



5000 Diamondhead Circle
Diamondhead, MS 39525
Ph: 228-222-4626
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APPLICATION FOR VARIANCE REQUEST

Case Number: 202200466

Date 10-10-22

Applicant: Hasselvander LLC Brian Hasselvander

Applicant's Address: 17 E Reservoir Rd Columbia, ms 39429

Applicant's Email Address: bhassel65@gmail.com

Applicant's Contact Number: (Home) _____ (Work) _____ (Cell) 601 441-2368

Property Owner: Hasselvander LLC

Owner's Mailing Address: 17 E Reservoir Rd Columbia 39429

Owner's Email Address bhassel65@gmail.com

Owner's Contact Number: (Home) _____ (Work) _____ (Cell) 601/441-2368

Tax Roll Parcel Number: 131M-2-11-050.000

Physical Street Address: 3416 LUMAHAI PLACE

Legal Description of Property: DH PH 1, Unit 9, Block 1, Lot 9

Zoning District: R-2

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

Rear Left Gutter Over Deck 21ft above ground
4'6" To 0 11/16ft 20ft set back does not encroach
on any other properties marsh Behind House
15'6" from RPSB Rear ^{Property Line} yard Variance 4'6"

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 Further, that if the application is withdrawn for any reason that the application fee is forfeited to the City of Diamondhead.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 Nov 8, 2022 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 Hasselvander LLC

Street Address 3416 Lynahai Place

Statement Describing Variance Request

New construction

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/APPLIANT OF RIGHTS COMMONLY ENJOYED BY OTHER PROPERTIES IN THE SAME ZONING DISTRICT?

Response:

Do not know others

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

Response:

NO

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

Response:

Do not know

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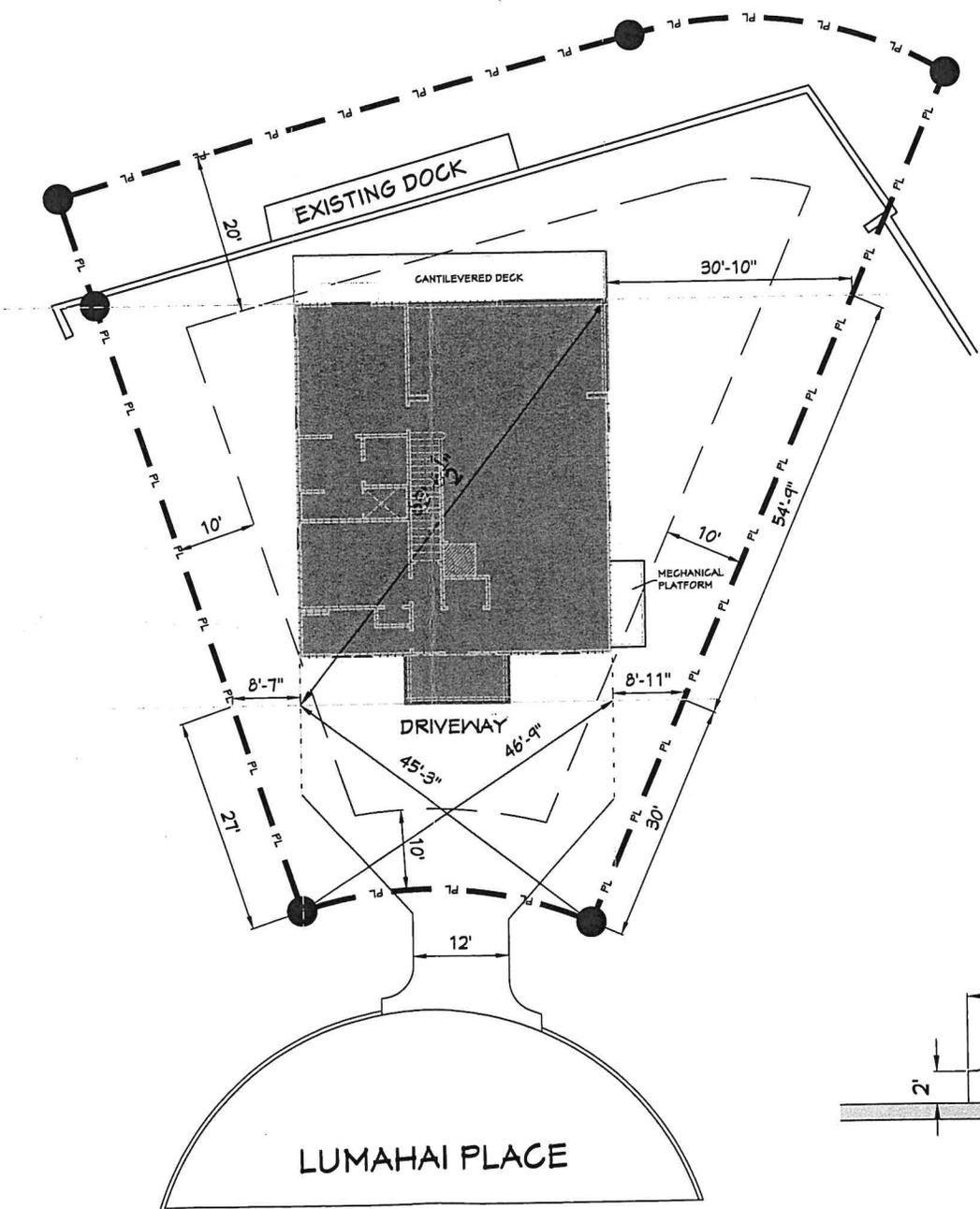
SITE PLAN

