

HOUSE SIZE 2,583 SQFT
ACCESSORY ST. MAX 775 (30%)
SQFT

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

APPLICATION FOR VARIANCE REQUEST

Case Number: 2021000668

Date 8/18/20

Applicant: Steven Ricks

Applicant's Address: 7440 Mahalo Hui Dr, Diamondhead, MS 39525

Applicant's Email Address: [REDACTED]

Applicant's Contact Number: (Home) N/A (Work) N/A (Cell) [REDACTED]

Property Owner: Steven and Sandra Ricks

Owner's Mailing Address: 7440 Mahalo Hui Dr, Diamondhead, MS 39525

Owner's Email Address: [REDACTED]

Owner's Contact Number: (Home) N/A (Work) N/A (Cell) [REDACTED]

Tax Roll Parcel Number: 067N-2-35-069.000

Physical Street Address: 7440 Mahalo Hui Dr., Diamondhead, MS 39525

Legal Description of Property: S/T/R: 35/72/14W 129-130 BLK 3 UN 10 PH 2 Diamondhead

Zoning District: R-2 Medium Density Single Family (Now E-6)

State Purpose of Variance: (Front/Side/Rear/Lot Size/Parking/Building/Coverage)
(Signage-Size-Height) The homeowner is requesting a Variance to Diamondhead City Code of Ordinance, Appendix A,
Article 4, Subsection 4.6.5, Par. E (iii) which requires a 20 foot minimum setback for rear yards. Special accommodation
is required for the addition of an RV/Golf Cart storage building, to match the principal dwelling for positive aesthetic affect.

To accommodate the footprint, and RV storage alignment with the proposed driveway, an 8' setback from the southern-
most property line is requested. A Variance is also requested for 58 sq. ft. over requirement of Subsection 4.18 (D)(ii)(d). REAR

HOUSE SIZE 2,583 sqft.
ACCESSORY STRUCTURE
775 sqft MAX

REQUIRED ITEM A

Property Owner Steven and Sandra Ricks

Street Address 7440 Mahalo Hui Dr., Diamondhead, MS 39525

Statement Describing Variance Request

To accommodate the proposed building footprint, and RV storage space alignment with the proposed additional driveway, an ^{12.5} 8' rear/side yard setback is requested.

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: The subject property comprises two consolidated lots situated on the corner of Kome Dr. and Mahalo Hui Dr. The consolidated lots provide sufficient space for the footprint of the proposed building, however the corner lot street-side setbacks limit the building placement. No surrounding property has this configuration.

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: In the property owner's opinion, rear yards for corner properties effectively replace the side yard function due to line-of-sight access to the side street. Consequently the 10' setback, as enjoyed by properties not located on street corners, would be in keeping with the general residential building layout.

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

Response: Diamondhead City Code of Ordinance, Appendix A, Article 4, Subsection 4.6.5, Par. E (iii) requires a 20 foot minimum setback for rear yards, with no distinction for corner lots. The building footprint of 858 sq. ft. is the absolute minimum square footage that would accommodate the anticipated RV size and storage needs.

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

Response: The variances would not provide benefits beyond what is necessary to address unique (such as being a corner lot with consolidated parcels) constraints of the property, ensuring that other owners with comparable circumstances could receive similar consideration in alignment with community standards.

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 SEPT 22, 2026 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 ☐

- Scale = $\frac{3}{32}'' = 1'$
- Existing Structures and Lines
 - Proposed Driveway, Pole Barn (First Priority)
 - Proposed New Fence (Second Priority) Installed 2006
 - Potential Replacement to existing Driveway
 - Existing Tree (To Remain)

