



5000 Diamondhead Circle · Diamondhead, MS 39525

Phone: 228.222.4626 Fax: 228-222-4390

www.diamondhead.ms.gov

TO: City Council and City Manager

FROM: J. Pat Rich, Development Coordinator

DATE: August 28, 2024

SUBJECT: Lauren Hanat and Blair Nutting Side Yard Setback Variance

Lauren Hanat and Blair Nutting requested a variance to the 10' side yard setback for screened pool enclosure. The variance requested is 6'.

- Setback for pool decking is 4'. Side yard setback for enclosure is 10'. 6' difference.
- Lot is pie shaped and narrows to the rear.
- Similar variances for pool enclosures have been granted.
- The pool enclosure is screened and will have minimal, if any, impact on drainage.
- There were 2 objections (emails in packet).

The Planning & Zoning Commission voted 6-0 to recommend approving the variance.



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STAFF REPORT TO PLANNING COMMISSION

DATE: August 27, 2024

NATURE OF REQUEST: Lauren Hanat and Blair Nutting have filed an application requesting a variance from the Zoning Ordinance (Article 3.4.8) to allow the construction of a pool enclosure within 4' of the side yard property line. The property address is 7830 Alawai Avenue. The tax parcel number is 067Q-0-36-220.000. The property is in an R-6 zoning district. The side yard setback is 10'. The variance requested is 6'. The Case File Number is 202400364.

DATE OF PUBLIC HEARING BEFORE PLANNING COMMISSION: August 27, 2024

RECOMMENDATION TO PLANNING COMMISSION: 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. *Lot is pie shaped and narrows to 40' at the rear.*
- 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 other screened enclosures in R-6. Similar variances have been approved.*
- C. That special conditions and circumstances, if any, *do not* result from the actions of the applicant. *The pool decking is allowed to be 4' from the property line.*
- 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.
- 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.
- F. The Variance *does* observe the spirit of the Ordinance and *will not* change the character of the district (area).
- G. The Variance *will* observe the spirit of the Comprehensive Plan.
- H. That the Variance requested *will not* result in any change in use or density of the subject property.

Pat Rich

From: Austin Clark
Sent: Monday, August 26, 2024 3:17 PM
To: Pat Rich; lynn.debrow@gmail.com
Cc: Derek Cusick; Jon McCraw; jer2743@gmail.com
Subject: 2 of 2 Fwd: Variance

(CC: Jon, Derek, Mr. Rodriguez (7834 Loa Place))

Pat, Lynn,

Please see below, I have two residents that are against the variance on Alawai. Can this be sent out to the board or is it too late?

Austin Clark

Ward 4-Councilmember
City of Diamondhead, MS
ACLARK@DIAMONDHEAD.MS.GOV

From: Rodriguez <jer2743@gmail.com>
Sent: Saturday, August 24, 2024 7:19 AM
To: Austin Clark <aclark@diamondhead.ms.gov>
Subject: Variance

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

The 7834 Loa Place had a history of flooding and standing water when we first purchased in 2018. The flooding was coming through the fences of the neighboring properties of Alawai Ave. Within the year, we hired a contractor to install French drain which costed us couple thousands. It was not 100% successful since the basins didn't catch all standing waters. It is like having our own "pool" in the backyard.

The next couple years, we created a pathway (yes I already conferred with permit office, I was allowed) in our yard directing the flooding to the main drainage (even the city dug out a drainage on our front yard) without going into any neighboring properties. It successfully caught all neighboring flooding water and redirected it to the drainage (I still need to work on it a bit more, because I have a pocket in that pathway holding water until it either evaporate or just drain slowly in the ground.

Now that the pool project was already started (built), we were not informed that a pool was going to in the neighboring property. Considering how the sloping of the elevation navigates the rain to our property. I was under the assumption that the city would have this sort of data that restrict the building of a pool. We did reach out the city of our concerns.

First, I can understand having a pool is a nice luxury and family could enjoy, but if it causes flooding that is a huge concern. Are they going to be liable for any damage caused by the pool into our yard? Killing our grass from chlorine water? Damaging the wood fences that I installed? Etc?

Now as for the enclosure, they are asking to change the variances from 10 ft to 4 ft close to our fences. I can understand their need for privacy and enclosure is a nice touch. However, the roofing of the enclosure will bring more water into the fence area, with in mind that the elevation sloping will bring more flooding to our yard. With this concern, same question, are they going to be liable to the damage on our property caused by the flooding?

Now my interpretation of the "cause of the flooding", if it is a nature caused, that is different but if it is a cause by building something without consulting with the neighboring, that is a concern. I respectfully request, that the variance change be rejected.

Vr,

7834 Loa Place.

Pat Rich

From: Austin Clark
Sent: Monday, August 26, 2024 3:15 PM
To: Pat Rich; lynn.debrow@gmail.com
Cc: Jon McCraw; Derek Cusick; ear313313@icloud.com
Subject: 1 of 2 Opposition for 7830 Alawai Avenue

(CC: Jon, Derek, Evelyn Redding (7828 Alawai Ave)

Pat, Lynn,

Please see below, I have two residents that are against the variance on Alawai. Can this be sent out to the board or is it too late?

Thank you!

Austin Clark

Ward 4-Councilmember

City of Diamondhead, MS

ACLARK@DIAMONDHEAD.MS.GOV

From: ear313313@icloud.com <ear313313@icloud.com>
Sent: Saturday, August 24, 2024 5:40 PM
To: Austin Clark <aclark@diamondhead.ms.gov>
Subject: Opposition to variance request for 7830 Alawai Avenue

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Planning and Zoning Commission Chair and Members

This letter is written at the request of Mr Austin Clark our Councilmember of Ward 4

I am writing to request the Commission to adhere to the wise decision made in the past by your members to require at least ten feet set back for any construction adjacent to property lines

Mr Nuttings pool was inserted into the ground with approximately 4 feet from deck to ground

Dirt was added to slope downward toward adjacent properties possibly promoting additional drainage to adjacent yards

I assume Mr Nutting will be held liable for any insurance claims in the future for water damage caused by this drainage

I do not want to sit on my back patio and view his enclosure or eye sore over my fence

I believe this eye sore will decrease property values within sight of the structure

I strongly oppose allowing it to be built so close as 4 feet to my property

Several neighbors have mentioned that with the first hurricane it will blow over on adjacent properties and damage current homes

After visiting with Mr Pat Rich

And Mr Beau King at the zoning office on 5/12/24

They said that the enclosure could be build 35 feet in height according to code. I would hope it would only be 8 feet in height if built

In addition after the pool construction Mr Nutting constructed an additional concrete parking space to extend his driveway toward the pool

Again with the pad sloping toward my property with additional water drainage toward My property and gate

To my knowledge he constructed no drainage pipes from the pool to the culverts adjacent to Alawai Avenue

He does have two above ground pipes-one leading to my fence from the side of the pool and another leading to the new

Parking space coming from the pool pump equipment

For these many reasons I strongly encourage u to block this application for variance

Evelyn Redding

7828 Alawai Avenue

Sent from my iPhone



Commissioner Bennett
Commissioner Brewer
Commissioner Debrow
Commissioner Parrish
Commissioner Harwood
Commissioner Raymond
Commissioner Nicaud

AGENDA PLANNING AND ZONING COMMISSION

Tuesday, August 27, 2024

6:00 PM CST

Council Chambers, City Hall
and via teleconference, if necessary

Call to Order

Statement of Purpose

1. May our decisions today be made with wisdom, careful deliberation and in the best interest of the City of Diamondhead. May we display patience and kindness in our dealings with each other and all who are in attendance and may any decisions made today promote the health, safety and welfare of the citizens of Diamondhead and the enhancement of the City as a whole.

