



5000 Diamondhead Circle · Diamondhead, MS 39525

Phone: 228.222.4626 Fax: 228-222-4390

www.diamondhead.ms.gov

## STAFF REPORT – 7442 MAHALO HUI DRIVE VARIANCE

TO: Planning & Zoning Commission

FROM: Beau King, Building Official

DATE: March 17, 2026

SUBJECT: Variance request before the Planning & Zoning Commission – 7442 Mahalo Hui Drive

NATURE OF REQUEST: Holly Raymond has filed an application requesting a variance from the Zoning Ordinance Article 3.4.8 to allow a residence with 16' of a rear property line. The property address is 7442 Mahalo Hui Drive. The tax parcel number is 067N-2-35-071.000. 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 202600131.

DATE OF PUBLIC HEARING: March 24, 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 lot is a narrow corner lot.*
- 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 on corner lots that are closer than 16' to a rear property line.*
- C. That special conditions and circumstances, if any, *do not* result from the actions of the applicant. *Conditions are created by the lot shape.*
- 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. *Floor plan is conservative in size compared to lot size.*
- F. The Variance *does* observe the spirit of the Ordinance and *will not* change the character of the district (area). *16' rear setback still gives ample setback.*
- 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.*

# NOTICE OF PUBLIC HEARING

## PLANNING AND ZONING COMMISSION

### DIAMONDHEAD, MS

Holly Raymond 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 7442 Mahalo Hui Drive. The tax parcel number is 067N-2-35-071.000. 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 202600131.

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, March 24, 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](mailto:bking@diamondhead.ms.gov) or 228-222-4023.

# The Sea Coast Echo

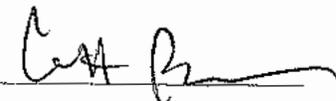
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BAY SAINT LOUIS, MS 39521-2009

## PROOF OF PUBLICATION

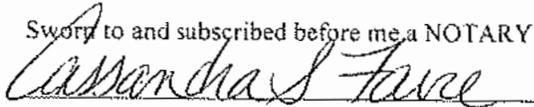
STATE OF MISSISSIPPI  
HANCOCK COUNTY

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 5 day of March 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 5 day of March 2026



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

Holly Raymond 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.

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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](mailto:bking@diamondhead.ms.gov) or 228-222-4023.

