

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

RE: 135 De Montluzin Avenue
149F-0-29-209.000
17 & 18 Beach Front S/D

HEARING DATE: April 16, 2025

I reviewed Randy Young's application for a Variance to the Zoning Ordinance. The property is at 135 De Montluzin Avenue, in the R-2 Multi-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 applicant is requesting a rear yard setback to construct a renovation to the rear of the dwelling.

Rear Yard Setback:

Required: 20'

Proposed Distance of rear yard: 10'3"

Variance Request: 9'9"

The administration recommends denial of the variance.

- The house is already constructed.
- It is common for dwelling in Old Town Bay St Louis to have less than 20' rear yards
- The house backs up to Manor Park Apartments
- The property owner is adding living space to the rear of the house
- No hardship is present

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