

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

RE: 4137 Cardinal Street
135N-1-39-233.000
29 & 30 BLK 615 UN 6 ADD 3 SHORELINE PARK

HEARING DATE: May 14, 2025

I reviewed Adam and Regina Graff's application for a Variance to the Zoning Ordinance. The property is 4137 Cardinal Street, in the R-1A Single Family District. The district requires a 25-foot front yard setback, an 8-foot side yard setback, and a 10-foot rear yard setback since the property is on a canal.

The applicant requests a front yard to construct a dwelling.

Front Yard Setback:

Required: 25'

Proposed Distance of rear yard: 15'

Variance Request: 10'

The administration recommends approving of the variance.

- The parcel is at the dead end of Cardinal so that it will be the last house on Cardinal Street
- The house will be 25' from the road edge, so just passing by, the house will appear to have a 25' setback.
- The rear property line is in the canal, so a 10-foot rear yard setback will nearly put the piles in the canal.
- The zoning department received a letter of support from 8 neighbors in the public notice area.

If there is anything else I can help with in this matter, please feel free to call my office at 228-466-5516.