

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

RE: 507 Main Street

Parcel: 149E-0-29-293.000
1ST WARD PT 568 BAY ST. LOUIS

HEARING DATE: October 15, 2024

I have reviewed the application for Variance to the Zoning Ordinance submitted by Andrew Harwell on behalf of 507 ON MAIN, LLC. The property is located at 507 Main Street and lies within the C-2 Neighborhood Commercial District. The applicant proposes the development of a condominium project comprising 10 total dwelling units.

The large house on the front part of the property is going to be demolished, and an 8-unit condo development is going to be constructed. The 2-unit dwelling in the rear of the property is going to stay and will just be remodeled. The major site plan approval for 507 Main Street is on the agenda.

The applicant is requesting the following variances:

Variance 1

The applicant requests a variance to **Section 802.3** of the Bay St. Louis Zoning Ordinance, **Number of Required Parking Spaces**. The applicant is requesting to allow **22 total parking spaces** in lieu of the required **23 parking spaces** for the 10 dwelling units.

Variance 2

The applicant requests a variance to **Section 802.3** regarding the **required dimensions of parking spaces**. The code requires each parking space to be **10' by 20'**. The applicant is requesting to allow **9' by 18'** parking spaces for this project.

Note: The developers need either Variance 1 or Variance 2; they do not need both variances. Since the condos are one-bedroom condos, I believe Variance 1 needs to be approved, not Variance 2.

Variance 3

The applicant requests a variance to **Section 802.3**, allowing a **5-foot landscape perimeter buffer** with an **opaque fence** in lieu of the required **10-foot landscape buffer** along the property lines.

Note: The 315 Main Street condo project received a 9' variance to the landscape buffer for the side yard and rear yard. This project will feature 5 feet of landscaping and will be accompanied by an opaque fence to buffer it from neighboring properties.

Variance 4

The applicant requests a variance to the **minimum dwelling unit size requirement**. The zoning ordinance requires a minimum of **750 square feet** per dwelling unit. The applicant is requesting to allow a **648 square foot** condominium unit.

According to the zoning ordinance, dwellings must be at least 750 square feet. Although the smallest unit in the development is 648 square feet, as stated in the zoning ordinance, the units will need to obtain a variance. I believe the spirit of the minimum dwelling size having to be 750 square foot rule was intended for single-family houses and was not mentioned to apply to condos, which are dwellings by definition. No exception was adopted for the 750 square foot minimum dwelling requirement.

It is important to point out that the 124 Court Street condo development has 547 square foot dwelling units, and Farragut Lofts will have a dwelling unit as small as a 563 square foot unit. It is common for condos and apartments to be much smaller than the required 750 square foot minimum.

It is recommended to deny the variances.

- No hardship is present.
- Of the two parking variance requests, the reduction of requested parking spaces is the variance that the administration prefers.
- Have not heard any opposition to the variance request
- This type of house option is one of the objectives of the recently adopted Bay St Louis 2045 Comprehensive City Plan

It is recommended that a variance for one parking spot, a variance of five feet for the landscape buffer, and a minimum dwelling variance of 102 square feet be approved.

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