



**Parcels**  
**067M-1-35-175.000**

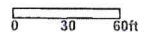
Parcel Number: 067M-1-35-175.000  
 Owner Name: DREHER DAVID C JR ETAL  
 Owner Address: 8438 KIMO COURT  
 Owner City, State ZIP: DIAMONDHEAD, MS 39525  
 Physical Address: 8438 KIMO CT  
 Improvement Type: RES

Year Built:	2012
Base Area:	2896
Adjusted Area:	5767
Actual Total Value:	731200
Taxable Total Value:	0
Estimated Tax:	8876.56

Homestead Exemption: Yes  
 Deed Book: 2020  
 Deed Page: 2053

Close Export

Copyright © 2014 GCI LLC



xy

4.24 ft

4.24 ft



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

APPLICATION FOR VARIANCE REQUEST

Case Number: ~~202300017~~ 202300017

Date 1/15/2025

Applicant: David Dreher

Applicant's Address: 8438 Kimo Crt

Applicant's Email Address: Gulfcoastgolfcarts@gmail.com

Applicant's Contact Number: (Home) \_\_\_\_\_ (Work) \_\_\_\_\_ (Cell) 2286692304

Property Owner: David Dreher

Owner's Mailing Address: 8438 Kimo Court

Owner's Email Address Gulfcoastgolfcarts@gmail.com

Owner's Contact Number: (Home) \_\_\_\_\_ (Work) \_\_\_\_\_ (Cell) 2286692304

Tax Roll Parcel Number: 067M-1-35-175.000 / 067M-1-35-146.000

Physical Street Address: 8438 Kimo Court

Legal Description of Property: Lots 25 & 26, Block 4, Diamondhead SP Unit 6, Phase 2

Zoning District: \_\_\_\_\_

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

Adding an detached portable building on my South West  
Cornered Property. Approx Size 40x50. Located beside my  
pool house. Size & SF requires variance request.

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 Further, that if the application is withdrawn for any reason that the application fee is forfeited to the City of Diamondhead.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.

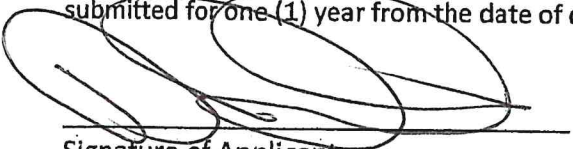
That additional information may be required by the Planning Commission prior to final disposition.

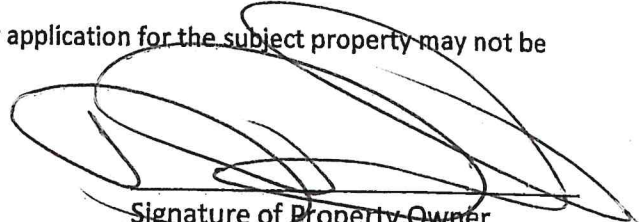
The City Council will not accept new case evidence once the recommendation has been made by the Planning Commission. If new evidence needs to be presented, the applicant will need to request that the matter be referred back to the Planning Commission for review.

The Public Hearing will be held on February 25, 2025 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.

  
Signature of Applicant

  
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 Dreher

Street Address 8438 Kings Court

Statement Describing Variance Request

Adding 40x50 portable building on SW corner of property.  
2nd detachment, size + SF.

