construction of a proposed 3,889-square-foot single-family residence and a 40’ x 60’ pole barn due to encroachment within a regulatory floodway. Ms. Crose stated that the subject property is located within an AE floodplain and that a regulatory floodway bisects the parcel, resulting in portions of the proposed development being located within the floodway boundary. She reviewed the City’s Flood Damage Prevention Ordinance (Appendix A) and explained that new construction within a regulatory floodway is prohibited unless variance criteria are met. Ms. Crose noted that the Zoning & Adjustment Board serves as the appeals authority and that the Board’s decision constitutes final City action.

Darrell Stringfellow, Building Official and Floodplain Administrator, provided additional background. He explained the distinction between floodplain and floodway areas, noting that floodways are intended to convey floodwaters and debris during major storm events and are considered high-hazard areas. Mr. Stringfellow stated that under the City’s ordinance, any portion of a structure encroaching into the floodway renders the entire structure noncompliant, including roof overhangs or accessory elements. He further explained that while FEMA establishes minimum standards, the City has adopted more restrictive regulations to maintain Community Rating System (CRS) points, which provide flood insurance premium reductions citywide.

Elizabeth Miller, appellant, addressed the Board in support of the appeal. She stated that the property was purchased and initially permitted under Jackson County regulations prior to annexation by the City of Ocean Springs. Ms. Miller explained that FEMA and the County allow construction within a floodway when supported by a

certified “no-rise” engineering analysis and stated that the applicants obtained such certification. She stated that relocating the proposed residence outside the floodway would significantly diminish the functional use of the property, including loss of waterfront access and outdoor living space. Ms. Miller also questioned the ordinance’s definition of hardship and stated that annexation resulted in the application of regulations that were not contemplated at the time the property was purchased.

Jason Miller, appellant, added that the property was intended to be the family’s permanent residence and stated that denial of the appeal would significantly impact the value and reasonable use of the property.

Nick Gant asked staff to clarify whether the proposed structures could be relocated on the lot in a manner that would allow construction to proceed in compliance with the ordinance.

Darrell Stringfellow responded that relocation could be permissible only if all portions of the structures, including any overhangs, remained entirely outside the floodway boundary. He stated that even minimal encroachment into the floodway would render the structures noncompliant.

William Thompson asked whether relocating the residence closer to Trout Street could remove the structure from the floodway.

Darrell Stringfellow responded that relocating the residence toward the front of the property could potentially allow construction to proceed, provided the structure remained fully outside the floodway and complied with required zoning setbacks.

William Thompson further asked whether subdivision of the parcel could resolve the floodway issue.

Amanda Crose responded that subdivision alone would not eliminate floodway restrictions, as floodway regulations apply regardless of zoning classification or parcel configuration.

Lethel Bowden asked the applicants to explain why relocating the residence toward the front of the property was not feasible.

Elizabeth Miller responded that relocation toward Trout Street would significantly diminish the intended use of the property, including loss of waterfront views and outdoor living space, which were primary considerations in the design and purchase of the property.

Don Atwell asked staff to explain the difference between FEMA floodplain standards and the City’s floodway regulations.

Darrell Stringfellow responded that FEMA establishes minimum requirements but allows local governments to adopt more restrictive standards. He stated that the City's ordinance exceeds FEMA minimums in order to improve flood resilience and maintain CRS standing, which benefits the broader community through reduced insurance premiums.

Nick Gant opened the floor for public comment

Cody Crane, 7800 Trout St, spoke in support of the appeal and stated that he owns property in the same annexed area affected by the regulatory floodway designation. He explained that his home was constructed under Jackson County regulations prior to annexation and was intended as a long-term investment and future residence. He expressed concern that denial of the appeal would significantly diminish property values and marketability for properties along Trout Street. He stated that if rebuilding or substantial improvement is prohibited due to floodway restrictions, financial institutions may be unwilling to lend on such properties, effectively rendering them unsellable. Mr. Crane emphasized that property owners relied on county regulations in place at the time of construction and did not request annexation into the City. He urged the Board to consider the broader neighborhood impacts of floodway restrictions beyond the subject property.

Lanis Noble, 411 Bechtel Boulevard (Owner of 7704 Trout Street), stated that he and his wife own the property immediately west of the Miller property and have resided there for approximately ten years. He noted that the residence and large accessory structure on his property were constructed decades ago and have existed without documented interference with floodwaters. He expressed concern that denial of the appeal could negatively impact existing property owners who are now subject to City taxes while facing restrictions that limit rebuilding or resale. He stated that the application of new floodway regulations to annexed properties creates inequities between long-standing structures and new development. Mr. Noble voiced support for the appeal and encouraged the Board to consider the cumulative effects of the ordinance on annexed neighborhoods.

