



**Zoning and Adjustments Board  
SPECIAL CALL MEETING**

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

**Location: City Hall Boardroom - 1018 Porter Avenue - Ocean Springs, MS 39564**

**1. Call Meeting to Order**

**2. Approval of Minutes**

- a. February 10, 2026

**3. Old Business**

- a. None

**4. New Business**

- a. 512 Dewey Ave – PIDN: 60137336.000 – Kelly Lane-Fore – Requesting a variance of the side setback from 10' to 7' on the north side of the property to construct an addition per the provided site plan
- b. 279 Holcomb Blvd – PIDN: 61135041.050 – Matthew & Virginia Stebly – Requesting a variance of the rear yard setback from 25' to 10' to construct an addition to the existing house

**5. Audience Request**

**6. Adjourn**

**The Minutes of the City of Ocean Springs**  
**Zoning & Adjustment Board**  
**Tuesday, February 10, 2026**

**1. Call meeting to order**

A 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 Tuesday, February 10, 2026. Members present were William Thompson, Lethel Bowden, David Hayden and Don Atwell. Also present were Amanda Crose, Planning Director; Elizabeth Dill, Planning Technician; and Sirrae Williams, Planning Administrator.

**2. Approval of Minutes**

- a) December 17, 2025

A motion was made by William Thompson, seconded by Lethel Bowden, to approve the minutes of the December 17, 2025, meeting as presented. The motion was unanimously carried.

**3. Old Business**

- a) None

**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**

Elizabeth Dill, Planning Technician, introduced the request for a variance to reduce the required southwest side setback from 10' to 6' to allow construction of a 6' x 53' elevated platform connecting the front and rear porch for the purpose of elevating HVAC and electrical equipment. The property is zoned R-1 Low-Density Single-Family Residential and contains an existing single-family dwelling.

Ms. Dill stated the property meets minimum lot area requirements but does not meet the minimum lot width requirement of 100 feet, as the survey reflects a width of 86 feet. She further noted the property is located within the Marble Springs Historic District and would require Historic Preservation Commission approval should the variance be granted. A letter of opposition was received on February 10, 2026 from Dr. & Mrs. Joshua A. Coker who reside at 1212 Sunset Ave and was submitted to each commissioner.

A motion was made by William Thompson, seconded by Don Atwell, to accept the letter of opposition into the minutes. The motion carried unanimously.

Chairman Gant read the letter of opposition into the record. The letter expressed concerns regarding potential impacts to views, property values, neighborhood character, and the scale of the proposed structure.

Jeremy Holland, applicant, explained the elevated platform is necessary to raise HVAC and electrical systems to meet insurance requirements following prior flood damage. He stated relocating equipment to another portion of the property would require significant additional cost and would not resolve elevation requirements for all systems.

Discussion included whether a reduced platform size would provide adequate service access. The applicant stated that reducing the platform would limit maintenance access and functionality.

Board members acknowledged the property's narrow lot width and site constraints as contributing factors to the request. Chairman Gant noted that the Unified Development Code permits ZAB the authority to recommend a maximum variance relief of 25%, while the request represents approximately 40%.

Commissioner Thompson stated that the request presents practical difficulties related to lot configuration, existing development, and insurance requirements associated with flood risk.

Ms. Crose clarified that small, elevated platforms supporting HVAC equipment alone are often treated differently from structural additions; however, a connected walkway with railings functions as part of the structure and is therefore subject to setback requirements.

A motion was made by Lethel Bowden, seconded by William Thompson, to recommend approval of the requested variance to reduce the southwest side setback from 10' to 6' to allow construction of a 6' x 53' elevated platform for elevation of HVAC and electrical systems at 1217 Sunset Avenue based on the narrowness and shallowness of the lot at the time of the original adoption of the regulations. The motion carried by a vote of 4 yay and 1 nay. Chairman Gant voted nay.

## **5. Audience Request**

- a) None

## **6. Adjourn**

A motion was made by William Thompson, seconded by Don Atwell to adjourn the meeting. The motion carried unanimously. The meeting adjourned at 5:38 p.m.

**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:** March 10, 2026  
**APPLICANT/OWNER:** Kelly Lane-Fore  
**REQUESTED ACTION:** Variance  
**DATE OF APPLICATION:** January 28, 2026  
**LOCATION:** 512 Dewey Ave – Ward 2  
**PARCLE NUMBER:** 60137336.000



Figure 1. Zoning and Adjustment Board Signage at 512 Dewey Ave

**I. REQUEST SUMMARY:**

The applicant, Kelly Lane-Fore, is requesting a variance of the side yard setback from 10' to 7' on the north side of the property to construct an addition on the existing house.

