



Jeremy Burke <jburke@baystlouis-ms.gov>

Variance request for 312 DeMontluzin Ave

Melissa Smith <[redacted]@gmail.com>
To: Jeremy Burke <jburke@baystlouis-ms.gov>
Cc: Clay Andrews <[redacted]@gmail.com>

Tue, Jan 13, 2026 at 7:05 AM

Hi Jeremy,

The primary concern we have with the proposed variance for 312 Demontluzin (which actually fronts and affects State Street) is that State Street is quite a narrow lane, without sidewalks. The proposed building would not be allowed to be built this close to the road today. It isn't safe for anyone to reside in it (too close to cars speeding by, often from Old Town restaurants down the street). It is really unsafe for pedestrians on State Street, as a residence would also bring parking along (and likely into the edge of) the street. Walkers, bikers and baby strollers have no room to get out of the path of speeding traffic. This block of State Street is extremely popular with pedestrians, as it is a long quiet block, albeit lacking sidewalks.

The attendant parking at the proposed structure would also crowd the fire hydrant a few feet away. The owner installed a parking bumper and gravelled the right of way already. Roadside parking appears to be intended. A vehicle parked there would not have access to passenger doors, encouraging parking into street.

The precedent might allow future building closer to the road—if you let one person have residence space that close, unfair to deny others. Many properties along this block are on small lots and already close to the street and pushing parking into the street. Traffic jams happen on the block as it is, with construction and maintenance vehicles. At some point emergency vehicles might be blocked from an emergency. It's a narrow, long, one way street without room for turning around.

The property in question is large and goes through to Demontluzin. It likely provides space to accomplish the plans without turning the former shed into residential space.

We applaud the work the owners have done in the few months since purchasing, but worry about the safety aspects of crowding an already narrow lane, and the precedent set by a variance which allows crowding it.

Melissa Smith
Clay Andrews
316 Demontluzin
BSL

Sent from my iPad

On Jan 8, 2026, at 3:26 PM, Melissa Smith <[redacted]@gmail.com> wrote:

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