NOTIFIED DATE: 3/5/26

March 5, 2026 at 10:48 AM  
642 Iona St  
Diamondhead MS 39525



7442 Mahalo Hui Dr.

30

OWNER_NAME	LRMADD	CITY_ST_ZIP_OWNR
✓ MCDONALD SHELLYE V	645 IONA ST	DIAMONDHEAD, MS 39525
<del>CITY OF DIAMONDHEAD</del>	<del>5000 DIAMONDHEAD CIRCLE</del>	<del>DIAMONDHEAD, MS 39525</del>
✓ BRELAND DIANE ETAL	642 OLIWA PL	DIAMONDHEAD, MS 39525
✓ HOLLAND WILLIAM L	7443 MAHALO HUI DR	DIAMONDHEAD, MS 39525
✓ FREE JOSEPH W JR ETAL	644 IONA ST	DIAMONDHEAD, MS 39525
✓ BERNARD BOBBY M ETAL	7427 MAHALO HUI DRIVE	DIAMONDHEAD, MS 39525
✓ RICKS SANDRA ETAL	7440 MAHALO HUI DR	DIAMONDHEAD, MS 39525
✓ ZANG DANIEL G ETAL	7549 MAHALO HUI DR	DIAMONDHEAD, MS 39525
✓ INGRAHAM CHARLES H JR ETUX	7437 MAHALO HUI DRIV	DIAMONDHEAD, MS 39525
✓ SIERVELD LEONARD R III TRUST	6458 KOME DR	DIAMONDHEAD, MS 39525
✓ QUIBODEAUX RODERICK L ETAL	6412 KIKO ST	DIAMONDHEAD, MS 39525
✓ HATCHETT WILLIAM T ETUX	7431 MAHALO HUI DRIVE	DIAMONDHEAD, MS 39525
✓ CRIMM DOUGLAS W ETAL	647 IONA STREET	DIAMONDHEAD, MS 39525
✓ MILLER DIANNE Y (LIFE ESTATE)	7444 MAHALO HUI DR	DIAMONDHEAD, MS 39525
✓ REIDENAUER ROBERT T ETUX	6438 MAHALO HUI DR	DIAMONDHEAD, MS 39525
✓ EVANS BARBARA J	7447 MAHALO HUI DR	DIAMONDHEAD, MS 39525
✓ MAGEE KATHERINE ETAL	6462 KOME DR	DIAMONDHEAD, MS 39525
✓ VARIANI JOSEPH P ETAL	6414 KIKO ST	DIAMONDHEAD, MS 39525
✓ HOLMES MICHAEL ETAL	6428 OLIWA PLACE	DIAMONDHEAD, MS 39525
✓ NOLAN PATRICK G	756 AUTUSTA WAY	DIAMONDHEAD, MS 39525
✓ RAYMOND HOLLY K	756 SPYGLASS CRT	DIAMONDHEAD, MS 39525
✓ HAYS RALPH E ETAL	7435 MAHALO HUI DRIVE	DIAMONDHEAD, MS 39525
✓ LILLEY PHYLLIS REVOCABLE TRI	7441 MAHALO HUI DR	DIAMONDHEAD, MS 39525
✓ HARDY STACY S	648 IONA STREET	DIAMONDHEAD, MS 39525
✓ WILLIAMS GARRETT W ETAL	5035 DEERFIELD DR	KILN, MS 39556
✓ BARRIOS PETER ETAL	16200 WOODLAND TRL	BATON ROUGE, LA 70817
✓ ESCOBEDO-ALVARADO GONZAI	7446 MAHALO HUI DRIVE	DIAMONDHEAD, MS 39525
✓ WORAK ROGER E ETAL	640 OLIWA PL	DIAMONDHEAD, MS 39525
✓ KULPEKSA JOSEPH M ETAL	1901 MARILYN DR	CARUTHERSVILLE, MO 63830
✓ HERNANDEZ JUAN F ETAL	6464 KOME DR	DIAMONDHEAD, MS 39525
✓ KOPYSCIANSKI BEMJAMIN B	6410 KIKO ST	DIAMONDHEAD, MS 39525
✓ SNYDER SARAH	7445 MAHALO HUI DR	DIAMONDHEAD, MS 39525
✓ SAVAGE DONALD R ETAL	642 IONA ST	DIAMONDHEAD, MS 39525
✓ GIBBONS JOE P JR ETUX	7439 MAHALO HUI DRIVE	DIAMONDHEAD, MS 39525
✓ COX JOHN C	6410 IONA ST	DIAMONDHEAD, MS 39525
✓ SANDERS JAMES D	649 IONA ST	DIAMONDHEAD, MS 39525
✓ BEDDOE MARC ETUX	6434 MAHALO HUI DR	DIAMONDHEAD, MS 39525
✓ MALLEY KENT ETUX	644 OLIWA PLACE	DIAMONDHEAD, MS 39525
✓ QUEBEDEAUX BARBARA ETAL	7433 MAHALO HUI DRIVE	DIAMONDHEAD, MS 39525



# CITY OF DIAMONDHEAD

5000 Diamondhead Circle  
Diamondhead, MS 39525  
(228) 222-4626 FAX (228) 222-4390

## VARIANCE PROJECT

<b>PERMIT #:</b> 202600131	<b>DATE ISSUED:</b> 2/20/2026
	<b>MUST COMMENCE BY:</b> 2/20/2027
<b>JOB ADDRESS:</b> 7442 MAHALO HUI DR	<b>BLK #:</b>
<b>PARCEL ID:</b>	<b>ZONING:</b>
<b>SUBDIVISION:</b>	<b>SFHA:</b>
<b>LOT #:</b>	
<b>OWNER:</b> HOLLY RAYMOND	<b>CONTRACTOR:</b> HOLLY RAYMOND
<b>ADDRESS:</b> 756 SPYGLASS CT	<b>ADDRESS:</b> 756 SPYGLASS CT
<b>CITY, STATE ZIP:</b> DIAMONDHEAD MS 39525	<b>CITY, STATE ZIP:</b> DIAMONDHEAD MS 39525
<b>PHONE:</b>	<b>PHONE:</b>
<b>VALUATION:</b> \$ 0.00	<b>APPLICANT:</b> HOLLY RAYMOND
<b>SQ FT:</b> 0.00	
<b>OCCP TYPE:</b>	
<b>CNST TYPE:</b>	
<b>DESCRIPTION OF WORK:</b>	

