



Zoning and Adjustments Board
1018 Porter Avenue
Ocean Springs, MS 39564

Tuesday, October 10, 2023 @ 5:00 PM

1. Call Meeting to Order

2. Approval of Minutes

- a. September 12, 2023

3. Old Business

4. New Business

- a. Jason Lapin - CJT, Inc. - 425 Bills Avenue / PID# 61450015.000 - Requesting a 25% side setback variance for an addition to the existing building.

5. Audience Request

6. Adjourn

The Minutes of the City of Ocean Springs
Zoning and Adjustments Board
Tuesday, September 12, 2023

1. Call Meeting to Order

A meeting of the City of Ocean Springs Zoning and Adjustments Board was called to order by Chairman Nick Gant at 5:00 p.m. on Tuesday, September 12, 2023. Members present were Michael Smith, Shannon Pfeiffer, and Don Atwell. Also present were City Planner Wade Morgan, Planning & Grants Administrator Carolyn Martin, Planning & Grants Coordinator Camille Anderson, and Deputy City Clerk Vicky Hupe.

The Chairman called the meeting to order.

2. Approval of Minutes

a. August 8, 2023

A motion was made by S. Pfeiffer seconded by D. Atwell to recommend approval of the minutes for the August 8, 2023 meeting. The motion was unanimously carried.

3. Old Business

None.

4. New Business

- a. KC Consultants, LLC – 1278 Ocean Springs Road / PID# 60122105.000 – Requesting a 25% side setback variance for an addition to the existing building. W. Morgan explained the proposed plans. D. Atwell asked if property to the East is vacant. N. Gant asked about zoning. S. Pfeiffer asked about parking. Applicant Peter Russ with Bay Homes explained it will look the same as current building, it won't disturb anything, and will add more parking. K.C Arnold, property owner, spoke about why they need extra space for a diabetes education center and for ADA requirements. A motion was made by S. Pfeiffer and seconded by M. Smith to recommend approval of a 25% side setback variance. The motion was unanimously carried.

5. Audience Request

None.

6. Adjourn

A motion was made by S. Pfeiffer seconded by D. Atwell to adjourn the meeting. The motion was unanimously carried.

CITY OF OCEAN SPRINGS
COMMUNITY DEVELOPMENT AND PLANNING
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800
228-875-4415

ZONING ADJUSTMENT BOARD REPORT

PUBLIC MEETING DATE: October 10, 2023

APPLICANT(S): Jason Lapin/CJT, Inc.

CURRENT OWNER? ✓ Yes No

LOCATION: 425 Bills Ave./ PID# 61450015.000, Lot 15 Bills Avenue subdivision

REQUESTED ACTION: Variance to the minimum side yard setback requirement to allow a building to encroach 2.5 feet into the required side yard on the north side of the property.

DATE OF APPLICATION: September 8, 2023

ADJACENT ZONING AND LAND USE:

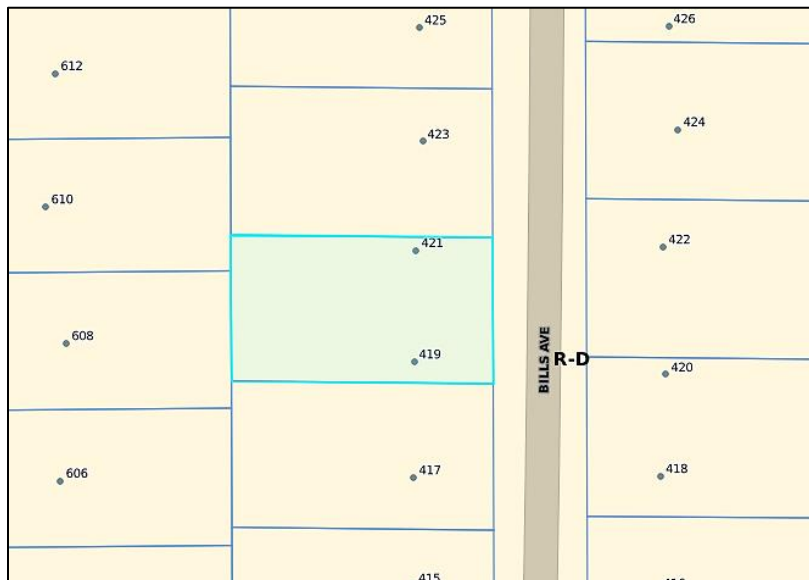
Subject Property: R-D, Two Family Residential District, single family dwelling.

North, South & West: R-D District – single-family dwellings and undeveloped lots.

East: across Bills Ave., R-D District – undeveloped lots and single family dwellings.

CURRENT CONDITIONS:

Property Size: 10,941 sq. ft.



DESCRIPTION OF REQUEST: the applicant requests a 25% variance from the standard 5-foot side yard building setback requirement from the north property line. The purpose of the variance is to permit the construction of an addition to the existing dwelling.

FINDINGS:

- The standard side yard building setback distance in the R-D district is 10 feet. The requested 25% variance will allow an encroachment of 2.5 feet and result in a 7.5 ft. building setback.
- At the meeting on Oct. 11, 2022, the ZAB considered a request from Little Bluff, LLC for side yard setback variances for lots 14, and 16 through 20. Lot 15 (this application) was not included because it had been sold. The Board of Aldermen approved those variances on Oct. 18, 2022.
- The ZAB may recommend variances that meet the following criteria: 1) exceptional narrowness, shallowness or shape of a specific piece of property at the time of the original adoption of the regulations, or 2) 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, or 3) 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.

POTENTIAL MOTIONS:

To recommend **approval/denial** of a variance of 25% from the minimum side yard setback requirement on the north side of the dwelling at 425 Bills Ave. to allow an addition to be 7.5 feet from the lot line.



City of Ocean Springs Planning Department

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

(228) 875-4415

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.

Date: 9/8/2023

Name of Applicant: Jason Lapin CST, Inc.

Address: 425 Bills Ave,

Phone No. 228-243-8368 Email Address: Jasonlapin@ymail.com

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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.)

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

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.

Applicant Signature: _____

Date: 9/8/2023

