



**ZONING AND ADJUSTMENT BOARD MEETING AGENDA
CITY OF OCEAN SPRINGS - ZONING AND ADJUSTMENTS BOARD
TUESDAY, APRIL 14, 2026 - 5:00 PM**

- 1. Call Meeting to Order**
- 2. Approval of Minutes**
 - a. March 10, 2026
- 3. Old Business**
- 4. New Business**
 - a. 510 Seymour Ave – PIDN: 61037223.000 – James Miller – Variance request to reduce the required front yard setback from 20 feet to 5 feet for the placement of a carport
- 5. Audience Request**
- 6. Adjourn**

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

1. Call meeting to order

A meeting of the City of Ocean Springs Zoning and Adjustment Board was called to order by Vice Chairman David Hayden at 5:00 p.m. on Tuesday, March 10, 2026. Members present were William Thompson, Lethel Bowden, and Don Atwell. Absent, Nick Grant. Also present were Amanda Crose, Planning Director, and Elizabeth Dill, Planning Technician.

A motion was made by William Thompson and seconded by Don Atwell to amend the agenda for the March 10, 2026 meeting to reflect a Regular Meeting instead of a Special Call Meeting as stated on the agenda. The motion carried unanimously.

2. Approval of Minutes

- a) February 10, 2026

A motion was made by William Thompson, seconded by Don Atwell, to approve the minutes of the February 10, 2026, meeting as presented. The motion unanimously carried.

3. Old Business

- a) None

4. New Business

- a) **512 Dewey Ave – PIDN: 60137336.000 – Kelly Lane-Fore – Request approval of 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**

Amanda Crose, Planning Director, introduced the request for a variance to reduce the required setback from 10' to 7' on the north side of the property to construct an addition to the existing house. The subject property is zoned R-2 Low-Medium Density with a single-family residential dwelling.

Ms. Crose stated in the R-2 zoning District the minimum lot area is 11,250 square feet and the minimum lot width is 80'. 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.

The applicant, Kelly Lane-Fore, or a representative, was present at this time to represent the case.

A motion was made by Don Atwell, seconded by Lethel Bowden to table the application for 512 Dewey Ave until next available meeting so the applicant can be present. The motion unanimously carried.

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

Amanda Crose, Planning Director, introduced the request for a variance stating this property is a portion of Lot 41 Replat of Holcomb Subdivision after receiving approval from the Board of Aldermen June 21, 2005 for a lot split application.

The applicant is requesting to reduce the required rear setback from 25’ to 10’ on the west side of the property to construct a 500 square foot addition to the rear of the existing house. The subject property is zoned R-1 Low-Density Single-Family Detached Residential.

Ms. Crose stated that in R-1 zoning, the minimum lot area is 13,500 square feet; however, the survey reflects 11,096 square feet. She further stated that the minimum lot width is 100 feet, while the survey reflects a width of 80 feet. The property does not meet the minimum requirements of the R-1 district.

A letter of concern was received on March 6, 2026, from Danielle and Katie Schroeder who reside at 410 White Blvd and was included in the ZAB packet.

The applicant, Virginia Stebly, stated the proposed addition would enlarge an existing small bedroom. She stated that due to the layout of the house, with the kitchen at the front and the garage on the side, the proposed location is the only feasible area for the addition.

Commissioner Thompson asked whether the applicant had considered locating the addition at the front of the house, noting that there appeared to be a significant amount of space in front of the property.

Ms. Stebly stated they purchased the home and not the original owners. She is unaware of the reason the dwelling was constructed so far back on the property. She explained that the front of the house consists of the driveway, garage, front entry, and kitchen, and placing the addition in the front would require reconfiguring the entire layout of the house.

Commissioner Bowden expressed concern regarding the neighbor behind the property who submitted the letter of concern. She asked whether the applicant had considered enclosing the existing garage for a bedroom, then constructing a new garage at the front of the property, given the available space.

The contractor, Michael Mount, stated the addition is designed to be as economical as possible. He explained there is an existing porch at the 10' setback, and the proposed addition would extend 5' into the setback. He noted due to the location of the staircase, expanding inward is not feasible.

