



**Agenda**  
**Bay Saint Louis**  
**Planning & Zoning Commission Meeting**  
**Regular Meeting**  
**August 27, 2019**  
**5:30 p.m.**

**Applications**

1. BSL PORCHES SUB - application for Subdivision Plat Approval. The applicant is modifying two (2) parcels of land into thirty four (34) new parcels of land. The property is located at 928 South Beach Boulevard and extends to Third Street; Parcel 149N-0-30-233.000, 4<sup>th</sup> Ward, BSL, 206-I & J 206 ½ B, J, I. Parcel 149N-0-30-234.000, 4<sup>th</sup> Ward, BSL, 206 ½ D, & 209K, BSL. The property lies in R-1, Single family, R-2, Two Family and R-4, Beach Front Districts.
2. STOLZ - application for Special Subdivision Plat Approval and Variance to the Zoning Ordinance. The applicant is asking to subdivide the parcel into two new parcels of land. Parcel 1 will need a variance of 3,167sf resulting in a total of 8,833sf to the lot area. Parcel 2 will need a variance of 100' resulting in 0' to the lot width and a variance of 3,167.96sf resulting in a total of 8,832.04sf to the lot area. In addition, Parcel 2 will need a variance to not fronting on an improved dedicated street. The property is located at 306 St. John Street; Parcel 149L-0-29-085.000, Lot 85, Second Ward, Bay St. Louis. The property is zoned R-1, Single Family District.
3. PURGERSON - application for Variance to the Zoning Ordinance. The applicant's intention is to construct a carport. The applicant is asking for a variance of 2' resulting in a 3' setback to the side yard. The property is located at 431 Demontluzin Avenue; Parcel 149E-0-29-186.002, Lots 21, Part 20, Block 3, Perkins Subdivision. The property is zoned R-2, Two Family District.
4. RICHARDSON - application for Variance to the Zoning Ordinance. The applicant's intention is to enclose an existing carport/shed. The applicant is asking for a variance of 3'3" resulting in a 1'9" setback to the side yard. The property is located at 230 Melody Lane; Parcel 144N-0-19-187.000, Block 2, Lots 16&17, Melody Lane Subdivision, Pt. Vacated, Leopold St. This property is zoned R-1, Single Family District.
5. WHITNEY - application for Variance to the Zoning Ordinance. The applicant is asking for a variance of 2' to allow an 8' in height wooden fence to the side and rear yard of the property. The property is located at 308 South Second Street; Parcel 149L-0-29-154.000, 2<sup>nd</sup> Ward, 227B, Bay St. Louis. The property is zoned R-2, Two Family District.
6. QUINTINI - application for Variance to the Zoning Ordinance. The applicant is asking to construct an accessory structure greater than fifty (50) percent of the floor area of the principle structure. The applicant intends to demolish the existing carport and build a garage. The proposed structure will need a variance of 24% resulting in a total of 74% to the floor area. In addition, the applicant is asking for a 2' variance resulting in a 3' setback to the side yard and a 5' variance resulting in a 0' setback to the rear yard. The property is located at 202 Union Street; Parcel 149L-0-29-178.000, 2<sup>nd</sup> Ward, Lot 274, Bay St. Louis. The property is zoned R-3, Multi Family District.
7. BAIRD - application for Special Exception and variance to the Zoning ordinance. The applicant is asking for Special Exception to build an accessory dwelling on this parcel of land. If granted, the following variances will be needed: A variance of 3' resulting in a 5' setback to the side yard.

A variance of 12' resulting in an 8' setback to the rear yard. A variance of 5,400sf resulting in a total of 9,600sf to the lot area. A variance of 22% resulting in a total of 72% of the floor area. The property in question is located at 214 Citizen Street; Parcel 149N-0-30-043.000, 4<sup>th</sup> Ward, 15F & 16F, Bay St. Louis, J-0-4, 84. The property is zoned R-2, Two Family District.

**Approve Minutes**

8.

**Adjournment**

9.

**If you would like to speak at Public Forum, please sign the Public Forum sign-in sheet by the agenda on the table just outside the Council Chambers.**

**Planning and Zoning will have a separate sign-in sheet.**

**Please sign in by 6:00 p.m. The Public Forum is Agenda Items Only and the topic must be written. No other topics will be allowed.**

**There is a three minute time limit.**



## Zoning Department Report

To: Planning & Zoning Commission  
From: Caitlin Thompson,  
Date: August 27, 2019  
Subject: Motion to approve application for Subdivision Plat Approval at 928 South Beach Blvd. Parcels 149N-0-30-233.000 and 149N-0-30-234.000.

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BSL PORCHES SUB - application for Subdivision Plat Approval. The applicant is modifying two (2) parcels of land into thirty four (34) new parcels of land. The property is located at 928 South Beach Boulevard and extends to Third Street; Parcel 149N-0-30-233.000, 4<sup>th</sup> Ward, BSL, 206-I & J 206 ½ B, J, I. Parcel 149N-0-30-234.000, 4<sup>th</sup> Ward, BSL, 206 ½ D, & 209K, BSL. The property lies in R-1, Single family, R-2, Two Family and R-4, Beach Front Districts.



