



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

APPLICATION FOR VARIANCE REQUEST

Case Number: 202600510

Date 6-26-26

Applicant: A Plus Patio & Screen LLC.

Applicant's Address: 22530 Hwy 49 Saucier, MS. 39574

Applicant's Email Address: [REDACTED]

Applicant's Contact Number: (Home) [REDACTED]

Property Owner: Raeana and Joe Yawn

Owner's Mailing Address: 6624 Ahiahi Place Diamondhead, MS.

Owner's Email Address [REDACTED] 39525

Owner's Contact Number: (Home) [REDACTED] (Work) [REDACTED] (Cell) [REDACTED]

Tax Roll Parcel Number: 131C-2-13-015.000

Physical Street Address: 6624 Ahiahi Place

Legal Description of Property: Phase 1, Unit 1, Block 4, Lot 44 + 45

Zoning District: _____

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

(Signage-Size-Height) _____

Requesting Variance for rear setback
encroachment of 4' rear setback is needed 16'.
20' is required by City of Diamondhead.

REQUIRED ITEM A

Property Owner Raeana and Joe Yawn

Street Address 6624 Ahiahi Place Diamondhead

Statement Describing Variance Request

Install 24' x 11'6" Insulated Aluminium Screen
room with adjoining 11' x 11'6" open but covered
patio cover.

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:

yes

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:

yes

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

Response:

yes

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

Response:

Variance request, if approved, does not
give any special privileges.

REQUIRED ITEMS:

- A. A statement describing the variance request and all the reasons why it complies with the criteria for variances provided in Section 2.6.5, specifically.

THE CONDITIONS FOR GRANTING A VARIANCE: (SEE ATTACHED SHEET #4)

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?
2. WOULD LITERAL INTERPRETATION OF THE ZONING ORDINANCE DEPRIVE THE OWNER/APPLICANT OF RIGHTS COMMONLY ENJOYED BY OTHER PROPERTIES IN THE SAME ZONING DISTRICT?
3. ARE THE SPECIAL CONDITIONS OR CIRCUMSTANCES NOT CAUSED BY THE OWNER/APPLICANT?
4. WOULD THE REQUESTED VARIANCE NOT GIVE THE OWNER/APPLICANT ANY SPECIAL PRIVILEGES OR RIGHTS NOT SHARED BY OWNERS OF SIMILAR PROPERTIES?

- B. The property address and the name and mailing address of the owner of each lot within 300 feet of the subject property and a map with parcels keyed to the ownership and address data.

- C. Site plans, preliminary building elevation, preliminary improvement plans, or other maps or drawings, sufficiently dimensioned as required to illustrate the following, to the extent related to their variance application:

- I. Existing and proposed location and arrangement of uses on the site, and on abutting sites within 100 feet.
- II. Existing and proposed site improvements, buildings, and other structures on the site, and any off-site improvements related to or necessitated by the proposed use. Building elevations shall be sufficient to indicate the general height, bulk, scale, and architectural character.
- III. Existing and proposed topography, grading, landscaping, and screening, irrigation facilities, and erosion control measures.
- IV. Existing and proposed parking, loading, and traffic and pedestrian circulation features, both on the site and any off-site facilities or improvement related to or necessitated by the proposed use.
- V. The Zoning Administrator may request additional information necessary to enable a complete analysis and evaluation of the variance request, and determination as to whether the circumstances prescribed for the granting of a variance exist.
- VI. A fee established by the City Council shall accompany the application. A single application may include request for variances from more than one regulation applicable to the same site, or for similar variances on two or more adjacent parcels with similar characteristics.

- D. Payment of fee for Variance request: \$100.00 as per Ordinance 2012-020

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 July 28th 2024 at 6:00 a.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.