Amy Zinder, 7824 Trout Street, addressed the Board in support of the appeal and stated that she owns multiple parcels at the end of Trout Street and has lived in the area since 2011. She described flooding conditions in the area as primarily storm-surge related rather than prolonged riverine flooding and stated that floodwaters typically recede quickly. She expressed concern that strict floodway restrictions could prevent property owners from rebuilding after significant damage, resulting in loss of homes and long-term financial hardship. She stated that denial of the appeal could negatively affect many residents in the annexed area and urged the Board to consider both regulatory intent and lived experience in the neighborhood.

Tony Miller, 9108 Dixie Street (Builder for the Applicant), stated that he is the licensed builder for the proposed residence and has experience with floodplain and elevated construction. He expressed concern regarding how the City's floodway ordinance is

being applied to properties that were developed or planned under county regulations prior to annexation. He questioned how existing floodway structures are treated under the City's floodplain management program and whether those structures were incorporated into Community Rating System (CRS) calculations at the time of annexation. He expressed concern that new construction is being prohibited while existing structures remain, creating inconsistent treatment among properties in the same area. Mr. Miller encouraged the Board to consider fairness, consistency, and long-term impacts on property owners.

Nick Gant asked David Harris, City Attorney, to clarify how annexation affects application of City ordinances.

David Harris responded that ordinances of general application become effective upon annexation and apply uniformly to all properties within City limits. He stated that prior county approvals do not exempt property from compliance with City ordinances and that any appeal of the Board's decision would be reviewed based on the administrative record created during the hearing.

Nick Gant closed public comment portion of the hearing.

A motion was made to recommend approval of the appeal and overturn the Building Official's decision denying construction within the regulatory floodway. The motion was made by Lethel Bowden, but no second was offered. As a result, the motion died for lack of a second and was not considered further.

A second motion was made to recommend denial of the appeal and uphold the Building Official's determination. The motion was initiated by William Thompson and seconded by Chairman Nick Gant. The motion was put to a vote but failed to receive a majority vote and therefore did not carry.

Following the failure of the denial motion, further discussion occurred among Board members regarding the need for additional information in order to fully evaluate the appeal. Board members discussed the potential need for more detailed documentation regarding floodway impacts, CRS implications, and whether the hardship criteria under the Flood Damage Prevention Ordinance could be met.

The previous motion made by William Thompson was withdrawn

A third motion was then made by Don Atwell to table the appeal in order to allow the applicants time to submit additional information and for staff to further evaluate the request. The motion to table was seconded by David Hayden. The motion was carried by a vote of four (4) to one (1), with William Thompson voting Nay and all other members voting in favor of tabling the appeal.

## **6. Audience Request**

N Gant opened the floor for audience requests.

Cody Crane, 7800 Trout Street, asked whether the Zoning & Adjustment Board has the authority to reconsider or revise floodway regulations that affect properties located within recently annexed areas of the City, particularly as those regulations relate to rebuilding rights and long-term property value.

Nick Gant responded that the Zoning & Adjustment Board's authority is limited to hearing appeals and variance requests under the existing ordinances and that the Board does not have the authority to amend or revise City regulations.

Lance Noble, 411 Bechtel Boulevard (owner of 7604 Trout Street), asked how property owners in annexed areas could seek relief or clarification regarding floodway restrictions and whether there is a process to request review of the City's flood damage prevention regulations.

Amanda Crose, Planning Director, responded that any changes to floodplain or floodway regulations would require an ordinance amendment adopted by the Board of Aldermen. She explained that property owners may submit concerns or requests through City staff or participate in public hearings when ordinance amendments are proposed.

Amy Zinder, 7824 Trout Street, asked how existing homes and structures currently located within the regulatory floodway are treated under the ordinance and whether those properties are allowed to remain or be rebuilt following damage.

Darrell Stringfellow, Building Official and Floodplain Administrator, responded that existing structures within the floodway may remain as legal nonconformities, subject to limitations outlined in the Flood Damage Prevention Ordinance. He explained that expansion, reconstruction, or rebuilding after substantial damage may trigger additional regulatory requirements, including compliance with floodway restrictions.

Tony Miller, 9108 Dixie Street, asked whether existing floodway structures were considered in the City's floodplain management and Community Rating System (CRS) calculations and expressed concern about how pre-annexation and post-annexation properties are regulated.

Darrell Stringfellow responded that existing structures are accounted for in floodplain management records and that variances and development activity within floodways must be documented and reported. He stated that multiple floodway variances could potentially impact the City's CRS standing, which affects flood insurance premiums citywide.