<b>TOTAL</b>	\$ 100.00
<b>PREVIOUSLY PAID</b>	\$ 0.00
<b>BALANCE DUE</b>	\$ 100.00

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. I HAVE RECEIVED A PRINTED RECEIPT FOR THE AMOUNT THAT I HAVE PAID TO THE BUILDING DEPARTMENT.

\_\_\_\_\_  
Applicant Signature

*Lammy Brand*  
\_\_\_\_\_  
Approval Signature

\_\_\_\_\_  
Date

*2-20-26*  
\_\_\_\_\_  
Date



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

APPLICATION FOR VARIANCE REQUEST

Case Number: 202600131

Date 2-20-26

Applicant: Holly Raymond

Applicant's Address: 756 Spyglass Ct Diamondhead, MS 39525

Applicant's Email Address: hollykraymond@gmail.com

Applicant's Contact Number: (Home) \_\_\_\_\_ (Work) \_\_\_\_\_ (Cell) 2283050909

Property Owner: Holly Raymond

Owner's Mailing Address: 756 Spyglass Ct Diamondhead, MS 39525

Owner's Email Address hollykraymond@gmail.com

Owner's Contact Number: (Home) \_\_\_\_\_ (Work) \_\_\_\_\_ (Cell) 2283050909

Tax Roll Parcel Number: 067N-2-35-071.000

Physical Street Address: LOT 1 Mahalo<sup>7443</sup> Hui Drive Diamondhead, MS 39525

Legal Description of Property: 1 BLK 3 UN 10 PH 2 Diamondhead AA-19-205

Zoning District: 2453

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

rear variance of 4 feet on a corner lot which  
is 64' on one side & 78.81' on other side of  
the lot.

## 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 March 24 at \_\_\_\_\_ 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.

Holly Raymond  
Signature of Applicant

Holly Raymond  
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 Holly Raymond

Street Address Lot 1 Mahalo Hui Diamondhead, MS 39525

Statement Describing Variance Request

This is a corner lot. Due to the required setbacks, a 4 foot variance in the rear of the lot is requested.

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: corner lot with two required setbacks

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: other corner lots with property lines closer than 20 feet

