

CITY OF WAVELAND
PLANNING & ZONING COMMISSION
AGENDA
AUGUST 15TH, 2022 6:00 PM

1. Call to Order / Roll Call.
2. Motion to approve the minutes from the Planning & Zoning Meeting held July 13, 2022.
3. Scott Harris, owner of the property commonly known as 241 Gulf Dr., parcel #162Q-1-10-046.000, Lots 58, 59, N1/2 OF 60 Gulf Gardens Subd. S-7-145, is requesting two variances; a variance from the required lot width and square footage for a lot split. The variance is to create two lots with 75' widths and 9,000 square feet of lot area in order to build two new homes.
4. Joseph Ledet Jr., owner of the property commonly known as 136 Seabrook Dr., parcel #161B-2-01-019.017, Lakewood Sub Sec 2 LOT 28, is requesting a side yard variance of 10' from the required 15' side yard setback. The variance is needed in order to place a new shed closer to the property line.
5. Sid Lambert along with Gerard Becker and Eileen Werne, owners of parcel #137N-0-35-020.000, Lots 1-5, 16-18 BLK 131 Bay St. Louis Land & Impr Co Subd, are requesting a zoning change from R-1, Single-Family Residential, to R-2, Single- and Two-Family Residential, or R-3, Single-, Two-, and Multi-Family Residential.
6. Patty Goodwin, owner of parcel #162J-0-10-145.000, Lots 1-6 Pine Ridge Park S/D, is requesting a re-subdivision in order to create five lots; three lots will be reverted back to the original size for the existing subdivision. A variance from the required square footage for a lot split is being requested for two lots which will be created from three lots; one and a half lots for each. The two new lots will have less than the required 12,000 square foot lot area minimum but will have the required 100' of street frontage.
7. Comments from Chair, Commissioners, & Staff
8. Public Comments to the Commissioners
9. Adjourn: AT _____ P.M.

**MINUTES
WAVELAND PLANNING & ZONING COMMISSION
REGULAR MEETING
JULY 18, 2022**

A regular meeting of the Waveland Planning & Zoning Commission was held at 6:00 pm on Monday, July 18, 2022 at Waveland City Hall in the Board Room located at 301 Coleman Ave, Waveland, MS 39576.

Chairman Jim Meggett was not present for the meeting. Ward 1 Commissioner, Mike Adams, conducted the meeting.

Commissioner Adams called the meeting to order at 6:05pm. Present at the meeting were Commissioners Clarence Harris and Bryan Frater and Building & Zoning Clerk Jeanne Conrad. City Attorney, Malcolm Jones was not present for the beginning of the meeting and arrived at 6:55pm.

Commissioner Adams asked for a motion to approve the minutes from the Planning & Zoning Special Meeting held on Thursday, June 30, 2022. Commissioner Harris moved, seconded by Commissioner Frater to approve the minutes.

After a unanimous vote by all commissioners present, the motion was passed.

DANE & PAULA DOUCET, OWNERS OF THE PROPERTY COMMONLY KNOWN AS 120 FAVRE ST, HAS MADE AN APPLICATION FOR BOTH SIDE YARD SETBACK REQUIREMENTS OF 12' 6" FOR A LOT WITH FRONTAGE OF 50' OR LESS. THE REQUESTED VARIANCES ARE FOR 2' 6" ON BOTH SIDES, RESULTING IN 10' SIDE YARD SETBACKS. THE APPLICANT IS ALSO REQUESTING A FRONT YARD SETBACK OF 5', RESULTING IN A FRONT SETBACK OF 20' FROM THE FRONT PROPERTY LINE.

Mr. Dane Doucet came forward to explain his application and answer questions from the Commissioners.

Commissioner Adams called for anyone who would like to comment on this case. Amy Gulotta-Rogers, owner of 122 & 124 Favre St., Althea Boudreaux, owner of 116 & 118 Favre St., Bruce Campbell & Ann Steinmetz, owners of 128 Favre St., Dianne D'inganni, owner of 123 Favre St., and Mary Davis, owner of 127 Favre St. came forward to list their concerns and objections to the variance requests. Mr. Dane Doucet addressed their concerns.

Commissioner Frater suggested conditions to the variance of a substantial drainage plan in order for the rear to maintain drainage and a gutter system to control the drip line.

After all discussions, Commissioner Adams called for a motion to approve the variance with the conditions listed by Commissioner Frater. Commissioner Harris moved to deny the front yard variance but grant a rear yard variance of 5' and to approve the side yard variances as written. Commissioner Adams seconded the motion.

After a unanimous vote by all commissioners present, Commissioner Adams declared the motion passed.

Commissioner Adams noted that this case will be heard before the Board of Mayor and Alderman on Wednesday, July 20, 2022 @ 6:30 in the Board room.

GASTON GALJOUR, OWNER OF THE PROPERTY COMMONLY KNOWN AS 148 FAVRE ST, HAS MADE AN APPLICATION FOR BOTH SIDE YARD SETBACK REQUIREMENTS OF 12' 6" FOR A LOT WITH FRONTAGE OF 50' OR LESS TO HAVE RECORDED ON A PRE-EXISTING HOUSE. THE REQUESTED SIDE YARD VARIANCES ARE FOR 2' 6" ON BOTH SIDES RESULTING IN 10' SIDE YARD SETBACKS.

Mr. Galjour was not able to be present for the meeting and no one came forward to comment on the application. The Commissioners noted that this case was brought before the Commissioners before at the June 13th meeting where the owner was able to be present and answer questions. Therefore, the commissioners stated that they had all of their questions answered and the previous meeting.

Commissioner Adams asked if anyone would like to make a comment on this case. Althea Boudreaux, owner of 116 & 118 Favre St., came forward in support of the variances.

Commissioner Adams called for a motion to approve the variances which were changed at the previous meeting on June 13, 2022 of 5' on each side. This gives a 7.5' side yard setback on each side. Commissioner Frater moved, seconded by Commissioner Adams.

After a unanimous vote by all commissioners present, Commissioner Adams declared the motion passed.

LIONEL BERNARD, OWNER OF THE PROPERTY COMMONLY KNOWN AS 228 S. BEACH BLVD, HAS MADE AN APPLICATION FOR VARIANCES FOR BOTH SIDE YARD SETBACK REQUIREMENTS OF 15'. THE VARIANCE REQUEST FOR THE WEST SIDE YARD IS 1' 8", RESULTING IN A SIDE YARD OF 13' 4". THE VARIANCE REQUEST FOR THE EAST SIDE YARD IS 3' 8", RESULTING IN A SIDE YARD OF 11' 4".

