

**The Minutes of the City of Ocean Springs
Zoning and Adjustments Board
Tuesday, March 12, 2024**

1 Call Meeting to Order

A meeting of the City of Ocean Springs Zoning and Adjustments Board (ZAB) was called to order by Vice-Chair Shannon Pfeiffer at 5:00 on Tuesday, March 12, 2024. ZAB members present were John O'Hara, and Don Atwell. City staff members present were Wade Morgan, City Planner, and Camille Anderson, Planning/Grants Coordinator. ZAB member Michael Smith arrived at 5:01. Chairman Nick Gant was absent.

2 Approval of Minutes

- a. February 13, 2024

A motion was made by John O'Hara, seconded by Don Atwell to approve the minutes as presented. The motion passed 3-0, with Michael Smith not yet present.

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.

Wade Morgan presented the application and discussed the issues with ZAB. Shannon Pfeiffer asked if the applicant, Justin Sward, was present or wanted to speak. The applicant was not present. Shannon Pfeiffer asked if anyone present wanted to speak. Debra Gilley, 2120 Whitney Oaks Dr, spoke against the variance, providing photos and their subdivision covenants and describing to ZAB how the proposed garage did not comply with the covenants. A motion was made by Don Atwell, seconded by Michael Smith, to accept the photos and covenants into the minutes. The motion passed 4-0 with Nick Gant absent. Shannon Pfeiffer asked if anyone else wanted to speak. No one did. The ZAB members questioned Wade Morgan about the location of the door to the proposed door. A motion was made by Michael Smith, seconded by John O'Hara, to recommend denial based on nonconformance to UDC criteria for height and minimum setback. The motion passed 4-0.

5. Audience Request

None.

6. Adjourn

A motion was made by D. Atwell, seconded by J. O'Hara to adjourn. The motion passed 4-0.