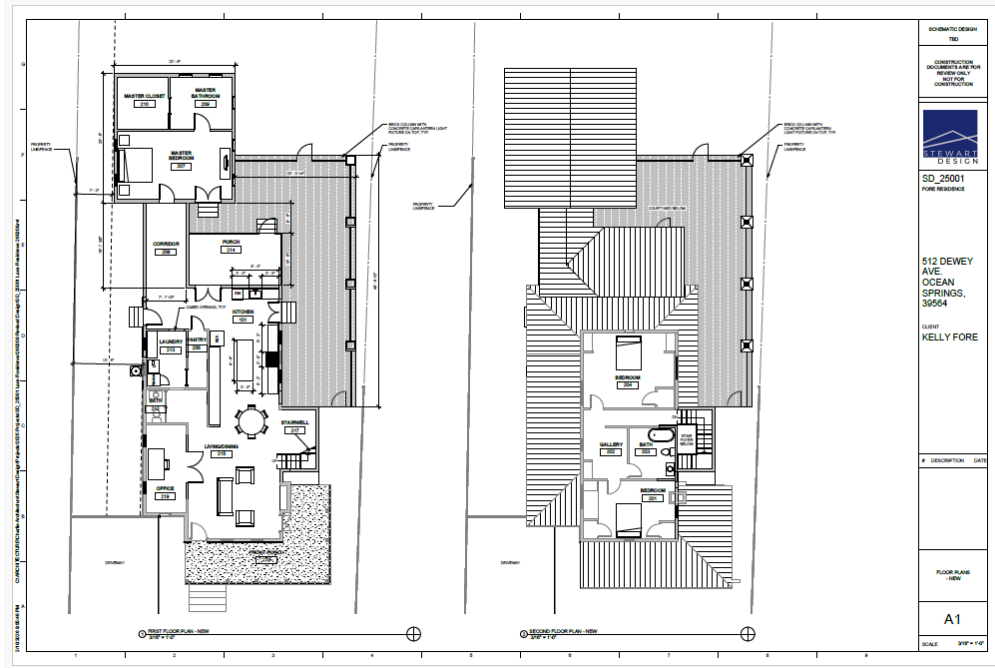


Figure 2. Proposed Site Plan

**II. ZONING/LAND USE:**

The subject property is zoned R-2, Low-Medium Density Residential – single-family dwelling

- Minimum Lot Area – 11,250 SF (lot is approximately 9,025 SF)
- Minimum Lot Width – 80' (lot is approximately 55')
- Front Setback – 25'
- Side Setback – 10'
- Rear Setback – 25'



Figure 3. Subject Property and Adjacent Zoning District

**III. FINDINGS:**

- The property's lot area is approximately 9,025 SF and the lot width is approximately 55 ft and does not meet the minimum requirements of R-2 zoning.
- The applicant is requesting a 7' side yard setback instead of the required 10' resulting in a 30% variance request.
- The property to the north is owned by the City of Ocean Springs and is being used as a parking lot.
- On September 15, 2015, the BOA approved a variance for a 8' side yard setback to construct a single-family dwelling.
- On November 18, 2025, the BOA denied a variance request for a 2'-6" side yard setback to construct an addition on the existing dwelling.

**IV. ZAB 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.
- 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 February 22, 2026.
- Zoning and Adjustment Board signs were posted on the property February 23, 2026.
- Notifications were mailed to adjacent property owners within a 500-foot radius on February 23, 2026.

**VI. PUBLIC FEEDBACK:**

None received as of March 6, 2026

**VII. POTENTIAL MOTIONS:**

A motion to recommend **approval** of a variance of the side yard setback from 10' to 7' on the north side of the property to construct an addition on the existing house. (state the criteria met for the variance in your motion)

**-OR-**

A motion to recommend **denial** of the side yard setback from 10' to 7' on the north side of the property to construct an addition on the existing house.

10840



RECEIVED  
JAN 28 2026  
BY: SW

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

Date: 1/28/2026

Name of Applicant: Kelly Lane - Fore

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

Phone No. 228-219-6307 Email Address: kelly.lane@comcast.net

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

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

Property Location for the Variance: \_\_\_\_\_

Type of Variance(s) Requested (setback, height, zoning extension, parking, etc.): 7' AB

Side yard set back variance to 7' on North side.

The purpose of this variance is to consider an application to allow:  
To add on to existing structure.

