



Zoning and Adjustments Board

Tuesday, May 14, 2024 @ 5:00 PM

1. Call Meeting to Order

2. Approval of Minutes

- a. April 9, 2024

3. Old Business

4. New Business

- a. Angela Minter – 277 Holcomb Blvd/PID 61135041.00 - Requesting a variance from the north and west side building setback requirements.
- b. Clint Bodin – 1323 Diller Road /PID 61264006.000 - Requesting a Variance from the Side Yard Setback Requirement

5. Audience Request

6. Adjourn

The Minutes of the City of Ocean Springs Zoning & Adjustment Board Tuesday, April 9, 2024

1. Call meeting to order.

A meeting of the City of Ocean Springs Zoning and Adjustment Board (ZAB) was called to order by Chairman Nick Gant at 5:00 PM on Tuesday, April 9, 2024. Other members present were John O'Hara, Michael Smith, Shannon Pfeiffer, and Don Atwell. Also present were Carter Thompson, Community Development Director, Wade Morgan, City Planner, and Camille Anderson, Planning/Grants Coordinator.

2. Approval of Minutes

a) March 12, 2024

A motion was made by John O'Hara seconded Don Atwell to approve the minutes as presented. The motion carried unanimously.

3. Old Business – None.

4. New Business

a) Anthony Portera - 1301 Government Street/PID 60119568.000 - Requesting Variances from the Side and Rear Building Setback Requirements.

Wade Morgan introduced the proposal. He explained that Anthony Portera, applicant and owner is requesting reduction from the minimum building setback requirements of 5 feet from the east and north property lines from 5 feet to 0 feet. The applicant will provide two parking spaces behind the building.

A motion was made by J. O'Hara seconded by D. Atwell to recommend approval of the variance. The motion passed with M. Smith, D. Atwell, J. O'Hara and N. Gant voting aye, and S. Pfeiffer voting nay.

a) Elliott Homes/Amanda Crose – 211 Savannah Gardens Road/PID 61264006.000 - Requesting a Variance from the Side Yard Setback Requirement

b) Elliott Homes/Amanda Crose – 213 Savannah Gardens Road/PID 61264007.000 - Requesting a Variance from the Side Yard Setback Requirement

c) Elliott Homes/Amanda Crose – 215 Savannah Gardens Road/PID 61264008.000 - Requesting a Variance from the Side Yard Setback Requirement

- d) Elliott Homes/Amanda Crose – 217 Savannah Gardens Road/PID 61264008.000
- Requesting a Variance from the Side Yard Setback Requirement

Donovan Scruggs presented the variance for the applicant. There was a discussion about whether the variance was necessary. John O'Hara asked the applicant, Donovan Scruggs replied there was not a downside. Shannon Pfeiffer asked about the R-3 setbacks. Wade Morgan stated that the side setbacks are 10 feet, and the applicant was requesting 8 feet. Jim Gant asked if there were any comments from the neighbors about the application.

The motion was made by John O'Hara to approve the 20% variances for lot, 6, 7, 8 & 9 of Savannah Estates, the motion was seconded by Shannon Pfeiffer and Micheal Smith Don Atwell voted to approve the variance request.

b) Audience Request

Justin Sward requested to speak on his previous Zoning & Adjustment Board application for 2118 Whitney Oaks Drive/ PID 61596215.000 requesting a reduction in the setbacks of 10 feet for two-story garage. Mr. Sward did not agree with ZAB decision to deny. Mr. Sward was told by Nick Gant that this was not an agenda item and that he needed to appeal the Board of Alderman's decision, if he did not agree with the decision of ZAB at the 3-12-2024 meeting. Nick Agen also encouraged Mr. Sward to reapply or appeal.

Adjourn of a motion was made by Shannon Pfeiffer seconded by Michael Smith 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

MEETING DATE: May 14, 2024

APPLICANT(S): Angela Minter

CURRENT OWNER: Yes✓ No

LOCATION: 277 Holcomb Blvd

PARCEL NUMBER: 61135041.000

REQUESTED ACTION:

- 1) 2 feet 6 inches setback variance request from existing house location on the North side.
- 2) 2 feet 4 inches setback variance request on the West/rear property line.

DATE OF APPLICATION: 3-28-2024

ADJACENT ZONING AND LAND USE:

Subject Property Zoning: R-1 Single Family Detached

North: R-1 - Single Family Detached

East: R-1 - Single Family Detached

South: R-1 - Single Family Detached

West: R-1 - Single Family Detached

VARIANCE CRITERIA:

Hardship (as related to variances of this ordinance) means the exceptional hardship that would result from a failure to grant the requested variance. The Board of Aldermen require that the variance is exceptional, unusual, and peculiar to the property involved. Mere economic or financial hardship alone is NOT exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one's neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more



expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.

2.16.5 Approval Criteria – General Conditions

A. Variances shall only be issued when there is:

1. A showing of good and sufficient cause; and

Staff Response: The applicant has demonstrated good and sufficient cause for the side or setback variance, but not the west or rear setback variance request.

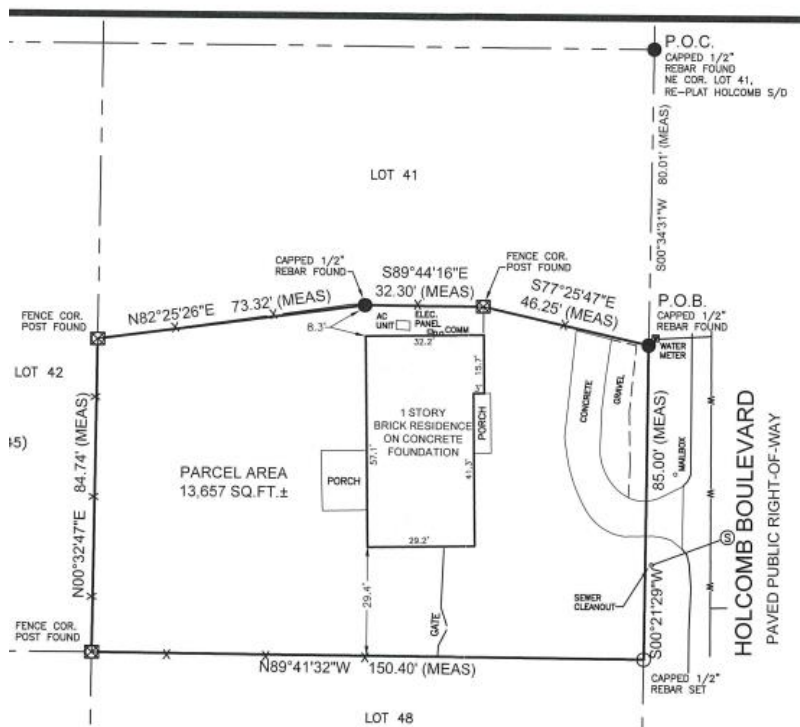
2. A determination that failure to grant the variance would result in exceptional hardship.

Staff Response: Not granting the side setback variance would result in an exceptional hardship, but not granting the west or rear setbacks would not create an exceptional hardship.

