



5000 Diamondhead Circle · Diamondhead, MS 39525
Phone: 228.222.4626 Fax: 228-222-4390

TO: City Council and City Manager

FROM: J. Pat Rich, Development Coordinator

A handwritten signature in black ink, appearing to read "J. Pat Rich", is written over the printed name.

DATE: December 11, 2025

SUBJECT: 842 Kipona Court Side Yard Setback Variance

- Carport addition within 5' of side yard property line.
- Requesting 5' side yard property line setback variance.
- Residence is built on a pie shaped lot which narrows front to back.
- Gutters and downspouts are required, and runoff will be directed to the front drainage ditch.
- No damage to azaleas.
- 1 objection (letter included).

The Planning & Zoning Commission voted unanimously to recommend to approve.



Commissioner Bennett
Commissioner Brewer
Commissioner Parrish
Commissioner Peters
Commissioner Lawson
Commissioner Raymond
Commissioner Sutherland

AGENDA

PLANNING AND ZONING COMMISSION

Tuesday, December 09, 2025

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 October 28, 2025 minutes.

Architectural Review

New Business

3. Shawn Botts has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.7) to allow a storage shed within 6 feet of the rear yard property line. The address is 6410 Huko Ct. Tax parcel number is 131D-2-13-008.000. The property is in a R-10 zoning district. The rear yard setback for a storage shed is 10 feet. The variance requested is 4 feet. The Case File Number is 202500721.
4. Jessie Bryant has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.7) to allow a carport addition within 5 feet of the side yard property line. The address is 842 Kipona Ct. Tax parcel number is 067M-1-35-275.000. The property is in a R-6 zoning district. The side yard setback for a carport addition 10 feet. The variance requested is 5 feet. The Case File Number is 202500732
5. Proposed Text Amendment to the Fence Ordinance Article 4.3.10. The amendment is to add "Residential Districts abutting Commercial Districts or the I-10 Walking Trail shall not exceed eight (8) in height for the section of the fence abutting the above. The Case File Number is 202500498.
6. Approval of Planning Commission 2026 calendar.

Unfinished Business

Open Public Comments to Non-Agenda Items

Commissioners' Comments



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www.diamondhead.ms.gov

STAFF REPORT TO PLANNING COMMISSION

DATE: December 9, 2025

NATURE OF REQUEST: Jessie Bryant has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.7) to allow a carport addition within 5 feet of the side yard property line. The address is 842 Kipona Ct. Tax parcel number is 067M-1-35-275.000. The property is in a R-6 zoning district. The side yard setback for a carport addition 10 feet. The variance requested is 5 feet. The Case File Number is 202500732.

DATE OF PUBLIC HEARING BEFORE PLANNING COMMISSION: December 9, 2025

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. *Residence is on a pie shaped lot which narrows from front to 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. *Many of the properties in this district have carports.*
- C. That special conditions and circumstances, if any, *do not* result from the actions of the applicant. *Conditions are created by 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.
- 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: Karen Salaway <k.salaway@yahoo.com>
Sent: Friday, December 5, 2025 3:45 PM
To: Pat Rich
Subject: Variance request before the Planning & Zoning Commission

You don't often get email from k.salaway@yahoo.com. [Learn why this is important](#)

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

12/5/2025

Mr. Rich,

Our names are Olevia West and Karen Salaway, we reside at 844 Kipona ct. in Diamondhead. My next-door neighbor has submitted a request for variance to build a garage encroaching past the ten feet of my property line. Their address is 842 Kipona ct., parcel number 067M-1-35-275.000.

They have already poured a slab for this build and it has redirected rainwater from their property onto ours.

This is one concern. If their request is granted, I would ask that the additional water redirected by a garage roof, be properly channeled with a gutter system and redirected to the drainage ditch in front of his property avoiding erosion of my lawn.

Also, I have a tall privacy hedge of azaleas that their new slab comes to within three feet. These bushes hide their house from view and I would ask that they not be damaged during construction of this garage if approved. This new garage would hurt my home's resale potential drastically if not hidden away behind the hedge as close to my house as the wall of the garage would come.

Their property has a very large backyard which could easily have accommodated this garage being built for their boat storage. It is upsetting that this addition may very well diminish the value of my home. We are opposed to it's construction, and would like this noted for record.

Thank you, Mr. Rich

Sincerely,

Olevia West, Karen Salaway



5000 Diamondhead Circle •
Diamondhead, MS 39525-3260
Phone: 228.222.4626 Fax: 228-222-4390

TO: Jessie Bryant and adjacent property owners

FROM: J. Pat Rich, Development Coordinator

A handwritten signature in black ink, appearing to read 'J. Pat Rich', is written over the printed name.