Pledge of Allegiance

Roll Call

Confirmation or Adjustments to Agenda

Approval of Minutes

2. Approval of July 23, 2024 minutes.

New Business

3. Presentation by Bob Barber of Orion Planning explaining the sub districts (Mixed Use District, Live-Make District, Townhome District and Waterfront District) of the Aloha District that will be used for rezoning the C-1 Commercial District. Questions and discussion encouraged.
4. *Passed 6-0* Lauren Hanat and Blair Nutting have filed an application requesting a variance from the Zoning Ordinance (Article 3.4.8) to allow the construction of a pool enclosure within 4' of the side yard property line. The property address is 7830 Alawai Avenue. The tax parcel number is 067Q-0-36-220.000. The property is in an R-6 zoning district. The side yard setback is 10'. The variance requested is 6'. The Case File Number is 202400364.

5. *Passed 6-0* The City of Diamondhead will hold a public hearing on a proposed Text Amendment to Ordinance Article 9 – Administration. The purpose is to add Architectural Review for Commercial Properties to the Planning Commission responsibilities. The Case File Number is 202400377.

Unfinished Business

Open Public Comments to Non-Agenda Items

Commissioners' Comments

Communication / Announcements

6. The next City Council meeting is Tuesday, September 3, 2024.
The next Planning Commission meeting is Tuesday, September 24, 2024.



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

APPLICATION FOR VARIANCE REQUEST

Case Number: 202400364

Date 7-9-2024

Applicant: Lauren Katherine Hanat + Richard Blair Nutting

Applicant's Address: 7830 Hawaii Ave., Diamondhead, MS. 39525

Applicant's Email Address: blairnutting@gmail.com lauren.hanat@gmail.com

Applicant's Contact Number: (Home) _____ (Work) _____ (Cell) Blair (310) 963-1678

Property Owner: Lauren Katherine Hanat

Owner's Mailing Address: 7830 Hawaii Ave., Diamondhead, MS. 39525

Owner's Email Address lauren.hanat@gmail.com

Owner's Contact Number: (Home) _____ (Work) _____ (Cell) (516) 695-2416

Tax Roll Parcel Number: D107Q-0-36-220.000

Physical Street Address: 7830 Hawaii Ave., Diamondhead MS. 39525

Legal Description of Property: Ph 2, Unit 3, BIK 6, lot 21

Zoning District: _____

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

Side of the proposed pool enclosure is less than
the required setback (approximately 4' from the
left side property line)

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 August 27th 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]
Signature of Applicant

[Signature]
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 ()

10'
4'

Variance of 6'

REQUIRED ITEM A

Property Owner Lauren Katherine Hamat

Street Address 7830 Alawai Avenue, Diamondhead, MS.

Statement Describing Variance Request

Our proposed pool enclosure encroaches
within the 10' setback. It is approximately
4' from the property line on one side of the property

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, It only affects our property
the enclosure will be screened so this will
not create additional run off from the roof

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 properties have pools and
screened enclosures which encroach
within the required setback

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

Response: The lot is pie shaped and required us
to have one corner of the pool to be 4' from
the property line

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

Response: I do not believe so as other properties
have pools and enclosures which
encroach within the 10' setback.

2023 17532
Recorded in the Above
Deed Book & Page
11-28-2023 03:35:48 PM
Timothy A Keller
Hancock County

Prepared By:
The Casano Law Firm, P.A.
4403 West Aloha Drive
Diamondhead, MS 39525
228-255-0035
File No.: 23-0773

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

Index As: Lot 21, Blk 6, Diamondhead, Phase 2, Unit 3

**STATE OF MISSISSIPPI
COUNTY OF HANCOCK**

WARRANTY DEED

For and in consideration of the sum of Ten And No/100 Dollars (\$10.00), cash in hand, paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we

Michelina M. Brocato and Jane B Carrow, Grantors
16621 Kapalama Ct.
Diamondhead, MS 39525
Phone: 228-806-4364

Do hereby sell, convey, bargain and warrant to

Lauren Hanat, Grantee
7830 Alawai Avenue
Diamondhead, MS 39525
Phone: 516-695-2416

The following described real property situated and located in Hancock County, Mississippi, more particularly and certainly described as follows:

Lot 21, Block 6, Unit 3, Diamondhead, Phase 2, a subdivision according to 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.

This conveyance is made subject to any and all reservations, restrictions, easements, exceptions, covenants and conditions of record, including any mineral, oil or gas reservations and any covenants or restrictions of record.

If bounded by water, the warranty granted herein shall not extend to any part of the above described property which is tideland or coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act and this conveyance includes any natural accretion and is subject to any erosion due to the action of the elements.

The Grantors herein certify that the property herein above conveyed forms no part of the homestead of said Grantors.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and that when said taxes are actually determined, if the proration as of this date is incorrect, the parties herein agree to pay on a basis of an actual proration. All subsequent years taxes are specifically assumed by Grantee herein.

WITNESS OUR SIGNATURES, this the 20th day of November, 2023.

Michelina M. Brocato
Michelina M. Brocato

Jane B Carrow
Jane B Carrow

STATE OF MISSISSIPPI
COUNTY OF HANCOCK

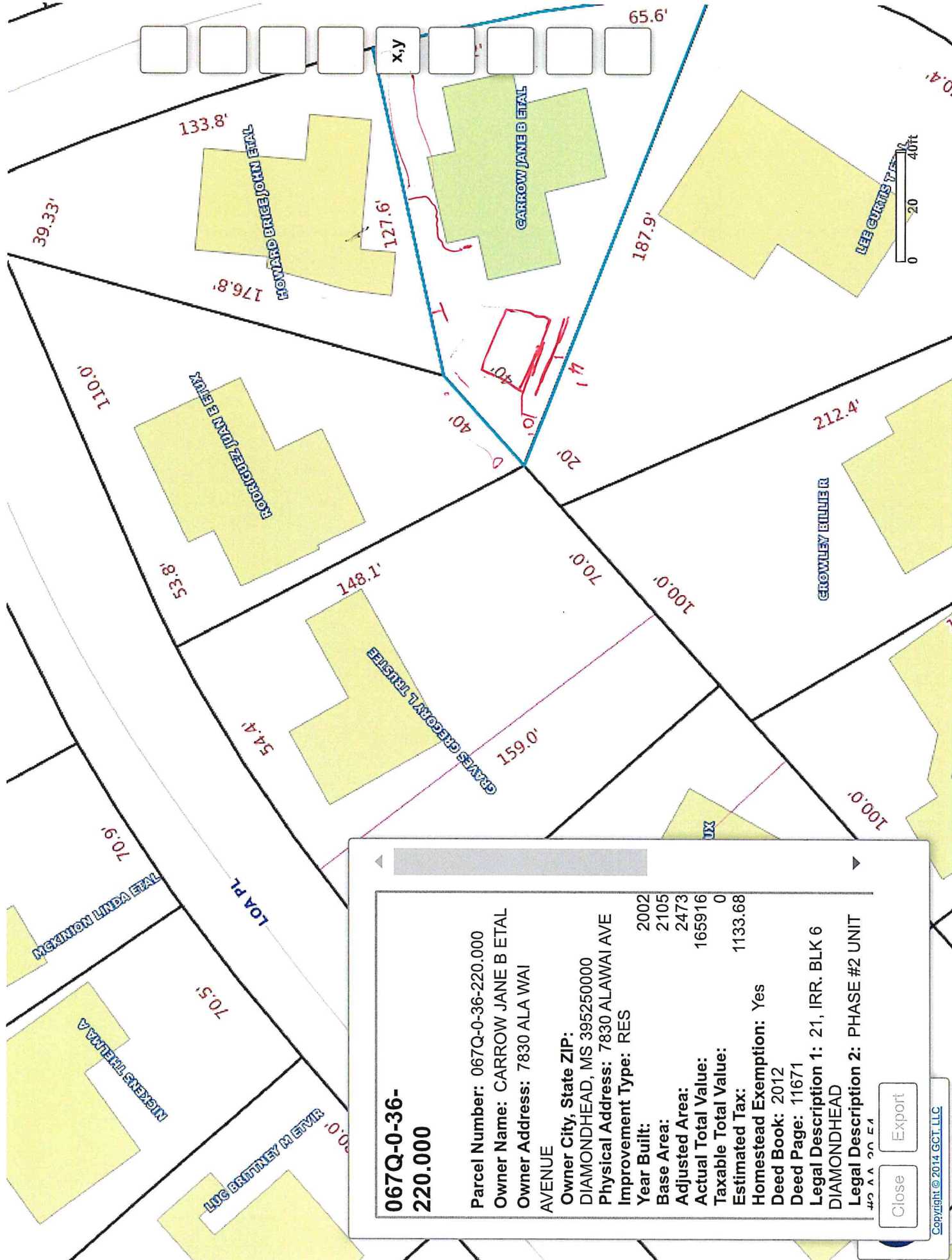
Personally came and appeared before me, the undersigned authority in and for the aforesaid County and State on this the 20th of November, 2023, Michelina M. Brocato and Jane B Carrow, who acknowledged that they/he/she signed and delivered the foregoing instrument of writing on the day and year therein mentioned.