Commissioner Atwell stated the Zoning and Adjustment Board is only authorized to recommend a 25% variance, while the applicant is requesting a 40% variance.

The applicant stated she was unaware of the details of the opposition letter. Planning Director, Amanda Crose, read the letter of concern from the Schroeder's into the record. The letter expressed concerns about reducing the rear setback stating it would bring the dwelling closer to their property line, negatively impacting privacy and enjoyment of their backyard.

Commissioner Atwell questioned what the setback would be if they approved a 25% variance of the required 25'. Ms. Crose stated 25% would be a request of 18.75'

A motion was made by William Thompson, seconded by Lethel Bowden to recommend denial of a variance of a rear yard setback from the required 25' to 10' on the west side of the property. The motion carried unanimously.

A second motion was made by William Thompson to recommend approval of a variance of a rear yard setback from the required 25' to 18.75' (25% variance) to construct a 500 square foot addition at the rear of the existing house due to exceptional narrowness of the property. The motion died for lack of a second.

a). 512 Dewey Ave – PIDN: 60137336.000 – Kelly Lane-Fore – Request approval of 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

A motion was made by Don Atwell, seconded by William Thompson, to reconsider the new business regarding the variance request as the applicant is now present. The motion carried unanimously.

Amanda Crose, Planning Director, stated application was presented at the beginning of the meeting and invited the applicant to address the Commissioners and provide any additional information regarding the case.

Kelly Lane-Fore, stated she did not fully utilize her variance previously granted for the south side yard setback, and believed she would like to requesting a 7' variance on the north side of her property. She noted the city parking lot abuts her property to the north.

Vice Chairman Hayden stated the 25% allowable recommendation from ZAB would constitute a request of a 7'-6" side yard setback.

A motion was made by William Thompson, seconded by Lethel Bowden to recommend approval of the side yard setback from 10' to 7'-6" due to the exceptional narrowness of the property to construct an addition on the north side.

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 adjourned at 5:42 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: April 14, 2026

APPLICANT/OWNER: James Miller

REQUESTED ACTION: Variance request to reduce the required front yard setback from 20 feet to 5 feet for the placement of a carport

DATE OF APPLICATION: March 4, 2026

LOCATION: 510 Seymour Ave – Ward 3
Lot 23 plus North 3’ of Lot 22 Bechtel Hights Subdivision

PARCLE NUMBER: 61037223.000



Figure 1. Zoning and Adjustment Board Signage

I. REQUEST SUMMARY:

The applicant, James Miller, is requesting a variance to reduce the required front yard setback from 20 feet to 5 feet to allow for the placement of a carport as seen in the site plan.

