

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

RE: 4051 4th Ave
Parcel 138D-0-47-143.000
Legal Description: 1 BLK 40A UN 6 SHORELINE PARK

HEARING DATE: July 15, 2026

I have reviewed the application for variance to the Zoning Ordinance submitted by Ryan Fitzsimmons. The property is located at 4051 4th Ave and is identified as Parcel 138D-0-47-143.000 (Legal Description: 1 BLK 40A UN 6 SHORELINE PARK). The property is zoned R-1A Single-Family Residential District.

The applicant is requesting the following:

Front Yard Setback:

Required: 23'

Proposed Distance of Front Yard: 14'

Variance Request: 9'

Rear Yard Setback:

Required: 20'

Proposed Distance of Rear Yard: 7'

Variance Request: 13'

The purpose of the request is to allow for the construction of a single-family dwelling on the subject property.

The administration recommends approving the variance request.

- The reason the variance is needed is that this parcel is a corner parcel on an unopened road, Avenue F.
- If Avenue F were open to water and sewer, this dwelling could have an Avenue F address, and the dwelling's position would not require any variances.
- The front of the house would be in line with the adjacent house

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

Jeremy L. Burke
Zoning Administrator