

CITY OF WAVELAND
PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA
JUNE 19TH, 2023 6:00 PM

1. Call to Order / Roll Call.
2. Kirk Massey, owner of the property commonly known as 813 Sixth St, parcel #161C-0-01-005.000, has made an application for a variance from the required rear property line and the right side property line. The variance request is for 5' from the required side yard setback of 10' and for 10' from the required rear yard setback of 15'. This would make his right side yard and rear yard setbacks 5' from each property line.
3. Rene Landaverde, owner of the property commonly known as 301 Singleton St, parcel #162H-0-03-106.000, has made an application for a conditional use in order to place an accessory structure before the primary structure. This will be a garage used for the storage of work equipment.
4. Comments from Chair, Commissioners, & Staff
5. Public Comments to the Commissioners
6. Adjourn: AT _____ P.M.

Item #2

Kirk Massey

813 Sixth St.

Variance Request

5' from the required side yard setback

10' from the required rear yard setback



Building/Zoning Department
301 Coleman Avenue
Waveland, MS 39576
(228)466-2549
(228)467-5177 FAX

Application for Variance

Section 904. Applying for a Variance

To apply for a variance from the terms of the Zoning Ordinance, the applicant must submit the following:

1. Letter stating what is being requested and what type of development is proposed.
2. Two (2) copies of plot plan detailing existing structure, proposed development and encroachment, dimensions of property, location of all streets bordering property.
3. A fee of Seventy-five (\$75.00) Dollars, payable in advance to help defray the expense of advertising and processing.

Please remember that the Planning and Zoning Commission is a recommending body. The case will go the Board of Alderman at their next regularly scheduled meeting for final action on the variance request.

Name of Applicant: KIRK MASSEY Date of Application: 5/5/23
Phone#: [REDACTED] E-mail (optional): _____
Property Physical Address or Parcel #: 813 SIXTH STREET WAVELAND, MS
Current Zoning District: R-1 Flood Zone: 39576
Mailing Address (if different): [REDACTED]
Proposed Variance: 5 FEET FROM REAR PROPERTY LINE.
5 FEET FROM WEST SIDE PROPERTY LINE

Please review the items below regarding what the Planning and Zoning Commission will consider, and if applicable address any of the items in your letter.

Section 906. Power and Duties of the Planning and Zoning Commission

The Planning and Zoning Commission shall have the following powers and duties:

906.1 To recommend in special cases such variances from the terms of this Zoning Ordinance as will not be contrary to public interest where, owing to the special conditions, a literal enforcement of the provisions of this Ordinance would result in unnecessary hardship. A variance from the terms of this Zoning Ordinance shall not be recommended by the Planning and Zoning Commission unless and until:

A. A written application for a variance is submitted demonstrating:

1. That special conditions and circumstances 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.

2. That literal interpretation of the provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Zoning Ordinance.
 3. That special conditions and circumstances do not result from the actions of the applicant.
 4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Zoning Ordinance to other lands, structures, or buildings in the same district.
- B. A public hearing shall be held after giving at least fifteen (15) days notice of the hearings in an official newspaper specifying the time and place for said hearing.
- C. The Planning and Zoning Commission may find in specific cases such variances from the terms of this Zoning Ordinance may not be contrary to the public interest where, owing to special conditions, literal enforcement of the provisions of this Zoning Ordinance will, in an individual case, result in unnecessary hardship, so that the spirit of this Zoning Ordinance shall be observed, public safety and welfare secured, and substantial justice done. Such variances may be recommended in such case of unnecessary hardship upon a finding by the Planning and Zoning Commission that all of the following conditions exist:
1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.
 2. A literal interpretation of the provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located.
 3. Granting the variance requested will not confer upon the applicant any special privileges that are denied to other residents of the district in which the property is located.
 4. The requested variance will be in harmony with the purpose and intent of this Zoning Ordinance and will not be injurious to the neighborhood or to the general welfare.
 5. The special circumstances are not the result of the actions of the applicant.
 6. The existence of a non-conforming use of neighboring land, buildings or structures in the same district, or non-conforming uses in other districts shall not constitute a reason for the requested variance.
 7. The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.
 8. The variance is not a request to permit a use of land, building or structures which are not permitted by right or by conditional use in the district involved.
 9. Notice of public hearing shall be given as in section 906.1.B.