Tabitha Garrard
Notary Public
My Commission Expires: _____



Hancock County
I certify this instrument was filed on
11-28-2023 03:35:48 PM
and recorded in Deed Book
2023 at pages 17532 - 17533
Timothy A Keller

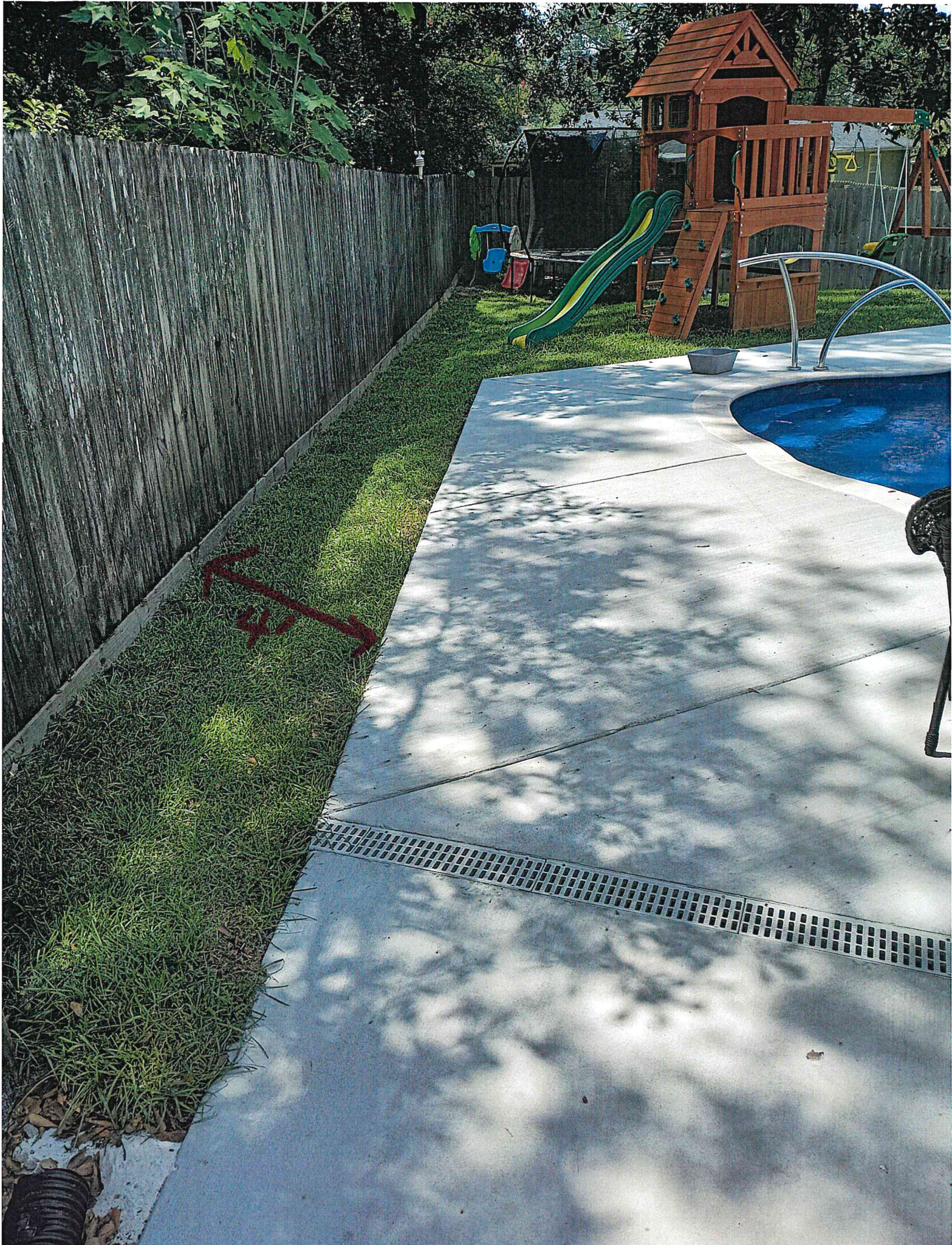


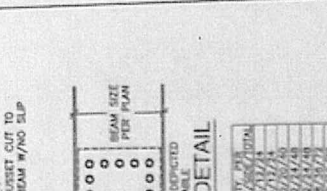
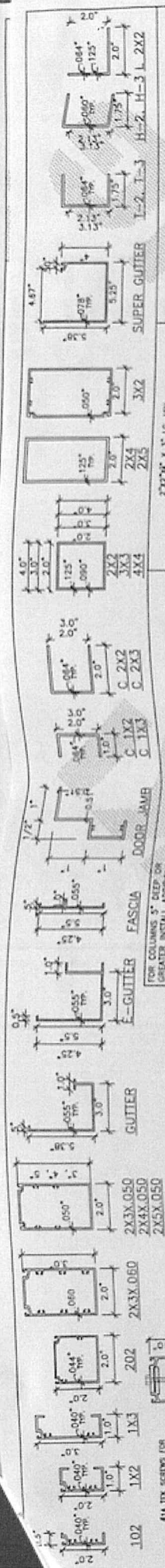
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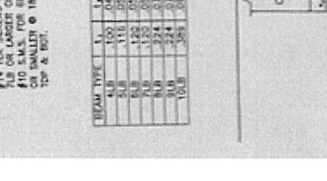
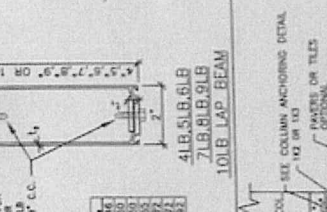
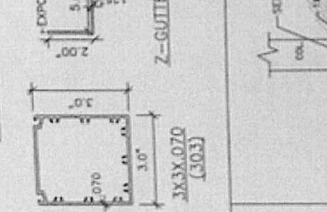
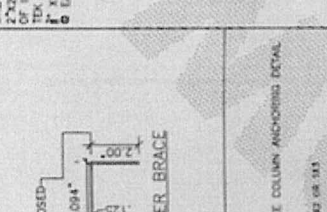
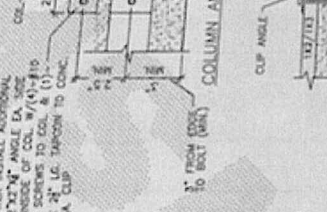
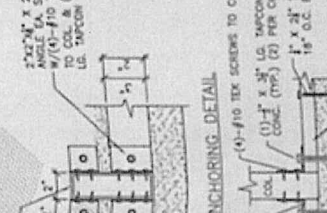
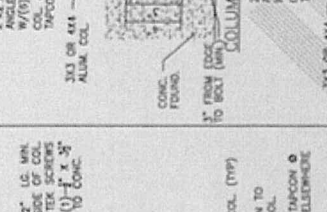
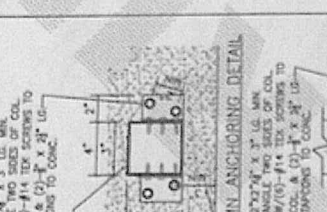
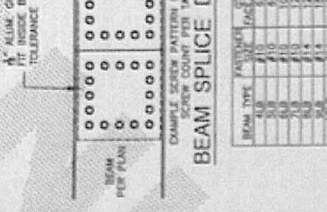
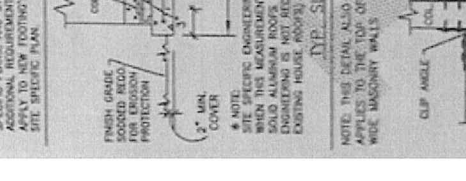
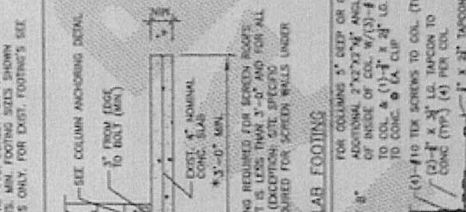
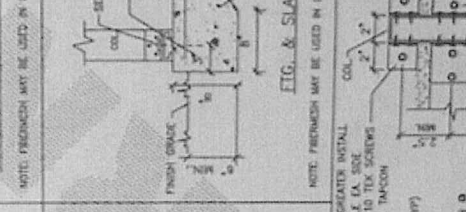
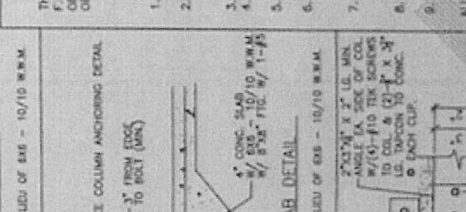
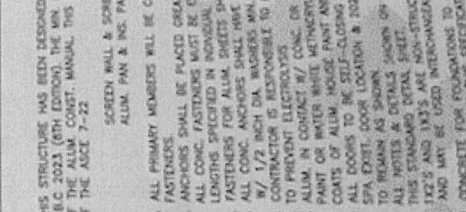
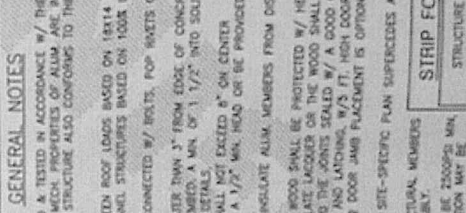
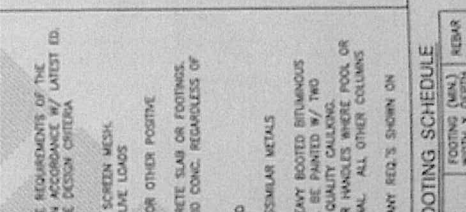
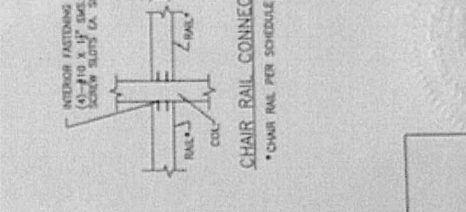
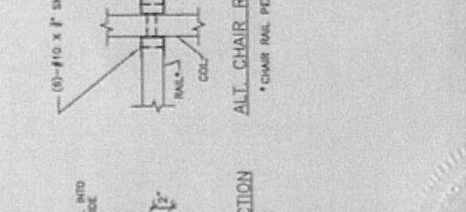
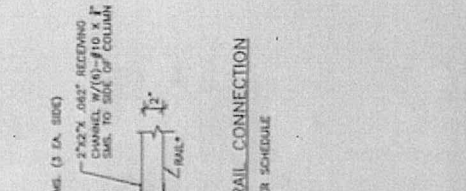
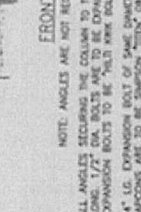
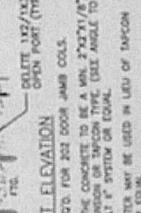
