



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

1. Call Meeting to Order

2. Approval of Minutes

- a. June 9, 2026

3. Old Business

4. New Business

- a. 279 Holcomb Blvd – PIDN: 61135041.050 – Matthew & Virginia Stebly – Requesting a variance of the rear yard setback from 25' to 15' to construct an addition on the existing house
- b. 7800 Trout St – PIDN: 61092012.000 – Cody Crane – Requesting a variance to allow the placement of a proposed accessory building in front of the primary dwelling at the 25' front yard setback line

5. Audience Request

6. Adjourn

The Minutes of the City of Ocean Springs
Zoning & Adjustment Board
Tuesday, June 9, 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, June 9, 2026. Members present were Nick Gant, Lethel Bowden, and William Thompson. Absent were Bonnie Munro, David Hayden, and Don Atwell. Also present were Amanda Crose, Planning Director and Rae Williams, Planning Technician.

2. Approval of Minutes

a) May 12, 2026

A motion was made by William Thompson, seconded by Lethel Bowden, to approve the minutes of the May 12, 2026, meeting as presented. The motion carried unanimously.

3. Old Business

a) None

4. New Business

a) None

5. Audience Request

a) None

6. Adjourn

A motion was made by Lethel Bowden, seconded by William Thompson to adjourn the meeting. The motion carried unanimously.

The meeting adjourned at 5:01 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

PUBLIC MEETING DATE: July 14, 2026

APPLICANT/OWNER: Matthew & Virginia Stebly

REQUESTED ACTION: Variance

DATE OF REQUEST: May 26, 2026

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

PARCEL NUMBER: 61135041.050



Figure 1: ZAB Property Signage

I. REQUEST SUMMARY:

The applicants, Matt & Gina Stebly, are requesting a variance of the rear yard setback from the required 25' to 15' on the west side of the property to construct an addition on the existing house.

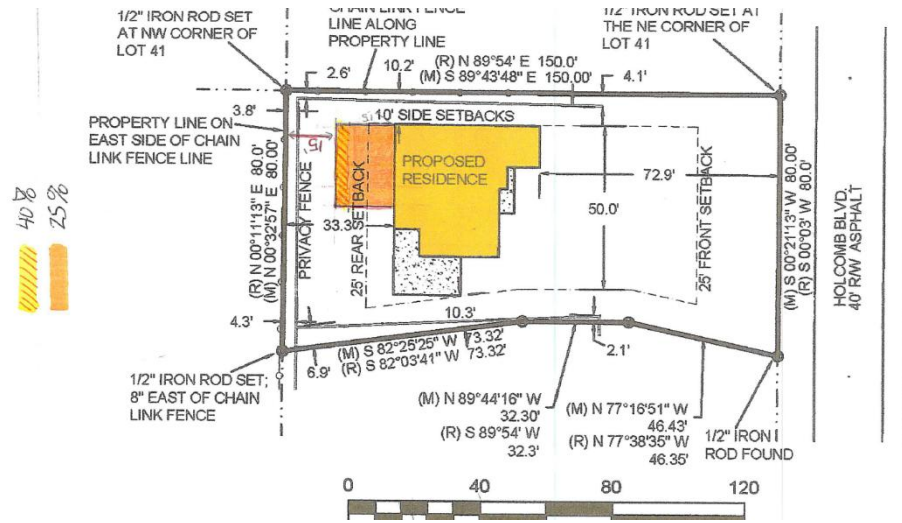


Figure 2: Proposed Site Plan

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'

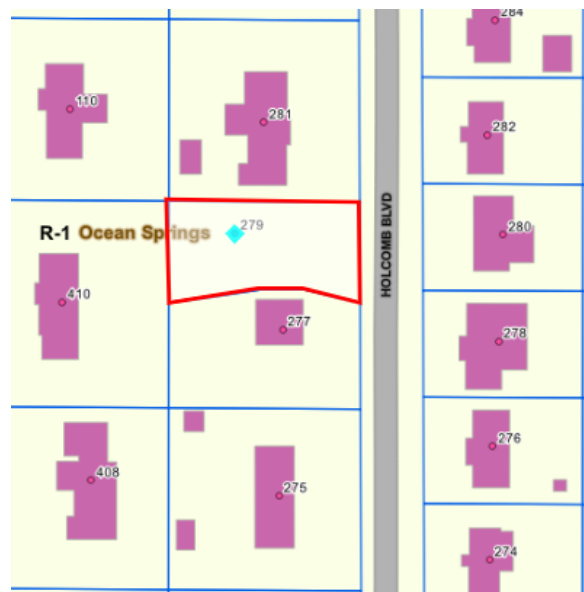


Figure 3. Subject Property and Adjacent Zoning District

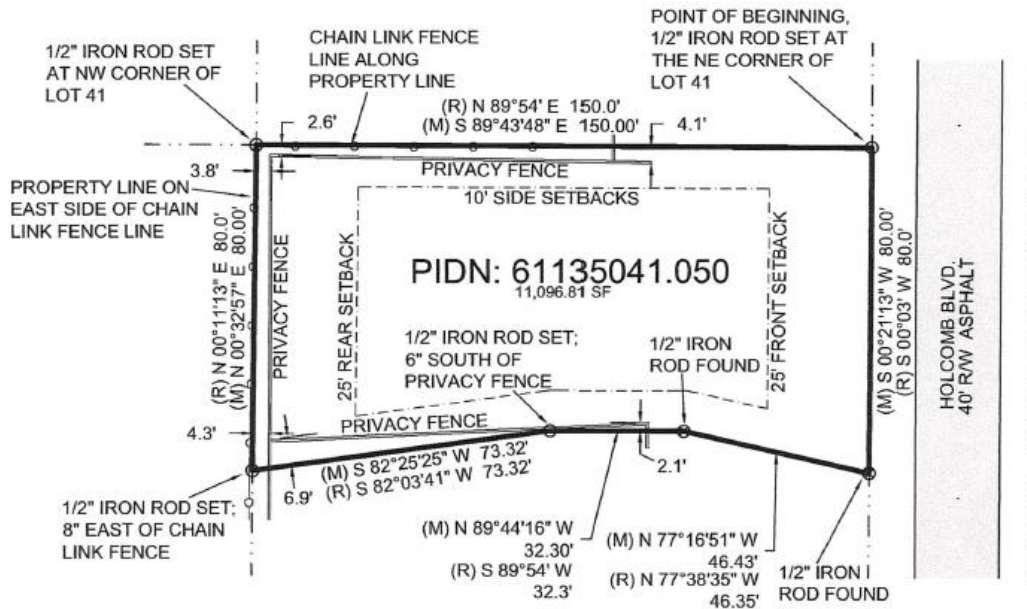


Figure 4. Property Survey

III. FINDINGS:

- The parcel lot area is currently 11,096 SF and the lot width is 80'.
- The subject property was created through a previously approved lot split and does not conform to current dimensional standards for lot area and lot width
- Based on the ZAB approval criteria, the maximum allowable recommended setback reduction is **6.25 feet**, resulting in a minimum rear yard setback of **18.75 feet**. However, the applicants are requesting a **15-foot rear yard setback**.
- On March 17, 2026, the Board of Aldermen denied a previous variance request for the subject property that sought to reduce the required rear yard setback from 25' to 10' for construction of a 500-square-foot addition to the existing residence.

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 June 28, 2026.
- ZAB yard signs were posted on the property on June 26, 2026.
- Notifications were mailed to adjacent property owners within a 500-foot radius on June 26, 2026.

VI. PUBLIC FEEDBACK:

None as of July 10, 2026.

VII. POTENTIAL MOTIONS:

A motion to recommend **approval** of a variance to reduce the required rear yard setback on the west side of the property from 25 feet to 15 feet to allow for the construction of an addition to the existing residence.

-OR-

A motion to recommend **denial** of a variance to reduce the required rear yard setback on the west side of the property from 25 feet to 15.



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: 5-20-26

Name of Applicant: MATT STEBLY

Address: 279 HOLCOMB BLVD. Zone: _____

Phone No. 228-818-7027 Email Address: TwistedAnchorTAT@aol.com

Parcel Identification Number: 61135041.050

Property Owner (if different from Applicant): _____

Property Location for the Variance: REAR

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

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

REPAIRING TERMITE DAMAGE &
ADDING ON.

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.

WE HAVE OUT GROWN THE HOUSE.
NO MASTER BEDROOM OR BATHROOM.
CANT ADD ON TO FRONT OF HOUSE SO
REAR IS ONLY OPTION.

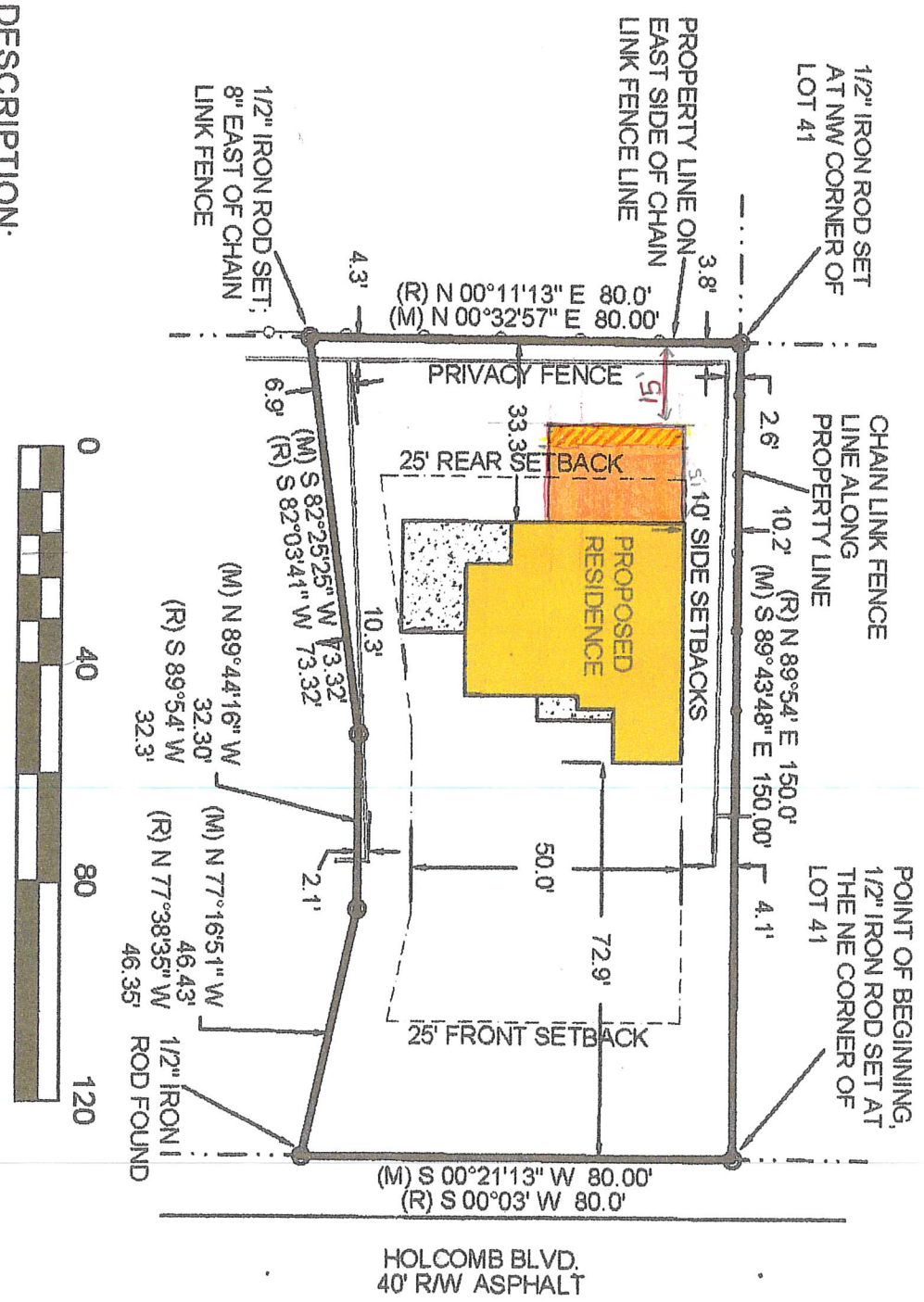
Applicant Signature: [Signature] Date: 5-20-26