Dawn Coleman

Signature of Applicant

Dawn Coleman for Rdeana & Joe Yawn

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 ☒

TM

Raeana, Joe Yawn

DocuSign Envelope ID: D635CE27-5352-85FA-814E-29A2C54DA566

< Raeana or Joe Yawn >



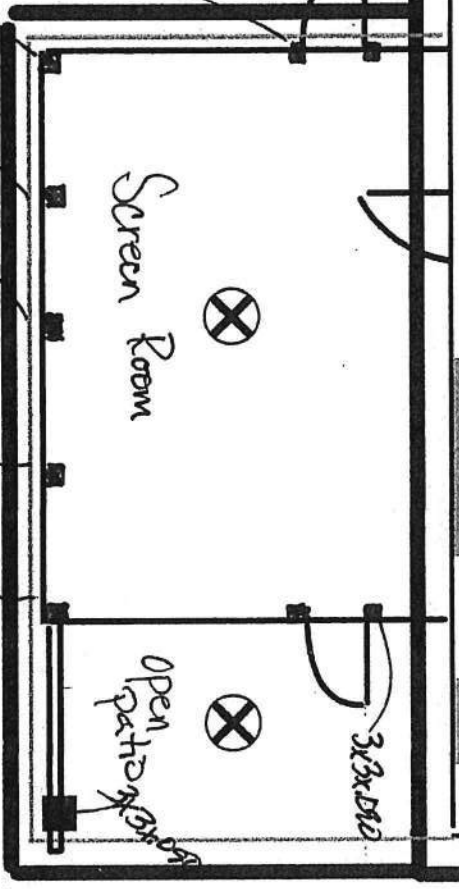
House

8'8" H to shingles

12" eve

Installing 35' x 11'6" (3") Insulated Roof System. Installing 35 L.F. of aluminum frame walls.
Note! 11' x 11'6" area will be open patio area.

* See Engineering
35' x 11.5 roof
45 LF walls @ 8'3" h



50' side set Back

All uprights 3x3x0.040

35' Concrete Roof

11'6" 8' side set Back
11'6" 11'6" 11'6"

\$116,250.00

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

A Plus Patio & Screen, LLC, on behalf of Raeana and Joe Yawn, has filed an application requesting a variance from the Zoning Ordinance Article 3.4.8 to allow a residence within 16' of a rear property line.

The property address is 6624 Ahiahi Place. The tax parcel number is 131C-2-13-015.000. The property is in a R-6 zoning district. The setback for a residence from the rear property line is 20'. The variance requested is 4'. The Case File Number is 202600510.

In accordance with the Comprehensive Zoning Ordinance Article 9.8, 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, July 28, 2026, 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 Beau King, Building Official, at bking@diamondhead.ms.gov or 228-222-4023.

The Sea Coast Echo

POST OFFICE BOX 2009
BAY SAINT LOUIS, MS 39521-2009

PROOF OF PUBLICATION

STATE OF MISSISSIPPI
HANCOCK COUNTY

PERSONALLY appeared before me the undersigned authority in and for said County and State, GEOFF BELCHER, Publisher of THE SEA COAST ECHO, a newspaper published in the City of Bay Saint Louis, said County, who being duly sworn, deposes and says the publication of this notice hereunto annexed has been made in the said publication 1 week(s) to-wit:

On the 9 day of July 2026
On the _____ day of _____ 2026
On the _____ day of _____ 2026
On the _____ day of _____ 2026

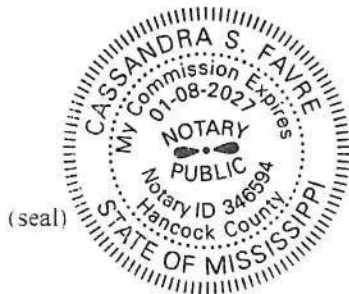


Publisher

Sworn to and subscribed before me a NOTARY PUBLIC



This 9 day of July 2026



NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMISSION
DIAMONDHEAD, MS
A Plus Patio & Screen, LLC, on behalf of Raeana and Joe Yawn, has filed an application requesting a variance from the Zoning Ordinance Article 3.4.8 to allow a residence within 16' of a rear property line.

The property address is 6624 Alhahi Place. The tax parcel number is 131C-2-13-015.000. The property is in a R-6 zoning district. The setback for a residence from the rear property line is 20'. The variance requested is 4'. The Case File Number is 202600510.

In accordance with the Comprehensive Zoning Ordinance Article 9.8, 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.

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July 10, 2026 at 10:34 AM
6630-6632 Ahiahi Pl
Diamondhead MS 39525



