

To: Bay St. Louis Planning & Zoning Board

Re: Variance Request – 312 DeMontluzin Road, Bay St. Louis, MS

Dear Members of the Board,

Thank you again for taking the time to review our request and for the feedback provided during our previous meeting. We want to reiterate that our goal is to work in alignment with the City and find a solution that respects both the intent of the zoning regulations and the practical realities of this property.

Since our last meeting, we have made several adjustments in direct response to the concerns raised. We removed the previous rock parking area and installed landscaping, and we also added an 8-foot concrete apron from the roadway to improve access and organization. In addition, we have clearly established **on-site parking that is fully off the street**, ensuring there will be no congestion or overflow onto the roadway.

We also want to clarify the layout and use of the existing structure. The portion of the building closest to the road, approximately the first 20 feet, will remain **storage use only**. Any residential use would begin roughly **28 feet from the roadway**, which helps further reduce any safety or proximity concerns tied to the setback.

We understand and respect the purpose behind the setback and lot size requirements, particularly as they relate to safety, congestion, and neighborhood consistency. At the same time, this structure is **pre-existing**, and relocating it would be impractical and cost-prohibitive, while also introducing additional disruption to the property. Our intent is to responsibly utilize what is already there in a way that remains low-impact and consistent with the surrounding area.

To further address concerns around density and use, this space is intended for **family members and occasional guests only**. It will not be used for short-term rentals or high-traffic purposes, and it will remain under single ownership as part of the primary residence. We are committed to keeping this a controlled, low-impact use that does not change the character of the neighborhood.

We have also taken the step of speaking directly with our neighbors. Multiple surrounding property owners have reviewed our plans and signed in support, which we believe reflects that this request is reasonable and not disruptive to the immediate community.

Beyond this specific request, we want to express our continued commitment to Bay St. Louis. This property has undergone a full renovation with proper permits and inspections, contributing to the improvement of the neighborhood and surrounding property values. Additionally, our family is continuing to invest in the area, including the recent purchase of another property, with plans for long-term residency and involvement in the community.

We are not looking to work around the City's standards, but rather to find a balanced solution that aligns with them while allowing reasonable use of this property. We are open to reasonable conditions if needed and are committed to ongoing compliance.

We respectfully ask the Board to consider granting a variance for the existing setback and lot size limitations, based on the unique conditions of this property, the steps we have taken to address concerns, and our commitment to responsible use moving forward.

Thank you again for your time and consideration. We truly appreciate the opportunity to work together toward a solution.

Sincerely,

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