

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

RE: 306 N Toulme Street
Parcel 149F-0-29-129.000
25 B Carroll Subdivision

HEARING DATE: September 10, 2023

I have reviewed the application for Variance to the Zoning Ordinance submitted by Tyndall Ray. The property is located at 306 N Toulme Street and is zoned R-2, Residential Two-Family. The R-2 district requires the following:

- Front yard setback: 25 feet
- Side yard setback: 8 feet
- Rear yard setback: 20 feet

The applicant is requesting the following variances to complete a proposed renovation:

Side Yard Setback

Required: 8 feet

Proposed: 5 feet

Variance Requested: 3 feet

Front Yard Setback

Required: 25 feet

Proposed: 19 feet

Variance Requested: 6 feet

Note: Dwellings on nearby lots are less than 20 feet from the front property line.

This variance may not be needed.

Rear Yard Setback

Required: 20 feet

Proposed: 10 feet

Variance Requested: 10 feet

Note: The existing house currently sits 10 feet from the rear property line.

The administration's recommendation is to approve the requested variances.

- The property will have enough parking for the dwelling
- The request conforms with the surrounding neighborhood

Jeremy L. Burke
Zoning Administrator

