



5000 Diamondhead Circle ·
Diamondhead, MS 39525-3260
Phone: 228.222.4626 Fax: 228-222-4390
www.diamondhead.ms.gov

TO: David Beckner and adjacent property owners

FROM: J. Pat Rich 
Development Coordinator

DATE: January 3, 2021

SUBJECT: Variance application request before the Planning & Zoning Commission

David Beckner has filed an application requesting a variance from the Zoning Ordinance (Article 4.19) to allow the construction of a pool enclosure (lanai) within 11.3' of the rear property line.

The property address is 7433 Turnberry Drive. The tax parcel number is 067N-1-35-010.000. The property is in an R-1 zoning district. The rear yard setback is 20'. The variance requested for the pool enclosure is 8.7'. The Case File Number is 202100562.

In accordance with the Comprehensive Zoning Ordinance Article 2.6.4, the Planning Commission may recommend to the Mayor and City Council a variance be granted as the variance was applied for or in a modified form or subject to conditions or the application may be denied. A variance may be revocable, may be granted for a limited period, or may be granted subject to conditions as the Planning Commission or Mayor and City Council may prescribe.

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on **Tuesday, January 25, 2022, at 6:00 p.m.** The public hearing will be held at Diamondhead City Hall in the Council Chambers at 5000 Diamondhead Circle in Diamondhead, MS 39525. Interested members of the public are invited to attend. This meeting will also be live streamed for your convenience.

If you have any questions or comments or would like to review the application, you may contact the Building Department at the above address and/or at 228-242-1613.

Run 12/29 + YS

**NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMISSION
DIAMONDHEAD, MS**

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RECEIVED
DEC 27 2021
BY: Garber



5000 Diamondhead Circle
Diamondhead, MS 39525
Ph: 228-222-4626
FX: 228-222-4390

APPLICATION FOR VARIANCE REQUEST

Case Number: 202100562

Date 12-27-21

Applicant: David Beckner

Applicant's Address: 7433 Turnberry Dr

Applicant's Email Address: dabeckner@hotmail.com

Applicant's Contact Number: (Home) _____ (Work) _____ (Cell) (228) 304-0678

Property Owner: David Beckner

Owner's Mailing Address: 7433 Turnberry Dr

Owner's Email Address dabeckner@hotmail.com

Owner's Contact Number: (Home) _____ (Work) _____ (Cell) (228) 304-0678

Tax Roll Parcel Number: 067N-1-35-D10.000

Physical Street Address: 7433 Turnberry Dr

Legal Description of Property: Lots 32 + 33 Glen Eagle Phase I

Zoning District: R-1

State Purpose of Variance: (Front/Side/Rear/Lot Size/Parking/Building/Coverage)
(Signage-Size-Height)

Requesting approval to install screened Lanai covering for existing swimming pool. This is for protection of errand golf balls. The Lanai will be on my property inside existing fence. Lanai will come within 11.3 feet of property line only at SE corner of the pool. See attached Legal drawings of property line dimensions.

STATEMENT OF UNDERSTANDING

As the applicant or owner/s for the requested Variance in the City of Diamondhead, I (we) understand the following:

The application fee of \$100.00 must be paid prior to the acceptance of the application. Further, that if the application is withdrawn for any reason that the application fee is forfeited to the City of Diamondhead.

As the applicant or owner/s, I (we), or the designed representative, must be present at the public hearing.

That all information provided with this application is true and correct to the best of my knowledge.

That this application represents only property owned by me (us) and that any other adjoining property owners must apply for a Variance on his own behalf.

That all required attachments have been provided to the City of Diamondhead.

That additional information may be required by the Planning Commission prior to final disposition.

The City Council will not accept new case evidence once the recommendation has been made by the Planning Commission. If new evidence needs to be presented, the applicant will need to request that the matter be referred back to the Planning Commission for review.

The Public Hearing will be held on Jan. 25, 2022 at 6 p.m. in the Council Chambers of the Diamondhead City Hall.

