

## MEMO

**To:** Bay St. Louis City Council

**From:** Jeremy Burke, Zoning Administrator

**Planning and Zoning Meeting Date:** July 9, 2025

**Subject:** Variance Request – Phillip Meseke and Candice Gunning

### Property Details:

- **Parcel Number:** 149M-1-29-050.000
- **Address:** 401 South Necaïse Avenue
- **Legal Description:** 260A 2nd Ward, Bay St. Louis
- **Zoning:** R-1 (Single Family Residential District)

### Variance Application Request:

Phillip Meseke and Candice Gunning submitted an application for a **variance** to construct a new residence on the property. The request includes:

- **Front yard setback variance:** 17 feet 4 inches (resulting in a proposed front setback of 7 feet 8 inches)
- **Rear yard setback variance:** 6 feet 1 inch (resulting in a proposed rear setback of 13 feet 11 inches)

**Administrative Recommendation:** Approve.

This exact variance was approved in November 2023 for the property owner, but it expired because it was not activated.

**Planning and Zoning Commission Action:** Approve

- **Motion to Approve:** Commissioner Mikayla Brown
- **Seconded By:** Commissioner John Romano
- **Vote:** Unanimously approved by present members

**Yeas:** Amy Doescher, Clark Breland, John Romano, Mikayla Brown

**Public Hearing Speaker:**

- **Representing the Application:** Phillip Meseke
- **In Favor:** None
- **In Opposition:** None