



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

**Call to Order**

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

**Applications**

- A) THE BLIND TIGER - application for Variance to the Zoning Ordinance. The applicant is asking for a variance to the sign ordinance. The applicant will need a variance of 4' resulting in a 6' setback from the property line for the placement of a ground sign. The applicant is also asking for a variance of .02sf resulting in a total of 10.02sf for the maximum size of the sign. The property is located at 118 North Beach Boulevard; Parcel 149L-0-29-010.000, Lot 505 1<sup>st</sup> Ward, Bay St. Louis. The property is zoned C-1 Central Business District.

No one came forward to represent application.

Motion to table application for a variance of 4' resulting in 6' setback from the property line and a variance to sign size for placement of a 10.02sf sign on the property line.

<b>RESULT:</b>	<b>TABLED [UNANIMOUS]</b>
	<b>Next: 8/27/2019 5:30 PM</b>
<b>MOVER:</b>	Kyle Lewis, Chairman
<b>SECONDER:</b>	Amy Doescher, Co-Chairman
<b>AYES:</b>	Breland, Lewis, Doescher, Weber, Watson, LeBlanc
<b>ABSENT:</b>	Willie Acker

- B) SMYTHE - application for Variance to the Zoning Ordinance. The applicants are asking to construct a single family structure on this parcel. The applicants will need a variance of 3' resulting in a 5' setback to the side yard. The property is located at 102 Felicity Street; Parcel

149C-0-20-042.000, Part 161, 1<sup>st</sup> Ward, Bay St. Louis. The property is zoned R-1 Single Family District.

Mr Chapman approached representing the applicant asking for a variance.

Motion to approve a variance of 3' resulting in 5' setback to the side yard at 102 Felicity Street. Parcel 149C-0-20-042.000.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Amy Doescher, Co-Chairman
<b>SECONDER:</b>	Chet LeBlanc, Commissioner
<b>AYES:</b>	Breland, Lewis, Doescher, Weber, Watson, LeBlanc
<b>ABSENT:</b>	Willie Acker

- C) DUMAINE - application for Variance to the Zoning Ordinance. The applicant is asking to install a 6 foot in height fence on the property line fronting Keller Street. The applicant will need a variance of 2' resulting in 6' to the fence height regulations. In addition the applicant will need a 25' variance resulting in a 0' setback to the front yard property line fronting Keller Street for fence placement. The property is located at 140 Blaize Ave and extends to Keller Street; Parcel 149M-2-30-009.000, Part 47 & 49A, 3<sup>rd</sup> Ward, Bay St. Louis. The property is zoned C-2, Neighborhood Commercial District.

Lori Dumaine approached asking for a variance to put a 6ft privacy fence made of brick or stucco.

Terri Stolz approached concerned about a tall fence on the property line blocking vision of traffic.

Motion to approve a variance of 2' resulting in 6' to fence height regulations with the stipulation that there be a 3 ft setback to the front yard on Keller St for the fence placement at 140 Blaize Ave extending to Keller Street. Parcel 149M-2-30-009.000.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Amy Doescher, Co-Chairman
<b>SECONDER:</b>	Chet LeBlanc, Commissioner
<b>AYES:</b>	Breland, Lewis, Doescher, Weber, Watson, LeBlanc
<b>ABSENT:</b>	Willie Acker

- D) SMITH - 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. Parcel 2 will meet all requirements for subdivision of property. However, Parcel 1 will need a variance of 1,158.63sf resulting in a total of 10,841.37sf to the lot area. The property is located at 1305 Old Spanish Trail and extends to 502 Sixth Street; Parcel 137P-1-35-034.000, Lots 20-22, 29-31 & pt. 28, Block 64, Bay St. Louis Land and Improvement Co. Parcel 137P-1-35-033.001, Lots 16-19, Block 64, Bay St. Louis Land and Improvement Co. The property is zoned R-1 Single Family District.

Angelina Smith approached asking to subdivide the lots to create larger parcel to build a home.

Patricia Tustin approached wanting reassurance that no apartments or complexes are being put on the parcel.

Motion to approve Subdivision Plat Approval and a variance of 1,158.63sf resulting in a total of 10,841.37sf to the lot area at 1305 Old Spanish Trail extending to 502 Sixth Street. Parcels 137P-1-35-034.000 and 137P-1-35-033.001.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Harold Weber, Commissioner
<b>SECONDER:</b>	Reid Watson, Commissioner
<b>AYES:</b>	Breland, Lewis, Doescher, Weber, Watson, LeBlanc
<b>ABSENT:</b>	Willie Acker

- E) GILSON - application for Special Exception and Variance to the Zoning Ordinance. The applicant is asking for a Special Exception to allow an existing structure to be converted to an accessory dwelling to the rear of the property. If granted, the applicants will need a variance of 13' resulting in a 7' setback to the rear yard. The property is located at 264 Washington Street and intersects with Third Street; Parcel 149M-2-30-114.000, Lot 316, D & E, 3<sup>rd</sup> Ward, Bay St. Louis. The property is zoned C-2, Neighborhood Commercial District.

