

Exhibit A-1

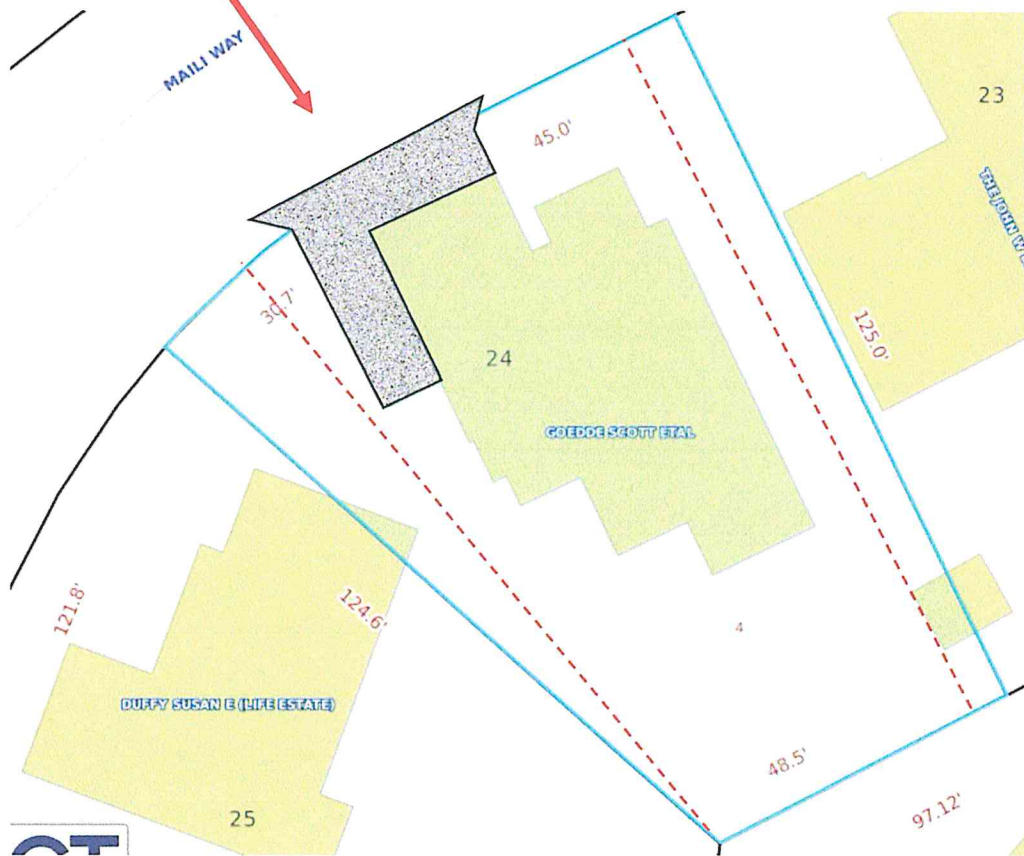
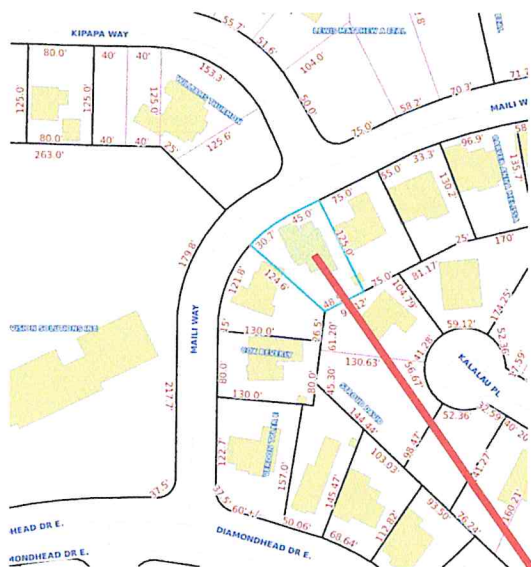


