

CITY OF WAVELAND
PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA
JANUARY 23RD, 2023 6:00 PM

1. Call to Order / Roll Call.
2. Motion to approve the minutes from the Planning & Zoning Meeting held Monday, January 9, 2023.
3. Mark Lambert, owner of the property commonly known as 226 S. Beach Blvd., parcel #161M-0-11-098.000, has made an application for a variance of five (5) feet from the right-side property line in order to construct a new primary structure. This will make the right side-yard ten (10) feet instead of the required fifteen (15) feet as stated in Zoning Ord. #349.
4. Brent Morreale, owner of the property commonly known as 1801 Arnold St., parcel #137N-0-35-063.001, has made an application for a variance to split his lot into two (2) lots. This property is currently zoned R-2, Single & Multi-Family Use. Parcel 1, to be addressed as 1801 Arnold St., and Parcel 2, to be addressed as 1803 Arnold St., will both need a 5,000 square feet area variance in order to build a duplex on each parcel. The area required is 7,500 square feet per unit as stated in Zoning Ord. #349.
5. Joseph Rotolo, owner of the property commonly known as 701 View St., parcel #162K-0-10-162.000, has made an application for a conditional use in order to construct an accessory structure over 500 square feet as stated in Zoning Ord. #349. The proposed accessory structure will be 900 square feet in size. The applicant has also made a request for a one (1) foot variance on the height of the accessory structure. The proposed accessory structure will be sixteen (16) feet measured to the mean roof height instead of the fifteen (15) feet limit as stated in Zoning Ord. #349.
6. Comments from Chair, Commissioners, & Staff
7. Public Comments to the Commissioners
8. Adjourn: AT _____ P.M.

MINUTES
WAVELAND PLANNING & ZONING COMMISSION
SPECIAL MEETING
JANUARY 9, 2023

A special meeting of the Waveland Planning & Zoning Commission was held at 6:00 pm on Monday, January 9, 2023 at Waveland City Hall in the Board Room located at 301 Coleman Ave, Waveland, MS 39576.

Chairman Bryan Frater called the meeting to order at 6:00pm. Present at the meeting were Commissioners Mary Beth Cooper, Greg Poindexter, Chad Whitney and Matt Touart. Also present was Building Official, Josh Hayes, sitting in for Zoning Official, Jeanne Conrad. City Attorney, Ronnie Artigues Jr., was not present.

Chairman Frater called for a motion to approve the minutes from the Planning & Zoning Regular Meeting held on Monday, November 14, 2022. Commissioner Whitney made the motion, seconded by Commissioner Cooper, to approve the minutes as written.

After a unanimous vote of yes by all Commissioners present, Chairman Frater declared the motion passed.

Christopher Foster, owner of the property commonly known as 217Gulfside St., parcel #162A-0-03-066.000, has made an application for two variances in order to split his lot. The first variance is for 37.5 feet of street frontage on both properties from the required 100 feet which would made the lots 62.5 feet in width. The second variance is for 4,812.5 square feet on each property from the required 12,000 square feet minimum which would make each property 7,187.5 square feet in size. The purpose is to construct a house for his son next door.

Mr. Foster was not able to attend the meeting. Chairman Frater read Mr. Foster's letter of intent in order to give an explanation of the request for the record. After all discussions between the Commissioners, Chairman Frater called for a motion. Commissioner Whitney made a motion, seconded by Commissioner Poindexter, to accept the variance request as written.

After a unanimous vote of yes by all Commissioners present, Chairman Frater stated that the application meets all conditions and criteria set forth in section 906.1 of the zoning ordinance and declared the motion passed.

Kurt & Rebecca Carr, owners of the property commonly known as 109 Whispering Pines Dr., parcel #161B-2-01-102.000, have made an application for a right side-yard variance of four (4) feet in order to construct a one bedroom, one bathroom addition to their house.

Mr. & Mrs. Carr were not able to attend the meeting. Mathew Law, with Corona Construction, came forward to represent the contractor for the project and explain the request. Chairman Frater called for anyone in the audience to come forward for comments. Julie Carver McCallum, owner of the property on the left side of the applicant, came forward to ask questions about easements, drainage, and process of zoning requests.

Chairman Frater called for a motion. Commissioner Cooper made a motion, seconded by Commissioner Whitney, to accept the variance application as written.

