

The Minutes of the City of Ocean Springs Zoning and Adjustments Board Tuesday, August 8, 2023

1. Call Meeting to Order

A meeting of the City of Ocean Springs Zoning and Adjustments Board was called to order by Chairman Nick Gant at 5:00 p.m. on Tuesday, August 8, 2023. Members present were John O'Hara, Michael Smith, Shannon Pfeiffer, and Don Atwell. Also present were Deputy City Clerk Vicky Hupe, City Planner Wade Morgan, and Planning & Grants Administrator Carolyn Martin.

The Chairman called the meeting to order.

2. Approval of Minutes

a. Approval of Minutes July 11, 2023

A motion was made by S. Pfeiffer seconded by J. O'Hara to approve the Minutes of July 11, 2023 as presented. The motion was unanimously carried.

3. Old Business

None.

4. New Business

a. Beth & Les McMackin- 506 Martin Ave / PID# 60137586.000 – Requesting a setback variance from 10 ft to 8 ft on the north side of the proposed new residential structure.

The City Planner explained the request for a 20% side yard setback variance . It was clarified that the setback was to allow the mechanical units only and that it did not apply to the HPC required screen.

Elizabeth McMackin spoke on behalf of the request that was needed to allow for a driveway.

A motion was made by M. Smith seconded by S.Pfeiffer to recommend approval of the requested variance based on the exceptional narrowness of the property. The motion was unanimously carried.

b. Jesse Moskowitz – 409 E Beach Rd / PID# 60132310.000 – Requesting a variance for an existing fence.

The City Planner presented the request for two variances: fence height and the requirement for the finished side of the fence to face outward. Anett Moskowitz presented additional photographs for consideration.

A motion was made by S.Pfeiffer seconded by J.O'Hara to accept the additional materials. The motion was unanimously carried.

Ms. Moskowitz explained that the fence was built when the neighbors began encroaching onto their property with a driveway and harassing her family. The Police Department was called and recommended a fence. The fence was constructed by Dunaway Fence. D.Atwell asked about contractor liability. S.Pfeiffer asked about the length of the fence.

Amanda Moriso spoke on behalf of the applicant.

A motion was made by D.Atwell seconded by M.Smith to deny the request to allow the finished side of the fence to not face outward. The motion passed 3-2 with M.Smith, D. Atwell, and N.Gant voting for the denial.

A motion was made by D. Atwell seconded by J.O'Hara to approve the variance of 12.5% of the maximum height of a fence within the required front yard. The motion failed 2-3 with D.Atwell and J.O'Hara voting for approval.

A motion was made by S.Pfeiffer seconded by M. Smith to deny the variance of 12.5% of the maximum height of a fence within the required front yard. The motion passed with M. Smith, S.Pheiffer, and N.Gant voting for denial.

5. Audience Request

None.

6. Adjourn

A motion was made by S.Pfeiffer seconded by J.O'Hara to adjourn the meeting. The motion was unanimously carried.