

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

RE: 412 Ulman Avenue
149E-0-29-057.000
PT 339 FIRST WARD BAY ST LOUIS

HEARING DATE: October 9, 2024

I reviewed Kent Lambert White's application for a Variance to the Zoning Ordinance. The property is at 346 St George Street, in the C-2 Neighborhood Commercial District. A single-family resident house that is constructed in a C-2 district it requires a 25-foot front yard setback, an 8-foot side yard setback, and a 20-foot rear yard setback.

The applicant is requesting a side yard setback to construct a carport.

Side Yard Setback:

Required: 8'

Proposed Distance of side yard: 6'

Variance Request: 2'

The administration recommends denying the variance.

- The house was already constructed
- If it were a detached carport, the setback would be a 5' side yard setback as opposed to an 8' side yard setback
- The lot was split into 66' wide lots before the house was constructed

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

Jeremy L Burke
Zoning Administrator