After a unanimous vote of yes by all Commissioners present, Chairman Frater stated that the application meets all conditions and criteria set forth in section 906.1 of the zoning and declared the motion passed.

Mark Shiffer, owner of the property commonly known as 10049 Eden St., parcel #139B-0-29-239.000, has made an application for a Conditional Use in order to place two (2) temporary containers to be used for storage during the construction of his new permanent single-family residence.

Mr. Shiffer came forward to explain his application. His intent is to place the containers on the property for storage of machinery and materials during construction. Once construction is complete, the containers will be painted and converted into a boat house. Commissioner Cooper asked for the applicant to go into more detail about the containers after the construction. Mr. Shiffer described how the containers will be made more aesthetically pleasing and will be put on pilings for a boat house.

Chairman Frater called for anyone to come forward to comment on this application. No one came forward.

After all discussions between the Commissioners and the applicant, Chairman Frater called for a motion. Commissioner Whitney made a motion, seconded by Commissioner Touart, to accept the conditional use application as written.

After a unanimous vote of yes by all Commissioners present, Chairman Frater stated that the application meets all conditions and criteria set forth in section 906.1 of the zoning and declared the motion passed.

Charles Johnson, owner of the property commonly known as 319 Jeff Davis Ave, parcel #161D-0-02-187.000, has made an application for the Temporary Use of an RV during the construction of his new primary residence. The RV will be allowed occupancy of 180 days.

Mr. Johnson came forward to explain his request for the use of the RV. He explained that the RV and the new construction of the permanent residence is for his sister who is currently staying in the RV.

After all discussions between the Commissioners and the applicant, Chairman Frater called for anyone from the audience to come forward to make any comment. No one from the audience came forward. Chairman Frater called for a motion. Commissioner Whitney made a motion, seconded by Commissioner Cooper, to accept the Temporary RV request.

After a unanimous vote of yes by all Commissioners present, Chairman Frater stated that the application meets all conditions and criteria set forth in section 906.1 of the zoning and declared the motion passed.

Chairman Frater called for anyone else to come forward if they wished to do so.

Bryan Therolf came forward with questions to clarify the minimum square foot requirement for a residence. Josh Hayes, Building Official, stated, per building code, the minimum requirement for a single-family residence is 425 square feet. Mr. Therolf requested that the City research amending the Zoning Ordinance for the minimum square footage requirements. Chairman Frater commented that the Zoning Commission would be looking into amending the whole Ordinance.

Chairman Frater called for anyone else to come forward for comments. No one came forward.

Chairman Frater called for a motion to adjourn the meeting. Commissioner Whitney made the motion, seconded by Commissioner Cooper.

After a unanimous vote of yes by all commissioners present to adjourn the meeting, Chairman Frater declared the motion passed and the meeting adjourned at 6:48 pm.

Respectfully submitted,

Jeanne Conrad, Zoning Official

Item #3

Mark Lambert

226 S. Beach Blvd

Variance Request

5' on Right Side-Yard (only)

**This would make the Right Side-Yard Setback 10' from
the Property Line**



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: Mark Lambert Date of Application: 12/16/22

Phone#: [REDACTED] E-mail (optional): [REDACTED]

Property Physical Address or Parcel #: 226 S. Beach BLVD., WAVELAND, MS

Current Zoning District: R-1 Flood Zone: VE 23/24

Mailing Address (if different): _____

Proposed Variance: Requesting a 5'-0" Variance on the ~~front~~ Right (EAST) setback of 15'-0" to 10'-0".

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: 

Date: 12-16-2022

Zoning Official Sign-Off: 

Date: 1/2/23

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

Jeanne Conrad
 Zoning Department
 (228) 466-2549
iconrad@waveland-ms.gov

Mark Lambert
226 S. Beach Blvd.
Waveland, MS

LETTER OF INTENT

For variance application submitted 12/16/22

We are requesting a 5' variance to the northeastern setback of 15' at the property addressed 226 South Beach Boulevard, Waveland, MS. The goal of this variance is to increase the width of the building area from 25' to 30'. The extra 5' will allow my client to add a stair to the northeastern side of his proposed residence and to keep the street facing side accessible for under home parking.

