

The Minutes of the City of Ocean Springs
Zoning and Adjustments Board
Tuesday, May 9, 2023

1. Call Meeting to Order

A meeting of the City of Ocean Springs Zoning and Adjustments Board was called to order by Chairman Nick Gant at 5:00 on Tuesday, May 9, 2023. Members present were John O'Hara, Michael Smith, Shannon Pfeiffer, and Don Atwell. Also present were Wade Morgan, City Planner, Carolyn Martin, Planning & Grants Administrator, and Vicky Hupe, Deputy City Clerk.

2. Approval of Minutes

- a. April 11, 2023

A motion was made by S. Pfeiffer seconded by J. O'Hara to approve the minutes as presented. The motion was unanimously carried.

3. Old Business

- a. **Deferred from 4/11/23 Agenda:** 2022 Kensington Avenue / PID# 61455076.000 - Chris Clardy - Requesting a variance from the maximum square footage allowed for an accessory structure.

Wade Morgan introduced the proposal. The item had been deferred from the 4/11/23 agenda for clarification on measurements. The information received and review of the UDC definitions indicate that the 1,000sf structure requested requires a 16% variance. The question of the variance request being warranted will need to be addressed.

S. Pfeiffer questioned the difference in percentages shown - 16% presented v. 9% on memo. The updated number is based on the updated information which is consistent with how structure area is measured.

M. Smith asked if we could confirm the area of the previously existing building and W. Morgan stated that we could not.

Elizabeth Deuel, 2020 Kensington Avenue provided photographs through email. The email was left out of the package and distributed as a handout at the previous meeting. It was provided to the commission during the meeting. She stated that the previous building was much larger than allowed and that the measurements provided did not seem accurate.

A motion was made by M. Smith seconded by S. Pfeiffer to recommend DENIAL of the requested 16% variance for the size of an accessory structure based on failure to meet the criteria for a variance. The motion was carried with one commissioner voting NAY.

4. New Business

5. Audience Request

6. Adjourn

A motion was made by S. Pfeiffer and seconded by J. O'Hara to adjourn the meeting. The motion was unanimously carried.