

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

RE: 259 Washington Street
Parcel Number: 149M-2-30-105.000
275 THIRD WARD BAY ST. LOUIS

HEARING DATE: June 11, 2025

I reviewed Susan Steckol's application for a Variance to the Zoning Ordinance. The property is located at 259 Washington Street in the R-2 Residential Two Family District. The R-2 district requires a 25-foot front yard setback.

The applicant proposes to demolish the existing dwelling and construct a new residence on the property. As part of the construction plans, the applicant is requesting a 15-foot variance to the front yard setback, resulting in a 10-foot front yard setback for the new structure.

Front Yard Setback:

Required: 25'

Proposed Distance of Front Yard: 10'

Variance Request: 15'

The administration recommends approval of the variance.

- The approval for the removal of the house and the conceptual approval for the new home have been granted by the Bay St. Louis Historical Preservation Commission.
- The new house will conform more closely to the setback requirements of the current home.
- The parcel is only 65' deep, so the likelihood that a house could be constructed without a variance would be slim.
- The house will have enough parking.
- Most houses on the 200 block of Washington sit closer than 25', but no homes are close enough on the same side of the road to allow the planning department to use an average. Therefore, a variance must be granted.

If I can be of any further assistance, please call my office at 228-466-5516.

Jeremy L. Burke
Zoning Administrator