

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

Joel Dicharry, represented by David Rush, has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.7) to allow an accessory structure (screened porch) within 1" of the residences.

The property address is 6417 Kome Dr. The tax parcel number is 068R-2-41-097.000. The property is in an R-6 zoning district and flood zone AE. The setback for an accessory structure is 10' from the residence. The variance requested is 9'11". The Case File Number is 202500140.

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, April 22, 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 39525-3260
Phone: 228.222.4626 Fax: 228-222-4390
www.diamondhead.ms.gov

TO: Joel Dicharry and adjacent property owners

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

DATE: April 4, 2025

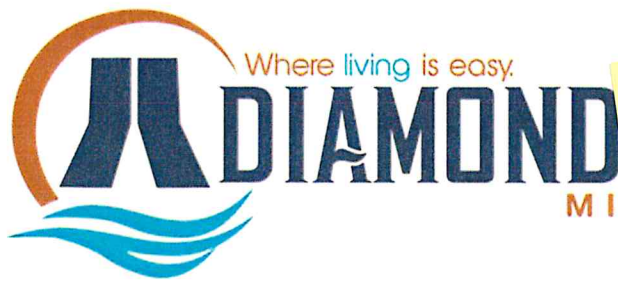
SUBJECT: Variance request before the Planning & Zoning Commission

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Send to Rush
Construction also

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FROM: J. Pat Rich, Development Coordinator J.

DATE: April 4, 2025

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5000 Diamondhead Circle
Diamondhead, MS. 39525

Ph: 228-222-4626

FX: 228-222-4390

APPLICATION FOR VARIANCE REQUEST

Case Number: 202500140

Date March 20, 2025

Applicant: David Rush

Applicant's Address: 18391 Runnymede Rd., Pass Christian, MS 39571

Applicant's Email Address: bid@drc.build

Applicant's Contact Number: (Home) _____ (Work) 228-255-1286 (Cell) 228-263-4820

Property Owner: Sally Hogue Dicharry Joel Dicharry

Owner's Mailing Address: 6417 Kome Drive, Diamondhead, MS 39525

Owner's Email Address sally.hogue@att.net

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

Tax Roll Parcel Number: 068R-2-41-097.000

Physical Street Address: 6417 Kome Drive, Diamondhead, MS 39525

Legal Description of Property: 41 BLOCK 2 UN 10 PH 2 DIAMONDHEAD

Zoning District: R-1

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

We are applying for a 9'11" variance in order to build a screen room 1" (one inch)

from the existing house foundation. The screen room will not tie into the house.

Note: The existing zoning requires the outbuilding to be 10' away from the house.

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.

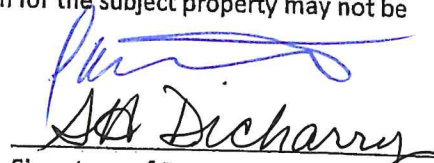
The City Council will not accept new case evidence once the recommendation has been made by the Planning Commission. If new evidence needs to be presented, the applicant will need to request that the matter be referred back to the Planning Commission for review.

The Public Hearing will be held on 4/22/25 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 Sally Hogue

Street Address 6417 Kome Drive, Diamondhead, MS 39525

Statement Describing Variance Request

We are applying for a 9'11" variance in order to build a screen room 1" (one inch)
from the existing house foundation. The screen room will not tie into the house.

Note: The existing zoning requires the outbuilding to be 10' away from the 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: Yes. Flood Zone

