

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

RE: 605 Spanish Acres Drive
137Q-0-44-004.000
14 BLK 4 SPANISH ACRES ESTATES

HEARING DATE: October 9, 2024

I reviewed Ernest and Lodis Taylor application for a Variance to the Zoning Ordinance. The property is at 605 Spanish Acres Drive, in the R-1 Single Family District. R-1 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 front yard setback to construct a carport.

Front Yard Setback:

Required: 25'

Proposed Distance of rear yard: 0'

Variance Request: 25'

The administration recommends denying the variance.

- The house is already constructed
- The variance was approved in October 2020
- No neighbors oppose variances
- The carport will not be right on the street because Bay St Louis does have a right-of-way in Spanish Acres subdivision
- Front yard setbacks are not common in Spanish Acres

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

