



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

APPLICATION FOR VARIANCE REQUEST

Case Number: 202300025

Date 1/13/2023

Applicant: Diamondhead POA / The Camphouse

Applicant's Address: 3410 Yacht Club Cir, Diamondhead, MS 39525

Applicant's Email Address: babyducksdiamondhead@gmail.com

Applicant's Contact Number: (Home) _____ (Work) 228 255 1900 (Cell) 662 418 4868

Property Owner: Diamondhead Property Owners' Association

Owner's Mailing Address: 7610 Country Club Cir. Diamondhead, MS

Owner's Email Address dmcinnis@dhpoa.org

Owner's Contact Number: (Home) 228 255 1900 (Work) _____ (Cell) _____

Tax Roll Parcel Number: 131M-2-11-058.000

Physical Street Address: _____

Legal Description of Property: _____

Zoning District: C-2

State Purpose of Variance: (Front/Side/Rear/Lot Size/Parking/Building/Coverage)
(Signage-Size-Height) Need extra signage for building, an additional 50 sq ft for the crab sign. We feel that it will assist in grabbing the attention of potential customers and boosting business.

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 Further, that if the application is withdrawn for any reason that the application fee is forfeited to the City of Diamondhead.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 February 28, 2023 at 6:00p.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.

on behalf of Diamondhead POA

on behalf of Diamondhead POA

Greg Celantini - Gen Mgr.

Greg Celantini - Gen Mgr.

Signature of Applicant

Signature of Property Owner

For Official Use Only

\$100.00

Copy of Deed, Lease or Contract

N/A () Site Plan

N/A () Parking Spaces

N/A () List of Property Owner

Application Signed

Written Project Description

N/A () Drainage Plan NA ()

N/A () Notarized Statement NA ()

REQUIRED ITEM A

Property Owner Diamondhead POA / The Camphouse

Street Address 3410 Yacht Club Cir, Diamondhead, MS

Statement Describing Variance Request

Requesting a variance for the sign ordinance to add 50 sq ft of signage. The maximum is 150 sq ft.

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 is the only restaurant on this side of the interstate. The location of the restaurant is in an isolated section of the city.

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 available sign space is large and can accommodate larger signs.

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

Response: Yes, the setback is .25 miles from I-10. The visibility is limited due to distance, making the location very isolated from normal traffic.

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

Response: There are no similar properties in the C-2 zoning district.

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

Diamondhead POA/The Camphouse Restaurant has filed an application requesting a variance from the Zoning Ordinance (Article 10.6) to place an additional 50 square feet of signage on the front wall of the restaurant.

The property address is 3410 Yacht Club Circle. The tax parcel number is 131M-2-11-058.000. The property is in a C-2 zoning district. The maximum square footage for wall mounted signs is 150 square feet. The variance requested is 50 square feet. The Case File Number is 202300025.

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 time, 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, February 28, 2023, 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 the Building Department at the above address and/or at 228-222-4626.



City of Diamondhead

5000 Diamondhead Circle, Diamondhead, MS 39525

Phone: (228) 222-4626

FAX: (228) 222-4390

www.diamondhead.ms.gov

To: Property Owners

From: Pat Rich, Development Coordinator

Date: February 6, 2023

Subject: Notice of Variance Case

Diamondhead POA/The Camphouse Restaurant has filed an application requesting a variance from the Zoning Ordinance (Article 10.6) to place an additional 50 square feet of signage on the front wall of the restaurant.

The property address is 3410 Yacht Club Circle. The tax parcel number is 131M-2-11-058.000. The property is in a C-2 zoning district. The maximum square footage for wall mounted signs is 150 square feet. The variance requested is 50 square feet. The Case File Number is 202300025.

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 time, or may be granted subject to conditions as the Planning Commission or Mayor and City Council may prescribe.

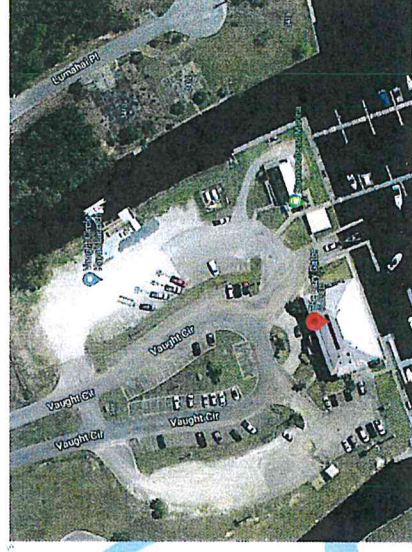
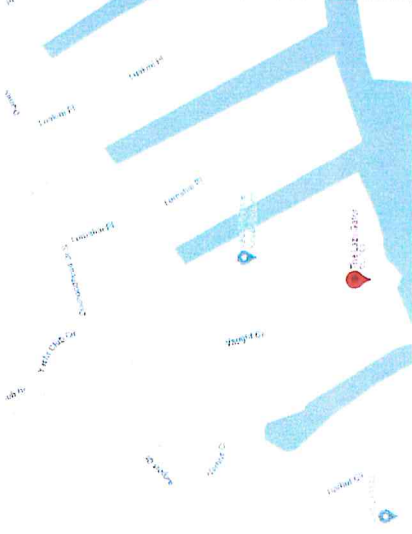
The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on **Tuesday, February 28, 2023, at 6:00 p.m.** The public hearing will be held at Diamondhead City Hall in the Council Chambers at 5000 Diamondhead Circle in Diamondhead, MS 39525. Interested members 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 the Building Department at the above address and/or at 228-222-4626.