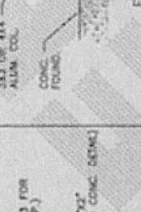
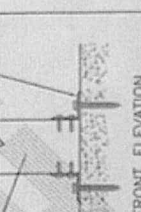
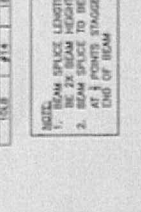
Parcel Number: 067Q-0-36-220.000
 Owner Name: CARROW JANE B ETAL
 Owner Address: 7830 ALAWAI AVENUE
 Owner City, State ZIP: DIAMONDHEAD, MS 395250000
 Physical Address: 7830 ALAWAI AVE
 Improvement Type: RES
 Year Built: 2002
 Base Area: 2105
 Adjusted Area: 2473
 Actual Total Value: 165916
 Taxable Total Value: 0
 Estimated Tax: 1133.68
 Homestead Exemption: Yes
 Deed Book: 2012
 Deed Page: 11671
 Legal Description 1: 21, IRR, BLK 6 DIAMONDHEAD
 Legal Description 2: PHASE #2 UNIT #2 A 20 5 A

Close Export





BEAM TYPE	MIN. TYPE	MAX. TYPE	QTY. PER BEAM	MIN. TYPE	MAX. TYPE	QTY. PER BEAM
102	1/4"	1/2"	10	1/4"	1/2"	10
101X	1/4"	1/2"	10	1/4"	1/2"	10
102	1/4"	1/2"	10	1/4"	1/2"	10
101X	1/4"	1/2"	10	1/4"	1/2"	10
102	1/4"	1/2"	10	1/4"	1/2"	10
101X	1/4"	1/2"	10	1/4"	1/2"	10
102	1/4"	1/2"	10	1/4"	1/2"	10
101X	1/4"	1/2"	10	1/4"	1/2"	10



GENERAL NOTES
THIS STRUCTURE HAS BEEN DESIGNED & TESTED IN ACCORDANCE W/ THE REQUIREMENTS OF THE F.B.C. 2023 (9TH EDITION) & ASCE 7-22. THE MIN. MESH PROPERTIES OF ALUM ARE IN ACCORDANCE W/ LATEST ED. OF THE AGC 7-22. CONSULT MANUAL THIS STRUCTURE ALSO CONFORMS TO THE DESIGN CRITERIA OF THE AGC 7-22.