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: No

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

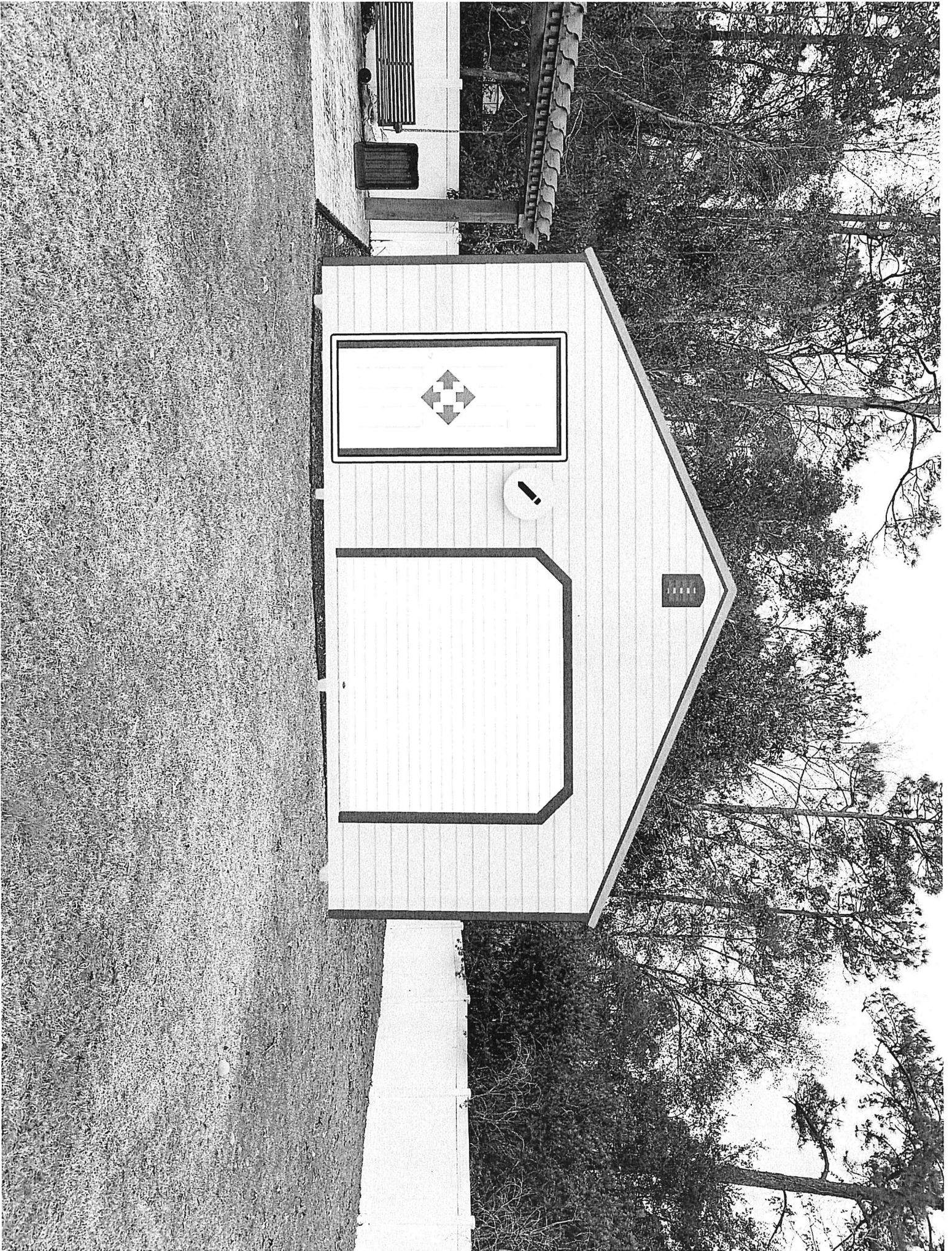
Response: Yes

TRUSS

truss ↓ LoLadr

- 20 feet on sides  
