



## Planning Commission Meeting Agenda

July 10, 2024 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

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### Call to Order

### Action Items

1. WHITE – Application for variance to the Zoning Ordinance submitted by Pamela White. The applicant is requesting a variance of 1’ resulting in 7’ setback to the side yard for the construction of a carport. The property is located at 346 St. George Street. Parcel 149E-0-29-122.000, 416 1ST WARD BAY ST LOUIS. The property is zoned R-2 Two-Family District.
2. LEMAIRE – Application for variance to the Zoning Ordinance submitted by Thomas LeMaire. The applicant is requesting a variance of 3.8 feet resulting in 8.2 feet setback to the side yard on Sycamore Street for the construction of a dwelling. The property is located at 500 South Beach Boulevard. Parcel 149P-0-30-002.000, 243D 3RD WARD BAY ST LOUIS. The property is zoned R-4 Beachfront Residential District.
3. AJAX LLC – Application for an amendment to the zoning ordinance. The applicant is requesting to change the zoning from the current R-1 Single Family District to R-1A Single Family District. The property is located on Chapman Road. Parcels 138H-0-46-028.000 through and including Parcel 138H-0-46-297.000 Coastal Gables Townhomes.

### Minutes Approval

4. Motion to approve the minutes of June 12, 2024

### Adjourn

5. Motion to adjourn the meeting of July 10th, 2024.

TO: Planning and Zoning Commission  
City of Bay St. Louis

RE: 346 St George Street  
149E-0-29-122.000  
416 1ST WARD BAY ST LOUIS

HEARING DATE: July 10, 2024

I reviewed Pamela White's application for a Variance to the Zoning Ordinance. The property is at 346 St George Street, in the R-2, Two-Family District. The R-2 district requires a 25-foot front yard setback, an 8-foot side yard setback, and a 20-foot rear yard setback.

The applicant is requesting a side yard setback to construct a carport.

**Side Yard Setback:**

Required: 8'

Proposed Distance of side yard: 7'

Variance Request: 1'

**The administration recommends approve of the variance.**

- The parcel is only 49'
- Bay St Louis Historic Preservation Commission has already approved the carport

If I can be of any further assistance in this matter, please feel free to call my office at 228-466-5516.

Jeremy L Burke  
Zoning Administrator

APPLICATION FOR VARIANCE TO THE ZONING ORDINANCE

Please complete this form in its entirety; failure to do so may cause a delay in the submittal of your application to the Planning and Zoning Commission.

The following information is required before this application will be submitted to the Planning and Zoning Commission for consideration.

OWNER: Pamela White

ADDRESS: 346 St. George St.  
Bay St. Louis, Ms 39520

PHONE: 504-460-4490

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE

129 Brockenbraugh Ct. Metairie, La 70005

1. Legal description of property to be considered for variance as described in the Hancock County tax rolls:

Lot 416, First Ward, City of Bay St. Louis, Hancock County, Mississippi, 346 St. George St.

2. Parcel number(s) as described in the Hancock County tax rolls:

149E-0-29-122.000

3. Present Zoning: \_\_\_\_\_

4. Present use of building/property: Secondary home

Application fee of \$<sup>250</sup>~~100~~ (Residential): Residential

Application fee of \$<sup>250</sup>~~100~~ (Commercial): \_\_\_\_\_

**Article XIII**

**1303 APPEALS, HEARING AND NOTICE**

Every appeal or application shall refer to the specific provision of the ordinance involved and shall set forth the interpretation that is claimed, the use for which a special exception is sought, or the details of the variance that is applied for and the case may be, and accompanied by a plat or plan, drawn to scale, showing the actual dimensions of the parcel of land to be built upon and used, the size of any building to be erected, and the location of the building upon the lot, the materials to be used and other such information as may be deemed necessary to provide full information regarding intended use. The Municipal Clerk shall forthwith transmit the appeal or application to the Commission together with all papers constituting the record upon which the action appealed from was taken.

