

The Minutes of the City of Ocean Springs
Zoning & Adjustment Board
Tuesday, February 11, 2020

1. Call meeting to order

A meeting of the City of Ocean Springs Zoning and Adjustments Board was called to order by Wade Morgan at 5:00 p.m. on Tuesday, February 11, 2020. Members present were John O'Hara, Shannon Pfeiffer. And Dustin Cooper. Kait Sukiennik and Nicholas Gant was absent. Also present was Amanda Moser, Planning & Grants Assistant.

2. Approval of Minutes

a) January 14, 2020

A motion was made by J. O'Hara seconded by S. Pfeiffer to approve the minutes with the correction of S. Pfeiffer's last name. The motion was unanimously carried.

3. Old Business – None.

4. New Business

a) 510 Magnolia Avenue, PID# 61095044.000 – Glenn Dyess – Requesting a two (2) foot side yard and a five (5) foot rear yard setback variance.

W. Morgan introduced the proposal. The request is for the dwelling to be 20 feet from the front property line on Magnolia Avenue, 9'2" from the north [side] property line, and 20'8" from east [rear] property line.

Glenn Dyess, applicant, addressed the board. He explained there is a 90-100 year old Magnolia tree that he would like to save. He further explained the dwelling will actually be 30 feet from Magnolia Avenue, but the street has a unique right-of-way which extends ten (10) feet past the pavement. He described surrounding dwelling setbacks of other properties and how long they have been in existence.

S. Pfeiffer asked if they are to determine if the health of the tree will be compromised by allowing the requested setbacks, or if they can request the Tree Protection Committee review the information and make a determination. Mr. Dyess clarified he had an arborist from Cambium Tree Services and McClain Tree Service look at it. S. Pfeiffer asked what their report was. Mr. Dyess said no official report was given, but they both agreed that a majority of the root system would be untouched. W. Morgan asked how the foundation would relate to the drip line of the tree. Mr. Dyess replied approximately 1'8" from the overhang.

A motion was made by S. Pfeiffer seconded by D. Cooper to recommend approval of the variance as described in the application with the front side setbacks of 20 feet, the north side of 9'2", and the east side of 20'8", and the request that the Tree Protection Committee review the Magnolia tree in proximity to the dwelling. The motion was unanimously carried.

5. Audience Request – None.

6. Adjourn

A motion was made by D. Cooper seconded by J. O'Hara to recommend adjournment.