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

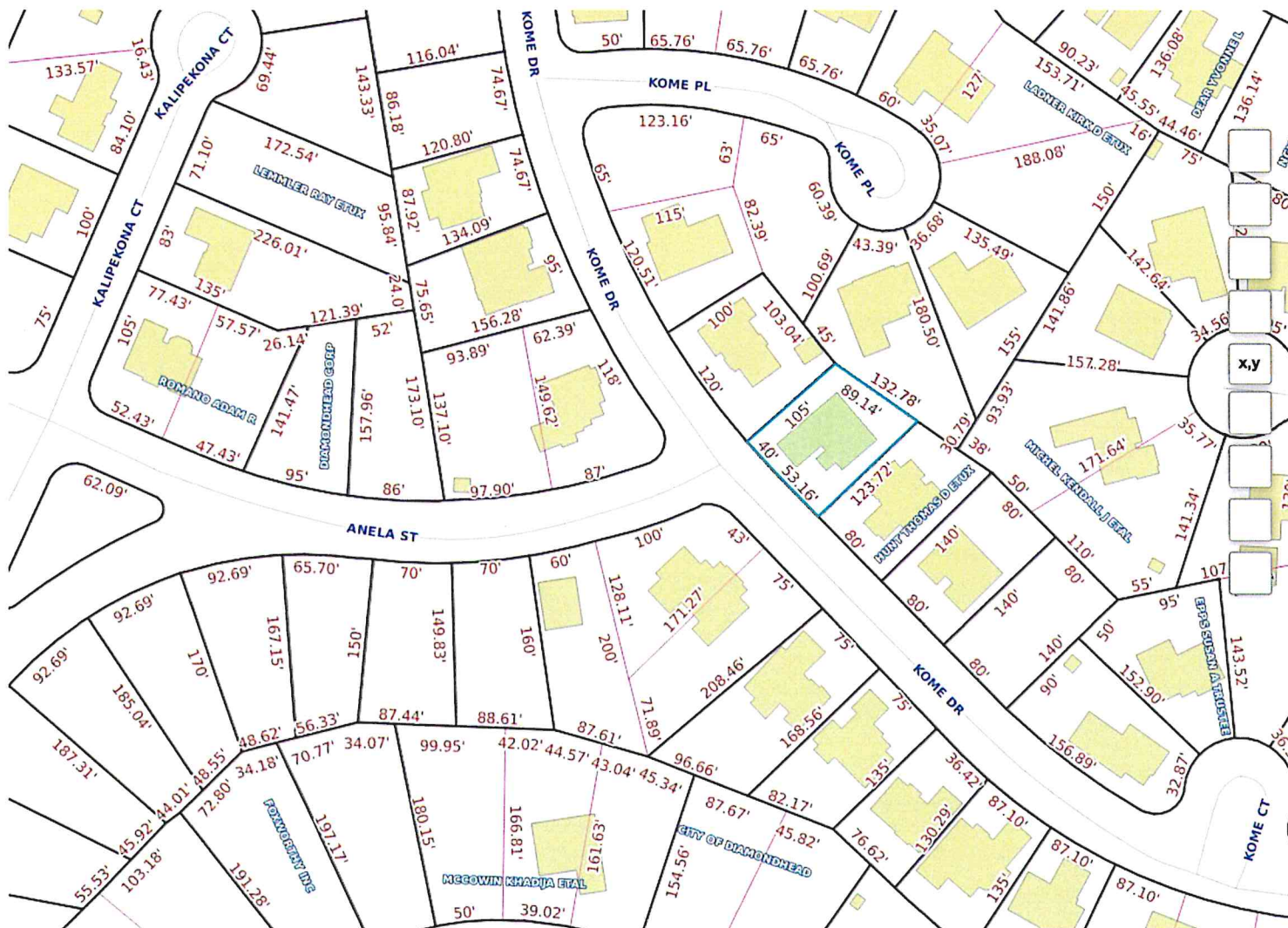
Response: Yes

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

Response: Yes

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

Response: Yes



**068R-2-41-
097.000**

Parcel Number: 068R-2-41-097.000
 Owner Name: DICHARRY JOEL ETAL
 Owner Address: 6417 KOME DRIVE
 Owner City, State ZIP: DIAMONDHEAD,
 MS 39525
 Physical Address: 6417 KOME DR
 Improvement Type: RES
 Year Built: 1998
 Base Area: 2261
 Adjusted Area: 2565
 Actual Total Value: 178401
 Taxable Total Value: 0
 Estimated Tax: 3358.38
 Homestead Exemption: No
 Deed Book: 2023
 Deed Page: 8564
 Legal Description 1: 41 BLK 2 UN 10
 DIAMONDHEAD PH2
 Legal Description 2:
 Legal Description 3:
 Legal Description 4:

Close Export