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

Response: narrow corner lot requiring variance to build home

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

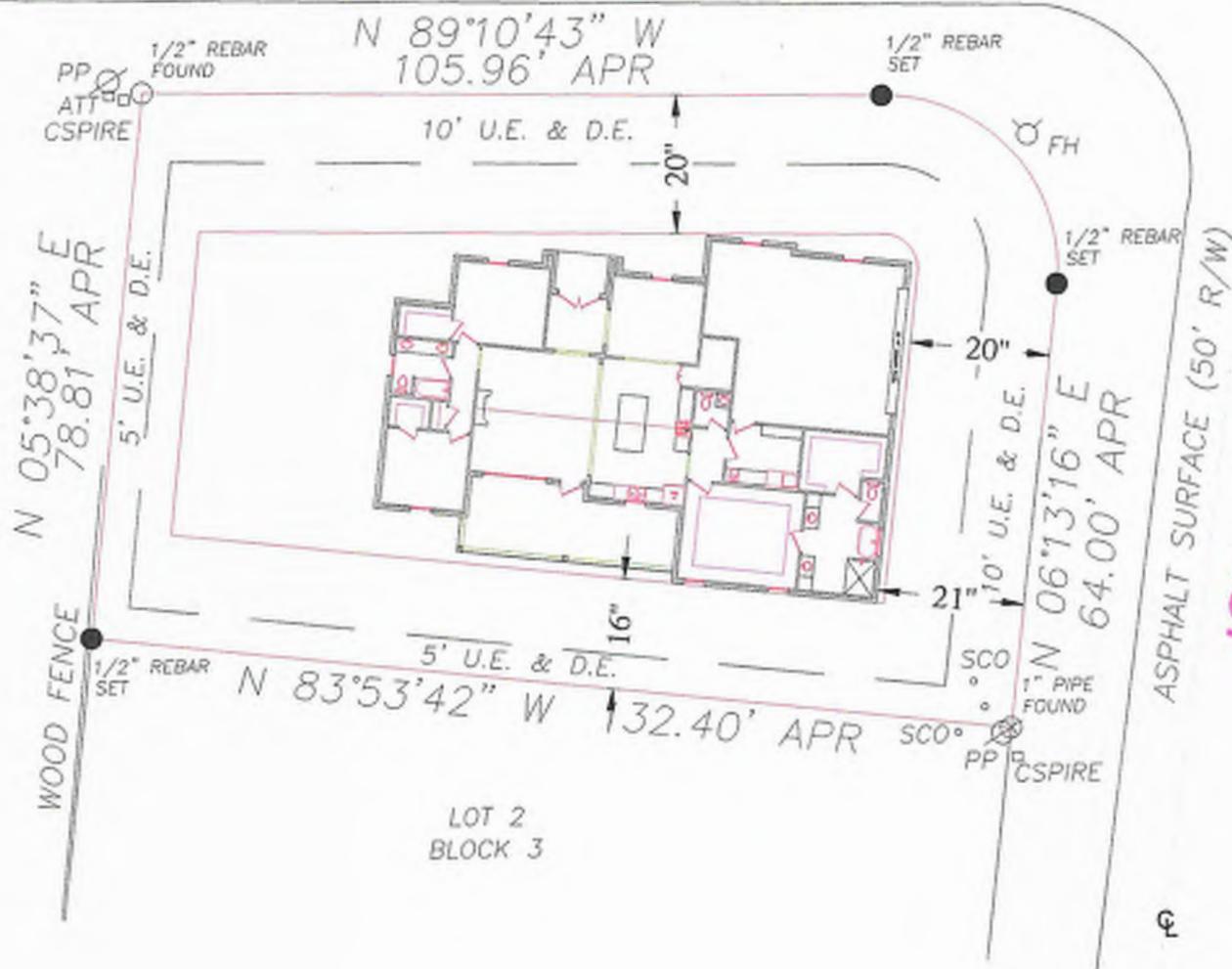
Response: no this does not give me any special privileges

# MAHALO HUI DRIVE

⊕

ASPHALT SURFACE (50' R/W)

⊕



LOT 2  
BLOCK 3

THESE PLANS ARE PREPARED BY AN ARCHITECTURAL ENGINEER OR ENGINEERING ARCHITECTURE FIRM LICENSED UNDER THE ARCHITECTURAL PROFESSION ACT. THE ARCHITECTURAL ENGINEER OR ENGINEERING ARCHITECTURE FIRM HAS BEEN MADE TO EXAMINE ALL DIMENSIONS AND CORRECT AND ALL DIMENSIONS, MATERIALS, AND CONSTRUCTION METHODS. THE ARCHITECTURAL ENGINEER OR ENGINEERING ARCHITECTURE FIRM IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE STRUCTURE OR FOR THE RESPONSIBILITY OF THE ARCHITECTURAL ENGINEER, AND IS NOT THE RESPONSIBILITY OF THE ARCHITECTURAL ENGINEER.

