



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

APPLICATION FOR VARIANCE REQUEST

RECEIVED
OCT 21 2020
BY: _____

Case Number: _____

Date 10-22-2020

Applicant: Ray Sheward + Scott King

Applicant's Address: 17911 Lanai St. D'Head, MS 39525

Applicant's Email Address: 14116 Kscottking@gmail.com

Applicant's Contact Number: (Home) _____ (Work) _____ (Cell) 504-236-6788

Property Owner: Ray Sheward + Scott King

Owner's Mailing Address: _____

Owner's Email Address: SAME

Owner's Contact Number: (Home) _____ (Work) _____ (Cell) _____

Tax Roll Parcel Number: 067N-1-35-0-093.000

Physical Street Address: 17420 Turnberry Way D'Head, MS 39525

Legal Description of Property: Lot 174A Replat of Glen Eagle Phase 1

Zoning District: R 1

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

(Signage-Size-Height) To build a single family home within

6.8ft of the South property line. In accordance with article 5.4.2 G the zoning ordinance allows to follow the plated covenants. A combination lot allows a minimum of 5ft on one side yard and 10ft on other side yard having a total combination side yard of 15ft.

REQUIRED ITEM A

Property Owner Ray Sheward + Scott King

Street Address 7420 Turnberry Way D'Head, MS 39525

Statement Describing Variance Request

To build a single family home within 6.8ft of the south property line.

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:

See Attached paperwork
for responses below.

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

Response:

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

Response:

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

Response:

Attachment

City of Diamondhead Board Members

The applicants, Ray Sheward and Scott King, came to me, Hannah Home Builders, LLC, with plans already in existence for Lot 174A 7420 Turnberry Way, Glen Eagle. Unbeknownst to them, their house plans that they have been working diligently on, will not meet the set back requirements on the South side of property. The one applicant has a terminal illness and much time and money has already been spent on the plans process.

Working with Mr. Levy, the surveyor, even pushing the home back further will not benefit, due to the topography of the land and the wetlands being so close.

The neighbor on the South side has granted his blessing / approval for this variance. Also, the home will only be in the owners easement and does not interfere with the required drainage easement between the two said properties. The neighbor owns two lots and stated that he will be constructing his home in the center of his lots therefore will not create a "foot close of home" look.

The home is going to be a beautiful addition to Glen Eagle and Diamondhead proper. We sincerely thank the board for giving much consideration for this request being that so much time and money has been spent. The applicants are eagerly ready to proceed with their new home in Diamondhead?

Due to the nature of the land in this area, we are grateful for your consideration of this ~~ward~~ ~~and~~ of 3.2ft on the South side of property. Hopefully this will bring a nice needed welcoming of 2021 to these applicants and their Welcome to Diamondhead, MS.

