



Agenda
Bay Saint Louis
Planning & Zoning Commission Meeting
Regular Meeting
October 29, 2019
5:30 p.m.

Applications

1. 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.
2. JENNINGS- application for Variance to the Zoning Ordinance. The applicant's intention is to construct a new single family structure on this parcel. The applicant is asking for a variance of 2' resulting in a 6' to the right side yard setback. The property is located at 116 Bookter Street; Parcel No. 149L-0-29-187.000, 7, 3rd Ward, Bay St. Louis. The property is zoned R-1, Single-Family District.
3. RUBIO - application for Variance to the Zoning Ordinance. The applicant's intention is to construct an 8' wooden fence to the rear yard and an attached carport to the side of the residence. Therefore the applicant will need a variance of 2' to the fence height resulting in an 8 in height fence as well as a variance of 5' resulting in 3' setback to the side yard for the attached carport. The property is located at 124 Carroll Ave; Parcel 149F-0-29-142.000, Part of lot 12, Carroll Subdivision. Parcel 149F-0-29-162.000 Lot 350 B, 1st Ward, Bay St. Louis. The property is zoned R-2 Two - Family District.
4. BSL PROPERTIES, LLC- application for Variance to the Zoning Ordinance. The applicants' intention is to build a new single family structure. The applicant is asking for a variance of 5' resulting in a 20' setback to the front yard. In addition, the applicant is asking for a variance of 4' resulting in an 8' setback to the side yard. The property is located at 300 Ballentine Street, Parcel No. 149N-0-30-100.000, Pt. Lot 22 Mrs. John Fayard Subdivision, City of Bay St. Louis. The property is zoned R-2, Two-Family District.
5. BSL PROPERTIES, LLC-application for Variance to the Zoning Ordinance. The applicants' intention is to build a new single family structure. The applicant is asking for a variance of 5' resulting in a 20' setback to the front yard. The applicant is also asking for a variance of 4' resulting in a 4' setback to the side yard. In addition, the applicants' intention is to build an accessory structure to the rear of the property. Therefore, the applicant is asking for a variance of 1.9' resulting in a 3.1' setback to the side yard. The property is located at 302 Ballentine Street; Parcel No. 149N-0-30-099.000, 23 Mrs. John Fayard Subdivision Y6-320. The property is zoned R-2, Two-Family District.
6. CORR - application for Variance to the Zoning Ordinance. The applicants' intention is to construct a residence on this parcel of land. The applicant is asking for a variance of 10' resulting in 0' setback to the rear yard. The property is located at 300 Union Street; Parcel 149M-1-29-

045.000, Lot 265, 2nd Ward, Bay St. Louis. The property is zoned C-2, Neighborhood Commercial District.