1. ALL PRIMARY MEMBERS WILL BE CONNECTED W/ BOLTS, POP NAILS OR OTHER POSITIVE FASTENERS. CONNECTIONS SHALL BE PLACED GREATER THAN 3" FROM EDGE OF CONCRETE SLAB OR FOOTINGS.
2. ALL CONCRETE FASTENERS MUST BE ORDERED, A MIN. OF 1 1/2" INTO SOLID CONCRETE, REGARDLESS OF LENGTHS SPECIFIED IN INDIVIDUAL DETAILS.
3. ALL FASTENERS FOR ALUM. SHEETS SHALL NOT EXCEED 8" ON CENTER.
4. ALL CONCRETE ANCHORS SHALL HAVE A 1/2" MIN. HOLE OR BE PROVIDED W/ 1/2" MIN. DIA. WAGERS MIN. 1/2" FROM FACE OF CONCRETE.
5. CONTRACTOR IS RESPONSIBLE TO INSULATE ALUM. MEMBERS FROM DISSIMILAR METALS TO PREVENT GALVANIC CORROSION OR WOOD SHALL BE PROTECTED W/ HEAVY BOOTED BITUMINOUS ALUM. IN CONTACT W/ CONTAMINATE LACKER OR THE WOOD SHALL BE PAINTED W/ TWO COATS OF ALUM. WATER RESISTANT AND THE JOINTS SEALED W/ A GOOD QUALITY CALKING.
6. ALL DOORS TO BE SECURED & 202 DOOR JAMB PLACEMENT IS OPTIONAL. ALL OTHER COLUMNS TO REMAIN AS DETAIL SHOWN ON SITE-SPECIFIC PLAN SUPERSEDES ANY REQ'S SHOWN ON THIS DRAWING.
7. THIS DRAWING IS INTENDED FOR INTERCHANGEABLE USE.
8. ALL NOTES & DETAILS SHALL BE USED IN CONJUNCTION WITH THE FOLLOWING SCHEDULE.
9. 1X2'S AND 1X3'S ARE NON-STRUCTURAL MEMBERS AND MAY BE USED INTERCHANGEABLE.

STRIP FOOTING SCHEDULE

STRUCTURE	FOOTING (MIN) WIDTH X DEPTH	REBAR
SCREEN ROOF W/ UP TO 7 LB	12"x10"	2-#5
SCREEN ROOF W/ 8 LB	12"x12"	2-#5
SCREEN ROOF W/ 9 LB OR 10 LB	12"x16"	2-#5
ALL SOIL LUMEN	12"x18"	2-#5

ALL CONCRETE FOOTINGS TO BE 2000PSI MIN. CONCRETE PER LOCAL BUILDING CODES. AL 5003-15 REQUIRED FOR LOCAL BUILDING CODES. AL 5003-15 FOR ALL LOCAL BUILDING CODES. AL 5003-15 FOR ALL LOCAL BUILDING CODES. AL 5003-15 FOR ALL LOCAL BUILDING CODES. AL 5003-15 FOR ALL LOCAL BUILDING CODES. AL 5003-15 FOR ALL LOCAL BUILDING CODES.

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STRIP FOOTING SCHEDULE

STRUCTURE	FOOTING (MIN) WIDTH X DEPTH	REBAR
SCREEN ROOF W/ UP TO 7 LB	12"x10"	2-#5
SCREEN ROOF W/ 8 LB	12"x12"	2-#5
SCREEN ROOF W/ 9 LB OR 10 LB	12"x16"	2-#5
ALL SOIL LUMEN	12"x18"	2-#5

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TARNOWSKI ENGINEERING
ENGINEERING BUSINESS CA 0006977
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DATE: 01/01/2024
SCALE: N.T.S.
SHEET: C
2/5/24
TARNOWSKI, P.E.
STRUCTURAL DESIGNER - P.E. (LIC. 0006984)

