



Zoning and Adjustments Board
Zoning and Adjustment Board Meeting
Tuesday, March 12, 2024 @ 5:00 PM

- 1. Call Meeting to Order**
- 2. Approval of Minutes**
 - a. February 13, 2024
- 3. Old Business**
 - a. None
- 4. New Business**
 - a. Justin Sward - 2118 Whitney Oaks Drive/PID 61596215.000 - Requesting a 10-foot setback variance for a two-story detached garage.
- 5. Audience Request**
- 6. Adjourn**

The Minutes of the City of Ocean Springs
Zoning and Adjustments Board
Tuesday, February 13, 2024

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, February 13, 2024. Members present were Shannon Pfeiffer, Michael Smith, John O'Hara, and Don Atwell. Also present were City Planner Wade Morgan, and Planning & Grants Coordinator Camille Anderson.

2. Approval of Minutes

- a. November 14, 2023

A motion was made by S. Pfeiffer, seconded by J. O'Hara to approve the minutes as presented. The motion passed unanimously.

3. Old Business

- a. None

4. New Business

- a. 1105 Le Marin Court/ PID# 61465303.000 - John Fox - Requesting a variance from the minimum rear setback of 25 feet to 18 feet.

W. Morgan presented the application and discussed it with the Zoning and Adjustments Board. N. Gant asked ZAB if they had any questions. There were no questions. The applicant described the proposed addition to his house and the reason for the variance. The ZAB members questioned the applicant about the variance. N. Gant asked if there was anyone present to speak for or against the application. No one spoke. ZAB discussed the variance among themselves. A motion was made by M. Smith seconded by S. Pfeiffer to recommend approval of a variance of 25% from the minimum rear yard setback requirement due to exceptional narrowness of street frontage. The motion passed unanimously.

5. Audience Request

None.

6. Adjourn

A motion was made by J. O'Hara, seconded by D. Atwell to adjourn. The motion passed unanimously.

CITY OF OCEAN SPRINGS
COMMUNITY DEVELOPMENT AND PLANNING
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800
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ZONING ADJUSTMENT BOARD REPORT

PUBLIC MEETING DATE: March 12, 2024

APPLICANT(S): Justin Sward

CURRENT OWNER? ✓ Yes No

LOCATION: 2118 Whitney Oaks Dr./ PID# 61596215.000

REQUESTED ACTION: Variance to the minimum side yard accessory building setback distance.

DATE OF APPLICATION: January 29, 2024

ADJACENT ZONING AND LAND USE:

Subject Property: R-1 Single Family Residential district; a single family dwelling.
North: Across Whitney Oaks Dr., R-1 district, single family dwellings.
South, East and West: R-1 district, single family dwellings.

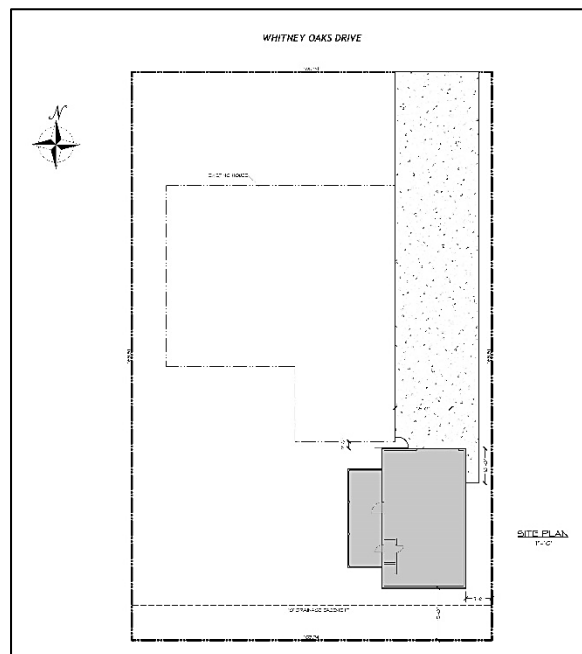
CURRENT CONDITIONS:

- Property Size: 16,000 +/- sq. ft.



DESCRIPTION OF REQUEST: The applicant requests a 25% variance from the minimum side yard accessory building setback distance on the east side of the property. The requested variance will allow a proposed 2-story garage to extend 2.5 feet into the required setback area, which will result in a setback distance of 7.5 feet instead of 10 feet.

The applicant notes that he is building a detached garage to provide enclosed storage area for a large saltwater bay boat. "The size of the boat requires a minimum 12 ft. wide garage door. Based on the spacing from the East property line to my home, the current 10' required setback will not allow room to also add a walk-in door to the front/driveway facing side of my garage." "The variance request of gaining 2.5' against the 10' setback will allow for the appropriate space to fit the door."



FINDINGS:

- 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.
- The Unified Development Code (UDC) allows a single story garage (accessory building) to be 5 feet from side and rear property lines. An accessory building greater in height must be at least 10 feet from side and rear property lines.

POTENTIAL MOTION:

To recommend **approval/denial** of a variance of 25% from the minimum side setback distance for accessory buildings to allow a 7.5-foot setback from the east property line at 2118 Whitney Oaks as shown on the site plan.

ELECTRICAL, DATA, & AUDIO NOTES:
1. THE HOME OWNER SHALL DO A WALK-THROUGH WITH THE INSTALLER TO IDENTIFY THE LOCATION OF ALL EXISTING ELECTRICAL, DATA, & AUDIO DEVICES, INCLUDING BUT NOT LIMITED TO: LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.
ELECTRICAL NOTES:
1. ELECTRICAL SHALL BE IN ACCORDANCE TO THE NATIONAL ELECTRICAL CODE (NEC 2014).
2. ELECTRICAL RECEPTACLES IN BATHROOMS AND KITCHENS SHALL BE GFCI OR GFI. PER THE NATIONAL ELECTRICAL CODE (NEC 2014), ALL ELECTRICAL CODES GOVERNED BY THE NATIONAL ELECTRICAL CODE (NEC 2014) SHALL BE IN ACCORDANCE WITH THE HOME OWNER'S CHOICE TO HIRE INSTALLATION.
3. FIXTURES TO BE SELECTED BY HOME OWNER.