6.25
10
3.75

-15 feet
-18.75 feet

40%
25%

DESCRIPTION:



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

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

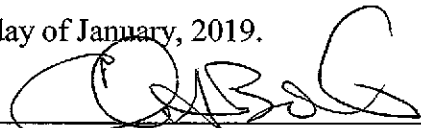
Book 4, Page 34, being more particularly described as follows:

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.

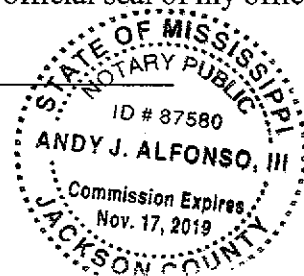

Clinton Joseph Bodin

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.**

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, July 14, 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 15' 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 or 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: July 14, 2026

APPLICANT/OWNER: Cody Crane

REQUESTED ACTION: Variance

DATE OF REQUEST: June 8, 2026

LOCATION: 7800 Trout St – Ward 6
Lot 14 & Part of Lot 13 Fish-N-Fun Subdivision

PARCEL NUMBER: 61092012.000



Figure 1: ZAB signage at Subject Property

I. **REQUEST SUMMARY:**

The applicant, Cody Crane, is requesting a variance to allow the placement of a proposed accessory building in front of the primary dwelling at the 25' front yard setback line. The Unified Development Code states accessory structures are to be located on the side or rear of the primary dwelling unit.

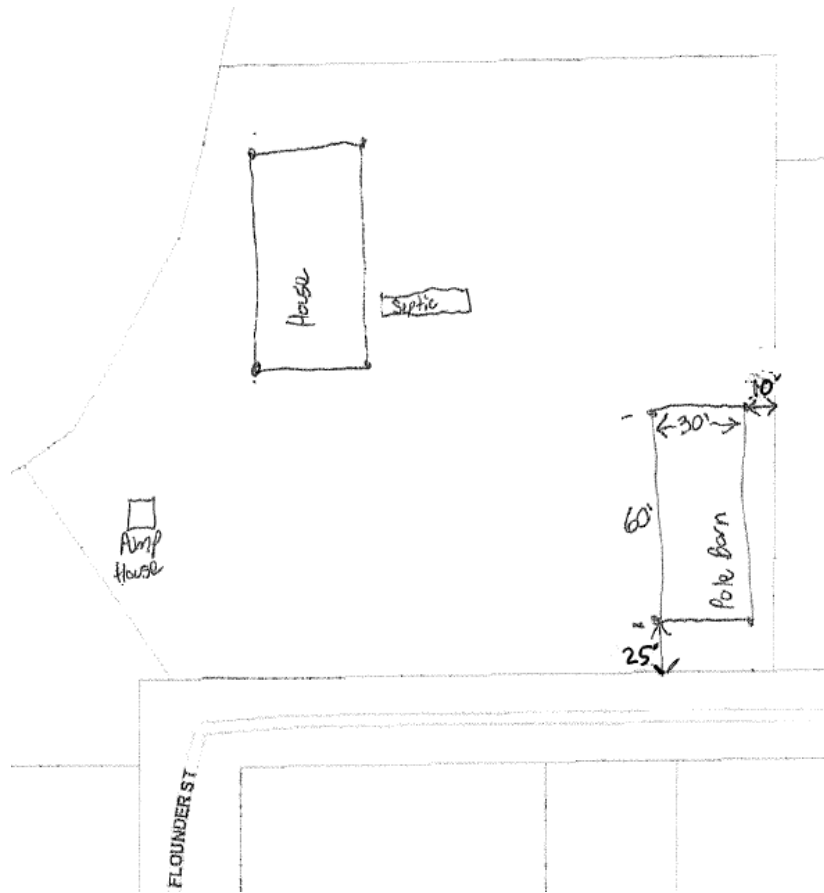


Figure 2: Proposed Site Plan

- II. **ZONING AND LAND USE:** The subject property is in the recently annexed area and zoned R-1 (Jackson County), Single-Family Residential District

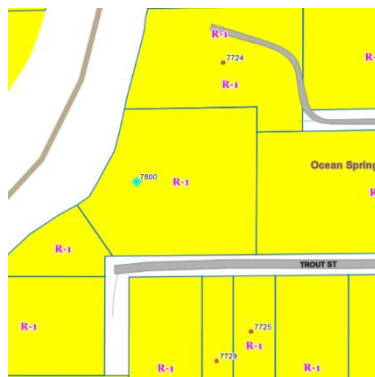


Figure 4. Subject Property and Adjacent Zoning

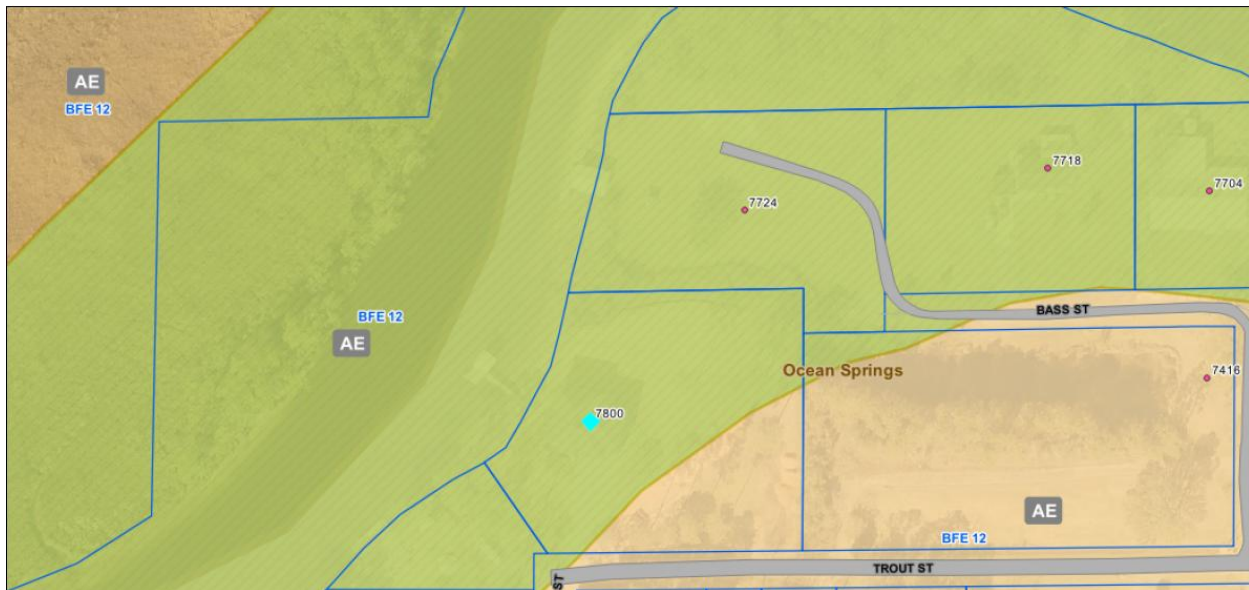


Figure 5: Floodway Map

III. **FINDINGS:**

- The subject property contains approximately 45,302 square feet, is zoned R-1, and is located within FEMA Flood Zone AE, with more than half of the parcel lying within the regulatory floodway.
- The primary dwelling is located approximately 76' from the front property line, exceeding the minimum required front setback of 25'.
- The applicant is requesting a variance to allow the placement of a proposed 30' x 60' pole barn in front of the principal dwelling at the required 25-foot front yard setback.
- Based on the site plan submitted by the applicant, locating the accessory structure to the side or rear of the principal dwelling would place the proposed structure within the regulatory floodway.
- The proposed structure is shown to meet the required 10-foot side yard setback and is requesting relief only from the location requirements related to placement in front of the principal structure.
- The proposed placement of the accessory structure in front of the principal dwelling is consistent with the character of the surrounding neighborhood, as several nearby properties have accessory structures located closer to the roadway than their primary residences.

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 June 28, 2026.
- ZAB yard signs were posted on the property on June 26, 2026.
- Notifications were mailed to adjacent property owners within a 500-foot radius on June 26, 2026.

VI. PUBLIC FEEDBACK:

None as of July 10, 2026.

VII. POTENTIAL MOTIONS:

A motion to recommend **approval** of a variance to allow the placement of a proposed accessory building in front of the primary dwelling at the 25' front yard setback line.

-OR-

A motion to recommend **denial** of a variance to allow the placement of a proposed accessory building in front of the primary dwelling at the 25' front yard setback line.



City of Ocean Springs
Planning Department
PO Box 1800
Ocean Springs, MS 39564
(228) 875-4415

VARIANCE REQUEST APPLICATION

Per the adopted fee schedule, the following application fees apply:

Application Fee Required: **\$51.00*** (NON-REFUNDABLE)

*Ordinance 2022-17 following the requirements of Section 25-60-5 MS Code Annotated, \$1.00 fee included

Applicant is responsible for all public mailer fees. Must be paid prior to Zoning & Adjustment Board Meeting

Application Date: 06-07-2026 Applications are due by the 7th of each month.

