



Zoning and Adjustments Board

Tuesday, March 11, 2025 @ 5:00 PM

1. Call Meeting to Order

2. Approval of Minutes

- a. January 14, 2025

3. Old Business

4. New Business - The public is invited to address the Zoning and Adjustment Board for up to 3 minutes per item for each speaker, for a maximum period of 30 minutes. The Zoning and Adjustment Board will take all comments under advisement. Please identify yourself before speaking.

- a. 96 Sheridan Ct – PIDN: 61150002.000 – James Homan – 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.
- b. 2828 Lawnwood Dr – PIDN: 61250015.000 – Kenneth Pfanders & Laura Dollinger – A variance request for a reduction of the rear setbacks from 25 feet to 21 feet. The property is zoned R-2: Low-Medium Density.
- c. 414 Magnolia Ave – PIDN: 60130790.025 – Shane Jackson – A variance request to reduce the north side setback from 10 ft to 8 ft. The property is zoned R-1: Low Density Residential.

5. Audience Request - The public is invited to address the Zoning and Adjustment Board for up to 3 minutes for each speaker, for a maximum period of 30 minutes. The Zoning and Adjustment Board will take all comments under advisement. Please identify yourself before speaking.

6. Adjourn

**CITY OF OCEAN SPRINGS
COMMUNITY DEVELOPMENT AND PLANNING
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800
228-875-4415**

ZONING AND ADJUSTMENT BOARD REPORT

MEETING DATE: March 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 minimum setback distance 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; **Use-** a single family dwelling
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 minimum 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 from the north lot line.
 - Maximum permitted variance amount is 25% which is a minimum side setback of 3 feet 9 inches.
2. The house appears to be approximately 9 feet from the rear lot line. The minimum rear set requirement in the R-D district is 15 ft.
3. The lot is 6,537 sq feet and the minimum lot size for the R-D district is 7,500 sq feet.
4. Both the lot area and rear setback distance are consistent with the plat of the Hunter Point Subdivision.

PUBLIC FEEDBACK:

None received as of March 7, 2025.

POTENTIAL MOTIONS:

To recommend **approval** of a variance from the minimum setback requirement to allow an accessory structure to be located 3 ft., 9 in. from the north lot line at 96 Sheridan Ct.

– OR –

To recommend **denial** of a variance from the minimum setback requirement to allow an accessory structure to be located 3 ft., 9 in. from the north lot line 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:

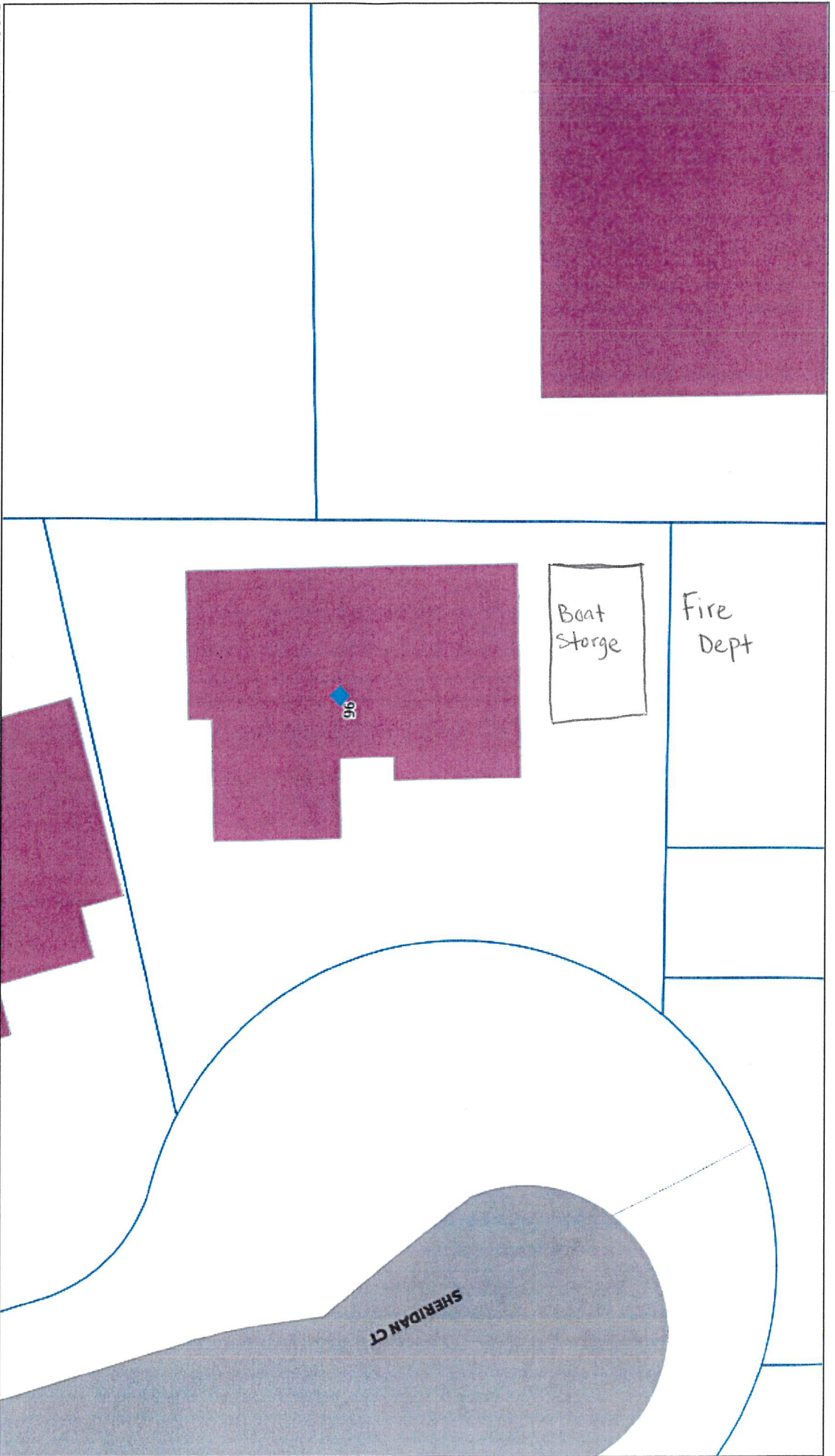
metal Carport - boat cover.

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.

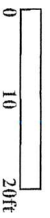
Applicant Signature: James Homan Date: 12-12-24

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

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ZONING AND ADJUSTMENT BOARD REPORT

MEETING DATE: March 11, 2025

APPLICANT(S): Kenneth Pfanders
Laura Dollinger

CURRENT OWNER: Kenneth Pfanders
Laura Dollinger

LOCATION: 2828 Lawnwood Drive

PARCEL NUMBER: 61250015.000

REQUESTED ACTION: A variance from the minimum rear setback requirement of 25 feet to allow one corner of the structure to be 20 feet from the rear lot line.

DATE OF APPLICATION: January 13, 2025

DESCRIPTION OF REQUEST: A variance request for a reduction from 25 feet to 20 feet for the rear set back to allow an addition to the house to extend into the setback area.

APPLICANTS EXPLANATION: The applicant states due to the angle of the house on the lot, expansion out the back will require encroaching on the existing setback in one corner of the new structure.

ADJACENT ZONING AND LAND USE:

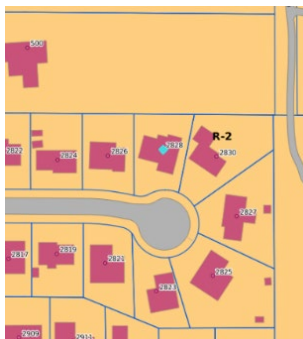
Subject Property Zoning: R-2 Low-Medium Density

North: R-2 Low-Medium Density

East: R-2 Low-Medium Density

South: R-2 Low-Medium Density

West: R-2 Low-Medium Density



FINDINGS:

1. The property is zoned R-2 and the standard rear setback is 25 feet from property line.
 - The applicant is asking for a 5 ft rear setback reduction.
2. All other setbacks meet the requirements for R-2.
3. The lot is located on the bulb of a cul-de-sac and is slightly irregular. House is parallel to the right property line and not parallel to the front of property.
4. The minimum lot width is 80 feet.
 - The property does not meet the minimum width and is approximately 68 ft.
5. The minimum lot size for the R-2 zoning district is 11,250 Sq ft.
 - The property does not meet the minimum lot size and is approximately 9,147 Sq ft.
6. Lot 15 in the Magnolia Park Estates subdivision was established in 1975 and conformed to the standards when first built.

