

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

RE: 104 Washington Street  
Parcel 149P-0-30-018.001  
PT 334A & 334B 3RD WARD B S L

HEARING DATE: January 14, 2026

An application for a Variance to the Zoning Ordinance submitted by Joseph and Lillian Miceli for their parcel located at 104 Washington Street, in the R-1, Single Family District. The applicants want to construct a dwelling and would like a front yard variance that would position their dwelling 12' from the front property line.

The applicants are requesting a front setback variance.

**Front Yard Setback:**

Required: 25'

Proposed Distance of Front Yard: 12'

Variance Request: 13

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

- The position of the house would obstruct the sight line of vehicles backing onto Washington Street from the dwelling at the corner of Beach Blvd and Washington.
- The dwelling would look out of place being that close to the street
- No hardship
- Opposite of neighboring property owners
- No variance should be given

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