The Fee for a Variance Application is \$75.00 and is non-refundable regardless of approval or denial.

Applicant Signature: Kirk Massey

Date: 5/5/23

Zoning Official Sign-Off: Jeanne M. Willie

Date: 5.26.23

If you have any questions regarding submitting your application please contact:

Jeanne Conrad ~~Conrad~~ Willie
 Zoning Department
 (228) 466-2549
jconrad@waveland-ms.gov

We are requesting a variance for
~~#~~ 813 6th Street. Proposed
variance would be 5ft from rear
of property line + 5 feet from the
West side of property line.

We are requesting this to build a
120 sq ft shed. Our yard is very small
and we would like to keep as much
of the yard as usable play area.

There is an existing shed in the SE
corner + this will be torn down.

The shed will hold bikes + lawn
equipment.

Thank You!

Kirk Massy
Lou Massy



WEST

← FENCE →

SHED →

5 1/2"

← 37'-9" →

← 12' →

HOUSE

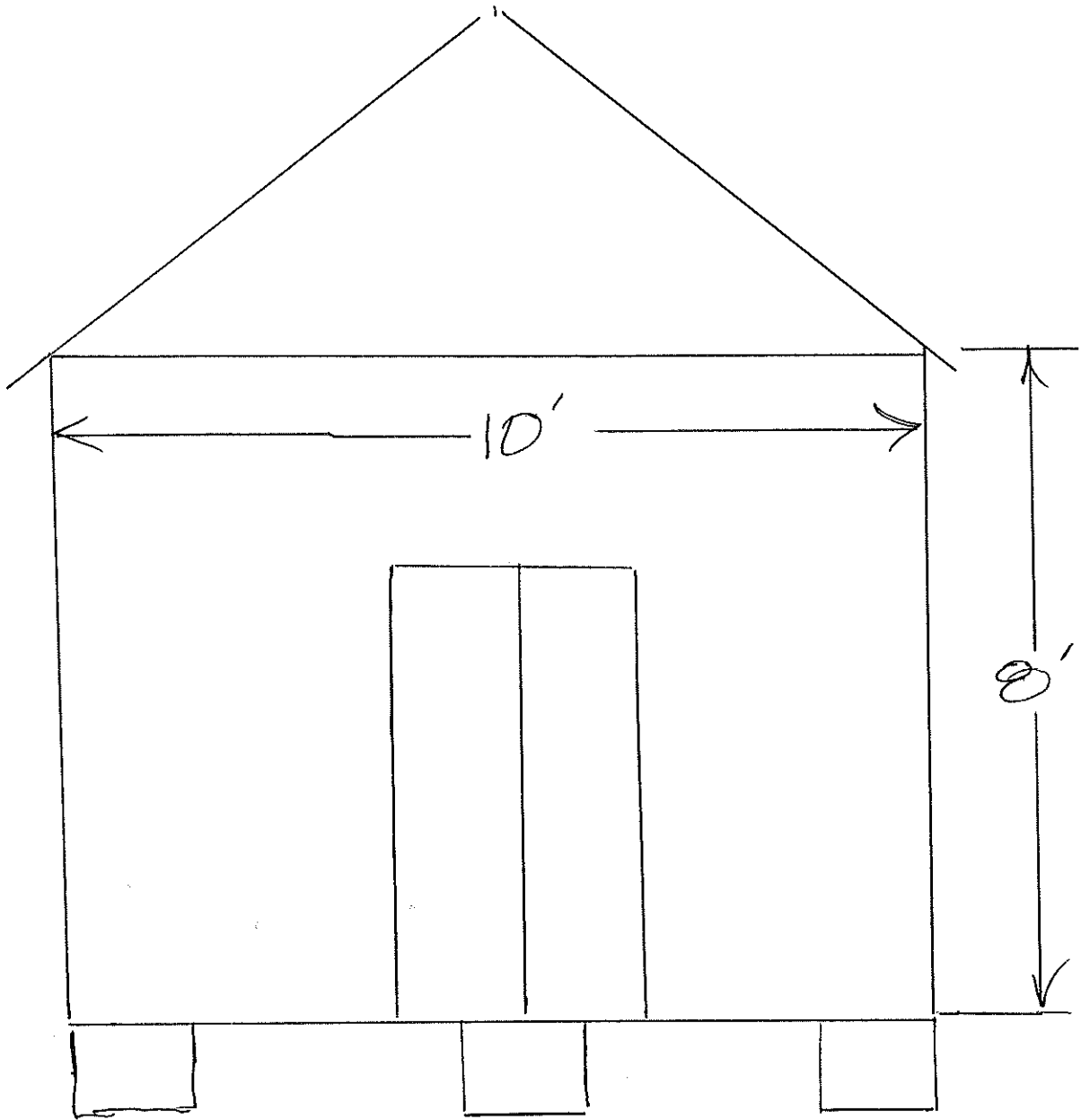
← FENCE →

EAST

← 6th St →

SOUTH

KELLER ST



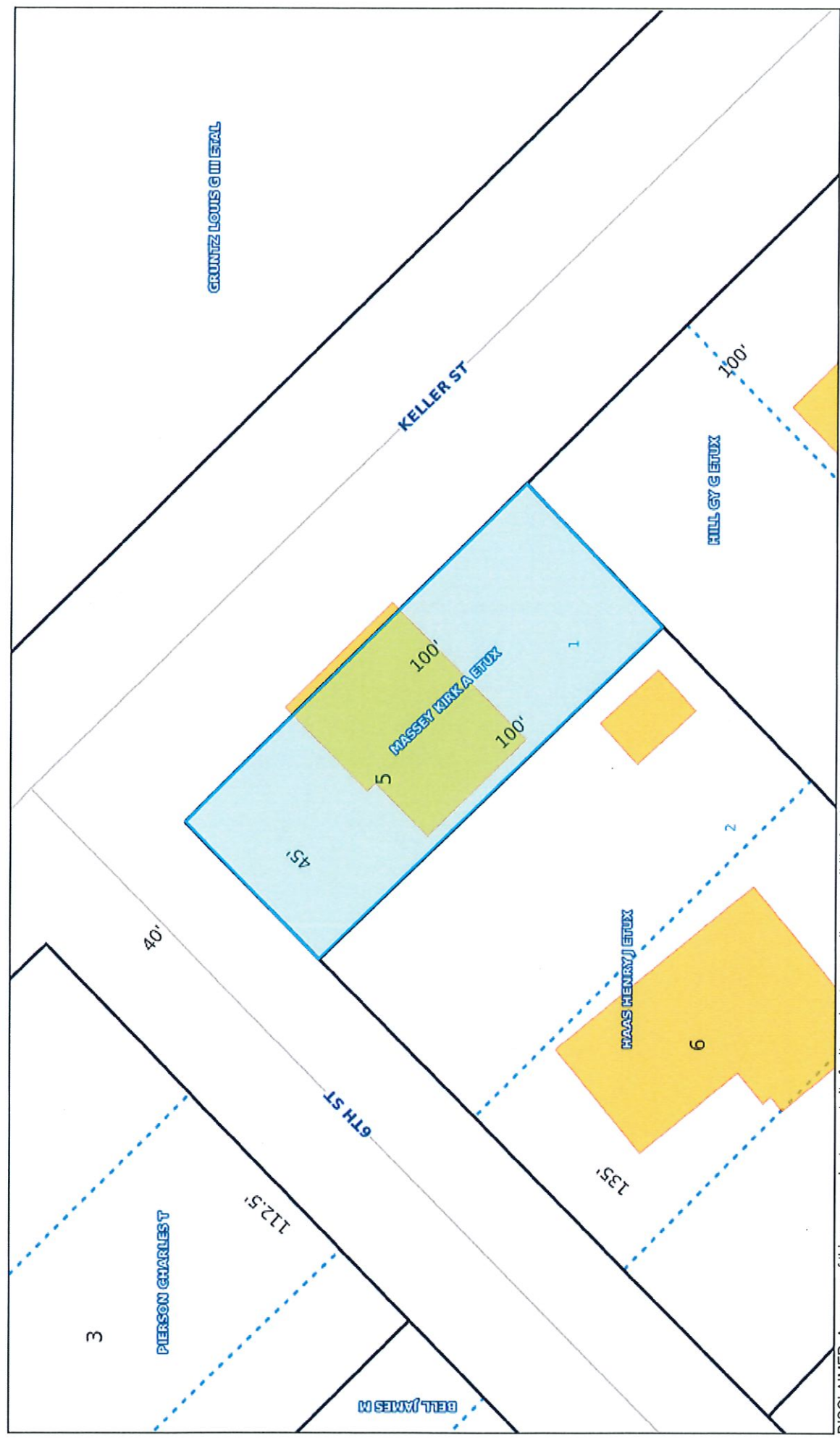
10' X 12'

