



Planning Commission Meeting Agenda

June 12, 2024 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

Action Items

- 1.** ROBERTSON—Donald Robertson submitted an application for a special exception and variance to the zoning ordinance. The applicant requests a special exception to construct an accessory dwelling and a variance of 623 sf to the minimum lot area requirement. The property is located at 223 Leonhard Avenue and is zoned R-1 Single Family District.
- 2.** ROGERS - Application for a variance to the zoning ordinance submitted by Lee and Taryn Rogers. The applicants are 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. The property is located at 1350 North Beach Boulevard. Parcel 144L-0-18-001.000, PT 23,1ST WD.PT 20, WATER LOT BAY STLOUIS. The property is zoned R-1 Single Family District.
- 3.** LEBLANC Application for special exception to the zoning ordinance submitted by Celina LeBlanc. The applicant is requesting a special exception to allow an accessory dwelling on the parcel. The property is located at 411 Ballentine Street. Parcel 137J-0-44-270.000, ALL 49,50 & PT 48&51 BALLENTINE. The property is zoned R-2 Two Family District.

Minutes Approval

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

Adjourn

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

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: Mr. and Mrs. Donald Robertson

ADDRESS: 223 Leonhard Bay St. Louis

PHONE: 972-689-3910

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: Lots 9 and 10, Block 4, Leonard S/D, Hancock Co., MS

2. Parcel number(s) as described in the Hancock County tax rolls: 144N-0-19-065.00

3. Present Zoning:

4. Present use of building/property: vacant lot

5. Application fee of \$100 (Residential); 250.00

Application fee of \$200 (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 accessory dwelling
- 2. The use for which a variance is sought art studio/workshop for personal use

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:

- 15000 Required total square footage of lot
- 14377 Proposed square footage of lot
- 623 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.

Donald Robertson
Applicant's Signature

04/23/2024
Date

FOR OFFICE USE ONLY

Date of Application received: _____

Please submit the following documentation with your application:

Article XIII

1303 APPEALS, HEARING AND NOTICE

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1305.2 SPECIAL EXCEPTIONS

A special exception shall not be recommended unless:

1. The special exception shall be oriented and landscaped to produce a harmonious relationship of buildings and grounds to adjacent buildings and properties.
2. The special exception shall produce a total visual impression and environment which is consistent with the environment of the neighborhood.
3. The proposed use will not be detrimental to the use or development of adjacent properties or other neighborhood uses.
4. The proposed use will not be affected adversely by the existing uses.
5. The proposed use will be placed on a lot of sufficient size to satisfy the space requirements of said use.
6. The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement, noise, or fume generation or type of physical activity.
7. Utilities and fire protection services with reference to the location and the use shall be available and adequate.

1. The use for which a Special Exception is sought accessory dwelling in an R-1 zoning district

2. Grounds upon which it is claimed that the Special Exception shall be granted: single family use- art studio/workshop

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

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

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

7. Is the property in question in a sub-division? no

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

9. If the answer to question 8 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 owner whose name is signed hereto that all of the above facts are true and correct.

Donald Robertson
Applicant's Signature

04/23/2024
Date

FOR OFFICE USE ONLY

Date of Application received: _____

RECORD DESCRIPTION:

LOT 9 AND 10, BLOCK 4, LEONHARD'S SUBDIVISION, FIRST WARD, CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF HANCOCK COUNTY, MISSISSIPPI IN PLAT BOOK S, PAGE 423.

LEGEND:

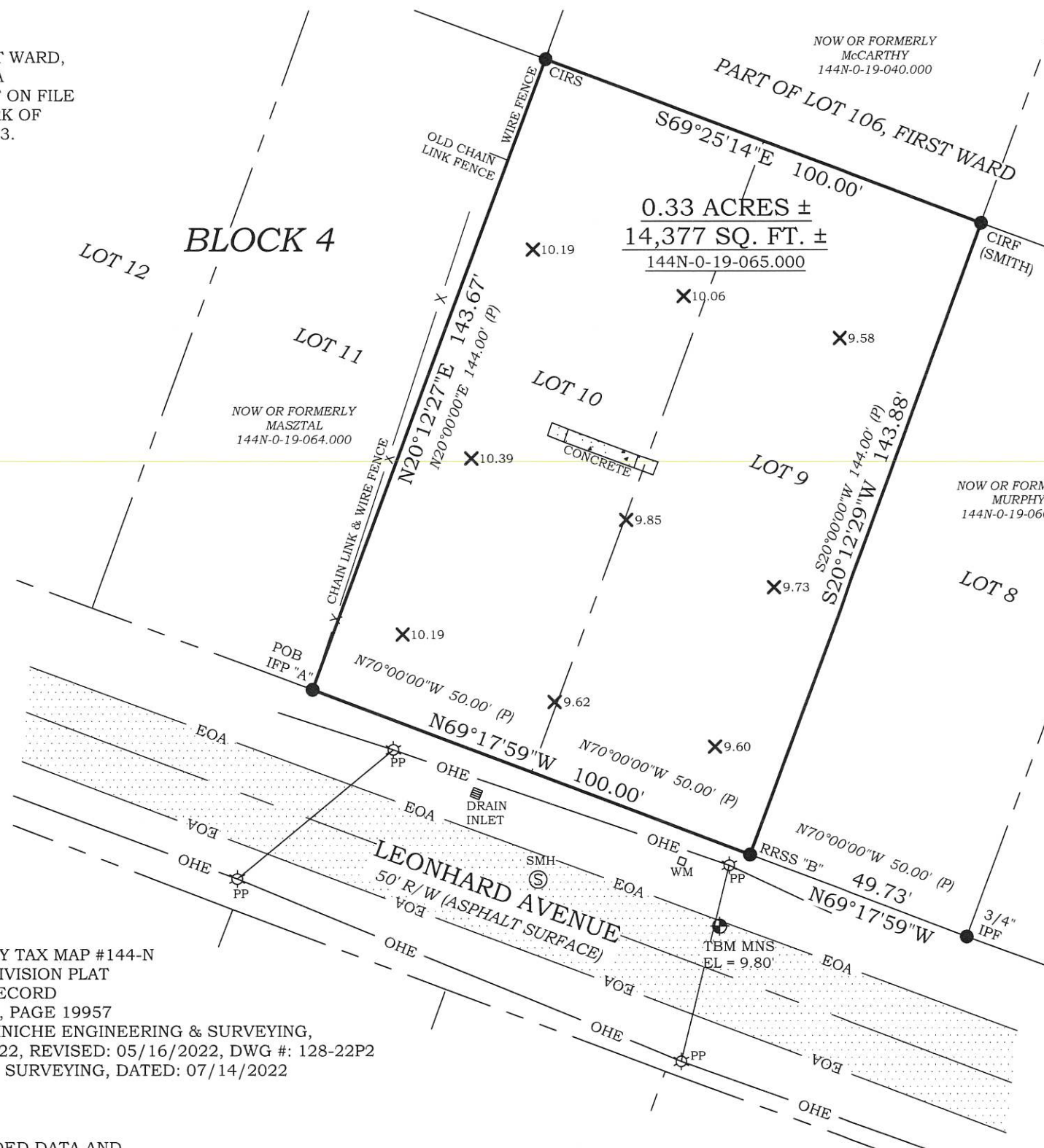
- IRF = 1/2" IRON ROD FOUND
- IPF = IRON PIPE FOUND
- CIRF = CAPPED 1/2" IRON ROD FOUND
- CIRS = CAPPED 1/2" IRON ROD SET
- IFP = IRON FENCE POST
- TPF = "T" POST FOUND
- IBF = IRON BAR FOUND
- AIF = ANGLE IRON FOUND
- WFP = WOOD FENCE POST
- MNF = MAGNETIC NAIL FOUND
- MNS = MAGNETIC NAIL SET
- REF. = REFERENCE
- O/S = OFFSET
- R/W = RIGHT-OF-WAY
- O/H/U = OVERHEAD UTILITIES
- PP = POWER POLE
- LP = LIGHT POLE
- TP = TELEPHONE PEDESTAL
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- TBM = TEMPORARY BENCH MARK
- FFE = FINISH FLOOR ELEVATION
- TOB = TOP OF BANK
- RCP = REINFORCED CONCRETE PIPE
- CMP = CORRUGATED METAL PIPE
- HDPE = HIGH DENSITY POLYETHYLENE PIPE
- FH = FIRE HYDRANT
- WM = WATER METER
- SMH = SEWER MAN HOLE
- CO = CLEAN OUT
- GP = GRINDER PUMP
- C/L = CENTERLINE
- EOA = EDGE OF ASPHALT
- EOG = EDGE OF GRAVEL
- (P) = PLAT OF RECORD
- (D) = DEED OF RECORD
- (R) = RECORD
- × 0.00 = GROUND ELEVATION

