

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

RE: 401 South Necaise Avenue
149M-1-29-050.000
260A 2ND WARD BAY ST LOUIS

HEARING DATE: July 9, 2025

I have reviewed the application for Variance to the Zoning Ordinance submitted by Philip Meseke and Kandice Gunning. The property is located at 401 South Necaise Avenue. The property lies in an R-1 Residential Single Family district, which requires a 25' front yard setback, 8' side yard setback, and a 20' rear yard setback.

The applicant is requesting a variances:

Front Yard Variance:

Required: 25'

Proposed Distance: 7'8"

Variance Requested: 17'4"

THE HOUSE SAT 7'8" FROM FRONT YARD PROPERTY LINE BEFORE IT WAS DEMOED

Rear Yard Variance:

Required: 20'

Proposed Distance: 13'11"

Variance Requested: 6'1"

THE HOUSE SAT 13'11" FROM THE REAR YARD PROPERTY LINE BEFORE IT WAS DEMOED

It is the recommendation of the zoning administrator to approve this variance.

- The variances were approved unanimously in October 2023, but the variance remained dormant because a building permit wasn't issued for the construction. Therefore, the property owner had to return to the Planning and Zoning meeting of the Bay St. Louis City Council to request the variances.
- The house was approved by the Bay St Louis Historical Preservation Commission.
- The house was demolished and will be rebuilt on the former footprint of the house.
- The front of the house is going to be 29' from the S Neaise Avenue road edge.

Jeremy L Burke
Zoning Administrator