Mr. Bernard came forward to explain his request and stated that he is on his contractor's waiting list for New Construction which is estimated to be July 2023 before he can start building. Commissioner Frater noted that he and the other Commissioners agreed to give the applicant 14 months to apply the variances to his New Construction instead of 12 months.

Commissioner Adams called for anyone who would like to comment on this case. No one came forward.

After all discussions, Commissioner Adams called for a motion to approve the variances as written. Commissioner Frater made a motion to approve the variances as written and to add that the applicant has 14 months to apply the variances to his New Construction, seconded by Commissioner Adams.

After a unanimous vote by all commissioners present, Commissioner Adams declared the motion passed.

Commissioner Adams made a comment that this case and the two before will be heard at the Board of Mayor and Aldermen meeting on Wednesday, July 20, 2022 at 6:30pm in the Board Room.

DONALD DUPLANTIER, OWNER OF THE PROPERTY COMMONLY KNOWN AS 140 ANGEL LN, HAS MADE AN APPLICATION FOR THE TEMPORARY USE OF AN RV DURING NEW CONSTRUCTION. THE RV WILL BE PLACED ON THE PROPERTY AFTER THE FOUNDATION IS IN PLACE PER REGULATIONS OF ORD. #349 SEC 309.5. THE NEW CONSTRUCTION PERMIT HAS BEEN ISSUED.

Mr. Duplantier came forward to explain his request and answer questions from the Commissioners.

Building and Zoning Clerk, Jeanne Conrad, made a comment that the New Construction permit has been issued but the foundation has not been put in place yet. Commissioner Frater made a comment to reinforce the Zoning Ord. that states the foundation must be in place before the RV can be put on the property.

Commissioner Adams called for anyone who would like to comment on this case. Ann Steinmetz, owner of 128 Favre St., came forward to support the request.

After all discussions, Commissioner Adams made a motion to approve the Temporary Use of an RV during Construction request as written. Commissioner Harris seconded the motion.

After a unanimous vote by all Commissioners present, Commissioner Adams declared the motion passed.

Commissioner Adams made a comment that this case will be heard at the Board of Mayor and Aldermen meeting on Tuesday, August 2, 2022 in the City Hall Board Room.

MARK HINTERLANG, OWNER OF THE PROPERTY COMMONLY KNOWN AS 214 S. CENTRAL AVE, HAS MADE AN APPLICATION FOR TWO VARIANCES. A FRONT YARD VARIANCE OF THREE (3) FEET IN ORDER TO BE TWENTY-TWO (22) FEET FROM THE FRONT PROPERTY LINE & A REAR YARD VARIANCE OF FOURTEEN (14) FEET IN ORDER TO BE ELEVEN (11) FROM THE REAR PROPERTY LINE.

Mr. Hinterlang came forward to explain his request to the Commissioners. After discussion between the applicant and the Commissioners, Commissioner Adams called for anyone who would like to comment on this case. No one came forward to comment.

Commissioner Adams called for a motion to approve the variances. Commissioner Frater moved to deny the front variance request but to increase the rear yard variance request by 3' which would be an 8' rear yard setback. Commissioner Adams seconded the motion.

After a unanimous vote by all Commissioners present, Commissioner Adams declared the motion passed.

Commissioner Adams made a comment that this case will be heard at the Board of Mayor and Aldermen meeting on Tuesday, August 2, 2022 in the City Hall Board Room.

SUE JOHNSON, OWNER OF PROPERTY PARCEL #138M-0-33-088.002, HAS MADE AN APPLICATION FOR VARIANCES IN ORDER TO SPLIT HER PARCEL INTO TWO (2) NON-CONFORMING BUILDABLE PROPERTIES. THE VARIANCES ARE FOR THE STREET FRONTAGES AS WELL AS SQUARE FOOT REQUIREMENTS OF ZONING ORD. 349 SEC 701: AREA, YARD, & HEIGHT REQUIREMENTS FOR R-1 SINGLE FAMILY RESIDENTIAL DISTRICT. SHE IS REQUESTING SEVENTY-FIVE (75) FEET FRONTAGE & 7,500 SQUARE FEET OF AREA ON BOTH PROPERTIES.

The applicant was not present for the meeting. After a brief discussion between the Commissioners, Commissioner Adams called for anyone to speak on the case. No one came forward. Commissioner Harris asked if the Commissioners should table or continue the application request in order for the applicant to be present for the meeting. City Attorney, Malcolm Jones, made a comment that the Commissioners can make a motion on the application without the applicant present. It is not a requirement that the applicant be present for the meeting.

Commissioner Adams made a motion to approve the Variance request as written. Commissioner Frater seconded the motion.

After a vote of YES from Commissioners Adams and Frater with a vote of NO from Commissioner Harris, Commissioner Adams declared the motion passed.

Commissioner Adams made a comment that this case will be heard at the Board of Mayor and Aldermen meeting on Tuesday, August 2, 2022 in the City Hall Board Room.

JARED RIECKE, OWNER OF THE PROPERTY COMMONLY KNOWN AS 118 AUDERER BLVD, HAS MADE A CONDITIONAL USE APPLICATION FOR THE PROPOSAL OF A MEDICAL CANNABIS CULTIVATION FACILITY. THE USE OF THE BUILDING WILL BE A PARTNERSHIP BETWEEN COAST CANNA DISPENSARY & COAST CANNA-ZENLABS PROCESSING CENTER.

John Newman, representative of ZenLabs and potential partner with Jared Riecke, owner of the building for the proposed Cultivation Facility, came forward to explain the request.

Discussion was held between Mr. Newman and the Commissioners. After the Commissioners' questions, Commissioner Adams called for anyone who would like to comment on this case. Ann Steinmetz, owner of 128 Favre St., and Bob Martin came forward to ask questions and clarifications on the request.

After all discussions were completed, City Attorney Malcolm Jones suggested a condition in order to control any odor from the facility by requiring the use of an activated carbon filter system.

Commissioner Adams made a motion to approve the conditional use application as written with the condition that an activated carbon filtration system be required. Commissioner Frater seconded the motion.

After a vote of YES by Commissioners Adams and Frater and a vote of NO by Commissioner Harris, Commissioner Adams declared the application meets all conditions and criteria set forth in the zoning ordinance section 906.3 and the motion passed.

Commissioner Adams made a comment that this case will be heard at the Board of Mayor and Aldermen meeting on Tuesday, August 2, 2022 in the City Hall Board Room.

Commissioner Adams called for any additional comments from the Commissioners. Commissioner Frater made a comment about how there is no application fee in the Zoning Ordinance for Conditional Use applications and asked about repercussions for violators. Mr. Jones replied with a few examples of ways to enforce codes and conditions.

Commissioner Adams asked if there was anyone who would like to address the commission. No one came forward for additional public comments.