Name of Rightful Owner(s): Cody Crane

Name of Applicant (if different than Owner): _____

Property Address: 7800 Trout St Ocean Springs, MS 39564

PIDN: (list all applicable) 61092012.000

1. Applicant: Cody Crane Phone: 662-322-1627
Address: 7800 Trout St Ocean Springs, MS 39564 Email: cgcane@flcrane.com
2. Owner of Record: Cody Crane Phone: 662-322-1627
Address: 7800 Trout St Ocean Springs, MS 39564 Email: cgcane@flcrane.com

Please note:

The variance application shall state fully the special conditions and circumstances applying to the building or other structure or land for which such variance is sought. The application shall demonstrate that the existing conditions and circumstances are such that the strict application of the provisions of the Unified Development Code provisions would deprive the Applicant of reasonable use of said land, building, or structure, equivalent to the use made of lands, buildings, or structures in the same district and permitted under the terms of this provision and that the peculiar conditions and circumstances are not the result of the actions of the Applicant.

ANSWER ALL QUESTIONS BELOW:

1. Current Zoning classification of property: R-1 Single-Family Residential

2. Current Ward Number the property is located in: WARD 6

3. State the type of variance request you are requesting: (setback, height, parking, etc.)

Request a variance from the front and Side Setback requirements for an ~~old~~ accessory structure on my property. The proposed structure is a 30'x60' Pole Barn.

4. State the minimum requirements of the Unified Development Code (UDC) and how are you requesting to vary. Please explain:

UDC requires accessory structure be 25^{ft} from front lot line and 10^{ft} from side lot line. Requesting that variance be approved to build Structure 25^{ft} from front lot line and 10^{ft} from side lot line.

4. Does a special condition or circumstance peculiar to the property exist which rises to a level that warrants the amount of variance relief requested? Please explain: Yes, the current

Setbacks would put the Structure in a floodway, require extensive tree removal, and limit access.

5. Was the hardship self-created? Please explain: NO

The hardship is caused by the floodway and existing site conditions.

6. Provide justification of the variance request. Justification must include exceptional narrowness, shallowness, shape of a specific piece of property, exceptional topographical conditional, or other extraordinary situation. You may submit pictures to support your application:

The property is affected by exceptional topographical conditions, including floodway and flood-prone areas, limited access, and mature trees. These conditions limit the locations where an accessory structure may be reasonably placed. These conditions create a unique constraint not encountered on all residential lots within the zoning district. NOTE: The proposed location will not obstruct visibility along Trout St, interfere with public utilities, or create a hazard to motorists or neighboring properties.

Affidavit of Ownership (if multiple owners, each owner must complete seperate pages)

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance into the present owner as recorded in the County Records of Deeds (Chancery Clerk) office. This affidavit shall indicate the legal ownership of the property, the contract owner of the property, and the date the contract of sale was executed.

I, (print name) Cody Crane, hereby certify that:

1. I am the owner of the property that is the subject of this application and that I have read and understand the requirements as outlined in the application.
2. There are no outstanding City of Ocean Springs property taxes or special assessments on the original parcel(s).

I further acknowledge that the information provided herein is true and correct to the best of my knowledge.

Owner(s) Name: Cody Crane

Parcel ID(s): 61092012.000

Date Property Acquired Date: 05-26-2017

Book and Page of Each Conveyance: _____

Owner's Signature [Signature] Date 06-07-2026

STATE OF Mississippi

COUNTY OF Jackson

I Cody Crane, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Mailing Address 7800 Trout St Ocean Springs, MS 39564

Subscribed and sworn before me this 8th day of June 2024

My commission expires:



[Signature]
Notary Signature

ATTACHMENTS REQUIRED (initial each box or N/A if not applicable):

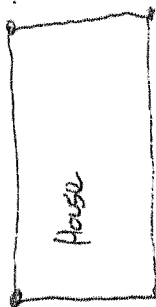
- CC 1. **\$51.00*** Application Fee.
- CC 2. Site plan of the subject property with all dimensions as applicable.
- CC 3. Legal description; street address.
- CC ~~N/A~~ 4. Copy of protective covenants or deed restrictions, if any.
- CC 5. Warranty Deed (Proof of Ownership)**

*****All property owners must sign the application. You may include additional signature pages if needed***

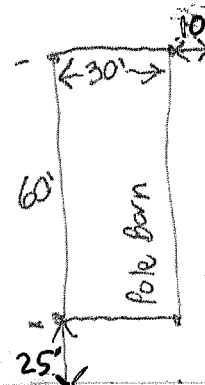
*****If the applicant is authorized to represent property owner, the applicant must provide documentation signed by the property owner.***