PLOT PLAN  
 NECAISE DESIGN  
 228-493-1046

Revisions  
 Date Description

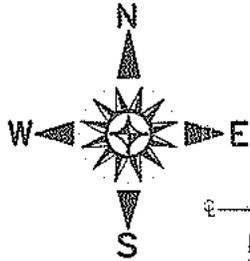
PLANS FOR  
 RAYMOND  
 RESIDENCE

DRAWN BY : FH  
 DATE : 2-4-25  
 SCALE : 1/8" = 1'-0"  
 SHEET NUMBER :  
**10**

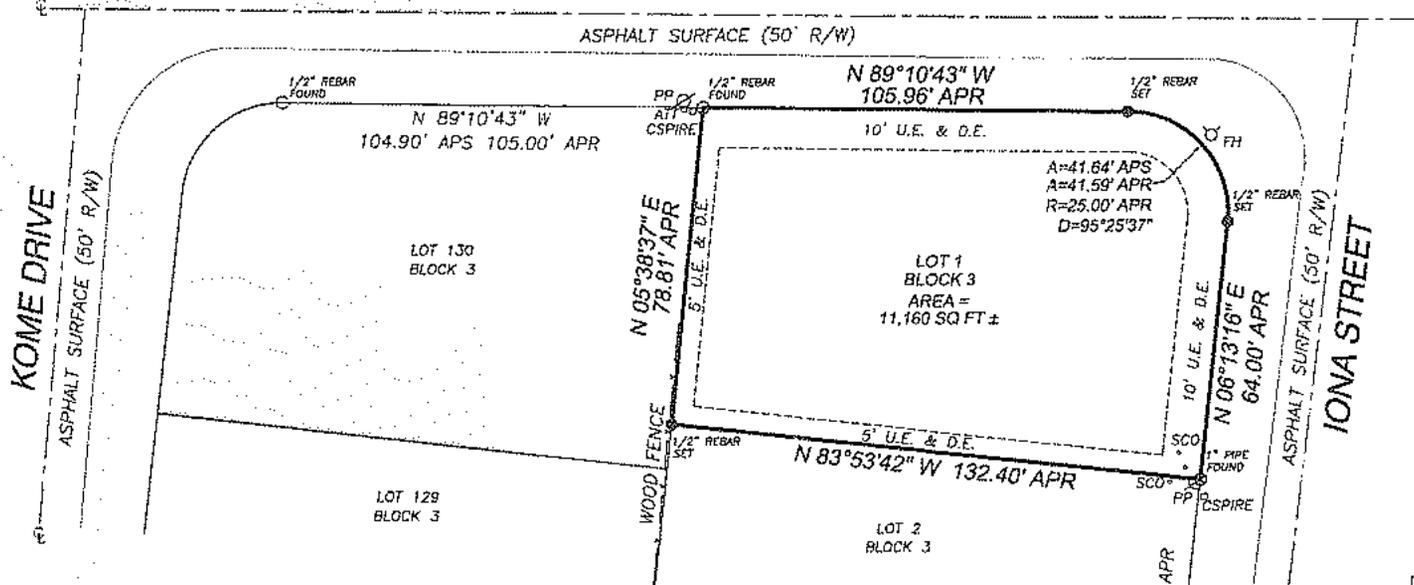
**BOUNDARY SURVEY**

**LEGAL DESCRIPTION:**

A survey of Lot 2, Block 3, Unit 10,  
Diamondhead, Phase 2, City of  
Diamondhead, Hancock County, Mississippi.



**MAHALO HUI DRIVE**



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

**REFERENCES:**

- 1) DEED BOOK BB251; PAGE 236
- 2) PLAT OF UNIT 10; PHASE 2
- 3) HANCOCK COUNTY TAX MAP

**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.

**LEGEND:**

- ⊕ CENTERLINE
- IRON ROD FOUND
- ⊙ IRON ROD SET
- ⊗ IRON PIPE FOUND
- ⊘ POWER POLE
- ⊙ FIRE HYDRANT
- APS AS PER SURVEY
- APR AS PER RECORD
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT

BEARINGS REFERENCED TO GEODETIC BY GPS OBSERVATIONS

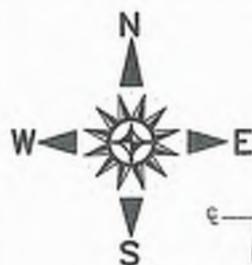
DRAWN BY: JLC

DUKE LEVY & ASSOCIATES, P.A.