DESCRIPTION OF REQUEST:

Prior to purchasing 277 Holcomb Blvd it appears that Lot 41 may have been subdivided. When this was done it created a setback of 8 feet 3 inches between the house & property line on the North side. In addition, this property line is not straight, but angles in towards the front & rear property lines as it extends past the existing house.

This created a practical difficulty that we have taken into consideration during the design process while working with our architect. Essentially, we are only asking for 9 more inches of space along this property line to achieve our goal of having a handicap accessible master suite. Also, there is a large live oak tree with an extensive root system on the South side of our property that we would like to stay far away from when building our addition, which includes a pool. These unique physical circumstances led us to our current design & location. In order to make a 5 feet wheelchair turn around radius in the master bathroom we are asking for a setback of 22 feet 8 inches from the rear property line. We believe the variances we are requesting will allow us to use our property in a reasonable way, while not altering the character of the neighborhood or interfering with adjacent properties.



Therefore, the applicant is requesting a 2 feet 6 inches setback variance request from existing house location on the North side and 2 feet 4 inches setback variance request on the west/rear property line.

Lot Dimensions		
	Min.	Max.
Lot Size	13,500 sf	N/A
Lot Width	100 ft	N/A
Front Set-	25 ft	N/A
Side Setback	10 ft	N/A
Rear Setback	25 ft	N/A
Building Height	N/A	35 ft

FINDINGS:

The property, 277 Holcomb Blvd, does appear that a portion of the property was sold and developed as 279 Holcomb Blvd. Although 277 Holcomb Blvd does meet the minimum lot size of 13,500 SF, at 13,657 SF, 279 Holcomb Blvd does not at 11,307 SF. It also appears that 270 Holcomb Blvd side or north setback does not meet the requirement of 10 feet. The west property line setback does appear to meet the requirement of the rear property setback of 25 feet.

Therefore, the north or side setback does meet the hardship criteria, but the rear setback variance request does not meet the hardship criteria.

PUBLIC FEEDBACK:

None received.

POTENTIAL MOTIONS:

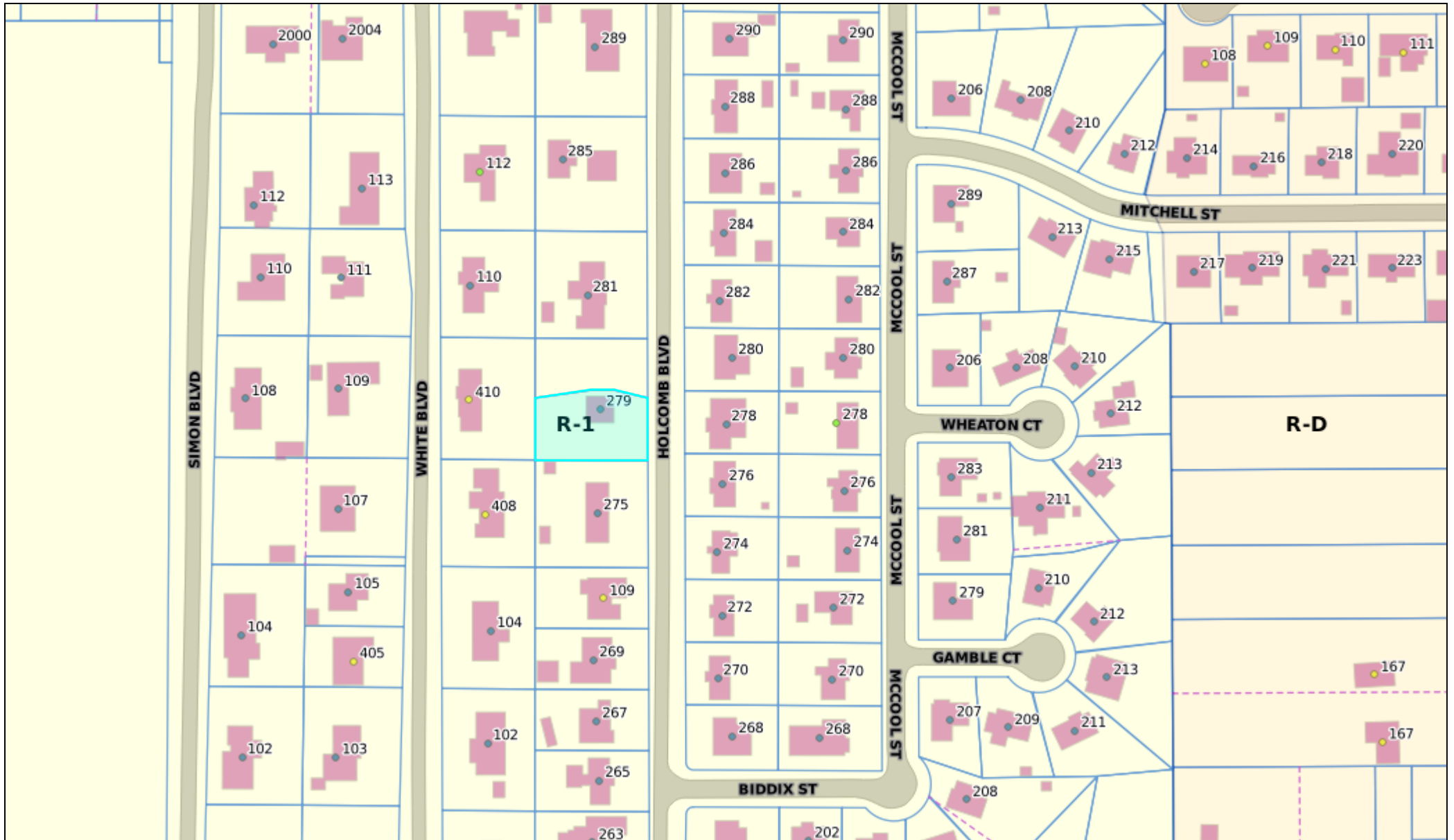
To recommend approval of 2 feet 6 inches setback variance request on the North or side property line and 2 feet 4 inches setback variance request on the West or rear property line.

To recommend denial 2 feet 6 inches setback variance request on the North property line and 2 feet 4 inches setback variance request on the West/rear property line.

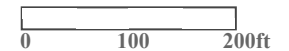
Or

To recommend approval of 2 feet 6 inches setback variance request on the North side property line and denial 2 feet 4 inches setback variance request on the West/rear property line.

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.



This notice is being mailed to you as an owner of property near the project described below. Copies are sent via standard mail at the cost of the applicant of this project.

City of Ocean Springs Community Development and Planning

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 on

TUESDAY, May 14, 2024 @ 5:00 p.m.

Regarding the following:

PID#, 61135041.000, 277 Holcomb Blvd. Request for approval of a variance from the side yard setback requirement.

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 planningadmin@oceansprings-ms.gov.

At the aforementioned time and place, all parties of interest shall have an opportunity to be heard.

