

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

RE: 346 DeMontluiz Avenue  
149E-0-29-207.000  
26 & PT 27 BLK 5 PERKINS SUB

HEARING DATE: August 14, 2024

I reviewed an application for a Variance to the Zoning Ordinance submitted by Marlin Landry and Ava Hingle. The property is at 346 DeMontluiz Avenue, in the R-2, Two Family District. The R-2 district requires a 25-foot front yard setback, an 8-foot side yard setback, and a 20-foot rear yard setback.

The applicant is requesting a front setback variance and a variance lot coverage.

**Front Yard Setback:**

Required: 25'

Proposed Distance of front yard: 10' (would match one of the neighbor's house)

Variance Request: 15'

**Side Yard Setback:**

Required: 8'

Proposed Distance of front yard: 4'6"

Variance Request: 3'6"

**Rear Yard Setback:**

Required: 20'

Proposed Distance of front yard: 5'6" (rear of the house is currently 5'6" from the property line)

Variance Request: 14'6"

**The administration recommends APPROVE the front yard and rear yard variance but DENY the side yard variance**

- Historic Preservation Commission has already approved the renovation
- Front yard setback will allow for handicapped access
- If the sideyard setback is granted, the carport will become a living space. That would take away parking and move living quarters closer to neighbors.
- The rear yard setback is matching what currently exists.
- A similar application came before P&Z in May 2024

Jeremy Burke