



Zoning and Adjustments Board

Tuesday, February 11, 2025 @ 5:00 PM

- 1. Call Meeting to Order**
- 2. Approval of Minutes**
 - a. January 14, 2025
- 3. Old Business**
 - a. None
- 4. New Business**
 - a. Approve a request for 96 Sheridan Ct – PIDN: 61150002.000 – A variance request to reduce the north side setback from 5 feet to 3.5 feet. The property is zoned R-D: Two Family Residential.
- 5. Audience Request**
- 6. Adjourn**

The Minutes of the City of Ocean Springs
Zoning & Adjustment Board
Tuesday January 14, 2025

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 January 14, 2025. Other members present were Don Atwell, Shannon Pfeiffer and Michael Smith. Absent was John O'Hara. Also present was Planner Elizabeth Dill, Planning Administrator Hannah Sullivan, and City Attorney Will Norman.

2. Approval of Minutes

a) November 12, 2024

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

3. Old Business

a) None

4. New Business

a) Todd Lipps and Larry Rumsey, Donovan Scruggs (Agent) – 209 Dewey Ave – PIDN: 60137474.000 – Requesting a variance to reduce the lot width from 100 feet to 85 feet for the first lot, and a reduction to 95 feet for the second lot.

A motion was made by Michael Smith, seconded by Shannon Pfeiffer to recommend approval of the variance request at 209 Dewey Ave from what is show on parcel A from 100 ft to 85 ft and parcel B from 100 ft to 95 ft based on the existing nonconforming lots in the adjacent area around the parcel. The motion carried unanimously.

b) New packet presented by Donovan Scruggs for property 209 Dewey Ave/PIDN: 6013747.000.

A motion was made by Shannon Pfeiffer, seconded by Don Atwell to recommend approval of the packet. The motion carried unanimously.

c) Variances are contingent on Planning Commissions approval of the Lot Split at 209 Dewey Ave – PIDN: 6013747.000.

A motion was made by Shannon Pfeiffer, seconded by Michael Smith to recommend that the motion made by ZAB is contingent on PC approval of the lot split 209 Dewey Ave. The motion carried unanimously.

5. Audience Request

a) None

6. Adjourn

A motion was made by Don Atwell, seconded by Shannon Pfeiffer to adjourn the meeting. The motion carried unanimously.

DRAFT

**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: February 11, 2025

APPLICANT(S): James Homan

CURRENT OWNER: James Homan

LOCATION: 96 Sheridan Ct

PARCEL NUMBER: 61150002.000

REQUESTED ACTION: A variance to reduce the setback from 5 feet to 3.5 feet on the north side for an accessory structure.

DATE OF APPLICATION: December 12, 2024

DESCRIPTION OF REQUEST:

A variance request for a metal boat carport cover for storage.

APPLICANTS EXPLANATION:

Applicant states that the lot has exceptional narrowness.

ADJACENT ZONING AND LAND USE:

Subject Property Zoning: R-D– Two Family Residential

North: C- H Regional Commercial/R-1 – Low Density Residential

East: R-D – Two Family Residential

South: R-2 – Low – Medium Density

West: R-2 – Low – Medium Density



FINDINGS:

1. Standard setback for an accessory structure is 5 feet from side and rear lot lines.
 - The applicant is asking for a 3.5 feet side setback.
 - Maximum variance is 25% which is a minimum side setback of 3 feet 9 inches.
2. The house appears to be approximately 7 feet from the rear lot line and the minimum requirement is rear set back in R-D property is 15 ft.
3. The lot is 6,537 sq feet and the minimum lot size for the R-D property is 7,500 sq feet.

PUBLIC FEEDBACK:

None received.

POTENTIAL MOTIONS:

To recommend **approval** of a variance of 25% from the accessory structure side setback at 96 Sheridan Ct.

– OR –

To recommend **denial** of the variance of 25% from the accessory structure side setback at 96 Sheridan Ct.



