



Zoning and Adjustments Board

Tuesday, June 11, 2024 @ 5:00 PM

1. Call Meeting to Order

2. Approval of Minutes

- a. May 14, 2024

3. Old Business

- a. Clint Bodin – 1323 Diller Road /PID 61264006.000 - Requesting a Variance from the Side Yard Setback Requirement

4. New Business

- a. None.

5. Audience Request

6. Adjourn

The Minutes of the City of Ocean Springs
Zoning & Adjustment Board
Tuesday, May 14, 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, May 14, 2024. Other members present were Michael Smith, Shannon Pfeiffer, and Don Atwell, with John O'Hara absent. Also present were Carter Thompson, Community Development Director, and Samantha Pauls, Planning Assistant.

A motion was made by Shannon Pfeiffer, seconded by Michael Smith to amend the agenda, removing item b. Clint Bodin – 1323 Diller Road /PID 61264006.000 - Requesting a Variance from the Side Yard Setback Requirement

2. Approval of Minutes

a) April 9, 2024

A motion was made by Shannon Pfeiffer, seconded Don Atwell to approve the minutes as amended by Shannon Pfeiffer. The motion carried unanimously.

3. Old Business – None.

4. New Business

- a) Angela Minter – 277 Holcomb Blvd/PID 61135041.00 - Requesting a variance from the north and west side building setback requirements.

A motion was made by Shannon Pfeiffer, seconded by Michael Smith to recommend approval of the variance for the 2'6" on the north side, side plot limit. The motion passed unanimously.

A motion was made by Michael Smith, seconded by Shannon Pfeiffer to recommend denial of the variance for the 2'4" west side, rear plot limit. The motion passed unanimously.

5. Audience Request

None.

6. Adjourn

A motion was made by Don Atwell, 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: June 11th, 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.

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.

Denial 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.



Kenny Holloway
Bobby Cox
Jennifer Burgess
Rickey Authement

Mayor
Alderman at Large
Alderman Ward 1
Alderman Ward 2

Kevin Wade	Alderman Ward 3
Ken Papania	Alderman Ward 4
Robert Blackman	Alderman Ward 5
Michael Impey, II	Alderman Ward 6

www.oceansprings-ms.gov    

May 15, 2024

RE: 1323 Diller Road Variance

To Whom it May Concern:

The City of Ocean Springs Public Works does not have any issues with the 12" variance at 1323 Diller Road, Ocean Springs, MS 39564 easement that runs along the property. This easement is owned by the City of Ocean Springs. This 12" variance will not cause any hinderance to Public Works current or future access.

If at any time Public Works need to access/work in the easement, the structure may need to be moved/removed until any work is complete. This will be on the homeowner of 1323 Diller Road, Ocean Springs, MS expense to move/remove or replace the structure.

Any variances should be dealt with on a case-by-case basis through the Planning Department.



Allan Ladnier

City of Ocean Springs

Public Works Director



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		

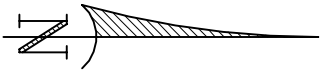
Book **Page**[PURCHASE COUNTY TAX SALE FILES](#)**TAX SALES HISTORY, FOR UNPAID TAXES**

<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'

LOT 277
0.38 ACRES
IMPROVEMENTS NOT SHOWN

N 34°01'47" W (R)
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)

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)

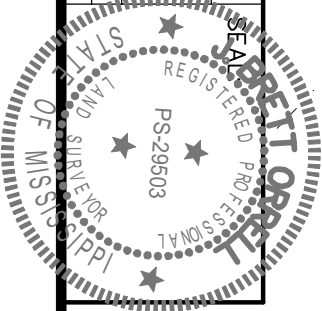
FILE NAME: 2307/4106

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.