Thank you,

Colt Lee

on behalf of Mark Lambert

1/3/23

Item #4

Brent Morreale

1801 Arnold St.

Variance Request

Proposed Lot Split for R-2 Property

5,000 sq ft variance on area required for Duplex

(Per Ord., 7,500 sq ft per unit is required =

15,000 sq ft of of area per property)



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: Christie + Brent Morreale Date of Application: _____
Phone#: [REDACTED] E-mail (optional): [REDACTED]
Property Physical Address or Parcel #: 1801 + 1803 Arnold St. Waveland
Current Zoning District: R-2 Flood Zone: X
Mailing Address (if different): 723 Faith St. Waveland, ms 39576
Proposed Variance: 5,000 sq. ft on each property

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: 

Date: 12/22/22

Zoning Official Sign-Off: 

Date: 1/2/23

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

Jeanne Conrad
 Zoning Department
 (228) 466-2549
iconrad@waveland-ms.gov

Dec. 27, 2022

Brent Morreale
723 Faith St.
Waveland, MS 39576

Planning / Zoning Department
City of Waveland

RE: Request for a variance for property located at
1801 & 1083 Arnold St. Waveland, MS

I am requesting a 5,000 sq ft variance on each property
so I can build 1 duplex per lot.

The Zoning Ordinance includes a Permitted Use
requiring 8,500 square feet for each unit. The 2 unit
requirement would be 8,500 square feet = 17,000
square feet. Thus meeting the Permitted Use
requirement of land for 2 Unit Duplex.

Thank you for your consideration,

Brent Morreale

CERTIFICATE OF APPROVAL:
Submitted to and approved by the Board of Mayor and Alderman
of the City of Waveland this the _____ Day of _____, 2022.

Mayor _____
OWNER'S CERTIFICATE:
I, _____, the owner of the property described
and land embraced herein, do hereby certify that I am current owner or record
owner of the subdivision and all State, City, County and/or
School Taxes or other Assessments now due on this land have been paid.

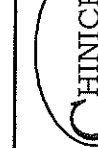
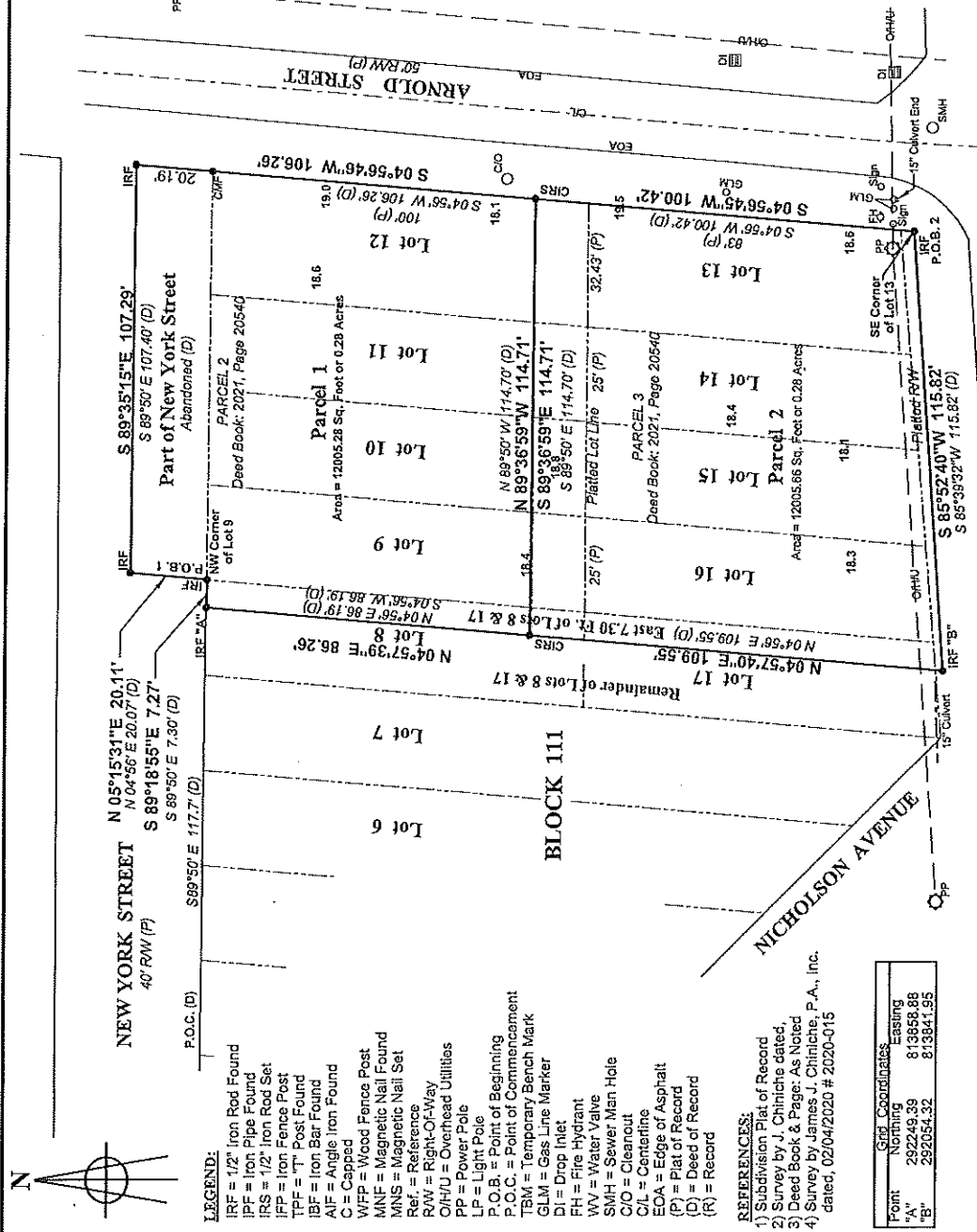
LEGAL DESCRIPTION (AS PER SURVEY):