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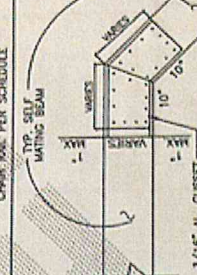
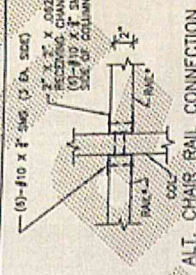
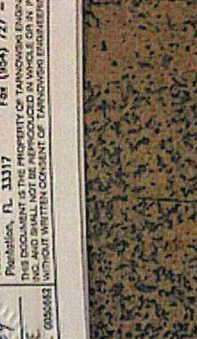
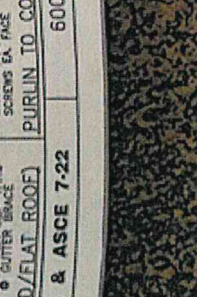
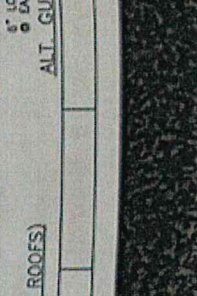
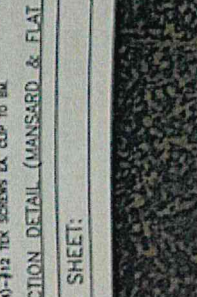
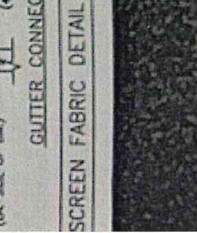
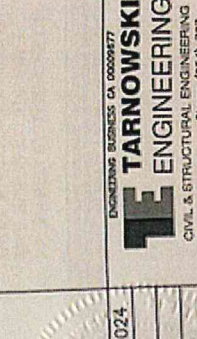
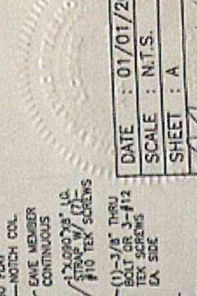
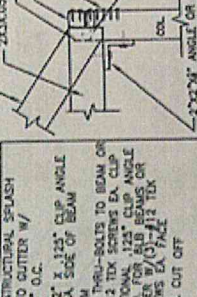
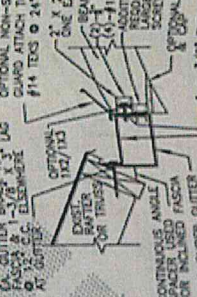
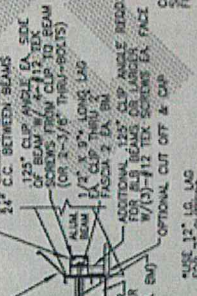
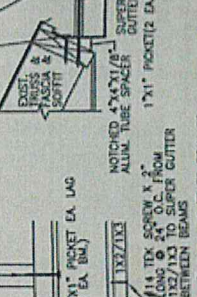
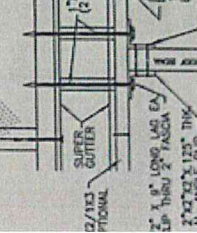
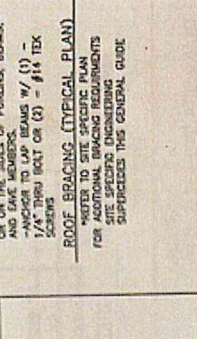
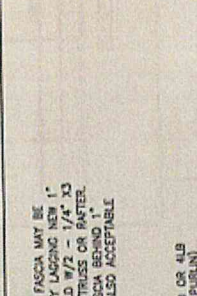
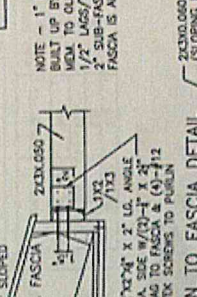
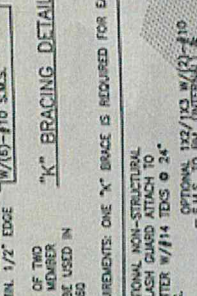
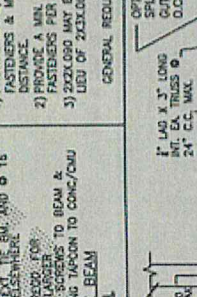
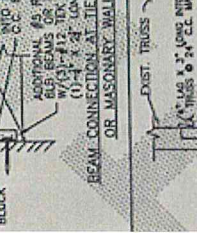
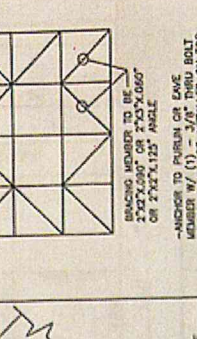
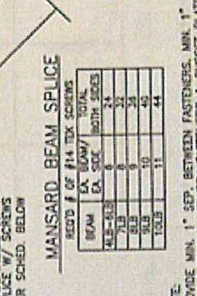
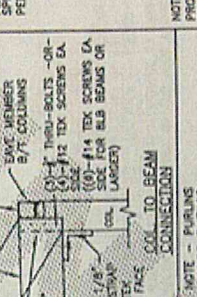
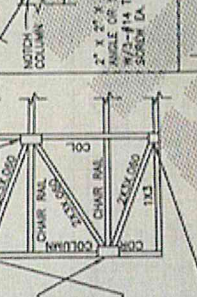
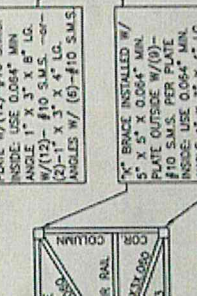
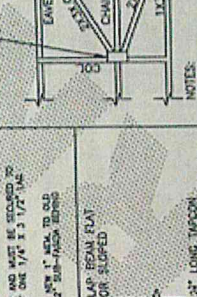
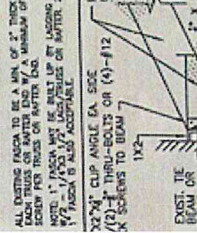
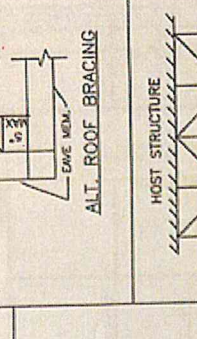
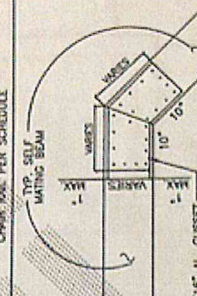
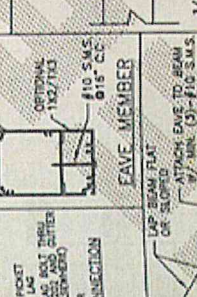
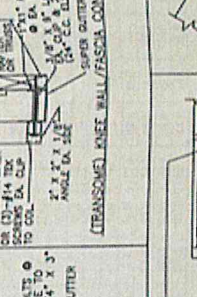
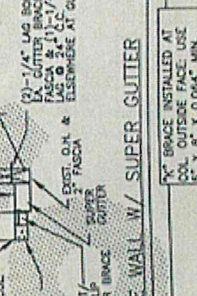
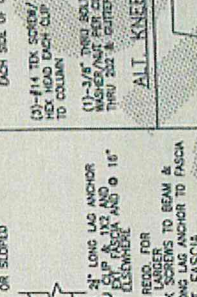
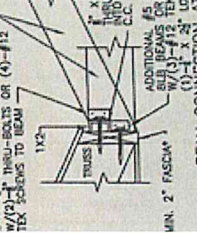
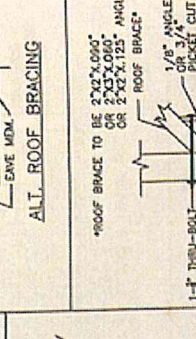
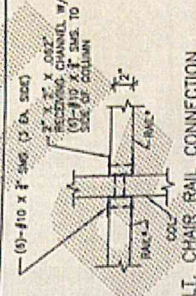
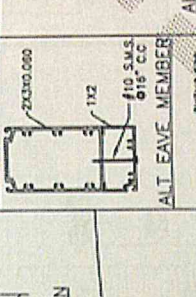
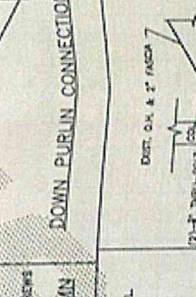
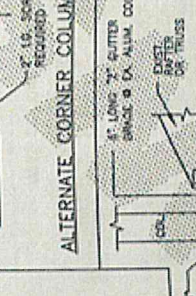
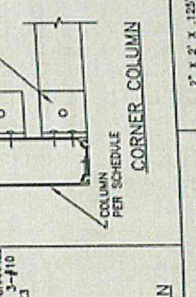
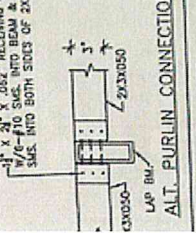
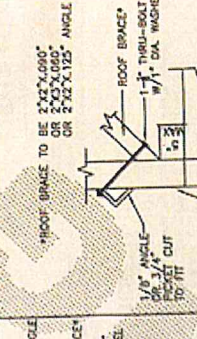
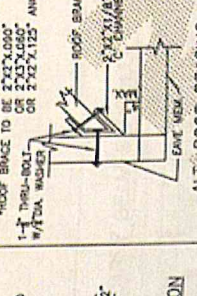
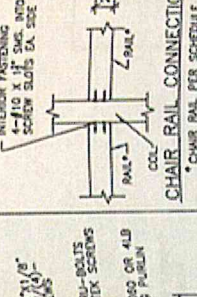
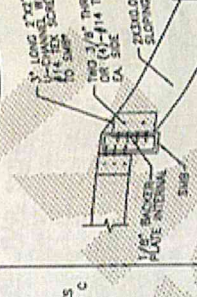
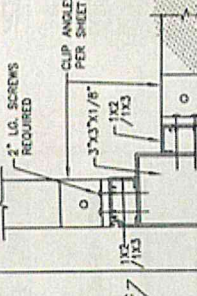
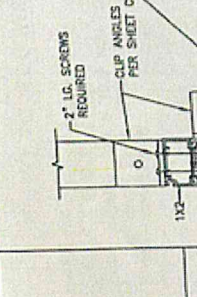
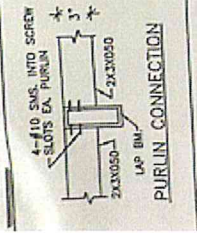
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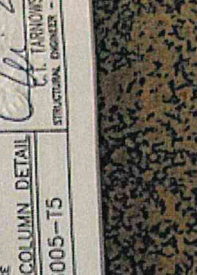
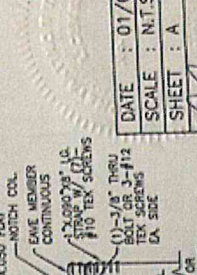
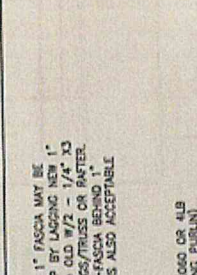
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BEAM	EA. SIDE	BOTH SIDES
4L2-8L2	2	4
4L2-6L2	2	4
4L2-4L2	2	4
4L2-2L2	2	4
TOTAL	8	16



