

October 30, 2025

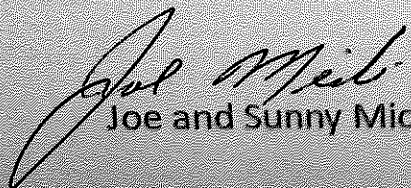
Honorable Planning and Zoning Commission,

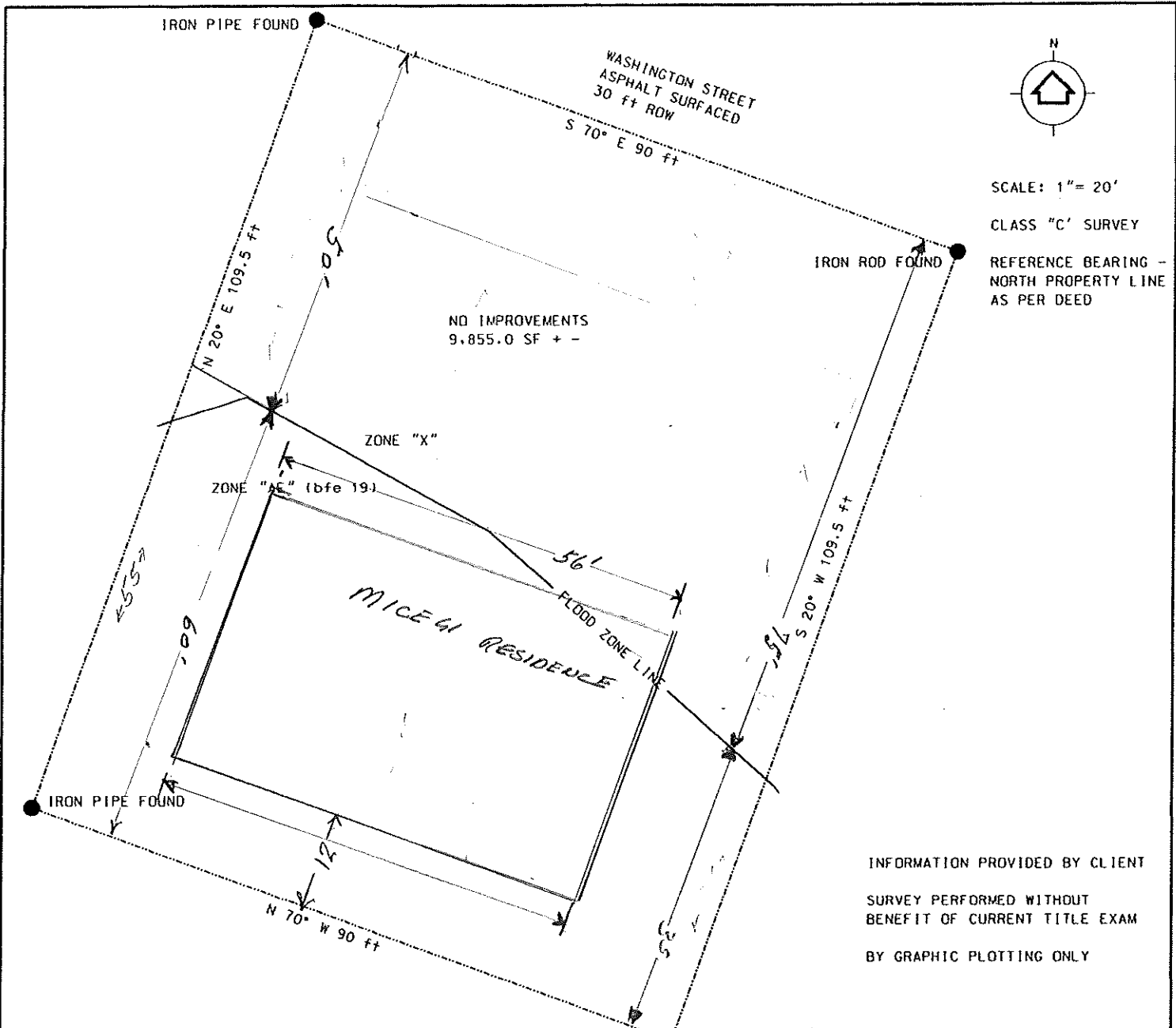
Please consider our request for a variance to the front set back which will allow us to build our home within the Flood Zone requirements. The rising cost of flood insurance would become a hardship to anyone wishing to build in the area.

Our plan is to provide a front elevation that will be advantageous to the neighborhood and property values. Please note that there are several homes on the street on both sides that have set backs within the setback we are requesting.

Your consideration is greatly appreciated,

Respectfully,

  
Joe and Sunny Miceli



**Deed Legal Description:**  
 That certain piece or parcel of land being a part of Lot 334, Third Ward, City of Bay St. Louis, Hancock County, MS, being otherwise and more particularly described as follows, to-wit:  
 Commencing at a point where the line between Lots 333 and 334 intersects the South line of Washington Street; Third Ward, Bay St. Louis, Mississippi, as per the official plat of said Third Ward made by E.S.Drake, CE, dated May 1, 1923, and on file in the Office of the Chancery Clerk of Hancock County, Mississippi; thence South 70 degrees East 50 feet to an iron pipe as a Place of Beginning;  
 thence South 70 degrees East 50 feet to an angle iron; thence South 20 degrees West 109.5 feet to an iron pipe; thence North 70 degrees West 50 feet; thence North 20 degrees East 108.5 feet, more or less, to the South line of Washington Street and the Place of Beginning.  
 AND ALSO:  
 The East 40 feet of the West 50 feet of Lot 334, Third Ward, City of Bay St. Louis, Hancock County, Mississippi, as per the official plat of said Third Ward made by E. S. Drake, CE, dated May 1, 1923, and on file in the Office of the Chancery Clerk of Hancock County, MS.

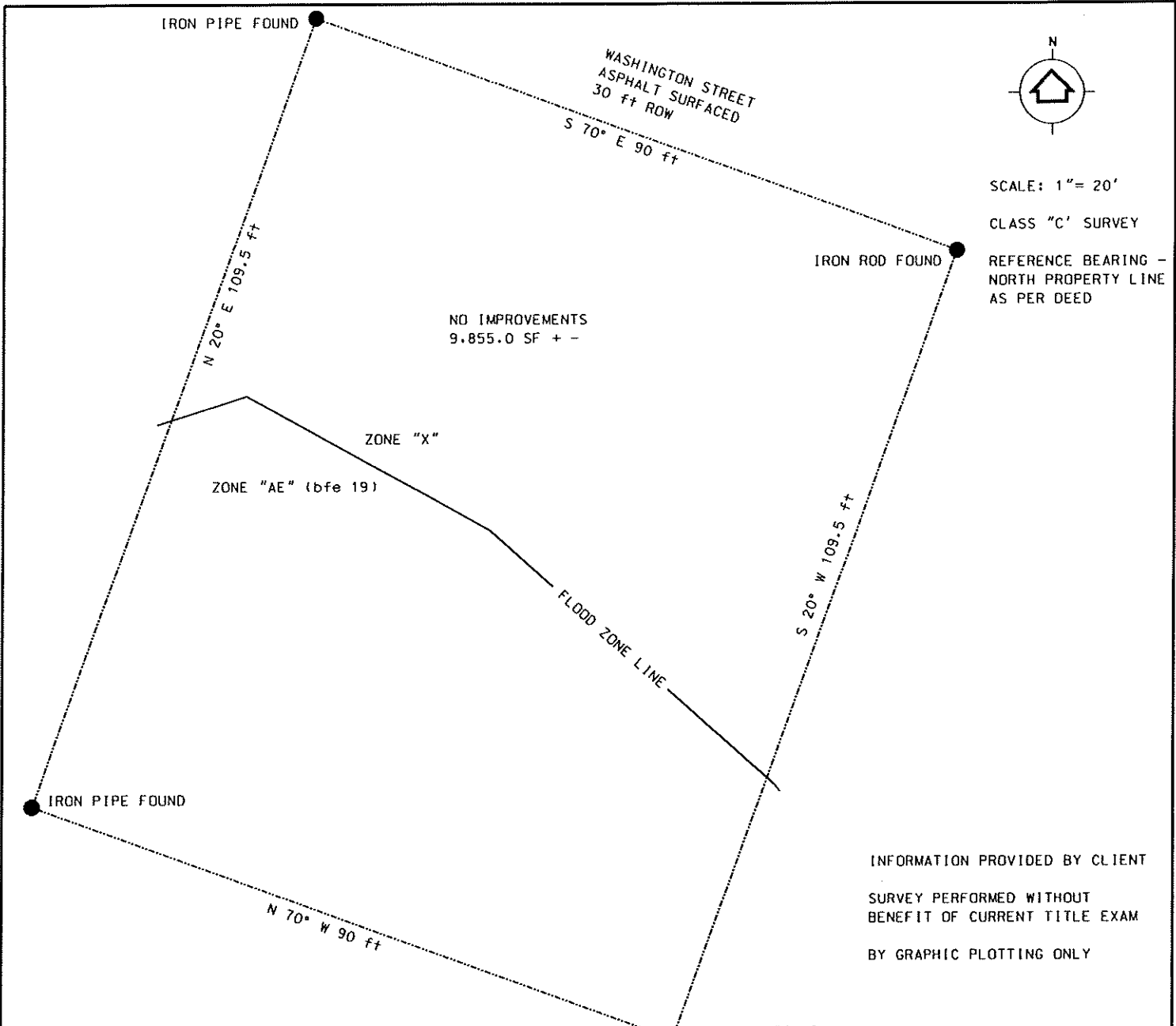
REFERENCE - 2022-14578

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DESCRIPTION:  
 104 WASHINGTON STREET, BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI.

FRED C. BARNES, PLS., P.O. BOX 7269, D'IBERVILLE, MS 39540, PH 228-435-5590

PLS # 2904



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PLS # 2904



104'-4"

OUTDOOR SHOWER

3 CAR GARAGE  
31'0" X 23'2"

SPA

POOL  
CONCEPT ONLY

OUTDOOR  
DINING

SUN  
SHELF

COVERED  
LANAI

OUTDOOR  
KITCHEN

UP

P.B.

UP

MASTER  
SUITE  
17'0" X 20'0"

COVERED  
LANAI

MORNING  
BAR

FAMILY ROOM  
18'10" X 24'8"

KITCHEN  
14'10" X 24'8"

MASTER  
BATH

LIVING ROOM  
16'8" X 17'0"

W.I.C.

W.I.C.

UTIL

PANTRY &  
FUTURE ELEV.

WINE  
ROOM

DINING ROOM  
13'0" X 15'8"

FOYER  
UP

PWDR  
BATH

WET  
BAR

STUDY  
11'4" X 11'4"

HOME  
OFFICE  
13'0" X 14'0"

PORCH  
UP

ENTRY

FIRST FLOOR

83'-8"