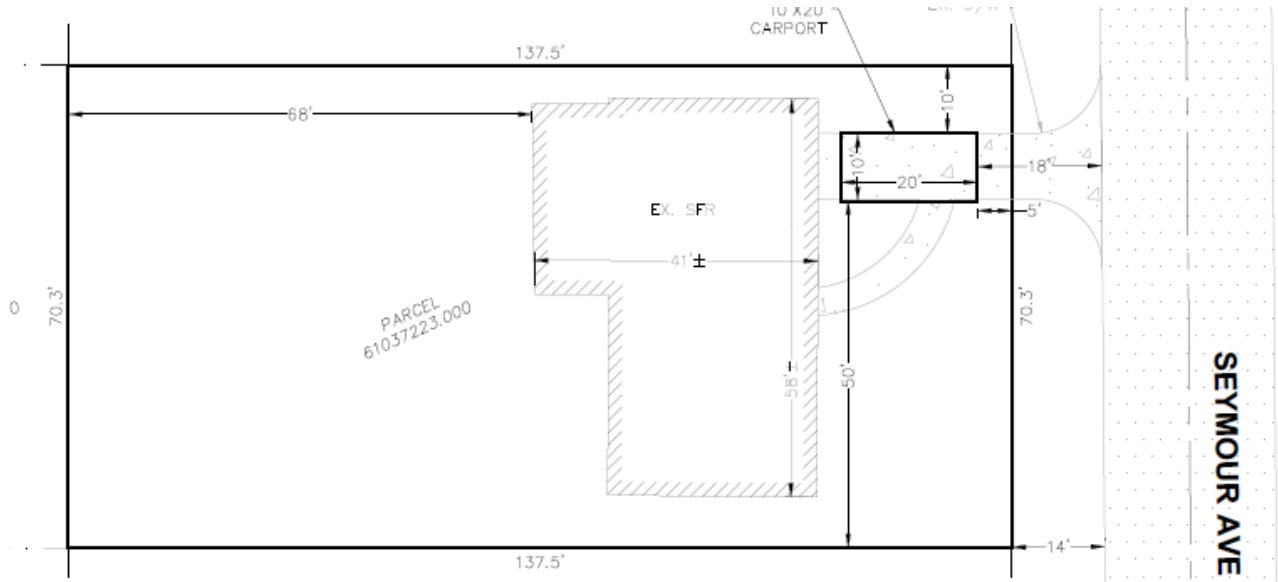


Figure 2. Proposed Site Plan

II. ZONING/LAND USE:

The subject property is zoned R-D, Two Family Residential – single-family dwelling

- R-D is medium density single family and two-family dwellings

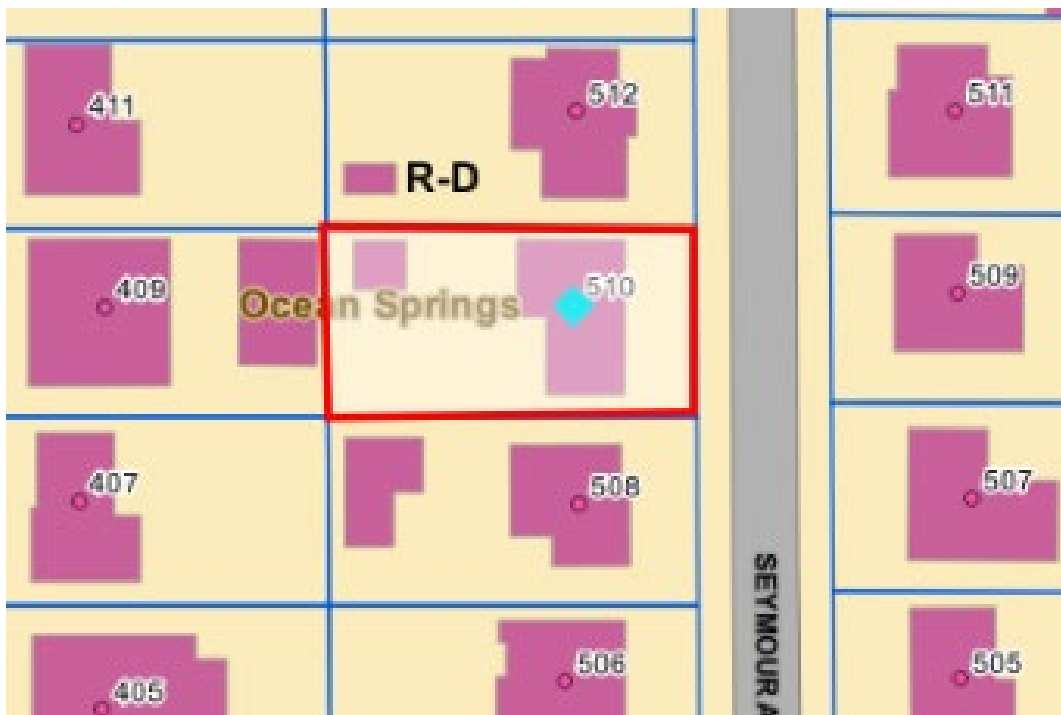


Figure 3. Subject Property and Adjacent Zoning Districts

III. FINDINGS:

- On February 3, 2026, a code violation notice was issued to Mr. Miller for the placement of an accessory structure without obtaining the required permit. (see attachment).
- A permit application was submitted on February 6, 2026, and was denied on February 20, 2026, by the Planning Department due to not meeting the required front yard setback and accessory structure being in front of the main dwelling.
 - ✓ Per the UDC, accessory structures are to be located on the side or behind the main dwelling. They cannot be placed in front of the main dwelling.