Pump
House



Septic

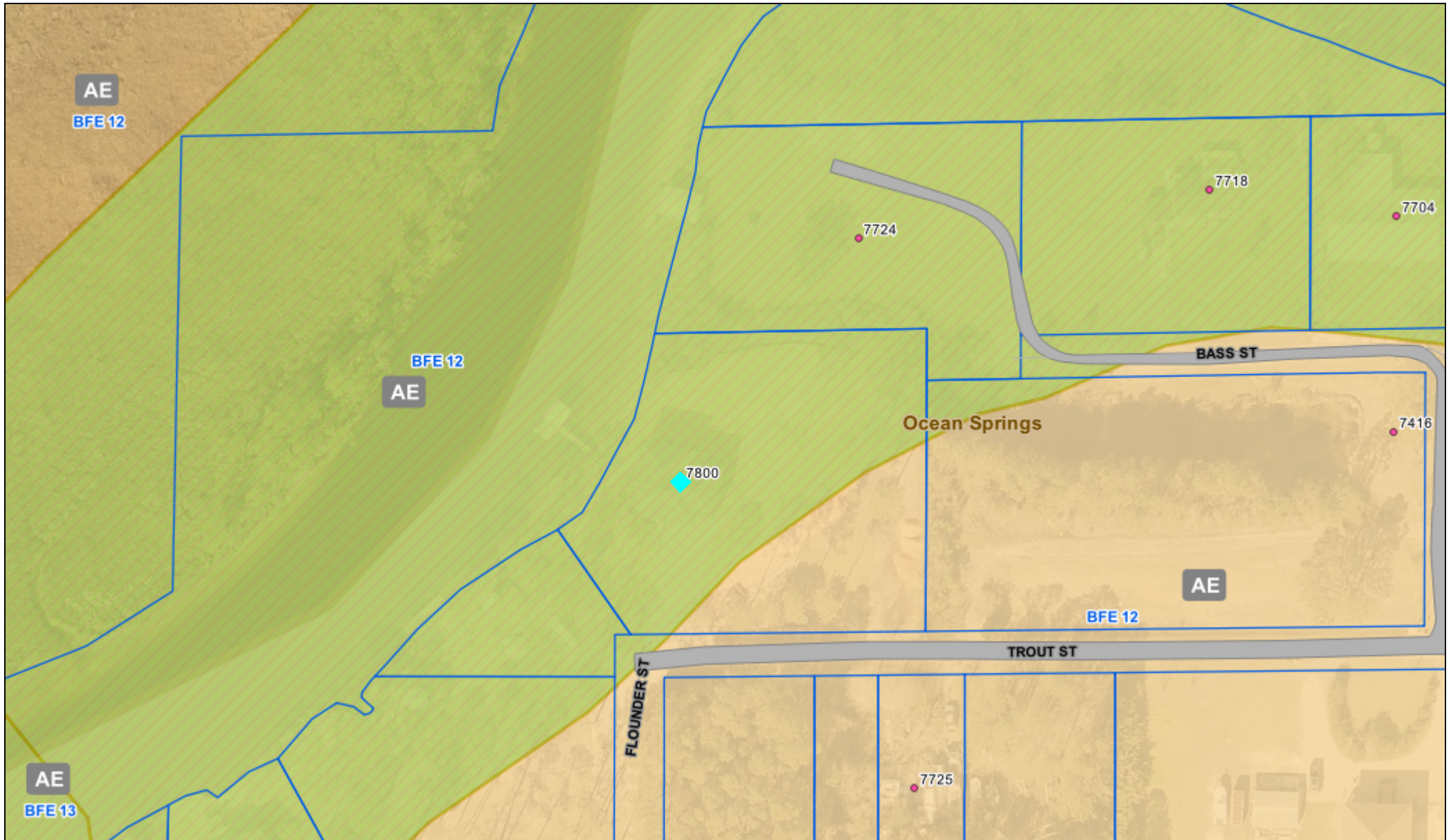


FLounder ST

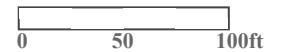
1,013,747.974 341,097.164 Feet

60ft

Geoportal Map

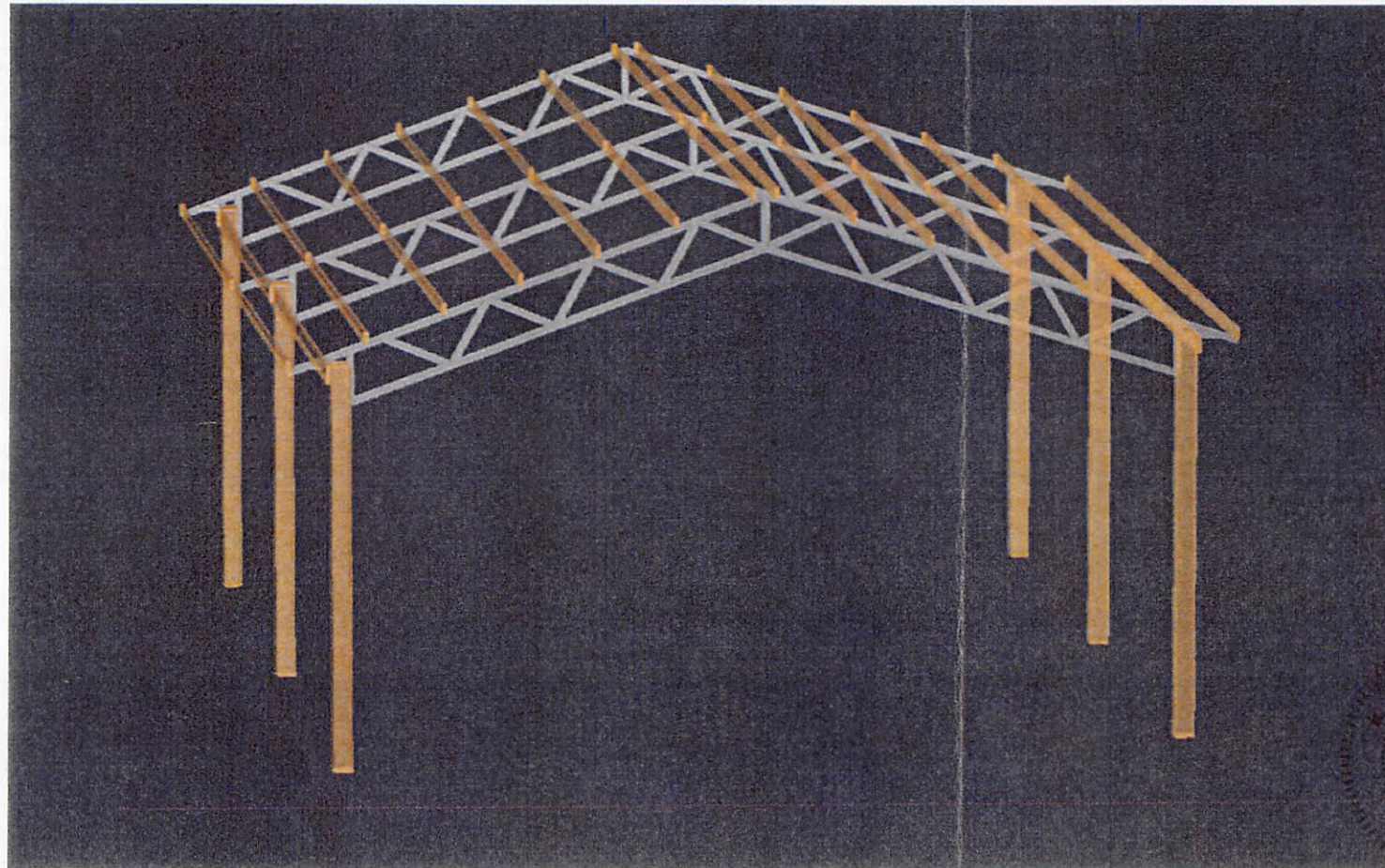


DISCLAIMER: Every reasonable effort has been made to assure the accuracy of the data presented. The City of Ocean Springs makes no warranties, express or implied, regarding the completeness, reliability or suitability of the site data and assumes no liability associated with the use or misuse of said data. The City retains the right to make changes and update data on this site at anytime, without notification. The parcel data on the base map is used to locate, identify and inventory parcels of land in the City of Ocean Springs for assessment purposes only and is not to be used or interpreted as a legal survey or legal document. Additional data layers not originating in the City's Offices are also presented for informational purposes only. Before proceeding in any legal matter, all data should be verified by contacting the appropriate county or municipal office.



ANDERSON ENTERPRISES

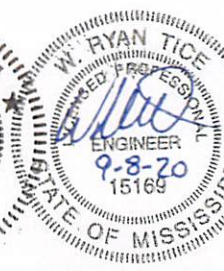
Portable Buildings – Pole Barns – Porches
Carports – Pools – Swing Sets



ANDERSON ENTERPRISES: OPEN / ENCLOSED POLE BARN
STANDARD 10'-0" BAY SPACING
TRUSS SPANS: 14'-0" TO 40'-0"

GENERAL NOTES

- 1) Soil Parameters used in design calculations portray that of a sandy-clay with a bearing capacity of approximately 1500 psf. The Engineer responsible for the plans shall be notified of any soil condition in which the bearing capacity is less than 1500 psf to determine constructability. Footing void shall be free of standing water during construction.
- 2) Building footprint is assumed to be no closer than 50 feet in any direction from significant topographical features of more than 20 feet in height.
- 3) Building plans are based on a 10'-0" bay spacing (No Exceptions). The maximum eave height should not exceed 18'-0" (No Exceptions).
- 4) The building plans herein account for variable building widths. Although no limitation is specified for building length using the standard 10'-0" bay spacing, the Owner should contact the Engineer responsible for the plans for additional analysis if the building exceeds 150' in length.



DESIGN DATA

STRUCTURAL DESIGN CODE	ASCE 7-10
DESIGN WIND SPEED	160 MPH
BUILDING RISK CATEGORY	CAT. II
ENCLOSURE CLASSIFICATION	OPEN / ENCLOSED

PROJECT NO.: 1049-13
DATE: 09/02/2020
SCALE: N.T.S.
DRAWN BY: JLS/RLN
CHECKED BY: WRT

ANDERSON ENTERPRISES
POLE BARN DETAILS - 10' STANDARD BAY SPACING
STONE COUNTY, MISSISSIPPI

TICE
ENGINEERING, INC.
ENGINEERS / SURVEYORS
Real Estate, Soil Services, Road Design

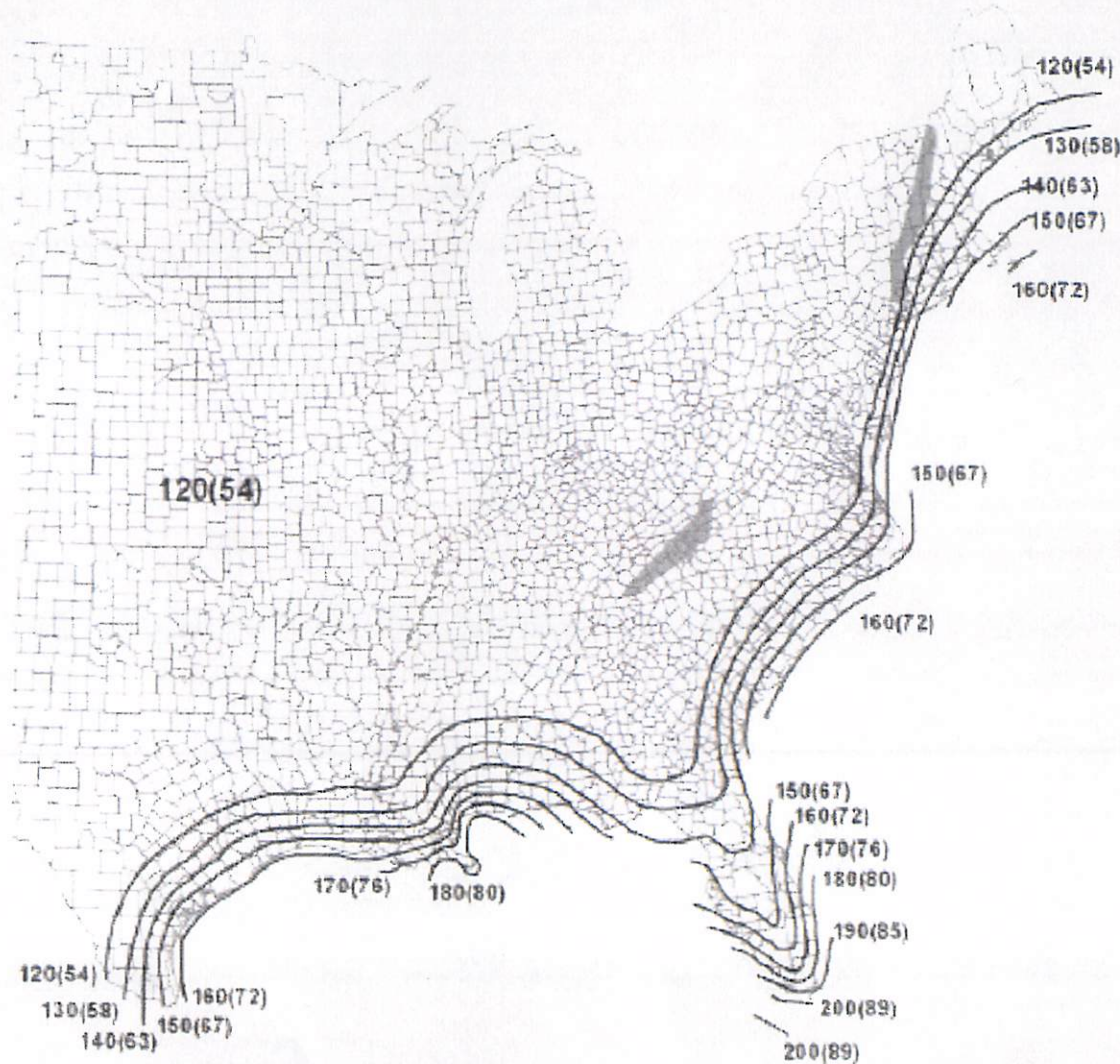
REVISIONS:

1

SHEET NUMBER:

MINIMUM DESIGN LOADS

ASCE 7-10 CAT. III: DESIGN WIND SPEED MAP

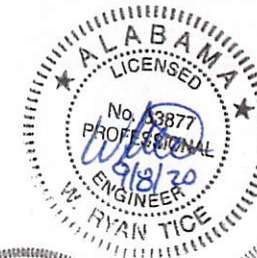


Location	Vmph	(m/s)
Guam	210	(94)
Virgin Islands	175	(78)
American Samoa	170	(76)
Hawaii - Special Wind Region Statewide	145	(65)

Figure 26.5-1B (Continued)

Design Wind Speed Map Instructions

- 1) The map to the left shows design wind speeds by location. 180 mph is the highest wind speed encountered in Mississippi for Risk Category III, which is design classification used in this design.
- 2) For specific building location design wind speed, use windspeed.atcouncil.org, which will use latitude and longitude coordinates to determine the proper design wind speed. The aforementioned website will provide a printout that MUST be included with these plans for any design related reviews.
- 3) Once the proper wind speed has been chosen from the website mentioned in No. 2, the footing size can then be chosen from the footing detail sheet correlating to the appropriate design wind speed.
- 4) The footing size is the only component of this building design that is applicable to different design wind speeds shown on the map. The remaining building components will be designed to the 180 mph standard (No Exceptions.)