Carolyn Martin,
City of Ocean Springs
Planning / Grants Administrator



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: 3/28/24

Name of Applicant: Angela R. Minter

Address: 277 Holcomb Blvd., Ocean Springs, MS 39564

Phone No. 943-568-3074 Email Address: minterar@yahoo.com

Parcel Identification Number: 61135041.000

Property Owner (if different from Applicant): (Kristen A. Selman also owns the property)

Property Location for the Variance: North side & West/rear property lines

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

setback

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

To build an addition that is handicap accessible & protects our live oak tree.

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.

See attached.

Applicant Signature: Angela R. Minter Date: 3/28/24

Variance Request for 277 Holcomb Blvd
Angela R. Minter

Property Location for the Variance:

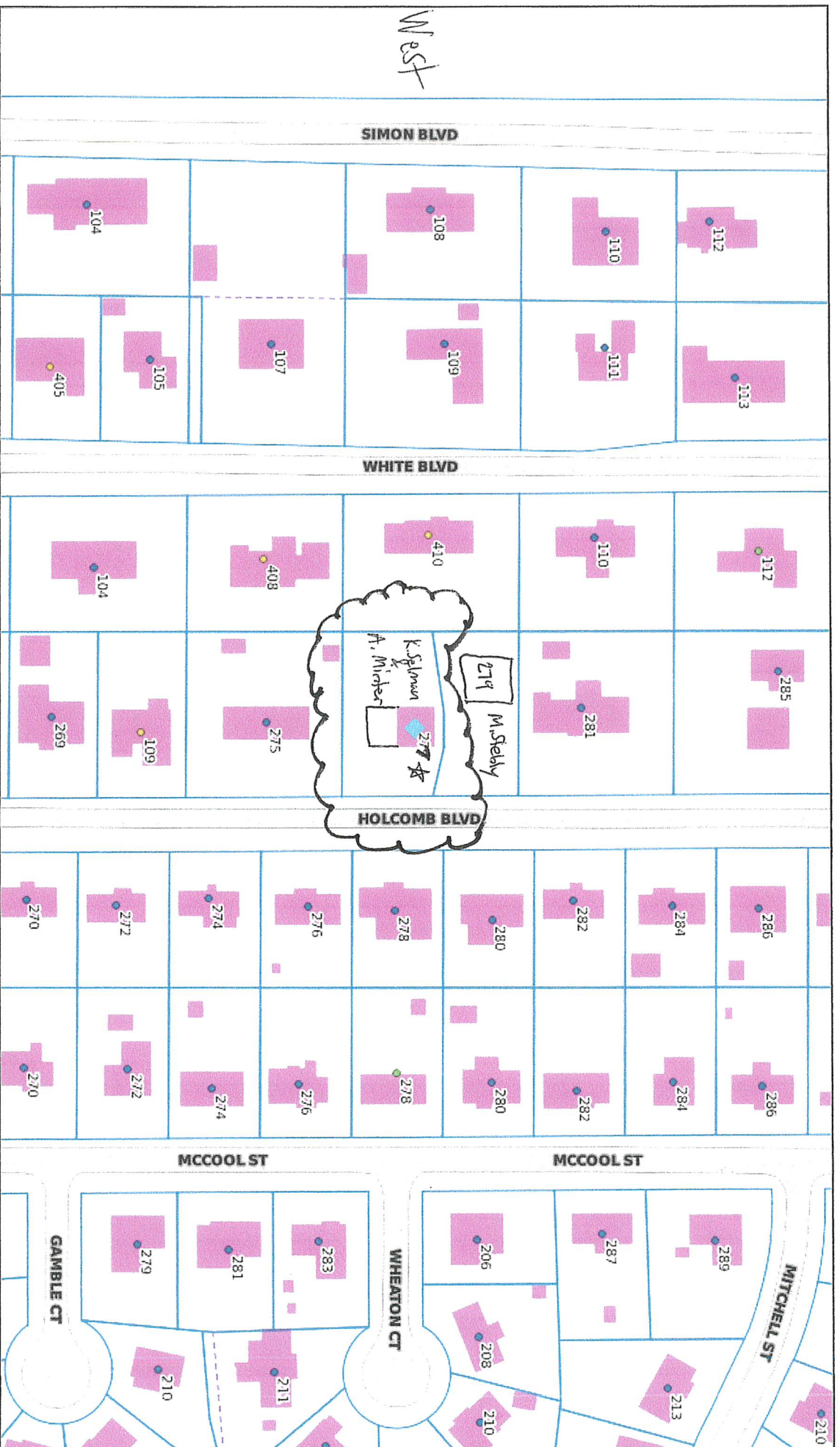
- 1) 2 feet 6 inches setback variance request from existing house location on the North side
- 2) 2 feet 4 inches setback variance request on the West/rear property line

Purpose: To build an addition that is handicap accessible & protects our live oak tree.

Justification:

Prior to purchasing 277 Holcomb Blvd it appears that Lot 41 may have been subdivided. When this was done it created a setback of 8 feet 3 inches between the house & property line on the North side. In addition, this property line is not straight, but angles in towards the front & rear property lines as it extends past the existing house. This created a practical difficulty that we have taken into consideration during the design process while working with our architect. Essentially, we are only asking for 9 more inches of space along this property line to achieve our goal of having a handicap accessible master suite. Also, there is a large live oak tree with an extensive root system on the South side of our property that we would like to stay as far away from when building our addition, which includes a pool. These unique physical circumstances led us to our current design & location. In order to make a 5 feet wheelchair turn around radius in the master bathroom we are asking for a setback of 22 feet 8 inches from the rear property line. We believe the variances we are requesting will allow us to use our property in a reasonable way, while not altering the character of the neighborhood or interfering with adjacent properties.

