

J02AL000240



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

APPLICATION FOR VARIANCE REQUEST

Case Number: J02AL000240

Date 3-20-2026

Applicant: DOUG PARKER

Applicant's Address: 85007 DIAMONDHEAD BLVD. <sup>Lakes</sup> DIAMONDHEAD, MS, 39525

Applicant's Email Address: J0CAROLPARKER@GMAIL.COM

Applicant's Contact Number: (Home) 601-842-0020 (Work) SAME (Cell) SAME

Property Owner: DOUG & JO CAROL PARKER

Owner's Mailing Address: 85007 DIAMONDHEAD BLVD DIAMONDHEAD, MS.

Owner's Email Address J0CAROLPARKER@GMAIL.COM

Owner's Contact Number: (Home) 601-842-0020 (Work) SAME (Cell) SAME

Tax Roll Parcel Number: 007M-2-35-032.000

Physical Street Address: 85007 DIAMONDHEAD BLVD. DIAMONDHEAD, MS, 39525

Legal Description of Property: SINGLE FAMILY DWELLING

Zoning District: \_\_\_\_\_

State Purpose of Variance: (Front/Side/Rear/Lot Size/Parking/Building/Coverage)  
(Signage-Size-Height) would like to put in a small swimming pool, 10ft x 30ft. Depth of lot makes the 10ft. width of the pool closer to back lot line than coverats allow.

**REQUIRED ITEM A**

Property Owner DOUG & JOCAROL PARKER

Street Address 85007 DIAMONDHEAD LAKES BLVD

Statement Describing Variance Request

SMALL BACKYARD WITH WETLANDS ON OUR LEFT & WOODS BEHIND  
OUR PROPERTY. WOULD LIKE TO BUILD A POOL, BUT NEED A  
VARIANCE OF A FEW FEET PUTTING POOL CLOSE TO REAR LINE.

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

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

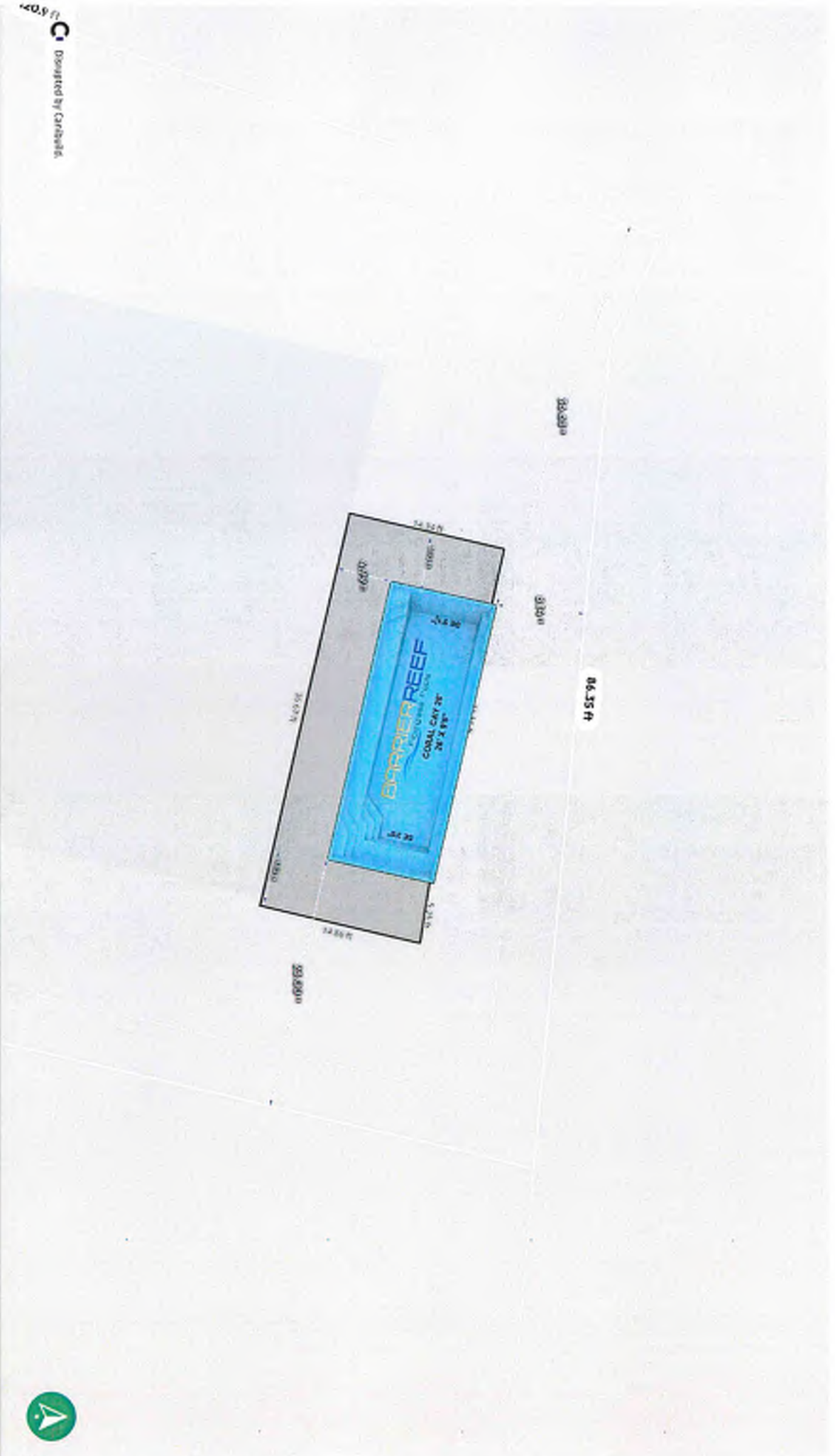
Response: TO MY KNOWLEDGE ALL OTHER PROPERTIES HAVE  
LARGER BACKYARDS FROM THEIR HOME TO BACK PROPERTY  
LINE. THERE MAY BE SOME I HAVE NOT SEEN THOUGH.