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

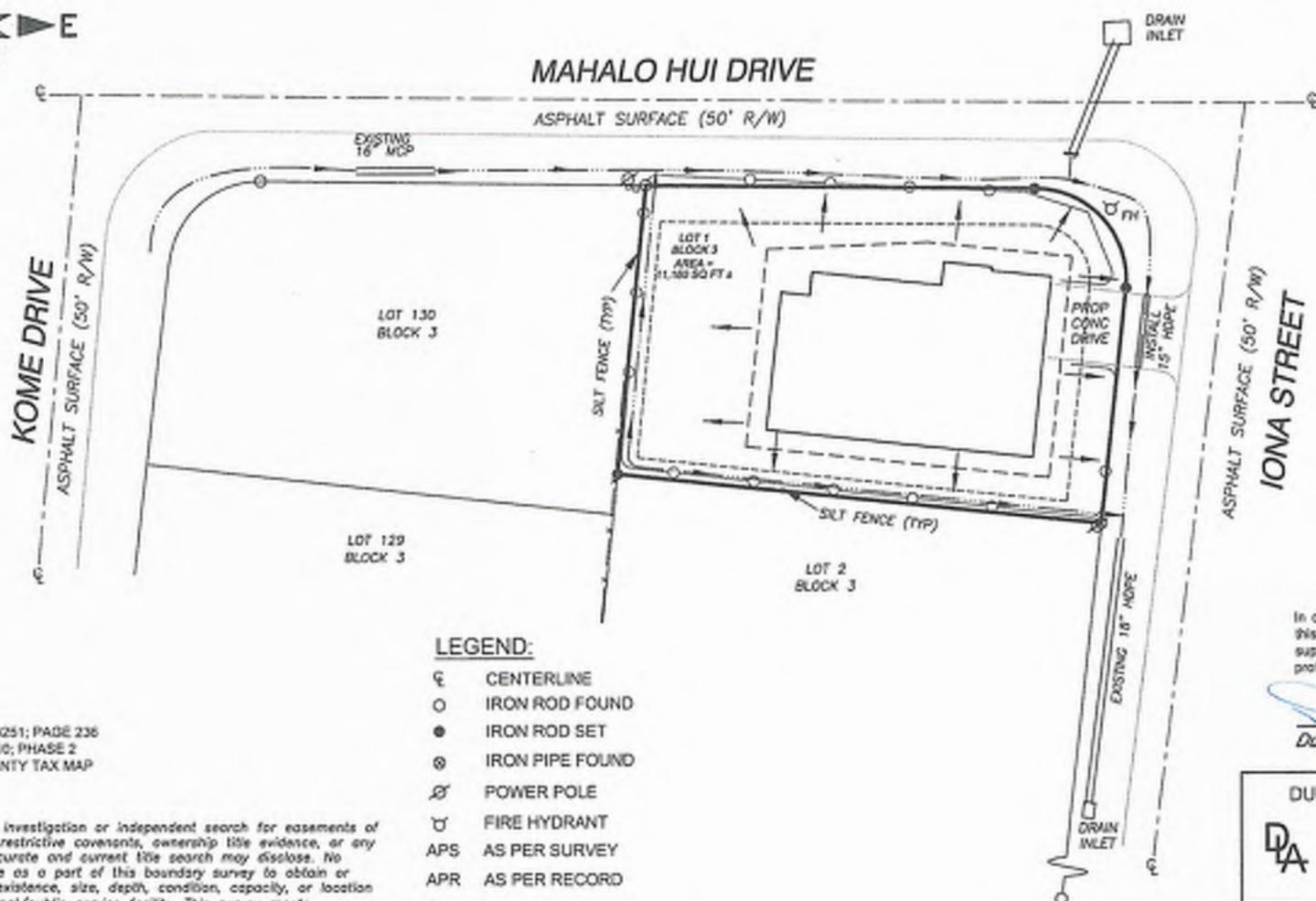
SCALE: 1" = 30'	DATE: 06-19-2025
DRAWING: WO# 2025-132	CLIENT: Holly Raymond



S.W.P.P.P.

**LEGAL DESCRIPTION:**

A survey of Lot 2, Block 3, Unit 10,  
Diamondhead, Phase 2, City of  
Diamondhead, Hancock County, Mississippi.



**REFERENCES:**

- 1) DEED BOOK 88251; PAGE 238
- 2) PLAT OF UNIT 10; PHASE 2
- 3) HANCOCK COUNTY TAX MAP

**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.

**LEGEND:**

- ☒ CENTERLINE
- IRON ROD FOUND
- IRON ROD SET
- ⊙ IRON PIPE FOUND
- ⊘ POWER POLE
- ⊕ FIRE HYDRANT
- APS AS PER SURVEY
- APR AS PER RECORD
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT

BEARINGS REFERENCED TO GEODETIC BY GPS OBSERVATIONS

DRAWN BY: J.C.



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.



