



## February 12, 2025 Planning and Zoning Meeting Agenda

February 12, 2025 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

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### Call to Order

### Minutes Approval

1. Motion to approve the minutes of January 15, 2025.

### Action Items

2. **\*\*WITHDRAWN\*\*BELLAMARE DEVELOPMENT** – Application for minor Site Plan Review for a convenience store and filling station with an attached coffee shop submitted by Bellamare Development. The property in question is located at 1083 HWY 90 and is identified on the Hancock County Land Rolls as Parcel No. 137F-2-26-009.000 (Legal Description: PT 88 J BOUQUIE CL (BUS) HWY 90) and Parcel No. 137F-2-26-010.000 (Legal Description: PT 89 J BOUQUIE CL 26-8-14). The property is zoned C-3 Highway Commercial District.
3. **ESTEVEES** - Application for Variance to the Zoning Ordinance submitted by Daniel Esteves. The applicant is planning on adding an addition to the residence. The applicant is requesting a variance of 3', resulting in a 5' side yard setback on the right side of the property. The property is located at 328 State Street. Parcel 149F-0-29-330.002; PT 546 & PT 547 1ST WARD BSL. The property is zoned R-2 Two-Family District.
4. **LAFRANCE** - Application for Variance to the Zoning Ordinance submitted by Ivan and Jeannine LaFrance. The applicants want to construct a 10' privacy fence along the rear of the property line. The applicants are requesting a variance of 4' to the fence height requirement. The property is located at 200 St George Street. Parcel 149F-0-29-204.000; 1ST WARD 397, E 1/2 BAY ST. LOUIS AA6-615. The property is zoned R-3 Multi Family District.

### Adjourn

5. Motion to adjourn the meeting of February 12, 2025.



## Planning Commission Meeting Minutes

January 15, 2025 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

### Call to Order

#### PRESENT

- Chairman Amy Doescher
- Commissioner Clark Breland
- Commissioner Dean Agee
- Commissioner Mikayla Brown
- Commissioner MJ Krankey

#### ABSENT

- Commissioner John Romano
- Commissioner Chet LeBlanc

1. Motion to appoint Amy Doescher as chairman of the board and Mikayla Brown as Co-Chairman.

Motion made by Commissioner Agee, Seconded by Commissioner Breland.

Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Agee, Commissioner Brown, Commissioner Krankey

**APPROVED**

### Minutes Approval

2. Motion to approve the minutes of December 11, 2024.

Motion made by Commissioner Breland, Seconded by Commissioner Krankey.

Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Agee, Commissioner Brown, Commissioner Krankey

**APPROVED**

### Action Items

3. **BRAND** – Application for variance to the Zoning Ordinance submitted by Aubrey Brand. The applicant is requesting a variance of 6'4", resulting in an 18'8" setback to the front yard, and a variance of 1', resulting in a 7' setback to the side yard. The property is located at 117 Elaine Drive. Parcel 135J-0-47-009.000, 12 BLK 2 JOURDAN RIVER ESTATES S/D. The property is zoned R-1 Single Family District. Aubrey Brand spoke representing the application. Commissioner Doescher read aloud letters of support.

5:34 Romano entered the room.

Motion made by Commissioner Breland, Seconded by Commissioner Krankey.

Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Romano, Commissioner Agee, Commissioner Brown, Commissioner Krankey

**APPROVED**

- 4. **\*MOVED TO FEBRUARY 12\* BELLAMARE DEVELOPMENT** – Application for minor Site Plan Review for a convenience store and filling station with an attached coffee shop submitted by Bellamare Development. The property in question is located at 1083 HWY 90 and is identified on the Hancock County Land Rolls as Parcel No. 137F-2-26-009.000 (Legal Description: PT 88 J BOUQUIE CL (BUS) HWY 90) and Parcel No. 137F-2-26-010.000 (Legal Description: PT 89 J BOUQUIE CL 26-8-14). The property is zoned C-3 Highway Commercial District.

**Adjourn**

- 5. Motion to adjourn the meeting of January 15, 2025.

Motion made by Commissioner Agee, Seconded by Commissioner Romano.

Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Romano, Commissioner Agee, Commissioner Brown, Commissioner Krankey

**APPROVED**

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Amy Doescher, Chairman	Date
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Caitlin Bourgeois, Secretary	Date
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# CITY OF BAY ST. LOUIS

## SITE PLAN REVIEW APPLICATION

Name of Owner/Agent (Print): Agent: James Phillips , Bellamare Development

Address of Owner/Agent: Agent: 207 W. Jackson St, Ridgeland MS 39157

Phone Number(s): (601)955-7911

Tax Parcel Number (s): 137F-2-26-009.000

137F-2-26-010.000

(Parcel numbers are available from the Hancock County Tax Assessor at 228-467-4425)

General Location of Property Involved: Conrner of Bayou Gallere St and US-90

(Street Address if Applicable)

Corner of Washington St and US-90,

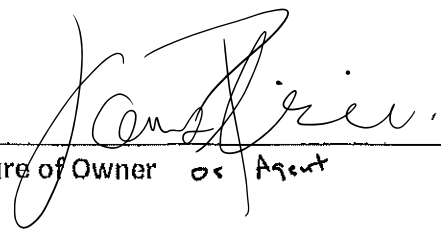
General Description of Request: C-3 Zoned Property, Convenience store and Filling Station with

attached Coffee shop to be constructed, ground up construction.

Required Attachments:

- 1. Copy of Deed
- 2. Proof of ownership or by agent authorized in writing by all of the owners to file such application.
- 3. An application and four (4) copies of submitted site plan.
- 4. Site Plan to include all requirements in Article XI, Site Plan Review.

Application fee of ~~\$100~~<sup>\$500</sup>: \$500.00 Check

  
Signature of Owner or Agent

12-9-2024  
Date

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

RE: 328 State Street  
149F-0-29-330.002  
PT 546 & PT 547 1ST WARD BSL

HEARING DATE: February 12, 2025

I reviewed Daniel Esteves's application for a Variance to the Zoning Ordinance. The property is at 328 State Street, in the R-2 two-family district, requiring an 8-foot side yard setback.

The applicant is requesting a side yard setback variance to add an addition to the residence.

Side Yard Setback (Right Side):

Required: 8'

Proposed Distance of front yard: 5'

Variance Request: 3'

The administration recommends \_\_\_\_\_ the side yard variance.

- The house now sits as a 5' side yard variance. The homeowners are adding an addition to the house and are just following the current setback.
- The addition is only adding 5' feet to the rear of the house.

Jeremy Burke

### 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: David E Steves

ADDRESS: 328 State Street,

PHONE: (504) 583-3663

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

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

PT 546 & PT 547 1ST WARD BSL

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

149F-0-29-330-002

3. Present Zoning: R-3

4. Present use of building/property: Building

5. Application fee of \$100 (Residential): <sup>250</sup> #00527011

Application fee of \$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 sideyard setback to add 6' feet to back of house for covered porch

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
- 8' Side yard setback requirement
- 5' Proposed distance remaining to the property line
- 3' 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 \_\_\_\_\_

