



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

APPLICATION FOR VARIANCE REQUEST

Case Number: 202100343

Date 8/25/2021

Applicant: David C. Dreher Jr.

Applicant's Address: 8438 Kimo Court

Applicant's Email Address: Gulfcoastgolfsports@gmail.com

Applicant's Contact Number: (Home) N/A (Work) 228-255-0092 (Cell) 228-669-2304

Property Owner: David & Lynsey Dreher

Owner's Mailing Address: 8438 Kimo Court

Owner's Email Address Gulfcoastgolfsports@gmail.com

Owner's Contact Number: (Home) _____ (Work) 228-255-0092 (Cell) 228-255-0092

Tax Roll Parcel Number: 067M-1-35-175.00

Physical Street Address: 8438 Kimo Court

Legal Description of Property: 25-26 Blk 4 UN 6. Diamondhead P

Zoning District: _____

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

To apply for a roof over a basketball court on a
pre-existing slab on my property behind my fence.
(estimate size 69x70) 4,830 sq ft.

REQUIRED ITEM A

Property Owner: David & Lynsey Deher

Street Address 8438 Liano Court

Statement Describing Variance Request

To apply for a roof over a basketball court on a pre-existing slab on my property behind my fence. (estimate size 69x70)

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: It only affects the structure in question and no other surrounding 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?

Response: No it will not.

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

Response: No they are not.

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

Response: No it will not.

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 ^{(+1.00 A/H fee) = total of 101.00} 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 Further, that if the application is withdrawn for any reason that the application fee is forfeited to the City of Diamondhead.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 October 26, 2021 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.