- 35 feet on Back








8438 Kimo Ct

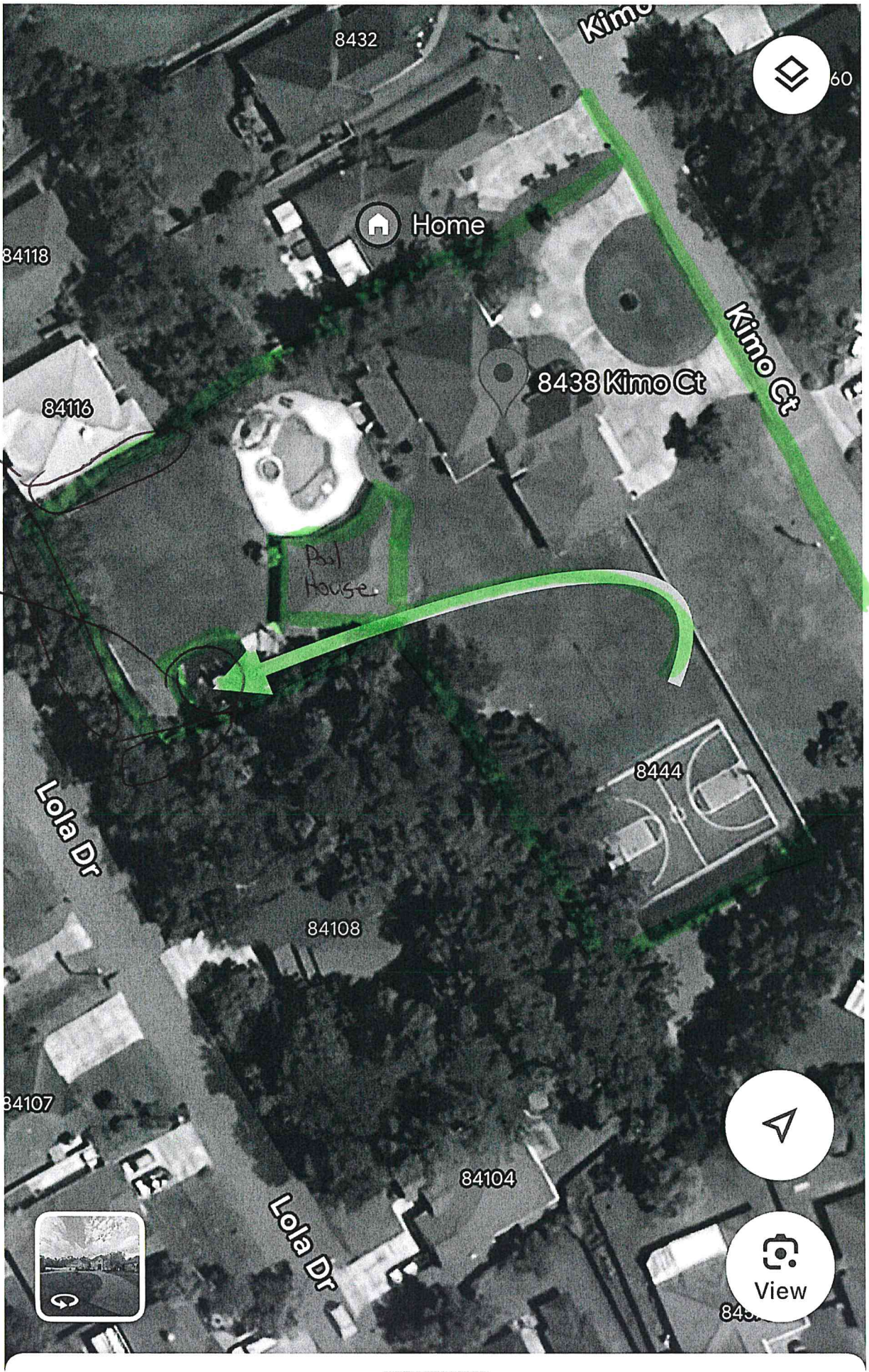
 Directions

 Start

 Save

 Add label





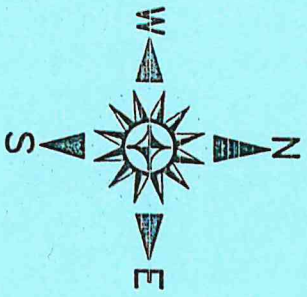
trees

20 feet on sides

