

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

RE: 218 Ballentine Street
Parcel 149N-0-30-112.000
Legal Description: 85 Fourth Ward, Bay St. Louis

HEARING DATE: May 13, 2026

I have reviewed the application for variances submitted by Pete Nuss. The property is located at 218 Ballentine Street and is identified as Parcel 149N-0-30-112.000 (Legal Description: 85 Fourth Ward, Bay St. Louis). The property is zoned R-2 Two-Family Residential District.

The applicant is requesting variances to construct an accessory structure on the property, specifically:

Rear Yard Setback:

Required: 5'

Proposed Distance of rear yard: 2'

Variance Request: 3'

Side Yard Setback:

Required: 5'

Proposed Distance of side yard: 1.5'

Variance Request: 3.5'

The administration recommends denying the variances.

- The proposed accessory structure is located too close to the property lines.
- Construction work began prior to obtaining the required construction permits.
- No hardship

Jeremy L. Burke
Zoning Administrator