CURRENT SIGNAGE 130 sq. ft.



Flat Cutout Dibond With Printed & Laminated Graphics Mounted To Building As Shown



3410 Yacht Club Cir; Diamondhead, MS 39525

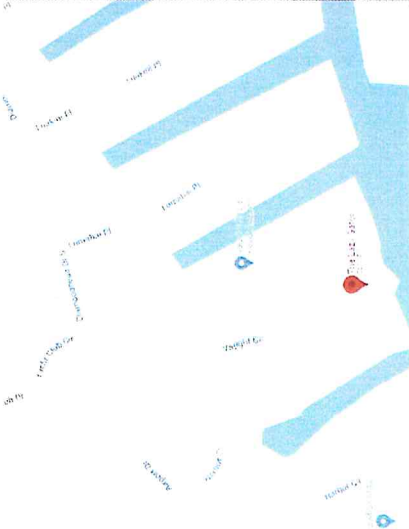
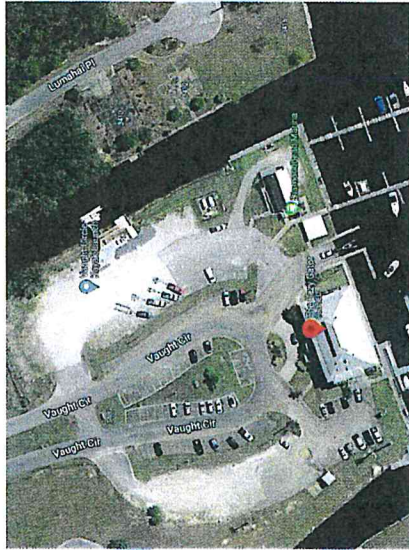
228.467.1718 / www.lqsigns.com

ALL RIGHTS RESERVED
This design concept or any rendered part of the initial design is property of Lightning Quick Signs and may not be reproduced, transmitted, or revealed to others without prior written approval from Lightning Quick Signs.

PROPOSED ADP'L SIGNAGE 200.59 PA.



Flat Cutout Dibond With Printed & Laminated Graphics Mounted To Building As Shown



34-10 Yacht Club Cir, Diamondhead, MS 39525

228.467.1718 / www.lqsigns.com

ALL RIGHTS RESERVED
This design concept or any reserved part of the initial design is property of Lightning Quick Signs, and may not be reproduced, transmitted, or revealed to others, without prior written approval from Lightning Quick Signs.

DIAMONDHEAD

COUNTRY CLUB & PROPERTY OWNERS ASSOCIATION
7610 Country Club Circle- Diamondhead, MS 39525 – Phone (228) 255-1900

January 13,2023

Mr. Pat Rich
Administrator- Planning and Zoning
City of Diamondhead
5000 Diamondhead Circle
Diamondhead , Mississippi 39525

Mr. Rich:

The Diamondhead Property Owners Association has entered into a lease agreement; whereby, establishing a new tenant for the property located at 3410 Yacht Club Circle, Diamondhead MS. This property recently referred to as The Lazy Gator is under new management; as such , the new tenants – Mr. John Peeples and Mr. Lee Peeples have launched a Marketing Campaign which includes the RE-BRANDING the Restaurant , now to be referred to as THE CAMP HOUSE .

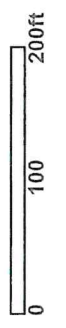
Extensive work has occurred both on the interior and the exterior of the building with more transformation scheduled to occur on the lower level , marina side of the structure .

The tenants are seeking permission to post a monument / sign indicating “ THE CAMP HOUSE” in a location that the POA has no objection to . In fact , the POA values the relationship and views this as a quality business establishment that stands ready to serve locals and visitors as they enjoy the City of Diamondhead.

Should you require anything from the Diamondhead POA to further indicate its approval of the posting of the aforementioned sign – ‘ THE CAMP HOUSE’ , please contact me directly.

Respectfully ,

Greg Abadie
Greg Abadie
General Manager
The Club at Diamondhead
Property Owners Association



Parcels
131M-2-11-
058.000

Parcel Number: 131M-2-11-058.000
 Owner Name: DIAMONDHEAD COUNTRY CLUB & POA INC
 Owner Address: 7610 COUNTRY CLUB CIR
 Owner City, State ZIP: DIAMONDHEAD, MS 39525
 Physical Address: 3400 YACHT CLUB CIRCLE (3410)
 Improvement Type: RST
 Year Built: 2009
 Base Area: 3916
 Adjusted Area: 6225
 Actual Total Value: 1482377
 Taxable Total Value: 0
 Estimated Tax: 27736.81
 Homestead Exemption: No

Close Export Print Labels