If a continuance of the hearing is necessary at my (our) request, the request must be made to the Zoning Official a minimum of seven (7) days prior to the hearing. If such request is not made in writing, I understand that a new application must be filed and an application fee paid to the City.

If the application is denied by the City Council, a new application for the subject property may not be submitted for one (1) year from the date of denial.

David Beckner
Signature of Applicant

David Beckner
Signature of Property Owner

_____ For Official Use Only _____

- \$100.00
- Copy of Deed, Lease or Contract
- Site Plan
- Parking Spaces
- List of Property Owner

- Application Signed
- Written Project Description
- Drainage Plan NA ()
- Notarized Statement NA ()

REQUIRED ITEM A

Property Owner: David Beckner

Street Address 7433 Turnberry Dr

Statement Describing Variance Request

Requesting a variance of 8.7' on SE corner of swimming pool.

The reasons why it complies with the criteria for variances:

1. DO THE SPECIAL CONDITIONS AND/OR CIRCUMSTANCES EXIST WHICH AFFECT ONLY THE LAND OR STRUCTURE IN QUESTION AND NO OTHER SURROUNDING OR SIMILAR PROPERTIES?

Response: Only the land

2. WOULD LITERAL INTERPRETATION OF THE ZONING ORDINANCE DEPRIVE THE OWNER/APPLIANT OF RIGHTS COMMONLY ENJOYED BY OTHER PROPERTIES IN THE SAME ZONING DISTRICT?

Response: No

- 3.) ARE THE SPECIAL CONDITIONS OR CIRCUMSTANCES NOT CAUSED BY THE OWNER/APPLICANT?

Response: Yes, they are not caused by owner/ applicant.

4. WOULD THE REQUESTED VARIANCE NOT GIVE THE OWNER/APPLICANT ANY SPECIAL PRIVILEGES OR RIGHTS NOT SHARED BY OWNERS OF SIMILAR PROPERTIES?

Response: No special privileges for the owner/ applicant. It is for protection of errand golf balls.

LEGAL DESCRIPTION:

A survey of Lots 32 and 33, Glen Eagle at Diamondhead, Hancock Subdivision, Phase 1, City of Diamondhead, Hancock County, Mississippi.