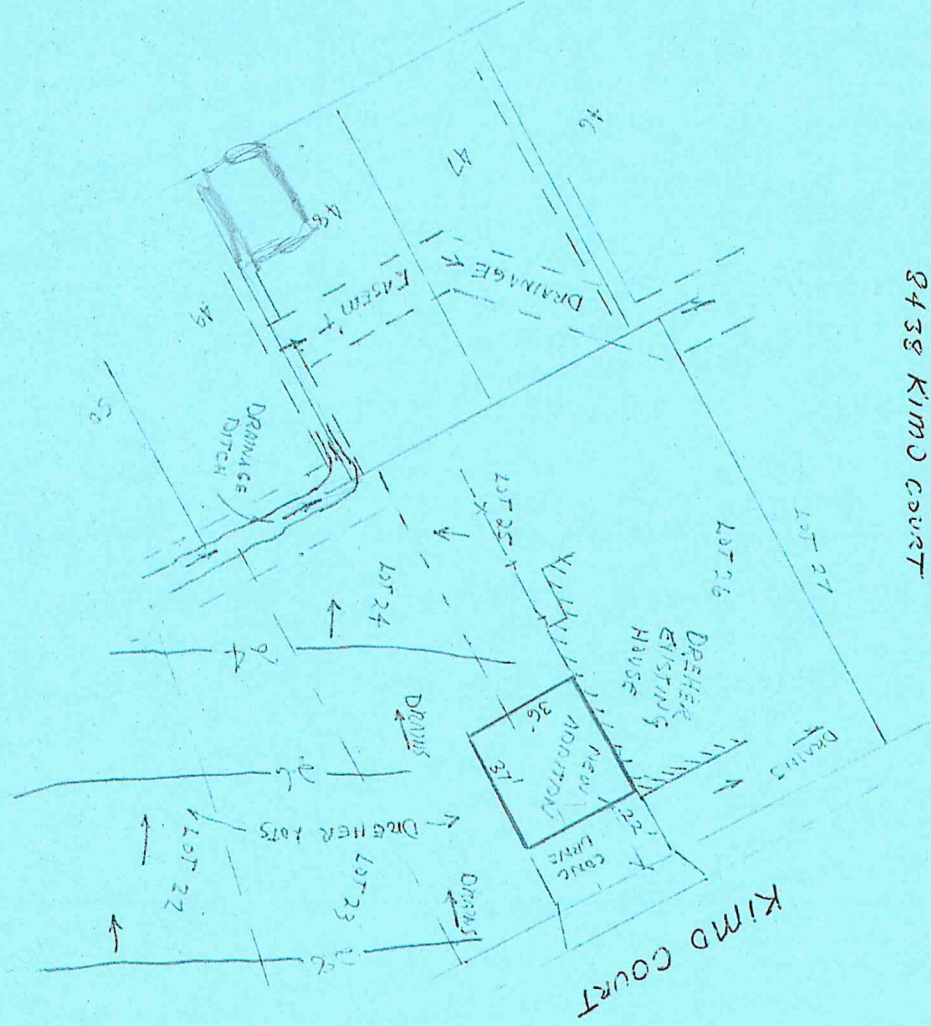
-35 feet from rear

Pool House

8438 Kimo Ct

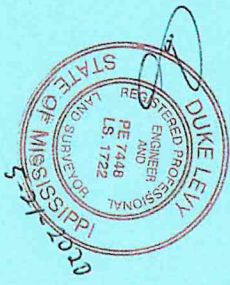


DRAINAGE PLAN  
 NEW GARAGE ADDITION  
 8438 KIMD COURT



BEARINGS REFERENCED TO GEODETIC BY GPS OBSERVATIONS

