

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

RE: 11080 New York Street  
135N-2-39-093.000  
54 BLK 337 UN 3 ADD 1 SHORELINE PARK

HEARING DATE: April 16, 2025

I reviewed Rick Sellers's application for a Variance to the Zoning Ordinance. The property is 11080 New York Street, in the R-1A Single Family District. The district requires a 25-foot front yard setback, an 8-foot side yard setback, and a 20-foot rear yard setback.

The applicant requests a front yard to construct a carport.

**Front Yard Setback:**

Required: 25'

Proposed Distance of rear yard: 14'

Variance Request: 11'

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

- This dwelling was constructed before Katrina. Therefore, it is not high enough for a boat to be parked under it.
- The two next-door neighbors wrote letters of support of allowing this variance
- The front of the carport will be 24' from New York Street pavement because the Bay St Louis right-of-way in front is 10'
- No hardship

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