

MEMO

To: Bay St. Louis City Council

From: Jeremy Burke, Zoning Administrator

Planning and Zoning Meeting Date: September 10, 2025

Subject: Variance Request – Toni and Ray Tyndall

Property Details:

Parcel Number: 149F-0-29-129.000

Address: 306 North Toulme Street

Zoning: R-2

Variance Application Request:

Application for variances to the Zoning Ordinance submitted by Toni and Ray Tyndall. The applicants are 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.

Administrative Recommendation: Approve

- The property will have adequate parking for the dwelling
- This exact application was approved by the in May 2023, but expired
- The request conforms with the surrounding neighborhood

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 Brown, Commissioner Krankey, Chairman Doescher

Public Hearing Speakers:

Representing the Application: Toni Tyndall

In Favor: None

In Opposition: None