

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

RE: 337 St. John Street
Parcel 149E-0-29-322.002
PT 80 SECOND WARD BAY ST. LOUIS

HEARING DATE: August 13, 2025

I have reviewed the application for Variance to the Zoning Ordinance submitted by James and Lisa Breland. The property is located at 337 St. John Street and is zoned R-2, Two Family District. The zoning ordinance requires an accessory structure to maintain a 5' setback from both the side and rear property lines.

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.

Side Yard:

Required: 5'

Proposed Distance: 3'

Variance Requested: 2'

Rear Yard:

Required: 5'

Proposed Distance: 3'

Variance Requested: 2'

The administration recommends the deny of the variance.

- I have received several letters of support to approve this variance request
- Concerned it is just too close to property line

Sincerely,
Jeremy L. Burke