Commissioner Adams made a motion to adjourn the meeting. Commissioner Frater seconded the motion.

After a unanimous vote by all commissioners present to adjourn the meeting, Commissioner Adams declared the motion passed and the meeting adjourned at 7:54 pm.

Respectfully submitted,

Jeanne Conrad, Building & Zoning Clerk

Item #3

Scott Harris

241 Gulf Dr.

Variance Request

Proposed Lot Split



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, and the names and mailing addressed of all property owners adjacent to side of property affected.
3. A fee of Seventy-five (\$75.00) Dollars, payable in advance to help defray the expense of advertising and processing.

Typically the Planning and Zoning Commission meets on the last Monday of the month. Please call the Building and Zoning Office for submittal deadlines and the dates of the Meetings. You can also go the City of Waveland website at: <http://waveland.ms.gov/administration/planning-and-zoning/>.

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: Scott Harris Date of Application: 7-11-22
Phone#: [REDACTED] E-mail (optional): [REDACTED]
Property Physical Address(s) or Parcel #(s): 241 Gulf Dr
Current Zoning of Property: residential
Proposed Variance: split lot for future development (Front. + Sq. Ft.)
Applicant Signature: Scott Harris Date: 7-11-22

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:

7-11-2022

Letter for Application for Variance
for 241 Gulf Dr. Waveland, MS.

owner: Scott Harris 262-515-4667

- ① Requesting my property @ 241 Gulf Dr. Waveland, MS. measuring 150 feet wide by 120 feet deep be split into 2 lots of 75 feet wide by 120 feet deep each.

There are no structures on the property @ this time.

Our plan is to build a house on the South Lot and sell the north Lot to one of our sons.

The only street bordering the property is Gulf Dr.

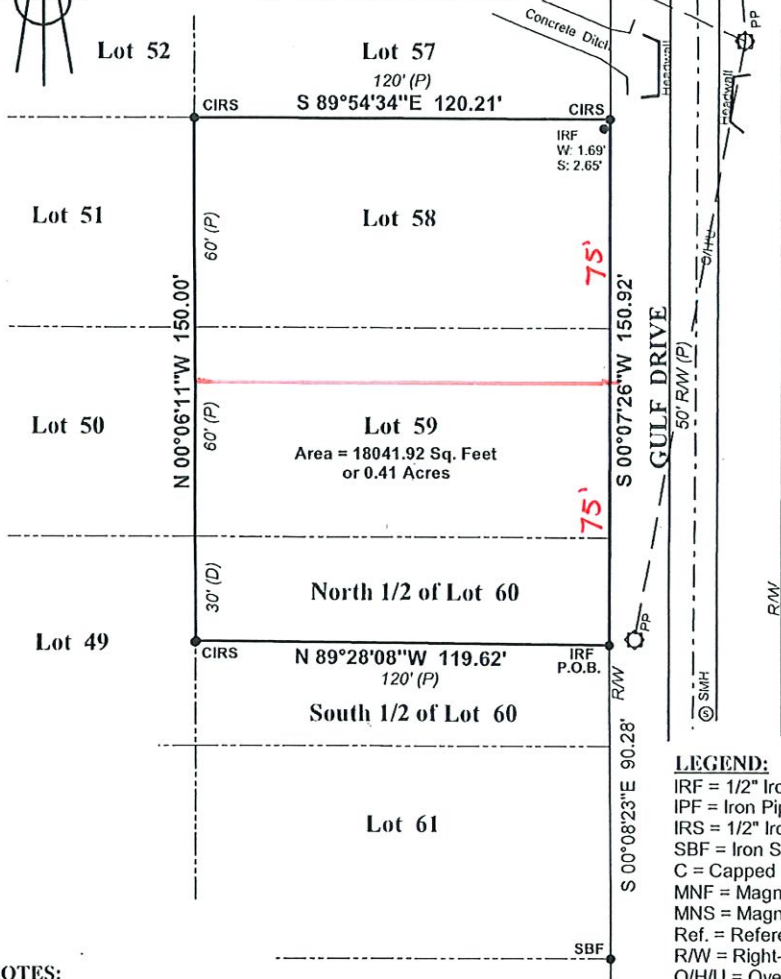
The property owner to the north, Lot 57.
Frederick and Rebecca Harris
209 Pinen Ridge Rd
Waveland, MS 39576

The property owner to the south (south 1/2 of Lot 60):



REFERENCES:

- 1) Subdivision Plat of Record, Deed Book: H-1, Page 319
- 2) Survey by J. Chiniche dated, 03/17/1984 (Lot 80 & Part of 81)
- 3) Survey by J. Chiniche dated, 03/13/2000 (Lots 53 & 54)
- 4) Survey by J. Chiniche dated, 11/09/2000 (Lots 61 & Part of 60)
- 5) Survey by S. Fournet dated, 08/28/2007 (Lots 55, 56, & 57)
- 6) Deed Book: 2005 Page: 3790



LEGEND:

- IRF = 1/2" Iron Rod Found
- IPF = Iron Pipe Found
- IRS = 1/2" Iron Rod Set
- SBF = Iron Square Bar Found
- C = Capped
- MNF = Magnetic Nail Found
- MNS = Magnetic Nail Set
- Ref. = Reference
- R/W = Right-Of-Way
- O/H/U = Overhead Utilities
- PP = Power Pole
- SP = Service Pole
- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencement
- TBM = Temporary Bench Mark
- FH = Fire Hydrant
- SMH = Sewer Man Hole
- C/L = Centerline
- EOA = Edge of Asphalt
- (P) = Plat of Record
- (D) = Deed of Record
- (R) = Record

NOTES:

1. Lot location & orientation are based on recorded data and monumentation found available.
2. Bearings reference: Grid, Geoid G-2018 AU7 NAD '83 State Plane Zone Mississippi East by GPS Observation.
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.

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.

Michael R. McGinnis

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



Rev. 3 Date:
Rev. 2 Date:
Rev. 1 Date:
Date: 10/28/2020
Scale: 1" = 40'
Drawn by: dmr

PLAT OF SURVEY OF
Lots 58, 59, and
the North One-Half of Lot 60,
Gulf Gardens Subdivision,
Third Ward, Town of Waveland,
Hancock County, Mississippi

Job # 2020-304 Sht. 1 of 1 For: Harris

JAMES J. CHINICHE, PA, INC.
Engineering Surveying

Office: 412 Hwy. 90, Suite 4
Bay St. Louis, MS 39520 (228) 467-6755

Item #4

Joseph Ledet

136 Seabrook Dr.

Variance Request

Side Yard Setback for a Shed

City of Waveland
Application for Variance

Section 904. Applying for a Variance

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, and the names and mailing addresses of all property owners adjacent to side of property affected.**
3. **A fee of Seventy-five (\$75.00) Dollars, payable in advance to help defray the expense of advertising and processing.**

Typically the Planning and Zoning Commission meets on the last Monday of the month. Please call the Building and Zoning Office for submittal deadlines and the dates of the Meetings. You can also go to the City of Waveland website at: <http://waveland.ms.gov/administration/planning-and-zoning/>. Please remember that the Planning and Zoning Commission is a recommending body. The case will go to the Board of Alderman at their next regularly scheduled meeting for final action on the variance request.

