

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.