MAHALO HUI DRIVE



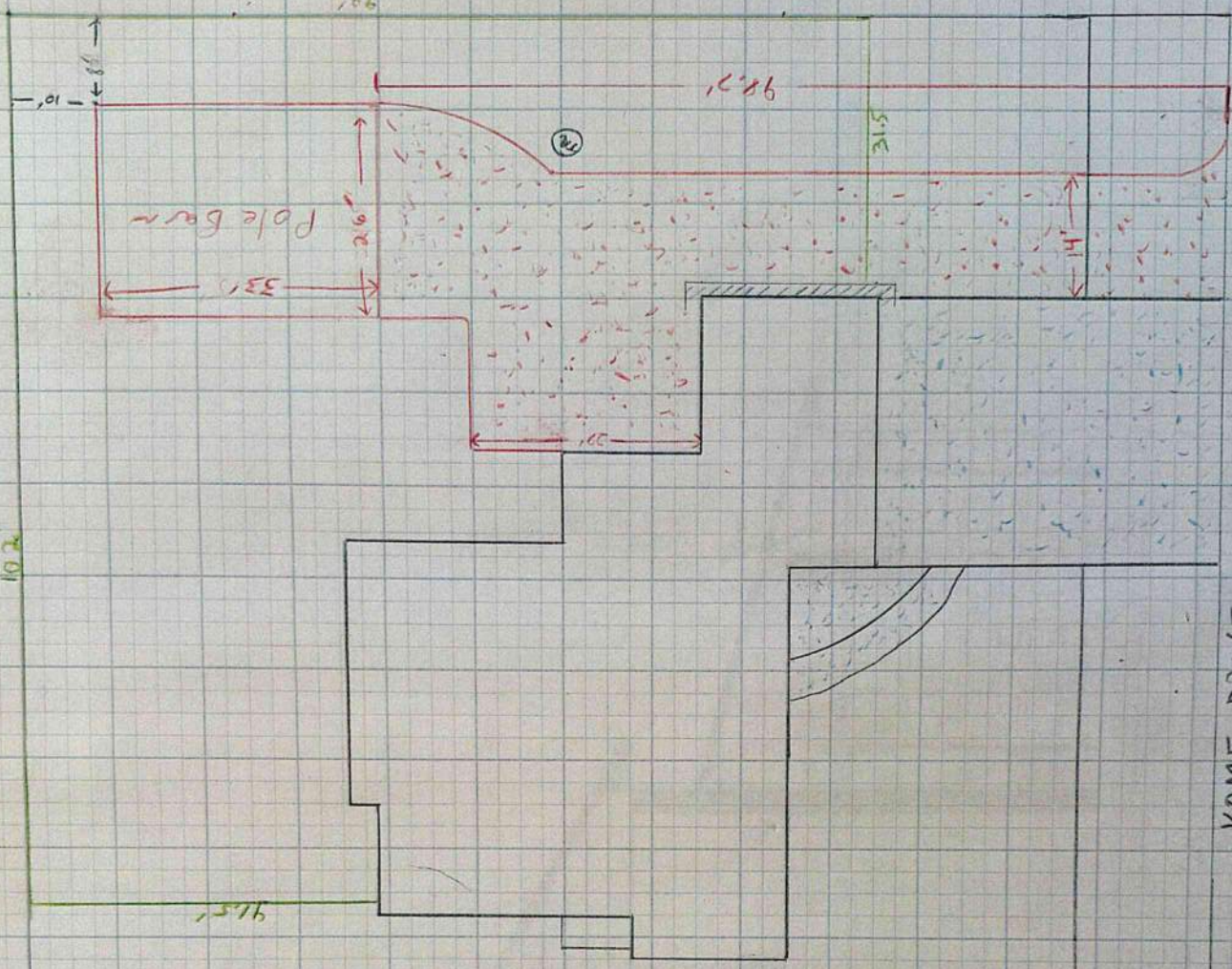
FRONT

KOME DRIVE

SIDE

REAR

SIDE

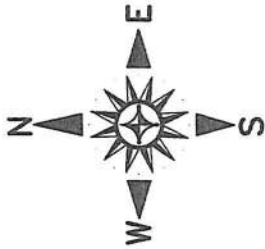


BOUNDARY SURVEY

MAHALO HUI DRIVE

LEGAL DESCRIPTION:

A survey of Lots 129 & 130, Block 3, Unit 10, Diamondhead, Phase 2, City of Diamondhead, Hancock County, Mississippi.



LEGEND:

- CL CENTERLINE
- OR IRON ROD FOUND
- IR IRON ROD SET
- FC FENCE CORNER POST
- PP POWER POLE
- FH FIRE HYDRANT
- AS APS AS PER SURVEY
- AR AS PER RECORD
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- EOP EDGE OF PAVEMENT



In consideration of the fee paid, I declare that this survey made by me or under my immediate supervision is true and correct to the best of my professional knowledge, information, and belief.

Duke Levy, RLS #1722

DUKE LEVY & ASSOCIATES, P.A.
4412 LEISURE TIME DRIVE
DIAMONDHEAD, MS 39525
(228) 343-9691 PHONE

SCALE: 1" = 30'	DATE: 11-24-2025
DRAWING: WOH# 2025-302	CLIENT: STEVEN RICKS

DRAWN BY: JLC

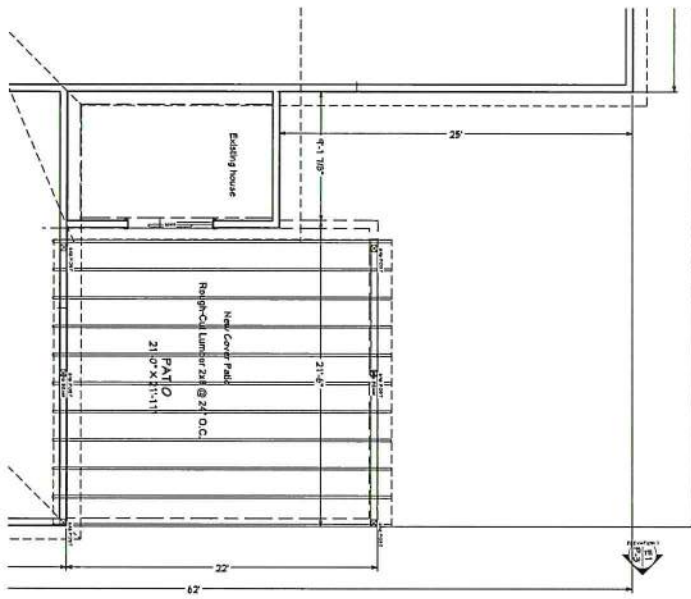
BEARINGS REFERENCED TO GEODETIC BY GPS OBSERVATIONS

REFERENCES:

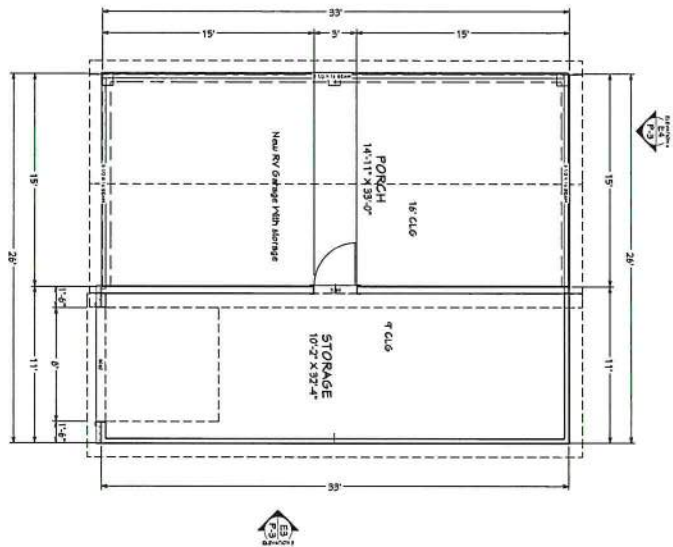
- DEED BOOK 2021; PAGE 13290
- PLAT OF UNIT 10, PHASE 2
- HANCOCK COUNTY TAX MAP
- PREVIOUS SURVEY BY DUKE LEVY
WOH# 2025-132; DATED 08-19-2025