Date of Application: July 13, 2020
Name of Applicant: Joseph G. Ledet, Jr. Phone#: [REDACTED]
Applicant Signature: [Signature] Date: July 13, 2020
Property (Physical Address(s) or Parcel #(s)): 136 Seabrook Dr. Waveland, Ms. 39576
Current Zoning of Property: Residential
Proposed Variance: Shed on Rtg Left-side of backyard (facing home)

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.

City of Waveland
Application for Variance
(Page 2 of 2)

- 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.

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

David Draz
Building Office Manager and Zoning Official
(228) 466-2549
ddraz@waveland-ms.gov

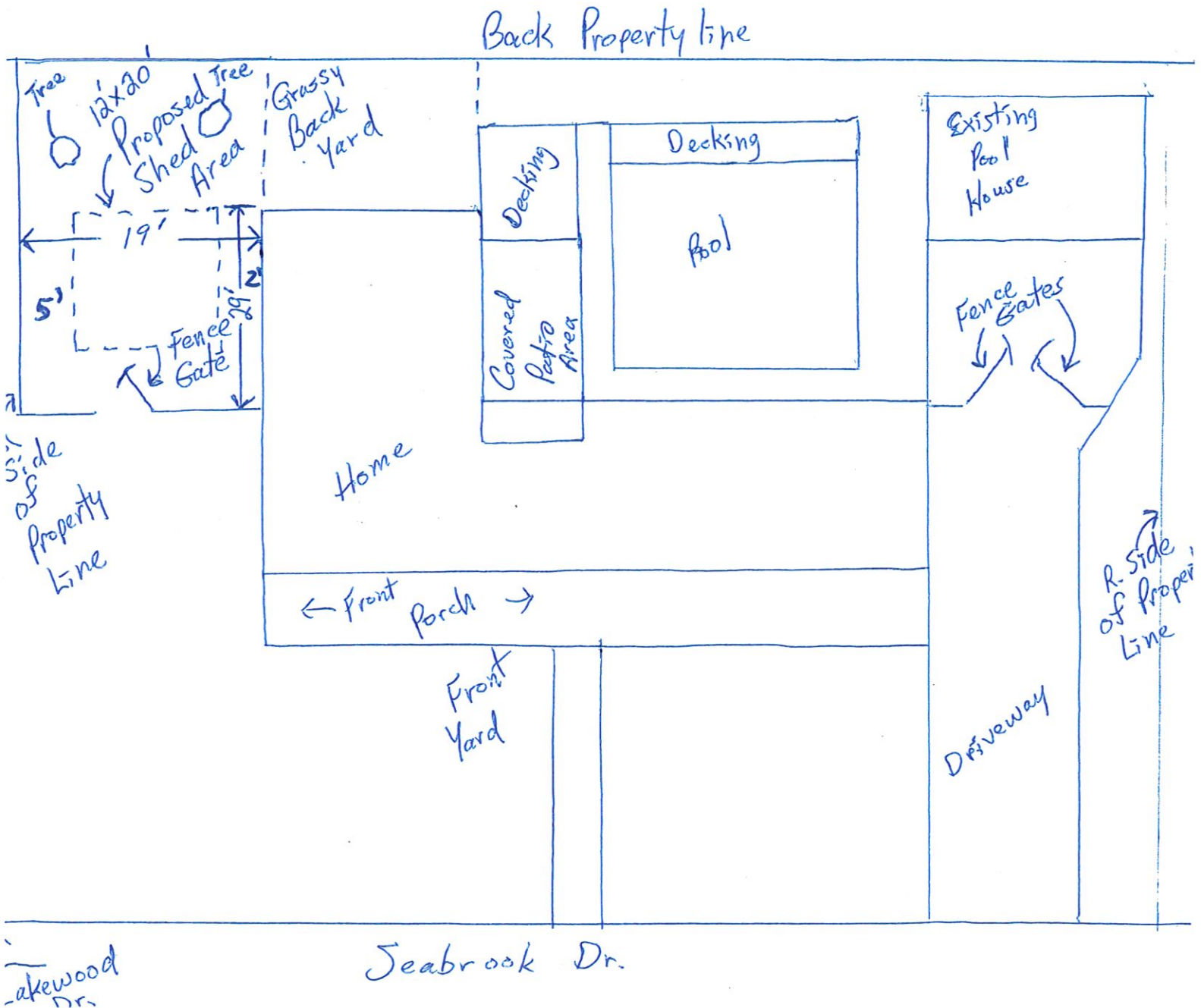
Dear Planning and Zoning Commission,

I am applying for a Variance for a metal shed in my left-side backyard (if you are facing the home). The reason for this is that I currently have a big built-in pool in my backyard, and I only have a small area of grass directly behind my home as the pool takes up a big area of the entire backyard including decking around the pool. I also have a driveway that goes along the right-side of my home all the way to the backyard. In addition, I have trees in the small grass area directly behind my home. I am asking for your consideration to allow the shed to be placed on the left-side backyard of my home as I do not have any other allotted or available area to be able to have a shed.

I have attached a drawing of said property listed at 136 Seabrook Dr. Waveland, Ms. 39576 below. If you should have any questions, please contact me directly [REDACTED]

Sincerely yours,

Joseph G Ledet, Jr.