METAL ROOFING
HARDY SIDING

161C-0-01-005.000

Owner City, State ZIP: VANCLEAVE, MS 39565
Physical Address: 813 SIXTH ST
Improvement Type: RES
Year Built: 1969
Base Area: 988
Adjusted Area: 988
Actual Total Value: 40847
Taxable Total Value: 0
Estimated Tax: 770.84
Homestead Exemption: No
Deed Book: 2014
Deed Page: 7449
Legal Description 1: BLK 2 1 BUNNY PK SUB
Legal Description 2:
Legal Description 3:
Legal Description 4:
Legal Description 5:
Legal Description 6:
Longitude: -89
Latitude: 30
Square Footage: 4172.3

Geoportal Map



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Item #3

Rene Landaverde

301 Singleton St.

Conditional Use Request

**Conditional use in order to place an accessory structure
before the primary structure to be used for storage**



HOSPITALITY CITY

Building/Zoning Department
301 Coleman Avenue
Waveland, MS 39576
(228)466-2549
(228)467-5177 FAX

Application for Conditional Use

302.16 Conditional Use: A conditional use is a use that would not be appropriate generally or without restriction through the zoning district but which, if controlled as to number, area, location, or relation to the neighborhood, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such uses may be permitted in such zoning districts as conditional uses, if specific provisions for such conditional use are made in this zoning ordinance.

Name of Applicant: Rene A. Lundaverde Date of Application: 5-24-2023
 Phone#: [REDACTED] E-mail (optional): [REDACTED]
 Property Physical Address(s) or Parcel #(s): 301 Singleton St / Waveland, MS 39576
 Mailing Address (if different): 18 Petit Bayou Lane - New Orleans, LA 70129
 Current Zoning District: _____ Flood Zone: AE 18
 Conditional Use Request: Put Accessory Structure on Vacant Lot

(Note: To submit a Conditional Use Application you must provide proof of current ownership or a document from the current owner granting you permission to seek a Conditional Use (specific to use) for this property.)

906.3 Conditional Uses: Subject to the provisions of Sections 901 and 902 of this Article, the Planning and Zoning Commission shall set a hearing and make a recommendation to the Board of Mayor and Aldermen to grant a conditional use for the uses enumerated as conditional uses in any district as herein qualified and may impose appropriate conditions and safeguards including a specified period of time for the use to protect property and property values in the neighborhood.

