



Agenda
Bay Saint Louis
Planning & Zoning Commission Meeting
Regular Meeting
September 24, 2019
5:30 p.m.

Applications

1. RUSSO - application for Special Subdivision Plat Approval and Variance to the Zoning Ordinance. The applicant is asking to subdivide this parcel into two new parcels. Parcel 1 will need variance of 45.30' resulting in 54.70' to the lot width and a variance of 3,734sf resulting in a total of 8,266sf to the lot area. Parcel 2 will need a variance of 45.29' resulting in 54.71' to the lot width and a variance of 3,574sf resulting in a total of 8,426sf to the lot area. The property is located at 2076 Hollywood Drive; Parcel 137D-0-42-088.000, Pt. J.B. Lardasse Cl., Sec. 42-8-14, Z-0-213AA2, 0-258, (Parcel 146 & 147). The property is zoned R-1, Single-Family District.
2. CORR- application for Variance to the Zoning Ordinance. The applicant is asking for a variance of 2' resulting in 6' setback to the side yard. In addition, the applicant will need a variance of 16.3' resulting in 3.7' setback to the rear yard. The property is located at 302 South Toulme Street; Parcel 149L-0-29-139.000, 2nd Ward, 185 & 192A, Bay St. Louis. The property is zoned C-1 Central Business District.
3. BELOTE - application for Special Subdivision Plat Approval and Variance to the Zoning Ordinance. The applicant is asking to subdivide this parcel into two new parcels. If approved, Parcel one will need a variance of 50.07' resulting in 49.93' to the lot width and a variance of 6,599sf resulting in a total of 5,401sf to the lot area. Parcel two will need a variance of 50.07' resulting in 49.93' to the lot width and a variance of 6,606sf resulting in 5,394sf to the lot area. The property is located at 58 Good Street; Parcel 136P-0-37-065.000, Lot 20 & 21, Block B, Jourdan River Isles. The property is zoned R-1 Single Family District.
4. DAWES - application for Variance to the Zoning Ordinance. The applicant's intention is to construct an addition to the rear of the residence. The applicant is asking for a variance of 9' resulting in 11' setback to the rear yard. The property is located at 312 Carroll Avenue; parcel 149F-0-29-124.000, 33E, ½ Carroll Subdivision. The property is zoned R-2, Two Family District.
5. DANGERMOND - application for Special Use District and Variance to the Zoning Ordinance. The applicant is asking for approval of a Special Use to allow a mix use of this property. The applicant is wanting to convert an accessory structure into a residential dwelling that would result in mixed use of the land on one parcel of property. If Special Use is granted, the applicant will need a variance of 159sf resulting in 591sf to the floor area. A variance of 14'8" resulting in 5'4" to the rear yard setback and a variance of 4.078 acres resulting in .92 acres to the land area. The property is located at 303 Union Street; Parcel 149M-1-29-044.000, 2ND Ward, 242, Bay St. Louis. The property is zoned C-2, Neighborhood Commercial District. NOTE: See Section 401.4 PRINCIPLE BUILDING REGULATIONS & Section 621.1, PURPOSE.
6. DUPLESSIS - application for Subdivision Plat Approval and Variance to the Zoning Ordinance. The applicant is asking to subdivide this parcel into three new parcels. Parcel two will need a variance of 5' resulting in 70' to the lot width and a variance of 3,484.20sf resulting 7,015.80sf to the lot area. Parcel 3 will need a variance of 5' resulting in 70' to the lot width and a variance of

3,432.45sf resulting in 7,062.55sf to the lot area. The property is located at 341 Main Street; parcel 149E-0-29-272.000, 549 & Pt. 548, 1st Ward, Bay St. Louis. The property is zoned R-2, Two Family District.

Approve Minutes

Adjournment

7.

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: September 24, 2019
Subject: Motion to approve application for Special Subdivision Plat Approval and Variance to the Zoning Ordinance at 2076 Hollywood Drive. Parcel 137D-0-42-088.000.

RUSSO - application for Special Subdivision Plat Approval and Variance to the Zoning Ordinance. The applicant is asking to subdivide this parcel into two new parcels. Parcel 1 will need variance of 45.30' resulting in 54.70' to the lot width and a variance of 3,734sf resulting in a total of 8,266sf to the lot area. Parcel 2 will need a variance of 45.29' resulting in 54.71' to the lot width and a variance of 3,574sf resulting in a total of 8,426sf to the lot area. The property is located at 2076 Hollywood Drive; Parcel 137D-0-42-088.000, Pt. J.B. Lardasse Cl., Sec. 42-8-14, Z-0-213AA2, 0-258, (Parcel 146 & 147). The property is zoned R-1, Single-Family District.