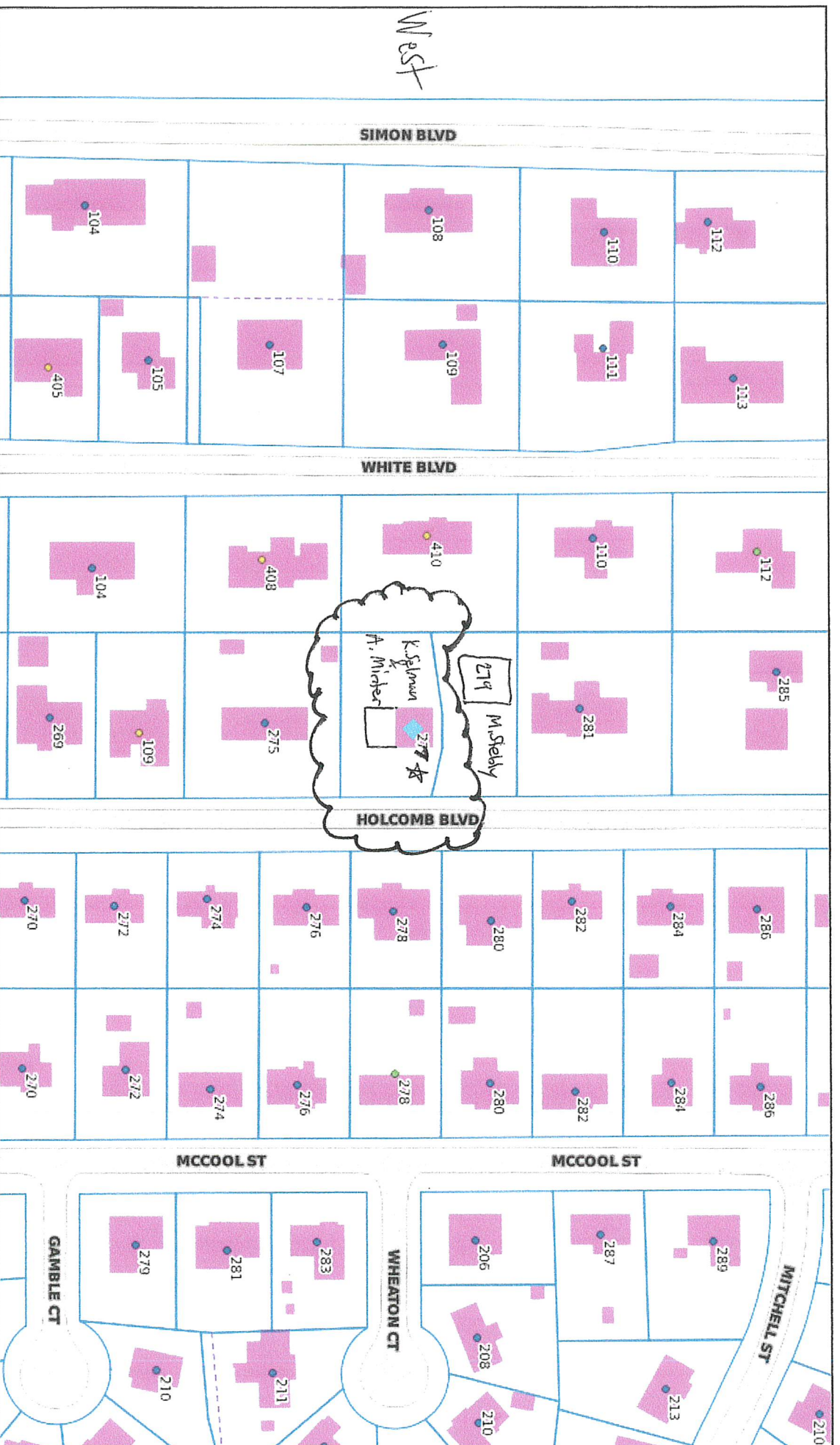
North Geoportal Print
Geoportal Map



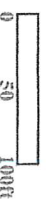
DISCLAIMER: Every reasonable effort has been made to assure the accuracy of the data presented. The City of Ocean Springs makes no warranties, express or implied, regarding the completeness, reliability or suitability of the site data and assumes no liability associated with the use or misuse of said data. The City retains the right to make changes and update data on this site at any time, 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.

VICINITY MAP
MAY 26, '24

North Geoportal Print
Geoportal Map



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VICINITY MAP
MAY 2024

Google Maps

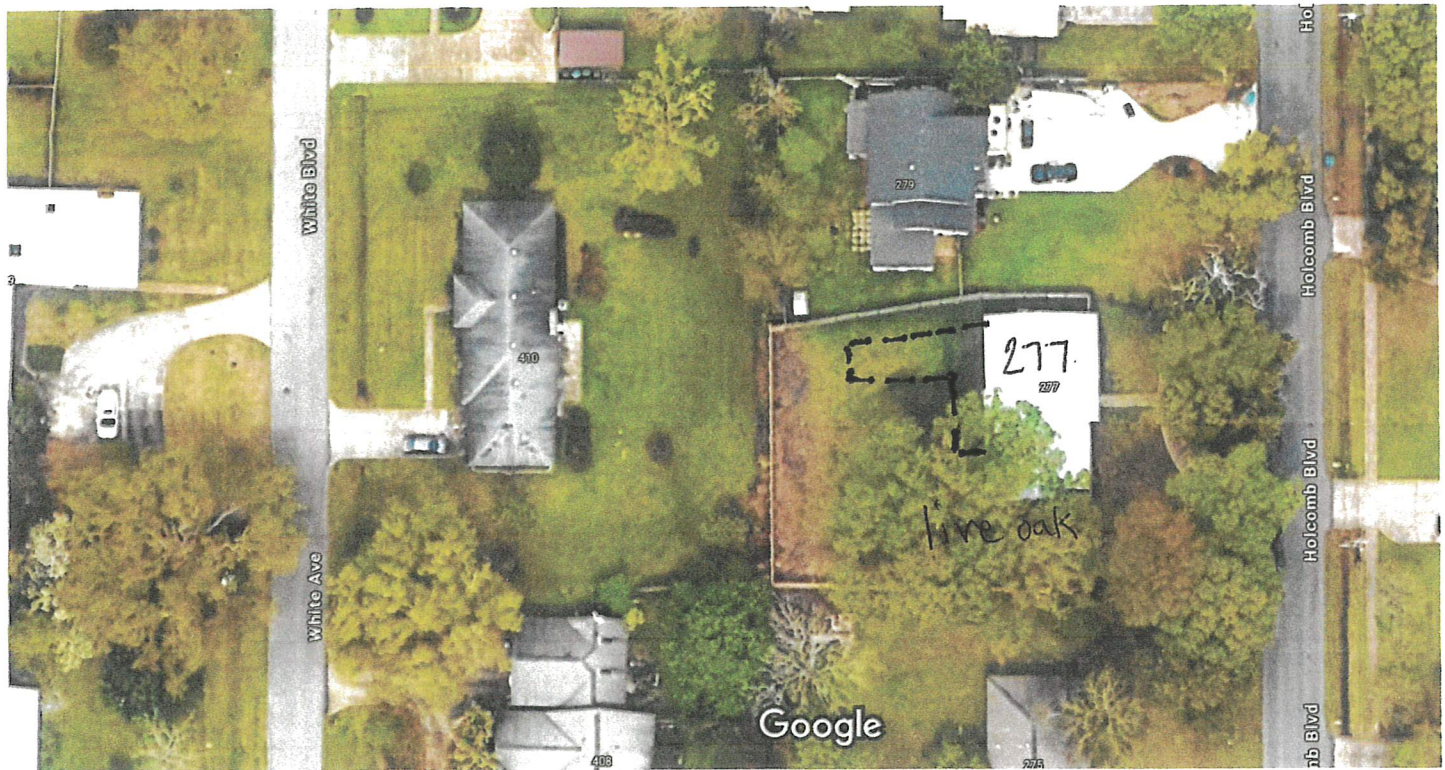


Imagery ©2024 Airbus, Map data ©2024 20 ft

VICINITY MAP

MAR 25, '24

Google Maps



Imagery ©2024 Airbus, Map data ©2024 20 ft

VICINITY MAP

MAR 25, '24

Google Maps 277 Holcomb Blvd

Ocean Springs, Mississippi

Google Street View

Oct 2023

See more dates



Image capture: Oct 2023 © 2024 Google

White Ave
non Blvd
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Mc Mitchell St
Bechtel Bly