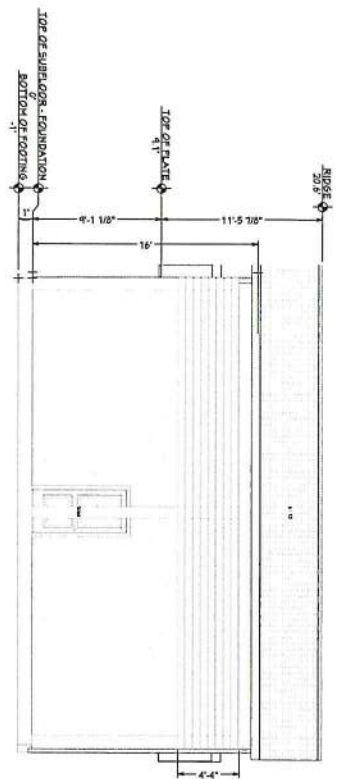
NOTES:
Surveyor has made no investigation or independent search for encumbrances of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. This survey meets Mississippi minimum requirements for a class "B" survey. Survey is valid only if print has original seal and signature of surveyor. No flood zone determination was performed as a part of this survey. An accurate determination can be made by ordering a FEMA Elevation Certificate.



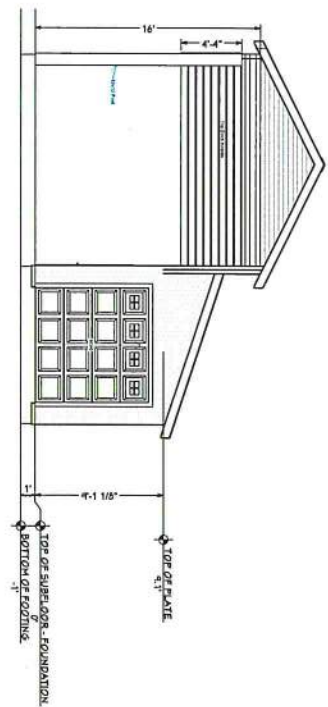


1st Floor

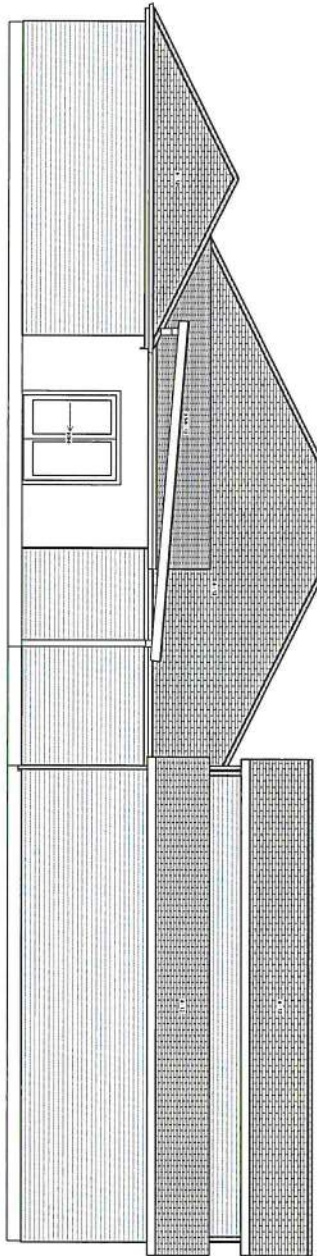




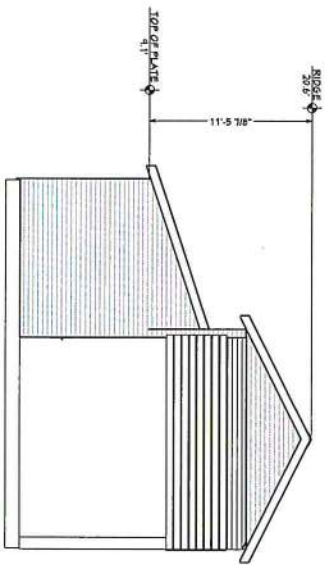
Elevation 1



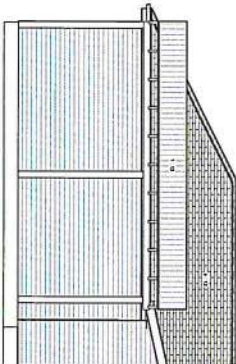
Elevation 2



Elevation 3



Elevation 4



REVISION TABLE			
NUMBER	DATE	REVISOR	DESCRIPTION

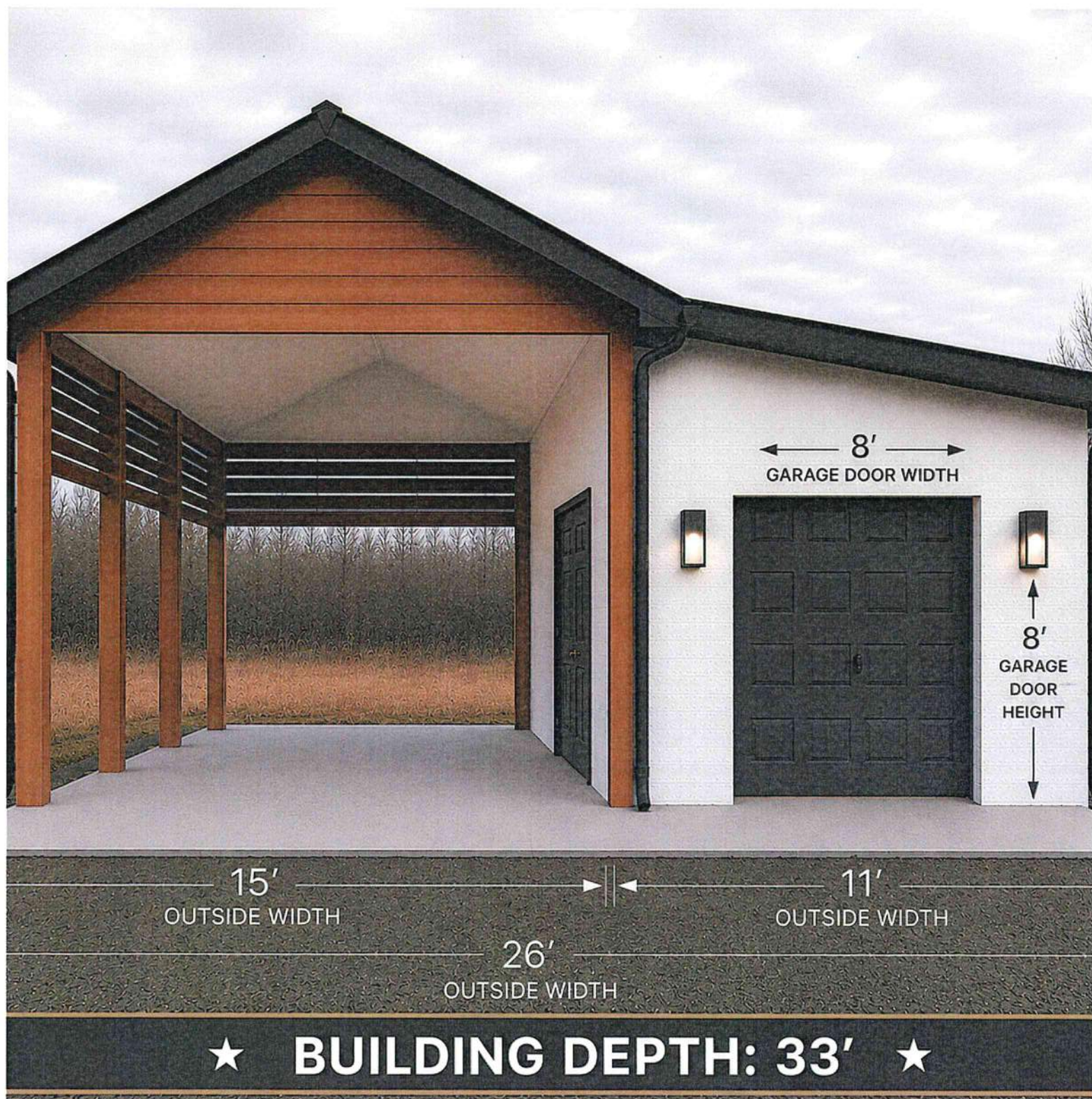
7440 Mahalo Hui Dr

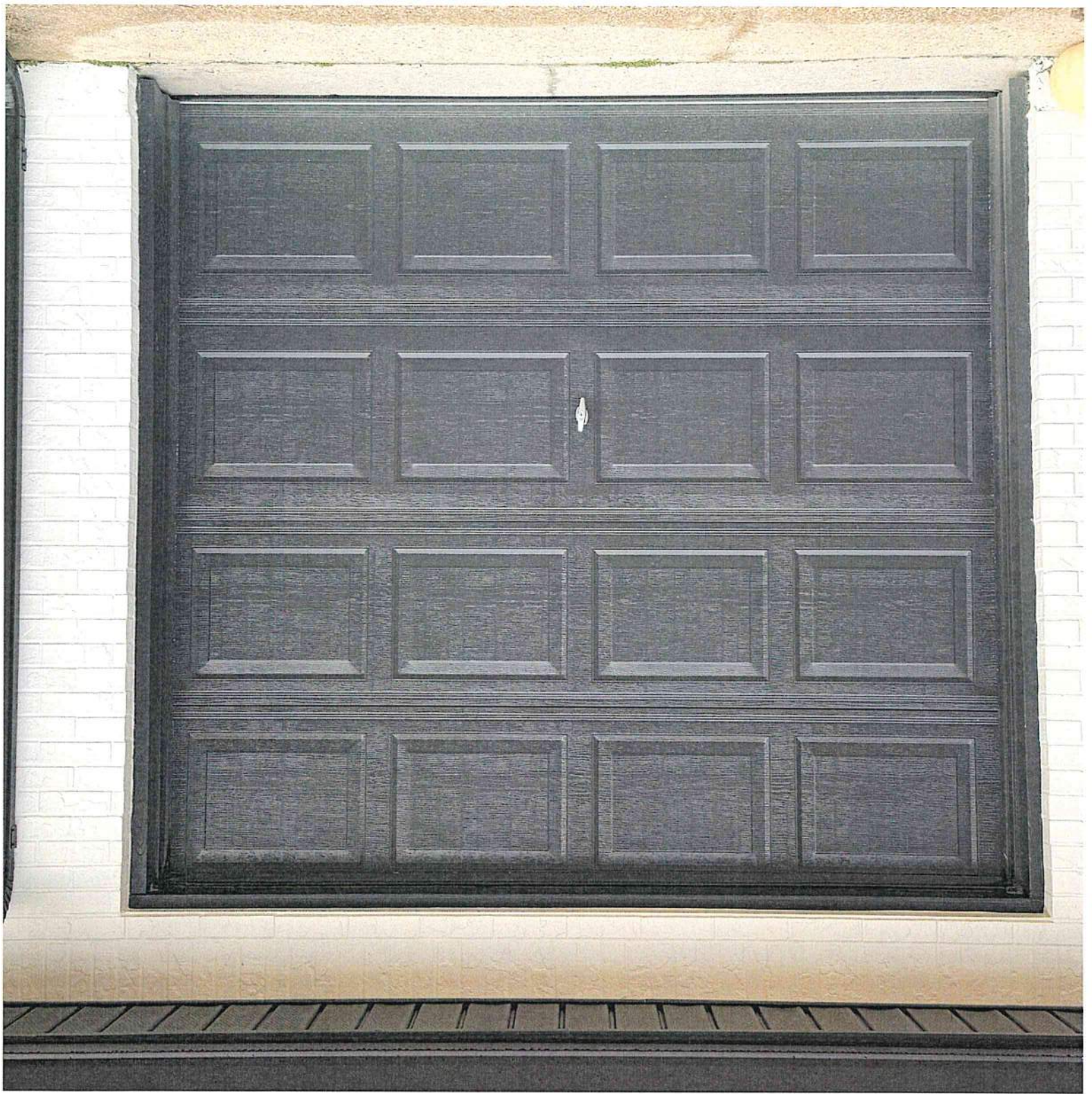
DRAWINGS PROVIDED BY:
832-428-0970
Kauai County of Kauai
Ruby Construction, LLC
New Construction & Remodeling

