

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

RE: 435 DeMontluzin Avenue
149E-0-29-184.000
23 BLK 3 PERKINS S/D

HEARING DATE: October 14, 2026

I reviewed Gilbert Walker's application for a Variance to the Zoning Ordinance. The property is located at 435 DeMontluzin Avenue, Parcel 149E-0-29-184.000; 23 BLK 3 PERKINS S/D and is zoned R-2 Residential Two Family. The district requires a side yard setback of 12 feet and a rear yard setback of 20 feet.

The applicant requests a variance to reduce the side yard setback by 2'9", resulting in a 9'3" setback to the side yard property line. The applicant also requests a variance to reduce the rear yard setback by 3'7", resulting in a 16'5" setback to the rear yard property line.

Side Yard Setback:

Required: 12' (corner lot)

Proposed: 9'3"

Variance Request: 2'9"

Rear Yard Setback:

Required: 20'

Proposed: 16'5"

Variance Request: 3'7"

The Administration recommends approval of the requested variance.

- The parcel contains approximately 6,752 square feet and is a corner lot, with the side requiring the setback fronting Dunbar Avenue. The parcel is four-sided but is not rectangular in shape, which results in the detached garage partially encroaching into the required 12-foot side yard setback.

- The 12-foot side yard setback was likely established to preserve sightlines at intersections. However, the proposed location of the detached garage will not obstruct the line of sight for traffic.

- A vast majority of the homes on the 400 block of DeMontluzin Avenue, as well as the homes along the neighboring street of St. George Street and State , have reduced rear yard setbacks due to the size and configuration of the parcels in this area.

- Jeremy Burke