**Article XIII**

**1305.3 VARIANCES**

To recommend such variances from the terms of this Ordinance as will not be contrary to the public interest where, owing to special conditions, literal enforcement of the provisions of this Ordinance will in an individual case result in unnecessary hardship, so that the spirit of the Ordinance shall be observed, public safety and welfare secured, and substantial justice be done. Such variance may be granted in such case of unnecessary hardship upon a finding by the City Council that all of the following conditions exist:

- A. There are extraordinary and exceptional conditions which pertain to the particular piece of property in question because of its size, shape, or topography that are not applicable to other lands or structures in the same district.
- B. The literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other residents of the district in which the property is located.
- C. Granting the variance requested will not confer upon the applicant any special privileges that are denied to other residents of the district in which the property is located.
- D. The requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare.
- E. The special circumstances are not the result of the actions of the applicant.
- F. The existence of a nonconforming use of neighboring land, buildings, or structures in the same district or of permitted or nonconforming uses in other districts shall not constitute a reason for the requested variance.
- G. The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure.
- H. The variance is not a request to permit a use of land, building, or structure which is not permitted by right or by special exception in the district involved.

I. Notice of public hearing shall be given as in Section 1305.2(A).

J. The variance can't be transferred to a subsequent owner of the property, if the variance is unused.

K. The grant of a variance shall expire if the variance has not been activated within six (6) months of final approval. "Activation" shall mean obtaining a building permit for the required or necessary construction. In addition, the activation shall not be effective unless the construction is completed within six (6) months of obtaining the building permit. On good cause shown, the Bay St. Louis City Council may extend the above stated time limits for up to a maximum of six (6) months.

Please submit the following documentation with your application:

1. What is the specific provision of the ordinance involve: 8' set back. Only have 7' from property line
2. The use for which a variance is sought To build a 14'x18' carport  
Need variance for 1' off right side property line.
3. If request is for a setback variance, please answer the following:

Front yard setback requirement  
 Proposed distance remaining to the property line  
 Total front yard setback variance needed

Side yard setback requirement  
 Proposed distance remaining to the property line  
 Total side yard setback variance needed

Rear yard setback requirement  
 Proposed distance remaining to the property line  
 Total rear yard setback variance needed

One side <

4. If request is for a variance other than setback, please answer the following:

Required total square footage of lot  
 Proposed square footage of lot  
 Total square footage needed to lot

Required minimum width of lot  
 Proposed minimum width of lot  
 Total variance to minimum lot width needed

Required fence height  
 Proposed fence height  
 Total fence height variance needed

5. Other type(s) of variance needed:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. A plat or plan, drawn to scale, showing the actual dimensions of the parcel of land to be built upon.

7. Size of any building to be erected, and the location of the building upon the lot.

8. Materials to be used (Exterior Finish) and other such information as may be deemed necessary to provide full information regarding intended use.

9. Is the property in question in a sub-division? NO

10. If the property in question is within a sub-division, is there an existing covenant running with the land? \_\_\_\_\_

11. If the answer to question 9 is yes, please state the book and page numbers where the stated restrictive covenants are filed in the Chancery Clerks Office of Hancock County.

Book Number \_\_\_\_\_

Page Number \_\_\_\_\_

It is warranted in good faith by the owners whose name is signed hereto that all of the above facts are true and correct.

Chad Rice  
Applicant's Signature

5/24/24  
Date

FOR OFFICE USE ONLY

Date of Application received: \_\_\_\_\_

# Geoportal Map



DISCLAIMER: Any user of this map product accepts its faults and assumes all responsibility for the use thereof, and further agrees to hold Hancock County harmless from and against any damage, loss or liability arising from any use of the map product. Users are cautioned to consider carefully the provisional nature of the maps and data before using it for decisions that concern personal or public safety or the conduct of business that involves monetary or operational consequences. Conclusions drawn from, or actions undertaken, on the basis of such maps and data, are the sole responsibility of the user.

Item # 1.

Street View

**149E-0-29-122.000**

**Parcel Number:** 149E-0-29-122.000  
**Owner Name:** WHITE PAMELA A  
**Owner Address:** 129  
 BROCKENBRAUGH CRT  
**Owner City, State ZIP:** METAIRIE, LA  
 70005  
**Physical Address:** 346 ST GEORGE ST  
**Improvement Type:** RES  
**Year Built:** 1950  
**Base Area:** 758  
**Adjusted Area:** 786  
**Actual Total Value:** 73989  
**Taxable Total Value:** 0  
**Estimated Tax:** 1291.14  
**Homestead Exemption:** No  
**Deed Book:** 2022  
**Deed Page:** 10840  
**Legal Description 1:** 416 1ST WARD  
 BAY ST LOUIS  
**Legal Description 2:**  
**Legal Description 3:**  
**Legal Description 4:**  
**Legal Description 5:**  
**Legal Description 6:**  
**Longitude:** 0  
**Latitude:** 0  
**Square Footage:** 3109.44