PUBLIC FEEDBACK:

None received as of March 7, 2025.

POTENTIAL MOTIONS:

To recommend **approval** of the variance for a reduction of the rear set back from 25 feet to 20 feet at 2828 Lawnwood Drive.

– OR –

To recommend **denial** of the variance for a reduction of the rear setback from 25 feet to 20 feet at 2828 Lawnwood Drive.



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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: JAN 13, 2025

Name of Applicant: E. KENNETH PFANDERS + LAURA DOLLINGER

Address: 2828 LAWNWOOD DRIVE Zone: _____

Phone No. 484-680-4669 Email Address: KPFANDERS@COMCAST.NET

Parcel Identification Number: _____

Property Owner (if different from Applicant): _____

Property Location for the Variance: _____

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

SETBACK

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

THE SETBACK IN THE REAR OF THE BUILDING TO BE
REDUCED FROM 25 FEET TO 21 FEET TO ACCOMMODATE ONE
CORNER OF THE STRUCTURE

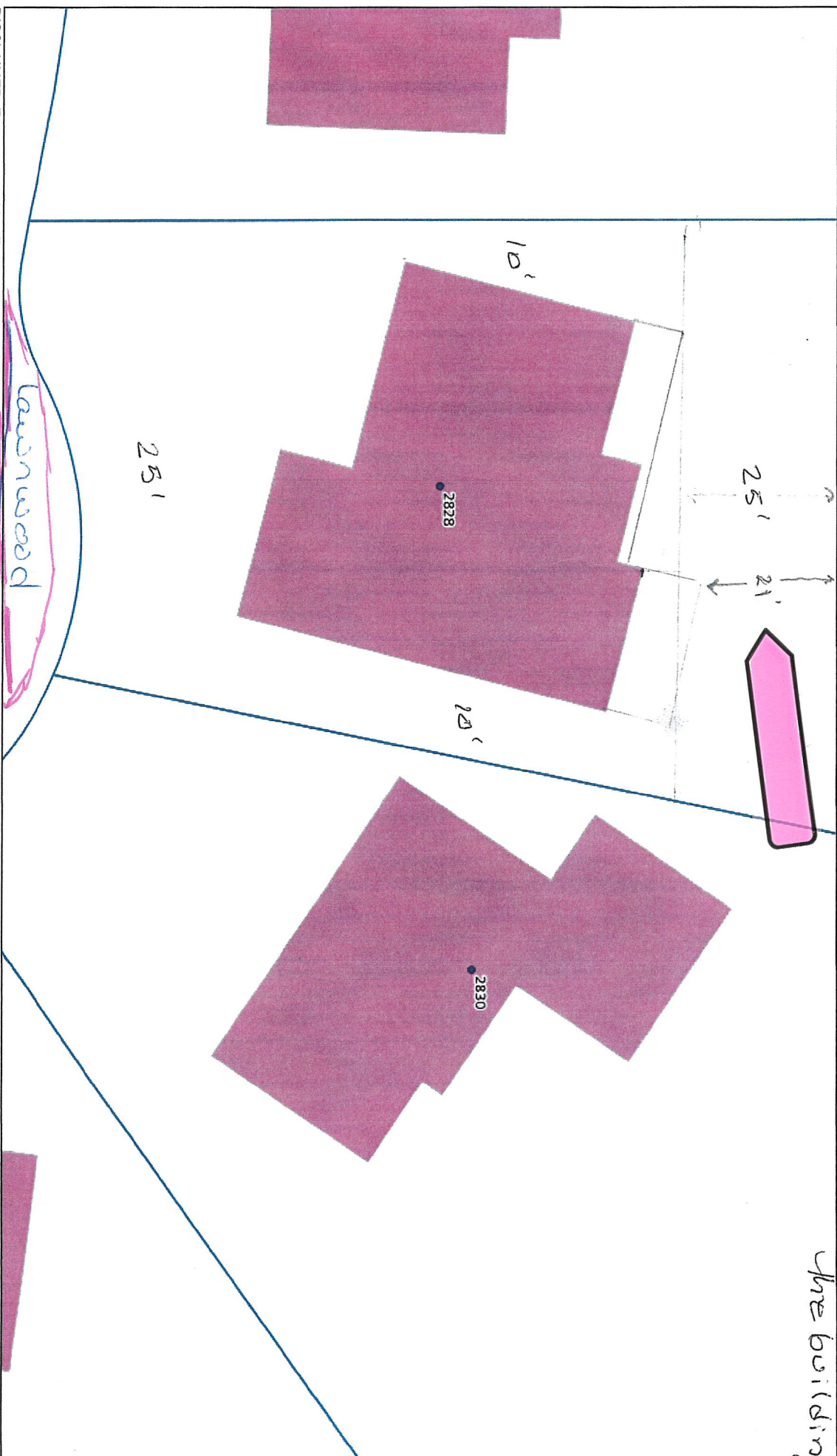
Provide justification of the variance request. Justification must include exceptional narrowness, shallowness, shape of a specific piece of property, exceptional topographical conditions, or other extraordinary situation or condition for a specific piece of property.

