

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

RE: 507 N Second Street  
Parcel Number 149F-0-29-045.000  
PT 274B, 1ST WARD B.S.L.  
274 B Bay St. Louis, AA-34-701

HEARING DATE: February 11, 2026

An application for a Variance to the Zoning Ordinance submitted by David Boudreaux for property located at 507 N Second Street, zoned R-2, Two-Family Residential District.

The applicant is requesting a front yard setback variance of 5 feet, resulting in a proposed front yard setback of 20 feet.

Front Yard Setback:

Required: 25'

Proposed Distance of Front Yard: 20'

Variance Request: 5'

The administration recommends denial of the variance.

- The Boudreaux property line is located several feet back from the rear edge of the City sidewalk, and as a result, the dwelling will appear to meet the required 25-foot front yard setback.
- The house plans have already been approved by the Bay St. Louis Building Department; however, prior to construction, the property owner realized it would be extremely difficult for vehicles to access the driveway from Cedar Lane because of the house's placement. The driveway is located at the rear of the property and accessed from Cedar Lane.
- No neighboring property owners have opposed this request.
- No hardship

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