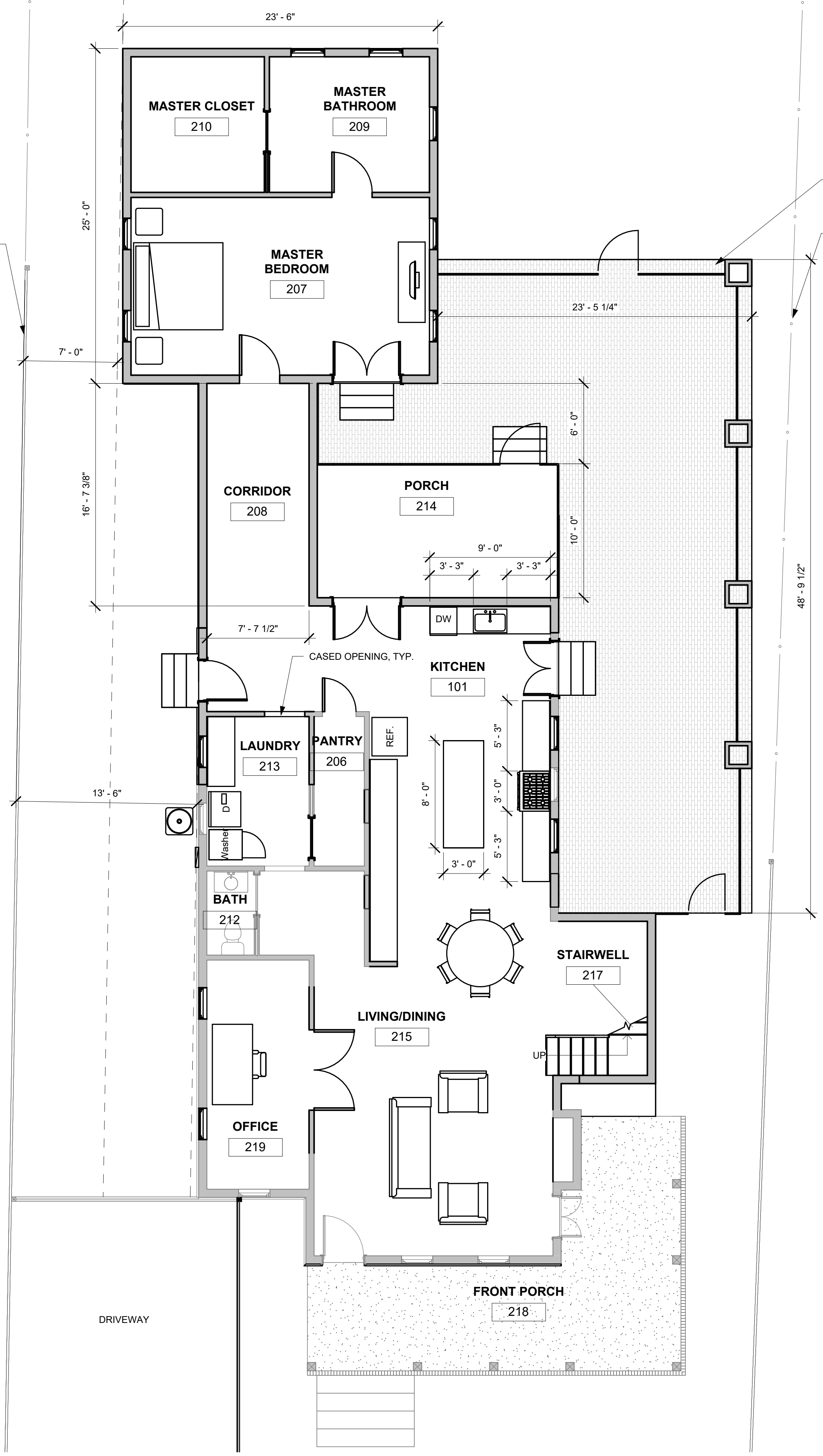
Provide justification of the variance request. Justification must include exceptional narrowness, shallowness, shape of a specific piece of property, exceptional topographical conditions, or other extraordinary situation or condition for a specific piece of property.

Narrow lot adjoining public parking lot.

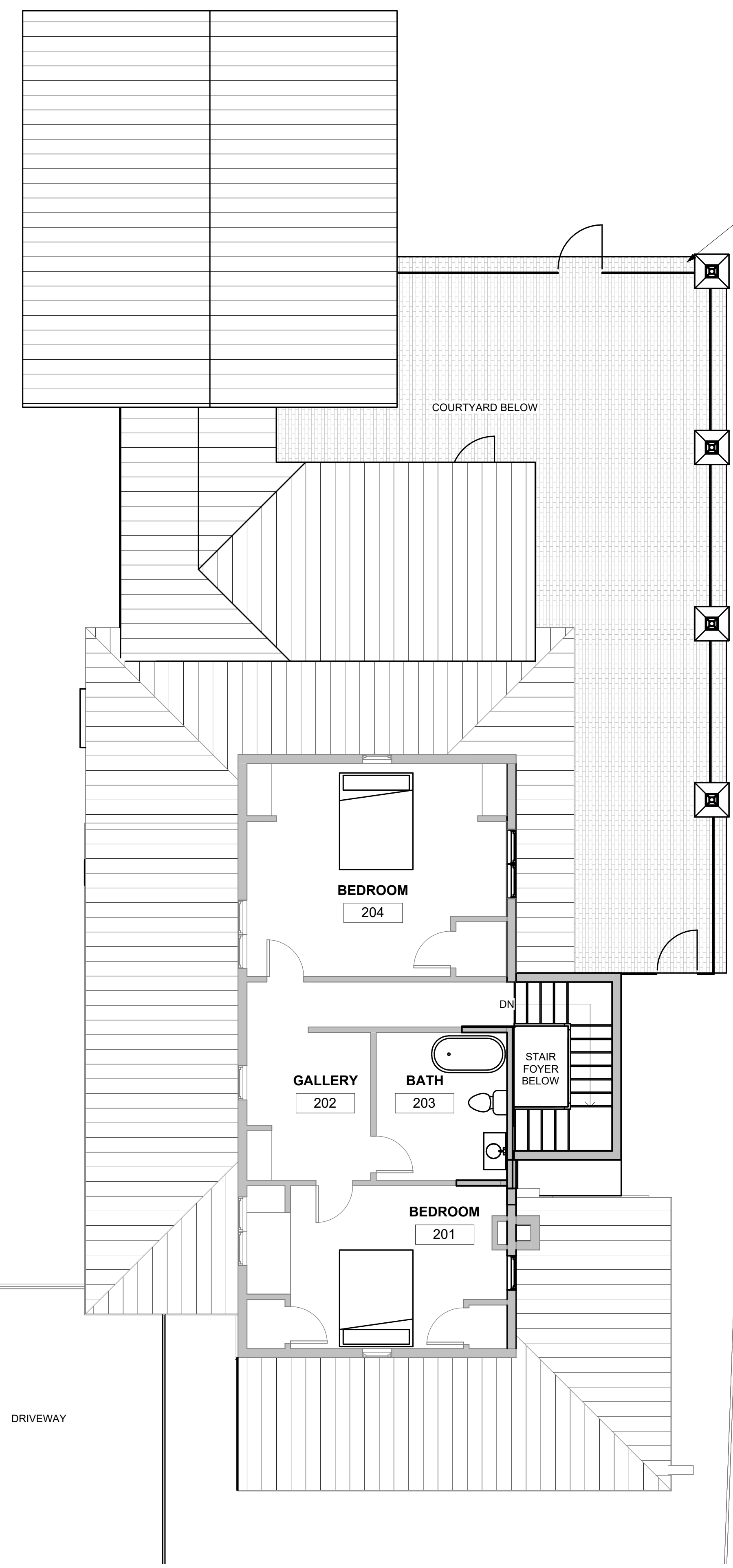
Applicant Signature: [Signature] Date: 1/28/26



