

TO:

Planning and Zoning Commission
City of Bay St. Louis

RE: 211 St. Francis Street

149E-0-29-395.000

115 2nd Ward, Bay St. Louis

HEARING DATE: October 15, 2025

I have reviewed the variance application submitted by Juliet Liuzza. The applicant is requesting to reconfigure one existing parcel into two separate parcels of land. The property lies within the R-2 Two-Family Zoning District, which requires a minimum lot area of 10,500 sq. ft. and a minimum lot width of 75 feet.

The variance requests for the properties that will result from the proposed reconfiguration are as follows:

Parcel A:

- **Minimum Lot Area:** 10,500 sq. ft.
- **Proposed Lot Area:** 9,037 sq. ft.
- **Variance Needed:** 1,463 sq. ft.

- **Minimum Lot Width:** 75 ft
- **Proposed Lot Width:** 59.5 ft
- **Variance Needed:** 15.5 ft

Parcel B:

- **Minimum Lot Area:** 10,500 sq. ft.
- **Proposed Lot Area:** 8,735 sq. ft.
- **Variance Needed:** 1,765 sq. ft.

- **Minimum Lot Width:** 75 ft
- **Proposed Lot Width:** 59.5 ft
- **Variance Needed:** 15.5 ft

The administration recommends denying the variance.

- The new parcels will be similar in size and character to neighboring properties.
- The parcels across the street from these parcels are 45' wide

- Several parcels in the neighborhood are 40' wide, and it isn't uncommon for the parcels to be 50' wide in this neighborhood, these lots would be the same size if not a little larger than other parcels in the neighborhood
- The re-division of this one parcel into two parcel is not as large as the Singleton application from June 27, 2023 (*Application for Special Subdivision Plat approval and variance to the Zoning Ordinance submitted by Maurice Singleton. The applicant is requesting to reconfigure 3 parcels into 4 new parcels of land. Parcels 1-4 will need variances to lot width and lot area. The property is located at 443, 445 and 447 Easterbrook Street. Parcel 149E-0-29-390.000, 2 ND WARD 119 BAY ST LOUIS X-6-280. Parcel 149E-0-29-391.000, PT 117E, 118C, 118D 2 ND WARD BAY Page 2 of 2 ST LOUIS EASTERBROOK BAY ST. Parcel 149E-0-29-392.000, 117-D & 118-B 2 ND WARD BAY ST LOUIS. The property is zoned R-2 Two-Family District*)
- The applicant is going to build a new house for her growing family on a newly created parcel and the house at 211 St Francis will go to her parent's
- No hardship

Please feel free to contact my office if I can further assist in this matter.

Jeremy L Burke
Zoning Administrator