DUE TO THE ANGLE OF THE HOUSE ON THE LOT, EXPANSION
OUT THE BACK WILL REQUIRE ENCROACHING ON THE EXISTING
SETBACK IN ONE CORNER OF THE NEW STRUCTURE.

Applicant Signature: E. Kenneth Pfanders Date: 1-13-25

Geoportal Map

Setback is to the building/wall
not the roofline.
Roofline can extend up to 42" past
the building



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35' to roof midpoint



Permit #: 7487

Address: 2828 LAWNWOOD DR

City:

State:

Zip:

Owner: PFANDERS EARL KENNETH & DOLLINGER LAURA J

Owner Address: 2828 LAWNWOOD DR

Owner City: OCEAN SPRINGS MS

Owner State:

Owner Zip: 39564

Owner Phone:

Owner Email:

Applicant: E. Kenneth Pfanders

Applicant Address: 2828 Lawnwood Dr

Applicant City, State, Zip: Ocean Springs MS 39564

Receipt #: 6977

Date: 01/13/2025

Paid By: E. Kenneth Pfanders

Description:

Payment Type: Check

Payment Type Description: Check #663

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

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ZONING AND ADJUSTMENT BOARD REPORT

MEETING DATE: March 11, 2025

APPLICANT(S): Shane Jackson

CURRENT OWNER: Shane Jackson

LOCATION: 414 Magnolia Ave

PARCEL NUMBER: 60130790.025

REQUESTED ACTION: A variance to reduce the minimum side yard setback distance for a principal building from 10 ft to 8 ft.

DATE OF APPLICATION: February 6, 2025

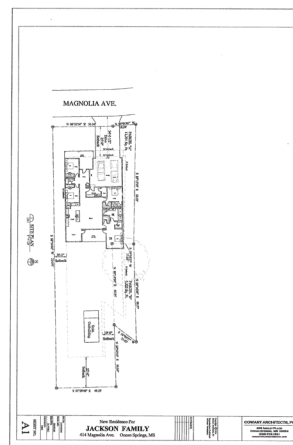
DESCRIPTION OF REQUEST: A variance request to reduce the minimum setback from the north lot line from 10 ft to 8 ft.

APPLICANTS EXPLANATION: The applicant states that north side variance is requested due to property line angling into the center of the property.

ADJACENT ZONING AND LAND USE:

Subject Property Zoning: R-1– Low Density Residential

North: R-1 – Low Density Residential
East: R-1 – Low Density Residential
South: R-1 – Low Density Residential
West: R-1 – Low Density Residential



FINDINGS:

1. The property is zoned R-1 and the standard side setback is 10 feet.
 - The applicant is asking for a 2 ft side setback reduction.
2. All other setbacks meet the requirements for R-1.
3. The minimum lot width for R-1 zoning is 100 ft.
 - The property is approximately 70 ft. in frontage so does not meet the minimum width.
 - However, the parcel is a historically platted parcel. It's current configuration was created in 2020 as part of a parcel reconfiguration to create a more buildable parcel.

PUBLIC FEEDBACK:

1. Doris Michel – February 23, 2025 – email attached.

POTENTIAL MOTIONS:

To recommend **approval** of a variance for a reduction of the north side setback from 10 ft to 8 ft at 414 Magnolia Ave.

– OR –

To recommend **denial** of the variance for a reduction of the north side setback from 10 to 8 ft at 414 Magnolia Ave.