Nick Gant clarified that the Audience Request portion of the meeting is intended to allow general questions and comments, but that no formal action may be taken by the Board during this agenda item.

Nick Gant closed the Audience Request portion of the meeting.

## **7. Adjourn**

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

The meeting ended at 5:34 p.m.

DRAFT

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

**ZONING AND ADJUSTMENT BOARD REPORT**

**MEETING DATE:** February 10, 2026  
**APPLICANT:** Jeremy Holland  
**OWNER:** Jeremy & Melissa Holland  
**REQUESTED ACTION:** Variance Request  
**DATE OF APPLICATION:** January 5, 2026  
**LOCATION:** 1217 Sunset Ave  
**PARCLE NUMBER:** 60119030.110



Figure 1. 1217 Sunset Ave

**I. REQUEST SUMMARY:**

The applicant, Jeremy Holland, is requesting a variance of the side setback from 10' to 6' on the southwest side of the property to construct a 6' x 53' elevated platform, connecting the front and rear porch for the purpose of elevating the HVAC and electrical system as shown on the site plan below.

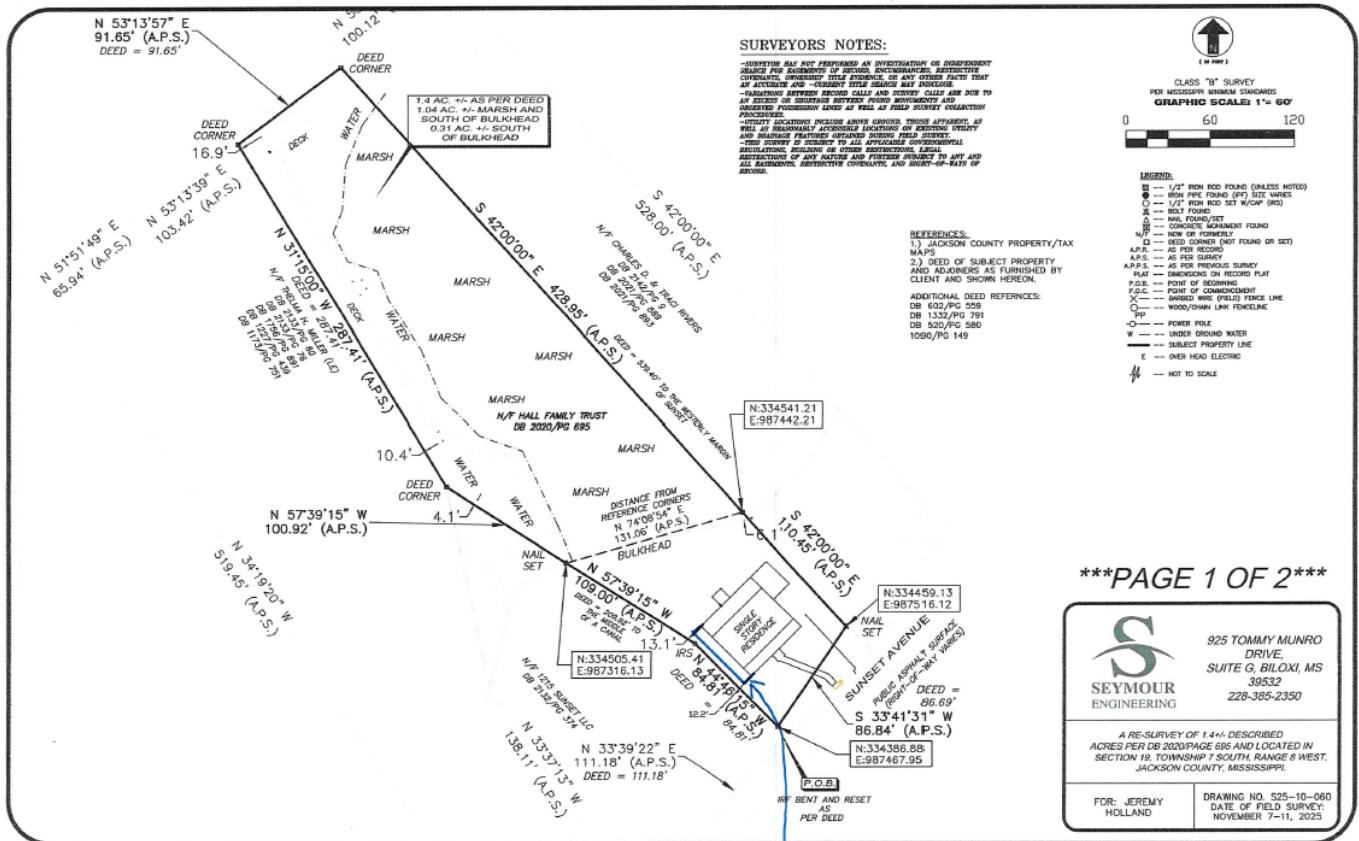


Figure 2. Site Plan – Proposed Variance

**II. ZONING/LAND USE:**

- The subject property is zoned R-1, Low Density Single-Family Residential
  - Min. lot area – 13, 500 (lot meets minimum requirements)
  - Min. lot width – 100' (survey reflects 86')
  - Front Setback – 25'
  - Side Setback – 10'
  - Rear Setback – 25'
- Located within the Marble Springs Historic District (if a variance is granted, the applicant would next apply to the Historic Preservation for approval)

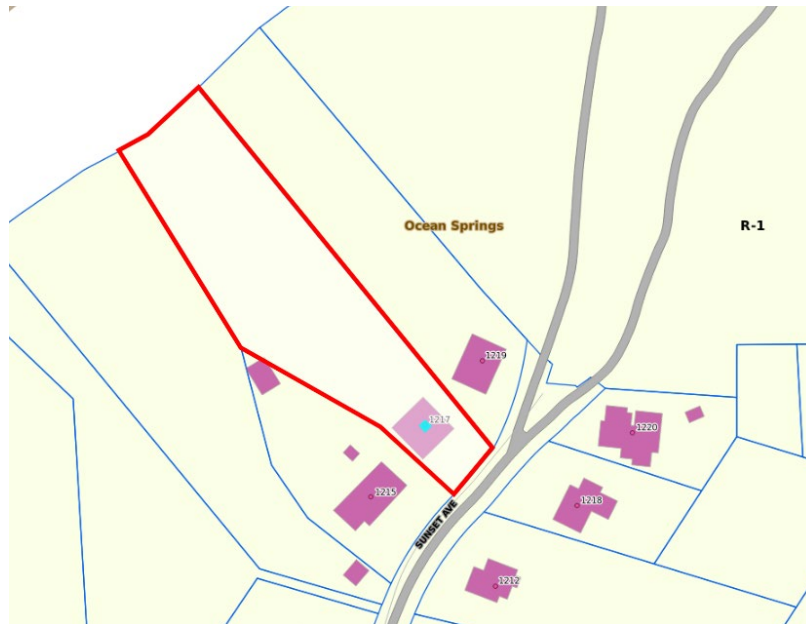


Figure 3. Photograph Showing Subject Property and Adjacent Zoning Districts

