



Agenda
Bay Saint Louis
Planning & Zoning Commission Meeting
Regular Meeting
November 26, 2019
5:30 p.m.

Applications

1. 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.
2. BEZOU - Application for Variance to the Zoning Ordinance. The applicants' intention is to construct a single family residence on the property. Therefore, the applicants will need a variance of 2' resulting in an 6' setback to the side yard. The property is located at 216 Citizen Street; Parcel 149N-0-30-042.000, 15G & 16G, 4th Ward, Bay St. Louis. The property is zoned R-2, Two-Family District.
3. PONTHEUX - application for Variance to the Zoning Ordinance. The applicant's intention is to build a single family dwelling on these two parcels of land. The applicants will need a variance of 10' resulting in a 2' setback to the side yard fronting Toulme Street. In addition a variance of 5' resulting in a 3' setback to the east side yard will be needed. The property is located at the corner of 221 Union Street and Toulme Street. Parcel 149L-0-29-165.000, 2 Ward, 235, Pt., Bay St. Louis. 1-6-265. Parcel 149L-0-29-164.000, 2nd Ward, 235, S. 104', Bay St. Louis, AA-23-397. The property is zoned R-2, Two-Family District.
4. CORR - application for Special Subdivision Plat Approval, Variance and Map amendment to the Zoning Ordinance. The applicant is asking to change the configuration of two parcels in two new parcels of land. Parcel 2, fronting Carroll Avenue, will meet the required lot area however if granted, Parcel 1 fronting Ulman Ave will need a variance of 1,081.45sf resulting in a total of 8,918.55sf to the lot area. In addition, the applicant is asking for a map amendment to allow an additional square footage of 3,287.91sf to the existing 8,873sf to result in a total of 12,160.91sf to the newly created Parcel 2, fronting Carroll, to be encompassed in the R-3 Multi Family District. The property is located at 451 Ulman Avenue and extends to Carroll Avenue. Parcel 149E-0-29-070.000, 58, E ½ Carroll Subdivision. The property lies in zones C-2, Neighborhood Commercial and R-3, Multi Family Districts.
5. ECUYER - application for Variance to the Zoning Ordinance. The applicants' intention is to add a carport to the front of the existing garage on the property. Therefore, the applicant will need a variance of 13' resulting in 12' setback to the front yard. The property is located at 337 State Street. Parcel 149E-0-29-269.000, 461 1st Ward, Bay St. Louis. The property is zoned R-2, Two - Family District.

Approve Minutes

6.

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. 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 Bourgeois,
Date: November 26, 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 Bourgeois,
Date: November 26, 2019
Subject: Motion to approve application for Variance to the Zoning Ordinance for 216 Citizen Street. Parcel 149N-0-30-042.000.

BEZOU - Application for Variance to the Zoning Ordinance. The applicants' intention is to construct a single family residence on the property. Therefore, the applicants will need a variance of 2' resulting in an 6' setback to the side yard. The property is located at 216 Citizen Street; Parcel 149N-0-30-042.000, 15G & 16G, 4th Ward, Bay St. Louis. The property is zoned R-2, Two-Family District.



Zoning Department Report

To: Planning & Zoning Commission
From: Caitlin Bourgeois,
Date: November 26, 2019
Subject: Motion to approve application for Variance to the Zoning Ordinance at the corner of 221 Union Street and Toulme Street. Parcel 149L-0-29-165.000 and Parcel 149L-0-29-164.000.

PONTHIEUX - application for Variance to the Zoning Ordinance. The applicant's intention is to build a single family dwelling on these two parcels of land. The applicants will need a variance of 10' resulting in a 2' setback to the side yard fronting Toulme Street. In addition a variance of 5' resulting in a 3' setback to the east side yard will be needed. The property is located at the corner of 221 Union Street and Toulme Street. Parcel 149L-0-29-165.000, 2 Ward, 235, Pt., Bay St. Louis. 1-6-265. Parcel 149L-0-29-164.000, 2nd Ward, 235, S. 104', Bay St. Louis, AA-23-397. The property is zoned R-2, Two-Family District.



Zoning Department Report

To: Planning & Zoning Commission
From: Caitlin Bourgeois,
Date: November 26, 2019
Subject: Motion to approve application for Special Subdivision Plat Approval, Variance and Map amendment to the Zoning Ordinance at 451 Ulman Avenue. Parcel 149E-0-29-070.000.

CORR - application for Special Subdivision Plat Approval, Variance and Map amendment to the Zoning Ordinance. The applicant is asking to change the configuration of two parcels in two new parcels of land. Parcel 2, fronting Carroll Avenue, will meet the required lot area however if granted, Parcel 1 fronting Ulman Ave will need a variance of 1,081.45sf resulting in a total of 8,918.55sf to the lot area. In addition, the applicant is asking for a map amendment to allow an additional square footage of 3,287.91sf to the existing 8,873sf to result in a total of 12,160.91sf to the newly created Parcel 2, fronting Carroll, to be encompassed in the R-3 Multi Family District. The property is located at 451 Ulman Avenue and extends to Carroll Avenue. Parcel 149E-0-29-070.000, 58, E ½ Carroll Subdivision. The property lies in zones C-2, Neighborhood Commercial and R-3, Multi Family Districts.



Zoning Department Report

To: Planning & Zoning Commission
From: Caitlin Bourgeois,
Date: November 26, 2019
Subject: Motion to approve application for Variance to the Zoning Ordinance at 337 State Street.
Parcel 149E-0-29-269.000.

ECUYER - application for Variance to the Zoning Ordinance. The applicants' intention is to add a carport to the front of the existing garage on the property. Therefore, the applicant will need a variance of 13' resulting in 12' setback to the front yard. The property is located at 337 State Street. Parcel 149E-0-29-269.000, 461 1st Ward, Bay St. Louis. The property is zoned R-2, Two - Family District.



Zoning Department Report

To: Planning & Zoning Commission
From: Caitlin Bourgeois,
Date: November 26, 2019
Subject: Motion to approve the minutes of 10-29-2019.



Zoning Department Report

To: Planning & Zoning Commission
From: Caitlin Bourgeois,
Date: November 26, 2019
Subject: Motion to adjourn the meeting.