



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 1st Ward, Bay St. Louis. The property is zoned C-1 Central Business District.

Tabled

- 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, 1st Ward, Bay St. Louis. The property is zoned R-1 Single Family District.

Approved

- 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, 3rd Ward, Bay St. Louis. The property is zoned C-2, Neighborhood Commercial District.

Approved

- 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.

Approved

- 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, 3rd Ward, Bay St. Louis. The property is zoned C-2, Neighborhood Commercial District.

Approved

- 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, 4th Ward, 15F & 16F, Bay St. Louis, J-0-4, 84. The property is zoned R-2, Two Family District.

Tabled

- 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, 1st Ward, 351B & 385, Bay St. Louis, V-5-524, AA-28-227. The property is zoned R-3 Multi-Family District.

Approved

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

Approved

Approve Minutes

A)

Accepted

Adjournment

The meeting was closed at 6:20 PM

A)

Approved

Clark Breland, Commissioner	Date
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Kyle Lewis, Chairman	Date
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Caitlin Bourgeois, Planning and Zoning Secretary	Date
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