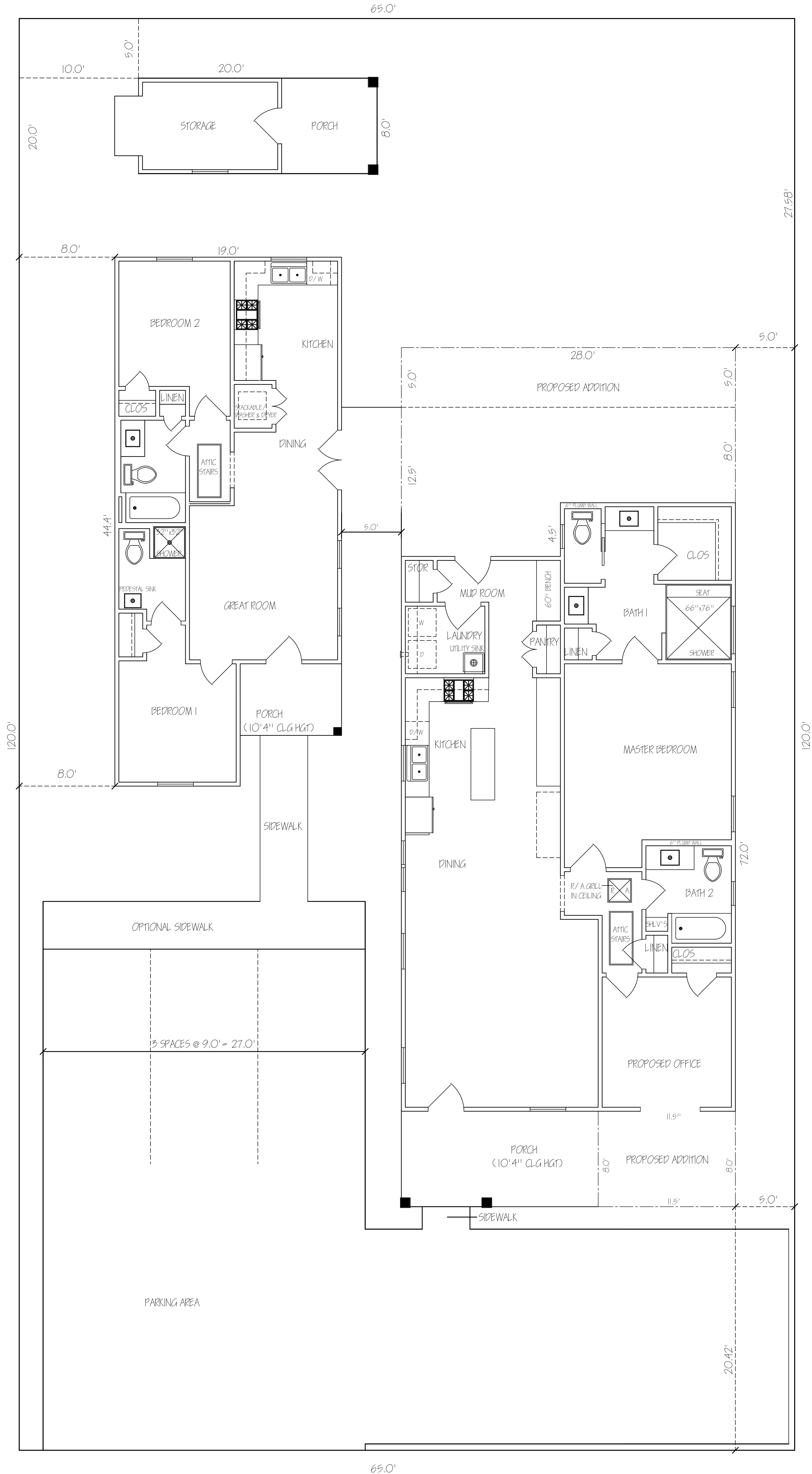
It is warranted in good faith by the owners whose name is signed hereto that all of the above facts are true and correct.