7. CORR - application for Special Subdivision Plat Approval and Variance to the Zoning Ordinance. The applicant is asking to subdivide two parcels of land into (3) three new parcels of land. If granted, the following variances will be needed; Parcel 1 will need a variance of 944.13sf resulting in 9055.87sf to the lot area. Parcel 2 will need a variance of 1035.99sf resulting in 8964.01sf to the lot area as well as a variance of 75' resulting in 0' to the lot width. Parcel 3 will need a variance of 3031.21sf resulting in 8968.79sf to the lot area as well as a variance of 100' resulting in 0' to the lot width. In addition, Parcel 2 & 3 will need a variance to not fronting on an improved dedicated street. The property is located at 1135 Old Spanish Trail; Parcel 137P-1-35-008.000, Lots 40-43, Block 20, Bay St. Louis Land and Improvement Company. Parcel 137P-1-35-015.000, Lot 6-9 & Part Abandoned 6th Street, Block 19. Parcels 1 & 2 are zoned C-2 Commercial Neighborhood District and Parcel 3 is zoned R-1 Single Family District.
8. WARD - application for Special Exception and Variance to the Zoning Ordinance. The applicants' intention is to build a primary structure to the front of the property fronting on South Beach Boulevard. The applicants are asking for a special exception to the zoning ordinance to allow an existing structure which is currently being used as a residence to become an accessory dwelling. The proposed accessory dwelling will meet all requirements set forth in Section 1002.6. Accessory Dwelling. In addition, the applicant is asking for a variance of 4' resulting in an 8' setback to the front yard fronting St. Charles Street. The property is located at 812 South Beach Boulevard; Parcel No. 149N-0-30-159.000, Part 128, All 129, Part 130, 4th Ward. The property is zoned R-4, Beach Front Residential.
9. BUSH - application for Special 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. If granted, Parcel 1 will meet all requirements for subdivision of property. Parcel 2 will need a variance of 15' resulting in 60' to the lot width as well as a variance of 5,460.29sf resulting in a total of 5,039.71sf to the lot area. The property is located at 458 Easterbrook Street; Parcel 149E-0-29-409.000, Lot 44-46 & Part 47, Engman Subdivision. Parcel 149E-0-29-439.002, Part 196, 2nd Ward, Bay St. Louis 80'x 62'. This property is zoned R-2 Two Family District.
10. ADAMS - application for Special Subdivision Plat Approval and Variance to the Zoning Ordinance. The applicant is asking to subdivide this parcel of land into two new parcels of land. Both newly created parcels will meet the required minimum lot areas. If subdivision is granted, a variance of 25.47' resulting in a total of 74.53' to the lot width to both Parcels 1&2 will be needed. The property is located at 103 Melody Lane, Parcel 144N-0-19-168.000, 2-7, Block 1, Melody Lane Subdivision. The property is zoned R-1, Single Family District.
11. KELL- application for Variance to the Zoning Ordinance. The applicants' intention is to construct an accessory structure to the front yard fronting on State Street. The applicant is asking for a variance of 10' resulting in a 2' setback to the front yard. Also, the applicant is asking for a variance of 5' resulting in a 0' setback to the side yard. In addition, the new construction of an accessory structure along with the existing structures will exceed the 45% maximum building area on this parcel of land. Therefore, the applicant is asking for a 7% variance resulting in a total of 52% maximum building area. The property is located at 401 State Street and fronts North Necaie Ave; Parcel No. 149E-0-29-263.000, 1st Ward, Lot 466-B & 467-A, Bay St. Louis. The property is zoned R-2, Two-Family District.
12. Motion to approve Site Plan for 2200 Longfellow Drive.
13. ROBERTS - Site Plan Approval for 1247 Highway 90.
14. Dutri LLC - Motion to approve Site Plan Approval for 1009 Benigno Lane.

Approve Minutes

15.

Adjournment

16.

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. 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: October 29, 2019
Subject: Motion to approve application for Special Subdivision Plat Approval and Variance to the Zoning Ordinance for 306 St. John Street. Parcel 149L-0-29-085.000.

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: October 29, 2019
Subject: Motion to approve application for Variance to the Zoning Ordinance for 116 Bookter Street. Parcel 149L-0-29-187.000.

JENNINGS- application for Variance to the Zoning Ordinance. The applicant's intention is to construct a new single family structure on this parcel. The applicant is asking for a variance of 2' resulting in a 6' to the right side yard setback. The property is located at 116 Bookter Street; Parcel No. 149L-0-29-187.000, 7, 3rd Ward, Bay St. Louis. The property is zoned R-1, Single-Family District.



Zoning Department Report

To: Planning & Zoning Commission
From: Caitlin Thompson,
Date: October 29, 2019
Subject: Motion to approve application for Variance to the Zoning Ordinance for 124 Carroll Avenue. Parcel 149F-0-29-162.000

RUBIO - application for Variance to the Zoning Ordinance. The applicant's intention is to construct an 8' wooden fence to the rear yard and an attached carport to the side of the residence. Therefore the applicant will need a variance of 2' to the fence height resulting in an 8 in height fence as well as a variance of 5' resulting in 3' setback to the side yard for the attached carport. The property is located at 124 Carroll Ave; Parcel 149F-0-29-142.000, Part of lot 12, Carroll Subdivision. Parcel 149F-0-29-162.000 Lot 350 B, 1st Ward, Bay St. Louis. The property is zoned R-2 Two - Family District.



Zoning Department Report

To: Planning & Zoning Commission
From: Caitlin Thompson,
Date: October 29, 2019
Subject: Motion to approve application for Variance to the Zoning Ordinance for 300 Ballentine Street. Parcel 149N-0-30-100.000.