## Zoning Department Report

To: Planning & Zoning Commission  
From: Caitlin Thompson,  
Date: August 27, 2019  
Subject: Motion to approve application for Special Subdivision Plat Approval and Variance to the Zoning Ordinance at 306 St. John Street. Parcel 149L-0-29-085.000.

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STOLZ - application for Special Subdivision Plat Approval and Variance to the Zoning Ordinance. The applicant is asking to subdivide the parcel into two new parcels of land. Parcel 1 will need a variance of 3,167sf resulting in a total of 8,833sf to the lot area. Parcel 2 will need will need a variance of 100' resulting in 0' to the lot width and a variance of 3,167.96sf resulting in a total of 8,832.04sf to the lot area. In addition, Parcel 2 will need a variance to not fronting on an improved dedicated street. The property is located at 306 St. John Street; Parcel 149L-0-29-085.000, Lot 85, Second Ward, Bay St. Louis. The property is zoned R-1, Single Family District.



## Zoning Department Report

To: Planning & Zoning Commission  
From: Caitlin Thompson,  
Date: August 27, 2019  
Subject: Motion to approve application for Variance to the Zoning Ordinance at 431 Demontluzin Avenue. Parcel 149E-0-29-186.002.

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PURGERSON - application for Variance to the Zoning Ordinance. The applicant's intention is to construct a carport. The applicant is asking for a variance of 2' resulting in a 3' setback to the side yard. The property is located at 431 Demontluzin Avenue; Parcel 149E-0-29-186.002, Lots 21, Part 20, Block 3, Perkins Subdivision. The property is zoned R-2, Two Family District.



## Zoning Department Report

To: Planning & Zoning Commission  
From: Caitlin Thompson,  
Date: August 27, 2019  
Subject: Motion to approve application for Variance to the Zoning Ordinance at 230 Melody Lane. Parcel 144N-0-19-187.000.

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RICHARDSON - application for Variance to the Zoning Ordinance. The applicant's intention is to enclose an existing carport/shed. The applicant is asking for a variance of 3'3" resulting in a 1'9" setback to the side yard. The property is located at 230 Melody Lane; Parcel 144N-0-19-187.000, Block 2, Lots 16&17, Melody Lane Subdivision, Pt. Vacated, Leopold St. This property is zoned R-1, Single Family District.



## Zoning Department Report

To: Planning & Zoning Commission  
From: Caitlin Thompson,  
Date: August 27, 2019  
Subject: Motion to approve application for Variance to the Zoning Ordinance at 308 South Second Street. Parcel 149L-0-29-154.000.

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WHITNEY - application for Variance to the Zoning Ordinance. The applicant is asking for a variance of 2' to allow an 8' in height wooden fence to the side and rear yard of the property. The property is located at 308 South Second Street; Parcel 149L-0-29-154.000, 2<sup>nd</sup> Ward, 227B, Bay St. Louis. The property is zoned R-2, Two Family District.



## Zoning Department Report

To: Planning & Zoning Commission  
From: Caitlin Thompson,  
Date: August 27, 2019  
Subject: Motion to approve application for Variance to the Zoning Ordinance at 202 Union Street.  
Parcel 149L-0-29-178.000.

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QUINTINI - application for Variance to the Zoning Ordinance. The applicant is asking to construct an accessory structure greater than fifty (50) percent of the floor area of the principle structure. The applicant intends to demolish the existing carport and build a garage. The proposed structure will need a variance of 24% resulting in a total of 74% to the floor area. In addition, the applicant is asking for a 2' variance resulting in a 3' setback to the side yard and a 5' variance resulting in a 0' setback to the rear yard. The property is located at 202 Union Street; Parcel 149L-0-29-178.000, 2<sup>nd</sup> Ward, Lot 274, Bay St. Louis. The property is zoned R-3, Multi Family District.





## Zoning Department Report

To: Planning & Zoning Commission  
From: Caitlin Thompson,  
Date: August 27, 2019  
Subject: Motion to approve Special Exception to build an accessory dwelling and the following variances: 3' resulting in a 5' side yard setback, variance of 12' resulting in an 8' rear yard setback, a variance of 5,400sf resulting in 9,600sf to the lot area and a variance of 22% resulting in 72% of the floor area at 214 Citizen Street. Parcel Parcel 149N-0-30-043.000.

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BAIRD - application for Special Exception and variance to the Zoning ordinance. The applicant is asking for Special Exception to build an accessory dwelling on this parcel of land. If granted, the following variances will be needed: A variance of 3' resulting in a 5' setback to the side yard. A variance of 12' resulting in an 8' setback to the rear yard. A variance of 5,400sf resulting in a total of 9,600sf to the lot area. A variance of 22% resulting in a total of 72% of the floor area. The property in question is located at 214 Citizen Street; Parcel 149N-0-30-043.000, 4<sup>th</sup> Ward, 15F & 16F, Bay St. Louis, J-0-4, 84. The property is zoned R-2, Two Family District.



## Zoning Department Report

To: Planning & Zoning Commission  
From: Caitlin Thompson,  
Date: August 27, 2019  
Subject: Motion to approve the Minutes of 07-30-2019.



## Zoning Department Report

To: Planning & Zoning Commission  
From: Caitlin Thompson,  
Date: August 27, 2019  
Subject: Motion to adjourn the meeting.