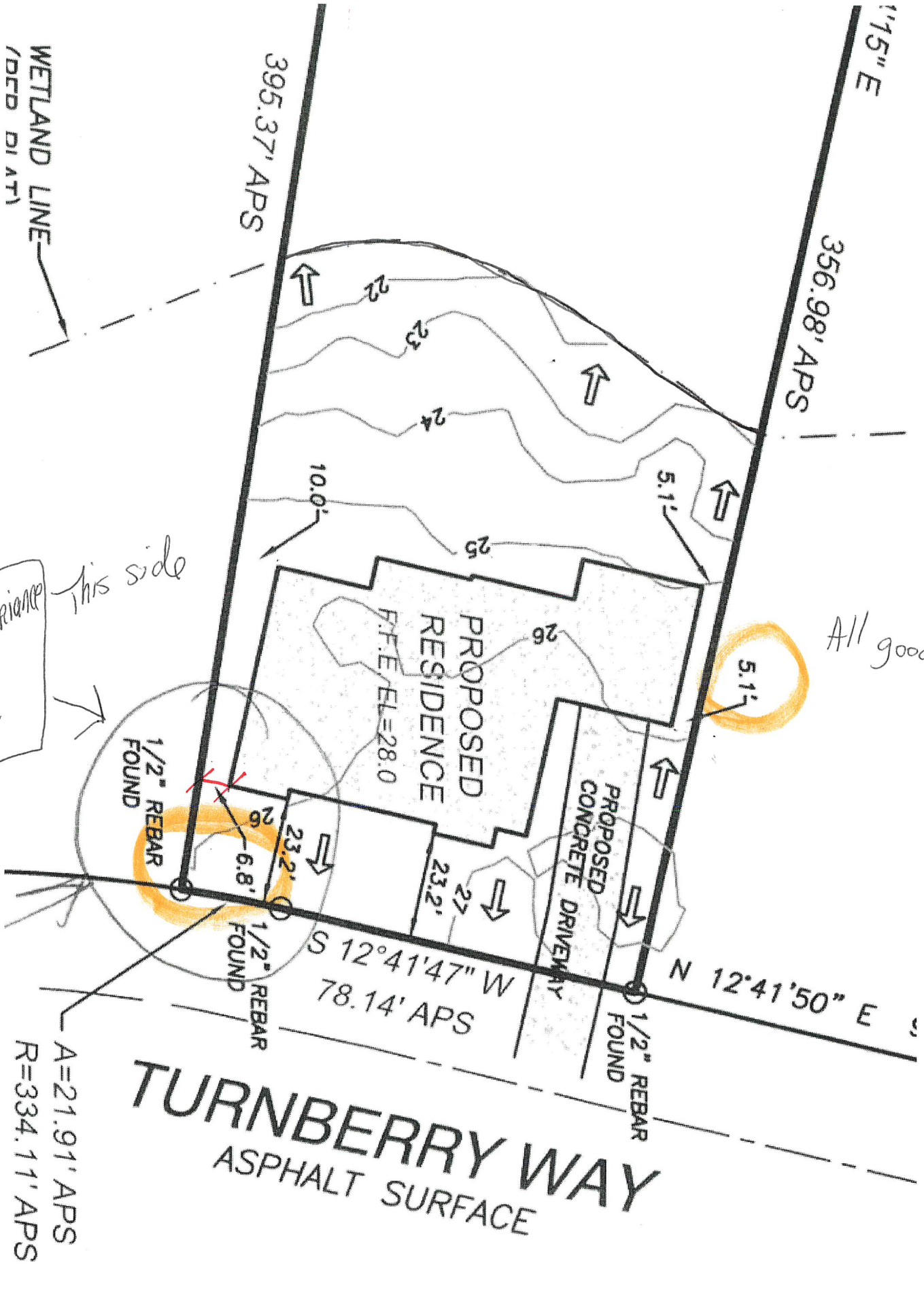
Thank you,
Melissa Wood
Hammah Home Builders, LLC

WETLAND LINE
(BCD DI AT)

395.37' APS

115" E

356.98' APS



Need Variance
3.2

This side

All good!