BSL PROPERTIES, LLC- application for Variance to the Zoning Ordinance. The applicants' intention is to build a new single family structure. The applicant is asking for a variance of 5' resulting in a 20' setback to the front yard. In addition, the applicant is asking for a variance of 4' resulting in an 8' setback to the side yard. The property is located at 300 Ballentine Street, Parcel No. 149N-0-30-100.000, Pt. Lot 22 Mrs. John Fayard Subdivision, City of Bay St. Louis. The property is zoned R-2, Two-Family District.



Zoning Department Report

To: Planning & Zoning Commission
From: Caitlin Thompson,
Date: October 29, 2019
Subject: Motion to approve application for Variance to the Zoning Ordinance for 302 Ballentine Street. Parcel 149N-0-30-099.000.

BSL PROPERTIES, LLC-application for Variance to the Zoning Ordinance. The applicants' intention is to build a new single family structure. The applicant is asking for a variance of 5' resulting in a 20' setback to the front yard. The applicant is also asking for a variance of 4' resulting in a 4' setback to the side yard. In addition, the applicants' intention is to build an accessory structure to the rear of the property. Therefore, the applicant is asking for a variance of 1.9' resulting in a 3.1' setback to the side yard. The property is located at 302 Ballentine Street; Parcel No. 149N-0-30-099.000, 23 Mrs. John Fayard Subdivision Y6-320. The property is zoned R-2, Two-Family District.



Zoning Department Report

To: Planning & Zoning Commission
From: Caitlin Thompson,
Date: October 29, 2019
Subject: Motion to approve application for Variance to the Zoning Ordinance at 300 Union Street.
Parcel 149M-1-29-045.000.

CORR - application for Variance to the Zoning Ordinance. The applicants' intention is to construct a residence on this parcel of land. The applicant is asking for a variance of 10' resulting in 0' setback to the rear yard. The property is located at 300 Union Street; Parcel 149M-1-29-045.000, Lot 265, 2nd Ward, Bay St. Louis. The property is zoned C-2, Neighborhood Commercial District.



Zoning Department Report

To: Planning & Zoning Commission
From: Caitlin Thompson,
Date: October 29, 2019
Subject: Motion to approve application for Special Subdivision Plat Approval and Variance to the Zoning Ordinance at 1135 Old Spanish Trail. Parcel 137P-1-35-008.000 and Parcel 137P-1-35-015.000

CORR - application for Special Subdivision Plat Approval and Variance to the Zoning Ordinance. The applicant is asking to subdivide two parcels of land into (3) three new parcels of land. If granted, the following variances will be needed; Parcel 1 will need a variance of 944.13sf resulting in 9055.87sf to the lot area. Parcel 2 will need a variance of 1035.99sf resulting in 8964.01sf to the lot area as well as a variance of 75' resulting in 0' to the lot width. Parcel 3 will need a variance of 3031.21sf resulting in 8968.79sf to the lot area as well as a variance of 100' resulting in 0' to the lot width. In addition, Parcel 2 & 3 will need a variance to not fronting on an improved dedicated street. The property is located at 1135 Old Spanish Trail; Parcel 137P-1-35-008.000, Lots 40-43, Block 20, Bay St. Louis Land and Improvement Company. Parcel 137P-1-35-015.000, Lot 6-9 & Part Abandoned 6th Street, Block 19. Parcels 1 & 2 are zoned C-2 Commercial Neighborhood District and Parcel 3 is zoned R-1 Single Family District.



Zoning Department Report

To: Planning & Zoning Commission
From: Caitlin Thompson,
Date: October 29, 2019
Subject: Motion to approve application for Special Exception and Variance to the Zoning Ordinance at 812 South Beach Boulevard. Parcel 149N-0-30-159.000.

WARD - application for Special Exception and Variance to the Zoning Ordinance. The applicants' intention is to build a primary structure to the front of the property fronting on South Beach Boulevard. The applicants are asking for a special exception to the zoning ordinance to allow an existing structure which is currently being used as a residence to become an accessory dwelling. The proposed accessory dwelling will meet all requirements set forth in Section 1002.6. Accessory Dwelling. In addition, the applicant is asking for a variance of 4' resulting in an 8' setback to the front yard fronting St. Charles Street. The property is located at 812 South Beach Boulevard; Parcel No. 149N-0-30-159.000, Part 128, All 129, Part 130, 4th Ward. The property is zoned R-4, Beach Front Residential.