TO: Planning and Zoning Commission  
City of Bay St. Louis

RE: 500 South Beach Blvd  
149P-0-30-002.000  
243D 3RD WARD BAY ST LOUIS

HEARING DATE: July 10, 2024

I have reviewed Thomas LeMaire's application for a Variance to the Zoning Ordinance. The property is located at 500 South Beach Blvd. It lies in an R-4, Residential Single-Family, which requires a 50-foot front yard setback, 8-foot side yard setback, and 20-foot rear yard setback. The tax parcel is a corner lot; therefore, the required side yard setback of Sycamore Road is 12'.

The applicant is requesting a side yard variance on Sycamore Street.

**Side Yard Variance:**

Required: 12' (Sycamore Street)

Proposed Distance: 8.2'

Variance Requested: 3.8'

500 South Beach Blvd is not the traditional S Beach Blvd lot because of its size and shape. The parcel is 8319 square feet and is about 50' wide.

**The administration recommends the approval of the variance.**

- 1) The house that currently sits on the property has approval from the Bay St Louis Historic Preservation Commission to demo the house once building permits are approved
- 2) The side yard setback on the current house on the Sycamore Street side of the house is 8'
- 3) 500 S Beach Blvd is not a wide lot.

If I can further assist, please call my office at 228-466-5516.

Sincerely,

Jeremy L Burke  
Zoning Administrator

### APPLICATION FOR VARIANCE TO THE ZONING ORDINANCE

Please complete this form in its entirety; failure to do so may cause a delay in the submittal of your application to the Planning and Zoning Commission.

The following information is required before this application will be submitted to the Planning and Zoning Commission for consideration.

OWNER: Thomas LeMaire

ADDRESS: 8519 Lake Peigneur Rd #1  
New Iberia, LA 70560

PHONE: 225-266-3579

**ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE**

500 S Beach Blvd, Bay St. Louis, MS 39520

1. Legal description of property to be considered for variance as described in the Hancock County tax rolls:

~~see Survey Attached Lot 243D Parcel #2~~

243D 3RD WARD BAY ST LOUIS

2. Parcel number(s) as described in the Hancock County tax rolls:

149P-0-30-002.000

3. Present Zoning: residential

4. Present use of building/property: \_\_\_\_\_

Application fee of \$<sup>750</sup>~~100~~ (Residential):

Application fee of \$<sup>250</sup>~~200~~ (Commercial): \_\_\_\_\_

- I. Notice of public hearing shall be given as in Section 1305.2(A).
- J. The variance can't be transferred to a subsequent owner of the property, if the variance is unused.
- K. The grant of a variance shall expire if the variance has not been activated within six (6) months of final approval. "Activation" shall mean obtaining a building permit for the required or necessary construction. In addition, the activation shall not be effective unless the construction is completed within six (6) months of obtaining the building permit. On good cause shown, the Bay St. Louis City Council may extend the above stated time limits for up to a maximum of six (6) months.

Please submit the following documentation with your application:

- 1. What is the specific provision of the ordinance involved \_\_\_\_\_
- 2. The use for which a variance is sought New Residence

3. If request is for a setback variance, please answer the following:

- \_\_\_\_\_ Front yard setback requirement
- \_\_\_\_\_ Proposed distance remaining to the property line
- \_\_\_\_\_ Total front yard setback variance needed
- 12 Side yard setback requirement (corner lot)
- 8.2 Proposed distance remaining to the property line
- 3.8 Total side yard setback variance needed
- \_\_\_\_\_ Rear yard setback requirement
- \_\_\_\_\_ Proposed distance remaining to the property line
- \_\_\_\_\_ Total rear yard setback variance needed

4. If request is for a variance other than setback, please answer the following:

- \_\_\_\_\_ Required total square footage of lot
- \_\_\_\_\_ Proposed square footage of lot
- \_\_\_\_\_ Total square footage needed to lot
- \_\_\_\_\_ Required minimum width of lot
- \_\_\_\_\_ Proposed minimum width of lot
- \_\_\_\_\_ Total variance to minimum lot width needed
- \_\_\_\_\_ Required fence height
- \_\_\_\_\_ Proposed fence height
- \_\_\_\_\_ Total fence height variance needed

5. Other type(s) of variance needed:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. A plat or plan, drawn to scale, showing the actual dimensions of the parcel of land to be built upon.