#	DESCRIPTION	DATE
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1 FIRST FLOOR PLAN - NEW  
3/16" = 1'-0"



2 SECOND FLOOR PLAN - NEW  
3/16" = 1'-0"

2/10/2026 9:55:46 PM C:\ARCHITECTURE\Charlie Architecture\Stewart Design\Projects\2025 Projects\SD\_25001 Lane Residence\260209 Revised Design\SD\_25001 Lane Residence 260209.rvt

G  
F  
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1 2 3 4 5 6 7 8 9



OFFICIAL RECORDS JACKSON COUNTY  
 Terry Miller  
 CHANCERY CLERK  
 RECORDING FEE: \$12.00  
 #201507326 BK:1781 PG:434-442  
 05/20/2015 12:51 PM 9 PGS  
 RVANHORN,DC Rcpt#006372

<b>Prepared by and Return to:</b>  <b>George W. Murphy, Esq. (MSB 3667)</b> <b>Fran Murphy, Esq. (MSB 103978)</b> <b>Murphy Law, PA</b> <b>Post Office Box 703</b> <b>Ocean Springs, MS 39566-0703</b> <b>228-818-2889 Phone</b> <b>228-875-7891 Fax</b> <b>rachael@gcomurphy.com</b>  <b>File No.: 2056-339</b>	<b>Grantors:</b>  <b>Henry C. Brune</b> <b>503-A North Knoxville Avenue</b> <b>Russellville, AR 72801</b>  <b>479-747-5765 Phone</b>	<b>Grantees:</b>  <b>Kelly R. Lane</b> <b>324 Magnolia Avenue</b> <b>Ocean Springs, MS 39564</b>  <b>228-219-6907 Phone</b>
<b>Indexing Instructions:</b>  <b>The South 1/2 of Lot 3, Block 39 being located in Claim Section 37, Township 7 South, Range 8 West</b>		

**STATE OF MISSISSIPPI  
 COUNTY OF JACKSON**

**WARRANTY DEED**

**FOR AND IN CONSIDERATION** of the sum of Ten and 00/100 Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, **HENRY C. BRUNE**, surviving joint tenant of **J. E. BRUNE, JR.**, and **GLENN E. BRUNE, SR.**, do hereby bargain, sell, convey, warrant and deliver unto **KELLY R. LANE** that certain tract, piece or parcel of land situated in Jackson County, State of Mississippi, and described as follows, to-wit:

**The South 1/2 of Lot 3, Block 39, of the Town of Ocean Springs, as per map or plat made by N. Culmsee in the year 1854, being more particularly described as follows, to-wit:**

**Beginning at a point on the East line of Dewey Avenue 246 feet South of the Southeast corner of Porter Avenue and Dewey Avenue, and from said Point of Beginning, running East 160 feet; thence South 55 feet; thence West 160**

feet to the East line or margin of Dewey Avenue; thence North along the East line of Dewey Avenue 55 feet to the Point of Beginning, and being situated in what would be Regular Section 30, if said Township were surveyed into Regular Sections, but in Claim-Section 37, Township 7 South, Range 8 West.

Together with all improvements, easements, and appurtenances thereunto belonging.

This property does not constitute the homestead of Grantor herein.

Taxes for the year 2015 have been pro-rated and are assumed by Grantee.

The Certificate of Death of Henrietta Brune, being one and the same as Henrietta Meloche Brune, who passed this life on February 19, 2003, is attached hereto as Exhibit "A". The Certificate of Death of J. E. Brune, Jr., who passed this life on September 3, 2001, is attached hereto as Exhibit "B". The Certificate of Death of Glenn E. Brune, Sr., who passed this life on January 29, 2015, is attached hereto as Exhibit "C". The collective Heirship Affidavits of Glenn F. Ryan, Sr., and Travis E. Norman, Jr., as same relate to the Heirs at Law Joseph E. Brune, Sr., is attached hereto as Exhibit "D".