DATE: 7/6/2026
SCALE: 1/4"=1'
SHEET: P-3

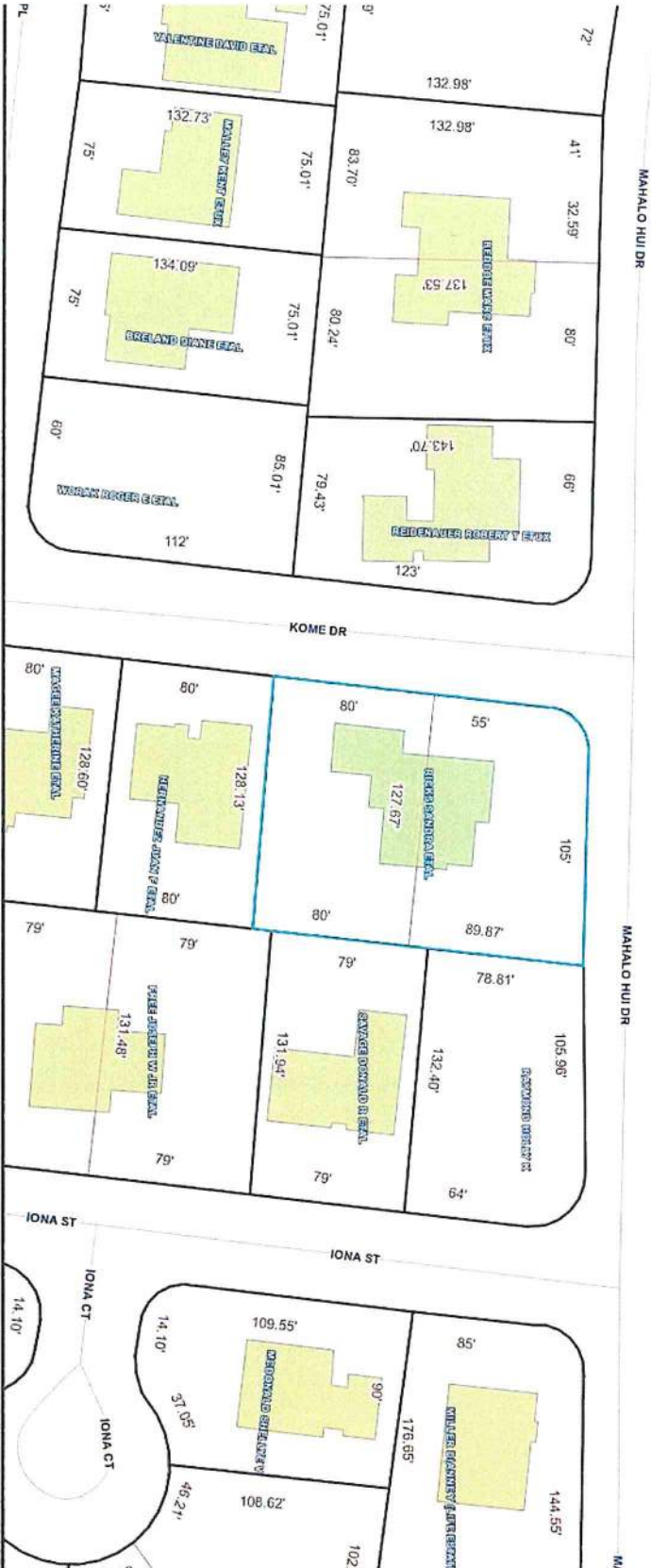
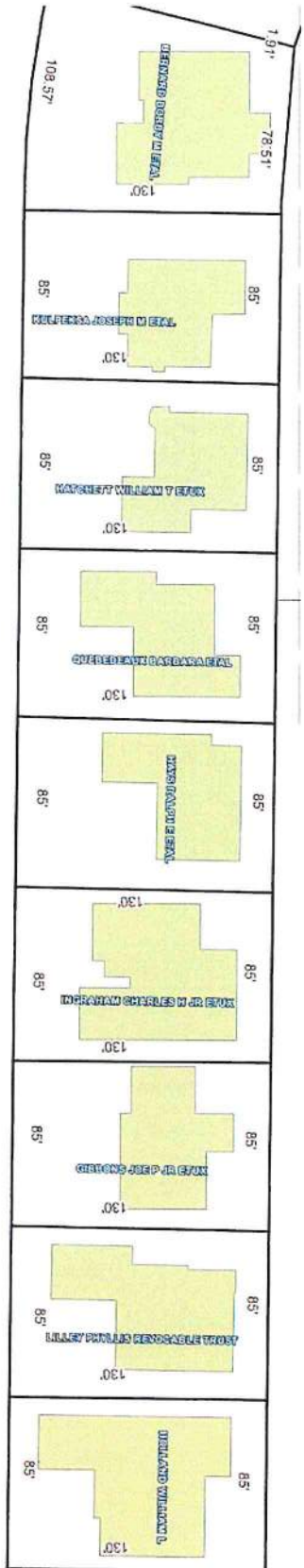
September 4, 2026 at 4:00 PM
7437 Mahalo Hui Dr
Diamondhead MS 39525