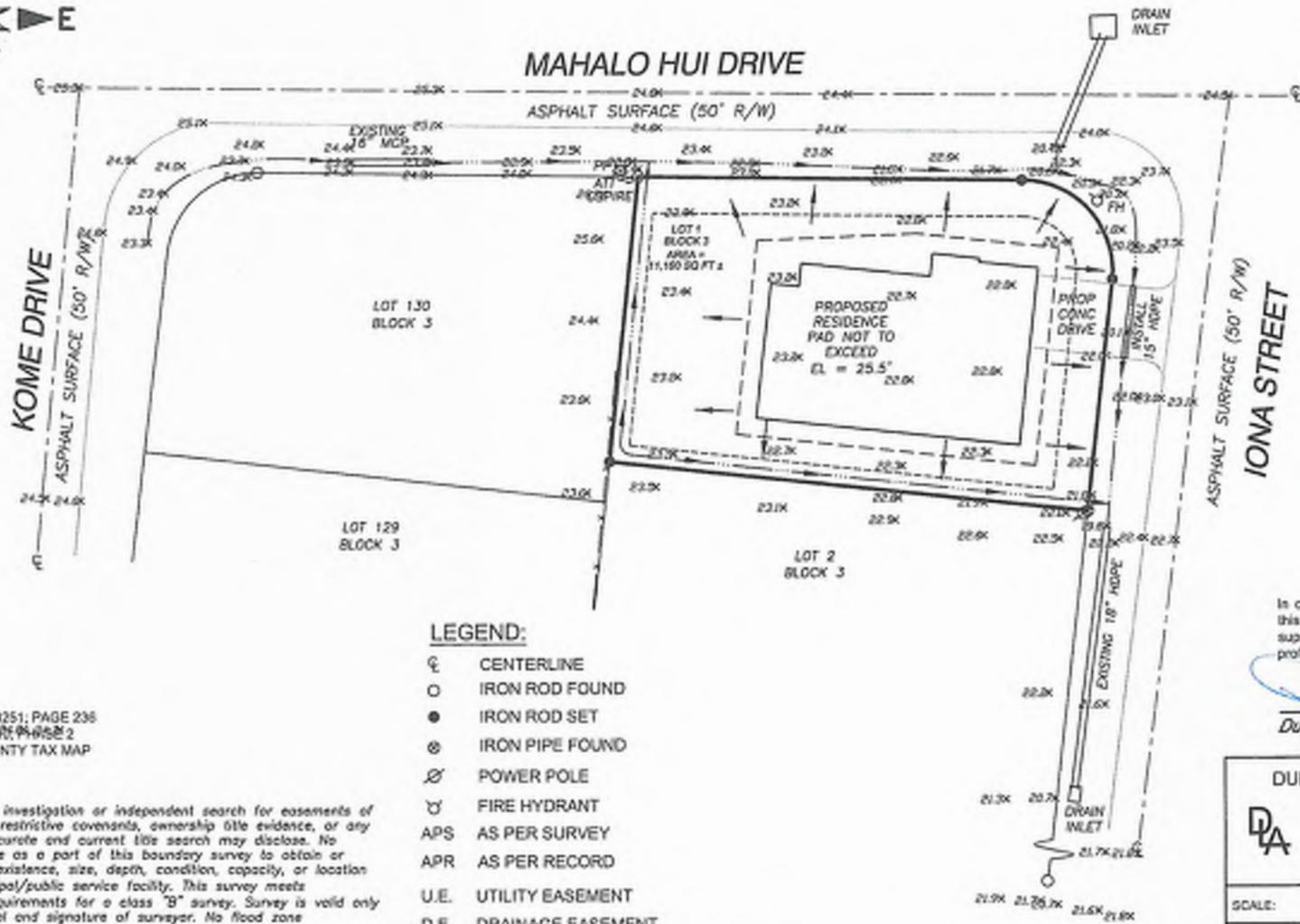
4412 LEISURE TIME DRIVE  
DIAMONDHEAD, MS 39525  
(228) 343-9691 PHONE

SCALE: 1" = 30'	DATE: 02/20/2025
DRAWING: WOF 2025-132 S	CLIENT: Holly Raymond

**DRAINAGE PLAN**

**LEGAL DESCRIPTION:**

A survey of Lot 2, Block 3, Unit 10,  
Diamondhead, Phase 2, City of  
Diamondhead, Hancock County, Mississippi.



