



Zoning and Adjustments Board  
Tuesday, April 8, 2025 @ 5:00 PM

**1. Call Meeting to Order**

**2. Approval of Minutes**

- a. Approval of January 14, 2025, ZAB Minutes
- b. Approval of March 11, 2025, ZAB Minutes.

**3. Old Business**

- a. none

**4. New Business**

- a. 2828 Lawnwood Dr – PIDN: 61250015.000 – Kenneth Pfanders & Laura Dollinger  
– A variance request for a reduction of the rear setbacks from 25 feet to 20 feet.  
The property is zoned R-2: Low-Medium Density Residential.
- b. Discussion of Bylaws for Zoning and Adjustment Board

**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, City Attorney Will Norman and former City Planner Wade Morgan.

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 for what is shown as 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 Planning Commission 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

The Minutes of the City of Ocean Springs  
Zoning & Adjustment Board  
Tuesday February 11, 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 February 11, 2025. Other members present were Don Atwell, Shannon Pfeiffer, John O'Hara and Michael Smith. Also present was Planner Elizabeth Dill, Planning Administrator Hannah Sullivan, City Attorney Will Norman and former City Planner Wade Morgan.

2. Approval of Minutes

- a. none

3. Old Business

- a) None

4. New Business

- 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.  
Shannon Pfeiffer recused herself from this agenda item

A motion was made by Michael Smith, seconded by John O'Hara to recommend approval of the variance request at 96 Sheridan Ct. to reduce the north side setback from 5 feet to 3.5 feet The motion carried unanimously.

- b. **DEFERRED TO APRIL 8, 2025**, 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.

A motion was made by Shannon Pfeiffer and seconded by John O'Hara to recommend approval of the variance request at 414 Magnolia ave. to reduce the side setback from 10 feet to 8 feet. The motion carried unanimously.

5. Audience Request

a) None

6. Adjourn

A motion was made by Michael Smith, seconded by Don Atwell 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 AND ADJUSTMENT BOARD REPORT**

**MEETING DATE:** April 8, 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 two corners of the house to be as close as 20 feet from the rear lot line.

**DATE OF APPLICATION:** January 13, 2025  
The application was first presented to the ZAB on March 11, 2025, and was deferred due to revised application and site plan.

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

**APPLICANTS EXPLANATION:** The applicant states the existing house is to be demolished and a new house will be built in its place. The new structure will be larger than the current one and will encroach into setback in two spots.

**ADJACENT ZONING AND LAND USE:**

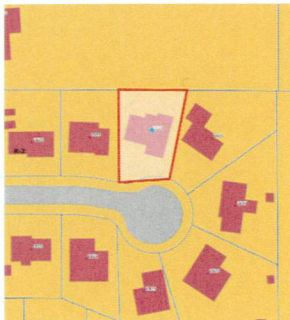
**Subject Property Zoning:** R-2 Low-Medium Density/Single Family Dwelling

**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. The existing house is parallel to the right property line and not parallel to the front of property.
  - The proposed house will be in the same general location as the existing house, but will be larger
  - Two corners of the proposed house will be extended into the 20-foot setback request.
    - Furthest west corner setback will be 24 ft, 3 ¼ in. and the other corner setback will be 20 ft, 6 3/16 in.
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 April 4, 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, as shown on the site plan submitted with the application.

– OR –

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



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: 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: 61250015.000

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:

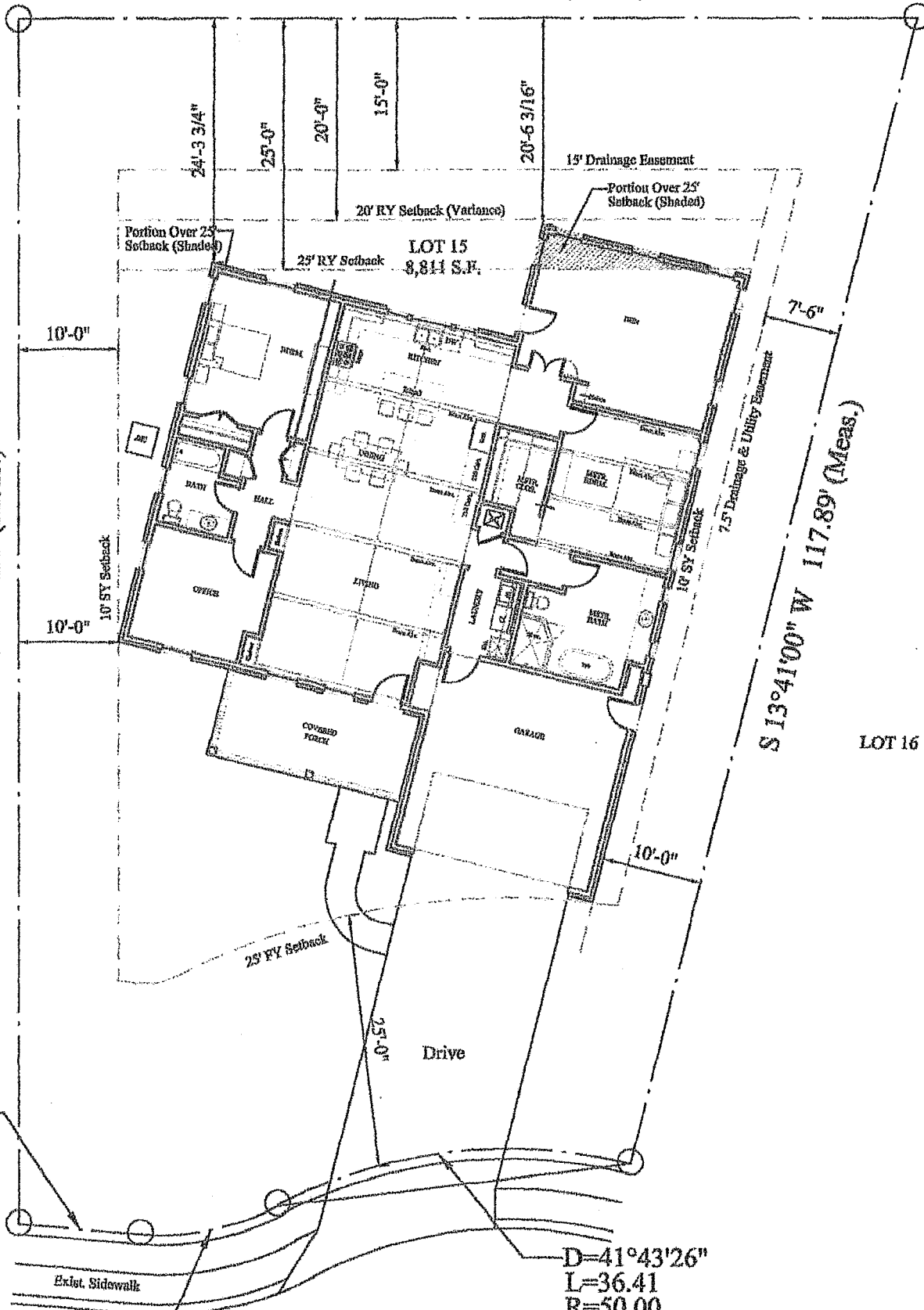
THE SETBACK IN THE REAR OF THE BUILDING TO BE REDUCED FROM 25 FEET TO 20 FEET TO ACCOMODATE THE CORNERS OF TWO ROOMS.

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.

THE EXISTING HOUSE IS TO BE DEMOLISHED AND A NEW HOUSE WILL BE BUILT IN ITS PLACE. THE NEW STRUCTURE WILL BE LARGER THAN THE CURRENT ONE AND WILL ENCRDACH ON THE EXISTING SETBACK IN TWO SPOTS.

Applicant Signature: E. Kenneth Pfanders Date: 1.13.25

S 89°42'44" W 90.00' (Meas.)



LOT 14

N 00°24'28" W 120.20' (Meas.)

S 13°41'00" W 117.89' (Meas.)

LOT 16

N 85°19'56" W 12.25' (Meas.)

D=32°27'46"  
 L=14.16  
 R=25.00  
 CB=N78°26'12"E  
 CD=13.98

D=41°43'26"  
 L=36.41  
 R=50.00  
 CB=S83°04'02"W  
 CD=35.61

This notice is being mailed to you as an owner of property near the project described below.  
Copies are sent via standard mail at the cost of the applicant of this project.

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City of Ocean Springs Community Development and Planning

P. O. Box 1800  
Ocean Springs, MS 39566-1800  
228-875-4415

**PUBLIC NOTICE**

**PUBLIC NOTICE** is hereby given that the City of Ocean Springs **Zoning Adjustment Board** will hold a public meeting in the regular meeting place of the Board of Aldermen located in City Hall at 1018 Porter Avenue Ocean Springs, MS, 39564 on

**Tuesday, April 8, 2025 @ 5:00 PM**

Regarding the following:

- **2828 Lawnwood Dr – PIDN: 61250015.000 – Kenneth Pfanders & Laura Dollinger – A variance request for a reduction of the rear setbacks from 25 feet to 20 feet. The property is zoned R-2: Low-Medium Density.**

Written comments related to the above request will be accepted and may be mailed to the City of Ocean Springs Planning Department, Post Office Box 1800, Ocean Springs, MS 39566-1800 or emailed to [wmorgan@oceansprings-ms.gov](mailto:wmorgan@oceansprings-ms.gov).

At the aforementioned time and place, all parties of interest shall have an opportunity to be heard.

Wade Morgan,  
Community Development Director  
City of Ocean Springs