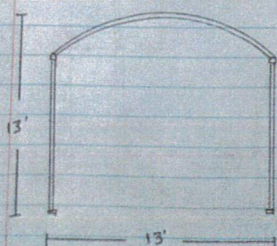
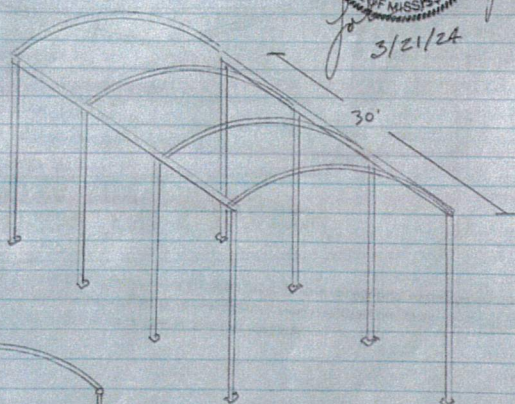
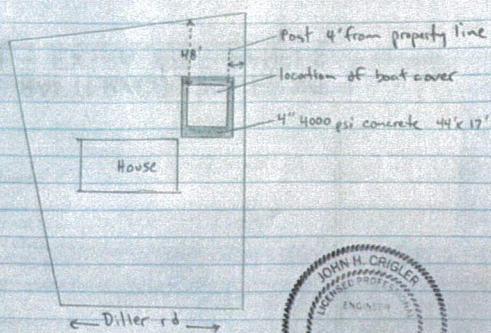
From: clint bodin clintbodin@gmail.com
 Subject: 1323 Diller Rd boat cover
 Date: April 25, 2024 at 12:06 PM
 To: chompson@oceansprings-ms.gov

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

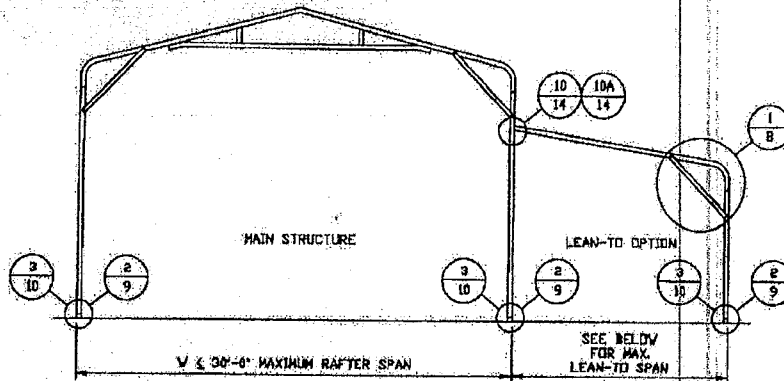
1323 Diller rd
 Clint Bodin
 327 6019
 3-21-24



- * 5" x 3" x 1/8" steel post
 - * 1.5" x 1/8" steel curved top pieces
 - * 5/8" x 6" galvanized steel concrete bolts
 - * 160 mph wind rated
 - * 30 Mil vinyl top
- JHC
3/21/24



