

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

RE: 126 Sycamore Street
Parcel No. 149L-0-30-233.000
Legal Description: 239 Third Ward Bay St. Louis

HEARING DATE: March 11, 2026

I have reviewed the application submitted by Mary Thompson requesting variances to the Zoning Ordinance for the property located at 126 Sycamore Street, identified as Parcel Number 149L-0-30-233.000; Legal Description 239 Third Ward Bay St. Louis. The property is zoned R-1, Single Family Residential District.

The applicant is requesting the following variances in order to construct a new single-family dwelling:

Front Yard Setback:

Required: 25'
Proposed Front Yard Setback: 23'
Variance Requested: 2'

Rear Yard Setback:

Required: 20'
Proposed Rear Yard Setback: 8'4"
Variance Requested: 11'8"

Side Yard Setback:

Required: 8'
Proposed Side Yard Setback: 6'6"
Variance Requested: 1'6"

The administration recommends approve of the variances.

- According to the plans submitted with the planning and zoning application, the sideyard setback is for a fireplace/chimney.
- The front yard variance is just the front porch. No current living space is in the front, just the roof for the porch
- The rear yard setback will have a garage and a storage room
- Based on the submitted plans, the living space will be within the setbacks.

If I can be of any further assistance in this matter, please feel free to contact my office at 228-466-5516.

Jeremy L. Burke
Zoning Administrator