Google Maps 277 Holcomb Blvd

Ocean Springs, Mississippi

Google Street View

Oct 2023

See more dates



Image capture: Oct 2023 © 2024 Google

hite Ave
non Blvd
Mitchell St
Bechtel Blvd



Permit #: 5181

Address: 277 HOLCOMB BLVD

City:

State:

Zip:

Owner: SELMAN KRISTEN A

Owner Address: 277 HOLCOMB BLVD

Owner City: OCEAN SPRINGS MS

Owner State:

Owner Zip: 39564

Owner Phone: 601-260-8293

Owner Email:

Applicant: Angela Minter

Applicant Address: 277 Holcomb Blvd

Applicant City, State, Zip: Ocean Springs, MS 39564

Receipt #: 4800

Date: 04/03/2024

Paid By: Angela Minter

Description:

Payment Type: Check

Payment Type Description: 2550

Accepted By: Camille Anderson

Fees Paid

Fee Name	Description	Factor	Total Fee Amount	Amount Paid
Administrative Fee		0.00	1.00	1.00
Variance		0.00	50.00	50.00
			Total:	\$51.00

INDEXING INSTRUCTIONS: Prt. of Lot 41, Re-plat of Holcomb Subdivision AKA Holcomb Subdivision No. 2

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

Kristen A. Selman
277 Holcomb Blvd., Ocean Springs, MS 39564
c/o (228) 818-5552

do hereby sell, convey and warranty unto

Kristen A. Selman and Angela R. Minter
277 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:

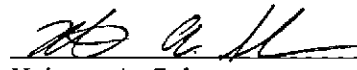
A portion of Lot 41, Re-plat of Holcomb Subdivision AKA Holcomb Subdivision No. 2,

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: Commencing 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 minutes West along said West margin for 80.00 feet to an iron rod and the Point of Beginning; thence continue South 00 degrees 03 minutes West along said West margin for 85.0 feet to an existing iron rod marking the SE corner of said Lot 41; thence run West along the South line of said Lot 41 for 150.4 feet to an iron rod marking the SW corner of said Lot 41; thence run North 00 degrees 11 minutes 13 seconds East along the West line of said Lot 41 for 84.74 feet to an iron rod; thence run North 82 degrees 03 minutes 41 seconds East for 73.32 feet to an iron rod; thence run North 89 degrees 54 minutes East for 73.32 feet to an iron rod; thence run North 89 degrees 54 minutes East for 32.3 feet to an iron rod; thence run South 77 degrees 38 minutes 35 seconds East for 36.35 feet to an iron rod and the Point of Beginning (Deed Book reference 1559, Page 816.)

THIS CONVEYANCE is made subject to all applicable building restrictions, restrictive covenants, easements and mineral reservations of record.

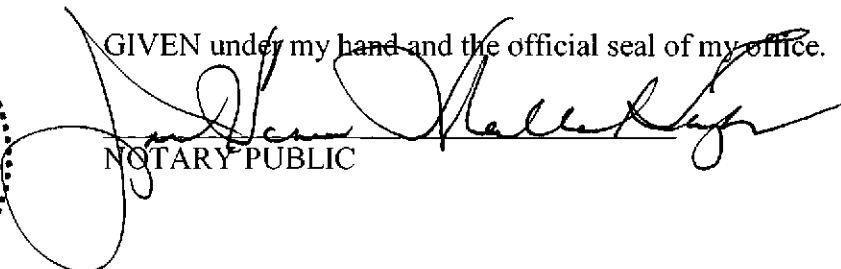
IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis. When said taxes are actually determined, if the proration as of this date is incorrect, the Grantor agrees to pay to the Grantee or his/her assigns any amount which is a deficit on an actual proration and likewise, the Grantee agrees to pay to the Grantor any amount overpaid by the Grantor.

WITNESS THE SIGNATURES of the Grantors, this the 30th day of October, 2023.


Kristen A. Selman

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state on this 30th day of October, 2023, within my jurisdiction, the within named Kristen A. Selman, who acknowledged that she executed the above and foregoing instrument.

GIVEN under my hand and the official seal of my office.

NOTARY PUBLIC


File #180140

Property Link

JACKSON COUNTY, MS

Current Date 4/ 8/2024

Tax Year 2023

Records Last Updated 4/ 8/2024

PROPERTY DETAIL

OWNER SELMAN KRISTEN A
 277 HOLCOMB BLVD
 OCEAN SPRINGS MS 39564

ACRES : .32
LAND VALUE : 28500
IMPROVEMENTS : 92040
TOTAL VALUE: 120540
ASSESSED : 12054

PARCEL 61135041.000
ADDRESS 277 HOLCOMB

TAX INFORMATION

YEAR 2023	TAX DUE	PAID	BALANCE
COUNTY	457.04	457.04	0.00
CITY	348.60	348.60	0.00
SCHOOL	649.78	649.78	0.00
TOTAL	1455.42	1455.42	0.00