	OWNER_NAME	LRMADD	CITY_ST_ZIP_OWNR
1	TRUITT MARGARET F	6630 AHEKOLO CIRCLE	DIAMONDHEAD, MS 39525
2	BINNEY TRACY	402 CARDINAL DR	SLIDELL, LA 70458
3	GONZALES DOLLY HOLLINGSWORTH ETAL	6630 AHIAHI PL	DIAMONDHEAD, MS 39525
4	KAMKE KORY	P O BOX 6465	DIAMONDHEAD, MS 39525
5	CLEMENTE EDUARDO G ETAL	113 ELAINE DR	BAY ST LOUIS, MS 39520
6	YAWN JOE EVERETT ETAL	6624 AHIAHI PLACE	DIAMONDHEAD, MS 39525
7	JOHNSTON DON K ETAL	6623 AHEKOLO CIRCLE	DIAMONDHEAD, MS 39525
8	WBRT LLC	1803 HENDERSON ST	WAVELAND, MS 39576
9	DIFFEY ALLISON ETAL	662 ALII PLACE	DIAMONDHEAD, MS 39525
10	WEST LAWRENCE O ETAL	6651 AHEKOLO CIRCLE	DIAMONDHEAD, MS 39525
11	FOREMAN EARL DEAN	6635 AHEKOLO CIRCLE	DIAMONDHEAD, MS 39525
12	CHAPMAN THOMAS D ETUX	609 ESPLANADE	BAY ST LOUIS, MS 39520
13	LOCKMON SAMUEL J JR ETAL	6634 AHEKOLO CIR	DIAMONDHEAD, MS 39525
14	GODSEY WILLIAM R & ETAL	6645 AHEKOLO CIRCLE	DIAMONDHEAD, MS 39525
15	MARK & JULIENNE SMITH RENTAL LLC	5125 ASHLEY LANE	LONG BEACH, MS 39560
16	SCHMALZEL JOHN L	6640 ALII PLACE	DIAMONDHEAD, MS 39525
17	SAUTER CHRISTINE S	42109 S ELMWOOD LOOP	HAMMOND, LA 70403
18	ALLEN GEORGE O	6606 AHI AHI PLACE	DIAMONDHEAD, MS 39525
19	REMY MARC G	6618 AHIAHI PLACE	DIAMONDHEAD, MS 39525
20	CESPEDES JAMES ETAL	6640 AHEKILO CIRCLE	DIAMONDHEAD, MS 39525
21	ASSET PROPERTY GROUP LLC	21194 DAUGHERTY RD	LONG BEACH, MS 39560
22	CABALLERO JULIE HARTMAN	6668 AHEKOLO CIRCLE	DIAMONDHEAD, MS 39525
23	SMITH HERBERT F ETAL TRUSTEES	6628 AHEKOLO CIR	DIAMONDHEAD, MS 39525
24	DANIELS MARGARET H	664 ALII PLACE	DIAMONDHEAD, MS 39525
25	ADAM TREVOR ETAL	6636 AHIAHI PLACE	DIAMONDHEAD, MS 39525
26	DEBROW MARY C	6631 AHEKOLO CIRCLE	DIAMONDHEAD, MS 39525
27	BOSARGE DOYLE D	5615 AHEKOLO DR	DIAMONDHEAD, MS 39525
28	GRILLO MARILYN D (LIFE ESTATE)	6629 AHEKOLO CIRCLE	DIAMONDHEAD, MS 39525
29	SAVROCK SAMUEL	6610 AHI AHI PLACE	DIAMONDHEAD, MS 39525
30	RAMSEY MICHAEL W ETAL	6637 AHEKOLO CIR	DIAMONDHEAD, MS 39525
31	ESPINOSA ROSE T	6666 AHEKOLO CIRCLE	DIAMONDHEAD, MS 39525
32	CRISS DONNA A	6663 AHEKOLO CIRCLE	DIAMONDHEAD, MS 39525
33	SMITH STACEY L ETAL	6620 AHIAHI PL	DIAMONDHEAD, MS 39525
34	CUMBERLAND JOHN J	6682 AHEKOLO CIRCLE	DIAMONDHEAD, MS 39525
35	MCKENZIE KENNETH L ETAL	6632 AHEKOLO CIRCLE	DIAMONDHEAD, MS 39525
36	CITY OF DIAMONDHEAD	5000 DIAMONDHEAD	DIAMONDHEAD, MS 39525
37	CAVALLERO JULIE	6668 AHEKOLA CIRCLE	DIAMONDHEAD, MS 39525
38	HANSON CLARE D	6614 AHIAHI PL	DIAMONDHEAD, MS 39525
39	EMPLOYEE LEASING INC	12025 HOME PORT DR	MAUREPNS, LA 70449
40	JOHNSON DORIS J (LIFE ESTATE)	6633 AHEKOLO CIRCLE	DIAMONDHEAD, MS 39525
41	SPRAGUE ORRIN L	6638 AHIHI STREET	DIAMONDHEAD, MS 39525
42	WALLMAN JEANETTE M	6612 AHIHI STREET	DIAMONDHEAD, MS 39525
43	SMITH GERRITT R (RTODD)	6625 AHEKOLO CIR	DIAMONDHEAD, MS 39525
44	OAKES PATSY A (LIFE ESTATE)	6628 AHIAHI PLACE	DIAMONDHEAD, MS 39525
45	THOMAS DEBRA A ETL	6670 AHEKOLO CIR	DIAMONDHEAD, MS 39525
46	KNIGHT BRIAN J ETUX	6619 AHEKOLO CIRCLE	DIAMONDHEAD, MS 39525
47	TRACY MELISSA GOODWIN ETAL	6638 ALII PL	DIAMONDHEAD, MS 39525
48	FARRAR LEE A	6671 AHEKOLO CIRCLE	DIAMONDHEAD, MS 39525
49	DAIGLE JOAN G	664 AHIAHI PL	DIAMONDHEAD, MS 39525
50	HOPPER-HILL CAROL M TRUSTEE	6646 ALII PLACE	DIAMONDHEAD, MS 39525
51	SAVROCK SAMUEL M	340 DELLVILLE ST	