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

Response: CORRECT

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

Response: NOT TO MY KNOWLEDGE



Client Name: [redacted]

Client Email: [redacted]@gmail.com

Client Phone: (410) 841-2000

Sponsor: [redacted]

**Copyright Statement**

This plan design remains the copyright of the designer and shall not be used other than for the project and location without written approval.

**Disclaimer**

This is not an official engineering, land survey or other professional document. It is a preliminary design and shall not be used for any other purpose. ALL DIMENSIONS ARE IN FEET.

Created by: [redacted]  
[redacted]@gmail.com

Phone: +12021041120

Sheet Name: 5/20/2024

Sheet no.: 2

Dr. no.: 150701-96

Job no.: [redacted]

**Property Details**

6871-A-31-99-000, Oceanfront Rd 39526, Ocean State  
APN: 0874-0-31-99-000

Badge: Coral Cay 20'

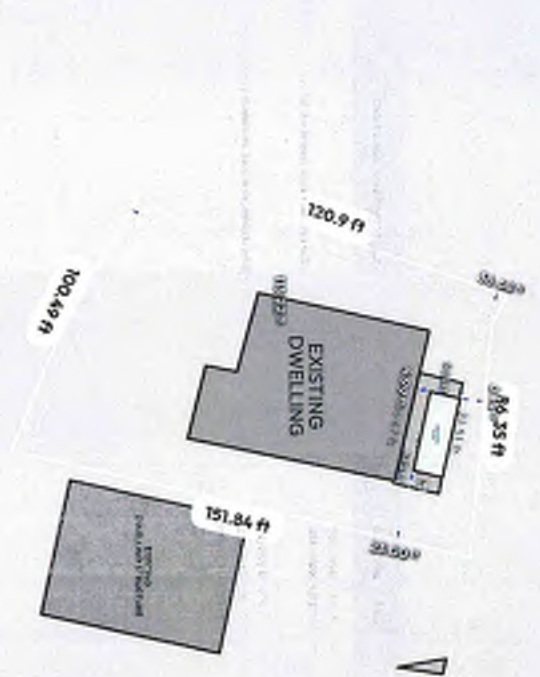
1" = variable scale

Current version date: 5/20/2024

Version #: 5



## Site Calculations

SITE AREA 12,095,304<sup>ft</sup>²PROPOSED AREA 249,604<sup>ft</sup>²

Drawn by: Canbuild



Client Name: Jay Taylor

Client Email: jay@canbuild.com

Client Phone: 407-843-5032

Signature: \_\_\_\_\_

## Copyright Statement

This plan clearly retains the copyright of designer & will not be used other than for the project with intended architect/contractor authority.

## Disclaimer

This is not an official document, and may not comply with current laws or industry standards. Seek independent advice before acting on this document.

