

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

RE: 601 Citizen Street
137J-0-44-213.001
PT 400, 402C & 403, 3RD WARD BAY ST LOUIS

HEARING DATE: April 28, 2026

I reviewed Mark & April Johnson's application for a Variance to the Zoning Ordinance. The property is located at 601 Citizen Street, at the corner of Citizen Street and Old Spanish Trail, and is zoned R-1 Single Family Residential District. The R-1 district requires a 20-foot rear yard setback.

The applicants are requesting a variance to the rear yard setback to allow for an addition to the existing house.

Rear Yard Setback:

Required: 20'

Proposed Distance of rear yard: 2'

Variance Request: 18'

The administration recommends denial of the variance.

- This is a corner parcel.
- Both adjacent neighbors have submitted letters in support of the variance.
- The request is for an addition to the existing dwelling
- The construction documents were submitted with applicatoin

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