7. Size of any building to be erected, and the location of the building upon the lot.

8. Materials to be used (Exterior Finish) and other such information as may be deemed necessary to provide full information regarding intended use.

9. Is the property in question in a sub-division? \_\_\_\_\_

10. If the property in question is within a sub-division, is there an existing covenant running with the land? \_\_\_\_\_

11. If the answer to question 9 is yes, please state the book and page numbers where the stated restrictive covenants are filed in the Chancery Clerks Office of Hancock County.

Book Number \_\_\_\_\_

Page Number \_\_\_\_\_

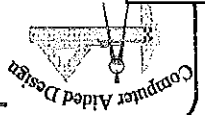
It is warranted in good faith by the owners whose name is signed hereto that all of the above facts are true and correct.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

**FOR OFFICE USE ONLY**

Date of Application received: \_\_\_\_\_



Techni-CAD Drafting Service  
 17121 Fenton-Dedeaux Road  
 Kiln, MS 39556  
 Ph: 228-326-4232 email: atoshmoment@aol.com

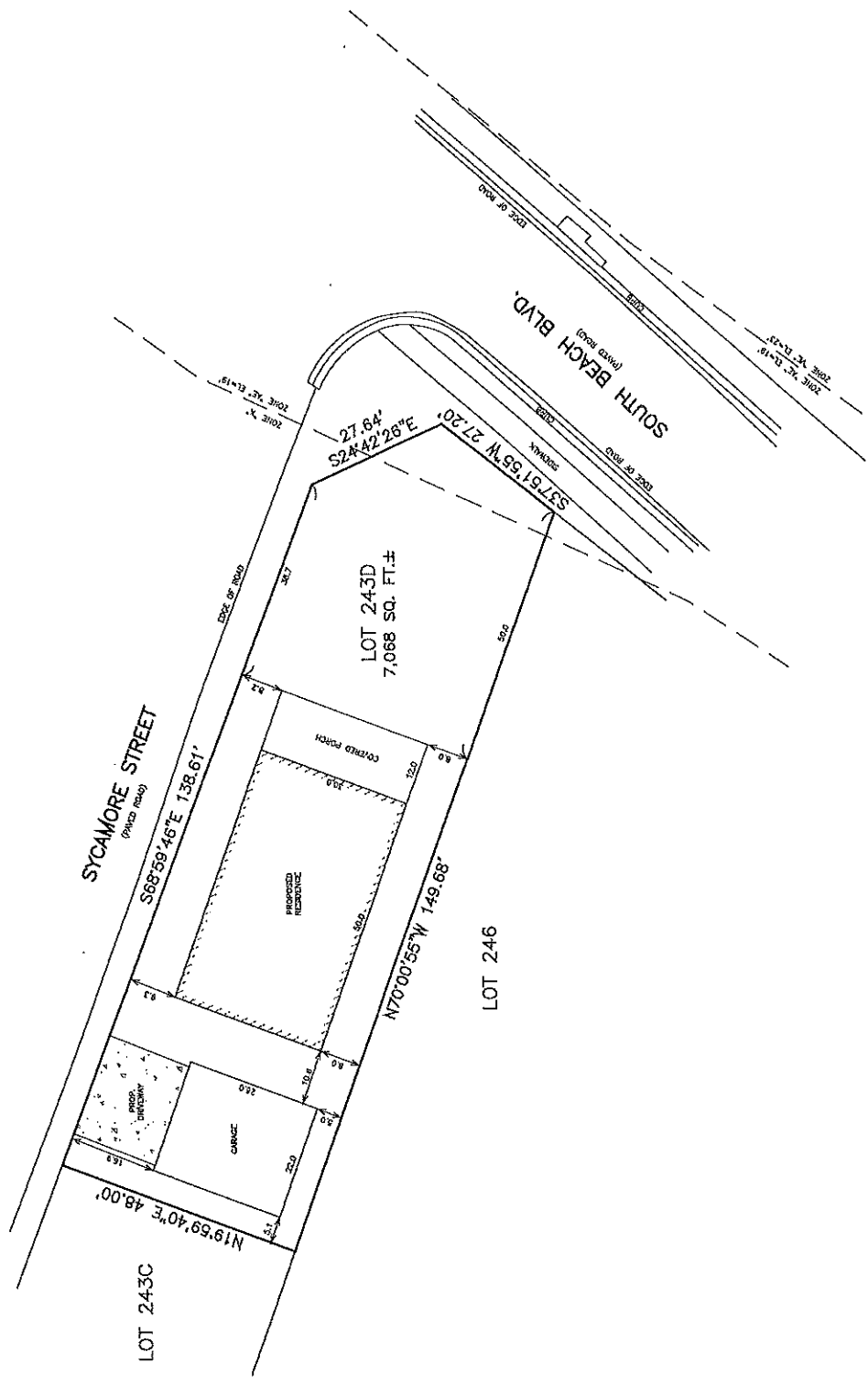
Prepared For:  
 Thomas LeMoire  
 South Beach Blvd.  
 Bay St. Louis, MS