This conveyance is subject to any prior reservation or conveyance of oil, gas or other mineral rights and subject to all easements, restrictions, reservations and covenants of record.

WITNESS MY SIGNATURE, this the 15<sup>th</sup> of May, 2015.

*Henry C Brune*  
HENRY C. BRUNE

STATE OF MISSISSIPPI  
COUNTY OF JACKSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, the within named Henry C. Brune who acknowledged that he signed and delivered the foregoing Warranty Deed on the day and year therein written as his own free and voluntary act and deed.

GIVEN under this my hand and official seal on this the 15<sup>th</sup> day of May, 2015.



*Rachael Reeves*  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

**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, March 10, 2026 @ 5:00 PM**

Regarding the following:

**512 Dewey Ave – PIDN: 60137336.000 – Kelly Lane-Fore – Requesting a variance of the side setback from 10' to 7' on the north side of the property to construct an addition per the provided site plan.**

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.

**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:** March 10, 2026

**APPLICANT/OWNER:** Matthew & Virginia Stebly

**REQUESTED ACTION:** Variance

**DATE OF REQUEST:** February 5, 2026

**LOCATION:** 279 Holcomb Blvd – Ward 3  
Portion of Lot 41, Replat of Holcomb Subdivision

**PARCEL NUMBER:** 61135041.050



Figure 1: ZAB signage at 279 Holcomb Blvd

**I. REQUEST SUMMARY:**

The applicants, Matt & Gina Stebly, are requesting a variance of the rear yard setback from the required 25' to 10' on the west side of the property to construct a 500 square foot addition at the rear of the existing house.

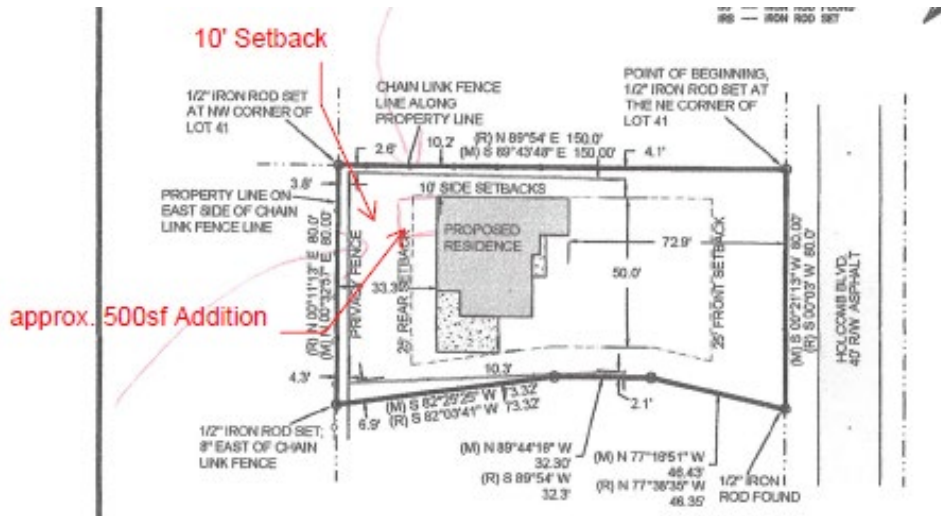


Figure 2: Proposed Site Plan

**II. ZONING AND LAND USE:**

The subject property is zoned R-1, Low-Density Single-Family Detached Residential

- Minimum Lot Area – 13,500 SF (survey reflects 11,096 SF)
- Minimum Lot Width – 100' (survey reflects 80')
- Front Setback – 25' (house currently sits 72' from the front property line)
- Side Setback – 10'
- Rear Setback – 25'