TARNOWSKI ENGINEERING

CIVIL & STRUCTURAL ENGINEERING

7380 N.W. 30th Street
 Pompano Beach, FL 33131
 Phone: (954) 727-1100
 Fax: (954) 727-1100

DATE: 01/01/2024
 SCALE: N.T.S.
 SHEET: A

Ch. Tarnowski, P.E.
 STRUCTURAL DESIGNER - P.N. 063883

F.B.C. 2023 (8TH EDITION) & ASCE 7-22

6005-15

SCREEN FABRIC DETAIL SHEET:

ALL CALCULATIONS ARE BASED ON THE FOLLOWING CRITERIA:

- FOR SCREENING WITH 18X14 0.13" MESH TABLE 2002.4 SPANS ARE BASED ON LOADS FROM FBC WALL & ROOF LOADS ARE APPLIED SIMULTANEOUSLY TO WALL & ROOF
- 5.3 PSF ROOF LOAD - 19-PSF WALL COMBINED LOAD / CATEGORY 1
- WIND LOAD - 160 MPH / EXPOSURE B / CATEGORY 1
- DESIGN MEETS 1/80 DEFLECTION REQUIREMENTS

SCREEN BEAM SCHEDULES WITH MANSARD ROOF

BEAM	W/8" COLUMN HEIGHT						W/10" COLUMN HEIGHT						W/12" COLUMN HEIGHT						W/16" COLUMN HEIGHT					
	4'	5'	6'	7'	8'	BEAM	4'	5'	6'	7'	8'	BEAM	4'	5'	6'	7'	8'	BEAM	4'	5'	6'	7'	8'	BEAM
4LB	10.6	14.8	19.5	24.5	29.5	4LB	10.6	14.8	19.5	24.5	29.5	4LB	10.6	14.8	19.5	24.5	29.5	4LB	10.6	14.8	19.5	24.5	29.5	4LB
5LB	11.2	15.5	20.5	25.5	30.5	5LB	11.2	15.5	20.5	25.5	30.5	5LB	11.2	15.5	20.5	25.5	30.5	5LB	11.2	15.5	20.5	25.5	30.5	5LB
6LB	11.8	16.5	22.0	27.0	32.0	6LB	11.8	16.5	22.0	27.0	32.0	6LB	11.8	16.5	22.0	27.0	32.0	6LB	11.8	16.5	22.0	27.0	32.0	6LB
7LB	12.4	17.5	23.5	28.5	33.5	7LB	12.4	17.5	23.5	28.5	33.5	7LB	12.4	17.5	23.5	28.5	33.5	7LB	12.4	17.5	23.5	28.5	33.5	7LB
8LB	13.0	18.5	25.0	30.0	35.0	8LB	13.0	18.5	25.0	30.0	35.0	8LB	13.0	18.5	25.0	30.0	35.0	8LB	13.0	18.5	25.0	30.0	35.0	8LB
9LB	13.6	19.5	26.5	31.5	36.5	9LB	13.6	19.5	26.5	31.5	36.5	9LB	13.6	19.5	26.5	31.5	36.5	9LB	13.6	19.5	26.5	31.5	36.5	9LB
10LB	14.2	20.5	28.0	33.0	38.0	10LB	14.2	20.5	28.0	33.0	38.0	10LB	14.2	20.5	28.0	33.0	38.0	10LB	14.2	20.5	28.0	33.0	38.0	10LB

FOR LARGER SPANS SEE SITE SPECIFIC ENGINEERING.
 TABLE APPLIES TO MANSARD, HALF MANSARD, AND A-FRAME ROOFS.
 MAX. LOADS MAY BE USED IN LIEU OF SLB.

SCREEN BEAM SCHEDULES WITH FLAT ROOF

BEAM	UP TO 10' COLUMN HEIGHT						UP TO 20' COLUMN HEIGHT					
	4'	5'	6'	7'	8'	BEAM	4'	5'	6'	7'	8'	BEAM
4LB	10.6	14.8	19.5	24.5	29.5	4LB	10.6	14.8	19.5	24.5	29.5	4LB
5LB	11.2	15.5	20.5	25.5	30.5	5LB	11.2	15.5	20.5	25.5	30.5	5LB
6LB	11.8	16.5	22.0	27.0	32.0	6LB	11.8	16.5	22.0	27.0	32.0	6LB
7LB	12.4	17.5	23.5	28.5	33.5	7LB	12.4	17.5	23.5	28.5	33.5	7LB
8LB	13.0	18.5	25.0	30.0	35.0	8LB	13.0	18.5	25.0	30.0	35.0	8LB
9LB	13.6	19.5	26.5	31.5	36.5	9LB	13.6	19.5	26.5	31.5	36.5	9LB
10LB	14.2	20.5	28.0	33.0	38.0	10LB	14.2	20.5	28.0	33.0	38.0	10LB

COLUMN SCHEDULES WITH SCREEN FABRIC ROOF

COLUMN	MAXIMUM COLUMN HEIGHT 15'00" ROOF BEAM						MAXIMUM COLUMN HEIGHT 16'00" ROOF BEAM						MAXIMUM COLUMN HEIGHT 17'00" ROOF BEAM					
	4'	5'	6'	7'	8'	BEAM	4'	5'	6'	7'	8'	BEAM	4'	5'	6'	7'	8'	BEAM
4LB	10.6	14.8	19.5	24.5	29.5	4LB	10.6	14.8	19.5	24.5	29.5	4LB	10.6	14.8	19.5	24.5	29.5	4LB
5LB	11.2	15.5	20.5	25.5	30.5	5LB	11.2	15.5	20.5	25.5	30.5	5LB	11.2	15.5	20.5	25.5	30.5	5LB
6LB	11.8	16.5	22.0	27.0	32.0	6LB	11.8	16.5	22.0	27.0	32.0	6LB	11.8	16.5	22.0	27.0	32.0	6LB
7LB	12.4	17.5	23.5	28.5	33.5	7LB	12.4	17.5	23.5	28.5	33.5	7LB	12.4	17.5	23.5	28.5	33.5	7LB
8LB	13.0	18.5	25.0	30.0	35.0	8LB	13.0	18.5	25.0	30.0	35.0	8LB	13.0	18.5	25.0	30.0	35.0	8LB
9LB	13.6	19.5	26.5	31.5	36.5	9LB	13.6	19.5	26.5	31.5	36.5	9LB	13.6	19.5	26.5	31.5	36.5	9LB
10LB	14.2	20.5	28.0	33.0	38.0	10LB	14.2	20.5	28.0	33.0	38.0	10LB	14.2	20.5	28.0	33.0	38.0	10LB

FOR LARGER SPANS SEE SITE SPECIFIC ENGINEERING.
 TABLE APPLIES TO BOTH BEARING AND NON BEARING
 WALLS FOR HORIZONTAL WIND LOADS CONTROL IN DESIGN.
 MAX. LOADS MAY BE USED IN LIEU OF SLB.