Scale: 1"=50'  
 W.O. #: 52124  
 Date: 5/21/24  
 Drawn by: TLP  
 Street: P

- NOTES:**
1. All work shall be performed in accordance with all applicable codes, ordinances, regulations, and FMVA MS2.
  2. It is the responsibility of the owner to check all dimensions for the job before construction.
  3. Contractor shall insure compatibility of the building materials with the soil and water table.
  4. The contractor is responsible for adjusting and verifying all measurements, utility and water structures.
  5. All federal, state, and local codes, ordinances, regulations, and codes shall be followed. The contractor shall obtain all necessary permits and shall take preference over anything shown, described, or implied where same are variances.

# Plot Plan

PART OF LOT 243,  
 THIRD WARD, CITY OF BAY ST. LOUIS,  
 HANCOCK CO., MS



Plot Plan

Note:  
 Plot plan is drawn per survey done by MP SURVEY & GEOMATICS,  
 MP DESIGN GROUP, dated 09/05/2023, project# 0077.23.0B3



Caitlin Bourgeois <cthompson@baystlouis-ms.gov>

**Fw: Thomas LeMaire Variance application of 3.8 feet for 500 South Beach Blvd -- July 10, 2024 meeting**

1 message

**Joe-Kathleen Monti** <jkmonti@live.com>

Fri, Jul 5, 2024 at 12:07 PM

To: Caitlin Thompson Bourgeois <cthompson@baystlouis-ms.gov>, Jeremy Burke <jburke@baystlouis-ms.gov>

To Jeremy & Caitlin:

Please include our letter below to the application for the LeMaire variance request before the P&Z Commission on July 10, 2024, and distribute it to the Commission.

Many thanks,  
Kathleen & Joe Monti

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\*\*\*\*\*

To: Jeremy Burke, BSL P&Z Administrator &  
All members of the Planning & Zoning Commission

From: Kathleen & Joe Monti  
105 Sycamore Street (at corner of S. Beach Blvd)

RE: LeMaire variance application for 500 S. Beach Blvd

Date: July 5, 2024

Dear Jeremy and P&Z Board Members:

Recently Thomas LeMaire and Sandie McNabb visited with us to discuss their need to change plans from a renovation to their home at 500 S. Beach Blvd to a full demolition and new construction due to extensive termite damage. Our two houses are across Sycamore Street from each other but both face S. Beach Blvd.

The application before you tonight is a variance request for 3.8 feet to reduce the Sycamore side yard setback from the required 12 feet to a requested 8.2 feet setback. **The existing house (built after Hurricane Katrina) has a similar setback and we have no objection to this variance request on the Sycamore Street side for the construction of their new house.**

However, at our meeting, we did express two of our concerns with them that we felt needed to be considered prior to their final plans and construction of the house because it might involve additional variances.

First of all, the plat we saw does not show the drip line of a live oak tree. The tree is actually on the Trawick parcel property line between the two properties and the branches and drip line extend into the LeMaire property. Even though their plat shows the required 8 feet side yard setback here, we could not determine where the actual house would be located and if it would interfere with the drip line of the live oak tree. Because we thought this might be a problem, we recommended they seek advice from Anita Warner and John Adam.