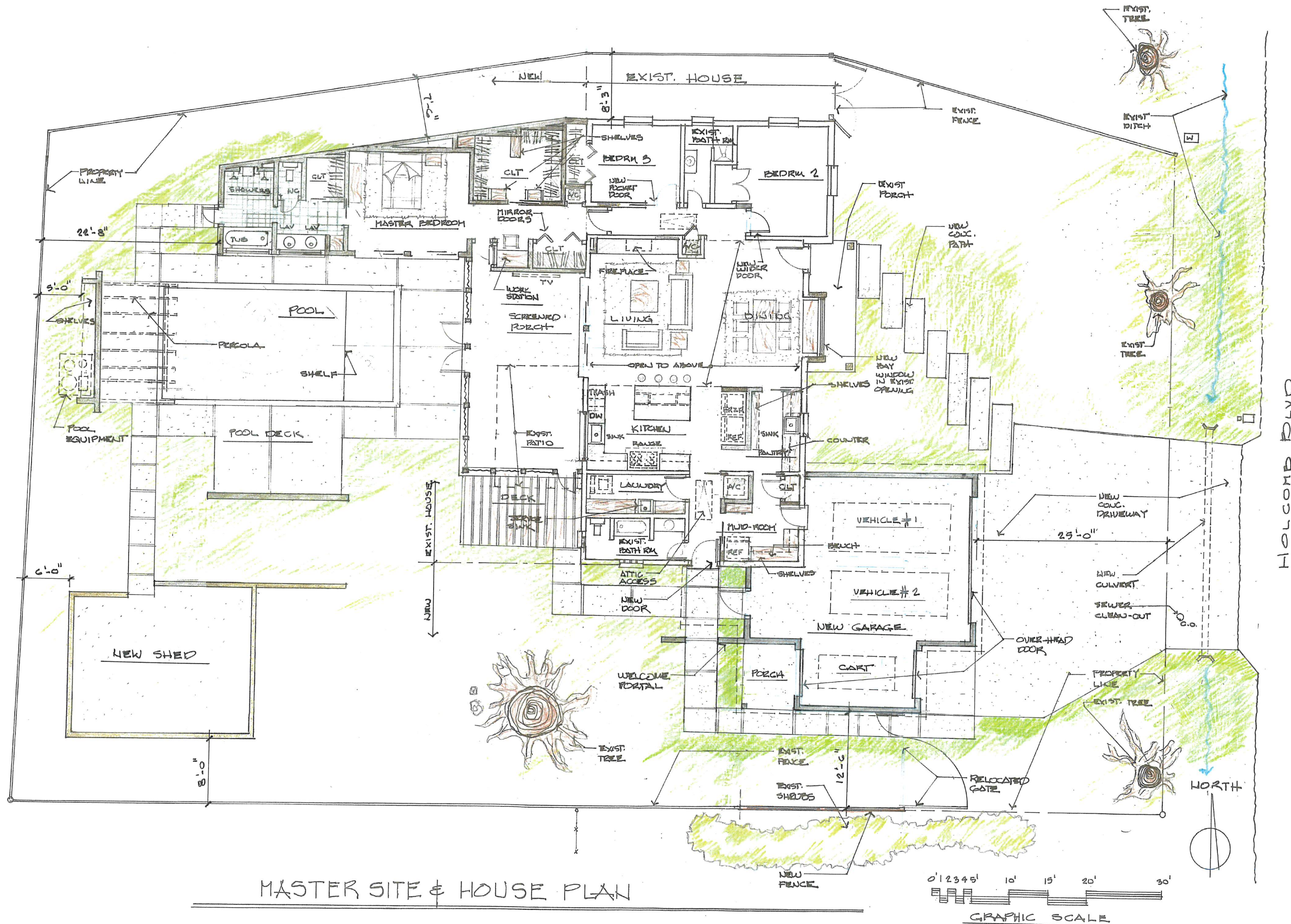
LAST PAYMENT DATE 12 / 21 / 2023**MISCELLANEOUS INFORMATION**

EXEMPT CODE	LEGAL	COM NEC LOT 41 HOLCOMB S/D PT
HOMESTEAD CODE REG	2	
TAX DISTRICT 4660	S 80' TO POB S 85' W 150.4' N	
PPIN 061110	84	
SECTION 29	.74' N 82 DEG E 73.32' E 32.3'	
TOWNSHIP 7	S	
RANGE 8	77 DEG E 46.53' TO POB PB 4-3	
	4	
Book	Page	

[PURCHASE COUNTY TAX SALE FILES](#)**TAX SALES HISTORY, FOR UNPAID TAXES**

<u>Year</u>	<u>Sold To</u>	<u>Redeemed Date/By</u>
NO TAX SALES FOUND		

[Back](#)



HOME RENOVATION		DATE: MAR 24
Ms. A. MINTER & Ms. K. SELMAN		SCALE: 3/16" = 1'-0"
277 HOLCOMB, OCEAN SPRINGS, MS.		JOB: 23.09.17.01
	MASTER PLAN	
	RECHITERA	
	OCEAN SPRINGS	
	A	

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

ZONING ADJUSTMENT BOARD REPORT

MEETING DATE: May 14th, 2024

APPLICANT(S): Clint Bodin

CURRENT OWNER: ✓ Yes No

LOCATION: 1323 Diller Road

PARCEL: 61099920.000

REQUESTED ACTION: The applicant is requesting a side property line reduction from 5 feet to 3'9.5 for an overhang of a boat shed cover.

DATE OF APPLICATION: March 22, 2024

ADJACENT ZONING AND LAND USE:

Subject Property: R-2 Single – Single family Residential
North: R-2 Single – Single family Residential
South: R-2 Single – Single family Residential
East: R-2 Single – Single family Residential
West: R-2 Single – Single family Residential



DESCRIPTION OF VARIANCE REQUEST:

The applicant is requesting a rear property line reduction from 5 feet to 3'9.5 for an overhang of a boat shed cover.

FINDINGS:

The Zoning and Adjustment Board shall have the power to vary these regulations when it can be shown by the Applicant that extraordinary hardships or identifiable concerns are brought about by strict compliance with these regulations and that a variance is required so that substantial justice may be done and the public interest secured provided that such variations will not have the effect of reducing or nullifying the intent and purpose of the comprehensive City plan. No nonconforming use of neighboring lands, buildings, or other structures, legal or illegal, in the same district, and no permitted use of lands, buildings, or other structures in adjacent districts, shall be considered as grounds for issuance of a variance permitting similar uses.

VARIANCE APPROVAL CRITERIA:

Hardship (as related to variances of this ordinance) means the exceptional hardship that would result from a failure to grant the requested variance. The Board of Aldermen require that the variance is exceptional, unusual, and peculiar to the property involved. Mere economic or financial hardship alone is NOT exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one's neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.

2.16.5 Approval Criteria – General Conditions

A. Variances shall only be issued when there is:

1. A showing of good and sufficient cause; and

Staff Response: This has not been demonstrated.

2. A determination that failure to grant the variance would result in exceptional hardship.

Staff Response: This has not been demonstrated.

ADDRESS: 1323 Diller Road

DEVELOPMENT REGULATIONS:

Lot Dimensions		
	Min.	Max.
Lot Size	11,250 sf	N/A
Lot Width	80 ft	N/A
Front Set-back	25 ft	N/A
Side Setback	10 ft	N/A
Rear Setback	25 ft	N/A
Building Height	N/A	35 ft

ZONING: R-2

REQUIRED SETBACKS:

Front: 25 Feet

Side: 10 Feet

Rear: 25 Feet – There is a 7.5-foot easement off of the rear property line. This appears to be a utility easement. The setbacks cannot be reduced to less than the 7.5-foot easement. The side back cannot be reduced to less than 7.5 feet.

ACCESSORY STRUCTURE SETBACK: 5 Feet (The boat cover that is being proposed is being defined as an accessory structure).



LOT SIZE: .38 Acre or 16,552.8. This requirement has been met.

PUBLIC FEEDBACK:

No feedback other than general inquiries has been received.

STAFF RECOMMENDATION:

There are no extraordinary issues with the lot or the current structure or the lot. The lot meets the development regulations for the R-2 zoning district. There is a 7.5-foot easement on the north side setback, which is most likely a utility easement. A variance cannot be granted in an easement, only if the easement was vacated or the applicant had permission to do so. No hardship has been proven.

POTENTIAL MOTION:

Approval of variance located at 1323 Diller Road, Parcel# 61099920.000 for a reduction in the north side setback 5 feet to 3'9.5 for an overhang of a boat shed cover and that a "hardship" has been proven.

Denial of variance located at 1323 Diller Road, Parcel# 61099920.000 for a reduction in the north side setback 5 and a "hardship" has not been proven.



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: 3-22-24

Name of Applicant: Clint Bodin

Address: 1323 Diller rd

Phone No. 228 327 6019 Email Address: clintbodin@gmail.com

Parcel Identification Number: Lot 277, Fort Bayou Estates Part 5-J 61099920.000

Property Owner (if different from Applicant): _____

Property Location for the Variance: Backyard (North side)

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

Setback from side of property

The purpose of this variance is to consider an application to allow: (3' 9.5" instead of 5')
(1' 2.5" (25%) - 5')
The driveway from front yard into the back is all the way at property line. Having the boat cover 5 feet off property makes difficult to back in a boat.