RECEIVED
 DEC 27 2021
 BY: *J. Garber*



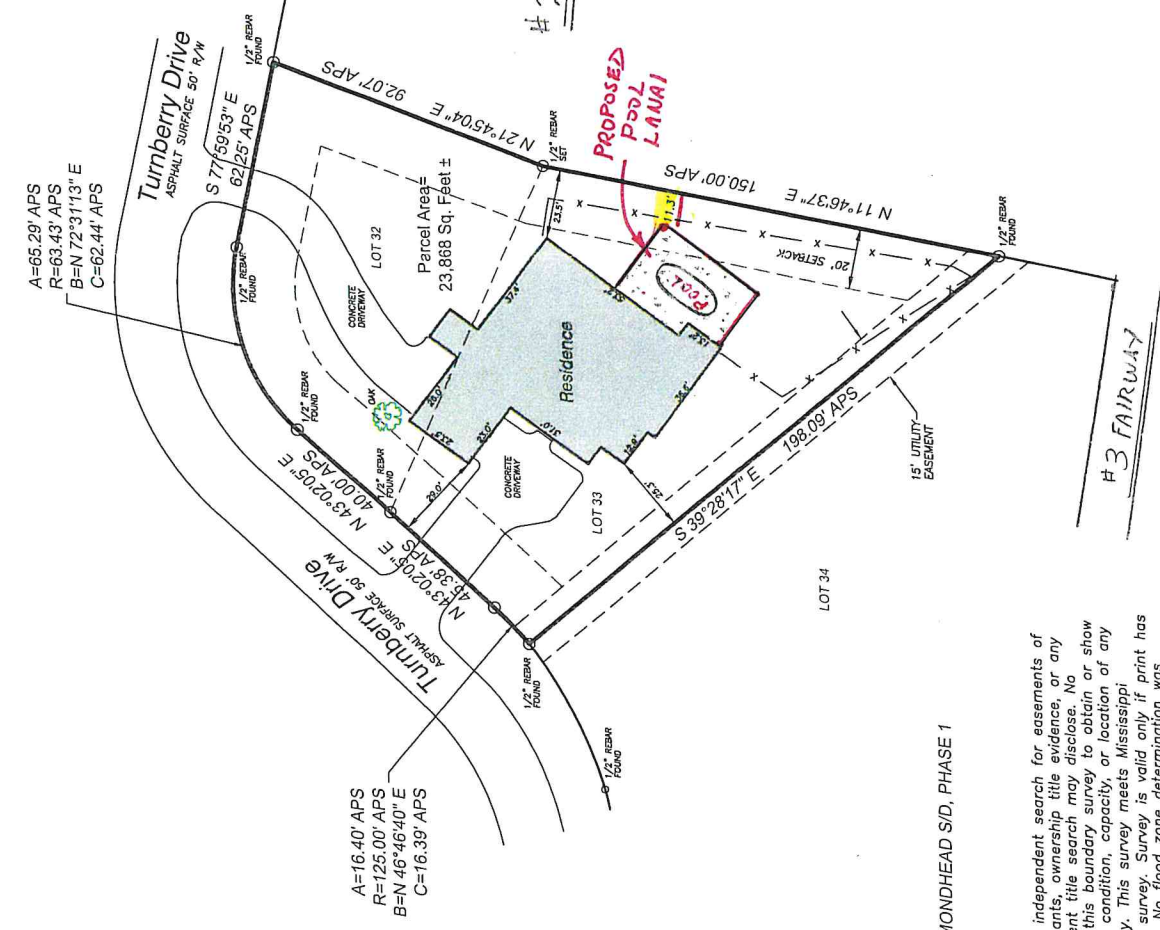
In consideration of the fee paid, I declare that this survey made by me or under my immediate supervision is true and correct to the best of my professional knowledge, information, and belief.

Duke Levy
 Duke Levy, RLS #1722

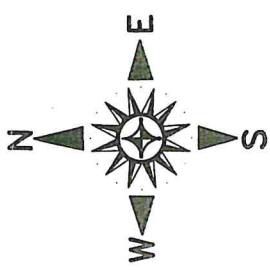
DUKE LEVY & ASSOCIATES, P.A.

DLA
 4412 LEISURE TIME DRIVE
 DIAMONDHEAD, MS 39525
 (228) 343-9691 PHONE

SCALE: 1" = 40'	DATE: 12-03-2021
DRAWING: WGH# 16-0148-1	
CLIENT: David Beckner	



BEARINGS REFERENCED TO GEODETIC BY GPS OBSERVATIONS



- LEGEND:**
- ☒ CENTERLINE
 - IRON ROD FOUND
 - IRON ROD SET
 - ⊗ IRON PIPE FOUND
 - ⊞ FENCE CORNER POST
 - ⊘ POWER POLE
 - APS AS PER SURVEY
 - APR AS PER RECORD