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

**REFERENCES:**

- 1) DEED BOOK BB251; PAGE 238
- 2) PLAT OF UNIT 10, PHASE 2
- 3) HANCOCK COUNTY TAX MAP

**LEGEND:**

- ☉ CENTERLINE
- IRON ROD FOUND
- IRON ROD SET
- ⊗ IRON PIPE FOUND
- ⊗ POWER POLE
- ☒ FIRE HYDRANT
- APS AS PER SURVEY
- APR AS PER RECORD
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT

**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.

BEARINGS REFERENCED TO GEODETIC BY GPS OBSERVATIONS

DRAWN BY: J.C.

DUKE LEVY & ASSOCIATES, P.A.



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

SCALE: 1" = 30'	DATE: 02/20/2026
DRAWING: WDF 2025-132 D2	CLIENT: Holly Raymond

IN THE CHANCERY COURT OF HANCOCK COUNTY, MISSISSIPPI

TIFFANY LEE COWMAN  
CHANCERY CLERK

IN THE MATTER OF THE ESTATE OF  
THOMAS F. RAMSKI, DECEASED

CAUSE NO.: 23CH1:23-cv-00512-JP

BY \_\_\_\_\_ D.C.

TIMOTHY E. RAMSKI, PETITIONER

**ORDER FOR AUTHORITY TO SELL REAL PROPERTY**

THIS MATTER came on to be heard upon the Petition of the Administrator of the Estate of Thomas F. Ramski, deceased, petitioning this Court for authority to Sell Real Property, and the Court having reviewed the same and finding that it is well taken, hereby grants the Petition as follows:

I.

That on June 26, 2023, Thomas F. Ramski departed this life intestate and maintained a fixed place of residence in, and owned certain real property located within the jurisdiction of this Court in Hancock County, Mississippi and therefore, this Court has jurisdiction over the parties and of the subject matter herein.

II.

A judgment appointing Timothy E. Ramski as Administrator was filed on November 14, 2023 [DKT 5]. Letters of Administration were issued on December 5, 2023 [DKT 9].

III.

That Timothy E. Ramski and Christine Stakal are the only known heirs at law to receive the decedent's assets. That the heirs at law were adjudicated on February 7, 2024 [DKT 17].

## IV.

That the decedent owned real property located at Lot #1, Mahalo Hui Drive, Diamondhead, Mississippi, more accurately described as 1 Blk 3 Diamondhead, Phase #2, Unit #10, AA-19-206.

## V.

That Holly K Raymond desires to purchase the property more accurately described above, that is, in part, the real property of the estate for a price of \$25,000.00. That Holly K Raymond and Petitioner have entered into a Contract to Purchase said property, a copy of said contract being attached to the Petition as Exhibit "A," and the Administrator requests that this court acknowledge same. The Administrator would show that the sales price for the property is reasonable and that it is in the best interest of the estate for the Court to approve the sale of the decedent's real property in all respects. The Administrator would further show that the net sales proceeds should be paid by the closing agent into the registry of the Court in a non-interest bearing account, where the proceeds shall remain on deposit until further order of this Court. The Administrator requests that upon the conclusion of this matter, that the funds on deposit in the registry of the Court be transferred to the heirs at law herein. Christine Stakal has entered a joinder/waiver [DKT 19]. It is therefore,

ORDERED AND ADJUDGED that the Petition to Sell Real Property is hereby granted and that the real property located at Lot #1, Mahalo Hui Drive, Diamondhead, Mississippi, more accurately described as 1 Blk 3 Diamondhead, Phase #2, Unit #10, AA-19-206 shall be sold to Holly K Raymond for the price of \$25,000.00 pursuant to the contract attached to the Petition as Exhibit "A," and the net proceeds from the sale shall be

deposited into the Registry of the Hancock County Chancery Clerk until further order of this Court.

SO ORDERED AND ADJUDGED, this 22 day of May, 2024.

  
CHANCELLOR

**Prepared by:**

\_\_\_\_\_  
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Hancock County  
I certify this instrument was filed on  
05-28-2024 12:21:24 PM  
and recorded in Deed Book  
2024 at pages 7965 - 7970  
Tiffany L. Cowan



*Tiffany L. Cowan*