

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

RE: 717 N 2nd Street, Bay St Louis, MS 39520  
Parcel: 149C-0-20-074.000

Legal D PT 174B, 174C, 174D FIRST WARD BAY ST. LOUIS

HEARING DATE: October 15, 2025

I have reviewed the application for a variance to the subdivision regulations submitted by L&H Holdings, LLC. The applicant is proposing to replat one existing parcel into two separate parcels. Both proposed parcels will meet the minimum lot width and minimum lot square footage requirements as outlined in the Bay St. Louis Zoning Ordinance for the R-3 Multi-Family Residential District.

However, one of the newly created parcels will not have direct frontage on a dedicated public street. Instead, access to this parcel will be provided via a recorded easement, which will ensure sufficient ingress and egress to the lot. As such, the applicant is requesting a variance from Subdivision Regulation Section 314.4, which requires that every lot abut a dedicated public street for at least the minimum lot width at the building setback line.

The proposed easement will serve as the only access to the landlocked parcel.

This configuration is not uncommon in older developed areas of Bay St. Louis, where access via easement has historically been used to accommodate.

The administration recommends approval of the variance request, subject to verification of the recorded access easement and compliance with all applicable building and fire access codes.

Please feel free to contact my office if I can be of further assistance in this matter.

Sincerely,  
Jeremy L. Burke  
Zoning Administrator