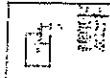


SUMMERS STEVEN ETUX

Owner City, State ZIP: WAVELAND, MS 395760000
Physical Address: 136 SEABROOK DR
Improvement Type: RES
Year Built: 2003
Base Area: 2112
Adjusted Area: 2319
Improvement Value: 160150
Land Value: 12500
Total Value: 172650
Estimated Tax: 1317.69
Homestead Exemption: Yes
Deed Book: BB263
Deed Page: 711
Legal Description 1: LAKEWOOD SUB SEC 2 LOT 28
Legal Description 2:
Legal Description 3:
Legal Description 4:
Legal Description 5:
Legal Description 6:
Longitude: -89.35595995
Latitude: 30.29651806
Square Footage: 13039.941833496094

Sketches

Sketch	Sketch Name
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Condos

BB es



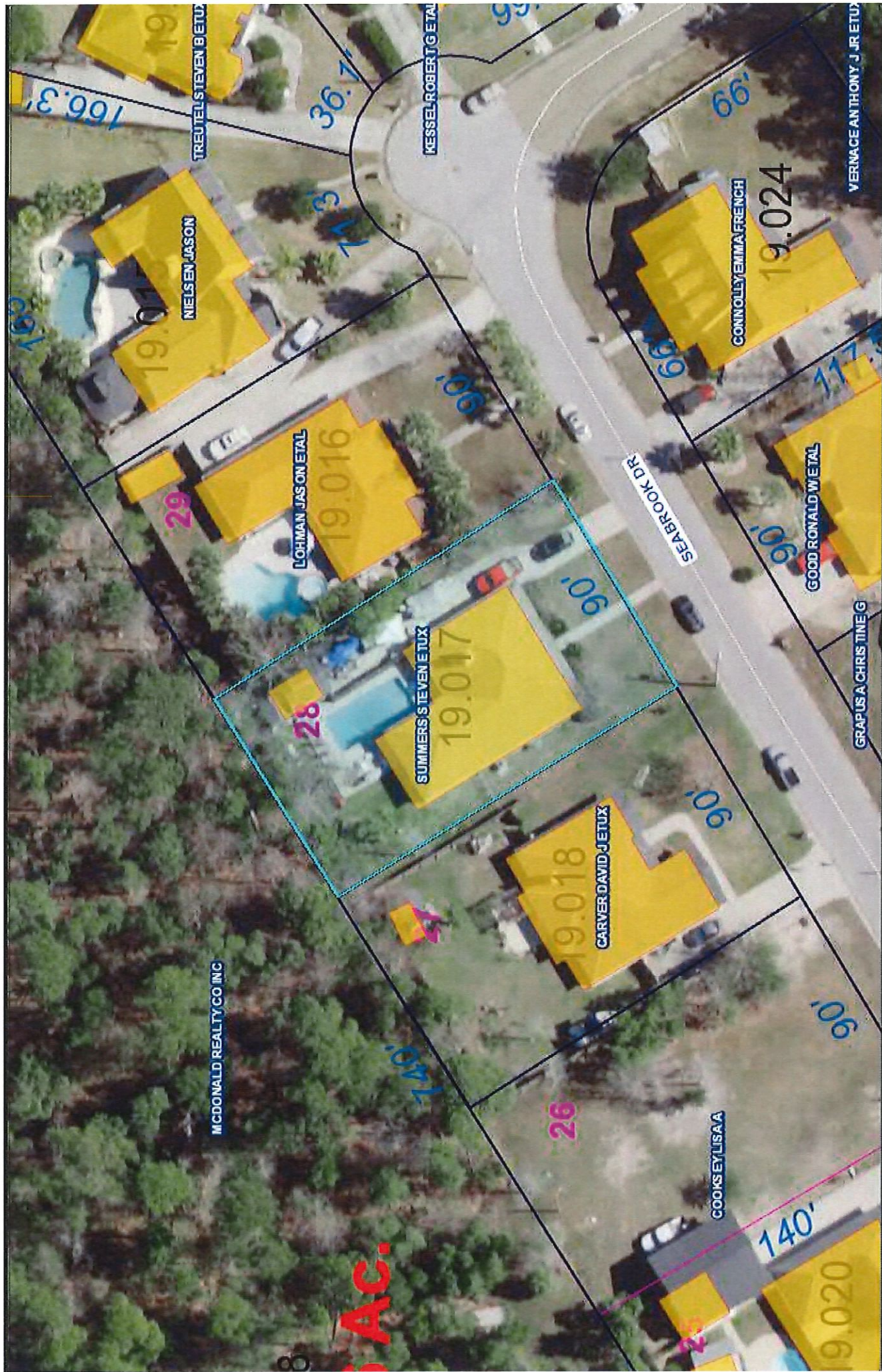
August 9, 2022

1 inch = 48 feet



DISCLAIMER: Any user of this map product accepts its faults and assumes all responsibility for the use thereof, and further agrees to hold Hancock County harmless from and against any damage, loss or liability arising from any use of the map product. Users are cautioned to consider carefully the provisional nature of the maps and data before using it for decisions that concern personal or public safety or the conduct of business that involves monetary or operational consequences. Conclusions drawn from, or actions undertaken, on the basis of such maps and data, are the sole responsibility of the user.

Geoporal Map



DISCLAIMER: Any user of this map product accepts its faults and assumes all responsibility for the use thereof, and further agrees to hold Hancock County harmless from and against any damage, loss or liability arising from any use of the map product. Users are cautioned to consider carefully the provisional nature of the maps and data before using it for decisions that concern personal or public safety or the conduct of business that involves monetary or operational consequences. Conclusions drawn from, or actions undertaken, on the basis of such maps and data, are the sole responsibility of the user.

August 9, 2022

1 inch = 48 feet



Item #5

Sid Lambert

Gerard Becker

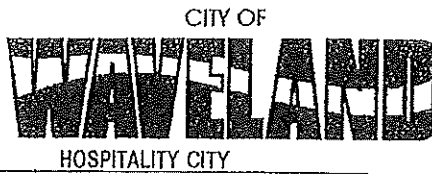
Eileen Werne

Parcel #137N-0-35-020.000

Southeast Corner of Nicholson Ave & McLaurin St.

Re-Zoning Request

**Change Current Zoning of R-1 to either R-2 or R-3
(Preferably R-3)**



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

Section 905 Application for a Zoning Change

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

Date of Application: 07-08-2022

Name of Applicant #1: Gerard Becker [REDACTED]

Name of Applicant #2: Eileen Werne [REDACTED]

Name of Applicant #3: Sidney Lambert [REDACTED]

Property Physical Addresses or Parcel #'s:

Parcel # 137N-0-35-020.000 Block # 131 Lots 1-5, 16-18

Current Zoning of Property: R-1 **Proposed Zoning:** R-3 Preferred or
R-2 Acceptable

Reason for Rezoning:

This land parcel is located at the intersection of Nicholson Avenue & McLaurin Street, a very busy intersection with a four way stop sign and the adjacent Lots to the above mentioned parcel are already zoned C-3, R-3, and R-2

Applicant Signature #1: Gerard Becker **Date:** 7/8/22

Applicant Signature #2: Eileen Werne **Date:** 7-7-22

Applicant Signature #3: Sidney Lambert **Date:** 7-7-22


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

Jeanne Conrad
Planning & Zoning Department
228-466-2549
jconrad@waveland-ms.gov

Mail application fee (\$140.00) to:
Waveland City Hall
301 Coleman Avenue
Waveland, MS 39576

S. F. Lambert, Jr.

25 Chateau Palmer Drive
Kenner, Louisiana 70065



July 8, 2022

Jeanne Conrad
City of Waveland
Building & Zoning Department
301 Coleman Avenue
Waveland, Mississippi 39576

Ms. Conrad:

I am writing to request that my land parcel # 137N-035-020.000, Block 131 Lots 1-5, 16-18 currently zoned R-1 be rezoned to R-2. This parcel was originally zoned R-2 and was rezoned by the city several years ago.



