

CITY OF WAVELAND
PLANNING & ZONING COMMISSION
AGENDA
MAY 18TH, 2020 6:00 PM

This meeting is being held by Conference Call due to the current restrictions regard public meetings.

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Access Code: 156-766-525

1. Call to Order / Roll Call.
2. Approval of the Minutes for the January 27th, 2020 meeting.
3. Approval of the Conference Call Meeting Minutes for March 23rd, 2020.
4. Gustavo Trespalacios and Doraine P. Barr, owners of the property commonly known as 110 Adrienne Court; Legal Description: Lot 1 & North ½ of Lot 2A, Adrienne Court Subdivision, Waveland, MS, is requesting to split the subject lot into two which requires the following variances;

For proposed Parcel "A" 1) A variance from the Lot Area Requirement of (12,000) square feet as required by the current Zoning Ordinance, Section 701.1. The variance request is to allow a lot area of six thousand, six hundred and eighty two (6,682) square feet, requiring a variance of 5,318 square feet. 2) A variance from the Lot Width Requirement of (100) feet as required by the current Zoning Ordinance, Section 701.2. The variance request is to allow a lot width of ninety-eight and seven (98.7) feet, requiring a variance of (1'3") feet.

For proposed Parcel "B" 1) A variance from the Lot Area Requirement of twelve thousand (12,000) square feet as required by the current Zoning Ordinance, Section 701.1. The variance request is to allow a lot area of seven thousand (7,000) square feet, requiring a variance of (5,000) square feet. 2) A variance from the Lot Width Requirement of one-hundred (100) feet as required by the current Zoning Ordinance, Section 701.2. The variance request is to allow a lot width of (89.08) feet, requiring a variance of 10', 3" feet.

5. Danny Lee and Brandon Shaw, owners of the property not yet addressed; Legal Description from survey and deed being; Part of Lot 40, 42 & 43, First Ward, Town of Waveland, Hancock County, Mississippi (see survey & deed). The owners are requesting to remove one (1) Protected Tree, a Live Oak Tree measuring 40" in diameter. The purpose for the requested removal is based on "Construction cannot be practically located in such a way as the preserve the tree or trees." Section 408.1 – Preservation of Live Oak and Magnolia Trees" of the current Zoning Ordinance contains the requirements and procedures for requesting removal of a Protected Tree.

The owners are also requesting a variance from Section 702.4 of the current Zoning Ordinance – Minimum Side Yard – Fifteen (15) feet. They are requesting a variance of five (5) feet resulting in a ten (10) foot side yard setback. The purpose, as stated in the letter from the applicant is to "... leave ample for the Live Oak located at the rear left corner of the proposed residence to grow and thrive since it is still quite young."

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6. Alvin Kingston, III, owner of the property to be addressed as 414 Edwards Street, Parcel # 161C-0-02-109.001; Legal Description: Lot 3 & Part of Lot 4, Alba's Subdivision is requesting variances from Section 702.3 – Minimum Front Yard – Twenty-five (25) foot and Section 702.4 – Minimum Side Yard - - Fifteen (15) feet. The applicant is requesting a five (5) foot variance from the front yard requirement resulting in a twenty (20) foot front yard. The applicant is also requesting a six (6) foot variance from the side yard resulting in a nine (9) foot side yard.
7. Maria Perez and Lisa Johnson, owners of the property commonly known as 1329 Dubuc Lane; Legal Description; Part of Lot 4 and Lot 8, Colly Estate Subdivision, Section 9, Waveland Township, Hancock County, Mississippi; are requesting a Conditional Use as provided for in Section 302.16 and Section 906.3 of the current Zoning Ordinance. An accessory structure over five-hundred (500) square feet is considered a Conditional Use in R-1 Single Family Zoning District. The purpose of the request is to allow the applicants to construction an accessory structure of a twelve-hundred (1,200) square feet. The accessory structure will be used for two purposes. One half for an un-enclosed cover for an RV Camper and one half for an enclosed storage area.
8. Any requests to address the Commission.
9. Reports from Chair, Commissioners and Staff.
10. Set the date for the next regularly scheduled meeting, Monday, June 22nd, 2020 at 6PM.
11. Adjourn.