

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

RE: 1151 Highway 90  
Parcel Number: 137L-0-35-007.000  
PT 2ND WARD BAY ST. LOUIS

HEARING DATE: June 11, 2025

I have reviewed the application for Variance to the Zoning Ordinance submitted by Christina Murphy. The property is located at 1151 Highway 90 in the C-3 Highway Commercial Business District. The applicant proposes to demolish the existing building and construct a new commercial structure.

As part of the project, the applicant is requesting a variance to allow 9-foot by 18-foot parking spaces, instead of the standard 10-foot by 20-foot parking space dimensions required by Section 808.1 of the Bay St. Louis Zoning Ordinance.

**Variance Request:**

Required Parking Space Size: 10' x 20'

Requested Parking Space Size: 9' x 18'

The administration recommends **denial** of the variance request.

- Due to the small size of the property and the likely location and footprint of the proposed building, we are concerned that vehicles may not be able to maneuver adequately within the future parking lot.
- Reducing the size of the required parking spaces would likely create functional and safety issues for customers and delivery vehicles accessing the site.
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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