

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

RE: 346 DeMontluiz Avenue
149E-0-29-207.000
26 & PT 27 BLK 5 PERKINS SUB

HEARING DATE: August 14, 2024

I reviewed an application for a Variance to the Zoning Ordinance submitted by Marlin Landry and Ava Hingle. The property is at 346 DeMontluiz Avenue, in the R-2, Two Family District. The R-2 district requires a 25-foot front yard setback, an 8-foot side yard setback, and a 20-foot rear yard setback.

The applicant is requesting a front setback variance and a variance lot coverage.

Front Yard Setback:

Required: 25'
Proposed Distance of front yard: 10'
Variance Request: 15'

Side Yard Setback:

Required: 8'
Proposed Distance of front yard: 4'6"
Variance Request: 3'6"

Rear Yard Setback:

Required: 20'
Proposed Distance of front yard: 5'6" (rear of the house is currently 5'6" from the property line)
Variance Request: 14'6"

The administration recommends _____ variance.

- Historical Preservation Commission has already approved the renovation
- Front yard setback will allow for handicapped access
- If the sideyard setback is granted, the carport will come from the living space. That would take away parking and move living quarters closer to neighbors.
- The rear yard setback is matching what currently exists.

If I can be of any further assistance in this matter, please feel free to call my office at 228-466-5516.

Jeremy L Burke
Zoning Administrator