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: Feb. 6th 2025

Name of Applicant: Shane and Diane Jackson

Address: 715 Forest Hill Drive Zone: R-1

Phone No. 228-381-2056 Email Address: shanejackson2077@gmail.com

Parcel Identification Number: _____

Property Owner (if different from Applicant): _____

Property Location for the Variance: 414 Magnolia Ave, Ocean Springs, MS

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

1) Set back-

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

1) Left side setback (North)

2) Front setback - (West) Porch

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.

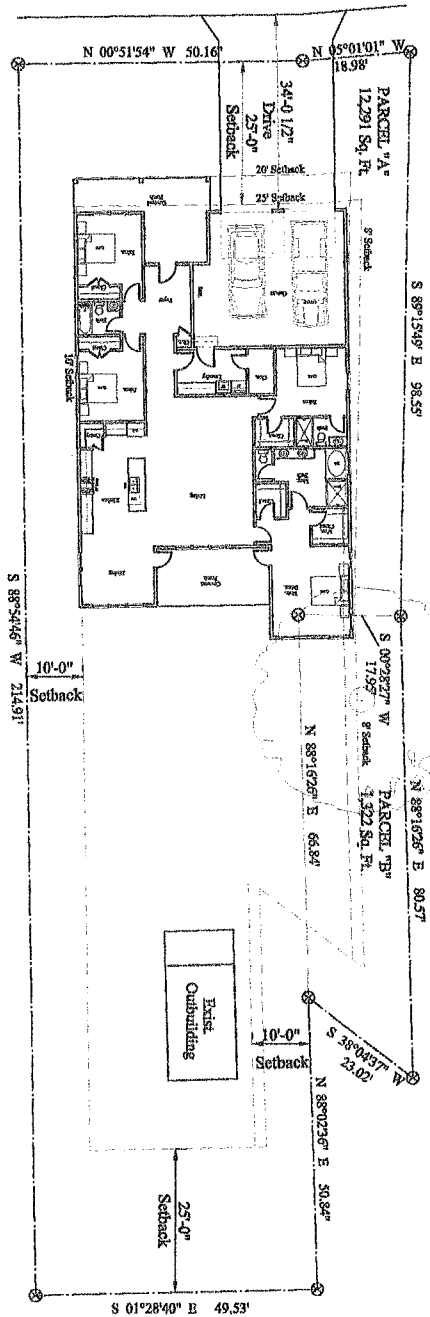
- 1) Northside variance - is requested due to property line angle leaning in to the center of the property - the front left side of house (garage) will meet setback requirements
- 2) Front variance is requested due to large tree in rear - would only be for front porch - stepout, garage will exceed setback requirements - will be 25'9"

Applicant Signature: Shane Jackson

Date: Feb. 6th 2025

I, Doris Michel, do not agree to a change in reducing the setback from 10ft to 8ft. The consistency of the neighborhood will be in jeopardy. It will also be a safety issue as the 10 feet allows for the pedestrians to get out of the road with the cars from traffic. Also cars driving in the neighborhood getting into an accident, 2 feet can mean life and death of a person inside the home. Thank you, Doris Michel

MAGNOLIA AVE.



1 SITE PLAN
A1
1"=10'



New Residence For
JACKSON FAMILY
414 Magnolia Ave. Ocean Springs, MS

COWART ARCHITECTS, PC

205 ABILEE PLACE
OCEAN SPRINGS, MS 39564
(228) 672-1801
COWARTARCHITECTS@GMAIL.COM

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REVISIONS

DATE: 12/27/2014
PROJECT NO.: 0055-00
DRAWN BY: JH/PRC
CHECKED BY: JH/PRC
INCH

SHEET NO.
A1



Permit #: 7651

Address: 414 MAGNOLIA AVE

City:

State:

Zip:

Owner: GUARANTEED INVESTMENTS LLC C/O MILDRED JACKSON

Owner Address: 715 FOREST HILL DR

Owner City: OCEAN SPRINGS MS

Owner State:

Owner Zip: 39564

Owner Phone:

Owner Email:

Applicant: SHANE JACKSON

Applicant Address: 715 FOREST HILL DRIVE

Applicant City, State, Zip: OCEAN SPRINGS MS, 39564

Receipt #: 7112

Date: 02/06/2025

Paid By: SHANE JACKSON

Description:

Payment Type: Check

Payment Type Description: 2151

Accepted By: Elizabeth Dill

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