PARCEL 1:
BEGINNING at a found 1/4" iron rod for the Northwest Corner of Lot 9, Block 111, of the Bay St. Louis Land and Improvement Company's Subdivision to the City of Bay St. Louis and Improvement Company's First Addition to the City of Bay St. Louis and Waveland, Hancock County, Mississippi; thence N 05°15'31"E 20.11 ft. to a found 1/2" iron rod; thence S 89°35'15"E 107.29 ft. to a found 1/2" iron rod; thence S 04°56'46"W 106.26 ft. to a found 1/2" iron rod on the west margin of Arnold Street; thence along said margin, S 04°56'46"W 106.26 ft. to a set capped 1/2" iron rod; thence N 89°36'59"W 114.71 ft. to a set capped 1/2" iron rod; thence N 04°57'39"E 86.26 ft. to a found 1/2" iron rod on the north line of Lot 8 of said Block 111; thence along said line, S 89°18'55"E 7.27 ft. to the POINT OF BEGINNING; Containing 12005.28 square feet or 0.23 acres, more or less, and being part of Lots 9 thru 12, Block 111, and part of New York Street, the Bay St. Louis Land and Improvement Company's Subdivision of part of the Bay St. Louis Land and Improvement Company's First Addition to the City of Bay St. Louis and Waveland, Hancock County, Mississippi.

PARCEL 2:
BEGINNING at a found 1/4" iron rod for the Southeast Corner of Lot 13, Block 111, of the Bay St. Louis Land and Improvement Company's Subdivision to the City of Bay St. Louis and Improvement Company's First Addition to the City of Bay St. Louis and Waveland, Hancock County, Mississippi; thence along the north margin of Old Spanish Trail, S 85°52'40"W 115.82 ft. to a found 1/2" iron rod; thence N 04°57'39"E 109.55 ft. to a set capped 1/2" iron rod; thence S 89°36'59"E 114.71 ft. to a set capped 1/2" iron rod on the west margin of Arnold Street; thence along said margin, S 04°56'46"W 100.42 ft. to the POINT OF BEGINNING; Containing 12005.66 square feet or 0.28 acres, more or less, and being part of Lots 8 thru 12, all of Lots 13 thru 16, and part of Lot 17, Block 111, Bay St. Louis Land and Improvement Company's Subdivision of part of the Bay St. Louis Land and Improvement Company's First Addition to the City of Bay St. Louis and Waveland, Hancock County, Mississippi.