DATE: November 20, 2025

SUBJECT: Variance request before the Planning & Zoning Commission

Jessie Bryant has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.7) to allow a carport addition within 5 feet of the side yard property line. The address is 842 Kipona Ct. Tax parcel number is 067M-1-35-275.000. The property is in a R-6 zoning district. The side yard setback for a carport addition 10 feet. The variance requested is 5 feet. The Case File Number is 202500732.

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, December 9, 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 228-242-1613 or prich@diamondhead.ms.gov.

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

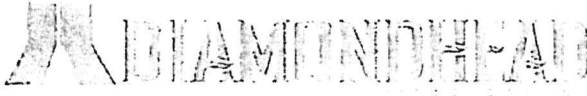
Shawn Botts has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.7) to allow a storage shed within 6 feet of the rear yard property line. The address is 6410 Huko Ct. Tax parcel number is 131D-2-13-008.000. The property is in a R-10 zoning district. The rear yard setback for a storage shed is 10 feet. The variance requested is 4 feet. The Case File Number is 202500721.

Jessie Bryant has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.7) to allow a carport addition within 5 feet of the side yard property line. The address is 842 Kipona Ct. Tax parcel number is 067M-1-35-275.000. The property is in a R-6 zoning district. The side yard setback for a carport addition 10 feet. The variance requested is 5 feet. The Case File Number is 202500732.

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, December 9, 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.



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

APPLICATION FOR VARIANCE REQUEST

Case Number: 202500732

Date 11/5/25

Applicant: A Plus Patio & Screen, LLC

Applicant's Address: 22530 Hwy 49 Saucier, Ms. 39574

Applicant's Email Address: apluspatiodawn@gmail.com

Applicant's Contact Number: (~~Home~~) _____ (Work) 228-863-9919 (Cell) 228-697-1218

Property Owner: Jessie Bryant

Owner's Mailing Address: 842 Kipona Ct. Diamondhead, Ms. 39525

Owner's Email Address: bro.jessie.bryant@outlook.com

Owner's Contact Number: (~~Home~~) _____ (~~Work~~) _____ (Cell) 228-342-5500

* Tax Roll Parcel Number: 067M-1-35-275.000

Physical Street Address: 842 Kipona Ct. Diamondhead, Ms. 39525

* Legal Description of Property: _____

* Zoning District: R-1

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

16' x 27' Aluminum Carport cover for protection
over Boat

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 December 9 at 25 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.

Dawn Coleman

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 Jessie Bryant

Street Address 842 Kipona Ct Diamondhead, Ms. 39525

Statement Describing Variance Request

Asking for a 5' Side Set Back Variance
current Requirement is 10'

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: layout of house & property lines
(previously established) does not allow for the
carport cover to be in an alternate location