DESIGN DATA	
STRUCTURAL DESIGN CODE	ASCE 7-10
DESIGN WIND SPEED	160 - 180 MPH
BUILDING RISK CATEGORY	CAT. III
ENCLOSURE CLASSIFICATION	OPEN / ENCLOSED

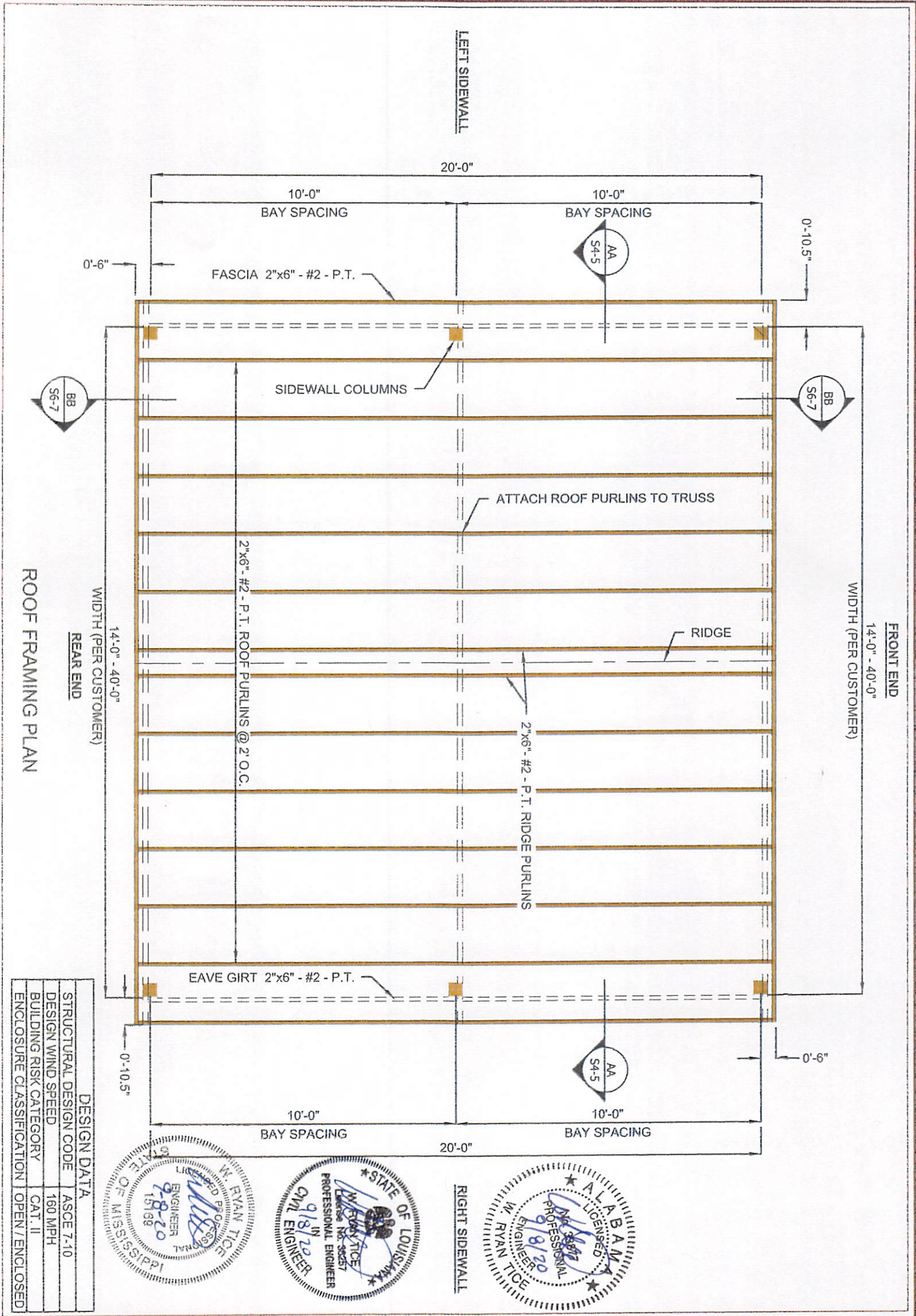
PROJECT NO.: 1049-13
DATE: 09/02/2020
SCALE: N.T.S.
DRAWN BY: JLS/RLN
CHECKED BY: WRT

ANDERSON ENTERPRISES
POLE BARN DETAILS - 10' STANDARD BAY SPACING
STONE COUNTY, MISSISSIPPI

TICE ENGINEERING, INC.
ENGINEERS SURVEYORS
Real Estate, And Surveying And More

REVISIONS:
1

SHEET NUMBER:



TEI TICE ENGINEERING, INC.
ENGINEERS / SURVEYORS
Real Engineers. Real Services. Real Results.

ANDERSON ENTERPRISES
ROOF FRAMING PLAN AND LAYOUT
STONE COUNTY, MISSISSIPPI

PROJECT NO. 1049-15
DATE: 09/02/2020
SCALE: N.T.S.
DRAWN BY: J.S./JUN
CHECKED BY: WRT

REVISIONS:

1	
---	--

SHEET NUMBER:

3

PROJECT NO.:	1049-15
DATE:	09/02/2020
SCALE:	N.T.S.
DRAWN BY:	JLS / RLN
CHECKED BY:	WRT

ANDERSON ENTERPRISES

FOUNDATION PLAN & LAYOUT

STONE COUNTY, MISSISSIPPI

TEI

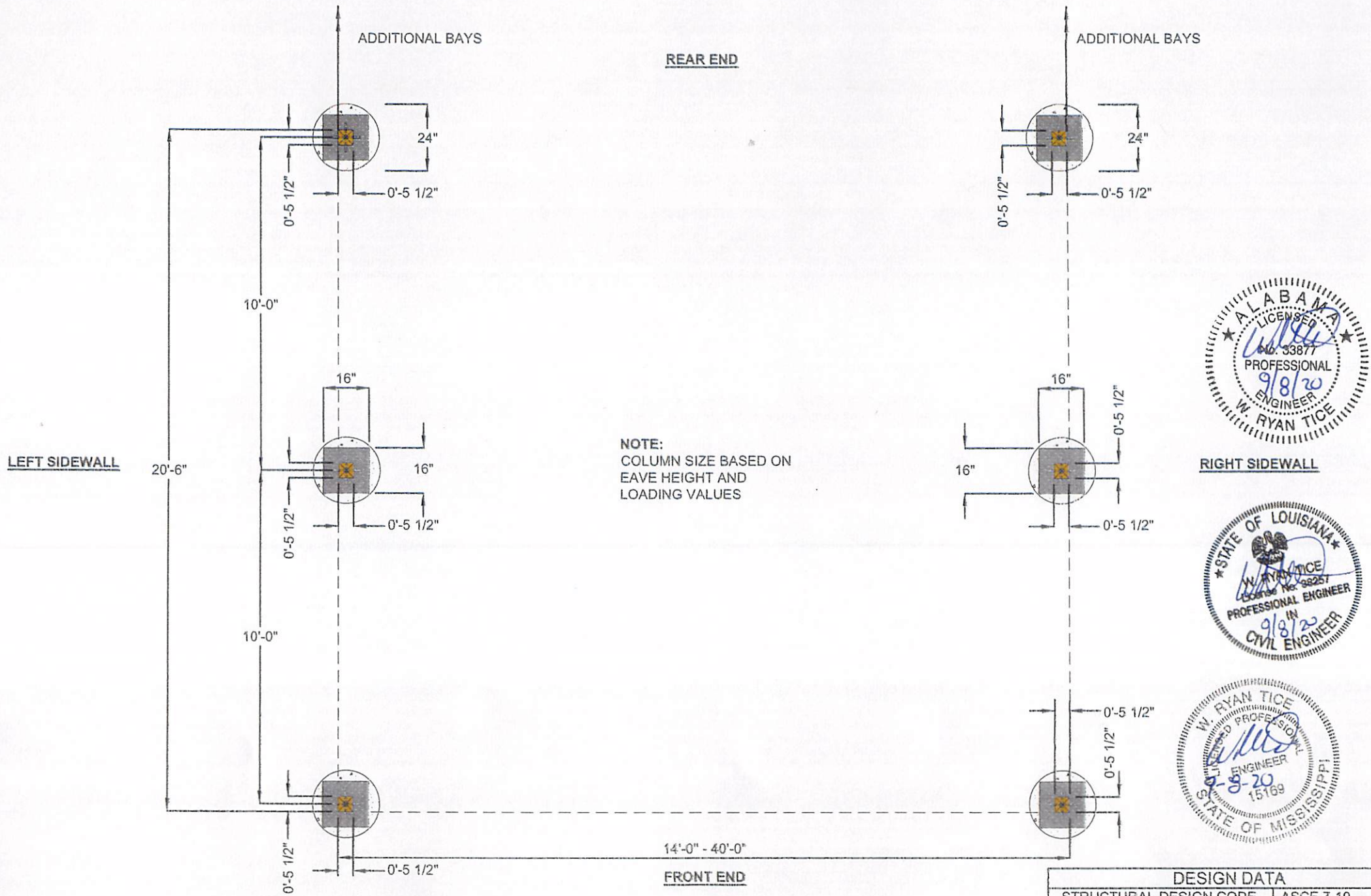
TICE ENGINEERING, INC.

ENGINEERS & SURVEYORS

Real Estate • Engineering • Land Rights

REVISIONS:	1
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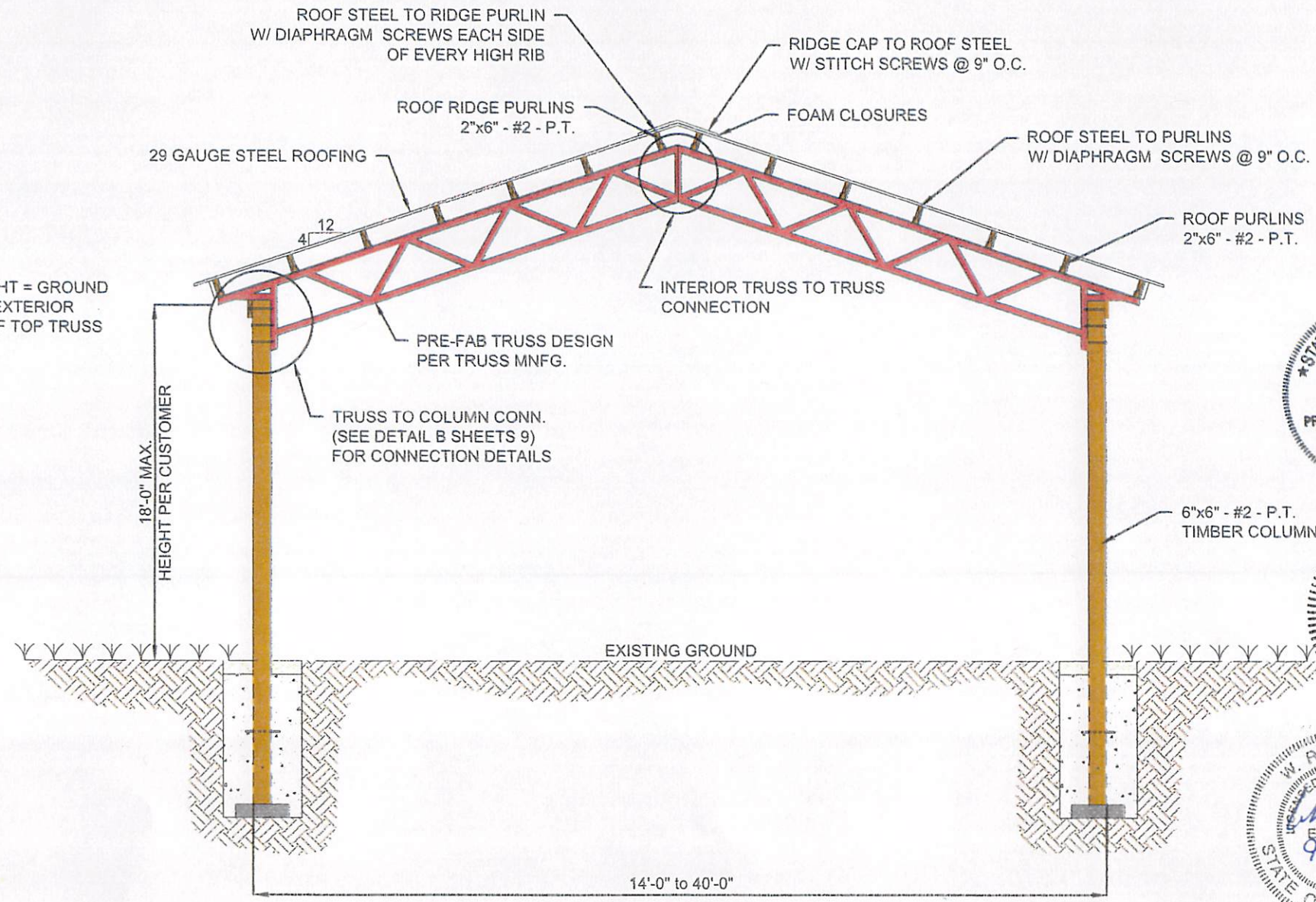
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STRUCTURAL DESIGN CODE	ASCE 7-10
DESIGN WIND SPEED	160 MPH
BUILDING RISK CATEGORY	CAT. II
ENCLOSURE CLASSIFICATION	OPEN / ENCLOSED