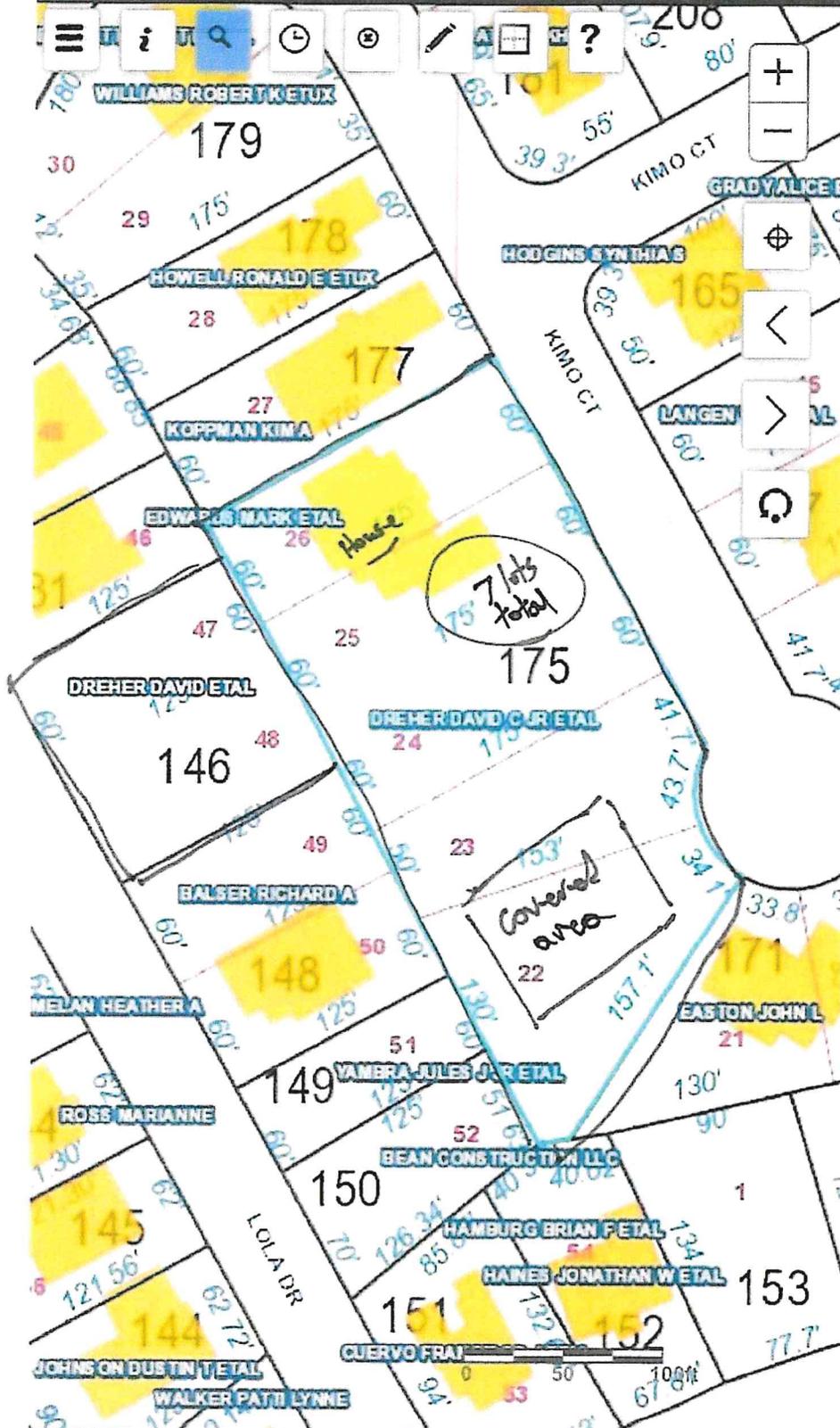
Signature of Applicant

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



Map navigation and tool icons including:

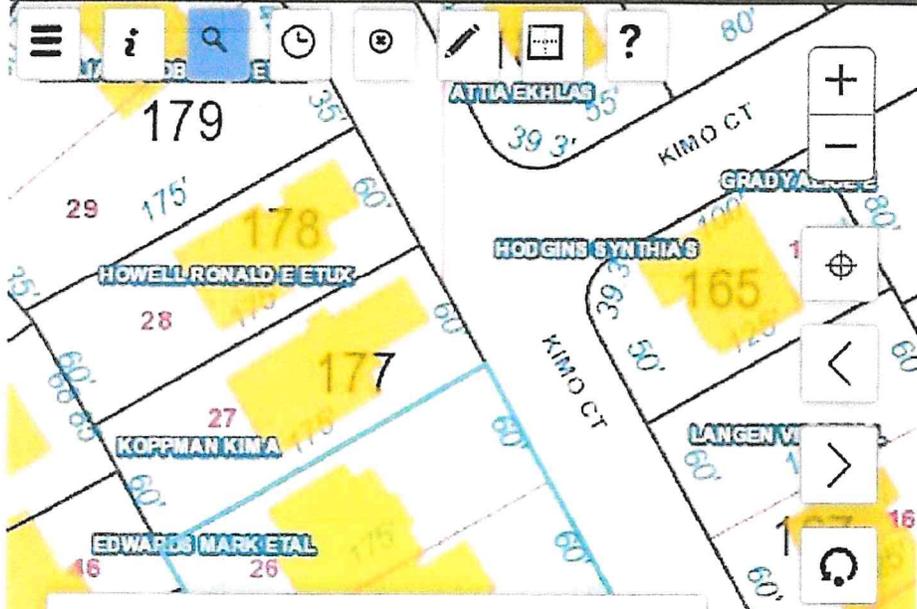
- Menu icon (three horizontal lines)
- Information icon (i)
- Search icon (magnifying glass)
- Refresh icon (circular arrow)
- Location pin icon
- Measure tool icon (ruler)
- Scale bar icon
- Help icon (question mark)
- Zoom in (+)
- Zoom out (-)
- Home location (crosshair)
- Previous view (<)
- Next view (>)
- Reset view (circular arrow)

Mobile interface navigation icons:

- Back arrow
- Forward arrow
- Zoom in (+)
- Page number (7)
- More options (three dots)

7:40

atlas.geoportalmaps.com

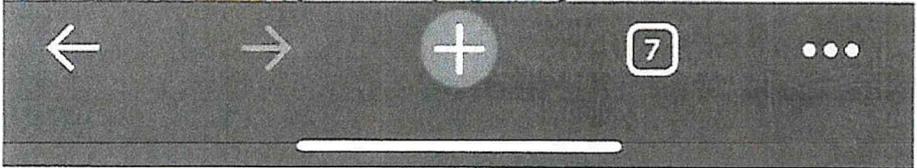


**DREHER DAVID C JR
ETAL**

Street View

Parcel Number: 067M-1-35-175.000
 Owner Name: DREHER DAVID C JR ETAL
 Owner Address: 8438 KIMO COURT
 Owner City, State ZIP: DIAMONDHEAD, MS 395250000
 Physical Address: 8438 KIMO CT
 Improvement Type: RES
 Year Built: 2012
 Base Area: 2897
 Adjusted Area: 4836
 Improvement Value: 494390
 Land Value: 60000
 Total Value: 554390
 Estimated Tax: 6798.41
 Homestead Exemption: Yes
 Deed Book: 2010
 Deed Page: 7309
 Legal Description 1: 25-26 BLK 4 UN 6 DIAMONDHEAD P
 Legal Description 2: H#2
 Legal Description 3:

Close Export Print Labels



25'6" Dimensions

Height

??