Zoning Department Report

To: Planning & Zoning Commission
From: Caitlin Thompson,
Date: October 29, 2019
Subject: Motion approve application for Special Subdivision Plat Approval and Variance to the Zoning Ordinance at 458 Easterbrook Street. Parcel 149E-0-29-409.000 and Parcel 149E-0-29-439.002.

BUSH - application for Special 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. If granted, Parcel 1 will meet all requirements for subdivision of property. Parcel 2 will need a variance of 15' resulting in 60' to the lot width as well as a variance of 5,460.29sf resulting in a total of 5,039.71sf to the lot area. The property is located at 458 Easterbrook Street; Parcel 149E-0-29-409.000, Lot 44-46 & Part 47, Engman Subdivision. Parcel 149E-0-29-439.002, Part 196, 2nd Ward, Bay St. Louis 80'x 62'. This property is zoned R-2 Two Family District.



Zoning Department Report

To: Planning & Zoning Commission
From: Caitlin Thompson,
Date: October 29, 2019
Subject: Motion to approve application for Special Subdivision Plat Approval and Variance to the Zoning Ordinance at 103 Melody Lane. Parcel 144N-0-19-168.000.

ADAMS - application for Special Subdivision Plat Approval and Variance to the Zoning Ordinance. The applicant is asking to subdivide this parcel of land into two new parcels of land. Both newly created parcels will meet the required minimum lot areas. If subdivision is granted, a variance of 25.47' resulting in a total of 74.53' to the lot width to both Parcels 1&2 will be needed. The property is located at 103 Melody Lane, Parcel 144N-0-19-168.000, 2-7, Block 1, Melody Lane Subdivision. The property is zoned R-1, Single Family District.



Zoning Department Report

To: Planning & Zoning Commission
From: Caitlin Thompson,
Date: October 29, 2019
Subject: Motion to approve application for Variance to the Zoning Ordinance at 401 State Street.
Parcel No. 149E-0-29-263.000.

KELL- application for Variance to the Zoning Ordinance. The applicants' intention is to construct an accessory structure to the front yard fronting on State Street. The applicant is asking for a variance of 10' resulting in a 2' setback to the front yard. Also, the applicant is asking for a variance of 5' resulting in a 0' setback to the side yard. In addition, the new construction of an accessory structure along with the existing structures will exceed the 45% maximum building area on this parcel of land. Therefore, the applicant is asking for a 7% variance resulting in a total of 52% maximum building area. The property is located at 401 State Street and fronts North Nicaise Ave; Parcel No. 149E-0-29-263.000, 1st Ward, Lot 466-B & 467-A, Bay St. Louis. The property is zoned R-2, Two-Family District.



Zoning Department Report

To: Planning & Zoning Commission
From: Caitlin Thompson,
Date: October 29, 2019
Subject: Motion to approve Site Plan for 2200 Longfellow Drive.

Motion to approve Site Plan for 2200 Longfellow Drive.



Zoning Department Report

To: Planning & Zoning Commission
From: Caitlin Thompson,
Date: October 29, 2019
Subject: Motion to approve Site Plan for 1247 Highway 90.

ROBERTS - Site Plan Approval for 1247 Highway 90.



Zoning Department Report

To: Planning & Zoning Commission
From: Caitlin Thompson,
Date: October 29, 2019
Subject: Dutri LLC - Motion to approve Site Plan Approval for 1009 Benigno Lane.

Dutri LLC - Motion to approve Site Plan Approval for 1009 Benigno Lane.



Zoning Department Report

To: Planning & Zoning Commission
From: Caitlin Thompson,
Date: October 29, 2019
Subject: Motion to approve the minutes of September 24, 2019



Zoning Department Report

To: Planning & Zoning Commission
From: Caitlin Thompson,
Date: October 29, 2019
Subject: Motion to adjourn the meeting of October 29, 2019.