ALL CALCULATIONS ARE BASED ON 6005-T5 ALUMINUM ALLOY

*1/3 STRESS REDUCTION NOT USED IN CALCULATIONS
 *LINEAR INTERPOLATION BETWEEN COLUMN SPACING IS ALLOWED

GREEN FABRIC DETAIL SHEET: 18X14 MESH EXPOSURE B 160 MPH

CHAIR RAIL SCHEDULE

RAIL	MAXIMUM RAIL SPAN	LOAD FACTOR*
2x2	6.6	1.7
2x3	8.8	2.4
2x4	11.0	3.1
2x6	15.0	4.3
2x8	20.0	5.8
2x10	26.0	7.9

*LOAD FACTOR = 1/2 THE DISTANCE TO CHAIR RAIL OR GROUND BELOW + 1/2 THE DISTANCE TO CHAIR RAIL OR DAVE ABOVE

BEAM	W/16" COLUMN HEIGHT					
	4'	5'	6'	7'	8'	BEAM
4LB	10.6	14.8	19.5	24.5	29.5	4LB
5LB	11.2	15.5	20.5	25.5	30.5	5LB
6LB	11.8	16.5	22.0	27.0	32.0	6LB
7LB	12.4	17.5	23.5	28.5	33.5	7LB
8LB	13.0	18.5	25.0	30.0	35.0	8LB
9LB	13.6	19.5	26.5	31.5	36.5	9LB
10LB	14.2	20.5	28.0	33.0	38.0	10LB

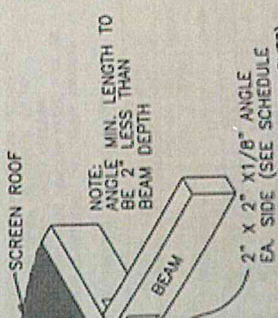
FOR LARGER SPANS SEE SITE SPECIFIC ENGINEERING.
 TABLE APPLIES TO MANSARD, HALF MANSARD, AND A-FRAME ROOFS.
 MAX. LOADS MAY BE USED IN LIEU OF SLB.

EAVE RAIL SCHEDULE

EAVE	MAXIMUM EAVE SPAN	LOAD FACTOR*
2x2	4.0	1.7
2x3	5.5	2.4
2x4	7.0	3.1
2x6	9.5	4.3
2x8	13.0	5.8
2x10	17.0	7.9

*LOAD FACTOR = 1/2 THE DISTANCE TO CHAIR RAIL BELOW + 1/2 THE ROSE OF THE ROOF ABOVE

BEAM	SREW SIZE	# OF SCREWS (EA. ANGLE FACE)
4LB, 5LB, 6LB	#14	4
7LB, 8LB, 9LB, 10LB	#12	5
11LB, 12LB, 13LB, 14LB, 15LB, 16LB	#10	6



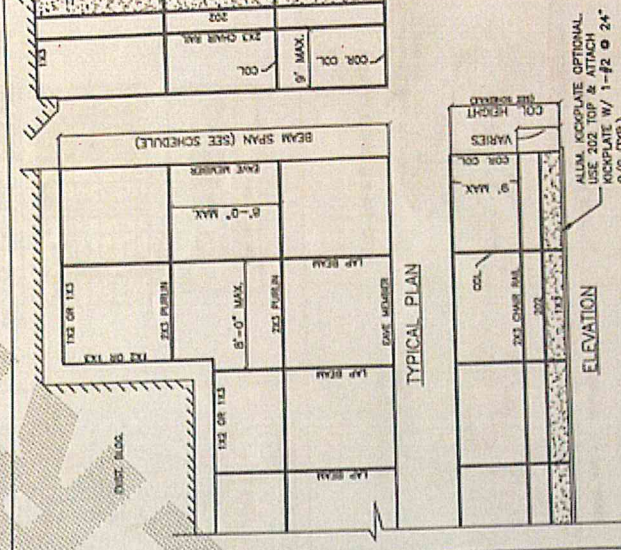
2" x 2" x 11/8" ANGLE EA. SIDE (SEE REQUIREMENTS) FOR SCREW REQUIREMENTS)

CARRY BEAM CONN. DETAIL

CARRY BEAM SCHEDULE FOR SCREEN ROOFS

BEAM	4'	5'	6'	7'	8'	BEAM	4'	5'	6'	7'	8'	BEAM
4LB	12.2	16.5	21.0	25.5	30.0	4LB	12.2	16.5	21.0	25.5	30.0	4LB
5LB	13.0	17.5	22.5	27.0	31.5	5LB	13.0	17.5	22.5	27.0	31.5	5LB
6LB	13.8	18.5	24.0	28.5	33.0	6LB	13.8	18.5	24.0	28.5	33.0	6LB
7LB	14.6	19.5	25.5	30.0	34.5	7LB	14.6	19.5	25.5	30.0	34.5	7LB
8LB	15.4	20.5	27.0	31.5	36.0	8LB	15.4	20.5	27.0	31.5	36.0	8LB
9LB	16.2	21.5	28.5	33.0	37.5	9LB	16.2	21.5	28.5	33.0	37.5	9LB
10LB	17.0	22.5	30.0	34.5	39.0	10LB	17.0	22.5	30.0	34.5	39.0	10LB

*BEAM LOAD FACTOR = THE SUM OF 1/2 THE SPAN OF THE LONGEST MEMBER ATTACHED TO EACH END OF THE CARRY BEAM. MAX. LOADS MAY BE USED IN LIEU OF SLB.
 NOTE: SPANS ARE BASED ON 10-PSF CARRY BEAM LIVE LOAD.



NOTE: THESE SHEETS ARE VALID ONLY IF ACCOMPANIED BY SITE SPECIFIC DRAWING PREPARED BY THIS OFFICE

DATE: 01/01/2024
 SCALE: N.T.S.
 SHEET: B (1608B)
 C.T. TARNOWSKI, P.E.
 CIVIL & STRUCTURAL ENGINEERING
 7500 N.W. 5th Street
 Plantation, FL 33324
 Phone (954) 722-8888
 Fax (954) 722-8888
 THIS FIRM HAS BEEN DESIGNATED AS AN ENGINEERING FIRM ON THE DATE ABOVE AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT WRITTEN CONSENT OF TARNOWSKI ENGINEERING.

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6005-T5



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

TO: Lauren Hanat, Blair Nutting and adjacent property owners

FROM: J. Pat Rich, Development Coordinator 

DATE: August 9, 2024

SUBJECT: Variance request before the Planning & Zoning Commission

Lauren Hanat and Blair Nutting have filed an application requesting a variance from the Zoning Ordinance (Article 3.4.8) to allow the construction of a pool enclosure within 4' of the side yard property line.

The property address is 7830 Alawai Avenue. The tax parcel number is 067Q-0-36-220.000. The property is in an R-6 zoning district. The side yard setback is 10'. The variance requested is 6'. The Case File Number is 202400364

In accordance with the Comprehensive Zoning Ordinance Article 9.8.6, 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, August 27, 2024, 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 at <https://www.youtube.com/@cityofdiamondhead3502/streams>.

If you have any questions or comments or would like to review the application, you may contact J. Pat Rich, Development Coordinator, at p_rich@diamondhead.ms.gov or 228-242-1613.

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

Lauren Hanat and Blair Nutting have filed an application requesting a variance from the Zoning Ordinance (Article 4.19) to allow the construction of a pool enclosure within 4' of the side yard property line.

The property address is 7830 Alawai Avenue. The tax parcel number is 067Q-0-36-220.000. The property is in an R-6 zoning district. The side yard setback is 10'. The variance requested is 6'. The Case File Number is 202400364.

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, August 27, 2024, 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 p_rich@diamondhead.ms.gov or 228-242-1613.