**III. FINDINGS:**

- Under R-1 zoning requirements, the property meets the minimum lot area requirement of 13,500 square feet, but does not meet the lot minimum lot width of 100’.
- The applicant is requesting a 6’ side yard setback instead of the required 10’ resulting in a 40% variance request.
- The property is located within the Marble Springs Historic District. If the requested variance is approved by the Board of Aldermen, the application will also require review and approval by the Historic Preservation Commission (HPC).

**IV. ZAB APPROVAL 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.
- If the above criteria are met, ZAB shall have the right by a majority vote to decrease any minimum requirement and to increase any maximum requirement, except for the required minimum lot area in residential zoning districts, by not more than twenty-five percent (25%), and shall be allowed only for good and substantial reasons which shall be made part of the record.

**V. PUBLIC NOTICE:**

- Legal Advertisement posted in the Sun Herald on January 25, 2026.
- Zoning and Adjustment Board signs were posted on the property January 26, 2026.
- Notifications were mailed to adjacent property owners within a 500-foot radius on January 21, 2026.



Figure 4. ZAB signs posted on property January 26, 2026.

**VI. PUBLIC FEEDBACK:**

None received to date.

**VII. POTENTIAL MOTIONS:**

A motion to recommend approval of a variance to reduce the required southwest side setback from 10 feet to 6 feet to construct a 6' x 53' elevated platform, connecting the front and rear porch for the purpose of elevating the HVAC and electrical system at 1217 Sunset Ave. (State the basis for the motion)

-OR-

A motion to recommend denial of a variance request to reduce the required southwest side setback from 10 feet to 6 feet at 1217 Sunset Ave.