Secondly, the plat shows a detached garage/carport on the back of the property. We advised Thomas and Sandie that if their plan was to turn part of this structure into living quarters (i.e., bedroom, bathroom, and/or kitchenette), that we would NOT SUPPORT this at all and would, in fact, actively oppose it. We just wanted them to understand before making final plans for their house that their parcel does not qualify for an Accessory Dwelling to be built on this 8,319 square foot parcel according to the Zoning Ordinance. It is our expectation that the Zoning Department and the Building Department will diligently enforce the Zoning's prohibition of an Accessory Dwelling on their lot before, during, and after construction.

Thomas and Sandie have hit several unfortunate setbacks in their journey to live in the Sycamore Street/Beach Blvd area and we do not wish to add to this. Acceptable remedies can be recommended regarding our two concerns prior to their taking the next step of submitting plans to the Building Department for approval. We look forward to seeing their new construction begin and having them enjoy their new house as our neighbors.

Sincerely,

Item # 2.

Kathleen Monti 228-216-0711  
Joe Monti 228-216-7409

# APPLICATION FOR AMENDMENT TO THE ZONING ORDINANCE

Please complete this form in its entirety; failure to do so may cause a delay in the submittal of your application to the Planning and Zoning Commission.

The following information is required before this application will be submitted to the Planning and Zoning Commission for consideration.

OWNER: ADAX, LLC

ADDRESS: 114 MAID STREET  
BAY St. Louis, MS 39520

PHONE: 228-493-9939

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE.  
CHAPMAN ROAD

APPLICATION FEE OF \$250.00: \_\_\_\_\_

### CRITERIA

Zoning ordinances are not intended to be changed lightly and are presumed to be "well planned and adopted to be permanent." As a result of the presumption of permanency, it is necessary for one seeking a change in zoning to show the following:

1. Legal description of property to be considered for proposed amendment to the Zoning Ordinance as described in the Hancock County tax rolls.  
LOTS 1-266, INCLUSIVE, COASTAL PARCELS TOWNHOMES  
(SEE ALSO ATTACHED LEGAL DESCRIPTION)
2. Parcel number(s) as described in the Hancock County tax rolls.  
PARCELS 138H-0-46-028.000 THROUGH AND INCLUDING  
PARCEL 138H-0-46-297.000
3. Present Zoning: R-1
4. Proposed Zoning: R-1A
5. Proposed use of property is rezoned: RESIDENTIAL-SINGLE FAMILY
6. Is the property to be rezoned in a subdivision?  YES  NO

7. If construction is being considered for the property in question, please provide a sketch Of building, showing dimensions and all property setbacks.

8. Text Amendment:

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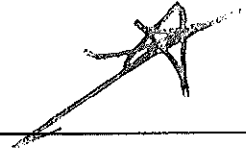
8. Provide the specific provision(s) of the ordinance involved for your zoning request as listed below under AMENDMENTS: CHANGE IN CONDITIONS

Article XIV, AMENDMENTS  
1401.3 AMENDMENT POLICY

- A. **Mistake.** There is a mistake in the Zoning Ordinance or the Zoning Map and it is in the public interest to correct this error.
- B. **Change in Conditions.** Change or changing conditions in a particular area, or in the city, or in the regional area generally, in which an amendment to the Ordinance is in the public interest and is necessary and is desirable.
- C. **Increase for Need in Sites.** Increased or increasing needs for business or industrial sites, in addition to sites that are available, which is in the public interest and make it Necessary and desirable to reclassify an area or to extend the boundaries of an existing district.
- D. **Annexation.** It is necessary and desirable to classify territory hereafter annexed to city to a district classification.
- E. **Ordinance Changes.** Amendment of the Ordinance not involving a change in Classification of land is necessary.
- F. **Change in Governmental Property.** It is necessary to reclassify property as a result of acquisition or disposition of such property by the United States of America, the State of Mississippi, or Hancock County.

The burden of proving the criteria set forth is the responsibility of the party seeking a zoning change. The above elements must be proven through clear and convincing evidence and must be submitted with this application.

It is warranted in good faith by the owner whose name is signed hereto that all of the above facts are true and correct.

