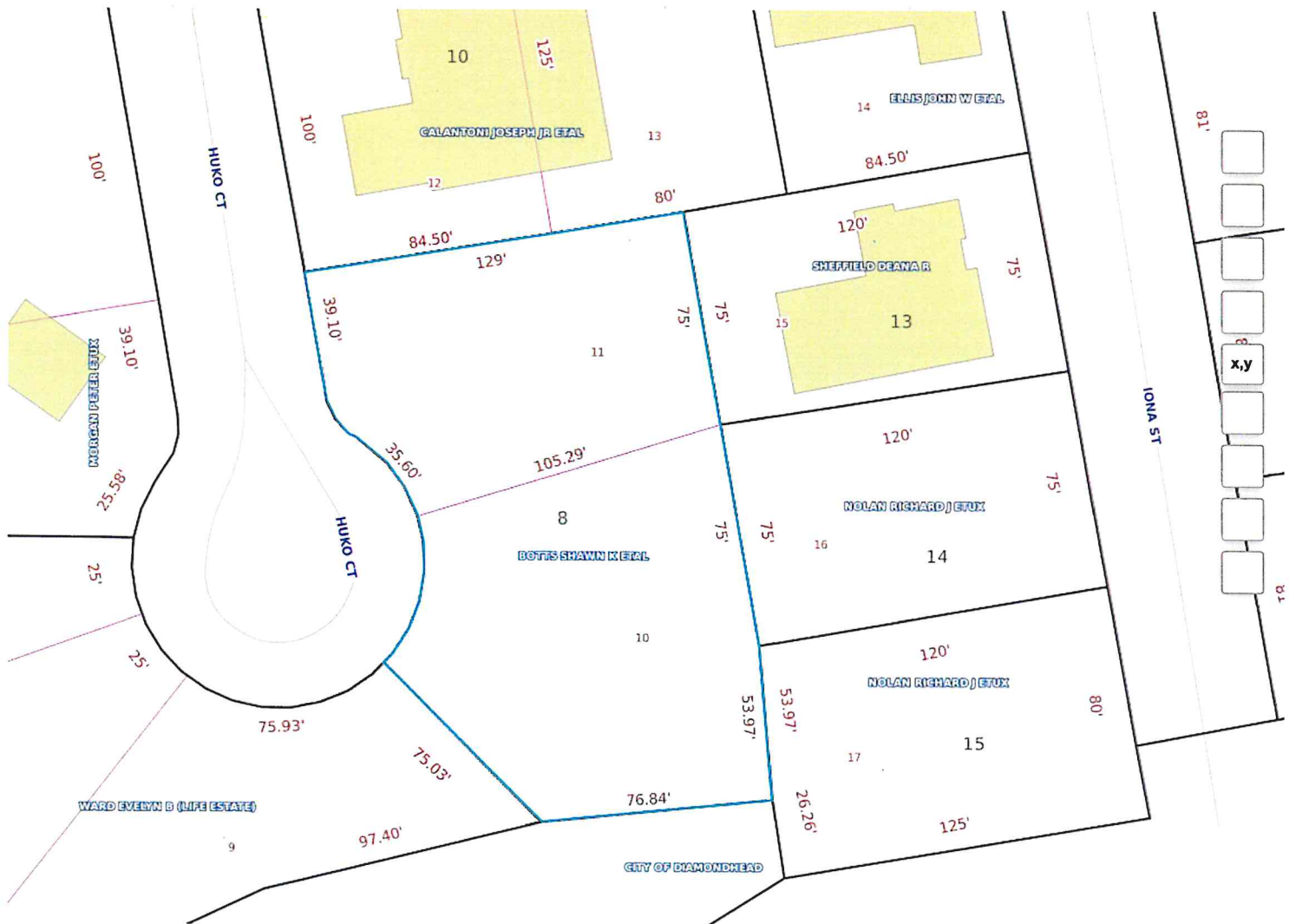


Scaled drawing of rear corner  
of 6410 Huko Ct.

Requesting a variance on the 10' rear set back required for auxiliary buildings by 4'. The proposed building would be 12'x16' and would be 6' off of the rear property line and surrounded by fencing all sides. Drainage will be provide by underground French drains that will connect to yard drainage system for the entire property.



### Parcels 131D-2-13- 008.000

Parcel Number: 131D-2-13-008.000  
 Owner Name: BOTTIS SHAWN K ETAL  
 Owner Address: 9526 LAA LA CT  
 Owner City, State ZIP: DIAMONDHEAD, MS 39525  
 Physical Address:  
 Improvement Type:  
 Year Built: 0  
 Base Area: 0  
 Adjusted Area: 0  
 Actual Total Value: 24000  
 Taxable Total Value: 0  
 Estimated Tax: 451.8  
 Homestead Exemption: No  
 Deed Book: 2023  
 Deed Page: 3594  
 Legal Description 1: 10-11 BI K 12 UN

Close Export



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

TO: Shawn Botts and adjacent property owners

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

DATE: November 20, 2025

SUBJECT: Variance request before the Planning & Zoning Commission

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.

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](mailto: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](mailto: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: 202500721

Date 11/03/2025

Applicant: Shawn Botts

Applicant's Address: 6410 Huko Ct.

Applicant's Email Address: shawnbotts@icloud.com

Applicant's Contact Number: (Home) \_\_\_\_\_ (Work) \_\_\_\_\_ (Cell) 228-324-2176

Property Owner: Shawn Botts

Owner's Mailing Address: 9526 Loe La Ct. Diamondhead, MS 39525

Owner's Email Address shawnbotts@icloud.com

Owner's Contact Number: (Home) \_\_\_\_\_ (Work) \_\_\_\_\_ (Cell) 228-324-2176

Tax Roll Parcel Number: 131D-2-13-008.000

Physical Street Address: 6410 Huko Ct. Diamondhead, MS 39525

Legal Description of Property: \_\_\_\_\_

Zoning District: R-10

State Purpose of Variance: (Front/Side/Rear/Lot Size/Parking/Building/Coverage)  
(Signage-Size-Height) Request of rear setback to be reduced from  
10 feet to 6 feet for 12ft x 16ft garden shed

## 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 December 9th, 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 Shawn Botts

Street Address 6410 Huko Ct.

Statement Describing Variance Request

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: Due to the lot being on a cul-de-sac, the lot is not very deep. This pushed the house farther back than normal and made auxiliary shed pushed further back.

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: Other cul-de-sac lots need variances to properly fit structures on their lots.

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

Response: The depth of the lot is because of the cul-de-sac caused all structures to be pushed back

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

Response: No