PROJECT NO. 1049-13
DATE: 09/02/2020
SCALE: N.T.S.
DRAWN BY: JLS/RLN
CHECKED BY: WRT

NOTE:
EAVE HEIGHT = GROUND
LEVEL TO EXTERIOR
BOTTOM OF TOP TRUSS
CHORD



SECTION AA - FRONT ELEVATION - OPEN

DESIGN DATA	
STRUCTURAL DESIGN CODE	ASCE 7-10
DESIGN WIND SPEED	160 MPH
BUILDING RISK CATEGORY	CAT. II
ENCLOSURE CLASSIFICATION	OPEN

ANDERSON ENTERPRISES
SECTION AA - FRONT ELEVATION - OPEN
STONE COUNTY, MISSISSIPPI

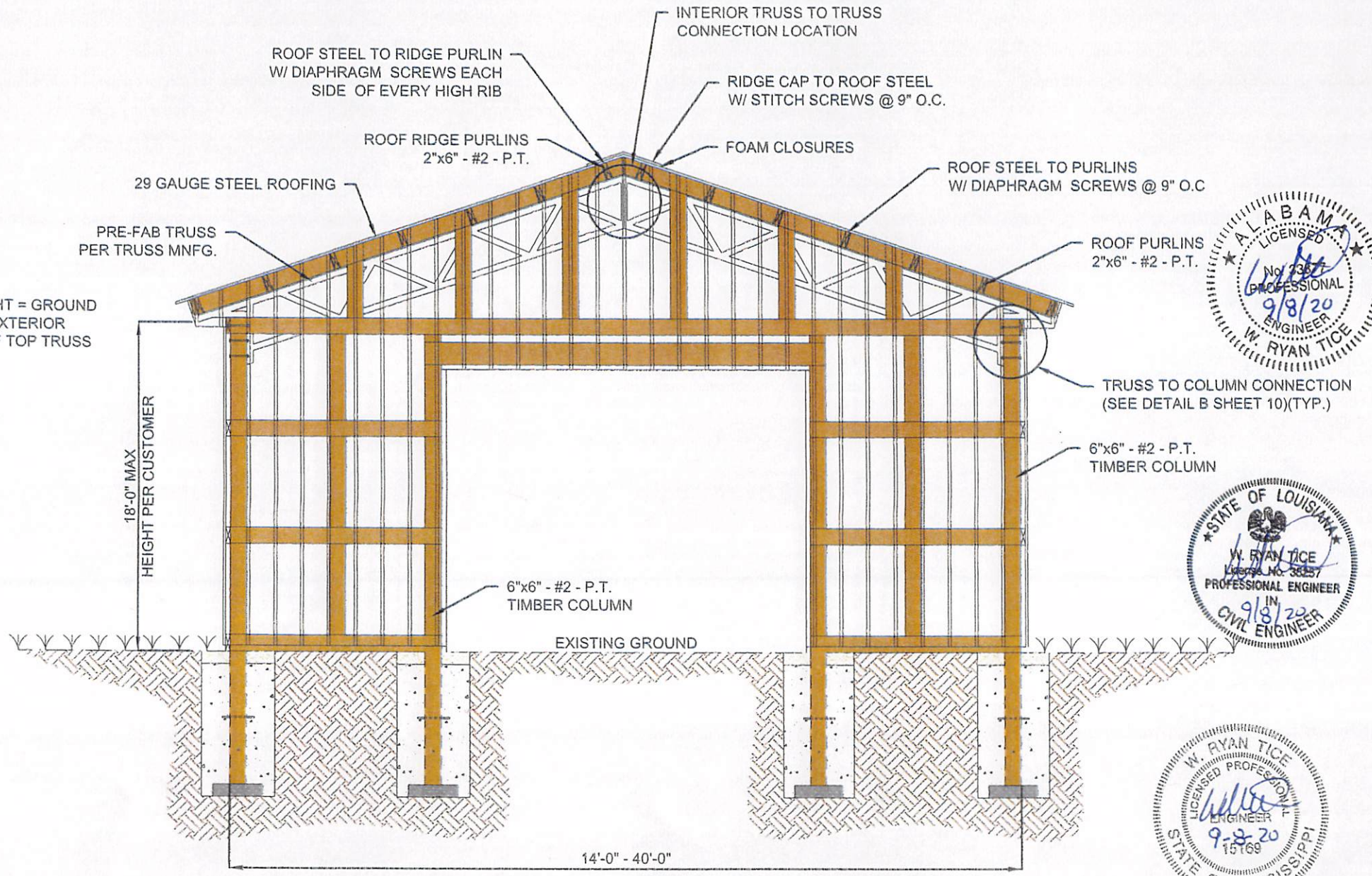
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TICE ENGINEERING, INC.
ENGINEERS / SURVEYORS
Road Engineers, Best Services, Real Results

REVISIONS:
1

SHEET NUMBER:

NOTE:
 EAVE HEIGHT = GROUND
 LEVEL TO EXTERIOR
 BOTTOM OF TOP TRUSS
 CHORD



SECTION AA - FRONT ELEVATION - ENCLOSED

DESIGN DATA	
STRUCTURAL DESIGN CODE	ASCE 7-10
DESIGN WIND SPEED	160 MPH
BUILDING RISK CATEGORY	CAT. II
ENCLOSURE CLASSIFICATION	ENCLOSED

ANDERSON ENTERPRISES
 SECTION AA - FRONT ELEVATION - ENCLOSED
 STONE COUNTY, MISSISSIPPI

TEI TICE
 ENGINEERING, INC.
 ENGINEERS / SURVEYORS
 Road Engineers, Road Surveyors and Drafters

REVISIONS:
1
SHEET NUMBER:

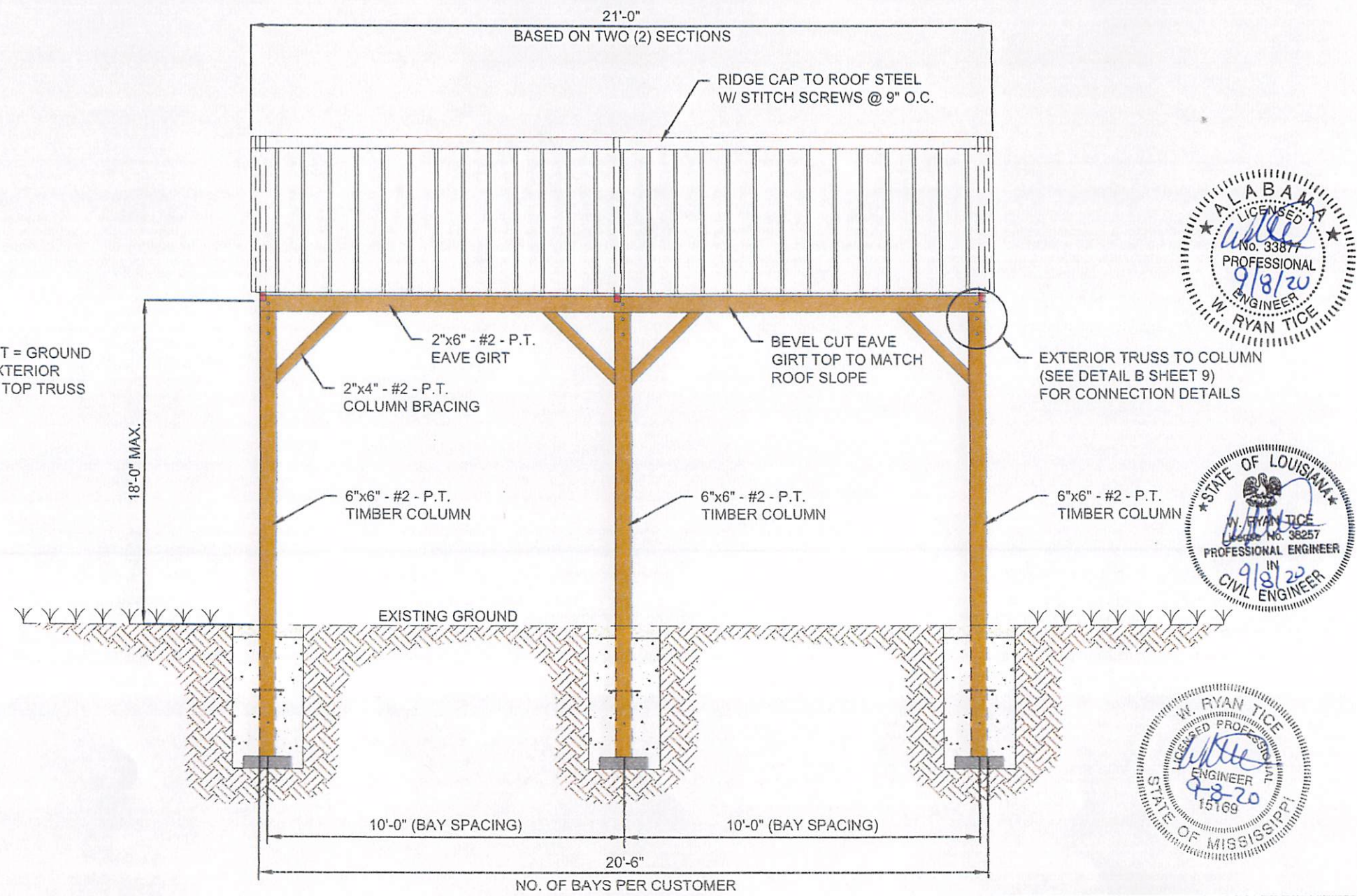
ANDERSON ENTERPRISES
SECTION BB - SIDE ELEVATION - OPEN
STONE COUNTY, MISSISSIPPI



REVISIONS:	1
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SHEET NUMBER: 7

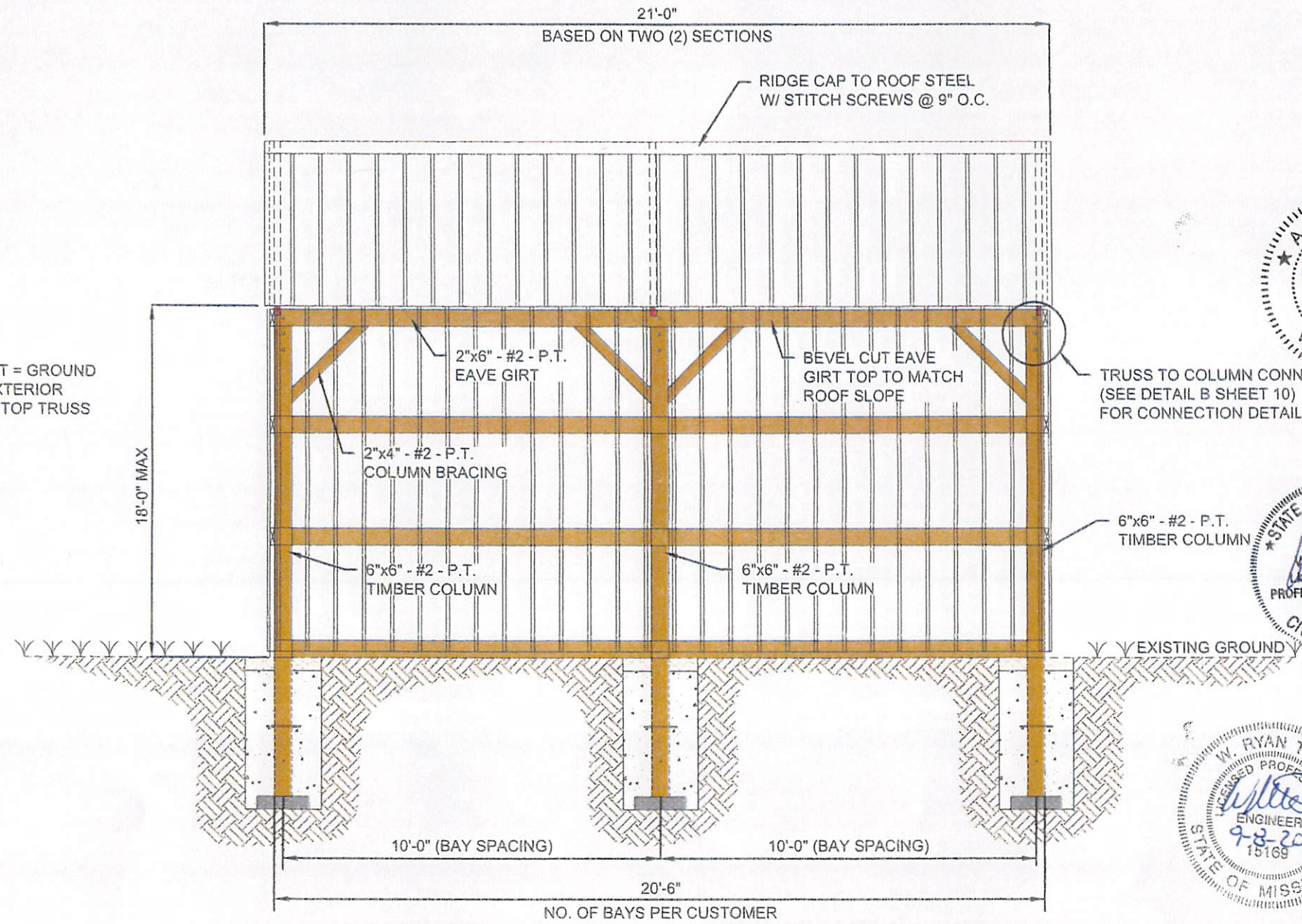
NOTE:
EAVE HEIGHT = GROUND
LEVEL TO EXTERIOR
BOTTOM OF TOP TRUSS
CHORD



SECTION BB - SIDE ELEVATION - OPEN

DESIGN DATA	
STRUCTURAL DESIGN CODE	ASCE 7-10
DESIGN WIND SPEED	160 MPH
BUILDING RISK CATEGORY	CAT. II
ENCLOSURE CLASSIFICATION	OPEN

NOTE:
EAVE HEIGHT = GROUND
LEVEL TO EXTERIOR
BOTTOM OF TOP TRUSS
CHORD



ANDERSON ENTERPRISES
SECTION BB - SIDE ELEVATION - ENCLOSED
STONE COUNTY, MISSISSIPPI



SECTION BB - SIDE ELEVATION - ENCLOSED

DESIGN DATA	
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DESIGN WIND SPEED	160 MPH
BUILDING RISK CATEGORY	CAT. II
ENCLOSURE CLASSIFICATION	ENCLOSED

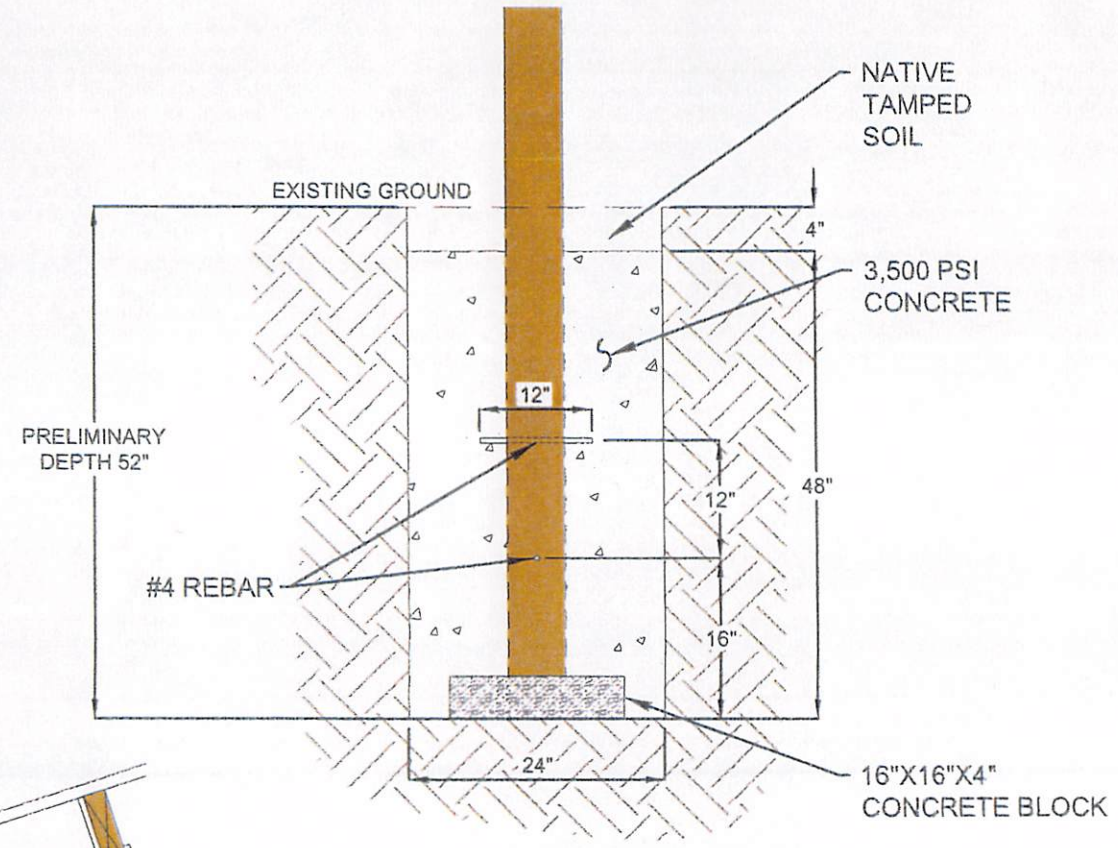
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SHEET NUMBER:

ANDERSON ENTERPRISES
STANDARD DETAILS & TABLES
STONE COUNTY, MISSISSIPPI

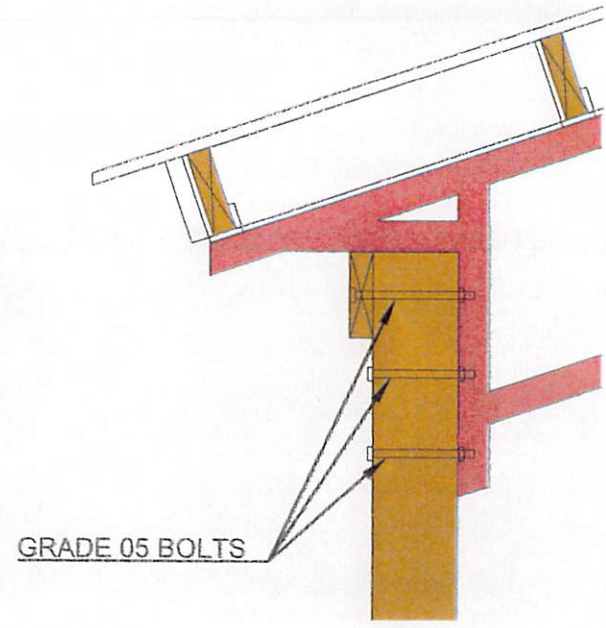


REVISIONS:
1
SHEET NUMBER:

FOOTING DETAIL A



DETAIL B



DESIGN DATA	
STRUCTURAL DESIGN CODE	ASCE 7-10
DESIGN WIND SPEED	160 MPH
BUILDING RISK CATEGORY	CAT. II
ENCLOSURE CLASSIFICATION	OPEN / ENCLOSED