SCALE ----- 1" = 10'

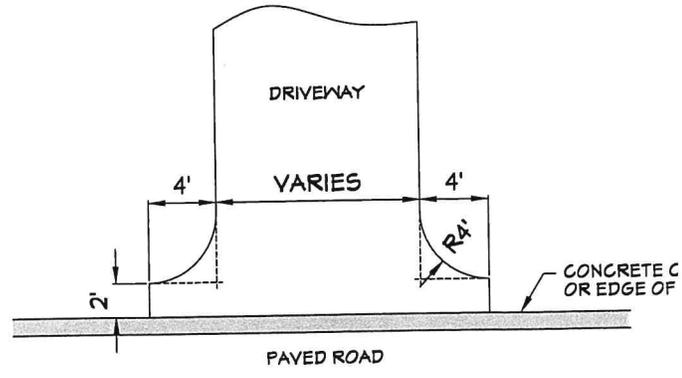


LOT 9, BLOCK 1
ZONE "VE"
(BFE 24')

LOT SETBACKS	
FRONT:	10' 20
REAR:	20'
SIDES:	10'
OTHER:	NA



SITE LEGEND	
	PROPERTY LINE
	SETBACK LINE
	BATTER BOARD LINES
	CONCRETE
	OUTLINE OF RESIDENCE
	PAVED ROAD
	PROPERTY CORNER

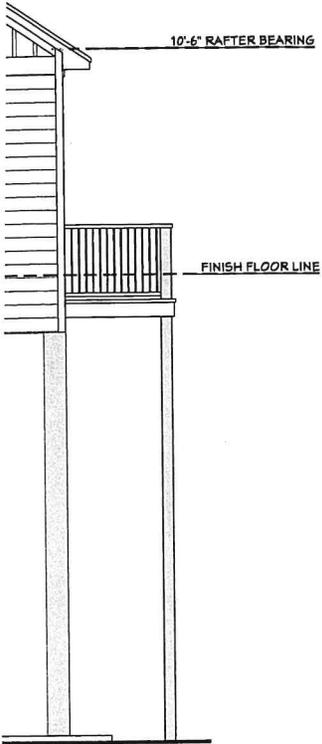


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DRIVEWAY DETAIL

SCALE ----- N.T.S.