ALL DIMENSIONS ARE IN FEET

Designed by: canbuild  
 pro@canbuild.com

Phone: +12028071120

Sheet Name: SDP Plan

Sheet no.: 1

1st no.: SB219-ANC

1st no.:

Property Details  
 4070, 4-15-499 RD, Silverdale, WA 98151, United States  
 4070, 4070, 4-15-499 RD

Design: Coral Cap 2P

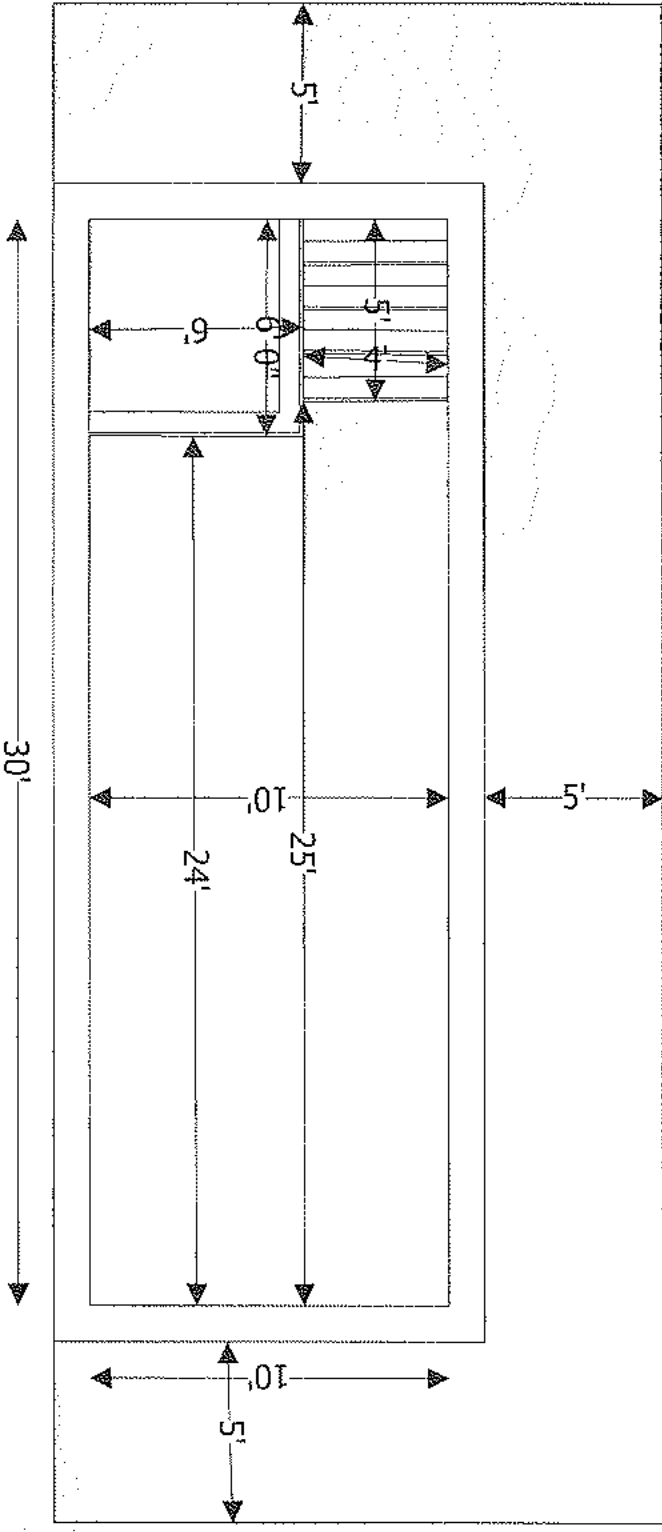
Scale: 1" = 40' (N/A)

1" = section date: 9/28/2025

Current section date: 1/27/2026

Version #: 5





Scale: 3/16" = 1 ft.