Applications for conditional use for uses authorized by this Ordinance shall be made to the Planning and Zoning Commission. A public hearing shall be held, after giving at least fifteen (15) days' notice of the hearing in an official paper specifying the time and place for said hearing. The application shall be specified by the governing authority. The Planning and Zoning Commission will investigate all aspects of the application giving particular regard to whether such use will:

1. Substantially increase traffic hazards or congestion.
2. Substantially increase fire hazards.
3. Adversely affect the character of the neighborhood.
4. Adversely affect the general welfare of the city.
5. Overtax public utilities or community facilities.
6. Be in conflict with the Comprehensive Plan.

If the findings by the Planning and Zoning Commission relative to the above subjects are that the City would benefit from the proposed use and the surrounding area would not be adversely affected, then the Commission may recommend the project for approval to the Board of Mayor and Aldermen.

B. Any proposed conditional use shall otherwise comply with all regulations set forth in this Zoning Ordinance for the district in which such use is located.

Please provide a letter providing as much detail as possible regarding the proposed Conditional Use, including but not limited to description of purpose of the conditional Use. Please review the above items regarding what the Planning and Zoning Commission will consider, and if applicable address any of the items in your letter).

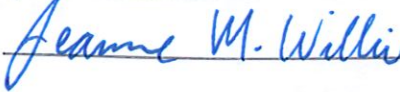
Applicant Signature: X



Date:

5-24-2023

Zoning Official Sign-Off:



Date:

5-25-23

If you have any questions regarding submitting your application please contact:

Jeanne Conrad

Zoning Department

(228) 466-2549

jconrad@waveland-ms.gov

New Orleans , LA

4-19-2023

To whom it may concern :

Through this letter I request permission to put a garage to store my work equipment that I am going to use to clean the property since it is currently only trees and we have no plans to build until next year we live out of state so it would be easier for us to keep the work material here.

Sincerely

Rene Landaverde



[REDACTED]

301 Singleton St

Waveland MS 39576





Prepared by:
Julien K. Byrne III
Attorney at Law
311 East Second St.
Pass Christian, MS 39571
(228) 452-9408
Mississippi Bar Number: 7654

Return to:
Julien K. Byrne III
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311 East Second St.
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STATE OF MISSISSIPPI

COUNTY OF Hancock

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **DAN WILLIAMS, JR.**, of [REDACTED] does hereby sell, convey and warrant unto **RENE ARTURO LANDAVERDE** and wife, **LIGIA MARIA LANDAVERDE**, of [REDACTED] as joint tenants with full rights of survivorship and not as tenants in common, the following described real property situated in Hancock County, State of Mississippi, described as:

The East 140 feet of Lot 4, Block 30, of the BAY ST. LOUIS LAND & IMPROVEMENT COMPANY'S FIRST ADDITION to the Town of Waveland, Mississippi, as per plat of record in the office of the Clerk of the Chancery Court of Hancock County, Mississippi.

Together with all and singular the rights, privileges, improvements and appurtenances to the same belonging or in any wise appertaining.