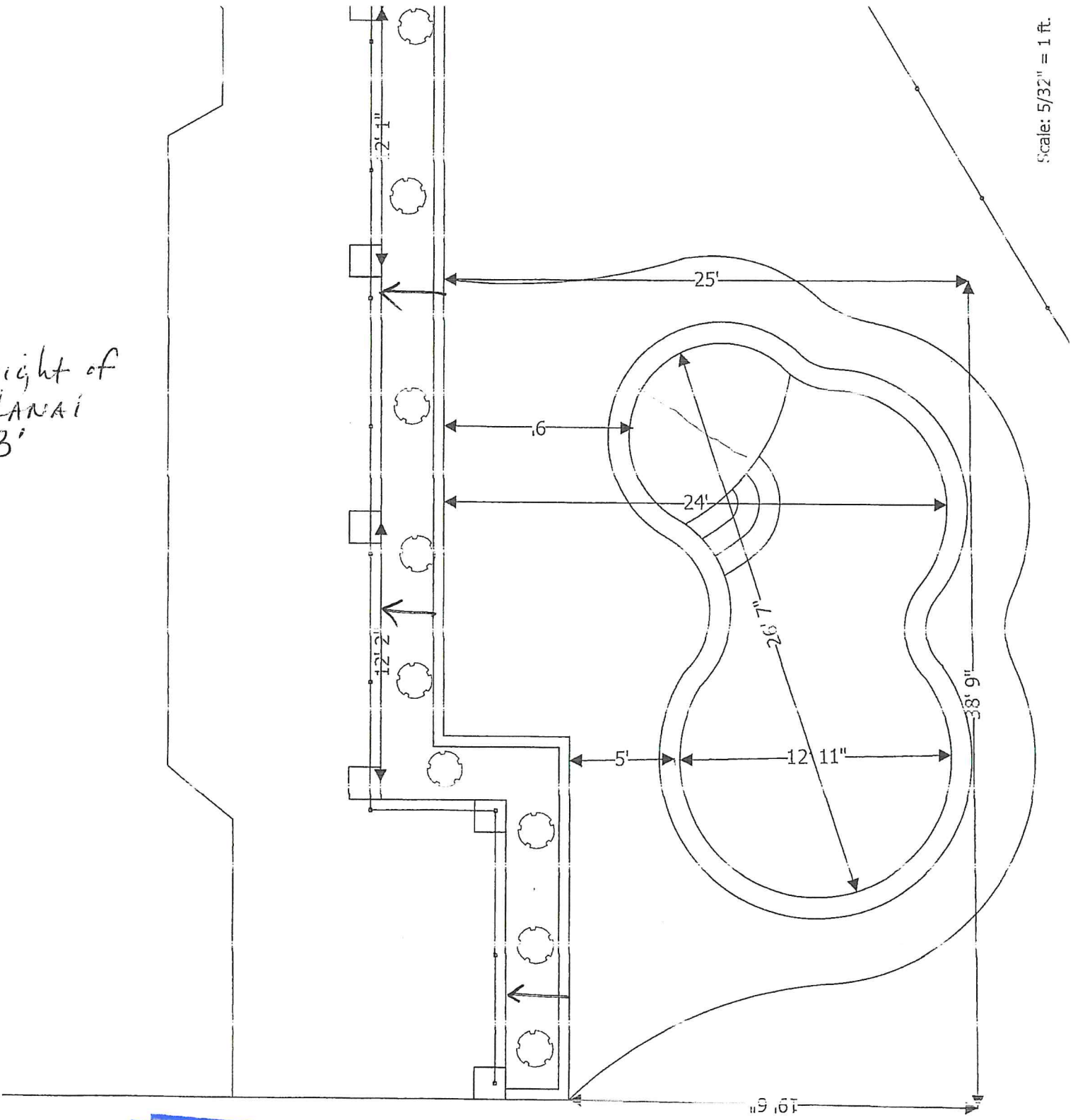
REFERENCES:

- 1) PLAT OF GLEN EAGLE AT DIAMONDHEAD SID, PHASE 1

NOTES:

Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. This survey meets Mississippi minimum requirements for a class "B" survey. Survey is valid only if print has original seal and signature of surveyor. No flood zone determination was performed as a part of this survey. An accurate determination can be made by ordering a FEMA Elevation Certificate.

Height of
LANAI
13'