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: 12-12-24

Name of Applicant: James Homan

Address: 96 Sheridan Ct. Zone: R-D

Phone No. 205 221 5215 Email Address: tfrefreak@gmail.com

Parcel Identification Number: _____

Property Owner (if different from Applicant): same

Property Location for the Variance: side yard

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

setback

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

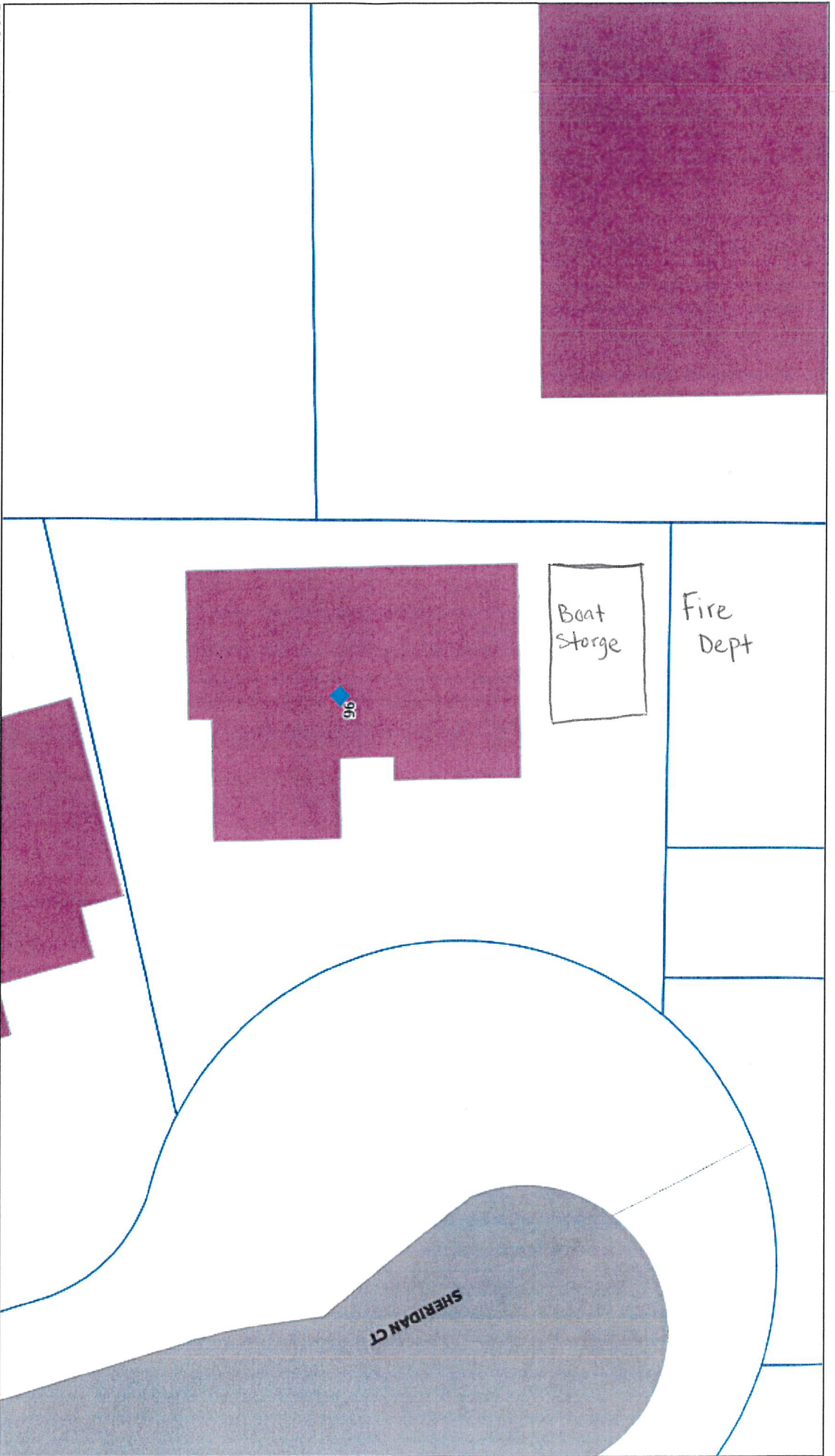
metal Carport - boat cover.

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.

exceptional narrowness.

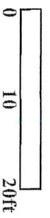
Applicant Signature: James Homan Date: 12-12-24

Geoportal Map



R.D

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.





Permit #: 7294

Address: 96 SHERIDAN CT

City:

State:

Zip:

Owner: EVERETT CHRISTOPHER J

Owner Address: 96 SHERIDAN CT

Owner City: OCEAN SPRINGS MS

Owner State:

Owner Zip: 39564

Owner Phone:

Owner Email:

Applicant: James Homan

Applicant Address: 96 Sheridan Ct.

Applicant City, State, Zip: Ocean Springs MS 39564

Receipt #: 6791

Date: 12/12/2024

Paid By: James Homan

Description:

Payment Type: Check

Payment Type Description: Check #2074

Accepted By: Hannah Sullivan

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