



**Agenda**  
**Bay Saint Louis**  
**Planning & Zoning Commission Meeting**  
**Regular Meeting**  
**April 1, 2019**  
**5:30 p.m.**

**Applications**

1. **SEYMOUR** - application Variance to the Zoning Ordinance. The applicant's intention is to construct a residence on this property. The applicant is asking for a variance of 10' resulting in a total of 15' setback to the front yard. The property in question is located at 11130 Missouri Street; Parcel 135N-2-39-004.000, Lot 43-44, Block 328, Shoreline Park, Unit 3, Addition 1. The property is zoned R-1A, Single-Family District.
2. **ERIC NICHOLS** - application for Variance to the Zoning Ordinance. The applicant's intention is to construct a single family dwelling on this parcel of land. The applicant will need a variance of 1' resulting in a total of 7' setback to the side yard. In addition, the applicant will need a variance of 2' resulting in a total of 18' setback to the rear yard. The property in question is located 516 St. Francis Street; Parcel 137J-0-44-057.000, 100D, 3<sup>rd</sup> Ward, Bay St. Louis. The property is zoned R-2, Two-Family District.
3. **CORR FINANCIAL** - application for Variance to the Zoning Ordinance. The applicant's intention is to construct a single-family dwelling on this parcel of land. The applicant will need a variance of 12' resulting in a total of 8' setback to the rear yard. The property in question is located at 300 South Toulme Street; Parcel 149L-0-29-139.000, 2<sup>nd</sup> Ward, Lots 185 & 192A, Bay St. Louis. The property is zoned C-1 Central Business District.
4. **JOEL DORRIS** - application for Variance to the Zoning Ordinance. The applicant's intention is to construct an 8' wooden privacy fence on the property. Therefore the applicant is asking for a variance of 2' to allow an 8' in height fence to the side yard where a 6' in height fence is allowed by right. The proposed fence will meet the setback requirements if granted. The property in question is located at 3292 Washington Street; Parcel 138B-0-46-226.000, Part Guidon Toulme Claim, 46-6-14. The property is zoned R-1, Single Family District.
5. **DAVID COXE** - application for Subdivision of Property and Variance to the Zoning Ordinance. The applicant is asking to subdivide the parcel of land into two new parcels of land. If granted, Parcel 2B will need a variance of 1,129sf resulting in a total of 9,371sf to the lot area. The property in question is located at 414 St. John Street; Parcel 149E-0-29-363.001, Lot 105, 2<sup>nd</sup> Ward, Bay St. Louis. The property is zoned R-2, Two-Family District.
6. **NGUYEN** - application for Special Exception to the Zoning Ordinance. The applicant is asking for a Special Exception to allow a recreational vehicle park on this parcel of land which is allowed in Section 621: Chart of Uses. The plot will consist of twenty-six (26) recreational vehicle sites. The residence on the adjacent parcel will continue its use as a residence/office. In addition, the applicant will need a variance to Section 401.10, Building Required for Commercial Use. If granted, the applicant will need to go through process of Site Plan Review. The property in question is located at 822 Highway 90; Parcel 137G-0-25-052.006, Part Bouquie Claim, 25-8-14. The property is zoned C-3, Highway Commercial District.

**Approve Minutes**

7.

**Adjournment**



## Zoning Department Report

To: Planning & Zoning Commission  
From: Caitlin Thompson,  
Date: April 1, 2019  
Subject: Seymour - application for Variance to the Zoning Ordinance

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**SEYMOUR** - application Variance to the Zoning Ordinance. The applicant's intention is to construct a residence on this property. The applicant is asking for a variance of 10' resulting in a total of 15' setback to the front yard. The property in question is located at 11130 Missouri Street; Parcel 135N-2-39-004.000, Lot 43-44, Block 328, Shoreline Park, Unit 3, Addition 1. The property is zoned R-1A, Single-Family District.



## Zoning Department Report

To: Planning & Zoning Commission  
From: Caitlin Thompson,  
Date: April 1, 2019  
Subject: Nichols - application for Variance to the Zoning Ordinance

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**ERIC NICHOLS** - application for Variance to the Zoning Ordinance. The applicant's intention is to construct a single family dwelling on this parcel of land. The applicant will need a variance of 1' resulting in a total of 7' setback to the side yard. In addition, the applicant will need a variance of 2' resulting in a total of 18' setback to the rear yard. The property in question is located 516 St. Francis Street; Parcel 137J-0-44-057.000, 100D, 3<sup>rd</sup> Ward, Bay St. Louis. The property is zoned R-2, Two-Family District.



## Zoning Department Report

To: Planning & Zoning Commission  
From: Caitlin Thompson,  
Date: April 1, 2019  
Subject: Corr - application for Variance to the Zoning Ordinance

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**CORR FINANCIAL** - application for Variance to the Zoning Ordinance. The applicant's intention is to construct a single-family dwelling on this parcel of land. The applicant will need a variance of 12' resulting in a total of 8' setback to the rear yard. The property in question is located at 300 South Toulme Street; Parcel 149L-0-29-139.000, 2<sup>nd</sup> Ward, Lots 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: April 1, 2019  
Subject: Dorris - application for Variance to the Zoning Ordinance

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**JOEL DORRIS** - application for Variance to the Zoning Ordinance. The applicant's intention is to construct an 8' wooden privacy fence on the property. Therefore the applicant is asking for a variance of 2' to allow an 8' in height fence to the side yard where a 6' in height fence is allowed by right. The proposed fence will meet the setback requirements if granted. The property in question is located at 3292 Washington Street; Parcel 138B-0-46-226.000, Part Guidon Toulme Claim, 46-6-14. The property is zoned R-1, Single Family District.



## Zoning Department Report

To: Planning & Zoning Commission  
From: Caitlin Thompson,  
Date: April 1, 2019  
Subject: Coxe - application for Subdivision of Property and Variance to the Zoning Ordinance

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**DAVID COXE** - application for Subdivision of Property and Variance to the Zoning Ordinance. The applicant is asking to subdivide the parcel of land into two new parcels of land. If granted, Parcel 2B will need a variance of 1,129sf resulting in a total of 9,371sf to the lot area. The property in question is located at 414 St. John Street; Parcel 149E-0-29-363.001, Lot 105, 2<sup>nd</sup> Ward, Bay St. Louis. The property is zoned R-2, Two-Family District.



## Zoning Department Report

To: Planning & Zoning Commission  
From: Caitlin Thompson,  
Date: April 1, 2019  
Subject: Nguyen - application for Special Exception to the Zoning Ordinance

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**NGUYEN** - application for Special Exception to the Zoning Ordinance. The applicant is asking for a Special Exception to allow a recreational vehicle park on this parcel of land which is allowed in Section 621: Chart of Uses. The plot will consist of twenty-six (26) recreational vehicle sites. The residence on the adjacent parcel will continue its use as a residence/office. In addition, the applicant will need a variance to Section 401.10, Building Required for Commercial Use. If granted, the applicant will need to go through process of Site Plan Review. The property in question is located at 822 Highway 90; Parcel 137G-0-25-052.006, Part Bouquie Claim, 25-8-14. The property is zoned C-3, Highway Commercial District.



## Zoning Department Report

To: Planning & Zoning Commission  
From: Caitlin Thompson,  
Date: April 1, 2019  
Subject: Motion to approve the minutes of 03-26-2019.