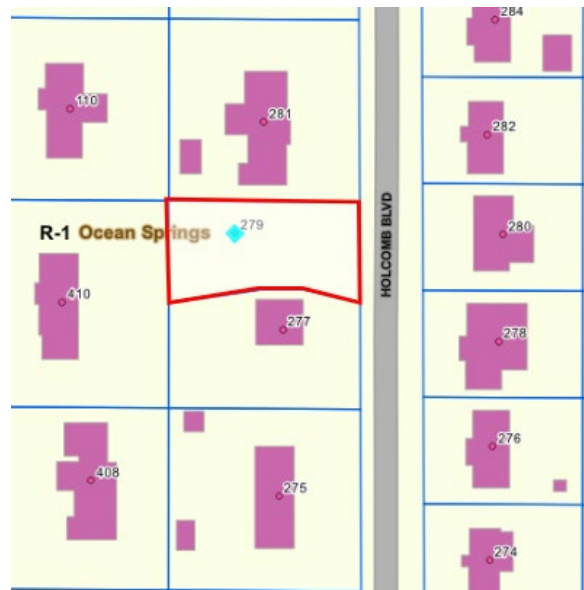


Figure 3. Subject Property and Adjacent Zoning District

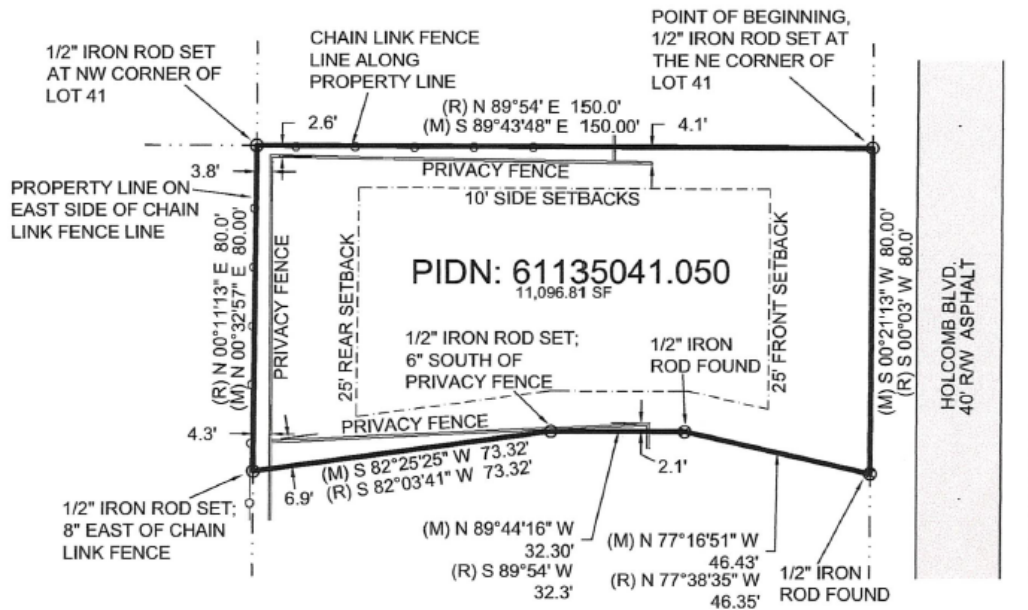


Figure 4. Property Survey

**III. FINDINGS:**

- The parcel lot area is currently 11,096 SF and the lot width is 80'
- The applicant is requesting a 10' rear yard setback instead of the required 25' resulting in a 40% variance request.
- A previous property owner requested a lot split at the June 14, 2005, Planning Commission meeting and was approved by the Board of Aldermen on June 21, 2005.

**IV. ZAB 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.
- 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 February 22, 2026.
- ZAB yard signs were posted on the property on February 23, 2026.
- Notifications were mailed to adjacent property owners within a 500-foot radius on February 23, 2026.

VI. **PUBLIC FEEDBACK:**

On March 6, 2026, a letter of concern was received from Danielle and Katie Schroeder.

VII. **POTENTIAL MOTIONS:**

A motion to recommend **approval** of a variance of a rear yard setback from the required 25' to 10' on the west side of the property to construct a 500 square foot addition at the rear of the existing house. *(state the criteria met for the variance in your motion)*

**-OR-**

A motion to recommend **denial** of a variance of a rear yard setback from the required 25' to 10' on the west side of the property to construct a 500 square foot addition at the rear of the existing house.



RECEIVED  
FEB 05 2026

City of Ocean Springs Planning Department

1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564

BY: ED

VARIANCE REQUEST APPLICATION

Submittal Requirements:

- Application
- Fee of \$50.00 (NON-REFUNDABLE) 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: 2.5.26

Name of Applicant: Matt + Gina Stebly

Address: 279 Holcomb Blvd

Zone:

Phone No. 228-818-7026

Email Address: Virginia.m.green@gmail.com

Parcel Identification Number: 61135041.050

Property Owner (if different from Applicant):

Property Location for the Variance: 279 Holcomb Blvd.

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

Setback

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

Asking to allow a 10 foot setback at the rear side of the property.

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.

Attached

Applicant Signature:

Gina Stebly  
Matt Stebly

Date:

2.5.26

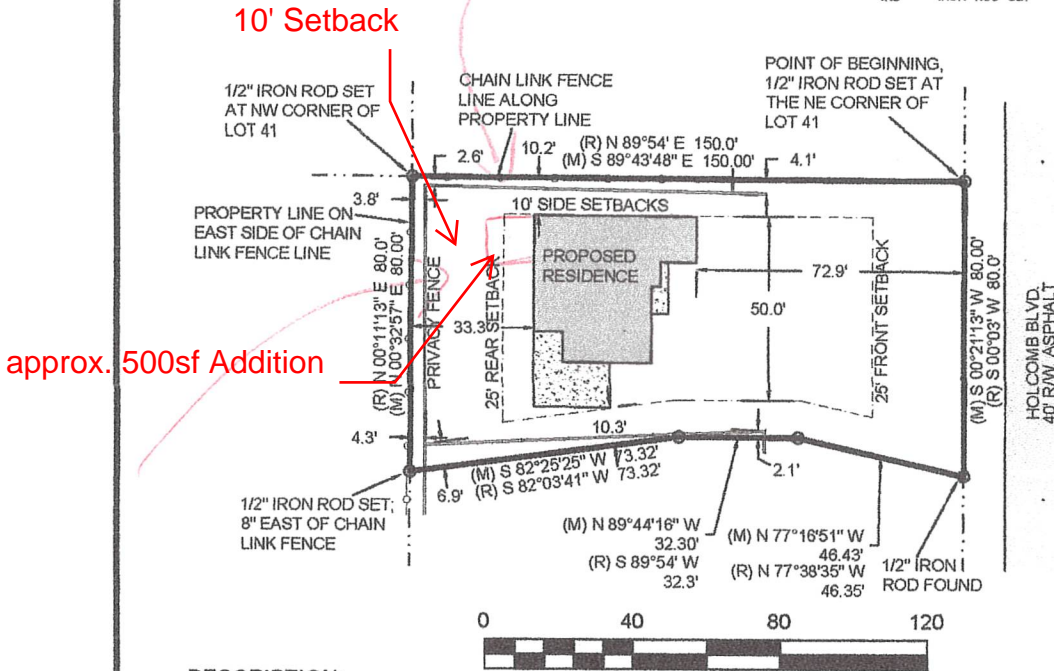
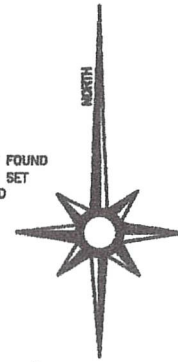
**We are requesting a setback variance so we can build a small addition to the downstairs back portion of our home. At just under 2,000 square feet and a family of four, we have simply outgrown our home. The property is too narrow to add any square footage on either side of the house, and the layout of the home would not allow for an addition to be made to the front of the home. We would like to add a little more square footage to a small existing room.**

