



Caitlin Bourgeois <cthompson@baystlouis-ms.gov>

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**Fw: Thomas LeMaire Variance application of 3.8 feet for 500 South Beach Blvd -- July 10, 2024 meeting**

1 message

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**Joe-Kathleen Monti** <jkmonti@live.com>

Fri, Jul 5, 2024 at 12:07 PM

To: Caitlin Thompson Bourgeois <cthompson@baystlouis-ms.gov>, Jeremy Burke <jburke@baystlouis-ms.gov>

To Jeremy & Caitlin:

Please include our letter below to the application for the LeMaire variance request before the P&Z Commission on July 10, 2024, and distribute it to the Commission.

Many thanks,  
Kathleen & Joe Monti

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To: Jeremy Burke, BSL P&Z Administrator &  
All members of the Planning & Zoning Commission

From: Kathleen & Joe Monti  
105 Sycamore Street (at corner of S. Beach Blvd)

RE: LeMaire variance application for 500 S. Beach Blvd

Date: July 5, 2024

Dear Jeremy and P&Z Board Members:

Recently Thomas LeMaire and Sandie McNabb visited with us to discuss their need to change plans from a renovation to their home at 500 S. Beach Blvd to a full demolition and new construction due to extensive termite damage. Our two houses are across Sycamore Street from each other but both face S. Beach Blvd.

The application before you tonight is a variance request for 3.8 feet to reduce the Sycamore side yard setback from the required 12 feet to a requested 8.2 feet setback. **The existing house (built after Hurricane Katrina) has a similar setback and we have no objection to this variance request on the Sycamore Street side for the construction of their new house.**

However, at our meeting, we did express two of our concerns with them that we felt needed to be considered prior to their final plans and construction of the house because it might involve additional variances.

First of all, the plat we saw does not show the drip line of a live oak tree. The tree is actually on the Trawick parcel property line between the two properties and the branches and drip line extend into the LeMaire property. Even though their plat shows the required 8 feet side yard setback here, we could not determine where the actual house would be located and if it would interfere with the drip line of the live oak tree. Because we thought this might be a problem, we recommended they seek advice from Anita Warner and John Adam.

Secondly, the plat shows a detached garage/carport on the back of the property. We advised Thomas and Sandie that if their plan was to turn part of this structure into living quarters (i.e., bedroom, bathroom, and/or kitchenette), that we would NOT SUPPORT this at all and would, in fact, actively oppose it. We just wanted them to understand before making final plans for their house that their parcel does not qualify for an Accessory Dwelling to be built on this 8,319 square foot parcel according to the Zoning Ordinance. It is our expectation that the Zoning Department and the Building Department will diligently enforce the Zoning's prohibition of an Accessory Dwelling on their lot before, during, and after construction.

Thomas and Sandie have hit several unfortunate setbacks in their journey to live in the Sycamore Street/Beach Blvd area and we do not wish to add to this. Acceptable remedies can be recommended regarding our two concerns prior to their taking the next step of submitting plans to the Building Department for approval. We look forward to seeing their new construction begin and having them enjoy their new house as our neighbors.

Sincerely,

Kathleen Monti 228-216-0711

Joe Monti 228-216-7409