Signature 

Date 5/29/07

FOR OFFICE USE ONLY Date application received: \_\_\_\_\_

### Legal Description

Those certain parcels of land situated in Hancock County, Mississippi, more particularly described as follows, to-wit:

The Point of Beginning being a 3/4 inch iron pipe located 1,627.45 feet North and 1,385.41 feet West of the Southeast corner of Section 27, Township 8 South, Range 14 West, Hancock County, Mississippi, and thence run North 89 degrees 31' 43" West along a fence for 746.00 feet to a 3/4 inch iron pipe on the Southeastern right of way of Chapman Road; thence run South 24 degrees 14' 14" West along said right of way for 408.17 feet to a point; thence South 22 degrees 48' 04" West along said right of way for 90.74 feet to a 3/4 inch iron pipe; thence South 88 degrees 18' 17" East for 1,083.05 feet to a 1/2 inch iron rebar; thence North 15 degrees 31' 43" West for 500.00 feet to the Point of Beginning. Said parcel containing 9.865 acres, being part of the Gadon Toulme Claim and a part of the SE 1/4 of Section 27, Township 8 South, Range 14 West, Hancock County, Mississippi.

AND ALSO:

Commencing at the corner of Section 27/36-34/35, Township 8 South, Range 14 West, Hancock County, Mississippi, and run North 20.0 feet; Thence run West 901.8 feet to an iron pin on the Northern line of Bay Kiln Road; thence run North 16 degrees 05' West for 239.2 feet to a 2" iron pipe; thence North 14 degrees 59' West 571.9 feet to the Place of Beginning; thence North 89 degrees 44' West 1,218.39 feet to a point on the Eastern line of Chapman Road; thence North 3 degrees 51' East 309 feet; thence North 16 degrees 45' East along the Eastern Line of Chapman Road 66 feet; thence South 88 degrees 48' East 1,084 feet; thence South 14 degrees 59' East 366.9 feet to the Place of Beginning. Said land containing 9.7 acres, more or less, and being part of the Gadon Toulme Claim No. 20, in Section 27, Township 8 South, Range 14 West, Hancock County, Mississippi.

Subject only to utility easements and public road right of ways previously dedicated to the City of Bay Saint Louis, Mississippi.







## Planning Commission Meeting Minutes

June 12, 2024 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

### Call to Order

#### PRESENT

- Chairman Amy Doescher
- Commissioner Clark Breland
- Commissioner John Romano
- Commissioner Harold Weber

#### ABSENT

- Commissioner Chet LeBlanc
- Commissioner Dean Agee

### Action Items

1. Motion to follow Planning and Zoning's recommendation and approve the application for a special exception and variance to the zoning ordinance submitted by Donald Robertson located at 223 Leonhard Avenue.

Chris Hanson spoke representing the application.

Motion made by Commissioner Breland, Seconded by Commissioner Romano.

Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Romano, Commissioner Weber

**APPROVED**

2. Motion to follow Planning and Zoning's recommendation and approve the application for a variance to the zoning ordinance submitted by Lee and Taryn Rogers requesting a variance of 30', resulting in a 20' setback to the front yard and a variance of 12' resulting in an 8' setback to the rear yard located at 1350 North Beach Boulevard.

Taryn Rogers spoke representing the application.

Peter Prince spoke in favor.

Motion made by Commissioner Romano, Seconded by Commissioner Weber.

Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Romano, Commissioner Weber

**APPROVED**

- 3. Motion to follow Planning and Zonings' recommendation and approve the application for special exception to the zoning ordinance submitted by Celina LeBlanc requesting a special exception to allow an accessory dwelling on the parcel located at 411 Ballentine Street.

Celina LeBlanc spoke representing the application.

Robert Ryan spoke in favor

Motion made by Commissioner Breland, Seconded by Commissioner Romano.

Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Romano, Commissioner Weber

**APPROVED**

**Minutes Approval**

- 4. Motion to approve the minutes of 05-08-2024.

Motion made by Commissioner Breland, Seconded by Commissioner Weber.

Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Romano, Commissioner Weber

**APPROVED**

**Adjourn**

- 5. Motion to adjourn the meeting of June 12, 2024.

Motion made by Commissioner Weber, Seconded by Commissioner Breland.

Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Romano, Commissioner Weber

**APPROVED**

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Amy Doescher, Chairman

Date

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Caitlin Bourgeois, Secretary

Date