NOTES:

1. Lot location & orientation are based on recorded data and monumentation found available.
2. Bearings reference: Grid, Geoid G-2018 U7 NAD '83 State Plane Zone Mississippi East by GPS Observation. Utilizing East Dudley's Virtual Reference Network, INET. Convergence Angle = -0° 16' 21" & Combination Factor = 0.999982352
3. Survey considered a Class "B" survey.
4. Only visible roads, lanes, driveways, drains, utilities, etc., over and across said premises are shown hereon.
5. This survey was prepared without a current title report nor were County records researched for easements by this surveyor.
6. "18.8" indicates ground elevations at decimal.



Rev. # 3 Date: _____
Rev. # 2 Date: _____
Rev. # 1 Date: 12/22/2022
Date: 12/01/2022
Scale: 1" = 30'
Drawn by: dmr
Dwg. #: 28222MS1

SURVEYOR'S CERTIFICATION:
This is to certify that I have surveyed the property herein described and delineated, and that all measurements and other data are correct to the best of my knowledge and belief.

Date _____
Michael Raymond McGinnis
Professional Surveyor
P.L.S. - #02827
State of Mississippi

PLAT OF SURVEY OF
LOTS 9 THRU 12, LOTS 13 THRU 16,
AND PART OF NEW YORK STREET,
AND PART OF OLD SPANISH TRAIL,
BAY ST. LOUIS LAND AND IMPROVEMENT COMPANY'S
SUBDIVISION OF PART OF THE
BAY ST. LOUIS LAND AND IMPROVEMENT COMPANY'S
FIRST ADDITION TO THE CITY OF BAY ST. LOUIS AND
WAVELAND, HANCOCK COUNTY, MISSISSIPPI.

Job #: 2022-282 For: MORREALE Sht. 1 of 1

Point	Grid Coordinates	Easting
A	292249.39	813858.88
B	292054.32	813841.95

- REFERENCES:**
- 1) Subdivision Plat of Record
 - 2) Survey by J. Chiniche dated,
 - 3) Deed Book & Page: As Noted
 - 4) Survey by James J. Chiniche, P.A., Inc. dated, 02/04/2020 # 2020-015

LEGEND:
IRF = 1/2" Iron Rod Found
IRP = Iron Pipe Found
IRS = 1/2" Iron Rod Set
IFP = Iron Fence Post
TFF = T Post Found
IBF = Iron Bar Found
AIF = Angle Iron Found
C = Capped
WFP = Wood Fence Post
MNF = Magnetic Nail Found
MNS = Magnetic Nail Set
Rfr. = Reference
RW = Right-Of-Way
OH/U = Overhead Utilities
PP = Power Pole
LP = Light Pole
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
TBM = Temporary Bench Mark
GLM = Gas Line Marker
DI = Drop Inlet
FH = Fire Hydrant
WV = Water Valve
SMH = Sewer Man Hole
C/O = Cleanout
C/L = Centerline
EOA = Edge of Asphalt
(P) = Plat of Record
(D) = Deed of Record
(R) = Record

Item #5

Joseph Rotolo

701 View St

Conditional Use & Variance Requests

Proposed Accessory structure of 900 sq ft

**1' variance from the 15' required height of the
accessory structure**



CITY OF

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: Joseph A. Rotolo JR Date of Application: 12/28/22
Phone#: [REDACTED] E-mail (optional): [REDACTED]
Property Physical Address(s) or Parcel #(s) 701 View ST.
Current Zoning of Property and Proposed Conditional Use: AE 18
Conditional Use Request: INCREASE GARAGE SQ FT FROM 500 TO 900

(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: 

Date: 12/29/22

Zoning Official Sign-Off: 

Date: 12/30/22

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

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

28 December 2022

To whom it may concern,

I, Joseph A. Rotolo Jr., am writing this letter to explain my application for conditional use. My intention is to install a 30'x30' two door metal building to store my classic car, golf cart and potentially a class C RV. I also have work tools and materials that will need to be stored as well. The current 500 sq ft limit does not offer me the necessary space required to function properly. The requested 900 sq ft should be more than adequate for my intended usage. The class C RV that we intend to purchase further down the road has dimensions of 28'Lx12'Hx10'W. This will fit inside and will be able to be kept behind closed doors.

Due to the fact that I am related to my next door neighbor, I will be assisting them with providing temporary storage for their classic car and any other large items as well. I humbly request this conditional use as my wife and I build our new home and begin a new chapter of our lives within the city of Waveland.