Buffer Distance

Distance: 400 Feet

Buffer Type

- ☒ Parcel ☐ Custom Shape: Point





5000 Diamondhead Circle · Diamondhead, MS 39525

Phone: 228.222.4626 Fax: 228-222-4390

www.diamondhead.ms.gov

STAFF REPORT – 6624 AHIAHI PLACE VARIANCE

TO: Planning & Zoning Commission

FROM: Beau King, Building Official

DATE: July 27, 2026

SUBJECT: Variance request before the Planning & Zoning Commission – 6624 Ahiahi Place

NATURE OF REQUEST: A Plus Patio & Screen, LLC, on behalf of Raeana and Joe Yawn, has filed an application requesting a variance from the Zoning Ordinance Article 3.4.8 to allow a residence within 16' of a rear property line. The property address is 6624 Ahiahi Place. The tax parcel number is 131C-2-13-015.000. The property is in a R-6 zoning district. The setback for a residence from the rear property line is 20'. The variance requested is 4'. The Case File Number is 202600510.

DATE OF PUBLIC HEARING: July 28, 2026, at 6:00 PM.

RECOMMENDATION: To **approve** the variance as petitioned.

The staff recommends approving the variance based on the following findings of fact.

- A. That special conditions and circumstances *do* exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same district. *The structure is position farther back on lot than normal.*
- B. That literal interpretation of the provisions of this title *would* deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this title. *There are many homes in the area that have screen in rear porches.*
- C. That special conditions and circumstances, if any, *do not* result from the actions of the applicant. *Conditions are created by the position of the home.*
- D. That granting the variance requested *will not* confer on the applicant any special privilege that is denied by this title to other lands, structures, or buildings in the same zoning district. *Other similar variances have been granted.*
- E. The variance, if authorized, *will* represent the minimum variance that will afford relief and *will* represent the least modification possible of the regulation in issue. *16' rear setback still gives ample setback.*
- F. The Variance *does* observe the spirit of the Ordinance and *will not* change the character of the district (area). *Observed.*
- G. The Variance *will* observe the spirit of the Comprehensive Plan. *Observed.*
- H. That the Variance requested *will not* result in any change in use or density of the subject property. *No change in use or density.*

New Business

2. Fred and Sandra Walters have filed an application requesting a variance from the Zoning Ordinance Article 4.3.10 to allow a fence within 10' of the property line adjoining the golf course. The property address is 5626 Ahuli Place. The tax parcel number is 131C-1-13-136.000. The property is in a R-10 zoning district. The setback for a fence from the golf course is 10'. The variance requested is 10'. The Case File Number is 202600509.

Beau King, Building Official, explained the request and answered questions from Commissioners.

Derek Cusick, City Attorney, explained that no questions about the request were received, but no opposition.

Fred Walters, the applicant, answered questions from Commissioners.

Motion made by Commissioner White, Seconded by Commissioner Raymond to accept the recommendation of the Building Official and to approve the recommendation to the City Council.
Voting Yea: Commissioner Brewer, Commissioner Parrish, Commissioner Raymond, Commissioner Sutherland, Commissioner White

MOTION CARRIED UNANIMOUSLY

3. A Plus Patio & Screen, LLC, on behalf of Raeana and Joe Yawn, has filed an application requesting a variance from the Zoning Ordinance Article 3.4.8 to allow a residence within 16' of a rear property line. The property address is 6624 Ahiahi Place. The tax parcel number is 131C-2-13-015.000. The property is in a R-6 zoning district. The setback for a residence from the rear property line is 20'. The variance requested is 4'. The Case File Number is 202600510.

Beau King, Building Official, explained the request and gave staff recommendation to Commissioners.

Josh Williams of A Plus Patio & Screen, LLC, explained the project to Commissioners.

Motion made by Commissioner Raymond, Seconded by Commissioner White to accept the recommendation of the Building Official and to approve the recommendation to the City Council.
Voting Yea: Commissioner Brewer, Commissioner Parrish, Commissioner Raymond, Commissioner Sutherland, Commissioner White

MOTION CARRIED UNANIMOUSLY

4. CAYO HUESO, LLC, represented by Michael Casano, has filed an application requesting a re-plat of 131E-1-13-006.009 to create two separate parcels. The property is located Veterans Dr. and is in the C1 – General Commercial District. The Case File Number is 202600521.

Beau King, Building Official, explained the request and answered questions from Commissioners.

Motion made by Commissioner White, Seconded by Commissioner Sutherland to approve the recommendation to the City Council.

Voting Yea: Commissioner Brewer, Commissioner Parrish, Commissioner Raymond, Commissioner Sutherland, Commissioner White

MOTION CARRIED UNANIMOUSLY

5. Discussion of potential future rezoning.