KIMD COURT



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

Duke Levy, RLS #1722

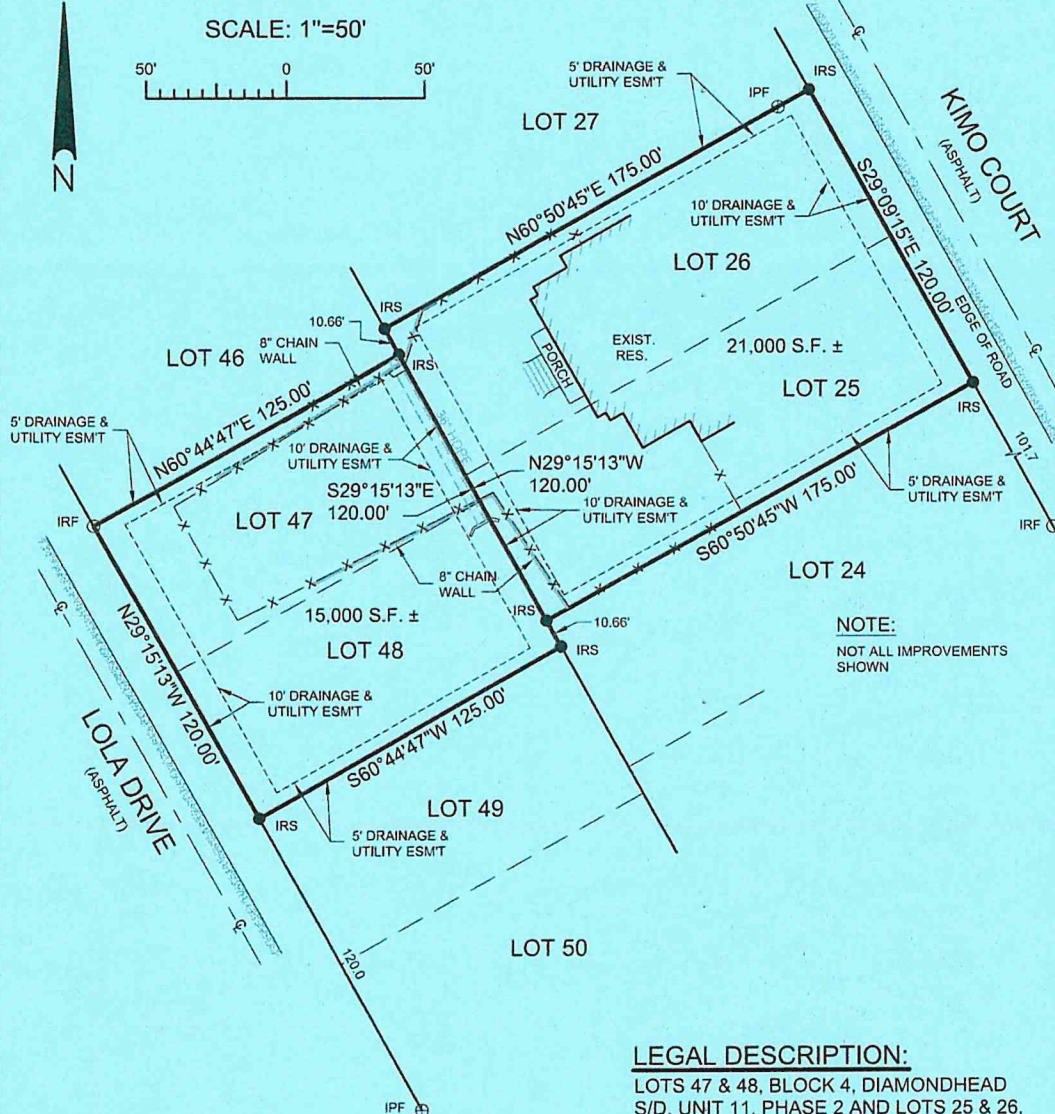
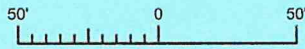
DUKE LEVY & ASSOCIATES, P.A.