71 1/2

68 1/2

Concrete PAD 68 1/2 x 71 1/2

DREHER DAVID C JR ETAL

Owner City, State ZIP: DIAMONDHEAD, MS 395250000

Physical Address: 8438 KIMO CT

Improvement Type: RES

Year Built: 2012

Base Area: 2897

Adjusted Area: 4836

Improvement Value: 494390

Land Value: 60000

Total Value: 554390

Estimated Tax: 6798.41

Homestead Exemption: Yes

Deed Book: 2010

Deed Page: 7309

Legal Description 1: 25-26 BLK 4 UN 6 DIAMONDHEAD P

Legal Description 2: H#2

Legal Description 3:

Legal Description 4:

Legal Description 5:

Legal Description 6:

Longitude: -89.37469675

Latitude: 30.39538154

Square Footage: 53761.078536987305

Sketches

Sketch Sketch Name

067M-1-35-175_00001-Model.gif

Condos

NUCOR BUILDING SYSTEMS

NBS QUOTE #



Nucor Buildings Group – TX
600 Apache Trail - Terrell, TX 75160
- Phone: (972) 524-5407 - Fax: (972) 524-5417

CUST QUOTE #: 117721

LABEL: 0 - Base

CONTROL #: P202102021214

DATE: 2/2/2021

1) ORDER INFORMATION

Project Name: GULF COAST GOLF CARTS

Buyer Name: METAL BUILDING AND SUPPLIES

Buyer Address: 3521 HWY 43 NORTH
PICAYUNE, MS 39466
United States

Buyer Contact: KAUL BUDDY

Contact Phone: (769) 242-2630

Contact Fax: (769) 242-2631

Contact Mobile Phone: (504) 421-8326

Contact Email: BUDDY.MBAS@YAHOO.COM

Buyer P.O. #:

(For Reference Only)

End Customer: TBD

Order Type: Production Order

Anchor Bolt Drawings: 1 sets

Erection Drawings: 1 sets

Permit Drawings: 1 sets

ShakeoutPro: No

Send Drawings Via: Mail Email (.pdf format only)

Shipping/Jobsite

Address: Diamondhead, MS 39525
United States

Jobsite County: Hancock

Est. # of Trucks: 1

Freight Method: EXW Loaded Allowed to Shipping Address

Ferry Transport: N/A

Building End Use: 4G - Community residential

Quote Requested:

Requested Delivery:

Buildings in this Order: 2

Building Warranty: One Year

Shipping Instructions:

2) BUILDING DESCRIPTION

BUILDING INFORMATION

Building Name	Building Profile	Building Width	Building Length	Distance to Ridge	Actual Eave Ht.		Roof Slope		Structural Steel Color	
					FSW	BSW	FSW	BSW	Primary	Wall Sec.
COVER	Gable Symmetrical	65 x 70 51'-0"	70'-0"	25'-6" 25'-6"	18'-0"	18'-0"	1:12"	1:12"	RP	RP
LEAN - TO	Lean-To	14'-0"	70'-0"	N/A	14'-10"	16'-0"	1:12"	N/A	RP	RP

* Unless noted in Special Requirements all structural members not fabricated of prepainted or galvanized material or treated with a corrosion resistant coating are painted with one coat of shop primer. The coat of shop primer is intended to protect the steel for only a short period of exposure to ordinary atmospheric conditions.