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: [Signature] Date: 3-22-24



Permit #: 5063

Address: 1323 DILLER RD

City:

State:

Zip:

Owner: CLINT BODIN

Owner Address: 1323 DILLER RD

Owner City: OCEAN SPRINGS MS

Owner State:

Owner Zip: 39564

Owner Phone:

Owner Email:

Applicant: Clint Bodin

Applicant Address: 1323 Diller Rd

Applicant City, State, Zip: Ocean Springs, MS 39564

Receipt #: 4706

Date: 03/22/2024

Paid By: Clint Bodin

Description:

Payment Type: Cash

Payment Type Description:

Accepted By: Camille Anderson

Fees Paid

Fee Name	Description	Factor	Total Fee Amount	Amount Paid
Administrative Fee		0.00	1.00	1.00
Variance		0.00	50.00	50.00
			Total:	\$51.00

This notice is being mailed to you as an owner of property near the project described below. Copies are sent via standard mail at the cost of the applicant of this project.

City of Ocean Springs Community Development and Planning

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 on

TUESDAY, May 14, 2024 @ 5:00 p.m.

Regarding the following:

PID#, 61099920.000 - 1323 Diller Road. Request for approval of a variance from the side yard setback requirement.

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 cthompson@oceansprings-ms.gov.

At the aforementioned time and place, all parties of interest shall have an opportunity to be heard.

Carter Thompson,
Community Development Director
City of Ocean Springs

Property Link

JACKSON COUNTY, MS

Current Date 4/ 8/2024

Tax Year 2023

Records Last Updated 4/ 8/2024

PROPERTY DETAIL

OWNER JONES SHEILA M **ACRES** : .38
 DALGO ANGELO **LAND VALUE** : 20113
 1323 DILLER RD **IMPROVEMENTS** : 87140
 OCEAN SPRINGS MS 39564 **TOTAL VALUE**: 107253
ASSESSED : 16088

PARCEL 61099920.000**ADDRESS** 1323 DILLER**TAX INFORMATION**

YEAR 2023	TAX DUE	PAID	BALANCE
COUNTY	810.19	810.19	0.00
CITY	465.26	465.26	0.00
SCHOOL	1067.44	1067.44	0.00
TOTAL	2342.89	2342.89	0.00

LAST PAYMENT DATE 12 / 21 / 2023**MISCELLANEOUS INFORMATION**

EXEMPT CODE		LEGAL LOT 277 FORT BAYOU ESTATES S/D
HOMESTEAD CODE None		P
TAX DISTRICT 4660		ART 5-J DB 1744-492 DB 1928-30
PPIN 060495		1
SECTION 22		(214 MAP785.22-03)
TOWNSHIP 7		
RANGE 8		

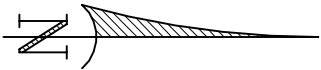
Book **Page**[PURCHASE COUNTY TAX SALE FILES](#)**TAX SALES HISTORY, FOR UNPAID TAXES**

<u>Year</u>	<u>Sold To</u>	<u>Redeemed Date/By</u>
NO TAX SALES FOUND		



An Application Has Been Submitted
For This Property To The
**OCEAN SPRINGS
ZONING &
ADJUSTMENT BOARD**
FOR DETAILS CALL 875-4415

LEGEND
RBR = 1/2" REBAR IRON FOUND
IS = 1/2" CAPPED REBAR IRON SET
(POLYSUR CA00101LS)
--X--X-- = FENCE LINE
(R) = RECORD
(A) = ACTUAL



LOT 278

177.96'

N 77°27'28" E (R)
N 77°25'58" E (A)

7.5' EASEMENT

RBR
6.16'
FROM IS

DILLER ROAD
(50' R.O.W)

S 21°19'46" E (R)
S 21°20'48" E (A)

80.44'

RBR

LOT 277
0.38 ACRES
IMPROVEMENTS NOT SHOWN

N 34°01'47" W (A)
N 33°43'00" W (R)

7.5' EASEMENT

"X-UNSHADED"

"X-SHADED"

127.87'

1.29'

1.03'

S 62°03'31" W
S BASE BEARING

148.80'(A)
149.44'(R)

1.35'

STATE OF MISSISSIPPI

COUNTY OF JACKSON

I, J. BRETT ORRELL, A REGISTERED LAND SURVEYOR IN THE STATE OF MISSISSIPPI, HEREBY STATE THAT THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF MISSISSIPPI, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF;

LOT 277, FORT BAYOU ESTATES PART 5-J

AS RECORDED IN PLAT BOOK 16 PAGE 18 IN THE CHANCERY CLERK OFFICE, JACKSON COUNTY, MISSISSIPPI;

THIS DRAWING DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS VISIBLE ON THE GROUND OR PROVIDED BY THE CLIENTS CONVEYANCE.

ACCORDING TO MY SURVEY THIS, THE 2nd DAY OF AUGUST, 2023.

J. BRETT ORRELL, P.L.S., MS. REG. NO. PS-29503

SURVEYOR'S NOTES

1. TYPE OF SURVEY: BOUNDARY SURVEY
2. BEARING BASED ON RECORD PLAT
3. PROPERTY IS LOCATED IN FLOOD ZONE "X-SHADED" AND "X-UNSHADED" AS SCALED FROM FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP 28059C PANEL NO. 0291 SUFFIX G, DATED MARCH 16, 2009
4. CLASS "C" SURVEY
5. EASEMENTS NOT SPECIFIED ON RECORD PLAT

POLY

SURVEYING

SERVING
ALABAMA, FLORIDA
& MISSISSIPPI

CORPORATE OFFICE

5588 JACKSON RD
MOBILE, AL 36619
P: (251) 666-2010

WWW.POLYSURVEYING.COM

11"x17" PRINT

SCALE: 1"=20'

S-(42)

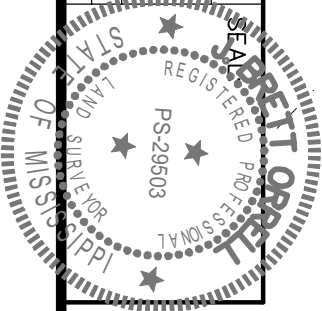
FILE NAME: 2307/4106

SURVEY DATE: 8/2/2023

FIELD DATE: 7/21/2023

DRAWN BY: WFH

CHECKED BY: JBO



April 25, 2024

To Whom It May Concern:

I, Danielle Durlak, am writing this letter for permission for Clint Bodin to submit a permit and variance for a boat cover at my property on 1323 Diller Road, Ocean Springs, MS 39564.

Respectfully,

Danielle Durlak

Danielle Durlak



From: Clint Bodin clintbodin@gmail.com
Subject: 1323 Diller rd variance boat cover
Date: April 25, 2024 at 12:00 PM
To: cthompson@oceansprings-ms.gov

Ideally backing a boat in a driveway you would prefer to back in a straight line down the property line. 5' away will cause an offset and also look odd. 3'6"-4" isn't much of a difference but will take as much as I can get. The neighboring property has 20'+ of empty space and my slab and property drains all onto my side for water drainage. I also have a 6" fence already approved that will be going directly on the property line. Please let me know if anything else you would like to see or need thanks.