This land parcel is located at the intersection of Nicholson Avenue and McLaurin Street, a very busy intersection, traffic controlled by a four way stop sign. This property has been listed for sale for several years, with most inquiries expecting an R-2 zone designation.

The attached completed Section905 application for a zoning change is respectfully submitted with the required attachments.

Sincerely,



Sid Lambert
25 Chateau Palmer Drive
Kenner, LA 70065

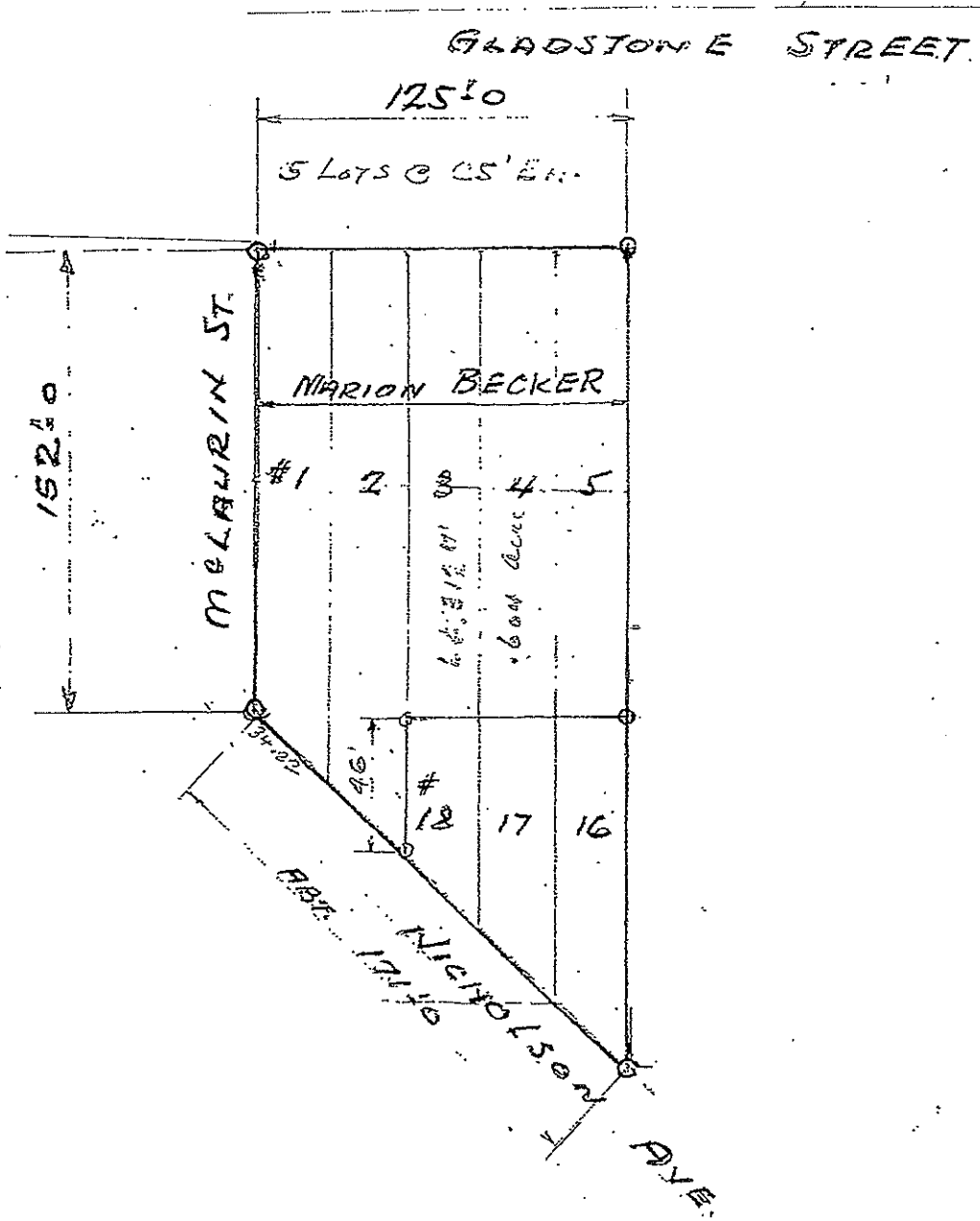


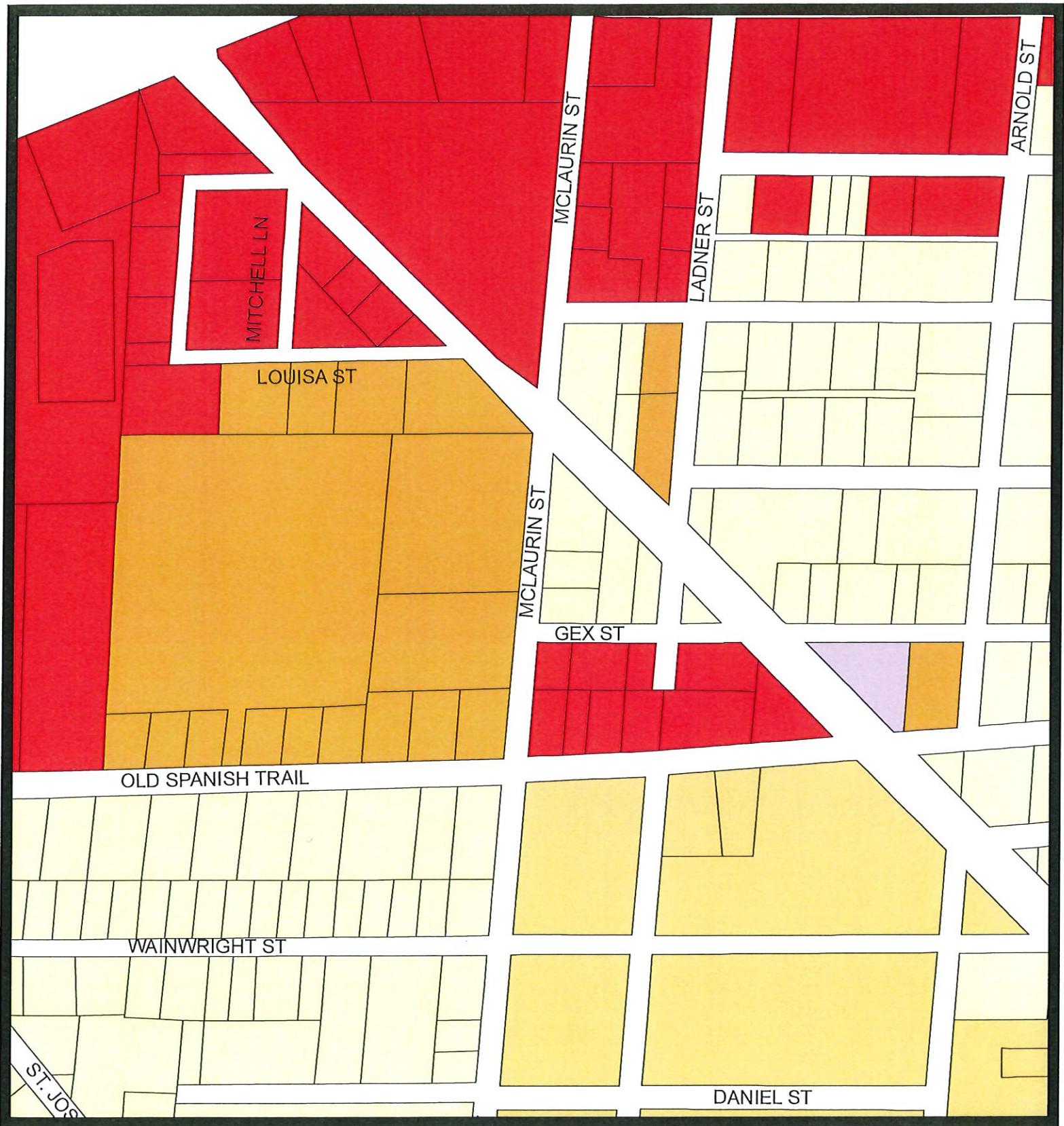
Waveland Mississippi Lots Additional Information
August 25, 2021

