

APPLICATION FOR VARIANCE TO THE ZONING ORDINANCE

Please complete this form in its entirety; failure to do so may cause a delay in the submittal of your application to the Planning and Zoning Commission.

The following information is required before this application will be submitted to the Planning and Zoning Commission for consideration.

OWNER: MICHAEL & KATHY JENKINGS
ADDRESS: 318 W. FARREL ROAD
LAFAYETTE, LA 70508
PHONE: 337-412-1225

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM
ADDRESS STATED ABOVE

131 KELLER STREET, BAY ST. LOUIS, MS 39520

1. Legal description of property to be considered for variance as described in the Hancock County tax rolls:

2. Parcel number(s) as described in the Hancock County tax rolls:

149L-0-30-200.000

3. Present Zoning: R-1

4. Present use of building/property: SINGLE FAMILY RESIDENTIAL

5. Application fee of \$100 (Residential): _____

Application fee of \$200 (Commercial): _____

Article XIII
1303 APPEALS, HEARING AND NOTICE

Every appeal or application shall refer to the specific provision of the ordinance involved and shall set forth the interpretation that is claimed, the use for which a special exception is sought, or the details of the variance that is applied for and the case may be, and accompanied by a plat or plan, drawn to scale, showing the actual dimensions of the parcel of land to be built upon and used, the size of any building to be erected, and the location of the building upon the lot, the materials to be used and other such information as may be deemed necessary to provide full information regarding intended use. The Municipal Clerk shall forthwith transmit the appeal or application to the Commission together with all papers constituting the record upon which the action appealed from was taken.

Article XIII
1305.3 VARIANCES

To recommend such variances from the terms of this Ordinance as will not be contrary to the public interest where, owing to special conditions, literal enforcement of the provisions of this Ordinance will in an individual case result in unnecessary hardship, so that the spirit of the Ordinance shall be observed, public safety and welfare secured, and substantial justice be done. Such variance may be granted in such case of unnecessary hardship upon a finding by the City Council that all of the following conditions exist:

- A. There are extraordinary and exceptional conditions which pertain to the particular piece of property in question because of its size, shape, or topography that are not applicable to other lands or structures in the same district.
- B. The literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located.
- C. Granting the variance requested will not confer upon the applicant any special privileges that are denied to other residents of the district in which the property is located.
- D. The requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare.
- E. The special circumstances are not the result of the actions of the applicant.
- F. The existence of a nonconforming use of neighboring land, buildings, or structures in the same district or of permitted or nonconforming uses in other districts shall not constitute a reason for the requested variance.
- G. The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure.
- H. The variance is not a request to permit a use of land, building, or structure which is not permitted by right or by special exception in the district involved.

I. Notice of public hearing shall be given as in Section 1305.2(A).

J. The variance can't be transferred to a subsequent owner of the property, if the variance is unused.

K. The grant of a variance shall expire if the variance has not been activated within six (6) months of final approval. "Activation" shall mean obtaining a building permit for the required or necessary construction. In addition, the activation shall not be effective unless the construction is completed within six (6) months of obtaining the building permit. On good cause shown, the Bay St. Louis City Council may extend the above stated time limits for up to a maximum of six (6) months.

Please submit the following documentation with your application:

1. What is the specific provision of the ordinance involved

SECTION 1002.3 ^(D) SIDE & REAR YD.
SET BACK

2. The use for which a variance is sought

^(F) DISTANCE FROM
ANOTHER BLDG.

NEW ACCESSORY STRUCTURE (GARAGE) AT REAR OF PROPERTY.

3. If request is for a setback variance, please answer the following:

- Front yard setback requirement
- Proposed distance remaining to the property line
- Total front yard setback variance needed

5' Side yard setback requirement
3' Proposed distance remaining to the property line
2 Total side yard setback variance needed

5' Rear yard setback requirement
3' Proposed distance remaining to the property line
2 Total rear yard setback variance needed

4. If request is for a variance other than setback, please answer the following:

- Required total square footage of lot
- Proposed square footage of lot
- Total square footage needed to lot

- Required minimum width of lot
- Proposed minimum width of lot
- Total variance to minimum lot width needed

- Required fence height
- Proposed fence height
- Total fence height variance needed

5. Other type(s) of variance needed:

THE DISTANCE FROM EXISTING GARAGE TO NEW
GARAGE WILL BE 3' INSTEAD OF THE REQUIRED
5' PER SEC. 1002.3(F.)

