

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: August 12, 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: 7'2"

Variance Request: 12'10"

The administration recommends denial of the variance.

- This is a corner parcel.
- The request is for an addition to the existing dwelling
- The construction documents were submitted with the application
- The Johnsons asked for a rear yard variance of 18' in April 2026, which was denied. They have amended their plans; their variance request is 12'10"
- Letter of opposition from neighboring property owners

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