Caitlin Gilson approached asking for Special Exception and variance to convert an existing garage into a small dwelling.

Terri Stolz approached on behalf of a neighbor in approval of the application.

Motion to approve application for Special Exception to allow existing structure to become an accessory dwelling and a variance of 13' resulting in 7' setback to the rear yard at 264 Washington Street. Parcel 149M-2-30-114.000.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Clark Breland, Commissioner
<b>SECONDER:</b>	Reid Watson, Commissioner
<b>AYES:</b>	Breland, Lewis, Doescher, Weber, Watson, LeBlanc
<b>ABSENT:</b>	Willie Acker

- F) 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.

No one came forward to represent the application.

Deborah Akin approached asking about requirements for the application R-2 zoning.

Motion to table 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.

**RESULT:           TABLED [UNANIMOUS]**

**Next: 8/27/2019 5:30 PM**

**MOVER:**           Kyle Lewis, Chairman

**SECONDER:**       Harold Weber, Commissioner

**AYES:**            Breland, Lewis, Doescher, Weber, Watson, LeBlanc

**ABSENT:**          Willie Acker

- G) **ROMANO** - application for Special Exception and Variance to the Zoning Ordinance. The applicant is asking for a Special Exception to construct an accessory dwelling to the rear of the property. If granted, a variance of 3' resulting in a 5' setback to the side yard as well as a variance of 15' resulting in a 5' setback to the rear yard will be needed. In addition a variance of 1,200sf resulting in a total of 13,800sf to the lot area will be needed. The property is located at 300 North Second Street; parcel 149F-0-29-165.000, 1<sup>st</sup> Ward, 351B & 385, Bay St. Louis, V-5-524, AA-28-227. The property is zoned R-3 Multi-Family District.

Mr. Romano approached asking for a Special Exception and a variance to build an accessory dwelling on his property.

Motion to approve Special Exception to build an accessory dwelling and the following variances; 3' resulting in a 5' side yard setback, 15' resulting in a 5' rear yard setback and 1,200sf resulting in 13,800sf to the lot area at 300 North Second Street. Parcel 149F-0-29-165.000.

**RESULT:           APPROVED [UNANIMOUS]**

**MOVER:**           Amy Doescher, Co-Chairman

**SECONDER:**       Chet LeBlanc, Commissioner

**AYES:**            Breland, Lewis, Doescher, Weber, Watson, LeBlanc

**ABSENT:**          Willie Acker

- H) **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, 3<sup>rd</sup> Ward, 10 & 11A, Bay St. Louis. Parcel 149L-0-29-191.000, 3<sup>rd</sup> Ward, Bay St. Louis. The properties are zoned R-1, Single Family District.

Terri Stolz approached asking for subdivision plat approval and a variance to straighten out the property line to make each parcel equal in size.

Katheline Monti approached in concern with the parking and entrance of cars on her private driveway.

Motion to approve Subdivision Plat Approval and the following variances; Parcel 1, 51.55' resulting in 48.45' to lot width, 6,913.57sf resulting in 5,086.43sf to lot area. The proposed residence will need 2' resulting in a 6' side yard setback. Parcel 2, 51.55' resulting in 48.45' to the lot width, 6,650.36sf resulting in 5,349.64sf to the lot area. Additionally, a rear structure will need 2.4' resulting in 2.6' side yard setback at 122 and 124 Bookter Street. Parcels 149L-0-29-190.000 and 149L-0-29-191.000.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Chet LeBlanc, Commissioner
<b>SECONDER:</b>	Clark Breland, Commissioner
<b>AYES:</b>	Breland, Lewis, Doescher, Weber, Watson, LeBlanc
<b>ABSENT:</b>	Willie Acker

**Approve Minutes**

A)

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Amy Doescher, Co-Chairman
<b>SECONDER:</b>	Chet LeBlanc, Commissioner
<b>AYES:</b>	Breland, Lewis, Doescher, Weber, Watson, LeBlanc
<b>ABSENT:</b>	Willie Acker

**Adjournment**

The meeting was closed at 6:20 PM

A)

Motion to adjourn the meeting.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Chet LeBlanc, Commissioner
<b>SECONDER:</b>	Kyle Lewis, Chairman
<b>AYES:</b>	Breland, Lewis, Doescher, Weber, Watson, LeBlanc
<b>ABSENT:</b>	Willie Acker

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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