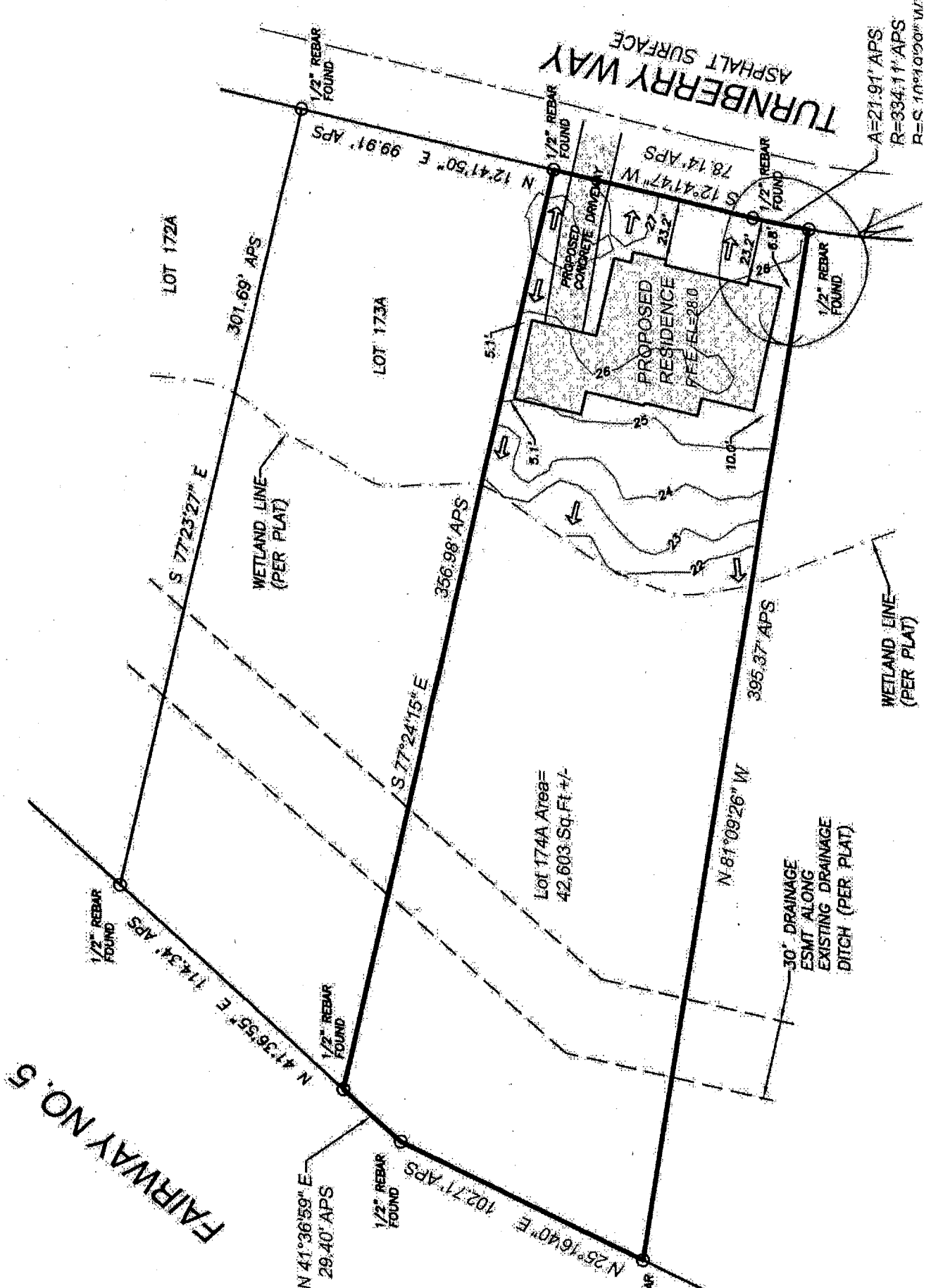
A=21.91' APS
R=334.11' APS

TURNBERRY WAY
ASPHALT SURFACE

DRAINAGE PLAN

LEGAL DESCRIPTION:

A survey of Lot 174A, Repla
Phase 1, City of Diamondhe



In consideration
of this survey
I, the undersigned
professional

Duke Le

A=21.91' APS
R=834.11' APS
P=S. 100°10'00" W

Date: October 21, 2020

To: City of Diamondhead

Re: Application for variance request

I am in agreement that the proposed construction of a single dwelling residence to be located on lot 174A - 7420 Turnberry Way in the Glen Eagle section of Diamondhead, MS, may be constructed 5 feet from my property line (Lot 173A - 7434 Turnberry Way).

Signature: Kenneth J. Van Stelle

Date: 10-21-2020

Printed Name: Kenneth J. Van Stelle

Signature: Christy Van Stelle

Date: 10-21-2020

Printed Name: Christy Van Stelle

Signature: K. Scott King

Date: October 21, 2020

Printed Name: K. Scott King

Signature: C. Ray Sheward

Date: 10-21-20

Printed Name: C. Ray Sheward

Date: October 21, 2020

To: City of Diamondhead

Re: Application for variance request

I am in agreement that the proposed construction of a single dwelling residence to be located on lot 174A - 7420 Turnberry Way in the Glen Eagle section of Diamondhead, MS, may be constructed 5 feet from my property line (lot 175A - Turnberry Way).

Signature: Chad Ambrose

Date: 10/21/20

Printed Name: Chad Ambrose

Signature: K. Scott King

Date: October 21, 2020

Printed Name: K. Scott King

Signature: C. Ray Sheward

Date: 10/21/20

Printed Name: C. Ray Sheward