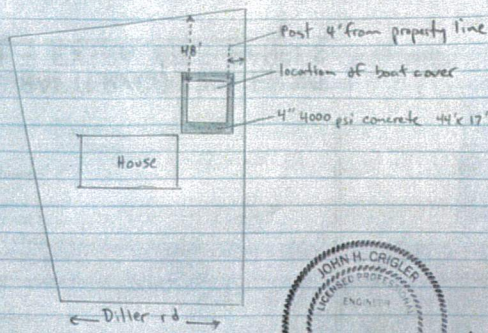
From: clint bodin clintbodin@gmail.com
 Subject: 1323 Diller Rd boat cover
 Date: April 25, 2024 at 12:06 PM
 To: chompson@oceansprings-ms.gov

This is the type of cover that I will be building for reference. Complete open sides with just post and roof

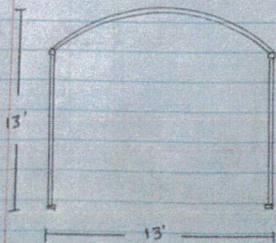
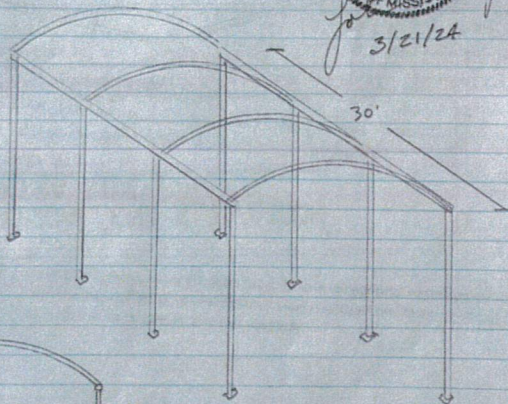


Boat cover side plan

1323 Diller rd
 Clint Bodin
 327 6019
 3-21-24



JOHN H. ORIGLES
 LICENSED PROFESSIONAL
 ENGINEER
 11572
 STATE OF MISSISSIPPI
 3/21/24



- * 5" x 3" x $\frac{1}{8}$ " steel post
- * 1.5" x $\frac{1}{8}$ " steel curved top pieces
- * $\frac{5}{8}$ " x 6" galvanized steel concrete bolts
- * 160 mph wind rated
- * 30 Mil vinyl top

JAC
 3/21/24



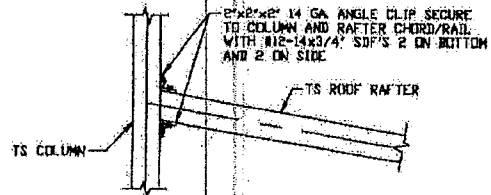
Diagram illustrating the main structure and lean-to option. The main structure is a large rectangular building with a gabled roof. The lean-to option is shown as an addition on the right side, featuring a lower roof slope. Dimensions and labels include:

- MAIN STRUCTURE**: The central building.
- LEAN-TO OPTION**: The addition on the right.
- Labels and Dimensions**:
 - Top right corner: $\frac{10}{14}$ and $\frac{10A}{14}$.
 - Right side corner: $\frac{1}{8}$.
 - Bottom left corner: $\frac{2}{10}$ and $\frac{2}{9}$.
 - Bottom center-left: $\frac{3}{10}$ and $\frac{2}{9}$.
 - Bottom center-right: $\frac{3}{10}$ and $\frac{2}{9}$.
 - Bottom right corner: $\frac{3}{10}$ and $\frac{2}{9}$.
- Notes**:
 - $V \leq 30'-6"$ MAXIMUM RAFTER SPAN.
 - SEE BELDW FOR MAX. LEAN-TO SPAN.

SCALE: NTS

10

SCALE: NTS

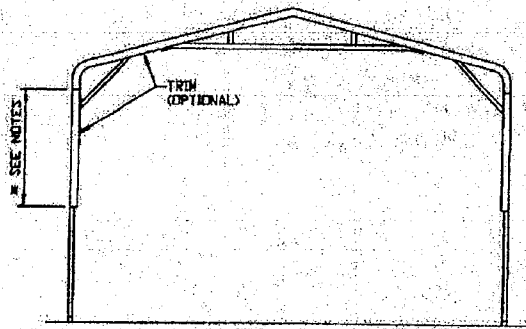


10A

SCALE: NTS

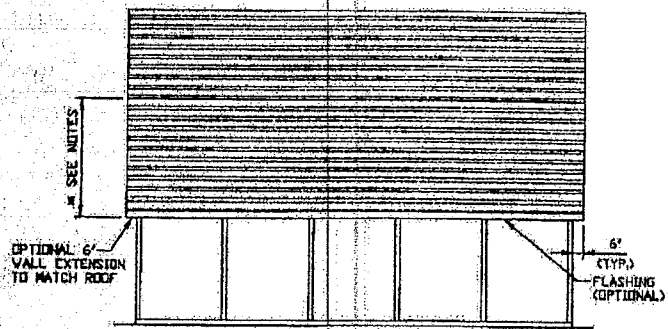
Page 36 of 37

BOW EAVE RAFTER EXTRA SIDE PANEL OPTION



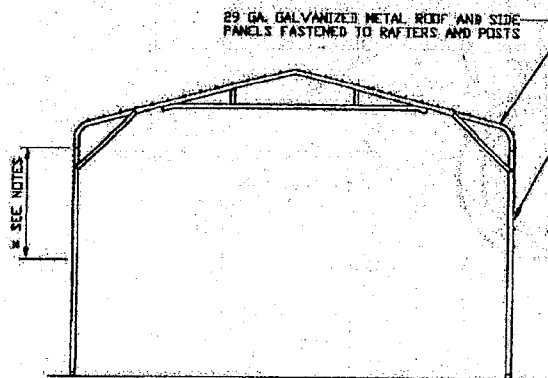
**TYPICAL END ELEVATION
EXTRA SIDE PANELS**

SCALE: NTS



**TYPICAL SIDE ELEVATION
EXTRA SIDE PANELS**

SCALE: NTS



**TYPICAL RAFTER/COLUMN FRAME
SECTION - EXTRA SIDE PANELS**

SCALE: NTS

NOTES:

- * 6'-0" MAX. FOR EAVE HEIGHT 14'-0" < TO ≤ 16'-0"
- * NO PANELING ALLOWED FOR EAVE HEIGHT ≤ 14'-0"

**MOORE AND ASSOCIATES
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: LT

CHECKED BY: PMH

PROJECT MGR: WEM

CLIENT: STAR BUILDINGS

**STAR BUILDINGS AND CARPORTS
3007 NW STALLINGS DRIVE
NACOGDOCHES, TX 75964**

30'-0" x 16'-0" HWP FULLY OPEN STRUCTURE

DATE: 7-22-92

SCALE: NTS

JOB NO: 221326

SHT. 16

DWG NO: SK-1

REV. 0

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