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

**VARIANCE REQUEST APPLICATION**

RECEIVED  
JAN 05 2026  
BY: E. Dill

**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.  
\*\*\*applicant is responsible for all cost related to public mailers\*\*\*

Date: 1-5-2026

Name of Applicant: Jeremy Holland

Address: 1217 Sunset Ave Zone: R1

Phone No. 228-314-0271 Email Address: wireman101301@gmail.com

Parcel Identification Number: 60119030.110

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

Property Location for the Variance: 1217 Sunset Ave

Type of Variance(s) Requested (setback, height, zoning extension, parking, etc.)  
side setback (requesting 6' on side instead of 10')

The purpose of this variance is to consider an application to allow:  
The construction of raised platform to elevate main electrical service, generator, and HVAC equipment to same elevation as living space.

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 house is located only 12' from the south west lot line. The main electrical service and HVAC equipment are located on south west side of house. Building the elevated platform on the SW side of the house would allow critical mechanical + electrical systems to be elevated out of harms way from most floods.

Applicant Signature: [Signature] Date: 1-5-2026



**LEGAL DESCRIPTION(S):**

RECORD LEGAL DESCRIPTION AS PER DEED BOOK 2020/PAGE 695:

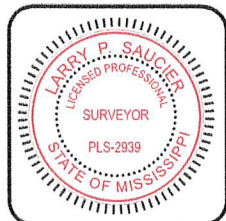
A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 8 WEST, CITY OF OCEAN SPRINGS, JACKSON COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCE AT THE NORTHEAST CORNER OF THE INTERSECTION OF IBERVILLE AVENUE AND WASHINGTON AVENUE IN THE CITY OF OCEAN SPRINGS, PRIOR TO THE WIDENING THEREOF AND AS THE SAME CORNER EXISTED ON FEBRUARY 10, 1977; THENCE RUN IN AN EASTERLY DIRECTION ALONG THE NORTH MARGIN OF IBERVILLE AVENUE FOR A DISTANCE OF 1128 FEET TO AN OLD FENCE MARKING THE SOUTHEAST CORNER OF THE PROPERTY NOW OR FORMERLY OF JACK GARRARD; THENCE RUN NORTH 02°27' EAST FOR A DISTANCE OF 200 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 166, CITY MAP OF OCEAN SPRINGS, SAID CORNER ALSO BEING KNOWN AS THE NORTHWEST CORNER OF NOW OR FORMERLY OF CLAUDE HENRY ROBERTS, ET UX, AS DESCRIBED IN WARRANTY DEED DATED NOVEMBER 1, 1977, RECORDED IN DEED BOOK 602, PAGE 559; THENCE RUN SOUTH 87°33' EAST ALONG THE NORTH LINE OF SAID ROBERTS PROPERTY FOR A DISTANCE OF 120.60 FEET TO A POINT ON THE WESTERLY MARGIN OF SUNSET AVENUE; THENCE RUN ALONG SAID WESTERLY MARGIN THE FOLLOWING BEARINGS AND DISTANCES, TO-WIT: NORTH 18°08' EAST 262.60 FEET; NORTH 19°20'26" EAST 131.74 FEET; NORTH 22°56' EAST 67.60 FEET AND NORTH 33°39'22" EAST 111.18 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 44°46'16" WEST 84.81 FEET TO A POINT; THENCE RUN NORTH 57°39'19" WEST FOR A DISTANCE OF 209.92 FEET TO THE MIDDLE OF AN EXISTING CANAL; THENCE RUN NORTH 31°14'54" WEST ALONG THE MIDDLE OF SAID CANAL FOR A DISTANCE OF 287.41 FEET TO A POINT IN OLD FORT BAYOU; THENCE RUN NORTH 53°13'39" EAST ALONG SAID BAYOU FOR A DISTANCE OF 91.65 FEET TO A POINT; THENCE RUN SOUTH 42°00'00" EAST FOR A DISTANCE OF 539.40 FEET TO A POINT ON THE WESTERLY MARGIN FOR A DISTANCE OF 86.69 FEET TO THE POINT OF BEGINNING, CONTAINING 62,877 SQUARE FEET, OR 1.44 ACRES, APPROXIMATELY.

LEGAL DESCRIPTION AS PER CURRENT SURVEY:

THE FOLLOWING SURVEY IS BASED ON THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM, GRID NORTH (NAD 83-2011: MISSISSIPPI EAST ZONE), ALL IN GRID DISTANCES AND DIRECTIONS AND HAVING STATE PLANE COORDINATE VALUES OF (NORTHING = 334386.88' EASTING = 987467.95') IN U.S. SURVEY FEET USING A CONVERGENCE ANGLE OF 00°00'18.61" AND A SCALE FACTOR OF 0.99995001 AT A 1/2" IRON ROD SET WITH CAP "SAUCIER 2939" IN PLACE OF A FOUND BUT DISTURBED 1/2" IRON ROD AT THE FOLLOWING POINT OF BEGINNING AS DESCRIBED AT DEED BOOK 2020/PAGE 695 ALSO BEING LOCATED IN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 8 WEST, FIRST JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSIPPI AND IS BASED ON A SURVEY PERFORMED BY LARRY P. SAUCIER, MISSISSIPPI REGISTRATION NUMBER 2939 DATED NOVEMBER 11, 2025.

