

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

RE: 107 Carroll Avenue
Parcel 149F-0-29-095.000
4 E Carroll Subdivision

HEARING DATE: September 10, 2025

I have reviewed the application for Variance to the Zoning Ordinance submitted by Ben and Kelly Ballay. The property is located at 107 Carroll Avenue and is zoned R-1, Single Family Residential District. The R-1 district requires the following Side yard setback: 8 feet

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

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

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

Jeremy L. Burke
Zoning Administrator