Minutes
Bay Saint Louis
Planning & Zoning Commission Meeting
Regular Meeting
May 28, 2019
5:30 p.m.

Call to Order

Attendee Name	Title	Status	Arrived
Clark Breland	Commissioner	Present	
Kyle Lewis	Chairman	Late	
Amy Doescher	Co-Chairman	Present	
Harold Weber	Commissioner	Late	
Reid Watson	Commissioner	Present	
Willie Acker	Commissioner	Present	
Chet LeBlanc	Commissioner	Present	

Applications

1) **GRIESHABER -** application for Variance to the Zoning Ordinance. The applicants' intention is to build a single family home on this property. The applicant is asking for a variance of 10' resulting in a total of 10' setback to the rear yard. The property in question is located at 212 Leonhard Ave; Parcel 144n-0-19-082.000, Part 7, All 8, Block 5, Leonhard Subdivision. The property is zoned R-1, Single Family District.

   Approved

2) **STIEFFEL -** application for Variance to the Zoning Ordinance. The applicants is asking to build a porch to the rear of the residence. The applicant is asking for a variance of 12' resulting in a total of 8' setback to the rear yard. The property is located at 507 Citizen Street; Parcel 137J-0-44-225.000, 3rd Ward, Lot 401D, Bay St. Louis. The property is zoned R-2, Two Family District.

   Approved

3) **MCDONALD -** Application for Special Exception and Variance to the Zoning Ordinance. The applicants' intention is to build a primary residence on this parcel. The applicant is asking for a Special Exception to allow an accessory dwelling to the rear of the property. If the Special Exception is granted, the applicant will need a variance of 7% resulting in a total of 57% to the maximum floor area. The property is located at 105 Citizen Street; Parcel 149P-0-30-029.000, Lot 367, 3rd Ward, Bay St. Louis. The property is zoned R-1, Single Family District.

   Approved

4) **POWELL -** Application for Variance to the Zoning Ordinance. The applicant's intention is to add an enclosed addition to an existing accessory structure. The applicant is asking for a variance

of 35% resulting in a total of 85% to the maximum floor area. In addition, the applicant will need a variance of 5' resulting in a total of 0' setback to the side and rear yard. The property is located at 107 McDonald Lane; Parcel 149F-0-29-339.000, Lot 14, Bay Old Town Place, BSL. The property is zoned R-1, Single Family District.

Approved

5) **MARTIN -** application for Variance to the Zoning Ordinance. The applicants' intention is to convert the existing accessory structure into a residence. The applicant will need a variance of 3.4' resulting in 4.6' setback to the side yard. The property is located at 108 North Second Street; Parcel 149F-0-29-315.000, Lot 489, 1st Ward, Bay St. Louis. The property is zoned C-1, Central Business District.

Approved

6) **STOLZ -** application for Subdivision Plat Approval and Variance to the Zoning Ordinance. The applicant is asking to change the configuration of two parcels of land into two new parcels. Parcel one will need variance of 51.55' resulting in a total of 48.45' to the lot width as well as 6,913.57sf resulting in a total of 5,086.43sf to the lot area. In addition, the construction of a residence on this parcel will need a variance of 2' resulting in a 6' setback to the side yard. Parcel two will need a variance of 51.55' resulting in a total of 48.45' to the lot width and 6,650.36sf resulting in a total of 5,349.64sf to the lot area. In addition, an existing rear accessory structure on Parcel 2 will need a variance of 2.4' resulting in 2.6' setback to the side yard. The property is located at 122 & 124 Bookter Street; Parcel 149L-0-29-190.000, 3rd Ward, 10 & 11A, Bay St. Louis. Parcel 149L-0-29-191.000, 3rd Ward, Bay St. Louis. The properties are zoned R-1, Single Family District.

Tabled

7) **STOLZ -** application for Subdivision Plat Approval and Variance to the Zoning Ordinance. The applicant is asking to subdivide this parcel of land into three (3) new parcels. Parcels 1 and 2 will need the following variances to lot width and lot area: 50' resulting in a total of 50' to the lot width and 6,210.50sf resulting in a total of 5,789.50sf to the lot area. In addition, construction of a residence on Parcel 1 will need a variance of 3' resulting in 22' setback to the front yard and 2' resulting in 6' setback to the side yard. Parcel 3 will need the following variances: 100' resulting in a total of 0' to the lot width, 5,913.96sf resulting in a total of 6,086.04sf to the lot area, 10' resulting in 15' setback to the front yard, 10' resulting in 10' setback to the rear yard and a variance of not fronting on a improved road, Article III Def. 302.76. The property is located at 306 St. John Street; Parcel 149L-0-29-085.000, Lot 85, 2nd Ward, Bay St. Louis. The property is zoned R-1 Single Family District.

Denied

8) **GREEN MEADOW -** application for Preliminary Subdivision Plat Approval and Variance to the Zoning Ordinance. The applicant is asking to subdivide the parcel of land into eleven (11) new parcels. Each Parcel will need variances to lot width, lot area, right of way and cul-de-sac width. The property is located on the Southside of Green Meadow Road; Parcel 137G-0-25-020.000, Part J. Bouquie Claim, Section 25-8-1, 4. The property is zoned R-1 Single Family District.

Approved

9) CAPPEL - application for Variance to the Zoning Ordinance. The applicants' intention is to construct a single family residence and a shed. The primary structure will need a variance of 6' resulting a 2' setback to the side yard. The accessory structure will need a variance of 4' resulting in 1' setback to the rear yard. The property is located at 220 Sycamore Street; Parcel 149M-2-30-080.000, Lot 229 & 230A, 3rd Ward, Bay St. Louis. The property is zoned R-2, Two Family District.

Approved

<u>Approve Minutes</u>
    10)

        Approved

<u>Adjournment</u>
The meeting was closed at 6:40 PM

    11)

        Approved

Clark Breland, Commissioner	**Date**

Kyle Lewis, Chairman	**Date**

Caitlin Bourgeois, Planning and Zoning Secretary	**Date**