PROJECT NO.:	1049-15
DATE:	09/02/2020
SCALE:	N.T.S.
DRAWN BY:	JLS/RLN
CHECKED BY:	WRT

ANDERSON ENTERPRISES
STANDARD DETAILS & TABLES
STONE COUNTY, MISSISSIPPI

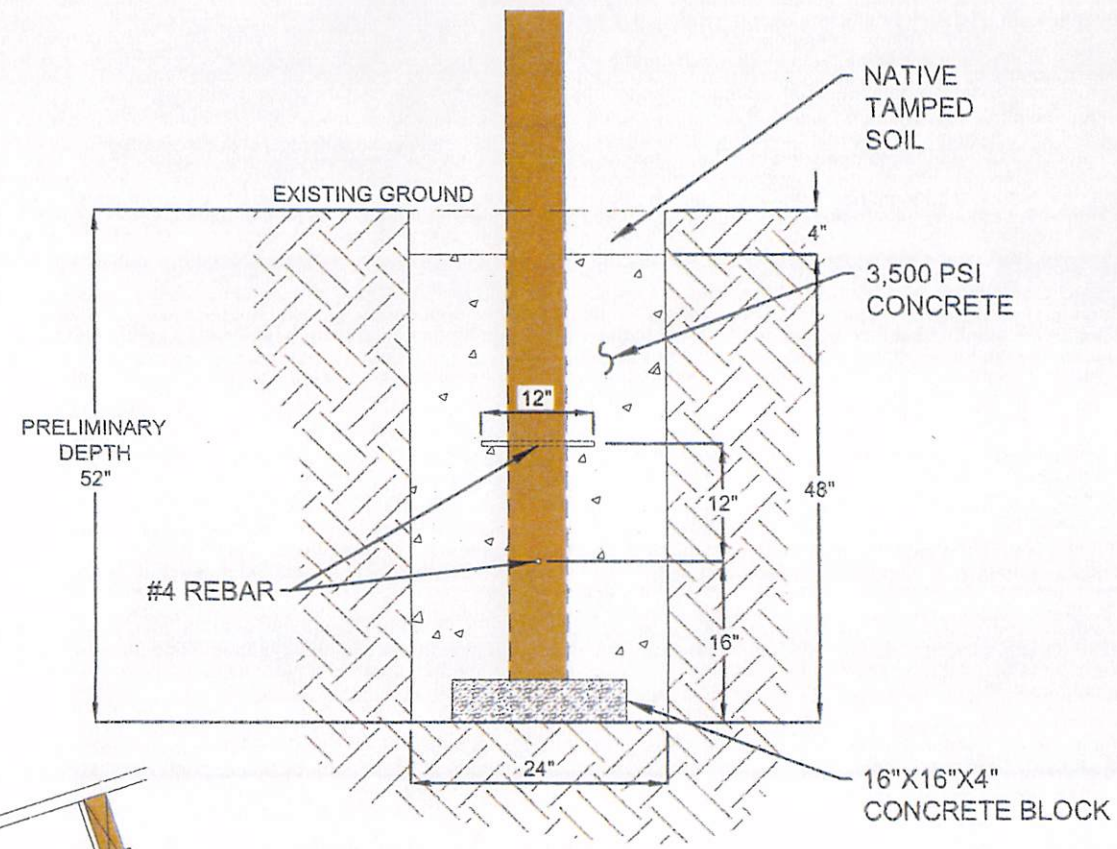
TEI

TICE ENGINEERING, INC.
ENGINEERS / SURVEYORS
Real Estate, Real Estate, Real Estate

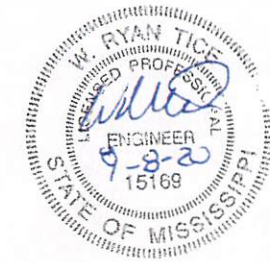
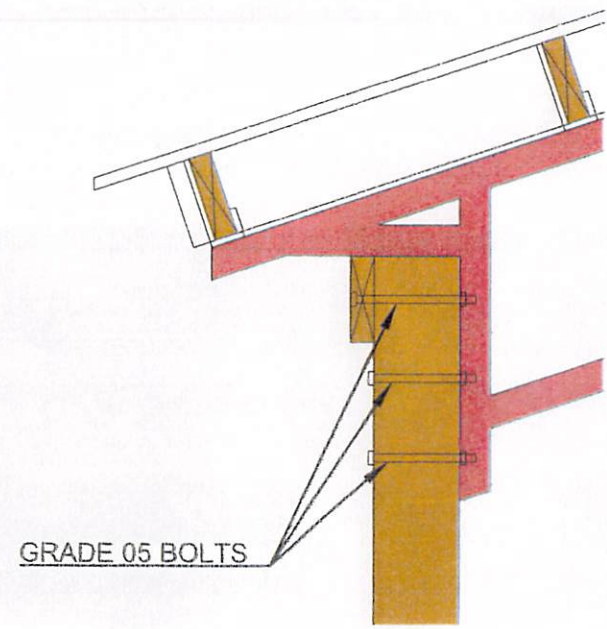
REVISIONS:	1
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SHEET NUMBER:

FOOTING DETAIL A



DETAIL B



DESIGN DATA	
STRUCTURAL DESIGN CODE	ASCE 7-10
DESIGN WIND SPEED	160 MPH
BUILDING RISK CATEGORY	CAT. II
ENCLOSURE CLASSIFICATION	ENCLOSED

OFFICIAL RECORDS JACKSON COUNTY
Josh Eldridge
CHANCERY CLERK
RECORDING FEE: \$13.00
#201708094 BK: 1852 PG: 325-327
05/26/2017 10:54:05 AM 3 PGS
RVANHORN, DC Rcpt#9270



201708094 3 PGS

Prepared by:
David B. Pilger
Attorney at Law
1406 Bienville Blvd., Suite 101
Ocean Springs, MS 39564
(228) 215-0011

Grantor:
Billy W. Hunt Jr.
2901 Timilico Drive
Ocean Springs, MS 39564
Telephone: (228) 217-5390

Return To:
David B. Pilger
Attorney at Law
1406 Bienville Blvd., Suite 101
Ocean Springs, MS 39564
File No. O176211S
(228) 215-0011

Grantee:
Cody G. Crane
7800 Trout Street
Ocean Springs, MS 39564
Telephone: (662) 322-1627

INDEXING INSTRUCTIONS: Lot 14 & Part of Lot 13, Fish-N-Fun S/D, Jackson County, MS

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, **Billy W. Hunt Jr.**, do hereby sell, convey and warrant unto **Cody G. Crane**, 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:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

This being the same property as that conveyed to Billy W. Hunt Jr., by instrument recorded in Deed Book 1516, Page 309, Land Deed Records of Jackson County, Mississippi.

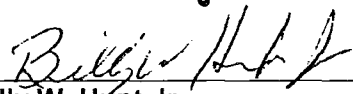
If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the elements. Such riparian and littoral rights as exist are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is below the mean high tide watermark, or is coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by quitclaim only.

Grantor(s) quitclaim any and all oil, gas, and other minerals owned, if any, to Grantee(s). No mineral search was requested or performed by preparer.

This conveyance is subject to any and all covenants, rights of way, easements, restrictions and 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 pro-rated 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.

WITNESS MY SIGNATURE, on this the 24th day of May, A.D., 2017.


Billy W. Hunt Jr.

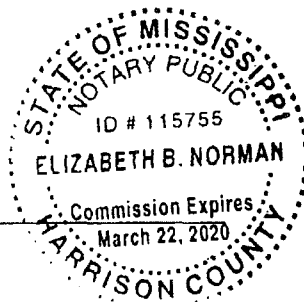
ACKNOWLEDGEMENT

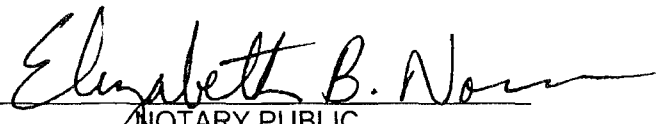
STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **Billy W. Hunt Jr.**, who acknowledged before me that he signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 24th day of May, A.D. 2017.

(AFFIX SEAL)




NOTARY PUBLIC

My commission expires: _____

DEED ACCEPTED BY:


Cody G. Crane, Grantee

Exhibit "A"
Legal Description

Lot 14, Fish-N-Fun Subdivision, a subdivision as per map or plat thereof on file and of record in Plat Book 3, at Page 22, recorded in the office of the Chancery Clerk of Jackson County , Mississippi.

LESS AND EXCEPT:

A portion of Lot 14, Fish-N-Fun Subdivision, Jackson County, Mississippi; as per Plat Book 3, at Page 22, being more particularly described as:

Commencing at an existing concrete monument on the East line of Lot 13 said Fish-N-Fun Subdivision. Said concrete monument also marking the SW corner of Lot 14 of said Fish-N-Fun Subdivision, thence run N 00°-11'-53" W along the said East line of said Lot 13 for 15.71 feet to a point; thence run N 34°53'- W for 41.48 feet to a point on the North line of said Lot 13 and the Point of Beginning ; thence continue N 34°-53' W for 33.67 feet to an iron rod; thence continue N 34°-53' W for 1.5 feet, more or less, to the existing East edge of a bank of Old Fort Bayou; thence run Southwesterly along the East edge of Old Fort Bayou to a Mag nail in a bulkhead. Said mag nail bears S 51°-14'-46" W for 44.23 feet from the aforesaid point; thence run S 89°-09'-07" E along the North line of said Lot 13 for 54.37 feet to the Point of Beginning.

LESS AND EXCEPT:

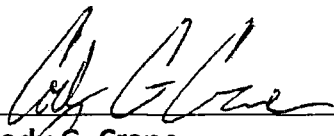
A portion of Lot 14, Fish-N-Fun Subdivision, Jackson County, Mississippi; as per Plat Book 3, at Page 22, being more particularly described as:

Beginning at an existing concrete monument on the East line of Lot 13 said Fish-N-Fun Subdivision. Said concrete monument also marking the SW corner of Lot 14 of said Fish-N-Fun Subdivision; thence run East along the apparent North margin of Trout Street for 10.9 feet to an iron rod; thence run N 34°-53' W for 19.15 feet to a point on the line between said Lots 13 & 14; thence run S00°-11'-53" E along said line between Lots 13 & 14 for 15.71 feet to the Point of Beginning.

AND ALSO:

A portion of Lot 13, Fish-N-Fun Subdivision , Jackson County , Mississippi; as per Plat Book 3, at Page 22, being more particularly described as:

Commencing at an existing concrete monument on the East line of said Lot 13. Said concrete monument also marking the SW corner of Lot 14 of said Fish-N-Fun Subdivision; thence run N 00°-11'-53" W along the said East line of said Lot 13 for 15.71 feet to the Point of Beginning; thence run N 34°-53' W for 41.48 feet to a point on the North line of said Lot 13; thence run S 89°-08'-07" E along the said North line for 23.61 feet to an existing concrete monument marking the NE corner of said Lot 13; thence run S 00°-11'-53" E along the lot line between said Lots 13 & 14 for 33.67 feet to the Point of Beginning.


Cody G. Crane

5-24-17
Date

**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, July 14, 2026 @ 5:00 PM

Regarding the following:

7800 Trout St – PIDN: 61092012.000 – Cody Crane – Requesting a variance to allow the placement of a proposed accessory building in front of the primary dwelling at the 25' front yard setback line. Subject property is zoned R-1.

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 or rwilliams@oceansprings-ms.gov.

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