

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

RE: 500 South Beach Blvd  
149P-0-30-002.000  
243D 3RD WARD BAY ST LOUIS

HEARING DATE: July 10, 2024

I have reviewed Thomas LeMaire's application for a Variance to the Zoning Ordinance. The property is located at 500 South Beach Blvd. It lies in an R-4, Residential Single-Family, which requires a 50-foot front yard setback, 8-foot side yard setback, and 20-foot rear yard setback. The tax parcel is a corner lot; therefore, the required side yard setback of Sycamore Road is 12'.

The applicant is requesting a side yard variance on Sycamore Street.

**Side Yard Variance:**

Required: 12' (Sycamore Street)

Proposed Distance: 8.2'

Variance Requested: 3.8'

500 South Beach Blvd is not the traditional S Beach Blvd lot because of its size and shape. The parcel is 8319 square feet and is about 50' wide.

**The administration recommends the approval of the variance.**

- 1) The house that currently sits on the property has approval from the Bay St Louis Historic Preservation Commission to demo the house once building permits are approved
- 2) The side yard setback on the current house on the Sycamore Street side of the house is 8'
- 3) 500 S Beach Blvd is not a wide lot.

If I can further assist, please call my office at 228-466-5516.

Sincerely,

Jeremy L Burke  
Zoning Administrator