IV. ZAB RESPONSIBILITIES:

- Powers relative to Variances:
 - ✓ Where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property at the time of the original adoption of the regulations, or by reason of exceptional topographical conditions or other extraordinary or exceptional situation or condition of a specific piece of property, which condition is 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 such property, the 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.
 - In this case, the maximum variance that could be recommended for approval by ZAB would be 5'. The required front yard setback is 20'; therefore, the maximum ZAB could recommend is a 15' front yard setback.

V. PUBLIC NOTICE:

- Legal Advertisement posted in the Sun Herald on March 29, 2026.
- Zoning and Adjustment Board yard signs were posted on the property March 30, 2026.
- Notifications were mailed to adjacent property owners within a 500-foot radius on March 30, 2026.

VI. PUBLIC FEEDBACK:

- No objection letter received from Greg Poss & Bari Bland on April 1, 2026
- Opposition letter received from Ernest Boyda, Jr. on April 6, 2026

VII. POTENTIAL MOTIONS:

A motion to recommend **approval** of a variance to allow an accessory structure in front of the primary dwelling and reduce the required front yard setback from 20 feet to 5 feet to allow for the placement of a carport. *(state the criteria met for the variance in your motion)*

-OR-

A motion to recommend **denial** of a variance to allow an accessory structure in front of the primary dwelling and reduce the required front yard setback from 20 feet to 5 feet.



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 (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: 03/04/2026
 Name of Applicant: JAMES LEE MILLER
 Address: 510 SEYMOUR AVE Zone: RD
 Phone No. (228) 990-7406 Email Address: jamesleemiller228@gmail.com

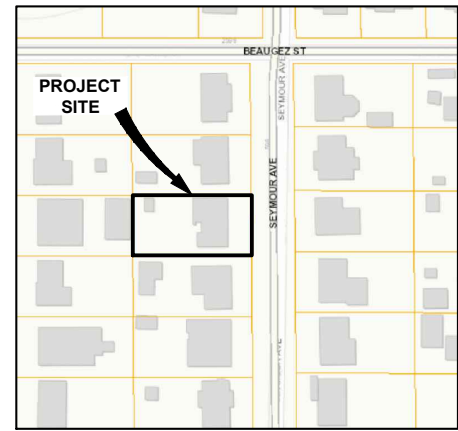
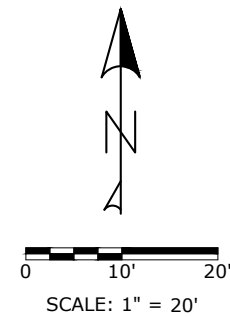
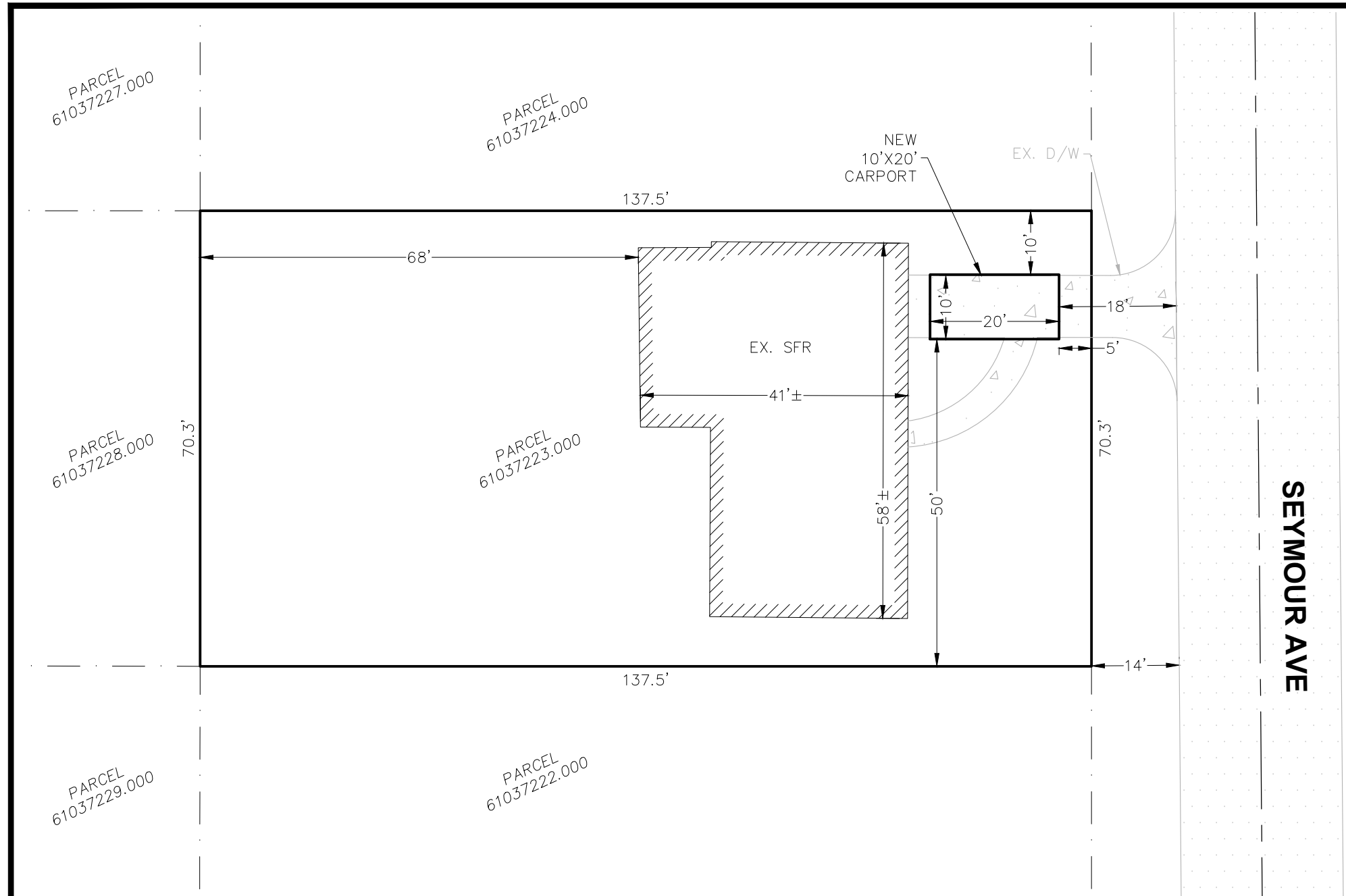
Parcel Identification Number: 61037223.000
 Property Owner (if different from Applicant): N/A
 Property Location for the Variance: 510 SEYMOUR AVE.