**NOTES:**

- 1.) FIELD SURVEY PERFORMED WITH A COMBINATION OF TOPCON GR5 GPS RECEIVER AND TOPCON GPT-9005A ROBOTIC TOTAL STATION.
- 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY COMBINATION OF GPS STATIC OBSERVATION AND EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 MS E).
- 3.) ELEVATIONS SHOWN ARE BASED ON NAVD88, GEIOD 2009.
- 4.) THIS SURVEY HAS BEEN PREPARED BY INFORMATION PROVIDED BY CLIENT AND LIMITED RESEARCH IN COURTHOUSE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS SURVEY MAY NOT SHOW ALL EASEMENTS AND OTHER RESTRICTIONS OF RECORD. SURVEYOR WILL BE MADE AVAILABLE TO ADD SUCH FEATURES TO THIS SURVEY IF A CURRENT TITLE REPORT OR ABSTRACT OF TITLE IS PROVIDED TO HIM BY PROPER AUTHORITY.
- 5.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.
- 6.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.

**LEGEND:**

- ☒ --- IRON ROD FOUND
- --- IRON PIPE FOUND
- --- IRON ROD SET
- ✕ --- SPIKE FOUND
- △ --- SPIKE SET
- ▣ --- CONCRETE MONUMENT FOUND
- --- CONCRETE MONUMENT SET
- ⊠ --- LIGHTTARD KNOT FOUND
- ⊠ --- LIGHTTARD KNOT SET
- (M) --- AS MEASURED
- (R) --- AS PER RECORD
- APP --- AS PER PLAT
- IRF --- IRON ROD FOUND
- IRS --- IRON ROD SET



**DESCRIPTION:**

A PORTION OF LOT 41, RE-PLAT OF HOLCOMB SUBDIVISION, CITY OF OCEAN SPRINGS, JACKSON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT AN IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 41; THENCE ALONG THE WEST MARGIN OF HOLCOMB BLVD, AND THE EAST LINE OF SAID LOT 41, S00°21'13" W 80.00' TO AN IRON ROD FOUND; THENCE N77°16'51" W 46.43' TO AN IRON ROD FOUND; THENCE N89°44'16" W 32.30' TO AN IRON ROD; THENCE S82°25'25" W 73.32' TO AN IRON ROD ON THE WEST LINE OF SAID LOT 41; THENCE ALONG SAID WEST LINE, N00°32'57" E 80.00' TO AN IRON ROD AT THE NORTHWEST CORNER OF LOT SAID 41; THENCE ALONG THE NORTH LINE OF SAID LOT 41, S89°43'48" E 150.00' TO THE POINT OF BEGINNING, CONTAINING 11,096.81 SQUARE FEET. HEREIN DESCRIBED PROPERTY BEING DESIGNATED AS COUNTY PARCEL NUMBER 61135041.050.

**REFERENCE MATERIALS:**

- 1.) RECORDED REPLAT OF HOLCOMB SUBDIVISION
- 2.) COPY OF DEED PROVIDED BY CLIENT

PIDN: 61135041.050  
 11,096.81 SF

# SITE PLAN

THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "X500" ACCORDING TO MAP NUMBER 28059C0293G DATED JUNE 16, 2009

SURVEY CLASS -- "B"  
 SCALE: 1" = 40'

FOR:  
 CLINT BODIN

BEARINGS SHOWN HEREON ARE DERIVED BY:  
 GPS OBSERVATION, STATE PLANE GRID, MS EAST



**CROSBY SURVEYING**  
 PROFESSIONAL LAND SURVEYING  
 716 LIVE OAK DRIVE  
 BILOXI, MISSISSIPPI 39532  
 PHONE: 228-234-1649

EMAIL: cliffordcrosby@cableone.net

DATE OF FIELD WORK: 4/17/2017  
 PARTY CHIEF: CC  
 INSTRUMENT MAN: BM  
 RODMAN: CC  
 DRAWN BY: CAC  
 DRAWING NUMBER: 17198  
 REVISED:

OFFICIAL RECORDS JACKSON COUNTY, MS  
Josh Eldridge, Chancery Clerk  
Electronically Recorded  
RECORDING FEE: \$ 12.00  
MINERAL TAX: \$0.00  
# 201902151  
BK: 1918 PG: 430 - 431  
02/05/2019 08:37:51 AM 2 PG(S)  
Receipt # 2481

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INDEXING INSTRUCTIONS: A portion of Lot 41, Replat of Holcomb Subdivision

Prepared By:  
Andy J. Alfonso, III  
Attorney at Law  
2112 Bienville Blvd., Suite H1  
Ocean Springs, MS 39564  
(228) 818-5552

Return to:  
Andy J. Alfonso, III  
Attorney at Law  
2112 Bienville Blvd., Suite H1  
Ocean Springs, MS 39564  
(228) 818-5552

STATE OF MISSISSIPPI  
COUNTY OF JACKSON

WARRANTY DEED

FOR AND CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid and other good, legal and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned

Clinton Joseph Bodin  
279 Holcomb Blvd., Ocean Springs, MS 39564  
c/o (228) 818-5552

does hereby sell, convey and warranty unto

Matthew A. Stebly and Virginia G. Stebly  
279 Holcomb Blvd., Ocean Springs, MS 39564  
c/o (228) 818-5552

as joint tenants with full right of survivorship and not as tenants in common the land and property situated in the County of Jackson, State of Mississippi, described as follows, to-wit:

A portion of Lot 41, Replat of Holcomb Subdivision, as per map or plat thereof on file and of record in the Office of the Chancery Clerk of Jackson County, Mississippi in Plat

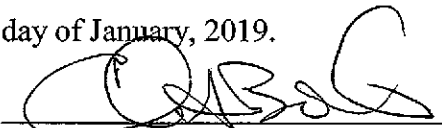
Book 4, Page 34, being more particularly described as follows:

Beginning at an iron rod on the apparent West margin of Holcomb Boulevard, said iron rod marking the NE corner of said Lot 41, thence run South 00 degrees 03' West along said West margin for 80.0 feet to an iron rod; thence run North 77 degrees 38 minutes 35 seconds West for 46.35 feet to an iron rod; thence run South 89 degrees 54 minutes West for 32.3 feet to an iron rod; thence run South 82 degrees 03 minutes 41 seconds West for 73.32 feet to an iron rod on a fence line and the West line of said Lot 41; thence run North 00 degrees 11 minutes 13 seconds East along the said West line for 80.0 feet to an existing iron pipe marking the NW corner of said Lot 41; thence run North 89 degrees 54 minutes East along the North line of said Lot 41 for 150.0 feet to the Point of Beginning.

THIS CONVEYANCE is made subject to all applicable building restrictions, restrictive covenants, easements and mineral reservations of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis. When said taxes are actually determined, if the proration as of this date is incorrect, the Grantor agrees to pay to the Grantee or his/her assigns any amount which is a deficit on an actual proration and likewise, the Grantee agrees to pay to the Grantor any amount overpaid by the Grantor.

WITNESS THE SIGNATURE of the Grantor, this the 29th day of January, 2019.

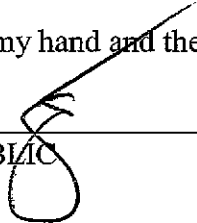
  
Clinton Joseph Bodin

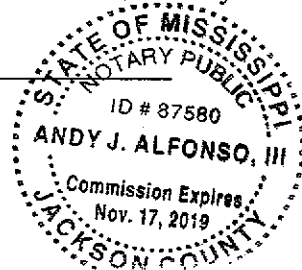
STATE OF MISSISSIPPI  
COUNTY OF JACKSON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state on this 29th day of January, 2019, within my jurisdiction, the within named Clinton Joseph Bodin, who acknowledged that he/she executed the above and foregoing instrument.

GIVEN under my hand and the official seal of my office.

NOTARY PUBLIC





File #190032

**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, March 10, 2026 @ 5:00 PM**

Regarding the following:

**279 Holcomb Blvd – PIDN: 61135041.050 – Matthew & Virginia Stebly – Requesting a variance of the rear yard setback from 25' to 10' to construct an addition on the existing house**

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.



Dear City of Ocean Springs Planning Department,

We are writing regarding the request of a setback variance at 279 Holcomb Blvd, the neighboring property located directly behind our home. We understand the applicant has requested a reduction in the rear setback, and we appreciate the opportunity to provide input.

Our neighborhood is primarily made up of older single-story homes, and this property is one of the largest and only two-story homes in the immediate area. Because of the size and height of the home, there are several large windows that face directly toward our backyard, creating clear visibility between the two properties, especially from late fall to early spring when trees are bare.

Reducing the rear yard setback from 25 to 10 feet would bring a substantial structure significantly closer to our property line and further reduce the separation that currently exists between our homes. Our concern is that this change would have a direct impact on the privacy and enjoyment of our backyard, which is the area most affected by this request.

We respectfully ask the Board to consider the impact this variance could have on neighboring properties and the surrounding area when reviewing this request.

Thank you for your time and consideration.

Sincerely,

Danielle and Katie Schroeder  
410 White Blvd