

TO:

Planning and Zoning Commission  
City of Bay St. Louis

RE:118 Engman Avenue

Parcel 136H-1-37-021.000

Legal Description: 5J, Rear First Ward, Bay St. Louis

**HEARING DATE:** May 14, 2025

I have reviewed the variance application submitted by Larry Dyess Jr. The applicant will be requesting to subdivide one existing parcel into two new parcels of land. The property lies within the R-1 Residential Single-Family zoning district, which requires a minimum lot area of 12,000 sq ft and a minimum lot width of 100 feet.

The variance requests for the properties that will be requested to be subdivided are as follows:

Parcel 1:

Minimum Lot Area: 12,000 sq ft

Proposed Lot Area: 11,068 sq ft

Variance Needed: 932 sq ft

Minimum Lot Width: 100 ft

Proposed Lot Width: 74 ft (can't be changed)

Variance Needed: 26 ft

Parcel 2:

Minimum Lot Area: 12,000 sq ft

Proposed Lot Area: 11,062 sq ft

Variance Needed: 938 sq ft

Minimum Lot Width: 100 ft

Proposed Lot Width: 74 ft (can't be changed)

Variance Needed: 26 ft

The administration recommends denying the variance.

- The new parcels will be similar to neighboring properties and almost the same size as 116 Engman and 120 Pogo (the adjacent parcels)
- The new parcels are large enough for a dwelling to be easily constructed in the future, which wouldn't require variances for front, rear, or side setbacks. But no house plans for what would be constructed on the property exist

- The width of the parcel can't be changed

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

Jeremy L Burke  
Zoning Administrator