

1 City of Pass Christian  
2 Municipal Complex Auditorium  
3 105 Hiern Avenue

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5 **Zoning Board of Adjustments**  
6 **Meeting Minutes**  
7 **Wednesday, April 6, 2016, 6:00 PM**  
8

9 **CALL TO ORDER**

10 Chairman Eugene Russell called the meeting to order at 6:00 PM. In attendance were Commissioners  
11 Craig Steenkamp, Lisa Smith and Steve Dick. Commissioner Willie Cox was not in attendance.  
12

13 **ADOPTION OF MINUTES**

14 The first order of business was the adoption of the minutes from the monthly Zoning Board of  
15 Adjustments meeting held on November 10, 2015. A *Motion* by Commissioner Smith, seconded by  
16 Commissioner Dick, was made to adopt the minutes. The motion passed unanimously.  
17

18 **NEW BUSINESS**

19 • *Open Public Hearing*

20 A *Motion* by Commissioner Steenkamp, seconded by Commissioner Smith, was made to open the public  
21 hearing. The motion passed unanimously.  
22

- 23 • *Application #PD-7-2016, David Rush as agent for Ron and Regina Kever, 1221 East Beach*  
24 *Boulevard, Parcel #0412P-03-013.000, Variance for the air condition platform to encroach within the*  
25 *five foot Minimum west Side Setback in the T3R Zone.*  
26

27 Chairman Russell introduced the project.  
28

29 The City Planner, Danit Simon, briefed the ZBA on the project: The applicant received a building permit  
30 in June 2015 to construct a house that met the T3R Zone Setback requirements. Over the course of  
31 construction, the owner developed a medical condition that necessitated a ramp to be installed. They  
32 reviewed the plans seeking a discrete location to install the ramp, and decided on the north side of the  
33 house by an existing door, which is also conveniently located near the parking area. The other existing  
34 door is on the south side of the house, and they felt that installing the ramp at the front of the house,  
35 which faces Beach Blvd, would negatively affect the architecture and aesthetics of the house.  
36

37 With the ramp positioned on the north side of the house the air condition platform was relocated to the  
38 west side of the house encroaching three feet and eight inches into the five-foot side setback. The ramp  
39 displaced the a/c platform and unfortunately there is no other ideal location to relocate the a/c unit to,  
40 especially since this is a corner lot fronting both Beach and Espy. It is possible to relocate the platform  
41 to the northeast side of the house, before the ramp, but it will infringe on the existing parking area.  
42 Please note that the immediate parcel to the west, 1219 Beach, is undeveloped and no objection letters  
43 where received from them or any other individuals.  
44

45 Please also note that there is a protected live oak tree to the immediate west of the a/c platform,  
46 therefore when a house is built at 1219 Beach, the footprint will have to be positioned away from the  
47 tree's drip-line in accordance with the City's Tree Ordinance. This natural element will increase the

48 distance between the a/c platform and any future structure built on the neighboring property. This  
49 concludes my report; both the contractor and the owners are here to answer any additional questions.

50  
51 Chairman Russell asked the applicant approximately when they realized that they would need to  
52 relocate the air conditioning unit?

53  
54 The contractor, David Rush, responded that they realized they needed to relocate the a/c unit about  
55 three quarters the way into construction.

56  
57 Chairman Russell continued; why didn't you contact the Building Code Office to discuss the change in  
58 the plans?

59  
60 Rush responded that it in hindsight it was an oversight that he didn't contact the office.

61  
62 Chairman Russell stated that he sympathizes with the owner's medical condition and his need to adjust  
63 the house plans. In the future please contact the Building Code Office if you need to change any  
64 element of an approved set of plans. The other Commissioners agreed.

65  
66 A *Motion* by Commissioner Smith, seconded by Commissioner Steenkamp, was made to approve the  
67 Variance request for the air condition platform to encroach three feet and eight inches into the five foot  
68 minimum west side setback. The motion passed unanimously.