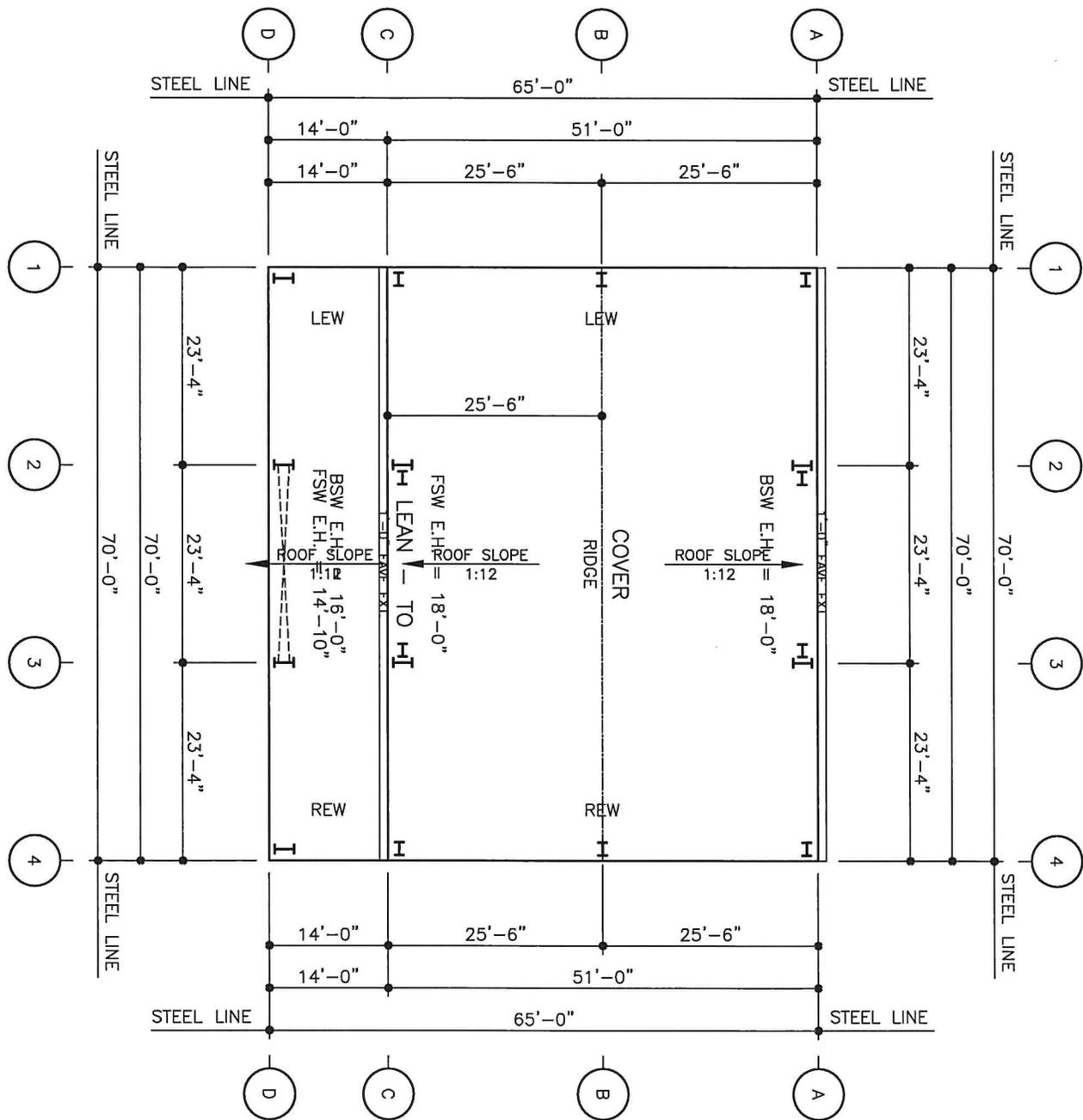
ROOF SECONDARY INFORMATION

Building Name	Secondary Type	Purlin Tie-in	Roof Sec. Color	Purlin Depth*	Typical Purlin Spacing
COVER	Purlins	None	RP	Per NBS	Per NBS
LEAN - TO	Purlins	None	RP	Per NBS	Per NBS