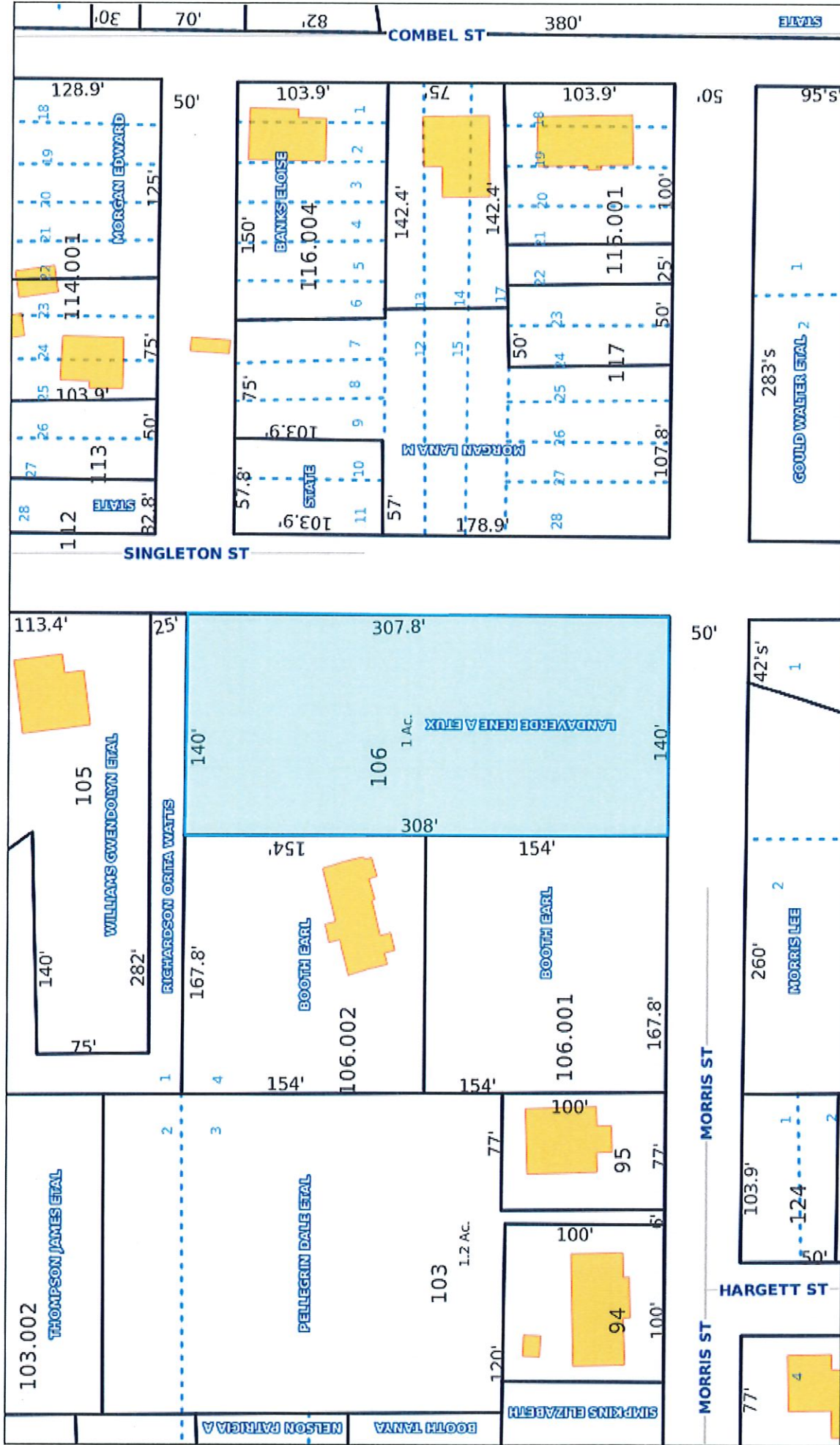
The above described property is conveyed subject to restrictions, reservations and easements of record.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is

162H-0-03-106.000

Parcel Number: 162H-0-03-106.000
Owner Name: LANDAVERDE RENE A ETUX
Owner Address: 18 PETIT BAYOU LANE
Owner City, State ZIP: NEW ORLEANS, LA 70129
Physical Address: 301 SINGLETON ST
Improvement Type:
Year Built: 0
Base Area: 0
Adjusted Area: 0
Actual Total Value: 9900
Taxable Total Value: 0
Estimated Tax: 186.83
Homestead Exemption: No
Deed Book: 2019
Deed Page: 9588
Legal Description 1: PT LOT 4 BLK 30 BAY ST LOUIS
Legal Description 2:
Legal Description 3: LOUIS LAND & IMP. CO. 1ST
Legal Description 4:
Legal Description 5:
Legal Description 6:
Longitude: -89
Latitude: 30
Square Footage: 43287.02

Geoportal Map



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