69  
70 • *Application #PD-6-2016, Pass Christian Hotel Group as agent for Jeanes Kemp LLC, 100 and 1407*  
71 *West Scenic Drive (northwest corner of Scenic Dr & Market St), Parcels #0313H-02-078.000 & 0313H-*  
72 *02-080.000, Variance from the 12-foot Maximum Front Setback at Scenic Drive, the 12-foot*  
73 *Maximum 2<sup>nd</sup> Frontage Setback at Market Street, the 24-foot Maximum west Side Setback, and for*  
74 *parking in the First and Second Layers, in the T5C Zone.*

75  
76 Chairman Russell introduced the project.

77  
78 The City Planner, Danit Simon, briefed the ZBA on the project: The applicant is requesting variances to  
79 exceed the 12-foot maximum setbacks at Scenic Drive and Market Street and the 24-foot maximum  
80 west side setback. Normally in this zone the code requires for structure to be located close to the  
81 street. In this case the applicant is requesting variances to create space between the building and the  
82 street, which will allow for the placement of a swimming pool, extensive landscaping, benches and  
83 seating areas with views of the harbor and water for guests to enjoy.

84  
85 The increased setbacks also allows for the placement of the driveway and porte cochere at the front of  
86 the building to meet the specific Hilton Brand Standards. Please view the site plan in your packet, which  
87 lists the front setback to Scenic at 59 feet, the side setback to Market Street at 55 feet, and the west  
88 side setback at 29 feet. In compliance with the SmartCode, the majority of the proposed parking lot is  
89 located within the Third Layer. It will be screened from Scenic Drive by the building, and from Market  
90 Street by a combination of landscaping and fencing.

91  
92 To best utilize the proposed layout of the site, the applicant is requesting a Variance to place eight  
93 parking spaces in the First and Second Layers. Please reference the Parking Plan and Layers sheet in  
94 your packet. Two of the spaces are handicap accessible, which must be located as close to the building's  
95 entrance as possible. The five parking spaces in the first layer will be partially screened from Scenic with

96 landscaping, and the three spaces in the second layer will be screened from Market with fencing and  
97 landscaping. The proposed site plan will both meet the hotel brand standards and be in harmony with  
98 the neighborhood, which will help to foster the continued development of Market Street and Scenic  
99 Drive. This concludes my report, and the applicants are here to answer any additional questions.

100

101 Chairman Russell asked what material will be used for the fencing on Market Street?

102

103 Simon answered that permitted materials along Frontages are wood, wrought iron, or a material that  
104 resembles wrought iron. The fence must be 75% visually open and no higher than eight feet, but they  
105 might not want such high fence along Market Street.

106

107 The applicant, Eli Bell, Project Manager, Pass Christian Hotel Group, added that they will probably be  
108 using wrought iron for the fence on Market Street.

109

110 Chairman Russell responded that wrought iron is his recommendation as a six-foot wooden privacy  
111 fence along Market Street would not be appropriate. He then asked Simon if any Objection Letters were  
112 received.

113

114 Simon responded that no Objection Letters were received, and the only phone call was to clarify the  
115 address as listed on the Tax Assessor's website.

116

117 Chairman Russell explained that 1407 Scenic Drive is the assigned address, as it was Mr. Kemp's address  
118 prior to Hurricane Katrina. The Commission does not have any additional questions; the community is  
119 excited to see this come to fruition, when will you be breaking ground?

120

121 Bell answered that they still need to obtain approval from the Historic Preservation Commission, and  
122 then they are looking forward to starting as soon as possible. Once we break ground, it will take ten to  
123 twelve months to complete the project.

124

125 A *Motion* by Commissioner Smith, seconded by Commissioner Steenkamp, was made to approve the  
126 Variance from the front Maximum Setback at Scenic Drive, the 2<sup>nd</sup> Frontage Maximum Setback at  
127 Market Street, the Side Maximum Setback on the west side, and for parking in the First and Second  
128 Layers. The motion passed unanimously.

129

- *Close Public Hearing*

131 A *Motion* by Commissioner Smith, seconded by Commissioner Dick, was made to close the public  
132 hearing. The motion passed unanimously

133

#### 134 **OLD BUSINESS**

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#### 136 **OTHER BUSINESS/PUBLIC COMMENT**

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#### 138 **ADJOURN**

139 A *Motion* by Commissioner Smith, seconded by Commissioner Steenkamp, was made to adjourn the  
140 meeting at 6:20 P.M. The motion passed unanimously.