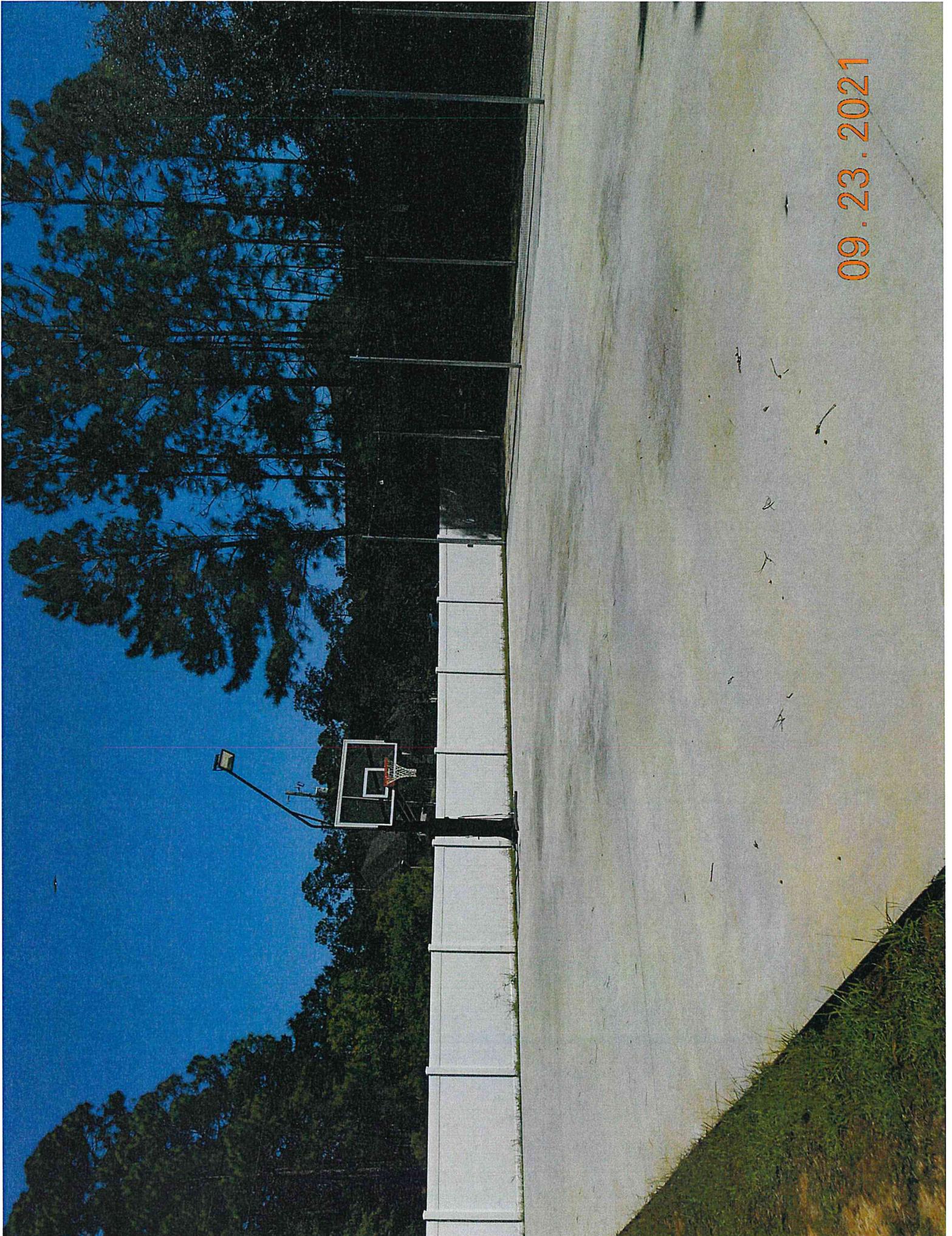
* All program generated depth and spacing is subject to change in final design.

SIDEWALL AND ENDWALL SPACING

Building Name	Sidewall Bay Spacing (From LEW)	FSW Soldier Column Spacing (From LEW)	BSW Soldier Column Spacing (From LEW)	Left Endwall (LEW) Column Spacing (From FSW)	Right Endwall (REW) Column Spacing (From FSW)
COVER	3@23'-4"	N/A	N/A	2@25'-6"	2@25'-6"
LEAN - TO	3@23'-4"	N/A	N/A	1@14'-0"	1@14'-0"



DO NOT USE FOR FINAL CONSTRUCTION		PROJECT NAME: GULF COAST GOLF CARTS	 Building Generated By   
SHEET TITLE: 2/2/2021 12:14 PM PRELIMINARY FLOOR PLAN		CUSTOMER NAME: METAL BUILDING AND SUPPLIES	
SHEET NUMBER: FP1	QUOTE NUMBER: 117721	PICAYUNE, MS	



09.23.2021



09-23-2021



09.23.2021



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

TO: David Dreher and adjacent property owners

FROM: J. Pat Rich *J. Pat Rich*
Planning & Zoning Administrator

DATE: October 8, 2021

SUBJECT: Variance application request before the Planning & Zoning Commission

David Dreher has filed an application requesting 2 variances from the Zoning Ordinance (Article 4.18.3 D ii) to allow the construction of a roof over a concrete slab basketball court totaling 4875 sf. and 25' 6" high. This would be the second accessory building at this address.

The property address is 8438 Kimo Court. The tax parcel number is 067M-1-35-175.000. The property is in an R-2 zoning district. The maximum square footage allowed for an accessory structure is 800 sf. The variance requested is 4,075 sf. The maximum height allowed is 25'. The variance requested is 6". There shall only be one accessory structure on a property. The variance requested is a second accessory building on this property. The Case File Number is 202100343.

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, October 26, 2021, 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.

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

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