

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

RE: 400 Block of Sycamore Street

Parcel 149M-1-30-126.001  
186 & E 18.6 OF 187 3RD WARD BAY ST LOUIS

Parcel 137J-0-44-053.000  
100C, 108, 109B, 110, 111 3RD WARD BAY ST LOUIS

HEARING DATE: May 14, 2025

I have reviewed the variance application submitted by Matt Stieffel and Louie Liokis. The applicants are proposing to reconfigure two existing parcels into one new parcel. The resulting parcel will comply with the required minimum lot area; however, the applicants request a lot width variance.

The property is located in the R-1 Residential Single-Family zoning district, which requires a minimum lot width of 100 feet. The proposed reconfiguration will result in a lot width of 78.6 feet, necessitating a variance of 21.4 feet.

This proposed configuration requires the following variance:

- Minimum Lot Width: 100'
- Proposed Lot Width: 78.6'
- Variance Needed: 21.4'

It is the recommendation of the administration to approve the variance request submitted by Matt Stieffel and Louie Liokis based upon the following

- This will still have to go before the sketch and final plat approval.
- The lot width currently exists, it can't be made any larger
- This will allow a house to be constructed on the property without any setback variances.
- The variance approval will help the property become more conforming. However, it is important to note that this property can never be completely conforming, as the property owners cannot increase the lot width.

Jeremy L Burke  
Zoning Administrator