6. A plat or plan, drawn to scale, showing the actual dimensions of the parcel of land to be built upon.
7. Size of any building to be erected, and the location of the building upon the lot.
8. Materials to be used (Exterior Finish) and other such information as may be deemed necessary to provide full information regarding intended use.
9. Is the property in question in a sub-division? NO
10. If the property in question is within a sub-division, is there an existing covenant running with the land? No
11. If the answer to question 9 is yes, please state the book and page numbers where the stated restrictive covenants are filed in the Chancery Clerks Office of Hancock County.

Book Number _____

Page Number _____

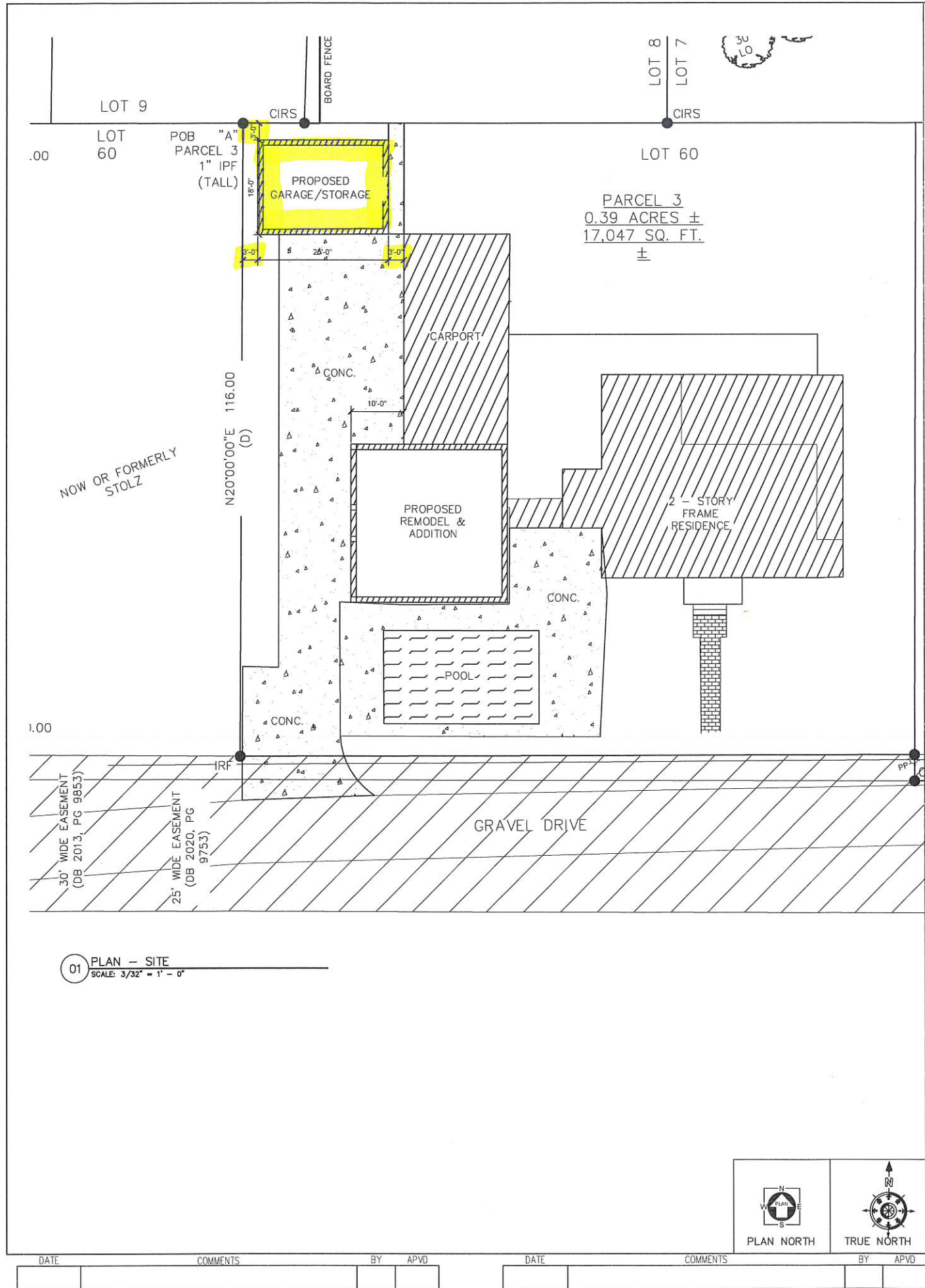
It is warranted in good faith by the owners whose name is signed hereto that all of the above facts are true and correct.