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

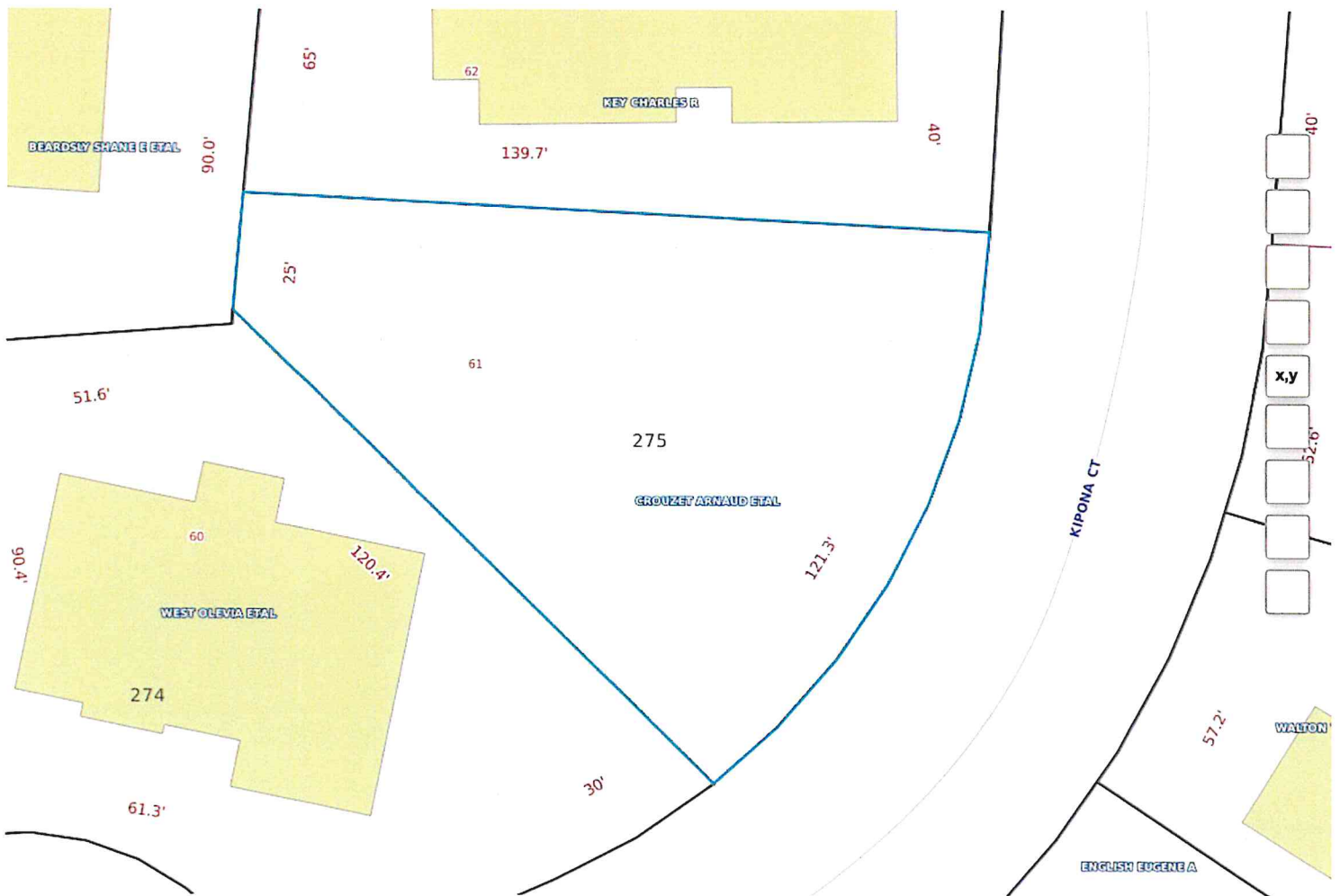
Response: Yes, the current set back Requirements

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

Response: location of house in Relationship to
property lines only allows for 1 section of the
property for the storage of his boat

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

Response: It will not give the owner special
privileges



**067M-1-35-
275.000**

Parcel Number: 067M-1-35-275.000
Owner Name: CROUZET ARNAUD
ETAL
Owner Address: 5509 CARTIS HELTON
PL
Owner City, State ZIP: GRANITE
FALLS, NC 28630
Physical Address: 842 KIPONA CT
Improvement Type: RES
Year Built: 2017
Base Area: 1598
Adjusted Area: 1892
Actual Total Value: 154382
Taxable Total Value: 0
Estimated Tax: 1637.47
Homestead Exemption: Yes
Deed Book: 2017
Deed Page: 9095
Legal Description 1: 61 BLK 6 UN 6
DIAMONDHEAD PHAS

Close

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2024 12030
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Deed Book & Page
08-20-2024 10:42:26 AM
Tiffany L Cowman
Hancock County

Prepared by:
David B. Pilger
Attorney at Law
1406 Bienville Blvd.
Ocean Springs, MS 39564
(228) 215-0011

Return To:
Pilger Title Co.
1406 Bienville Blvd.
Ocean Springs, MS 39564
(228) 215-0011

Grantors:
Arnaud Crouzet
Chelsea Crouzet
5509 Cartis Helton Place
Granite Falls, NC 28630
(817) 881-0016

Grantees:
Jessie E. Bryant
Tammy R. Bryant
842 Kipona Court
Diamondhead, MS 39525
(228) 342-5500

File No. F241283N

INDEXING INSTRUCTIONS: Lot 61, Blk 6, Diamondhead, Unit 6, Ph 2, Hancock County, MS

STATE OF MISSISSIPPI
COUNTY OF HANCOCK

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, we, **Arnaud Crouzet and Chelsea Crouzet**, do hereby sell, convey and warrant unto **Jessie E. Bryant and Tammy R. Bryant**, as joint tenants with right of survivorship and not as tenants in common, all of that certain tract, piece or parcel of land situated in Hancock County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

Lot 61, Block 6, Diamondhead, Unit 6, 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, in Plat Book 4, at Page 37.

