

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

RE: 500 Block of St. Francis Street  
Parcel 137J-0-44-057.000  
100D 3RD WARD BAY ST LOUIS  
Parcel 137J-0-44-053.000  
100C, 108, 109B, 110, 111 3RD WARD BAY ST LOUIS  
Parcel 137J-0-44-056.000  
109A 3RD WARD BAY ST LOUIS

**HEARING DATE:** May 14, 2025

I have reviewed the variance application submitted by Matt Stieffel and Louie Liokis. The applicants are proposing to reconfigure three existing parcels into new parcels of land. The property is located in the R-1 Residential Single-Family zoning district, which requires a minimum lot width of 100 feet. The proposed reconfiguration will result in two parcels (Parcel A and Parcel B) that do not meet the required minimum lot width and therefore require variances.

This proposed configuration requires the following variances:

**Parcel A**

Minimum Lot Width: 100'

Proposed Lot Width: 60'

Variance Needed: 40'

**Parcel B**

Minimum Lot Width: 100'

Proposed Lot Width: 59'

Variance Needed: 41'

It is the recommendation of the administration to approval the variance request submitted by Matt Stieffel and Louie Liokis based upon the following

- This will allow a house to be constructed without any setback variances.
- The lot width currently exists; it can't be made any larger
- This will still have to go before the sketch and final plat approval.
- Matt Stieffel and Louie have five parcels that they will reconfigure into four parcels. The only structures that can be constructed on these new configured properties are single-family houses (no multi-family or duplexes).

Jeremy Burke