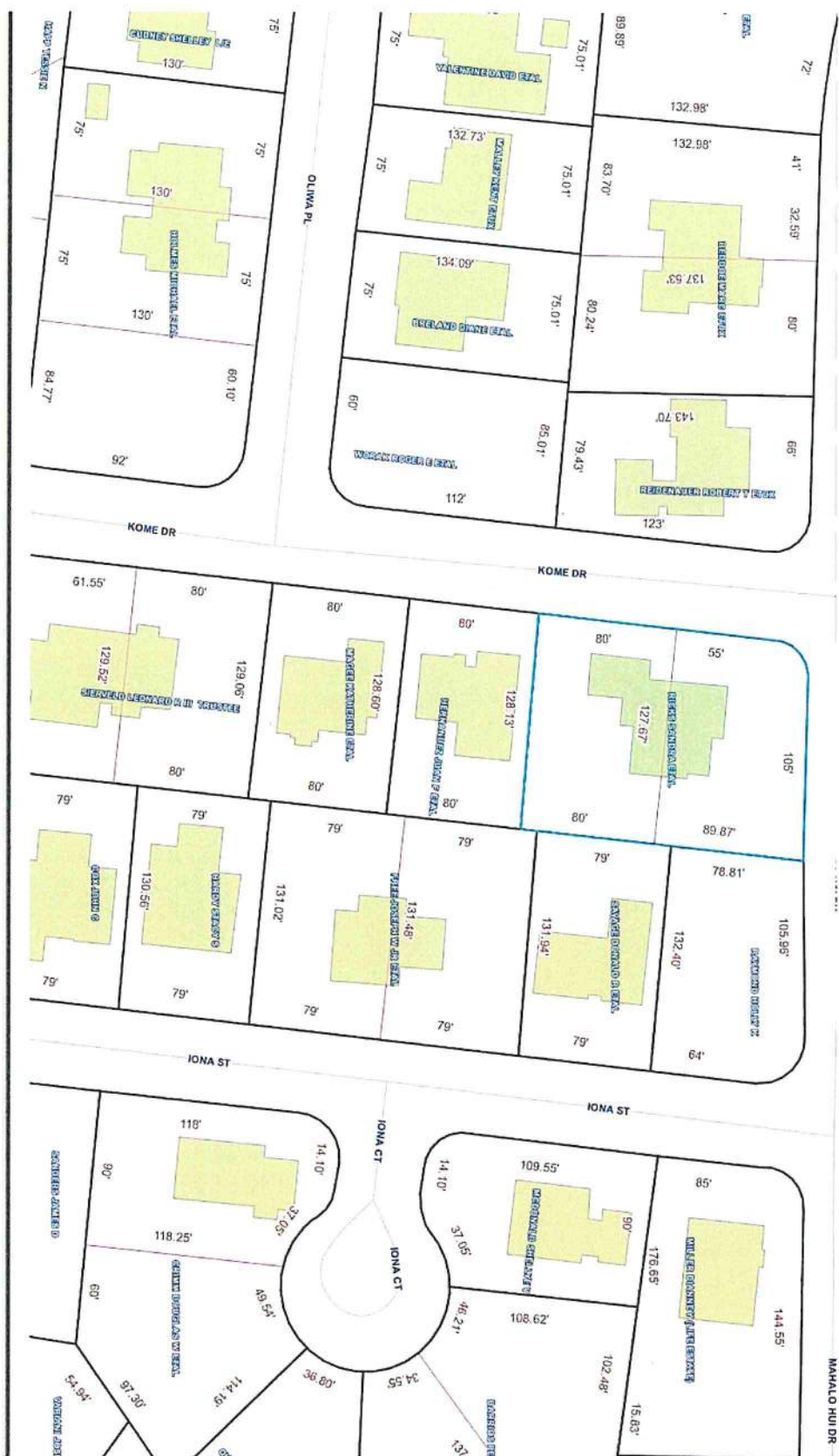




Parcel Ownership Map Section 1



Parcel Ownership Map Section 2



September 4, 2026 at 8:38 AM
79281 Diamondhead Dr E
Diamondhead MS 39525

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMISSION
DIAMONDHEAD, MS

Coastal Four Company, represented by Taylor Bourgoin has filed an application requesting a Conditional Use Permit in accordance with the Zoning Ordinance Table 4.1 to allow a mobile food vendor in a C-1 district. The tax parcel number is 131E-1-13-006 003. The proposed location is Rouses Markets Store #47, 4407 E Aloha Drive.

In accordance with the Zoning Ordinance Article 9.7, the Planning Commission may recommend approval of a Conditional Use Permit in the permit was applied for or in a modified form or subject to conditions or may recommend denial of the application.