4412 LEISURE TIME DRIVE  
 DIAMONDHEAD, MS 39525  
 (228) 467-5212 PHONE

SCALE: NONE	DATE: 5-21-2020
DRAWING: WOP 2929-	CLIENT: DREHER

BEARINGS REFERENCED MISSISSIPPI STATE PLANE NAD 83, EAST ZONE

SCALE: 1"=50'



**NOTE:**  
NOT ALL IMPROVEMENTS SHOWN

**LEGEND:**

- ⊕ CENTERLINE
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- ⊙ IPF IRON PIPE FOUND
- ⊕ FCP FENCE CORNER POST
- ⊙ PP POWER POLE

**REFERENCES:**

- PLAT OF RECORD, DIAMONDHEAD SUBDIVISION
- D.B. 2010, PG. 7829
- D.B. 2010, PG. 7309

**LEGAL DESCRIPTION:**

LOTS 47 & 48, BLOCK 4, DIAMONDHEAD S/D, UNIT 11, PHASE 2 AND LOTS 25 & 26, BLOCK 4, DIAMONDHEAD S/D, UNIT 6, PHASE 2, HANCOCK CO., MS

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.



**DUKE LEVY**  
PROFESSIONAL LAND SURVEYOR  
314 COLEMAN AVENUE, WAVELAND, MS 39576  
PH: (228) 463-0130 - FAX: (228) 463-0160

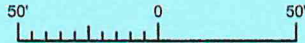


In consideration of the fee paid, I declare that this survey made by me or under my immediate supervision is true and correct to the best of my professional knowledge, information, and belief.

