

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

RE: 318 Easterbrook Street
Parcel No. 149L-0-29-130.000
Lots 1 & 2, Engman Subdivision

HEARING DATE: March 11, 2026

I have reviewed the application submitted by Will Raines requesting a variance to the Zoning Ordinance for the property located at 318 Easterbrook Street, identified as Parcel Number 149L-0-29-130.000, Lots 1 and 2 of the Engman Subdivision. The property is zoned R-2, Two-Family Residential District.

The applicant is requesting a variance of 3 feet to the required rear yard setback.

Rear Yard Setback:

Required: 20'

Proposed Rear Yard Setback: 17'

Variance Requested: 3'

The administration recommends approval of the variance.

- This parcel on Easterbrook is only 84' deep is the lot is hard to find a modern home on it.
- A majority of the houses on the even side of the road on the 300 block of Easterbrook are closer 20' in the rear yard.
- The property owner is renovating the existing home

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