The Planning and Zoning Commission will consider this application at the regularly scheduled meeting on Tuesday, September 22, 2026, 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. The meeting will also be live streamed on the city's YouTube channel.

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.

PLANNING AND ZONING COMMISSION
DIAMONDHEAD, MS

Steven and Sandra Ricks has filed an application requesting a variance from the Zoning Ordinance Article 4.3.7 to allow an 858 square foot accessory structure within 5' of a rear property line.

The property address is 7440 Mahalo Hui Drive. The tax parcel number is 067N-2-35-009 000. The property is in a R-6 zoning district. The setback for the accessory structure from the rear property line is 20'. The maximum square footage allowed is 775. The variance requested is 12' and 83 square feet. The Case File Number is 202600668.

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, September 22, 2026, 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.

PLANNING AND ZONING COMMISSION
DIAMONDHEAD, MS

Tara Corp, represented by Jim Grotowski, and Parcel Corp, represented by Carl Joffe and the City of Diamondhead, have jointly filed an application requesting a May Amendment (Planning) to change the current zoning from R-6 (Medium Density Dwelling District) to ADMU (Alpha District Medium Use) and ADUC (Alpha District Conventional Commercial).

The properties are the Parcel and Tara Corp parcels located on the Park, Ten Extension and on the western side of Nona Drive. The tax parcel numbers are 132E-1-13-020 000 through 132E-1-13-020 009. The Case File Number is 202600721.

In accordance with Article 9.10.6, the City Council shall have jurisdiction with respect to all Text Amendments and Rezoning. The Planning Commission shall review and submit a recommendation to the City Council on Text Amendments and Rezoning.

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on Tuesday, September 22, 2026, 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. 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.

DIAMONDHEAD, MS

Tara Corp, represented by Jim Grotowski, and the City of Diamondhead, have jointly filed an application requesting a May Amendment (Planning) to change the current zoning from R-6 (Medium Density Dwelling District) to ADMU (Alpha District Medium Use).

The property address is 1119 Nona Drive. The tax parcel number is 132A-2-01-026 003. The Case File Number is 2260502.

In accordance with Article 9.10.6, the City Council shall have jurisdiction with respect to all Text Amendments and Rezoning. The Planning Commission shall review and submit a recommendation to the City Council on Text Amendments and Rezoning.

The Planning and Zoning Commission will consider this application at its next regularly scheduled meeting on Tuesday, September 22, 2026, 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. 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.

PLANNING AND ZONING COMMISSION
DIAMONDHEAD, MS

Parcel Corp, represented by Carl Joffe and the City of Diamondhead, have jointly filed an application requesting a May Amendment (Planning) to change the current zoning from R-6 (Medium Density Dwelling District) to ADMU (Alpha District Medium Use).

The property location is generally described as Parcel parcel located north of Nona Drive. The tax parcel number is 132E-1-13-020 000, 132E-1-13-020 001, 132E-1-13-020 002, 132E-1-13-020 003, 132E-1-13-020 004, 132E-1-13-020 005, 132E-1-13-020 006, 132E-1-13-020 007, 132E-1-13-020 008, 132E-1-13-020 009, 132E-1-13-020 010, 132E-1-13-020 011, 132E-1-13-020 012, 132E-1-13-020 013, 132E-1-13-020 014, 132E-1-13-020 015, 132E-1-13-020 016, 132E-1-13-020 017, 132E-1-13-020 018, 132E-1-13-020 019, 132E-1-13-020 020, 132E-1-13-020 021, 132E-1-13-020 022, 132E-1-13-020 023, 132E-1-13-020 024, 132E-1-13-020 025, 132E-1-13-020 026, 132E-1-13-020 027, 132E-1-13-020 028, 132E-1-13-020 029, 132E-1-13-020 030, 132E-1-13-020 031, 132E-1-13-020 032, 132E-1-13-020 033, 132E-1-13-020 034, 132E-1-13-020 035, 132E-1-13-020 036, 132E-1-13-020 037, 132E-1-13-020 038, 132E-1-13-020 039, 132E-1-13-020 040, 132E-1-13-020 041, 132E-1-13-020 042, 132E-1-13-020 043, 132E-1-13-020 044, 132E-1-13-020 045, 132E-1-13-020 046, 132E-1-13-020 047, 132E-1-13-020 048, 132E-1-13-020 049, 132E-1-13-020 050, 132E-1-13-020 051, 132E-1-13-020 052, 132E-1-13-020 053, 132E-1-13-020 054, 132E-1-13-020 055, 132E-1-13-020 056, 132E-1-13-020 057, 132E-1-13-020 058, 132E-1-13-020 059, 132E-1-13-020 060, 132E-1-13-020 061, 132E-1-13-020 062, 132E-1-13-020 063, 132E-1-13-020 064, 132E-1-13-020 065, 132E-1-13-020 066, 132E-1-13-020 067, 132E-1-13-020 068, 132E-1-13-020 069, 132E-1-13-020 070, 132E-1-13-020 071, 132E-1-13-020 072, 132E-1-13-020 073, 132E-1-13-020 074, 132E-1-13-020 075, 132E-1-13-020 076, 132E-1-13-020 077, 132E-1-13-020 078, 132E-1-13-020 079, 132E-1-13-020 080, 132E-1-13-020 081, 132E-1-13-020 082, 132E-1-13-020 083, 132E-1-13-020 084, 132E-1-13-020 085, 132E-1-13-020 086, 132E-1-13-020 087, 132E-1-13-020 088, 132E-1-13-020 089, 132E-1-13-020 090, 132E-1-13-020 091, 132E-1-13-020 092, 132E-1-13-020 093, 132E-1-13-020 094, 132E-1-13-020 095, 132E-1-13-020 096, 132E-1-13-020 097, 132E-1-13-020 098, 132E-1-13-020 099, 132E-1-13-020 100, 132E-1-13-020 101, 132E-1-13-020 102, 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132E-1-13-020 155, 132E-1-13-020 156, 132E-1-13-020 157, 132E-1-13-020 158, 132E-1-13-020 159, 132E-1-13-020 160, 132E-1-13-020 161, 132E-1-13-020 162, 132E-1-13-020 163, 132E-1-13-020 164, 132E-1-13-020 165, 132E-1-13-020 166, 132E-1-13-020 167, 132E-1-13-020 168, 132E-1-13-020 169, 132E-1-13-020 170, 132E-1-13-020 171, 132E-1-13-020 172, 132E-1-13-020 173, 132E-1-13-020 174, 132E-1-13-020 175, 132E-1-13-020 176, 132E-1-13-020 177, 132E-1-13-020 178, 132E-1-13-020 179, 132E-1-13-020 180, 132E-1-13-020 181, 132E-1-13-020 182, 132E-1-13-020 183, 132E-1-13-020 184, 132E-1-13-020 185, 132E-1-13-020 186, 132E-1-13-020 187, 132E-1-13-020 188, 132E-1-13-020 189, 132E-1-13-020 190, 132E-1-13-020 191, 132E-1-13-020 192, 132E-1-13-020 193, 132E-1-13-020 194, 132E-1-13-020 195, 132E-1-13-020 196, 132E-1-13-020 197, 132E-1-13-020 198, 132E-1-13-020 199, 132E-1-13-020 200, 132E-1-13-020 201, 132E-1-13-020 202, 132E-1-13-020 203, 132E-1-13-020 204, 132E-1-13-020 205, 132E-1-13-020 206, 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STAFF REPORT – 7440 MAHALO HUI DRIVE VARIANCE

