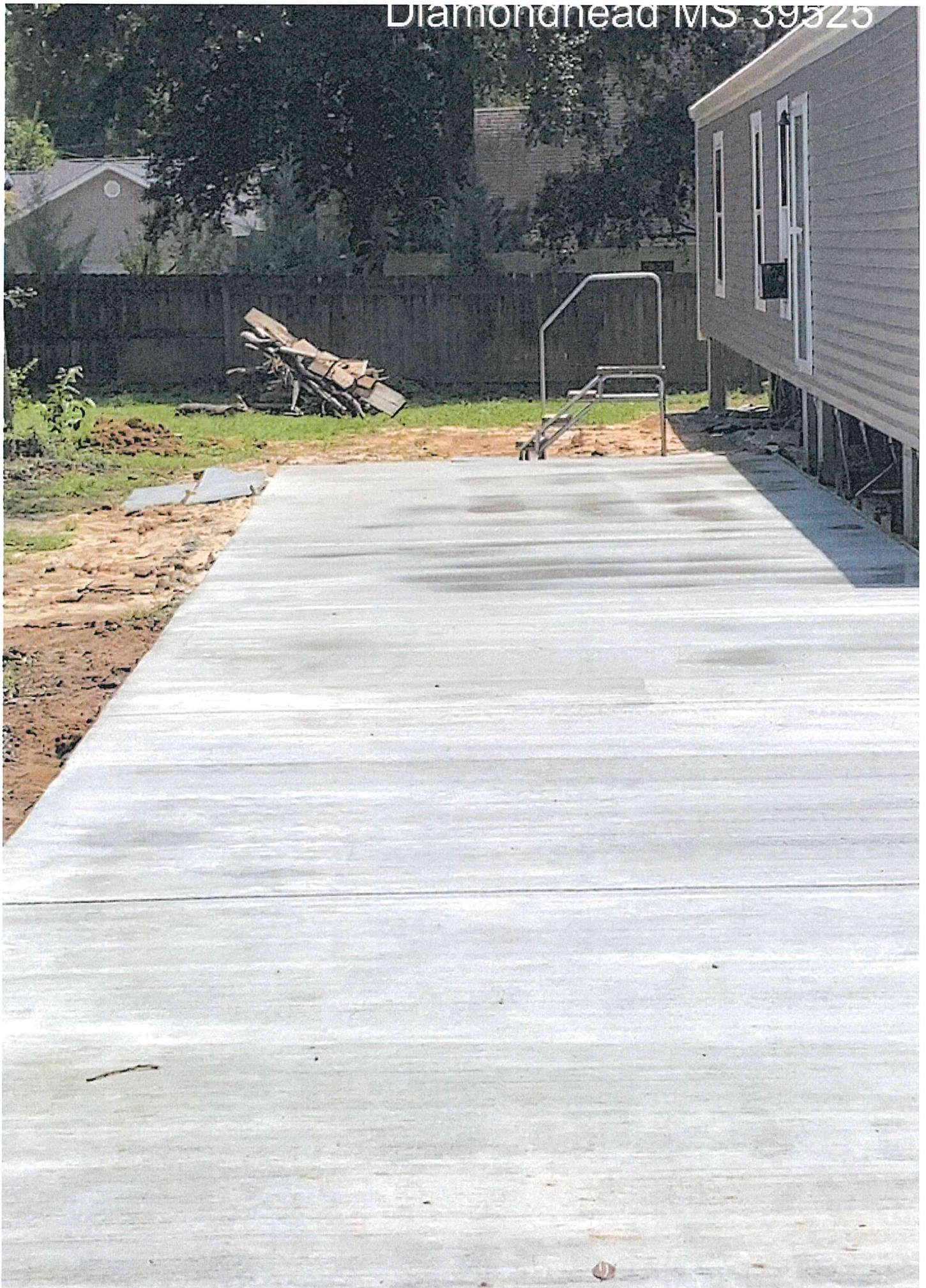




Diamondhead MS 39525







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

TO: Joshua Matthews and adjacent property owners

FROM: J. Pat Rich, Development Coordinator 

DATE: August 5, 2025

SUBJECT: Variance request before the Planning & Zoning Commission

Joshua Matthews has filed an application requesting a variance from the Zoning Ordinance (Article 3.4.7) to allow an accessory structure (shed) within 4' of the residence. The property address is 96114 Kapalama Dr. The tax parcel number is 067F-1-26-056.000. The property is in a MH zoning district. The setback from the residence is 10'. The variance requested is 6'. The Case File Number is 202500447.