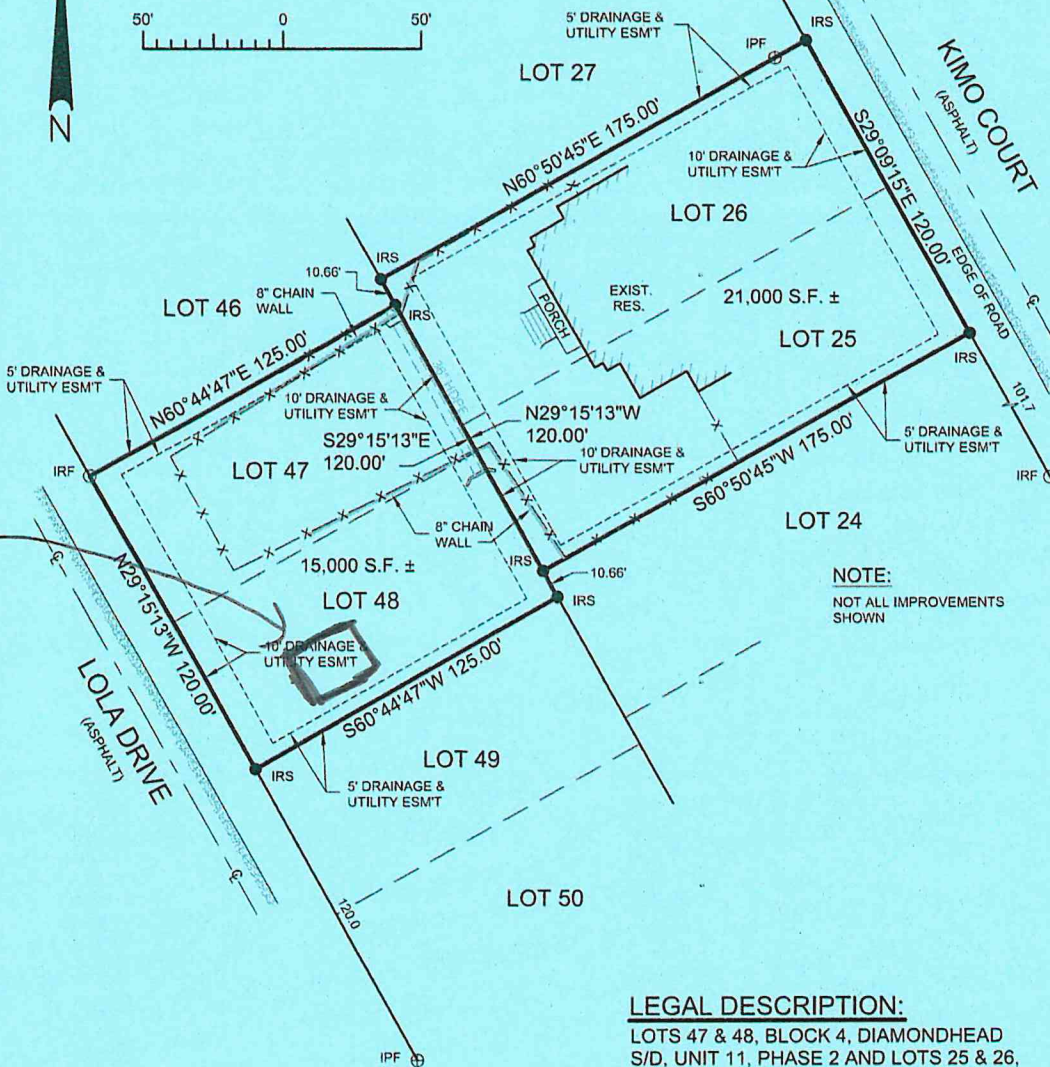
*Duke Levy*  
Duke Levy, RLS #1722

BEARINGS REFERENCED MISSISSIPPI STATE PLANE NAD 83, EAST ZONE

SCALE: 1"=50'



*Building  
40x50*



**NOTE:**  
NOT ALL IMPROVEMENTS  
SHOWN

**LEGEND:**

- ☉ CENTERLINE
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*Duke Levy*  
Duke Levy, RLS #1722

Prepared by:  
The Casano Law Firm, P.A.  
4403 West Aloha Drive  
Diamondhead, MS 39525  
(228) 255-0035  
File 24-0825

Return to:  
The Casano Law Firm, P.A.  
4403 West Aloha Drive  
Diamondhead, MS 39525  
(228) 255-0035

-----[Space Above This Line For Recording Data]-----  
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**State of Mississippi  
County of Hancock**

**QUITCLAIM DEED**

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand, paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

**DCD Developments, LLC  
a Mississippi Limited Liability Company Grantor(s)  
17000 Kapalama Rd.  
Pass Christian, MS 39571  
(228) 669-2304**

Does hereby, convey, and quitclaim to

**David C. Dreher, Jr. and Lynsey D. Dreher, Grantee(s)  
8438 Kimo Court  
Diamondhead, MS 39525  
(228) 669-2304**

As joint tenants with rights of survivorship and not as tenants in common, the following described real property situated and located in **Hancock** County, Mississippi, more particularly and certainly described as follows:

**Lot 47 & 48, Block 4, Unit 11, Diamondhead, Phase 2, as per the map or plat thereof  
on file and of record in the office of the Chancery Clerk of Hancock County,  
Mississippi.**

Together with all and singular the rights, privileges, improvements and appurtenances to the same belonging or in any wise appertaining.



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

*Corrected Hearing  
Date*

TO: David C. Dreher, Jr., and adjacent property owners

FROM: J. Pat Rich, Development Coordinator *J. Pat Rich*

DATE: February 7, 2025

SUBJECT: Variance request before the Planning & Zoning Commission

David C Dreher, Jr. has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.8) to allow the construction of a second accessory storage building exceeding 800 square feet.

The property address is 8438 Kimo Court. The tax parcel number is 067M-1-35-175.000. The property is in an R-6 zoning district. There shall only be one accessory structure on a property and accessory structures shall not exceed 800 square feet. The variance requested is a second accessory and an additional 1,200 square feet for said structure. The Case File Number is 202500017.

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, February 25, 2025, 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 J. Pat Rich, Development Coordinator, at [prich@diamondhead.ms.gov](mailto:prich@diamondhead.ms.gov) or 228-242-1613.



5000 Diamondhead Circle ·  
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**NOTICE OF PUBLIC HEARING  
PLANNING AND ZONING COMMISSION  
DIAMONDHEAD, MS**

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