RACTOR TO
ADEQUATE ROOF
AS PER CODE



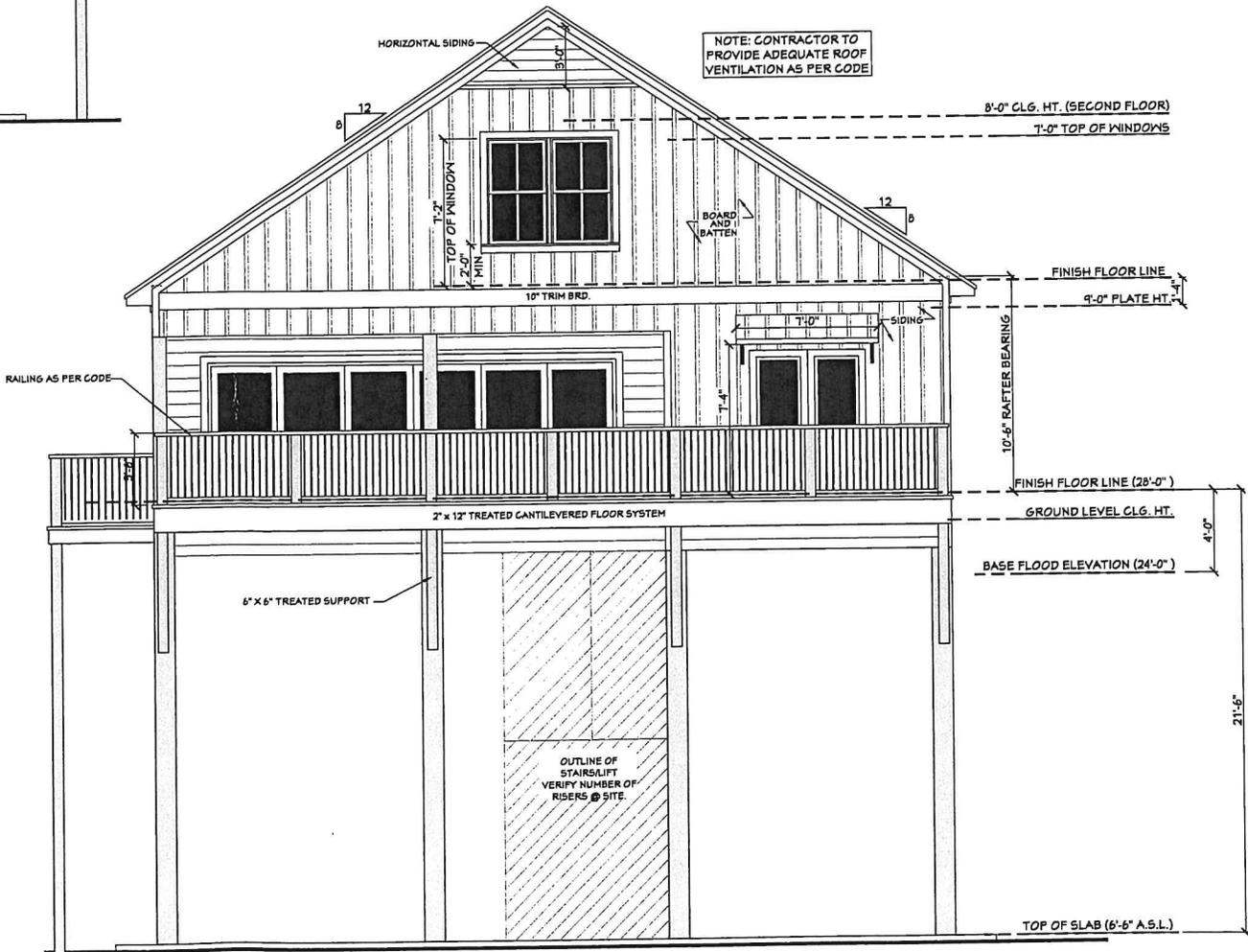
EXTERIOR ELEVATION NOTES:

1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MISC. INFORMATION.
6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.

NOTES:

1. STAIRS NOT SHOWN FOR CLARITY. VERIFY NUMBER OF RISERS REQ'D. AT SITE PROVIDE RAILING AS PER CODE.
2. RISERS TO BE CLOSED, OPEN RISERS ARE NOT PERMITTED.

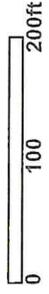
BASE FLOOD ELEVATION - 24'-0"



REAR VIEW
402 SCALE----- 1/4" = 1'-0"

DISC NO. 1000000000

Di
Di
PI
PI



Parcels
131M-2-11-050.000

Parcel Number: 131M-2-11-050.000
 Owner Name: HASSELVANDER LLC
 Owner Address: 17 EAST RESERVOIR ROAD
 Owner City, State ZIP: COLOMBIA, MS 39429
 Physical Address: 3416 LUMAHAI PL
 Improvement Type:
 Year Built: 0
 Base Area: 0
 Adjusted Area: 0
 Actual Total Value: 0
 Taxable Total Value: 30000
 Estimated Tax: 561.33000000
 Homestead Exemption: No
 Deed Book: 2018
 Deed Page: 10656

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

Hasselvander, LLC, represented by Brian Hasselvander, has filed an application requesting a variance from the Zoning Ordinance (Article 4.19) to allow the construction of a deck within 15'6" from the rear property line.

The property address is 3416 Lumahai Place. The tax parcel number is 131M-2-11-050.000. The property is in a R-2 zoning district. The rear yard setback is 20'. The variance requested is 4'6". The Case File Number is 202200466.

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 time, 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, November 8, 2022, 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.