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, August 26, 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

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August 8, 2025 at 10:21 AM  
96112 Kapalama Dr  
Diamondhead MS 39525







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

## APPLICATION FOR VARIANCE REQUEST

Case Number: 202506447

Date 7/18/25

✓ Applicant: Joshua Matthews

✓ Applicant's Address: 96114 Kapalama Dr. Diamondhead

✓ Applicant's Email Address: joshua.john.matthews1@Icloud.com

✓ Applicant's Contact Number: (Home) N/A (Work) N/A (Cell) 228-216-5821

Property Owner: SAME

Owner's Mailing Address: 15120 Wilderness Ln. Kiln

Owner's Email Address: \_\_\_\_\_

Owner's Contact Number: (Home) \_\_\_\_\_ (Work) \_\_\_\_\_ (Cell) \_\_\_\_\_

Tax Roll Parcel Number: \_\_\_\_\_

Physical Street Address: \_\_\_\_\_

Legal Description of Property: 067F-1-26-056.000

Zoning District: MH

✓ State Purpose of Variance: (Front/Side/Rear/Lot Size/Parking/Building/Coverage)  
(Signage-Size-Height) Requesting Variance to 10' SB from Residence  
for Accessory Structure

## 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 8/26/25 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.

Joshua Matthews  
Signature of Applicant

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
For Official Use Only

- ☒ \$100.00 #101
- ☒ 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 \_\_\_\_\_

Street Address \_\_\_\_\_  
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: Yes, Residence is only 25' from rear Property.  
\_\_\_\_\_  
\_\_\_\_\_

- ✓ 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, Many other Accessory Structures in Dhead  
\_\_\_\_\_  
\_\_\_\_\_

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

Response: Yes, Long & narrow Lot.  
\_\_\_\_\_  
\_\_\_\_\_

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

Response: Yes, Similar Variances have been granted for Accessory Structures.  
\_\_\_\_\_  
\_\_\_\_\_



2024 16281  
Recorded in the Above  
Deed Book & Page  
11-07-2024 03:45:49 PM  
Tiffany L Cowman  
Hancock County

## Quit Claim Deed

For and in consideration of 10\$ and other considerations, The undersigned Jeff Henderson does hereby convey and quitclaim unto Joshua Matthews the following real property located in Hancock county Ms:

8 BLK 10 UN 4 PH1 , Diamondhead, Phase 1  
Same as : Parcel Number 067F-1-26-056.000

Seller retains no mineral rights or access rights.

Grantor: Jeff Henderson Date: 10/24/24

Buyer: Joshua Matthews Date: 10/24/24

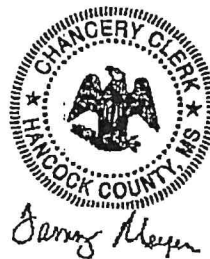
Notary Public: [Signature] Date: 10-28-24

My commission expires: 04-03-2027

NOTARY PUBLIC  
STATE OF MISSISSIPPI  
ID#127356  
MARILYN G. DEQUEANT  
Commission Expires  
April 3, 2027  
HANCOCK COUNTY

Buyer/Grantee  
Joshua Matthews  
15120 Wilderness Ln  
Kiln Ms 39556

Seller/Grantor/Prepared by  
Jeff Henderson  
11248 Lobouy Road,  
Pass Christian Ms 39571



Hancock County  
I certify this instrument was filed on  
11-07-2024 03:45:49 PM  
and recorded in Deed Book  
2024 at Pages 16281 - 16281  
Tiffany L Cowman