BEGINNING AT THE ABOVE DESCRIBED CORNER ON THE APPARENT WESTERLY MARGIN OF SUNSET AVENUE; THENCE PROCEED N 44°46'15" W DEPARTING SAID APPARENT MARGIN FOR A DISTANCE OF 84.81' TO A 1/2" IRON ROD SET WITH CAP "SAUCIER 2939"; THENCE PROCEED N 57°39'15" W FOR A DISTANCE OF 109.00' TO A MAGNETIC NAIL SET IN A BULKHEAD AS A REFERENCE CORNER; THENCE CONTINUE N 57°39'15" W FOR A DISTANCE OF 100.92' TO DEED CORNER AS DESCRIBED IN THE MIDDLE OF A CANAL; THENCE PROCEED N 31°15'00" W ALONG A DEED LINE AS DESCRIBED ALONG THE MIDDLE OF A CANAL FOR A DISTANCE OF 287.41' TO A POINT AS DESCRIBED TO A DEED CORNER IN OLD FORT BAYOU; THENCE PROCEED N 53°13'57" E AS DESCRIBED ALONG SAID BAYOU FOR A DISTANCE OF 91.65' TO A DEED CORNER; THENCE PROCEED S 42°00'00" E FOR A DISTANCE OF 428.95' TO A 1/2" IRON ROD FOUND AS A POINT OF REFERENCE; THENCE PROCEED S 42°00'00" E FOR A DISTANCE OF 110.45' TO A MAGNETIC NAIL SET IN CONCRETE AS DESCRIBED ON THE APPARENT WESTERLY MARGIN OF SAID SUNSET AVENUE; THENCE PROCEED S 33°41'31" W ALONG SAID APPARENT MARGIN FOR A DISTANCE OF 86.84' TO THE POINT OF BEGINNING. SAID PARCEL HAVING AN AREA OF 62918.6 SQUARE FEET OR 1.4 ACRES, APPROXIMATELY.




THIS IS TO CERTIFY THAT THE PARCELS SHOWN AND DESCRIBED HEREON WERE SURVEYED ON THE GROUND AND THE PLAT AND DESCRIPTIONS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Larry P. Saucier*  
LARRY P. SAUCIER, P.L.S. # 2939

IF THIS SURVEY IS NOT SIGNED AND SEALED IN RED INK, IT IS A REPRODUCTION AND CANNOT BE RELIED UPON FOR ACCURACY.

**FLOOD DATA** This property is in Zone(s) "X" AE (B.F.E. 16' 8" 17") of the Flood Insurance Rate Map Community Panel No. 28039C 0287-01 as shown by graphic outlining on March 16, 2002 and is **CONSIDERED** in a minimal Flood Hazard Area. Field surveying was not performed to determine this zone. An evaluation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

**\*\*\*PAGE 2 OF 2\*\*\***

 <p><b>SEYMOUR ENGINEERING</b></p>	<p>925 TOMMY MUNRO DRIVE, SUITE G, BILOXI, MS 39532 228-385-2350</p>
	<p>A RE-SURVEY OF 1.4+- DESCRIBED ACRES PER DB 2020/PAGE 695 AND LOCATED IN SECTION 19, TOWNSHIP 7 SOUTH, RANGE 8 WEST, JACKSON COUNTY, MISSISSIPPI.</p>
<p>FOR: JEREMY HOLLAND</p>	<p>DRAWING NO. S25-10-060 DATE OF FIELD SURVEY: NOVEMBER 7-11, 2025</p>

Index as: **Section 19, Township 7 South, Range 8 West, Jackson County, MS**

**Prepared By and Return To:**

Sarah D. Rimes  
1000 North Halstead Road, Suite B  
Ocean Springs, MS 39564  
(228) 875-2307  
MS Bar No. 101555

State of Mississippi  
County of Jackson

**WARRANTY DEED**

FOR AND IN CONSIDERATION OF the price and sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, We, **Jeffrey B. Hall and Ellen J. Hall, Trustees of the Hall Family Trust, dated May 8, 2015**, 765 W. 600 N., Alpine, UT 84004, 714-728-6565, do hereby sell, convey and warrant unto **Jeremy R. Holland and Melissas Holland, as joint tenants with full rights of survivorship and not as tenants in common**, 1217 Sunset Ave., Ocean Springs, MS 39564, 228-314-0271, all of that certain tract, piece or parcel of land situated in Jackson County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

The above described property constitutes no part of the homestead of the Grantor(s) above.