Listing Price: \$45,000.00

Lot Size: 26,312 Sq Ft = .62 Acres

Lot Shape: 8 Lots (1 thru 5 + 16 thru 18)





Geoporal Map



July 14, 2022

1 inch = 75 feet



DISCLAIMER: Any user of this map product accepts its faults and assumes all responsibility for the use thereof, and further agrees to hold Hancock County harmless from and against any damage, loss or liability arising from any use of the map product. Users are cautioned to consider carefully the provisional nature of the maps and data before using it for decisions that concern personal or public safety or the conduct of business that involves monetary or operational consequences. Conclusions drawn from, or actions undertaken, on the basis of such maps and data, are the sole responsibility of the user.

Item #6

Patty Goodwin

Parcel #162J-0-10-145.000

Re-Subdivision Request

&

Lot Square Footage Variance Request

**Split Lot into Original “Pre-Katrina” sizes with the
exception of Lot 2**

(See Proposed Survey)



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, and the names and mailing addressed of all property owners adjacent to side of property affected.
3. A fee of Seventy-five (\$75.00) Dollars, payable in advance to help defray the expense of advertising and processing.

Typically the Planning and Zoning Commission meets on the last Monday of the month. Please call the Building and Zoning Office for submittal deadlines and the dates of the Meetings. You can also go the City of Waveland website at: <http://waveland.ms.gov/administration/planning-and-zoning/>.

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: Patty Goodwin Date of Application: August 8, 2022
Phone#: [REDACTED] E-mail (optional): [REDACTED]
Property Physical Address(s) or Parcel #(s): 162J-0-10-145.000 CO#
Current Zoning of Property: Residential
Proposed Variance: Resubdivide lots 1-6 Back to original State Split lot 2 66'
Applicant Signature: Patty Goodwin Date: August 8, 2022

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:

August 8th, 2022

Patty Goodwin
301 Coleman Ave.
Planning and Zoning Commission
RE: 162J-0-10-145.000
Lots 1-6 Pine Ridge Park

To whom this may concern,

It is the intent of the Owner Patty Goodwin to resub divide this parcel back to its original Subdivision plots prior to Katrina. The lots will be used to build Homes.

In addition, we are also requesting a variance on the lots, because we can not use lot 2 because the drainage ditch that was installed by the City for Flood purposes. We appreciate your time in this matter.

Patty Goodwin,


LEGAL DESCRIPTION:

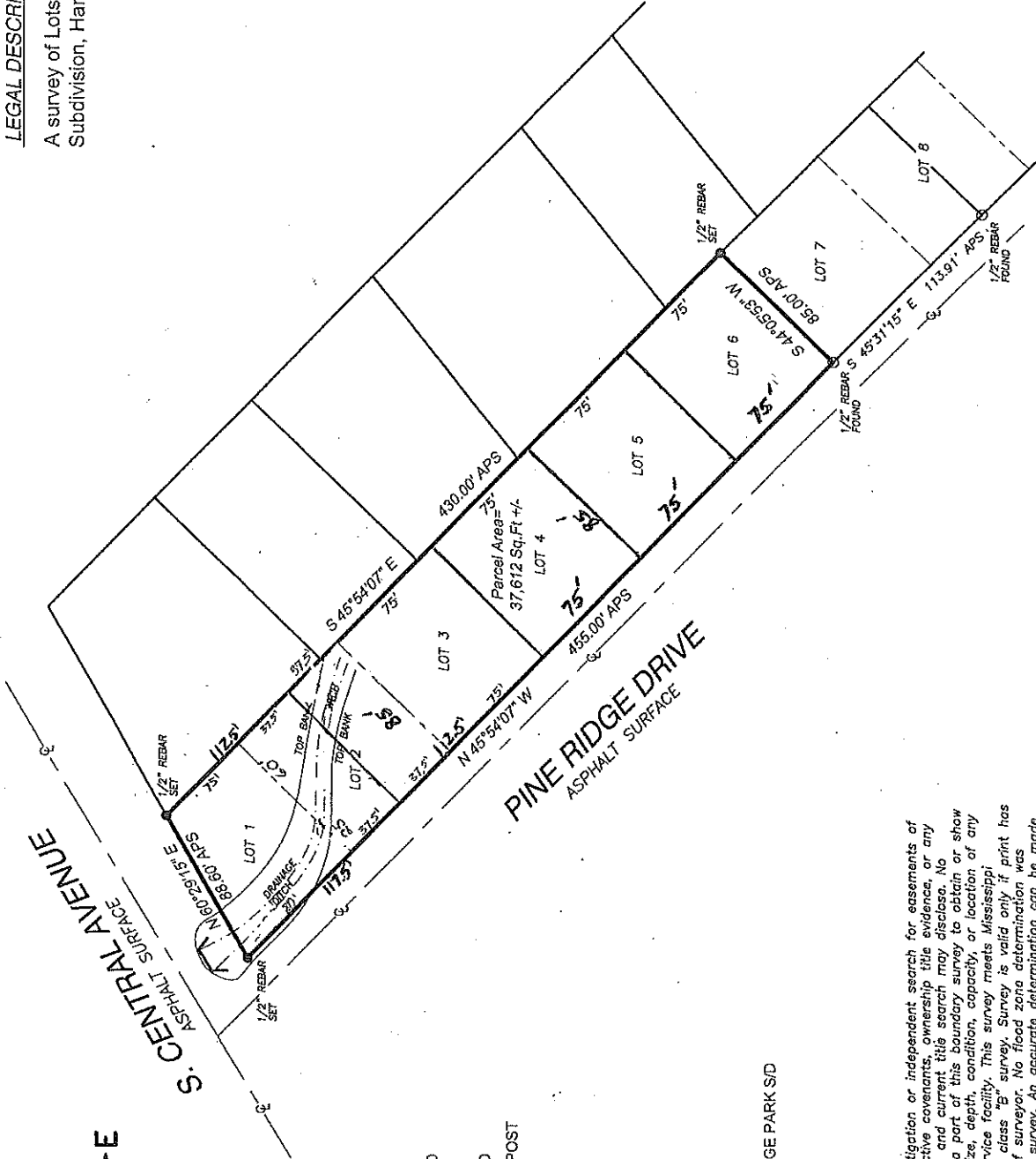
A survey of Lots 1 thru 6, inclusive, Pine Ridge Park Subdivision, Hancock County, Mississippi.