Respectfully,

Joseph A. Rotolo Jr.



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

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1. Letter stating what is being requested and what type of development is proposed.
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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: Joseph A. Rotolo Jr. Date of Application: 12/28/22
Phone#: [REDACTED] E-mail (optional): [REDACTED]
Property Physical Address(s) or Parcel #(s): 701 View St.
Current Zoning of Property: AE18
Proposed Variance: INCREASE HEIGHT OF GARAGE FROM 15' TO 18'
Applicant Signature: [Signature] Date: 12/28/22

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.

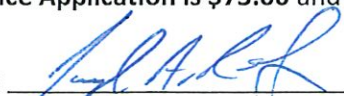
2. That literal interpretation of the provisions of this Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Zoning Ordinance.
3. That special conditions and circumstances do not result from the actions of the applicant.
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: 

Date: 12/28/22

Zoning Official Sign-Off: 

Date: 12/30/22

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

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

28 December 2022

To whom it may concern,

I, Joseph A. Rotolo Jr., am writing this letter requesting a height variance for my accessory building. The current zoning height requirement is set at 15'. I am requesting to have a mean height of 16'. The accessory building is a 30'x30' two door metal building used to store a couple of classic cars, golf carts, work tools and some building materials. The building will be resting on a 4", wire reinforced concrete slab. The door and wall heights were designed to be taller due to future purchase of a class C RV that will be stored inside the building. We needed to ensure we had roof clearance for the RV. Thank you for taking the time to review this request and I look forward to meeting to discuss this matter.

Respectfully,

Joseph A. Rotolo Jr.

2022 19713
Recorded in the Above
Deed Book & Page
12-22-2022 01:52:38 PM
Timothy A Keller
Hancock County

Prepared By:
August N. Rechten
104 South St.
Waveland, MS 39576
(228) 260-1762

Return To:
August N. Rechten
104 South St.
Waveland, MS 39576
(228) 260-1762

Index As: Lots 1, 2, 33, and 34, Block 3, Mississippi Land & Abstract Company, Third Ward, Town of Waveland, Hancock County, MS

STATE OF MISSISSIPPI
COUNTY OF HANCOCK

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand, paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

I

AUGUST NICHOLAS RECHTIEN, Grantor

[REDACTED]

Do hereby sell, convey, bargain and warrant to

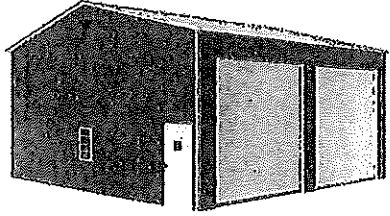
JOSEPH A. ROTOLO JR. AND KERRI S. ROTOLO, Grantee(s)

[REDACTED]

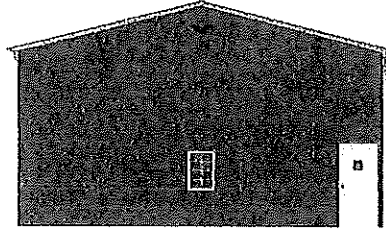
As joint tenants with right of survivorship and not as tenants in common, the following described real property situated and located in Hancock County, Mississippi, more particularly and certainly described as follows:

**Lots 1, 2, 33, and 34, Block 3, Mississippi Land & Abstract Company, Third Ward, Town of Waveland, Hancock County, Mississippi, all as more fully described on plat or map of record in the Office of the Chancery Clerk of Hancock County, Mississippi.
Parcel Number 162K-0-10-162.000**

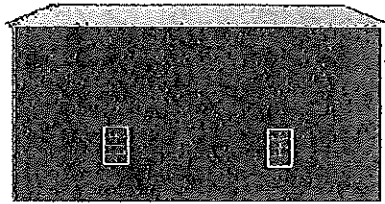
Together with all and singular the rights, privileges, improvements and appurtenances to the same belonging or in any wise appertaining.