This conveyance is subject to any and all covenants, rights of way, easements, oil, gas, and other mineral reservations, restrictions and other reservations of record in the office of the Chancery Clerk of Jackson County, Mississippi.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual proration.

WITNESS MY SIGNATURE, on this the 23rd day of October, 2025.

HALL FAMILY TRUST, DATED MAY 8, 2015

Jeffrey B. Hall  
Jeffrey B. Hall  
Trustee

Ellen J. Hall  
Ellen J. Hall  
Trustee

STATE OF MISSISSIPPI  
COUNTY OF JACKSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Jeffrey B. Hall and Ellen J. Hall, acting in their capacity as the duly appointed and authorized Trustees of the HALL FAMILY TRUST, DATED MAY 8, 2015, who acknowledged before me that they signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned, for and on behalf of said trust, after first having been duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 23rd day of October, A.D. 2025.

(AFFIX SEAL)

Sarah Rimes

NOTARY PUBLIC

My commission expires: 4/17/2028

Parcel Number: 60119030.110



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land situated in the Southeast Quarter of Section 19, Township 7 South, Range 8 West, City of Ocean Springs, Jackson County, Mississippi, being more particularly described as follows, to wit:

Commence at the Northeast corner of the intersection of Iberville Avenue and Washington Avenue in the City of Ocean Springs, prior to the widening thereof and as the same corner existed on February 10, 1977; thence run in an Easterly direction along the North margin of Iberville Avenue, for a distance of 1128 feet to an old fence marking the Southeast corner of the property now or formerly of Jack Garrard; thence run North 02°27' East for a distance of 200 feet to the Northwest corner of Lot 1, Block 166, City Map of Ocean Springs, said corner also being known as the Northwest corner of property now or formerly of Claude Henry Roberts, et ux, as described in Warranty Deed dated November 1, 1977, recorded in Deed Book 602, Page 559; thence run South 87°33' East along the North line of said Roberts property for a distance of 120.60 feet to a point on the Westerly margin of Sunset Avenue; thence run along said Westerly margin the following bearings and distances, to-wit: North 18°08' East 262.60 feet; North 19°20'26" East 131.74 feet; North 22°56' East 67.60 feet and North 33°39'22" East 111.18 feet to the Point of Beginning; thence run North 44°46'16" West 84.81 feet to a point; thence run North 57°39'19" West for a distance of 209.92 feet to the middle of an existing canal; thence run North 31°14'54" West along the middle of said canal for a distance of 287.41 feet to a point in Old Fort Bayou; thence run North 53°13'39" East along said Bayou for a distance of 91.65 feet to a point; thence run South 42°00'00" East for a distance of 539.40 feet to a point on the Westerly margin for a distance of 86.69 feet to the Point of Beginning, containing 62.877 square feet, or 1.44 acres, approximately.

## Certification of Trust for the Hall Family Trust, dated May 8, 2015

Pursuant to Section 91-9-7 of the Mississippi Code of 1972 (as amended), this Certification of Trust is signed by the currently acting Trustees of Hall Family Trust, dated May 8, 2015, who declare as follows:

1. The Grantors of the trust were Jeffrey B. Hall and Ellen J. Hall. The trust is revocable by the Grantor.
2. The trustees of the trust are Jeffrey B. Hall and Ellen J. Hall.
3. The description of the real property conveyed to the trust is as follows:

A parcel of land situated in the Southeast Quarter of Section 19, Township 7 South, Range 8 West, City of Ocean Springs, Jackson County, Mississippi, being more particularly described as follows, to wit:

Commence at the Northeast corner of the intersection of Iberville Avenue and Washington Avenue in the City of Ocean Springs, prior to the widening thereof and as the same corner existed on February 10, 1977; thence run in an Easterly direction along the North margin of Iberville Avenue, for a distance of 1128 feet to an old fence marking the Southeast corner of the property now or formerly of Jack Garrard; thence run North 02°27' East for a distance of 200 feet to the Northwest corner of Lot 1, Block 166, City Map of Ocean Springs, said corner also being known as the Northwest corner of property now or formerly of Claude Henry Roberts, et ux, as described in Warranty Deed dated November 1, 1977, recorded in Deed Book 602, Page 559; thence run South 87°33' East along the North line of said Roberts property for a distance of 120.60 feet to a point on the Westerly margin of Sunset Avenue; thence run along said Westerly margin the following bearings and distances, to-wit: North 18°08' East 262.60 feet; North 19°20'26" East 131.74 feet; North 22°56' East 67.60 feet and North 33°39'22" East 111.18 feet to the Point of Beginning; thence run North 44°46'16" West 84.81 feet to a point; thence run North 57°39'19" West for a distance of 209.92 feet to the middle of an existing canal; thence run North 31°14'54" West along the middle of said canal for a distance of 287.41 feet to a point in Old Fort Bayou; thence run North 53°13'39" East along said Bayou for a distance of 91.65 feet to a point; thence run South 42°00'00" East for a distance of 539.40 feet to a point on the Westerly margin for a distance of 86.69 feet to the Point of Beginning, containing 62.877 square feet, or 1.44 acres, approximately.

4. Excerpts from the trust agreement that establish the trust, designate the Trustee, and set forth the powers of the Trustee will be provided upon request. The powers of the Trustees include the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage and deal with real and personal property interests.

5. The terms of the trust agreement provide that a third party may rely upon this Certificate of Trust as evidence of the existence of the trust and is specifically relieved of any obligation to inquire into the terms of this agreement or the authority of my Trustee, or to see to the application that my Trustee makes of funds or other property received by my Trustee.
  
6. The trust has not been revoked, modified or amended in any way that would cause the representations in this Certification of Trust to be incorrect.

WITNESS OUR SIGNATURES this the 23rd day of October, 2025.

HALL FAMILY TRUST, DATED MAY 8, 2015

  
 \_\_\_\_\_  
 Jeffrey B. Hall, Trustee

  
 \_\_\_\_\_  
 Ellen J. Hall, Trustee

STATE OF MISSISSIPPI  
 COUNTY OF JACKSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Jeffrey B. Hall and Ellen J. Hall, acting in their capacity as the duly appointed and authorized Trustees of the HALL FAMILY TRUST, DATED MAY 8, 2015, who acknowledged before me that they signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned, for and on behalf of said trust, after first having been duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 23rd day of October, A.D. 2025.

(AFFIX SEAL)

  
 \_\_\_\_\_  
 NOTARY PUBLIC

My commission expires: \_\_\_\_\_



# Property Link

## JACKSON COUNTY, MS

Current Date 1/ 7/2026

**Tax Year 2023**

Records Last Updated 1/ 6/2026

### PROPERTY DETAIL

<b>OWNER</b>	HALL FAMILY TRUST 1217 SUNSET AVE  OCEAN SPRINGS MS 39564	<b>ACRES</b> : 1.44 <b>LAND VALUE</b> : 239590 <b>IMPROVEMENTS</b> : 316440 <b>TOTAL VALUE</b> : 556030 <b>ASSESSED</b> : 55603
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**PARCEL** 60119030.110  
**ADDRESS** 1217 SUNSET

### TAX INFORMATION

YEAR 2023	TAX DUE	PAID	BALANCE
COUNTY	2422.47	2422.47	0.00
CITY	1391.14	1391.14	0.00
SCHOOL	3191.63	3191.63	0.00
<b>TOTAL</b>	<b>7005.24</b>	<b>7005.24</b>	<b>0.00</b>

**LAST PAYMENT DATE** 1 / 10 / 2024

### MISCELLANEOUS INFORMATION

<b>EXEMPT CODE</b>		<b>LEGAL</b> CCOM NEC INT IBERVILLE & WASHI
<b>HOMESTEAD CODE</b>	O65	NG
<b>TAX DISTRICT</b>	4660	TON ELY 1128' N 2*E 200 S87*E
<b>PPIN</b>	056631	12
<b>SECTION</b>	19	0.60 N18*E 262.60 N19*E 131.74
<b>TOWNSHIP</b>	7	N
<b>RANGE</b>	8	22*E 67.60 N33*E 111.18 TO POB
		N
<b>Book</b>	<b>Page</b>	

### [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**		

Back

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

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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 & 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

**Tuesday, February 10, 2026 @ 5:00 PM**

Regarding the following:

- **1217 Sunset Ave– PIDN: 60119030.110 – Jeremy Holland – Request approval for a variance of the side setback from 10’ to 6’ on the southwest side of the home for the construction of a platform to house critical mechanical and electrical systems**

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) , [edill@oceanpsrings-ms.gov](mailto:edill@oceanpsrings-ms.gov), or [rwilliams@oceansprings-ms.gov](mailto:rwilliams@oceansprings-ms.gov) .

All parties of interest shall have an opportunity to be heard at the public meeting.