

MEMO

To: Bay St. Louis City Council

From: Jeremy Burke, Zoning Administrator

Planning and Zoning Meeting Date: September 10, 2025

Subject: Variance Request – Ben and Kelly Ballay

Property Details:

Parcel Number: 149F-0-29-095.000

Address: 107 Carroll Avenue

Zoning: R-1

Variance Application Request:

Application for variance to the Zoning Ordinance submitted by Ben and Kelly Ballay. The applicants are requesting the following variance to construct an attached carport:

- **Side Yard Setback**

Required: 8 feet

Proposed: 2 feet

Variance Requested: 6 feet

Administrative Recommendation: Approve

- The request is consistent with other structures in the neighborhood that feature similar setbacks
- No opposition from neighbors
- The house currently has a carport that sits on the side yard property line

Planning and Zoning Commission Action: Approve the variance request

Motion to Approve: Commissioner Agee

Seconded By: Commissioner Romano

Voting Yea: Commissioner Breland, Commissioner Romano, Commissioner Agee, Commissioner Krankey

Public Hearing Speakers:

Representing the Application: Kenny Monti

In Favor: None

In Opposition: None