

## MEMO

To: Bay St. Louis City Council  
From: Jeremy Burke, Zoning Administrator  
Planning and Zoning Meeting Date: August 13, 2025  
Subject: Variance Request – Andrew Elkins

### Property Details:

Parcel Number: 136N-1-37-016.004  
Address: 1870 Blue Meadow Road  
Legal Description: Lot 2 River View Subdivision Phase 2  
Zoning: R-1 (Single Family District)

### Variance Application Request:

Application for variance to the Zoning Ordinance submitted by Andrew Elkins. The applicant is requesting a variance of 7', resulting in an 18' setback to the front yard, to construct a dwelling.

Administrative Recommendation: Approve (in order to protect live oak tree)

### **Planning and Zoning Commission Action: Approve the variance**

- Motion to Approve: Commissioner Krankey
- Seconded By: Commissioner Brown
- Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Romano, Commissioner Agee, Commissioner Brown, Commissioner Krankey

### Public Hearing Speakers:

- Representing the Application: Andrew Elkins
- In Favor: Anita Warner (Live Oak Registry)
- In Opposition: Susie Heroman, 1871 Blue Meadow Road

### Note:

- If the variance isn't granted the property owner will need to remove live oak tree to contractor the house

- Susie Heroman's letter states that the individuals responsible for "lot prep" also blocked the drainage ditch in front of the lot, resulting in over a foot of standing water following a recent heavy rain.

The contractor who performed the dirt work was dismissed from the job by Andrew Elkins after he observed the poor quality of the work. Andrew Elkins is addressing all drainage and stormwater management issues and has hired a new contractor for the project.