



**Minutes**  
**Bay Saint Louis**  
**Planning & Zoning Commission Meeting**  
**Regular Meeting**  
**June 25, 2019**  
**5:30 p.m.**

**Call to Order**

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

**Applications**

- A) BRAUD - application for Variance to the Zoning Ordinance. The applicant is asking to add an addition to an accessory structure. The proposed accessory structures will be 115% greater than the floor area therefore, a 65% variance to the maximum floor area will be needed. In addition, a variance of 2'2" resulting in a total of 2'10" setback to the rear yard will be needed. The property is located at 145 Bayview Court; Parcel 149F-0-21-019.000, Lot 237 C & 241 B, Bay St. Louis. The property is zoned R-2 Single Family District.

**Approved**

- B) GOUGUET - application for Variance to the Zoning Ordinance. The applicant is asking to build a shed to the rear of the property. Therefore, the applicant is asking for a variance of 3' resulting in a total of 2' setback to the side and rear yard. The property is located at 208 St. George Street; Parcel 149F-0-29-202.000, 1<sup>st</sup> Ward, Lot, 398, Bay St. Louis, B-8-4 44. The property is zoned R-3 Multi Family District.

**Approved**

- C) LACY - application for Special Exception and Variance to the Zoning Ordinance. The applicant is asking for a Special Exception to allow an existing dwelling to become an accessory dwelling to the rear of the property. In addition, the applicants will be constructing a single family residence to the front of the property. The applicants will need a variance of 15' resulting in a total of 35' setback to the front yard. The property is located at 504 South Beach Boulevard, Parcel 149P-0-30-007.000, Lot 248, 3<sup>rd</sup> Ward, Bay St Louis, HOME. The property is zoned R-4, Beach Front Residential.

**Approved**

- D) LAFONTAINE - application for Variance to the Zoning Ordinance. The applicant is asking to construct an accessory structure to the rear of the property. The proposed accessory structure will be 126% greater than the floor area of the principle structure. Therefore, a variance of 76% to the maximum floor area will be needed. In addition, the accessory structure will exceed the height of the primary structure. So the applicant will need a variance of 4' resulting in a total of 22' to the height of the accessory structure. The property is located at 480 St. Charles Street; Parcel 137K-1-44-086.000, Pt. 26 G, & Pt 28, Pt. 29A Rear, 4<sup>th</sup> Ward, Bay St. Louis. Parcel 137K-1-44-086.002 Pt. 26, 28 & 29, Rear 4<sup>th</sup> Ward, Bay St. Louis. The property is zoned R-1, Single Family District.

**Approved**

- E) MITCHELL - requesting an amendment to the Official Zoning Map. The applicants are asking to change the zoning classification of the two parcels of land from R-3 Multi Family District to C-2, Neighborhood Commercial District. The reason for the amendment is: Article XIV, Section 1401.3 (B) change in conditions in a particular area in the City, (C) Increase for Need in industrial and business sites. The properties are located at 402 and 404 Dunbar Avenue; Parcel 149E-0-29-067.000 Pt. 65A & B, Carroll Subdivision. Parcel 149E-0-29-067.001, Pt. 65 A&B, Carroll Subdivision. The properties are zoned R-3 Multi Family District.

**Approved**

- F) FELTER - application for Preliminary and Final Plat Approval. The applicant is asking for Preliminary Plat Approval and Final Plat Approval for Carre Court Phase 2. Phase 2 will consist of seven (7) new units. The property is located at 216 Carre Court; Parcel 149N-0-30-204.000, Pt 4 & 67, ALL 5-8 & 66, Block 3, St Charles. The property is zoned R-3 Multi Family District.

**Approved**

**Approve Minutes**

A)

**Accepted**

**Adjournment**

The meeting was closed at 6:15 PM

A)

**Approved**

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Clark Breland, Commissioner Date

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Kyle Lewis, Chairman Date

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Caitlin Bourgeois, Planning and Zoning Secretary Date