  
Applicant's Signature

1/15/2025  
Date

FOR OFFICE USE ONLY

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



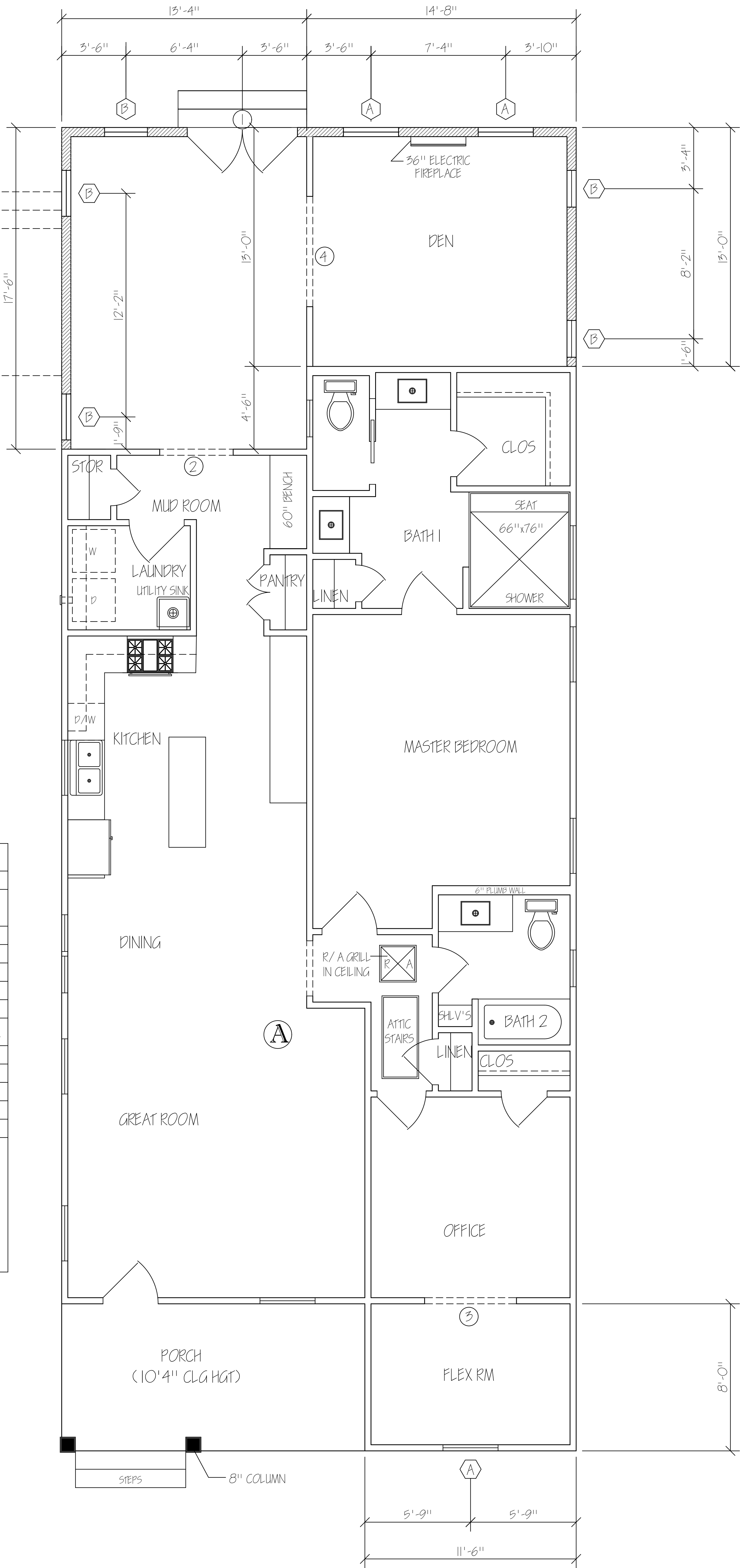
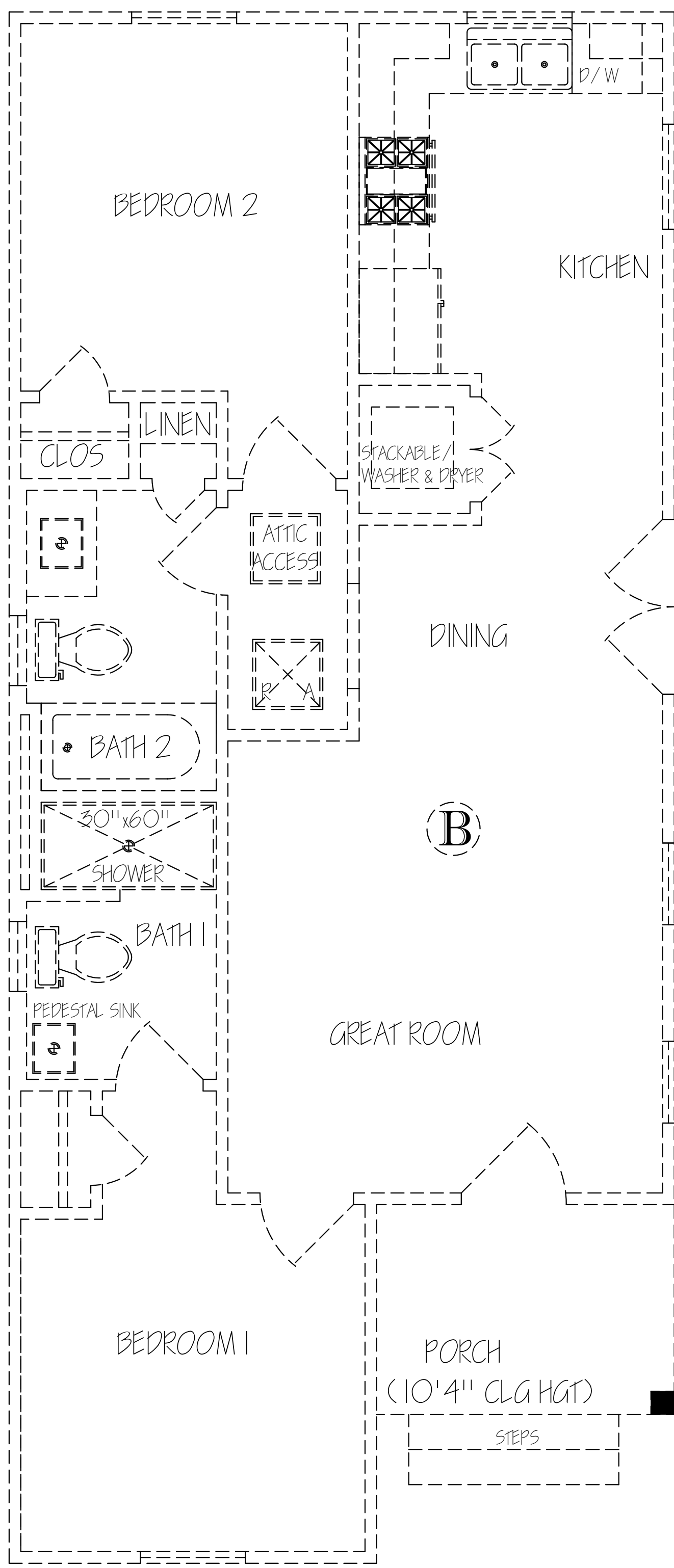
# SITE PLAN