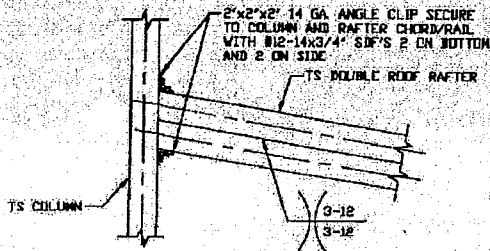
BOW EAVE RAFTER LEAN-TO OPTION



TYPICAL BOW EAVE RAFTER LEAN-TO OPTION FRAMING SECTION

SCALE: NTS

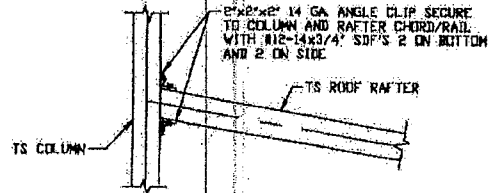
MAXIMUM WIDTH OF SINGLE MEMBER (RAFTER AND COLUMN) ROOF EXTENSION AND LEAN-TO IS 12'-0".
 MAXIMUM WIDTH OF DOUBLE MEMBER RAFTER ROOF EXTENSION AND LEAN-TO IS 16'-0".
 MAIN BUILDING COLUMNS WITH LEAN-TO OR ROOF EXTENSION ATTACHED ARE REQUIRED TO BE DOUBLE COLUMNS FOR EAVE HEIGHTS 13'-0" < TO < 16'-0".
 MAIN BUILDING COLUMNS WITH LEAN-TO OR ROOF EXTENSION ATTACHED ARE REQUIRED TO BE SINGLE COLUMNS WITH INSERTS FOR EAVE HEIGHTS < 13'-0".



LEAN-TO RAFTER TO RAFTER COLUMN CONNECTION DETAIL FOR RAFTER SPANS 12'-0" < TO < 16'-0"

10

SCALE: NTS



LEAN-TO RAFTER TO RAFTER COLUMN CONNECTION DETAIL FOR RAFTER SPANS < 12'-0"

10A

SCALE: NTS

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

DRAWN BY: LT

CHECKED BY: PDH

PROJECT: HSB VSM

CLIENT: STAR BUILDINGS

STAR BUILDINGS AND CARPORTS
 3007 NW STALLINGS DRIVE
 NACOGDOCHES, TX 75964
 30'-0"x16'-0" HWP FULLY OPEN STRUCTURE

DATE: 7-29-22

SCALE: NTS

JOB NO. 221335

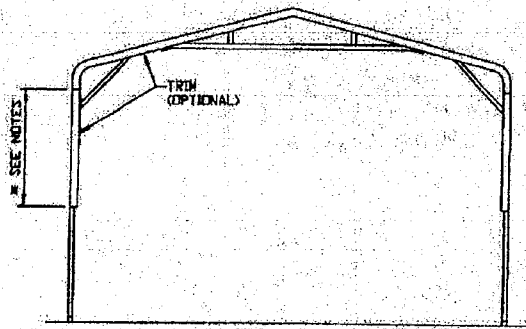
SHT. 14

DWG. NO. SK-1

REV. 0

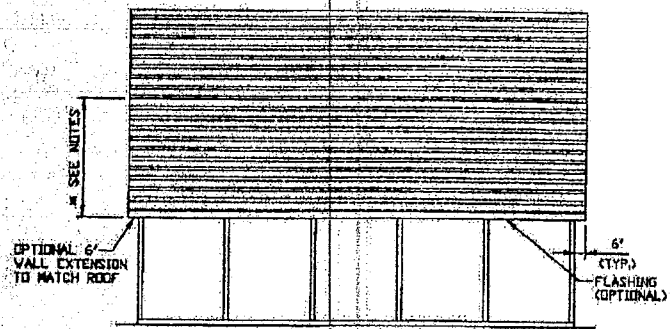
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BOW EAVE RAFTER EXTRA SIDE PANEL OPTION



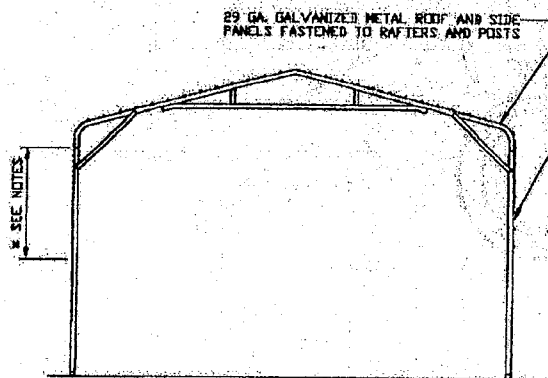
**TYPICAL END ELEVATION
EXTRA SIDE PANELS**

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: 7-22-22

SCALE: NTS

JOB NO: 221326

SHT. 16

DWG NO: SK-1

REV. 0

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