Zoning Department Report

To: Planning & Zoning Commission
From: Caitlin Thompson,
Date: September 24, 2019
Subject: Motion to approve application for Variance to the Zoning Ordinance at 302 South Toulme Street. Parcel 149L-0-29-139.000

CORR- application for Variance to the Zoning Ordinance. The applicant is asking for a variance of 2' resulting in 6' setback to the side yard. In addition, the applicant will need a variance of 16.3' resulting in 3.7' setback to the rear yard. The property is located at 302 South Toulme Street; Parcel 149L-0-29-139.000, 2nd Ward, 185 & 192A, Bay St. Louis. The property is zoned C-1 Central Business District.



Zoning Department Report

To: Planning & Zoning Commission
From: Caitlin Thompson,
Date: September 24, 2019
Subject: Motion to approve application for Special Subdivision Plat Approval and Variance to the Zoning Ordinance at 58 Good Street. Parcel 136P-0-37-065.000.

BELOTE - application for Special Subdivision Plat Approval and Variance to the Zoning Ordinance. The applicant is asking to subdivide this parcel into two new parcels. If approved, Parcel one will need a variance of 50.07' resulting in 49.93' to the lot width and a variance of 6,599sf resulting in a total of 5,401sf to the lot area. Parcel two will need a variance of 50.07' resulting in 49.93' to the lot width and a variance of 6,606sf resulting in 5,394sf to the lot area. The property is located at 58 Good Street; Parcel 136P-0-37-065.000, Lot 20 & 21, Block B, Jourdan River Isles. The property is zoned R-1 Single Family District.



Zoning Department Report

To: Planning & Zoning Commission
From: Caitlin Thompson,
Date: September 24, 2019
Subject: Motion to approve application for Variance to the Zoning Ordinance

DAWES - application for Variance to the Zoning Ordinance. The applicant's intention is to construct an addition to the rear of the residence. The applicant is asking for a variance of 9' resulting in 11' setback to the rear yard. The property is located at 312 Carroll Avenue; parcel 149F-0-29-124.000, 33E, ½ Carroll Subdivision. The property is zoned R-2, Two Family District.



Zoning Department Report

To: Planning & Zoning Commission
From: Caitlin Thompson,
Date: September 24, 2019
Subject: Motion to approve application for Special Use District and Variance to the Zoning Ordinance at 303 Union Street. Parcel 149M-1-29-044.000.

DANGERMOND - application for Special Use District and Variance to the Zoning Ordinance. The applicant is asking for approval of a Special Use to allow a mix use of this property. The applicant is wanting to convert an accessory structure into a residential dwelling that would result in mixed use of the land on one parcel of property. If Special Use is granted, the applicant will need a variance of 159sf resulting in 591sf to the floor area. A variance of 14'8" resulting in 5'4" to the rear yard setback and a variance of 4.078 acres resulting in .92 acres to the land area. The property is located at 303 Union Street; Parcel 149M-1-29-044.000, 2ND Ward, 242, Bay St. Louis. The property is zoned C-2, Neighborhood Commercial District. NOTE: See Section 401.4 PRINCIPLE BUILDING REGULATIONS & Section 621.1, PURPOSE.



Zoning Department Report

To: Planning & Zoning Commission
From: Caitlin Thompson,
Date: September 24, 2019
Subject: Motion to approve application for Subdivision Plat Approval and Variance to the Zoning Ordinance.

DUPLESSIS - application for Subdivision Plat Approval and Variance to the Zoning Ordinance. The applicant is asking to subdivide this parcel into three new parcels. Parcel two will need a variance of 5' resulting in 70' to the lot width and a variance of 3,484.20sf resulting 7,015.80sf to the lot area. Parcel 3 will need a variance of 5' resulting in 70' to the lot width and a variance of 3,432.45sf resulting in 7,062.55sf to the lot area. The property is located at 341 Main Street; parcel 149E-0-29-272.000, 549 & Pt. 548, 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: September 24, 2019
Subject: Motion to adjourn the meeting of 09-24-2019.