Type of Variance(s) Requested (setback, height, zoning extension, parking, etc.)
SETBACK FOR CARPORT IN DRIVEWAY (REQUESTING 5' VICE 20')

The purpose of this variance is to consider an application to allow:
THE 10'x20'x7' CARPORT TO STAY 5' FROM EDGE OF DRIVEWAY TO HELP PROTECT MY CLASSIC TRUCK.

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.
I ONLY HAVE 1'3" BEFORE HITTING THE GUTTERS IN FRONT OF MY HOUSE. PLEASE SEE ATTACHED SITE PLAN AND SOME PHOTO'S. I HAVE ASKED NEIGHBOR'S AND THEY HAVE NO PROBLEMS WITH IT BEING IN THE DRIVEWAY.

Applicant Signature: James Lee Miller Date: 03/04/2026



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

DESC1 LOT 23 PLUS N 3' OF LOT 22 BECHT
 DESC2 EL HGTS S/D PT 2 PB 10-20 DB 189
 DESC3 5-420 (73 MAP789.29-04)

SITE DATA

SITE ADDRESS: 510 SEYMOUR AVE. OCEAN SPRINGS, MS 39564
 TAX ACCOUNT NUMBER: 61037223.000
 SITE AREA: 9,750 SF = 0.22 AC
 ZONING: R3

APPLICANT/CONTACT

JAMES MILLER
 510 SEYMOUR AVE.
 OCEAN SPRINGS, MS 39564

CIVIL ENGINEER

RACHEL A. WEINBERG, PE
 WEINBERG ENGINEERING, LLC
 910 DESOTO ST.
 OCEAN SPRINGS, MS 39564
 228.217.7224
 RACHEL@WEINBERG-ENG.COM

OWNER

JAMES MILLER
 510 SEYMOUR AVE.
 OCEAN SPRINGS, MS 39564

EXISTING CONDITIONS NOTE

ALL EXISTING SITE INFORMATION SHOWN IS APPROXIMATE AND BASED ON SITE OBSERVATIONS OR INFORMATION AVAILABLE ON THE JACKSON COUNTY GIS WEBSITE. NO TOPOGRAPHIC OR BOUNDARY SURVEY HAS BEEN PROVIDED FOR THIS PROJECT.



REVISIONS		
DATE	BY	DESCRIPTION

Weinberg Engineering
 A Civil Engineering Company

WEINBERG ENGINEERING, LLC
 PHONE | 228-217-7224
 RACHEL@WEINBERG-ENG.COM

KINGSTON, WA | OCEAN SPRINGS, MS

SITE PLAN
MILLER CARPORT
 510 SEYMOUR AVE, OCEAN SPRINGS, MS

SECTION 29, TOWNSHIP 07, RANGE 8

DATE:
2/16/2026

JOB NO.:
26006

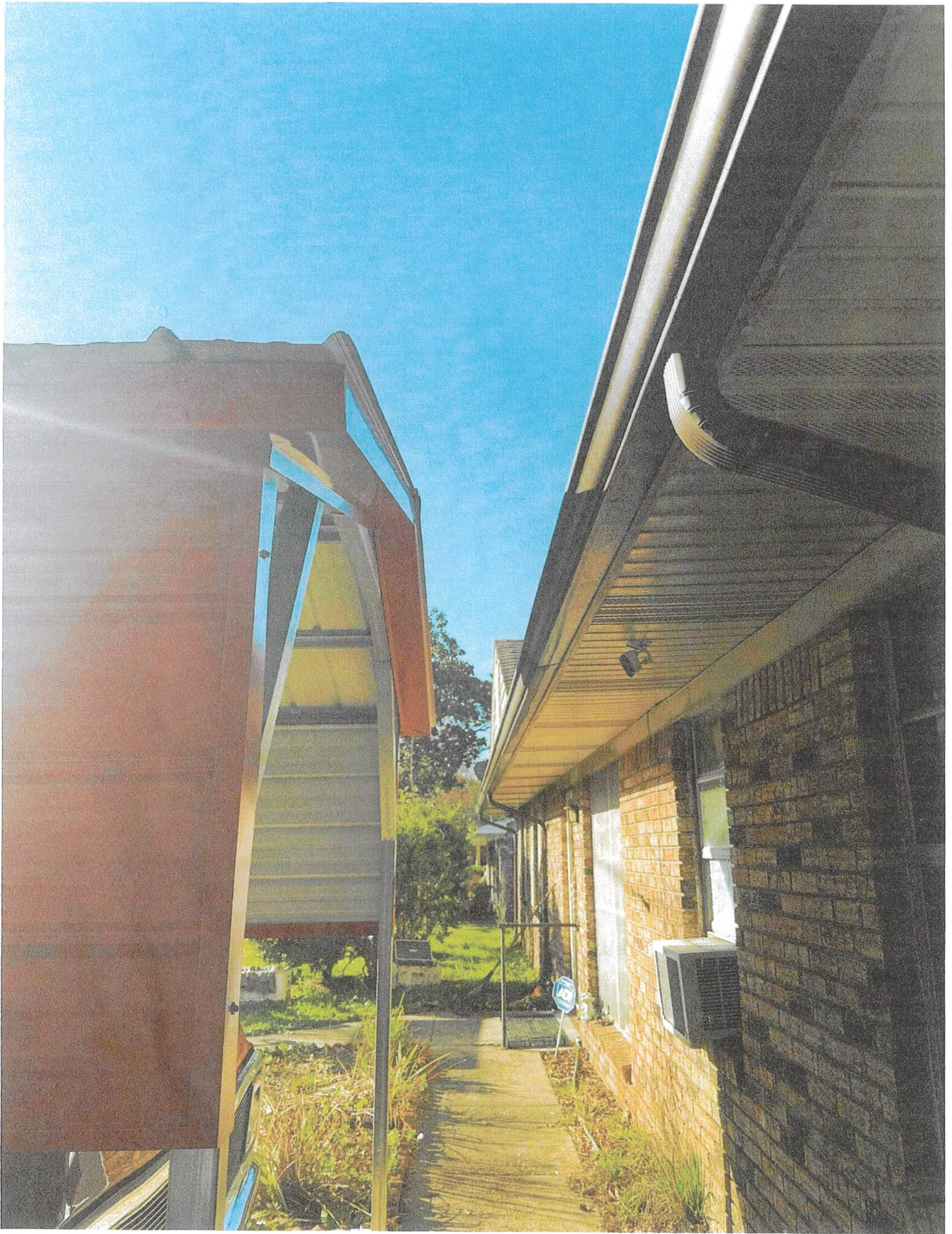
SCALE:
1"=20'

SHEET NUMBER
1
 OF 1 SHEETS

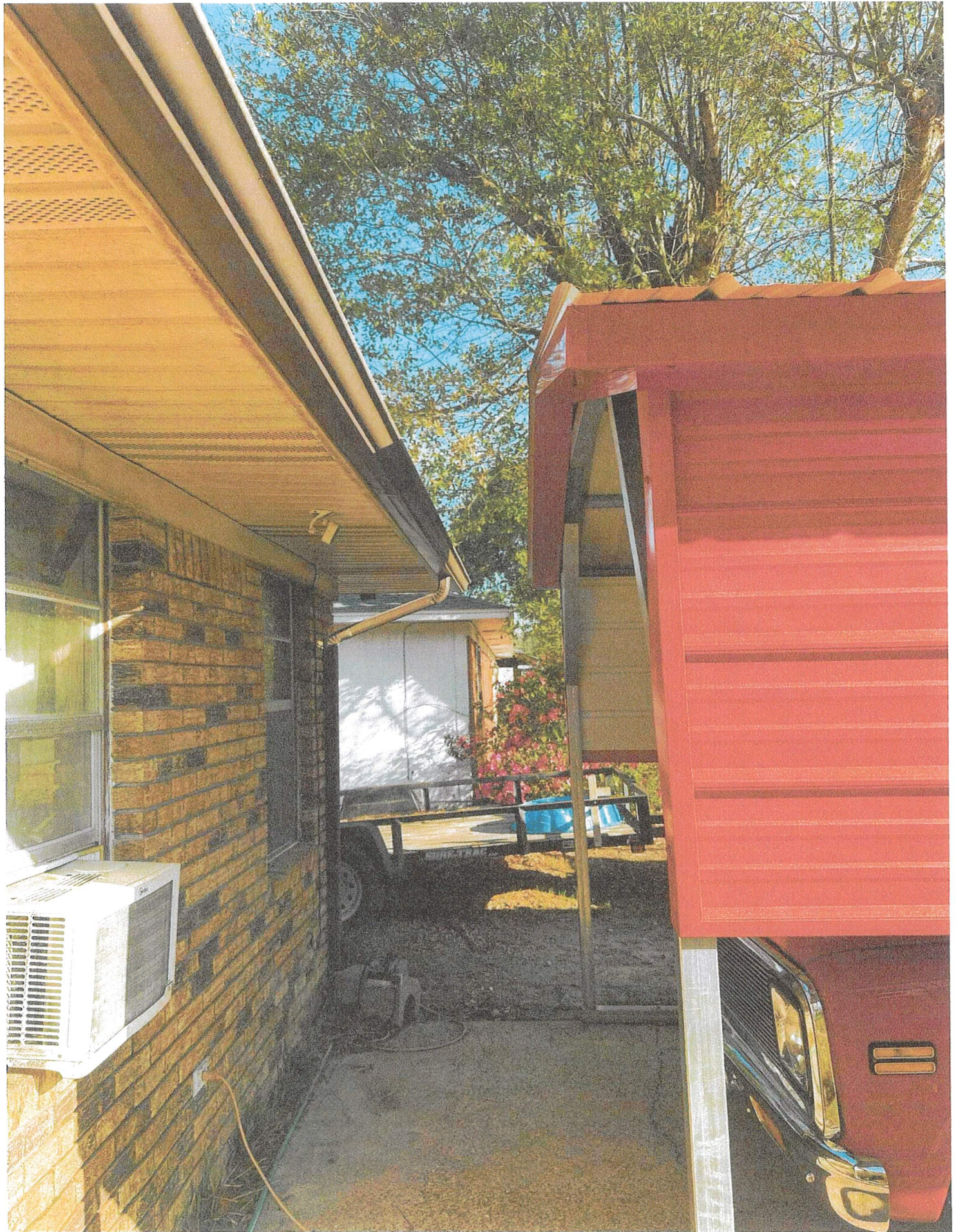








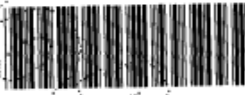








2



201813879 - 2 PGS

OFFICIAL RECORDS JACKSON COUNTY
Josh Eldridge
CHANCERY CLERK \$13.00
RECORDING FEE:
#201813879 BK: 1895 PG: 420-421
07/23/2018 10:47:05 AM 2 PGS
MWRLLS.DC Rcpt#13680

Index as: **Lot 23 and the North 3 feet of Lot 22, Bechtel Heights Subdivision, Part 2, 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, I, **Carmela D. Luccarelli as Trustee of the Carmela D. Luccarelli Revocable Trust**, 2634 Moss Oak Drive, Sarasota, FL 34231, 941-210-3383, do hereby sell, convey and warrant unto **James Miller**, 510 Seymour Ave., Ocean Springs, MS 39564, 228-990-7406, 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:

Lot 23 and the North 3 feet of Lot 22, Bechtel Heights Subdivision, Part 2, a subdivision according to the map or plat thereof on file and of record in the Office of the Chancery Clerk of Jackson County, Mississippi, recorded in Plat Book 10 at Page 358, reference to which is hereby made in aid of and as a part of this description.

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.

File No.: 18-16918N

WITNESS MY SIGNATURE, on this the 12th day of JULY 2018

CARMELA D. LUCCARELLI REVOCABLE TRUST

X Carmela Duccarelli TTE
Carmela D. Luccarelli
Trustee

STATE OF FLORIDA
COUNTY OF SUCRISSTON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **Carmela D. Luccarelli, Trustee of Carmela D. Luccarelli Revocable Trust**, who acknowledged before me that she 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 having been duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 12th day of July, A.D. 2018.

