



Caitlin Bourgeois <cthompson@baystlouis-ms.gov>

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## Zoning ordinance variance application.

2 messages

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**Harold Bragg** <bragghe@hotmail.com>

Sun, May 11, 2025 at 6:17 PM

To: "cthompson@baystlouis-ms.gov" <cthompson@baystlouis-ms.gov>, Jeremy Burke <jburke@baystlouis-ms.gov>

I am writing to say I am against the variance for the property located at [118 Engman Ave.](#) (parcel 136H-1-37-021.000;5J. I will not be able to attend the public hearing. I hope you can take my objection into account. I have no problem with variances of a few feet to allow someone to add a on to an existing home. This is much different. This will take one lot that meets the minimum size and make two that do not meet it. If this is done, I see no reason to have a minimum lot size in the ordinance.

Thanks,  
Harold Bragg  
[328 Julia St.](#)  
Bay St. Louis

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**Jeremy Burke** <jburke@baystlouis-ms.gov>

Mon, May 12, 2025 at 8:14 AM

To: Harold Bragg <bragghe@hotmail.com>

Cc: "cthompson@baystlouis-ms.gov" <cthompson@baystlouis-ms.gov>

Received

Thank you

[Quoted text hidden]



Caitlin Bourgeois <cthompson@baystlouis-ms.gov>

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**Re: Request for Variance for 118 Engman Avenue**

2 messages

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christie andrasadvertising.com <christie@andrasadvertising.com>

Mon, May 12, 2025 at 6:44 PM

To: "jburke@baystlouis-ms.gov" <jburke@baystlouis-ms.gov>, "cthompson@baystlouis-ms.gov" <cthompson@baystlouis-ms.gov>

May 12, 2025

Dear Mr. Burke & Mrs. Thompson,

We received a public hearing notice from Bay Saint Louis Planning & Zoning Commission in regards to 118 Engman Avenue. The applicant would like to divide one parcel into two new parcels.

We respectfully request that the application for variance be denied. I like, most homeowners have made a significant investment based on the city zoning as well as other factors in the purchase / investment selection of our homes. We count on the city government to uphold the zoning when we make a purchase. Our expectation is that the city zoning is stable... and not changed at the whim of neither an individual homeowner nor a larger entity that makes a purchase.

If we create a density nightmare how does that benefit those who live here. I am certainly not opposed to growth, but I AM opposed to irresponsible growth. Before the commission approves variances, they should consider the roads have not changed or expanded. A review of the architect's renderings or developers plans for the land must be taken into account for the size of the land and the variance requested.

The most fundamental consideration for approving a developers request is that it will be of benefit for the current citizens - the people impacted by the change in the surrounding area(s) and the city. The current request will not benefit the current residents, like ourselves. Our concern is the approval could have a snowball effect for additional like requests, doubling the homes in our neighborhood.

Thank you for your consideration in advance. If you would like to discuss further, I can be reached at 504-722-8960.

Christie & Beau Royster

118 Pogo Road & 114 Engman Avenue  
Bay Saint Louis, MS

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**Jeremy Burke** <jburke@baystlouis-ms.gov>  
To: "christie andrasadvertising.com" <christie@andrasadvertising.com>  
Cc: "cthompson@baystlouis-ms.gov" <cthompson@baystlouis-ms.gov>

Tue, May 13, 2025 at 8:05 AM

Received

[Quoted text hidden]

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**Jeremy Burke**

Zoning Administrator/Historic Preservation Commission Coordinator/Community Affairs  
City of Bay St Louis  
228-466-5516



Caitlin Bourgeois <cthompson@baystlouis-ms.gov>

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## Variance Change Request for 118 Engman Avenue

1 message

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**Tracy Oldfather** <jto.beachhouse@gmail.com>

Tue, May 13, 2025 at 4:36 PM

To: "cthompson@baystlouis-ms.gov" <cthompson@baystlouis-ms.gov>

Dear Ms Thompson,

RE: Request for variance change of 118 Engman Avenue

We received a public hearing notice concerning a request for variance changes of [118 Engman Avenue](#) from the Bay St. Louis Planning & Zoning Commission. The landowner is requesting to subdivide one parcel into two new parcels; which in turn will result in neither parcel meeting the lot area or lot width. The applicant was aware of the variances when the property was purchased. We are opposed to this request for variance changes and respectfully ask that the application for variance change and subdividing would be denied. This request would not serve our neighborhood's best interest.

We purchased our property in this specific area because of the generous lot and home sizes as well as the zoning factors. This was/is a considerable investment for us. Subdividing and changing the variances to create much smaller parcels will then produce smaller builds which will affect the value of our and other residences' properties. In addition, this desire to subdivide could spark others to do the same, resulting in a congested neighborhood. These smaller homes could be changed to possible vacation rental type homes. We did not purchase property here for such a neighborhood.

Are the treasured properties of our quiet neighborhood being bought up by those who will not live and contribute to our community? We hope the Bay St. Louis Planning & Zoning Commission will protect the existing zones and variances for the benefits of the voting citizens. Thank you for your attention and consideration,

John & Tracy Oldfather  
501 Blakemore St.



Caitlin Bourgeois <cthompson@baystlouis-ms.gov>

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## Ordinance for 118 Engman

1 message

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**Kyla Van Haitsma** <kylavanhaitsma@gmail.com>

Wed, May 14, 2025 at 2:26 PM

To: "cthompson@baystlouis-ms.gov" <cthompson@baystlouis-ms.gov>, "jburke@baystlouis-ms.gov" <jburke@baystlouis-ms.gov>

Kyla VanHaitsma  
120 Pogo Rd  
Bay St Louis, MS 39520  
228-547-2233  
Neighboring lot to purposed lot

May 14th 2025

City of Bay St Louis  
Planning and Zoning Department

RE: Opposition to Variance Request for Adjacent Property

Dear Planning and Zoning Board,

As a resident and concerned neighbor of the property located adjacent to 118 Engman Dr. Parcel number # 136H-1-37-021.00. I am writing to formally express my opposition to the requested variance currently under review.

According to the application, the proposed variance seeks approval for a lot size of only 938 square feet. The minimum requirement for lot size in our area is 11,062 square feet. This means the proposed lot is approximately 92% smaller than the required minimum—a significant and substantial deviation from zoning standards.

I believe granting this variance would negatively impact the integrity and character of our neighborhood. Approving such an extreme exception could set a precedent that may lead to further encroachments on zoning requirements, potentially affecting property values, increasing density beyond what our infrastructure supports, and altering the established residential nature of our community.

While I understand that variances are sometimes necessary to accommodate unique circumstances, I do not believe this request represents a minor or reasonable adjustment. Instead, it constitutes an excessive deviation that undermines the purpose of our zoning regulations, for solely monetary gains for Mr. Larry Dyess Jr.

I respectfully urge the board to deny this variance request and respect the integrity of the current law.

Thank you for your time and attention to this matter.

Please read this letter in full to the board as I am regrettably unable to attend this evenings board meeting. Thank you.

Sincerely,  
Kyla L VanHaitsma  
120 Pogo Rd, Bay St Louis, MS 39520