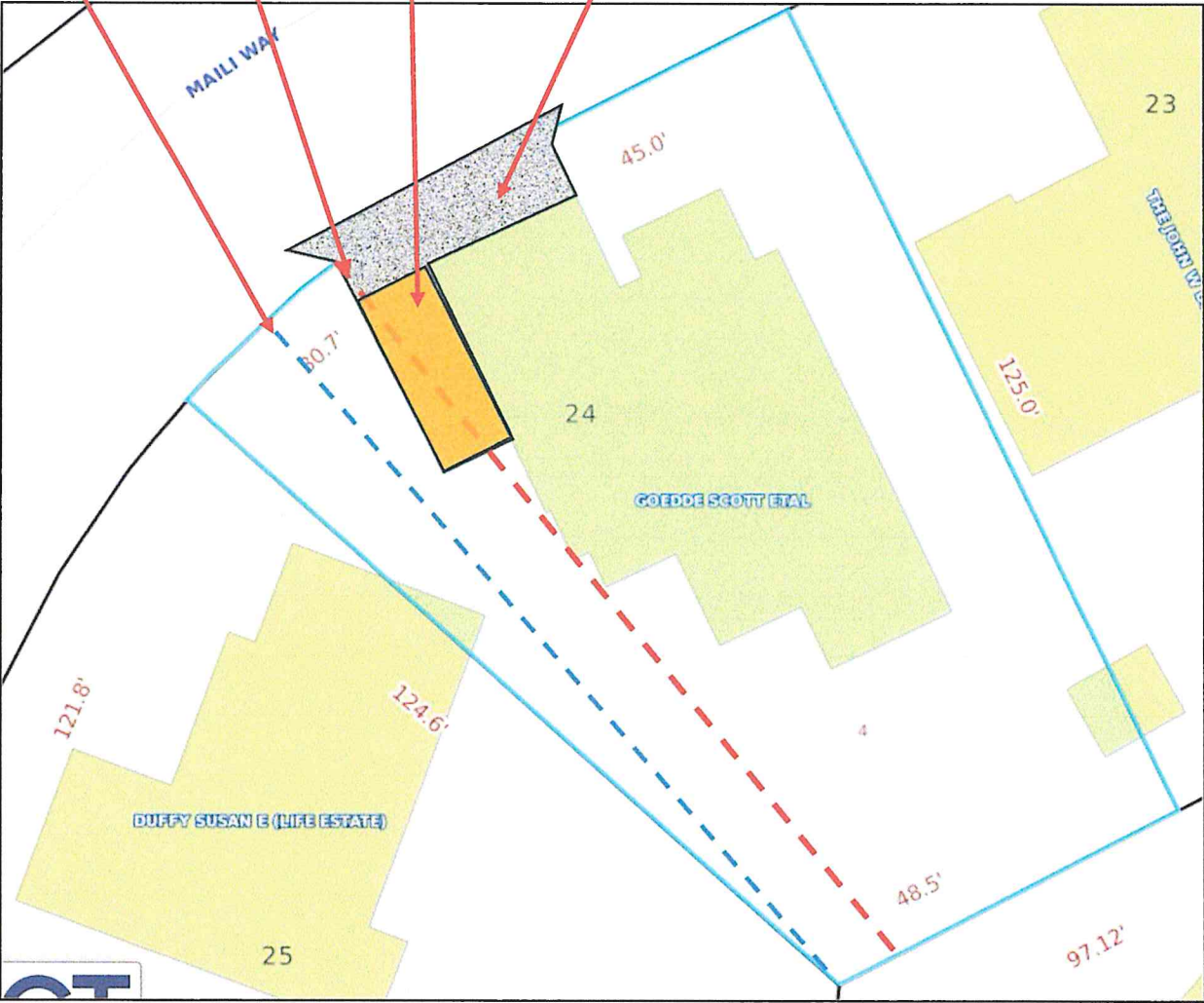
Exhibit A-2

Right (West)
Property Line

10' Side
Setback

9'x24' Garage
Extension
Approval
Request

Existing Driveway
and Side Parking



**Exhibit A-3
Elevation Illustration**







TO WHOM IT MAY CONCERN:
26FEB2025

CITY OF DIAMONDHEAD BUILDING & PLANNING

I DANIEL DUFFY (SUSAN DUFFY- OWNER) LIVE DIRECTLY NEXT TO THE GOEDDE'S AT 896 MAILI WAY.

IT IS MY UNDERSTANDING THAT THEY ARE WANTING TO ADD AN ADDITION GARAGE TO THEIR HOME AND THERE IS A SLIGHT VARIENCE.

WE HAVE NO ISSUE WITH THIS GARAGE BEING BUILT ONTO THEIR HOME.