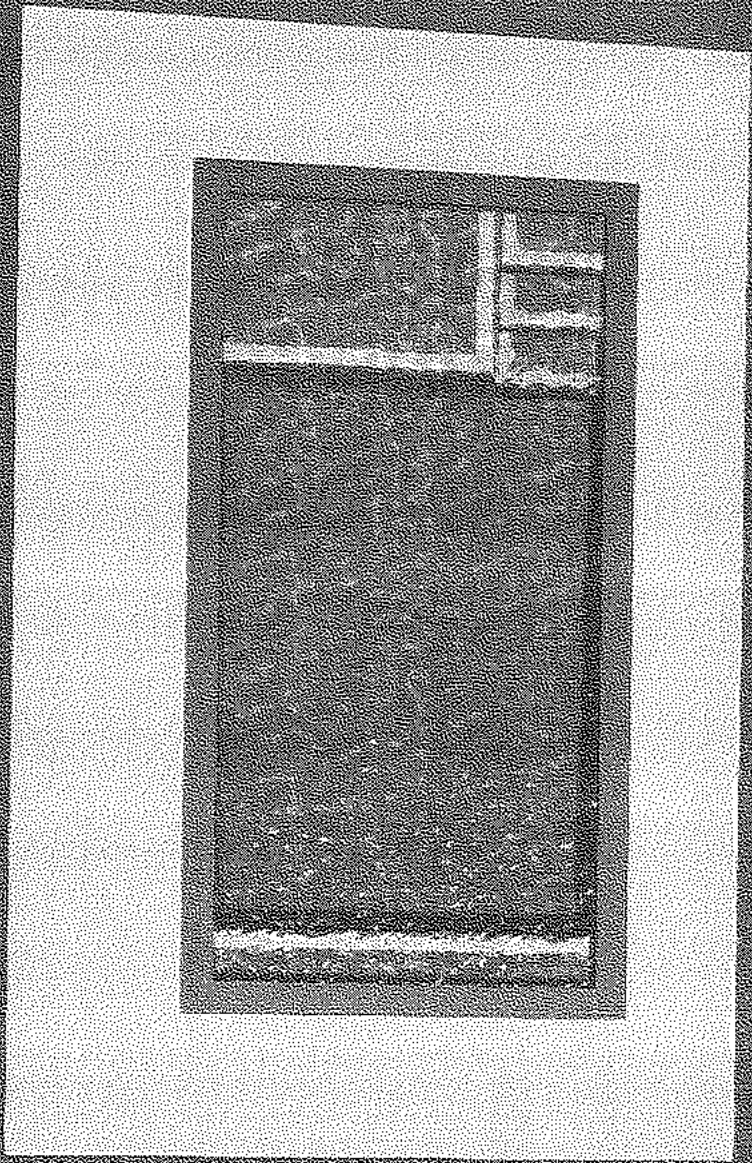
Site Calculations

SITE AREA 12,498.30ft<sup>2</sup>  
 PROPOSED AREA 53,980ft<sup>2</sup>



Client Name: [Redacted]	Project Name: [Redacted]	Sheet Name: [Redacted]	Sheet No.: [Redacted]	Job No.: [Redacted]
Copyright Statement: [Redacted]	Planned by: [Redacted]	Site Plan: [Redacted]	Site No.: [Redacted]	Version: [Redacted]
Disclaimer: [Redacted]	Property Address: [Redacted]	Design: [Redacted]	Current revision date: [Redacted]	Version: [Redacted]





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

Doug Parker has filed an application requesting a variance from the Zoning Ordinance Article 4.3.6 to allow a swimming pool within 8' of a rear property line.

The property address is 85007 Diamondhead Lakes Boulevard. The tax parcel number is 067M-2-35-032.000. The property is in a R-6 zoning district. The setback for a swimming pool from the rear property line is 10'. The variance requested is 2'. The Case File Number is 202600240.

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 28, 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 Beau King, Building Official, at [bking@diamondhead.ms.gov](mailto:bking@diamondhead.ms.gov) or 228-222-4023.

# The Sea Coast Echo

POST OFFICE BOX 2009  
BAY SAINT LOUIS, MS 39521-2009

## PROOF OF PUBLICATION

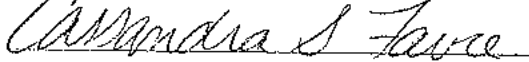
STATE OF MISSISSIPPI  
HANCOCK COUNTY

PERSONALLY appeared before me the undersigned authority in and for said County and State. GEOFF BELCHER, Publisher of THE SEA COAST ECHO, a newspaper published in the City of Bay Saint Louis, said County, who being duly sworn, deposes and says the publication of this notice hereunto annexed has been made in the said publication 1 week(s) to-wit:

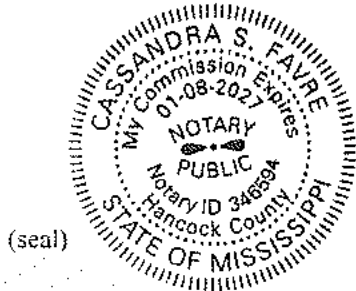
On the 9 day of April 2026  
On the \_\_\_\_\_ day of \_\_\_\_\_ 2026  
On the \_\_\_\_\_ day of \_\_\_\_\_ 2026  
On the \_\_\_\_\_ day of \_\_\_\_\_ 2026

  
Publisher

Sworn to and subscribed before me a NOTARY PUBLIC



This 9 day of April 2026



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

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April 13, 2026 at 10:34 AM  
85907 Diamondhead Lakes Blvd  
Diamondhead MS 39525