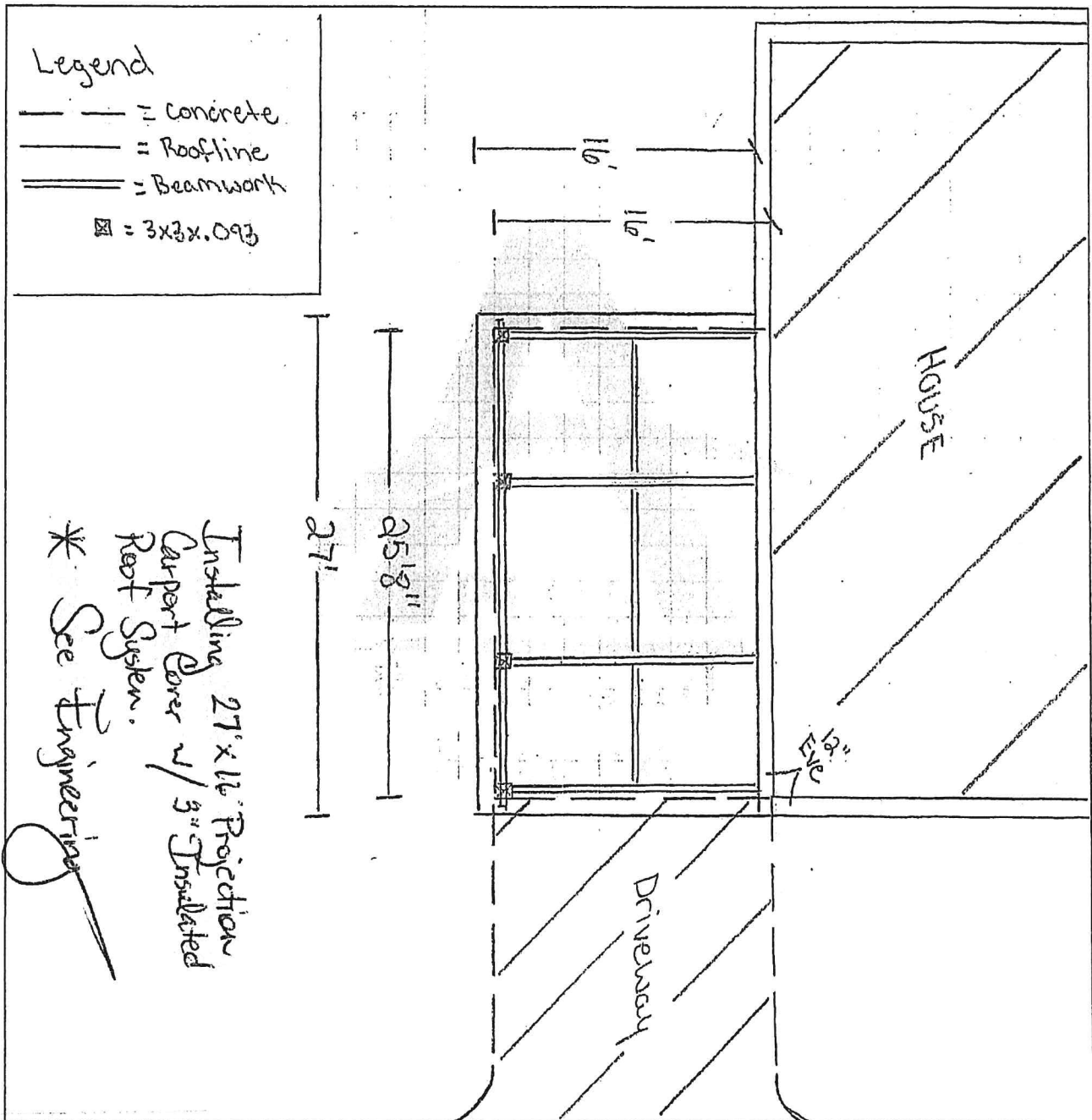
This being the same property as that conveyed to Arnaud Crouzet and Chelsea Crouzet, by instrument recorded in Deed Book 2017, Page 9095, Land Deed Records of Hancock County, Mississippi.

Gulfport (228) 863-9919
Hattiesburg (601) 583-4370
Mobile (251) 633-8694
Louisiana (985) 400-2100



www.apluspatioandcreens.com

Dwight Blythe, Owner
22530 US 49 N.
Saucier, MS 39574
MS. LIC # R21972
LA. LIC # 890002
Licensed & Insured



Job Type: 3" Insulated Carport Cover

Customer Name: Jessie Bryant ^{Initial} (B) (228) 342-5500

Address: 842 Kipona Ct Diamondhead, MS 39525

(\$12,580.00) JW