X [Signature]
NOTARY PUBLIC



Amber Summerford
State of Florida
My Commission Expires 02/17/2019
Commission No. FF 200588

My commission expires: 2/17/2019
Parcel Number: 61037223.000

**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.**

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, April 14, 2026 @ 5:00 PM

Regarding the following:

510 Seymour Ave – PIDN: 61037223.000 – James Miller – Variance request to reduce the required front yard setback from 20 feet to 5 feet for the placement of a carport

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 , edill@oceanpsrings-ms.gov, or rwilliams@oceansprings-ms.gov.

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

Amanda Crose

From: Bari Bland <baribland1@aol.com>
Sent: Wednesday, April 1, 2026 2:49 PM
To: Amanda Crose
Subject: 510 Seymour Ave - PIDN: 61037223.000 - James Miller - Variance Request

Planning Department,

No objection to James Miller's variance request for carport placement.

Greg Poss and Bari Bland
511 Seymour Ave., Ocean Springs, MS



Amanda Crose

From: Ernest Boyda <eboyda70@yahoo.com>
Sent: Monday, April 6, 2026 11:57 AM
To: Amanda Crose
Subject: 510 Seymour Ave - PIDN: 61037223.000 Variance request

RECEIVED
APR 06 2026
BY: *Alpoge*

Sir:

I completely disapprove of the variance request for 510 Seymour Ave. It does nothing but degrade and devalue all of the properties on Seymour Ave..

He has the same back yard as I have. If I parked my tractor with bush hog, excavator, trailers and shed in front of my house, Seymour Ave. would look like a dump. If approved I'll request that property taxes be removed.

Regards

Ernest Boyda Jr.