

January 8, 2025

Bay Saint Louis Planning and Zoning Committee
668 Highway 90
Bay Saint Louis, MS 39520

RE: Variance request
200 St George Street

To Whom It May Concern:

This letter is written as a formal request for a 4-foot total fence height variance. The present required fence height is 6 feet; proposed fence height is 10 feet. This wooden fence would be in the back of our house.

We bought our home in December 2017. Our second home located on 200 St George Street. It is a quaint cottage located on a quiet street. We enjoy our home immensely. This home is our escape from the hustle and bustle of our busy lives. We usually spend our times in the Bay on the weekends.

Last year (2024), our back yard neighbors (located on Demontluzin Avenue) installed a pool, and constructed a large pool house that spans the entire backside of our home. This pool house is located only about 25 feet from the back of our home and about 8 feet from our rear fence. The back of their pool house is constructed using an open slotted design, giving them and their guests a direct view into our home. (please see enclosed pictures).

Not only has our PRIVACY been breached (they can see into our bedroom, bathroom and TV room), but the NOICE FACTOR is an issue. When they are entertaining, we must deal with music and loud conversations – sometimes lasting past 10:00 at night. They do not entertain quietly!

We have tried alerting our neighbors regarding the noise issue via phone text to no avail. Attempted conversations have prompted responses such as “I’ll try to be quieter next time” . . . The consistent noise has let to increase anxiety, lack of good night sleep, and is destroying our sense of peace. We understand property owners have the right to enjoy their space, however, we feel our quality of life has been affected.

Based on research, a short fence will not block out noise effectively. The higher the fence, the more effective the barrier. The source of noise can only be blocked if you can't see it! Sound waves can pass right over a short barrier, so making sure the barrier is tall enough to block ALL sound is crucial!

Most importantly, a typical wooden fence has an STC (sound transmission class) rating of only 23. This is not considered a highly soundproof option compared to other materials like concrete. A concrete block wall has an STC rating between 48 and 55.

Keep in mind, you will not be able to see the fence from Demontluzin Avenue (location of their pool house). Their pool house spans the entire length of the back of our home, which will block the view. From St George Street, there will only be a small portion of the fence that can be viewed. This portion will be landscaped using a professional landscaper for a more aesthetic appeal.

We sincerely appreciate your consideration to our request.

**Ivan and Jeannine LaFrance
200 St George
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