

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

RE: 131 Keller Street
Parcel 149L-0-30-200.000
LOT 60B, 3RD WARD BAY ST. LOUIS

HEARING DATE: August 13, 2025

I have reviewed the application for Variance to the Zoning Ordinance submitted by Michael and Kathy Jennings. The property is located at 131 Keller Street and is zoned R-1, Single Family District. The zoning ordinance requires accessory structures to maintain a 5' setback from both the side and rear property lines. In addition, Section 1002.3.F requires a minimum separation of 5' between accessory structures.

The applicants request a 2' variance to the rear yard and a 2' variance to the side yard accessory structure setback. If granted, the accessory structure would be located 3' from both the rear and side property lines. Additionally, the applicants request a 2' variance to allow the existing carport to be 3' from the new garage instead of the required 5' separation between structures.

Side Yard:

Required: 5'
Proposed Distance: 3'
Variance Requested: 2'

Rear Yard:

Required: 5'
Proposed Distance: 3'
Variance Requested: 2'

Separation Between Structures:

Required: 5'
Proposed Distance: 3'
Variance Requested: 2'

The administration recommends denying the setback variances, and recommends approving the separation between structure variance.

- The property is over 15,000 sq ft; therefore, they should be able to construct an accessory structure without a variance
- It is requesting to away the garage parking to make an accessory dwelling.