

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.