

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

RE: 220 Washington Street
149M-2-30-130.000
PT 341 3RD WARD BAY ST LOUIS

HEARING DATE: December 11, 2024

I reviewed Steven Bohlin and Rachel O'Keefe's application for a Variance to the Zoning Ordinance. The property is at 220 Washington Street, in the R-2 Two Family District. R-2 district requires a 25-foot front yard setback, an 8-foot side yard setback, and a 20-foot rear yard setback.

The parcel on which the applicants will construct the dwelling is landlocked (it does not front a street), but the applicants are declaring the front yard as the yard paralleling Washington Street.

The applicant requests a front yard and rear setback to construct a dwelling.

Front Yard Setback:

Required: 25'

Proposed Distance of rear yard: 18'10"

Variance Request: 6'2"

Rear Yard Setback:

Required: 20'

Proposed Distance of rear yard: 18'

Variance Request: 2'

The administration recommends approval of the variance.

- The architect designed the house so it can be positioned on the parcel without requiring any variance, but that would mean two live oak trees would have to be removed from the property.
- The variance will save two live oak trees on the property.

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