

APPLICATION FOR VARIANCE TO THE SUBDIVISION REGULATIONS OF CITY OF BAY ST LOUIS

APPLICANT INFORMATION

Owner Name: L&H Holdings LLC

Mailing Address: 107 Bunkers Cove Rd. Panama City FL 32401

Phone Number: 850-238-9195

PROPERTY INFORMATION

Address of Property (if different from above):
717 N 2nd St. Bay St. Louis

1. Legal Description (as listed in Hancock County Tax Rolls):
PT 174B, 174C, 174D, First Ward

2. Parcel Number(s):
149C-0-20-074.000

3. Present Zoning:
R3

4. Present Use of Building/Property:
None

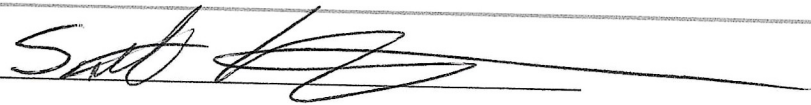
5. Application Fee (\$250):

VARIANCE REQUEST:

The variance requested is a Variance to Subdivision Regulation Section 314.4, which states: "Every lot shall abut a dedicated street for at least the minimum width of a lot at the building setback line, as set forth in the Bay St. Louis Zoning Ordinance. Variances may be granted to this street frontage upon approval by the Commission and City Council in the case of cul-de-sacs and curves in streets. However, every lot must abut a dedicated street for distance of at least thirty-five (35) feet." The property owner is requesting a variance in order to replat one existing parcel into two separate parcels. Both proposed parcels will meet the minimum lot width and minimum lot square footage requirements of the zoning ordinance. However, one of the newly created parcels will not have direct frontage on a

dedicated public street. Instead, this lot will be accessed via a recorded easement, which provides practical and sufficient access. The easement meets will serve as the only means of ingress/egress for the lot.

Signature of Applicant:

A handwritten signature in black ink, appearing to be 'S. J. [unclear]', written over a horizontal line.

Date: 8-16-2025

Please complete this form in its entirety. Incomplete applications may result in a delay in processing and submittal to the Planning and Zoning Commission.