

TO: Planning and Zoning Commission
City of Bay St. Louis

RE: 105 North Beach Blvd
149L-0-29-035.000 – 510 1st Ward Bay St. Louis
149L-0-29-036.000 – PT 512 1st Ward Bay St. Louis

HEARING DATE: July 9, 2025

I have reviewed the application for a Variance to the Zoning Ordinance submitted by CORBITTNICAUD LLC. The property is located at 105 North Beach Blvd and lies in the C-1 Central Business District. The applicant is proposing the construction of a 4-unit boutique hotel with a retail on the ground floor. The ground floor will be a retail or office space

The applicant is requesting a variance to the required off-street parking requirement for hotel developments.

Variance

The Bay St Louis Zoning Ordinance requires one off-street parking space per sleeping room. For a 4-unit boutique hotel, a total of 4 off-street parking spaces are required. The applicant is requesting a variance of 4 parking spaces, resulting in no on-site parking being provided.

If granted, this variance would allow the hotel development to move forward without any on-premise parking. The developed indicted that they will provide parking in the parking lot they lease on Court Street, approximately 600 feet from the development site.

The administration recommends **denial** of the variance requested:

- While parking variances for condo and multi-family projects have been approved within the neighborhood, none have received a 100% parking waiver.
- The developer did submit a site plan for on-site parking, but for them to get on-site, that would mean Beach Blvd would lose 6 to 7 parking spots per information provide by Hancock County Engineering using MDOT standards
- The developer indicated they will reserve four parking spaces at 110 Court Street for the hotel guests, which is approximately 600 for 105 N Bech Blvd.
- The ground floor will be a space that can be rented for retail use.

In contrast, this project proposes **zero** parking on-site for its 4-unit hotel, without a formal plan for off-site alternatives. The lack of accessible parking could create an adverse impact on the surrounding neighborhood and public infrastructure.

Jeremy L Burke
Zoning Administrator