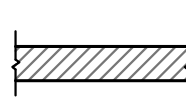


FRONT ELEVATION

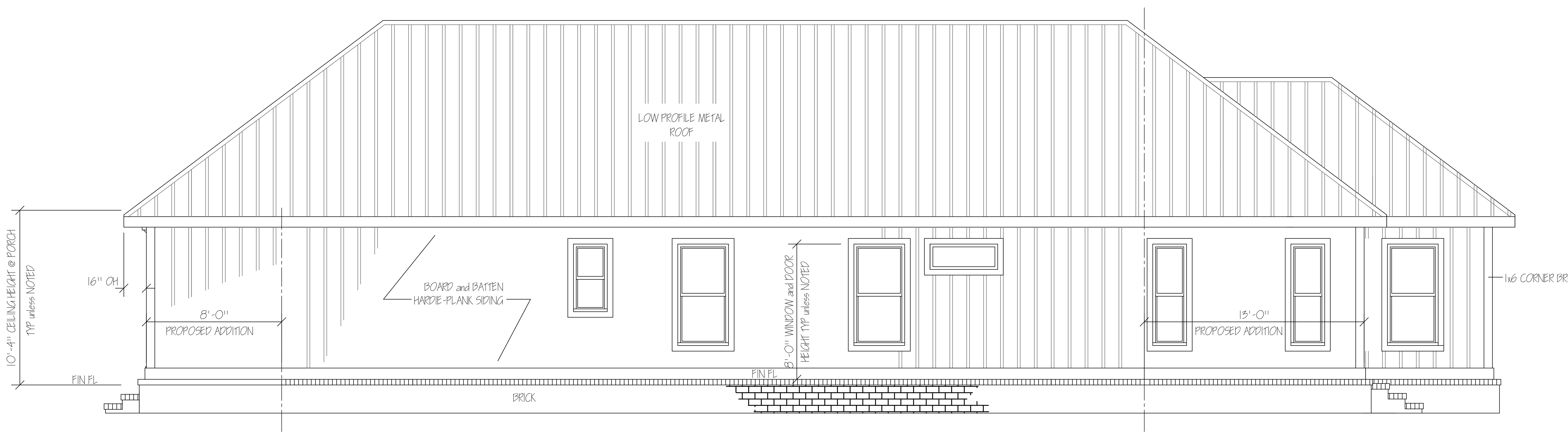


REAR ELEVATION



DOOR SCHEDULE	
MARK	DESCRIPTION
1	6'0" x 8'0" EXT INSUL DR with GLASS PANEL
2	4'0" x 8'0" CASED OPENING
3	5'0" x 8'0" CASED OPENING
4	6'0" x 8'0" CASED OPENING
WINDOW SCHEDULE	
MARK	DESCRIPTION
A	3060 INSUL SGL HUNG 1/1
B	2060 INSUL SGL HUNG 1/1
AREA: UNIT A	
ADDITION LIVING	516.00 SF
 DENOTES 2x6 EXTERIOR WALLS	
10'0" CLG HGT TYP UNLESS NOTED	