TO: Planning & Zoning Commission

FROM: Beau King, Building Official

DATE: September 15, 2026

SUBJECT: Variance request before the Planning & Zoning Commission – 7440 Mahalo Hui Drive

NATURE OF REQUEST: Steven and Sandra Ricks has filed an application requesting a variance from the Zoning Ordinance Article 4.3.7 to allow an 858 square foot accessory structure within 8' of a rear property line. The property address is 7440 Mahalo Hui Drive. The tax parcel number is 067N-2-35-069.000. The property is in a R-6 zoning district. The setback for the accessory structure from the rear property line is 20'. The maximum square footage allowed is 775. The variance requested is 12' and 83 square feet.. The Case File Number is 202600668.

DATE OF PUBLIC HEARING: September 22, 2026, at 6:00 PM.

RECOMMENDATION: 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. *The lot is a corner lot which requires two front setbacks.*
- 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. *There are many homes on corner lots that have an accessory structure closer than 20' to a rear property line. Variances have been granted for larger structures.*
- C. That special conditions and circumstances, if any, *do not* result from the actions of the applicant. *Conditions are created by the house orientation on the corner lot.*
- 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. *Other similar variances have been granted.*
- 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. *Setbacks meet the requirement for accessory structures under 15' height. Extra square footage is open construction.*
- F. The Variance *does* observe the spirit of the Ordinance and *will not* change the character of the district (area). *Agreed*
- G. The Variance *will* observe the spirit of the Comprehensive Plan. *Observed.*
- H. That the Variance requested *will not* result in any change in use or density of the subject property. *No change in use or density.*

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

Steven and Sandra Ricks has filed an application requesting a variance from the Zoning Ordinance Article 4.3.7 to allow an 858 square foot accessory structure within 8' of a rear property line.

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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, September 22, 2026, 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.

Voting Yea: Commissioner Lawson, Commissioner Parrish, Commissioner Raymond, Commissioner Sutherland, Commissioner White, Commissioner McKnight

MOTION CARRIED UNANIMOUSLY

Approval of Minutes

1. Approval of August 25, 2026 minutes.

Motion made by Commissioner Parrish, Seconded by Commissioner Lawson to approve August 25, 2026 minutes.

Voting Yea: Commissioner Lawson, Commissioner Parrish, Commissioner Raymond, Commissioner Sutherland, Commissioner White, Commissioner McKnight

MOTION CARRIED UNANIMOUSLY

Architectural Review

None

New Business

2. Steven and Sandra Ricks has filed an application requesting a variance from the Zoning Ordinance Article 4.3.7 to allow an 858 square foot accessory structure within 8' of a rear property line. The property address is 7440 Mahalo Hui Drive. The tax parcel number is 067N-2-35-069.000. The property is in a R-6 zoning district. The setback for the accessory structure from the rear property line is 20'. The maximum square footage allowed is 775. The variance requested is 12' and 83 square feet.. The Case File Number is 202600668.

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Beau King, Building Official, explained the request.

Chuck Ingraham spoke requesting changes to the design.

Steven Ricks answered questions from the Commission.

Motion made by Commissioner White, Seconded by Commissioner Sutherland to accept the recommendation of the Building Official and to approve the recommendation to the City Council.

Voting Yea: Commissioner Lawson, Commissioner Parrish, Commissioner Raymond, Commissioner Sutherland, Commissioner White, Commissioner McKnight

MOTION CARRIED UNANIMOUSLY

3. Coastal Pour Company, represented by Taylor Bourgeois has filed an application requesting a Conditional Use Permit in accordance with the Zoning Ordinance Table 4.1 to allow a mobile food vendor in a C-1 district. The tax parcel number is 131E-1-13-006.003. The proposed location is Rouses Markets Store #47, 4407 E Aloha Drive.