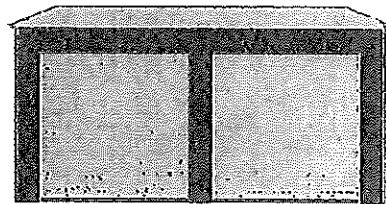
Perspective View



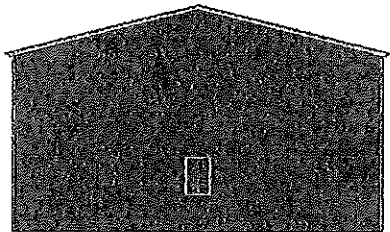
Front



Left Side

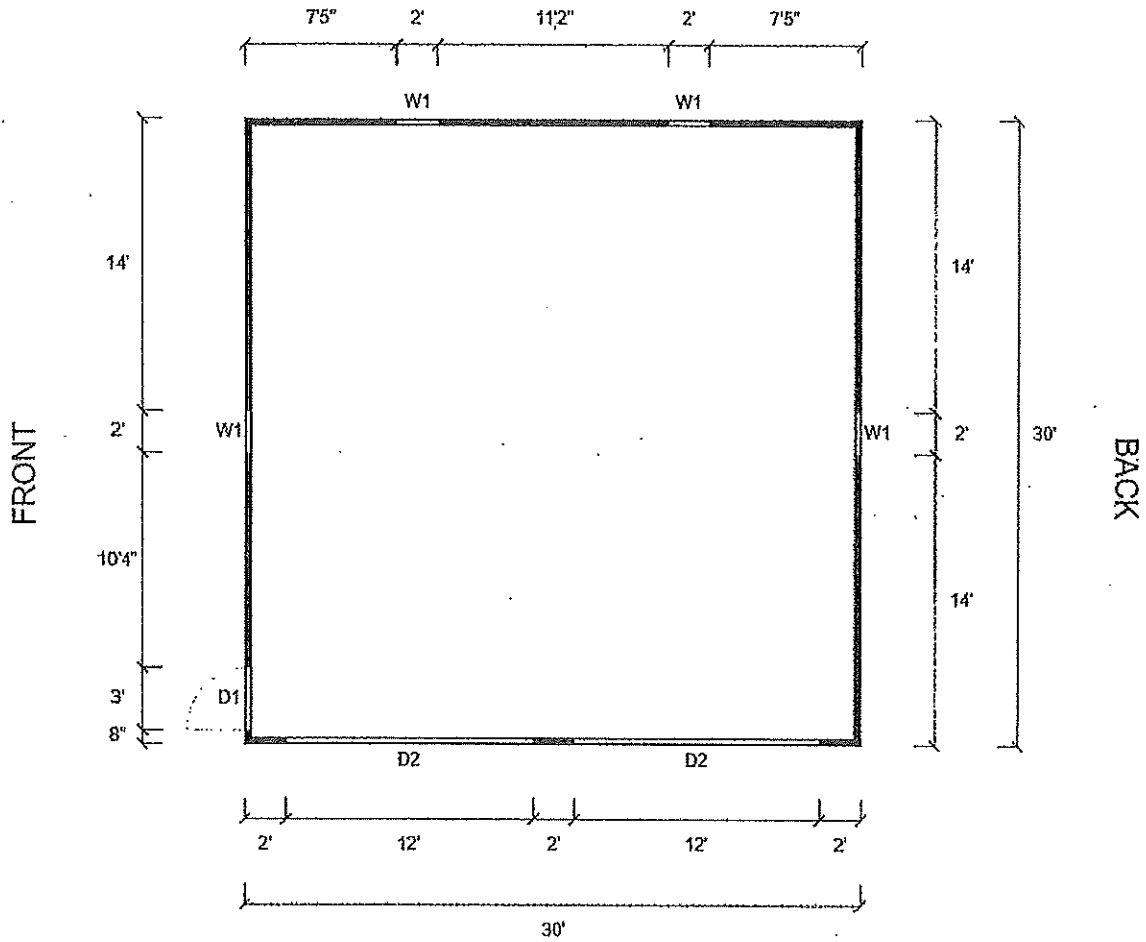


Right Side



Back

LEFT SIDE



RIGHT SIDE

SYMBOL LEGEND

-  24W x 36H Windows
-  Walk-in Door - Square Window (36x80)
-  12'x12' Garage Door
-  Closed Wall

CUSTOMER Joseph Rotolo

DEALER ID #

PHONE #

STATE

ZIP CODE

DISCLAIMER

If building does not meet proper compliance and verification for wind/snow rating, your request will be screened by our team and you will be made aware of the necessary changes.

BUILD # 1649102165156157