# PROPOSED ADDITION / FLOOR PLAN



# LEFT SIDE ELEVATION

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

RE: Parcel 149F-0-29-204.000  
200 St. George Street  
1ST WARD 397, E 1/2 BAY ST. LOUIS AA6-615

HEARING DATE: February 12, 2025

I have reviewed the application for a Variance to the Zoning Ordinance submitted by Ivan and Jeannine LaFrance. The property is located at 200 St. George Street, in the R-3 Multi-Family District, where a maximum fence height of 6 feet is allowed.

The applicants are requesting a variance to construct a 10-foot privacy fence along the rear property line. In order to build this fence at the requested height, a variance of 4 feet must be granted.

Fence Height:

- **Allowed:** 6'
- **Proposed:** 10'
- **Variance Requested:** 4'

The administration recommends denying the variance.

- Bay St Louis has received support to the variance
- The 10' fence will only be on the rear property line.
- Bay St Louis doesn't typically support granting fence height variances

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

- Jeremy Burke

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: Ivan + Jeannine LaFrance

ADDRESS: 200 St George Street  
Bay Saint Louis, MS

PHONE: 337-412-9808

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE

\_\_\_\_\_

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

1st Ward 397, E 1/2 Bay St Louis AA6-615  
North Beach

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

149F-0-29-204.000

3. Present Zoning: R-3

4. Present use of building/property: Residential

5. Application fee of ~~\$100~~<sup>\$250</sup> (Residential):  # 00526090

Application fee of ~~\$200~~<sup>\$250</sup> (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 involved \_\_\_\_\_
- 2. The use for which a variance is sought Construct 10' high fence in rear yard

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

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
  
- 6' Required fence height
- 10' Proposed fence height
- 4' 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.

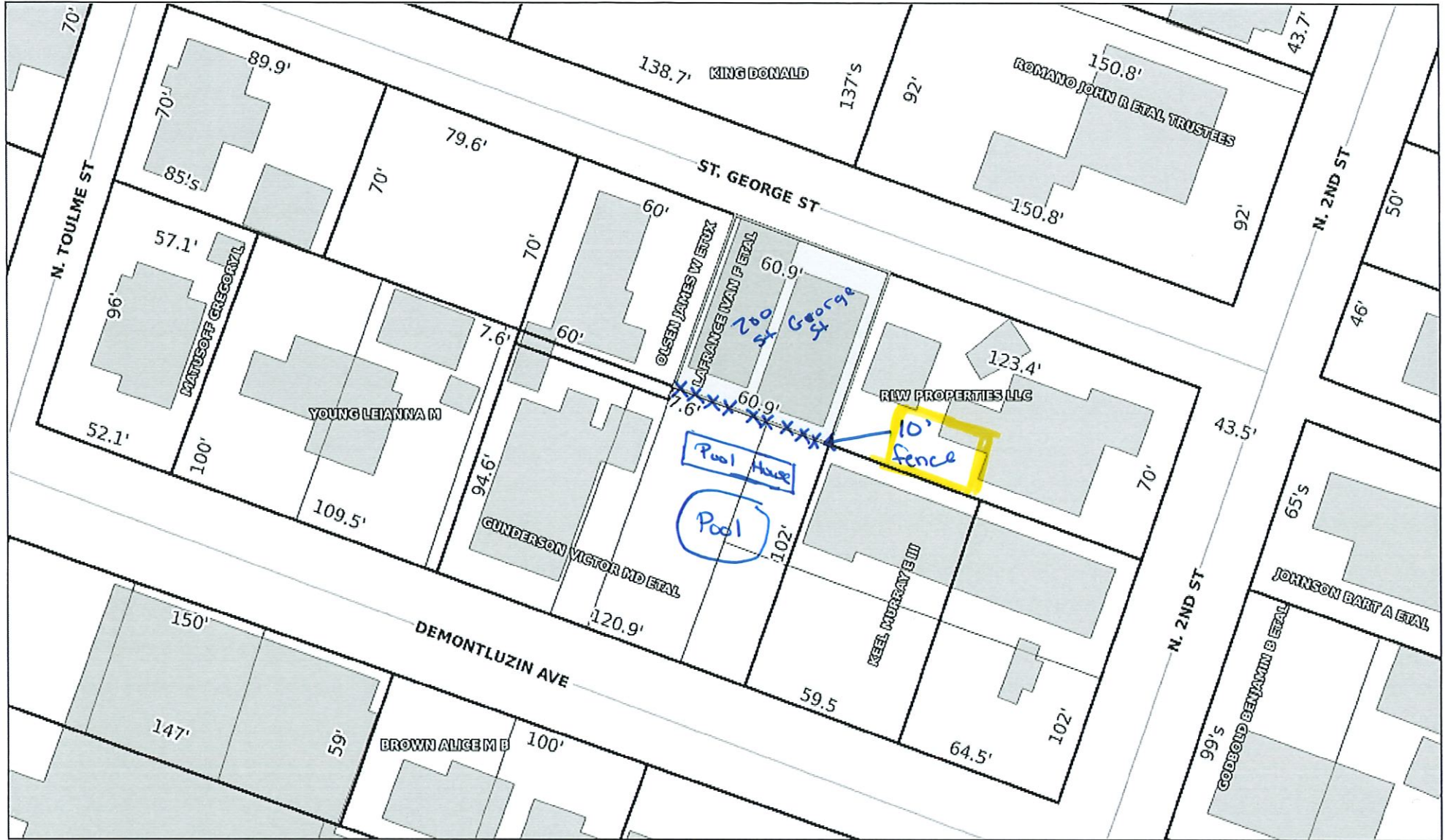
*Jeanne LaFance*  
Applicant's Signature

1-10-25  
Date

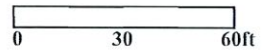
FOR OFFICE USE ONLY

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.



January 8, 2025

Bay Saint Louis Planning and Zoning Committee  
668 Highway 90  
Bay Saint Louis, MS 39520

RE: Variance request  
200 St George Street

To Whom It May Concern:

This letter is written as a formal request for a 4-foot total fence height variance. The present required fence height is 6 feet; proposed fence height is 10 feet. This wooden fence would be in the back of our house.

We bought our home in December 2017. Our second home located on 200 St George Street. It is a quaint cottage located on a quiet street. We enjoy our home immensely. This home is our escape from the hustle and bustle of our busy lives. We usually spend our times in the Bay on the weekends.

Last year (2024), our back yard neighbors (located on Demontluzin Avenue) installed a pool, and constructed a large pool house that spans the entire backside of our home. This pool house is located only about 25 feet from the back of our home and about 8 feet from our rear fence. The back of their pool house is constructed using an open slotted design, giving them and their guests a direct view into our home. (please see enclosed pictures).

Not only has our PRIVACY been breached (they can see into our bedroom, bathroom and TV room), but the NOICE FACTOR is an issue. When they are entertaining, we must deal with music and loud conversations – sometimes lasting past 10:00 at night. They do not entertain quietly!

We have tried alerting our neighbors regarding the noise issue via phone text to no avail. Attempted conversations have prompted responses such as “I’ll try to be quieter next time” . . . The consistent noise has let to increase anxiety, lack of good night sleep, and is destroying our sense of peace. We understand property owners have the right to enjoy their space, however, we feel our quality of life has been affected.

**Based on research, a short fence will not block out noise effectively. The higher the fence, the more effective the barrier. The source of noise can only be blocked if you can't see it! Sound waves can pass right over a short barrier, so making sure the barrier is tall enough to block ALL sound is crucial!**

**Most importantly, a typical wooden fence has an STC (sound transmission class) rating of only 23. This is not considered a highly soundproof option compared to other materials like concrete. A concrete block wall has an STC rating between 48 and 55.**

**Keep in mind, you will not be able to see the fence from Demontluzin Avenue (location of their pool house). Their pool house spans the entire length of the back of our home, which will block the view. From St George Street, there will only be a small portion of the fence that can be viewed. This portion will be landscaped using a professional landscaper for a more aesthetic appeal.**

**We sincerely appreciate your consideration to our request.**

**Ivan and Jeannine LaFrance  
200 St George  
(337) 412-9808**

OUTSIDE BACK OF HOUSE

Item # 4.



OUTSIDE. BACK OF HOUSE

Item # 4.



OUTSIDE BACK OF HOUSE

Item # 4.





Item # 4.





Item # 4.



Item # 4.



Item # 4.



Item # 4.





Jeremy Burke &lt;jburke@baystlouis-ms.gov&gt;

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**Fwd: Fence height variance**

1 message

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**Jeannine LaFrance** <gigilafrance@yahoo.com>  
To: Jeremy Burke <jburke@baystlouis-ms.gov>

Mon, Jan 27, 2025 at 8:10 AM

Please add letter of support to my application.

200 St George

Thanks!

Sent from my iPhone

Begin forwarded message:

**From:** Wayne Gouguet <wgouguet@gmail.com>  
**Date:** January 25, 2025 at 12:48:58 PM CST  
**To:** [gigilafrance@yahoo.com](mailto:gigilafrance@yahoo.com)  
**Subject:** Fence height variance

I reside at [208 St George street](#), two doors down from the LaFrance's. We have no problem with the requested variance allowing a 10 foot privacy fence along the back of their property.

Wayne gouguet  
601-916-1471

Sent from my iPhone

**Variance request 200 St. George St.**

2 messages

Tracey Park &lt;traceypark50@yahoo.com&gt;

Sat, Feb 8, 2025 at 11:13 AM

To: jburke@baystlouis-ms.gov, Gene Hoffman &lt;ghoffman@baystlouis-ms.gov&gt;, cthompson@baystlouis-ms.gov

**Subject: Variance request 200 St. George St.**

Please let me introduce myself as the homeowner of 209 Demontluzin. We do not oppose the 10' fence proposed for the back of our pool house.

We bought our home and lot in 2004, visiting here frequently with the goal of moving here upon retirement. We finally retired (as an RN and MD) and became permanent Mississippi residents in December 2023. We built the pool and poolhouse in 2023 and are enjoying everything our BSL beachside community has to offer. We walk to restaurants, take our golf cart to the grocery store, visit nearby retail stores, attend festivals, theater and local bars nearby. We enjoy supporting and taking advantage of every fun activity in our lovely neighborhood.

We are not bad people and want you to realize the letter presented to the zoning and planning committee does not give you the full story. There are always two sides to every story.

We are appalled by the vulgar remarks made to us and our guests across the 6' fence that's in place now. We have witnessed the homeowner behind us hanging over the fence staring at us as well as glare at us from his glass house. Simply put, we are tired of their harassment.

You should know that this behavior is a pattern for them. They have complained about their neighbor across the street at 300 N. Second and even cc'd all the neighbors copy of a letter (Aug, 2020) they wrote to him. They have complained so many times to the owner of the VRBO next door to them that she told them to stop calling her and to call the police. Their complaint was always that the guests are too loud out by the pool or that the number of people by the pool exceeds the limit.

**PLEASE ALLOW THEM TO BUILD A 10' FENCE,  
THE HIGHER THE BETTER!**

Sincerely,

Tracey and Victor Gunderson, MD

Item # 4.



Item # 4.



Item # 4.



Item # 4.



Item # 4.



February 8, 2024

Mary Ellen and Bob Warner  
214 North Second Street  
Bay St. Louis, Mississippi 39520

Jeremy Burke  
Zoning Administrator, BSL Zoning Commission  
City of Bay St. Louis  
Bay St. Louis, Mississippi 39520

Dear Jeremy,

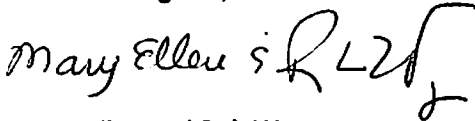
We are writing in support of the variance request for Jeanine and Ivan LaFrance at 200 St. George Street. The variance is regarding the fence height.

We fully support the variance and have no objections to our neighbor's request. Please add this to the file and share it with the commissioners.

Thank you for your consideration. If we can be of further help, please call on us.

Thank you.

Warmest Regards,

A handwritten signature in black ink, appearing to read "Mary Ellen and Bob Warner". The signature is written in a cursive style with a large, stylized initial "M" and "B".

Mary Ellen and Bob Warner