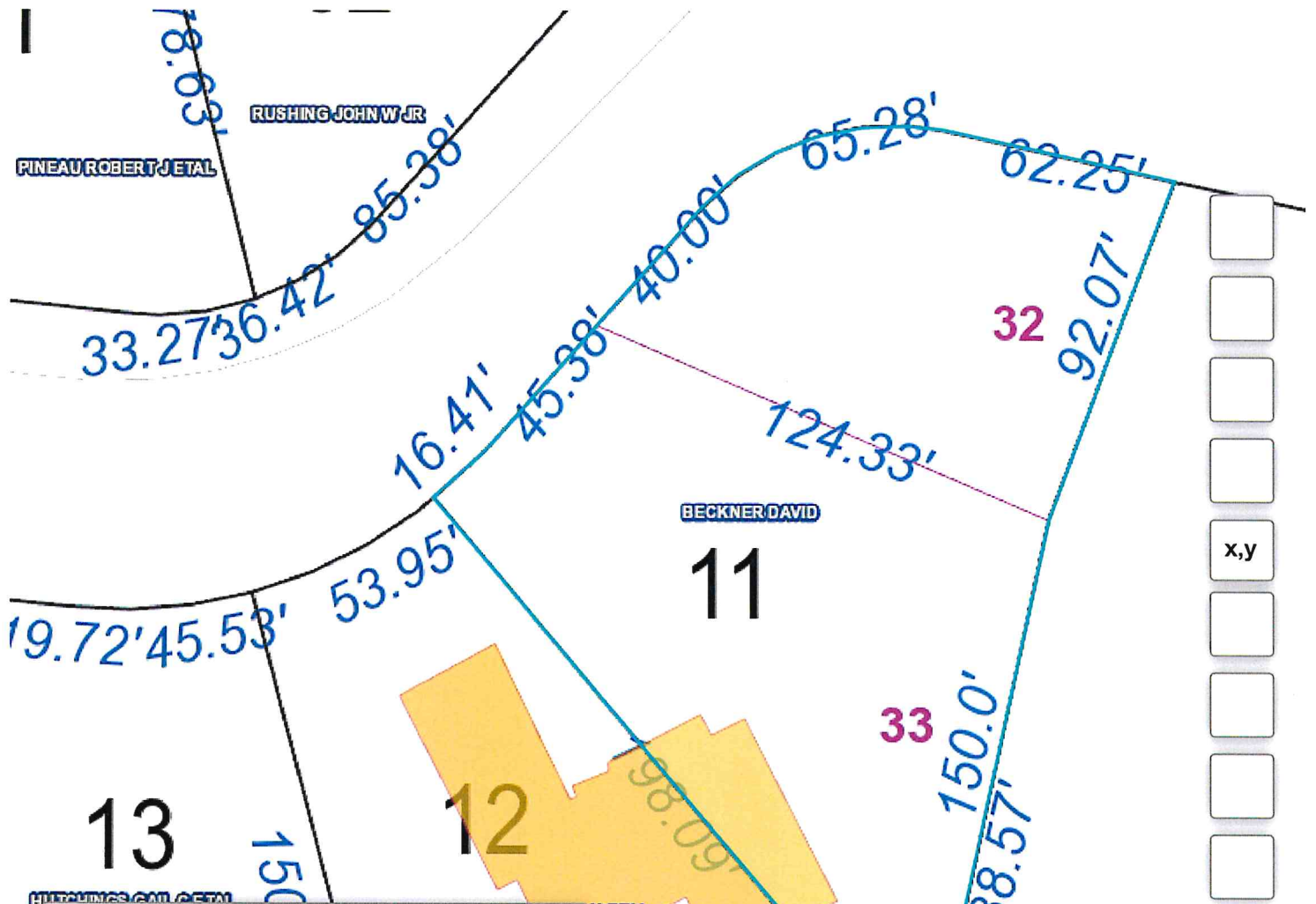


RECEIVED
DEC 27 2021
BY: *J. Johnson*









Parcels
BECKNER
DAVID

Parcel Number: 067N-1-35-011.000
 Owner Name: BECKNER DAVID
 Owner Address: 7433 TURNBERRY DR
 Owner City, State ZIP: DIAMONDHEAD, MS 39525
 Physical Address: 7433 TURNBERRY DRIVE
 Improvement Type: RES
 Year Built: 2016
 Base Area: 2501
 Adjusted Area: 3276
 Actual Total Value: 383795
 Taxable Total Value: 361807
 Estimated Tax: 3577.67
 Homestead Exemption: Yes
 Deed Book: 2016

Close Export Print Labels