SIGNED



3/8/25

DANIEL DUFFY ON BEHALF OF SUSAN DUFFY (MOTHER)

3/13/25

Ms. Susan Duffy, as owner, does not agree with
issuing this variance





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

TO: Donna Goedde and adjacent property owners

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

DATE: March 10, 2025

SUBJECT: Variance request before the Planning & Zoning Commission

Donna Goedde has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.8) to allow the extension of the existing garage within 3'6" of the side yard property line. The property address is 896 Maili Way. The tax parcel number is 067J-2-36-024.000. The property is in an R-6 zoning district. The side yard setback is 10 feet. The variance requested is 6'6". The Case File Number is 202500100.

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 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 or 228-242-1613.

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

Donna Goedde has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.8) to allow the extension of the existing garage within 3'6" feet of the side yard property line.

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202500100



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

APPLICATION FOR VARIANCE REQUEST

Case Number: _____

Date 2/27/25

Applicant: Bryon Griffith (David Rush Construction LLC)

Applicant's Address: 79326 Diamondhead Drive East, Diamondhead MS 39525

Applicant's Email Address: Bgriffith.cr2@gmail.com

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

Property Owner: Donna Goedde

Owner's Mailing Address: 896 Maili Way, Diamondhead MS 39525

Owner's Email Address Dlg219@gmail.com

Owner's Contact Number: (Home) _____ (Work) _____ (Cell) (414) 403-7821

Tax Roll Parcel Number: 067J-2-36-024.000

Physical Street Address: 896 Maili Way, Diamondhead MS 39525

Legal Description of Property: DIAMONDHEAD PH 2 UN 2 BLK 4 LO

Zoning District: R2 – Medium Density Residential

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

Request for approval to extend (widen) existing garage 9' x 24' over existing parking pad. Project would maintain existing front (N), left side (E), and rear (S) setback restrictions as complied with in the build of the existing residential structure. The project would require a variance to the right (W) side property line of between 3'-6.5'. The variance requested stems from the unique pie shaped angularity of the owner's lot, compounded by the particularly sharp arc of path of Maili Way at the confluence of the lot frontage of this property.

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.

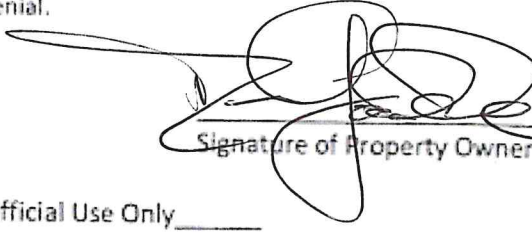
The City Council will not accept new case evidence once the recommendation has been made by the Planning Commission. If new evidence needs to be presented, the applicant will need to request that the matter be referred back to the Planning Commission for review.

The Public Hearing will be held on March 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 Donna Goedde

Street Address 896 Maili Way

Statement Describing Variance Request

My husband (Scott Goedde) and I are requesting a one-time variance from the existing building ordinance pertaining to the limitation of the 10' side setback ordinance. We are specifically requesting approval to extend (widen) our existing garage 9' x 24' over our existing parking pad. The widened garage maintains existing front, left side, and rear setback restrictions.. The project would require a variance to the right (West) side property line of between 3'-6.5'. The variation stems from the pie shaped angularity of our lot compounded by the sharp arc of Maili Way at our house.

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: _____

The requested variance (special condition) is unique to our homesite and, to the best of our understanding, will not adversely effect surrounding or similar properties. The unique geometric angles created by our narrow (45' back line) and (75' front line) which seam into Maili Way right at the confluence of the hard SE arc it takes to line up to Diamondhead Dr. E would make our project breach the West side Property line 3' nearest Maili Way at the NW corner of the new construction, and 6.5' at the back end SW corner.

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: Yes. Whether; (1) by virtue of grandfathered accessory structures prior to the Incorporation of Diamondhead as a City, (2) by the retention of separable and unique sub-lots on combined multi-lot build sites, or (3) by isolated approval of prior variance requests, numerous homesites throughout Diamondhead enjoy more than one accessory structure.

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

Response: _____

No, the special condition requested is caused by our requested widening of our existing garage. No external factors are related to this request.

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

Response: _____

No, we do not perceive that the variance we are requesting will give us any special privilege or rights not available to owners of similar properties given similar underlying circumstances.

- 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.

Property Address: 896 Maili Way, Diamondhead MS

See surrounding parcel ownership with addresses keyed to said parcels below:

