

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

RE: Parcel 149E-0-29-088.000
410 Carroll Avenue
LOT 52-B, CARROLL S/D

HEARING DATE: August 12, 2026

I have reviewed Mark and Nancy Mellon's application for a Variance to the Zoning Ordinance. The property is located at 410 Carroll Avenue, in the R-2 Two-Family Residential District, which permits fences up to 6 feet in height.

The applicants are requesting a variance of 4 feet to allow the construction of a 10-foot privacy fence.

Fence Height:

Allowed: 6'

Proposed: 10'

Variance Requested: 4'

The administration recommends denial of the variance.

- The requested fence height exceeds the maximum allowable height by 4 feet.
- The City of Bay St. Louis does not typically support variances for fence heights beyond the established zoning limits.
- The construction of the fence has already begun, and the Bay St Louis Building Department issued a stop-work order at the site.

If I can be of any further assistance in this matter, please feel free to call my office at 228-466-5516.

Sincerely,

Jeremy L. Burke
Zoning Administrator