Applicant's Signature

6/19/2025
Date

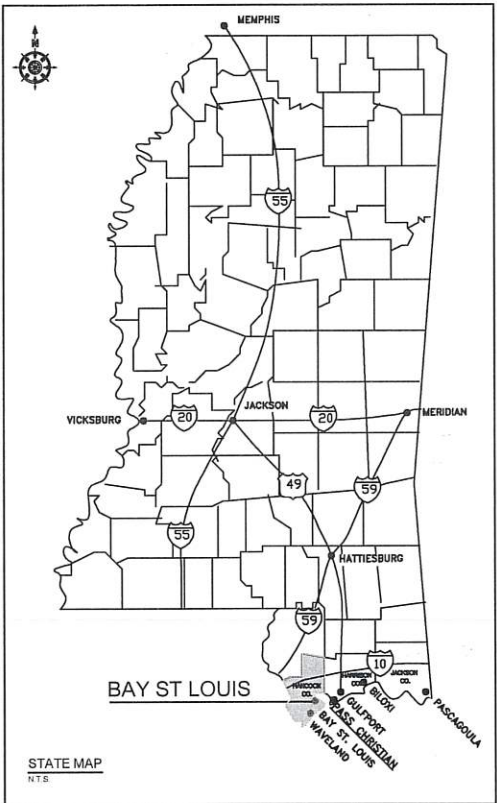
FOR OFFICE USE ONLY

Date of Application received: _____



PROPOSED NEW CONSTRUCTION FOR
KATHY & MICHAEL
JENNINGS RESIDENCE

131 KELLER ST.
BAY ST. LOUIS, MISSISSIPPI



INDEX

- ARCHITECTURAL and CIVIL
- A0.1 COVER SHEET
 - S1.1 FOUNDATION PLAN, NOTES AND DETAILS
 - A1.1 GROUND FLOOR PLAN
 - A1.2 SECOND FLOOR PLAN
 - A1.3 ROOF PLAN
 - A1.4 SCHEDULE & NOTES
 - A2.1 EXTERIOR ELEVATIONS
 - A2.2 EXTERIOR ELEVATIONS
 - A5.1 SECTIONS @ STORAGE
 - A5.2 SECTION @ POOL HOUSE

- ELECTRICAL
- E-101 FLOOR PLAN ELECTRICAL

ARCHITECT
EDWARD H. WIKOFF, ARCHITECT, AIA PC
144 MAIN STREET
BAY ST. LOUIS, MISSISSIPPI 39520

GENERAL NOTES:

- ANY PART OR ITEM OF WORK WHICH IS REASONABLY IMPLIED OR NORMALLY REQUIRED TO MAKE EACH INSTALLATION SATISFACTORILY OPERABLE SHALL BE PERFORMED BY THE CONTRACTOR AND THE EXPENSE THEREOF SHALL BE INCLUDED IN THE APPLICABLE UNIT PRICES OR LUMP SUM PRICES BID FOR THE WORK. IT IS THE INTENT OF THESE SPECIFICATIONS TO PROVIDE THE OWNER WITH COMPLETE OPERABLE SYSTEMS, SUBSYSTEMS, AND OTHER ITEMS OF WORK. ALL MISCELLANEOUS APPURTENANCES SHALL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE APPLICABLE UNIT PRICES OR LUMP SUM PRICES BID FOR THE WORK EVEN THOUGH THESE APPURTENANCES AND ITEMS MAY NOT BE SPECIFICALLY CALLED FOR IN THE SPECIFICATIONS.
- THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO DEFINE THE GENERAL DESIGN AND SCOPE OF THE WORK REQUIRED TO COMPLETE THE WORK. THE CONTRACTOR SHALL INCLUDE ALL COMPONENTS WHICH ARE NORMALLY INCIDENTAL TO THE WORK. THOSE COMPONENTS WHICH ARE NOT SHOWN ON THE DRAWING OR SPECIFIED BUT WHICH ARE REQUIRED AS AN ESSENTIAL AESTHETIC, FUNCTIONAL OR CODE REQUIRED ELEMENT OF THE WORK ARE TO BE INCLUDED.
- TO ESTABLISH THE COMPLETE SCOPE OF ITS WORK AND TO EFFECT CLOSE COORDINATION WITH THE OTHER TRADES, EACH TRADE SHALL COMPLETELY REVIEW THE PLANS AND SPECIFICATIONS, NOT ONLY FOR ITS RESPECTIVE TRADE, BUT FOR THE WORK OF THE OTHER RELATED TRADES AS WELL. TITLES OF DIVISIONS (AND SECTIONS IN SPECIFICATIONS) IDENTIFYING WORK ARE PROVIDED FOR ORGANIZATIONAL AND REFERENCE PURPOSES AND SHALL NOT BE TAKEN AS AN ABSOLUTE SEPARATION OF THE TRADES OR OF THE UNITS OF MATERIAL AND LABOR.
- THE CONTRACTOR SHALL COORDINATE AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS OR GUIDELINES FROM GOVERNING REGULATORY AGENCIES BEFORE PROCEEDING WITH ANY ITEMS OF WORK UNDER OR WITHIN SUCH JURISDICTION(S).
- ALL DIMENSIONS AND TIE-INS GOVERNED BY EXISTING CONDITIONS ARE APPROXIMATE AND ARE NOT GUARANTEED TO BE CORRECT. ALL SUCH DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO PROCEEDING WITH ANY WORK. IF CONDITIONS AND DIMENSIONS VARY FROM THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH WORK WHERE DIMENSIONS ARE NOT SHOWN WITH +/- INDICATIONS ADJUSTMENTS MAY BE MADE TO SUIT FIELD CONDITIONS.
- THE CONTRACTOR SHALL VERIFY CONDITIONS, SERVICES, DIMENSIONS, AND ELEVATIONS OF SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL SUBCONTRACT WITH SUPPLIERS AND FABRICATION AND INSTALLATION COMPANIES WHICH CAN DEMONSTRATE THAT THEY POSSESS THE KNOWLEDGE, EXPERIENCE, AND PROVEN CAPABILITIES TO FULLY PERFORM ALL ASPECTS OF THE WORK REQUIRED WITHOUT OMISSION.



A NEW BUILDING FOR:
JENNINGS RESIDENCE
131 KELLER AVE., BAY ST. LOUIS, MISSISSIPPI 39520

PROJECT NO.
2024-002
START DATE
01/02/2024
PLOT DATE
DRAWN BY
JS
CHECKED BY
EHW

ALL DESIGN ARRANGEMENTS, DRAWINGS AND SPECIFICATIONS ARE PROVIDED BY AND ARE THE PROPERTY OF EDWARD H. WIKOFF, AIA, P.C. AND SHALL BE KEPT IN THE OFFICE OF EDWARD H. WIKOFF, AIA, P.C. AND SHALL NOT BE LOANED, REPRODUCED, COPIED, OR IN ANY MANNER DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION WITHOUT THE WRITTEN PERMISSION OF EDWARD H. WIKOFF, AIA, P.C. THE CONTRACTOR SHALL REMAIN RESPONSIBLE FOR THE DESIGN AND SHALL BE RESPONSIBLE FOR THE DESIGN AND SHALL BE RESPONSIBLE FOR THE DESIGN.

SHEET TITLE
COVER SHEET
SHEET NO.

A0.1