In consideration of the fee paid, I declare that this survey made by me or under my immediate supervision is true and correct to the best of my professional knowledge, information, and belief.

Duke Levy
Duke Levy, RLS #1722

DUKE LEVY & ASSOCIATES, P.A.	
4412 LEISURE TIME DRIVE DIAMONDHEAD, MS 39525 (228) 343-9691 PHONE	
SCALE: 1" = 60'	DATE: 08-14-2020
DRAWING: W/O# 2020-201 CLIENT: Patty Goodwin	



LEGEND:

- ⊕ CENTERLINE
- IRON ROD FOUND
- IRON ROD SET
- ⊙ IRON PIPE FOUND
- ⊞ FENCE CORNER POST
- ⊘ POWER POLE
- APS AS PER SURVEY
- APR AS PER RECORD

REFERENCE:

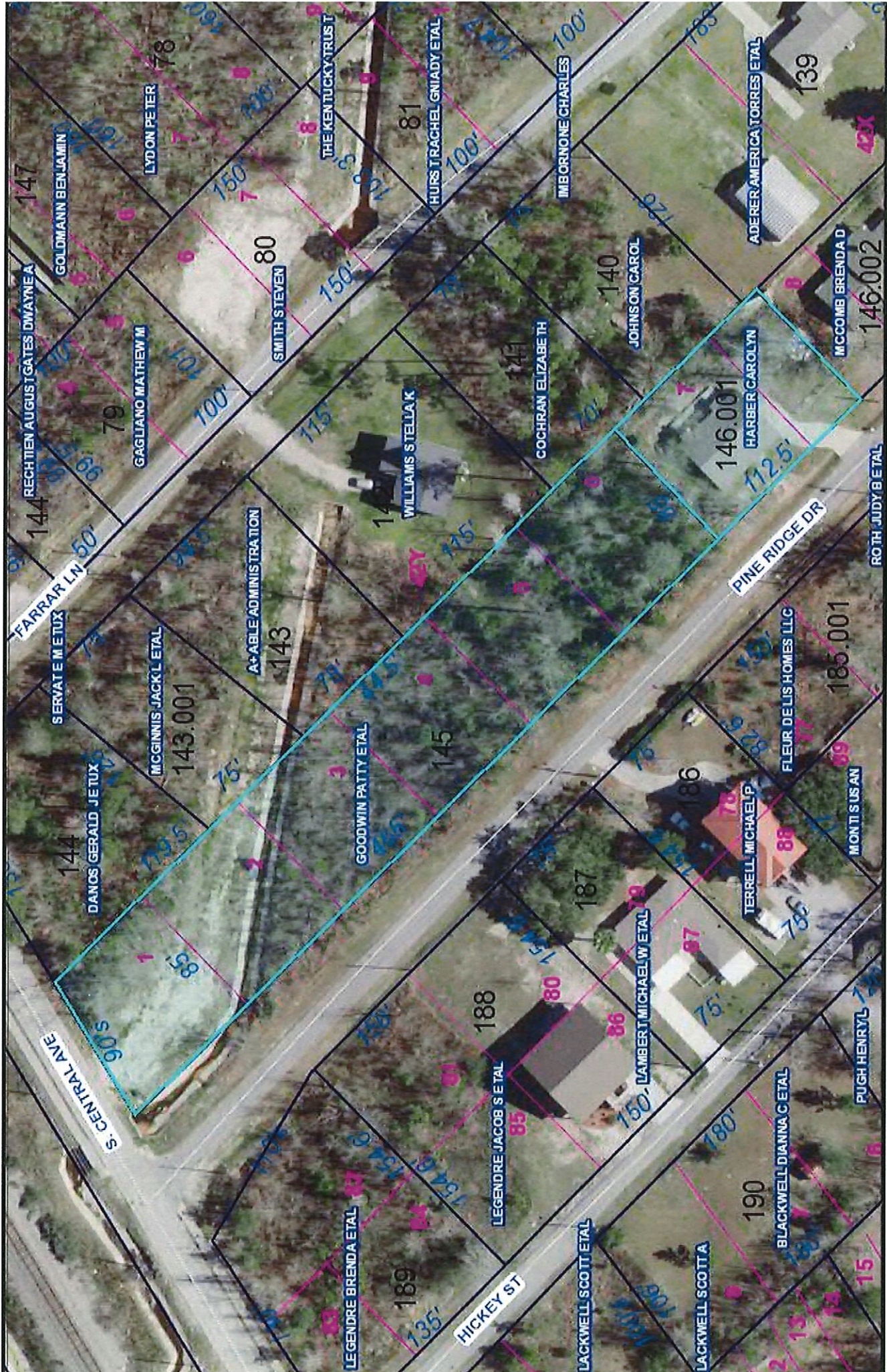
- 1) PLAT OF PINE RIDGE PARK SD

NOTES:

Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. This survey meets Mississippi minimum requirements for a class "B" survey. Survey is valid only if print has original seal and signature of surveyor. No flood zone determination was performed as a part of this survey. An accurate determination can be made by ordering a FEMA Elevation Certificate.

BEARINGS REFERENCED TO GEODETIC BY GPS OBSERVATIONS

Geopora! Map



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June 22, 2022

1 inch = 73 feet