OWNER_NAME	LRMADD	CITY_ST_ZIP_OWNR
POWELL KENNETH O SR ETUX	85543 DIAMONDHEAD DR W	DIAMONDHEAD, MS 39525
PARKS BRAD ETUX	85019 POHAKU DR	DIAMONDHEAD, MS 39525
PARKER LEROY D ETAL	85007 DIAMONDHEAD LAKES	DIAMONDHEAD, MS 39525
DELANEY ROSE ETAL	85018 DIAMONDHEAD LAKES BLVD	DIAMONDHEAD, MS 39525
WEERS GERALD VERNON	85012 DIAMONDHEAD LAKES BLVD	DIAMONDHEAD, MS 39525
RUSSELL ROBERT O ETAL	7718 MOANALUA WAY	DIAMONDHEAD, MS 39525
BAYOUKAT LLC	5352 RED CREEK RD	LONG BEACH, MS 39560
EMMER MICHAEL R ETUX	85551 DIAMONDHEAD DR W	DIAMONDHEAD, MS 39525
WILLIAMS MAX J ETUX	85013 DIAMONDHEAD LAKES BLVD	DIAMONDHEAD, MS 39525
VALLEE ALEXANDER J JR ETAL	85016 DIAMONDHEAD LAKES BLVD	DIAMONDHEAD, MS 39525
BOWMAN ROBERT ETUX	85010 DIAMONDHEAD LAKES BLVD	DIAMONDHEAD, MS 39525
DIAMONDHEAD LAKES	1402 PASS RD	GULFPORT, MS 39501
FIORE KATHLEEN M	9568 LAA LA PLACE	DIAMONDHEAD, MS 39525
HUNTER DAVID J	85009 DIAMONDHEAD LAKES BLVD	DIAMONDHEAD, MS 39525
HILL GERALD R ETAL	85545 DIAMONDHEAD DR	DIAMONDHEAD, MS 39525
GATWOOD MICHAEL W ETUX	85015 DIAMONDHEAD LAKES BLVD	DIAMONDHEAD, MS 39525
SANCHEZ OSWALDO S	85014 DIAMONDHEAD LAKES BLVD	DIAMONDHEAD, MS 39525
BOEHL EDWARD A JR ETAL	85533 DIAMONDHEAD DR W	DIAMONDHEAD, MS 39525
POWELL MARY ETAL	85543 DIAMONDHEAD DR W	DIAMONDHEAD, MS 39525
CORNELIUS WILLIAM ETUX	85020 DIAMONDHEAD LAKES BLVD	DIAMONDHEAD, MS 39525
RAMIREZ LLOYD P JR ETAL	85547 DIAMONDHEAD DR W	DIAMONDHEAD, MS 39525
TENTONI JOSHUA ETUX	85011 DIAMONDHEAD LAKES BLVD	DIAMONDHEAD, MS 39525
BAYOUKAT LLC	5352 RED CREEK RD	LONG BEACH, MS 39560
ELLIOTT LAND DEVELOPMENTS LLC	1402 PASS RD	GULFPORT, MS 39501
LOUVIERE PAUL	85017 POHAKU DR	DIAMONDHEAD, MS 39525

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5000 Diamondhead Circle · Diamondhead, MS 39525

Phone: 228.222.4626 Fax: 228-222-4390

www.diamondhead.ms.gov

STAFF REPORT – 85007 DIAMONDHEAD LAKES BOULEVARD - VARIANCE

TO: Planning & Zoning Commission

FROM: Beau King, Building Official

DATE: April 23, 2026

SUBJECT: Variance request before the Planning & Zoning Commission – 85007 Diamondhead Lakes Boulevard

NATURE OF REQUEST: Doug Parker has filed an application requesting a variance from the Zoning Ordinance Article 4.3.6 to allow a swimming pool within 8' of a rear property line. The property address is 85007 Diamondhead Lakes Boulevard. The tax parcel number is 067M-2-35-032.000. The property is in a R-6 zoning district. The setback for a swimming pool from the rear property line is 10'. The variance requested is 2'. The Case File Number is 202600240.

DATE OF PUBLIC HEARING: April 28, 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 has an odd shaped rear lot line.*
- 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 in the zoning district with swimming pools.*
- C. That special conditions and circumstances, if any, *do not* result from the actions of the applicant. *Conditions are created by the lot shape.*
- 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. *The swimming pool is conservative in size compared to lot size.*
- F. The Variance *does* observe the spirit of the Ordinance and *will not* change the character of the district (area). *Observed.*
- 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.*