

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

RE: 1350 North Beach Blvd  
144L-0-18-001.000  
PT 23,1ST WD.PT 20,WATER LOT BAY STLOUIS

HEARING DATE: June 12, 2024

I have reviewed the application for a Variance to the Zoning Ordinance submitted by Lee and Taryn Rogers. The property is located at 1350 North Beach Blvd. It lies on N Beach Blvd in R-1, Residential Single Family, which requires a 50-foot front yard setback, an 8-foot side yard setback, and a 20-foot rear yard setback.

The applicant is requesting a front yard variance and a rear yard variance.

**Front Yard Variance:**

Required: 50'

Proposed Distance: 20'

Variance Requested: 30'

**Rear Yard Variance:**

Required: 20'

Proposed Distance: 8'

Variance Requested: 12'

1350 North Beach Blvd is not the traditional N Beach Blvd lot because of its size and shape. The parcel is 6,671 square feet and has a cone shape with three sides. It also has a Bay St Louis dew pump station with an elevated power panel on the front part and a Bay St Louis storm that runs from the back to the front of the property.

**The administration recommends the approval of the variance.**

- 1) The lot is irregular in size and shape
- 2) Bay St Louis has infrastructure on the parcel
- 3) The footprint of the house is 1,200 square feet
- 4) The proposed dwelling site matches the front of 1352 N Beach Blvd
- 5) Without variances, it is nearly impossible to construct a house on this parcel
- 6) The dwelling location will likely save every live oak tree on this parcel
- 7) The live oak trees will be fenced off for protection during construction

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

Sincerely,  
Jeremy L Burke

Zoning Administrator