



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

Applications

1. 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.
2. 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, 1st Ward, Lot, 398, Bay St. Louis, B-8-4 44. The property is zoned R-3 Multi Family District.
3. 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, 3rd Ward, Bay St Louis, HOME. The property is zoned R-4, Beach Front Residential.
4. 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, 4th Ward, Bay St. Louis. Parcel 137K-1-44-086.002 Pt. 26, 28 & 29, Rear 4th Ward, Bay St. Louis. The property is zoned R-1, Single Family District.
5. 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.
6. 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.

Approve Minutes

7.

Adjournment

8.



Zoning Department Report

To: Planning & Zoning Commission
From: Caitlin Thompson,
Date: June 25, 2019
Subject: Motion to approve or deny the Braud's application for a 65% Variance to Maximum floor area and a 2'2" variance to the rear yard setback.

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.



Zoning Department Report

To: Planning & Zoning Commission
From: Caitlin Thompson,
Date: June 25, 2019
Subject: Motion to approve or deny the Gouget's application for a variance of 3' to the rear and side yard setback.

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, 1st Ward, Lot, 398, Bay St. Louis, B-8-4 44. The property is zoned R-3 Multi Family District.



Zoning Department Report

To: Planning & Zoning Commission
From: Caitlin Thompson,
Date: June 25, 2019
Subject: Motion to approve or deny the Lacy's application for Special Exception to allow an existing dwelling to become an accessory dwelling and a variance of 15' to the front yard setback.

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, 3rd Ward, Bay St Louis, HOME. The property is zoned R-4, Beach Front Residential.



Zoning Department Report

To: Planning & Zoning Commission
From: Caitlin Thompson,
Date: June 25, 2019
Subject: Motion to approve or deny the Lafontaine's application for a variance of 76% to the maximum floor area and a variance of 4' to the height of an accessory structure.

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, 4th Ward, Bay St. Louis. Parcel 137K-1-44-086.002 Pt. 26, 28 & 29, Rear 4th Ward, Bay St. Louis. The property is zoned R-1, Single Family District.



Zoning Department Report

To: Planning & Zoning Commission
From: Caitlin Thompson,
Date: June 25, 2019
Subject: Motion to approve or deny the Mitchell's application for a zoning map amendment from R-3 to C-2 District.

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.



Zoning Department Report

To: Planning & Zoning Commission
From: Caitlin Thompson,
Date: June 25, 2019
Subject: Motion to approve or deny the application for Preliminary and Final Plat Approval for Carre Court Estates Phase II.

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.



Zoning Department Report

To: Planning & Zoning Commission
From: Caitlin Thompson,
Date: June 25, 2019
Subject: Motion to approve the Minutes of 05-28-19



Zoning Department Report

To: Planning & Zoning Commission
From: Caitlin Thompson,
Date: June 25, 2019
Subject: Motion to adjourn the meeting.