REFERENCES:

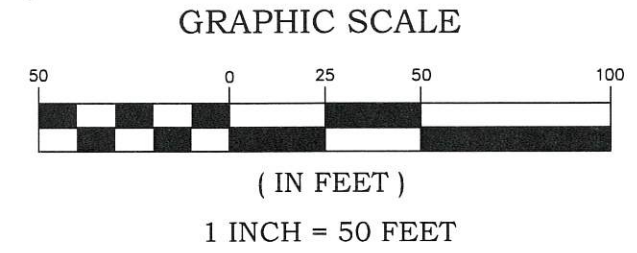
1. HANCOCK COUNTY TAX MAP #144-N
2. LEONHARD SUBDIVISION PLAT
3. DRAKE MAP OF RECORD
4. DEED BOOK 2022, PAGE 19957
5. SURVEY BY J. CHINICHE ENGINEERING & SURVEYING, DATED: 05/11/2022, REVISED: 05/16/2022, DWG #: 128-22P2
6. SURVEY BY A.K.S. SURVEYING, DATED: 07/14/2022

NOTES:

1. LOT LOCATION & ORIENTATION ARE BASED ON RECORDED DATA AND MONUMENTATION FOUND AVAILABLE.
2. BEARINGS REFERENCE: GRID, GEOID G2018U7 NAD '83 STATE PLANE ZONE MISSISSIPPI EAST BY GPS OBSERVATION, UTILIZING EARL DUDLEY'S VIRTUAL REFERENCE NETWORK, INET. HAVING A CONVERGENCE ANGLE OF -0°15'13" AND A COMBINATION FACTOR OF 0.999982596.
3. SURVEY CONSIDERED A CLASS "B" SURVEY.
4. ONLY VISIBLE ROADS, LANES, DRIVEWAYS, DRAINS, UTILITIES, ETC., OVER AND ACROSS SAID PREMISES ARE SHOWN HEREON.
5. THIS SURVEY WAS PREPARED WITHOUT A CURRENT TITLE REPORT NOR WERE COUNTY RECORDS RESEARCHED FOR EASEMENTS BY THIS SURVEYOR.
6. ATTENTION IS CALLED TO THE VARIANCE BETWEEN THE PLATTED CALLS AND THE CORNERS RECOVERED WITHIN SAID SUBDIVISION.



GRID COORDINATES		
POINT	NORTHING	EASTING
"A"	302733.35	825785.32
"B"	302698.01	825878.89



CERTIFICATE:

THIS IS TO CERTIFY THAT I HAVE CAUSED A SURVEY TO BE MADE ON THE PROPERTY LINES SHOWN ON THIS PLAT, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Michael R. McGinnis
 MICHAEL RAYMOND MCGINNIS
 PROFESSIONAL SURVEYOR
 P.L.S. - #02827
 STATE OF MISSISSIPPI
 DATE: 3/27/2024



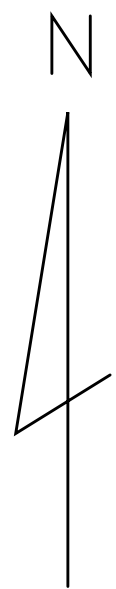
REV. #2 DATE:	
REV. #1 DATE:	
DATE:	03.27.2024
SCALE:	1" = 30'
CREW:	C. GRAY/C. McCUBBIN
DRAWN BY:	MRM



OFFICE - (228) 467-6755
 EMAIL - admin@chiniche.com
 WEBSITE - www.chiniche.com
 407 HWY. 90
 BAY ST. LOUIS, MS 39520

PLAT OF SURVEY OF
 LOTS 9 AND 10, BLOCK 4,
 LEONARD SUBDIVISION,
 FIRST WARD, CITY OF BAY ST. LOUIS,
 HANCOCK COUNTY, MS.

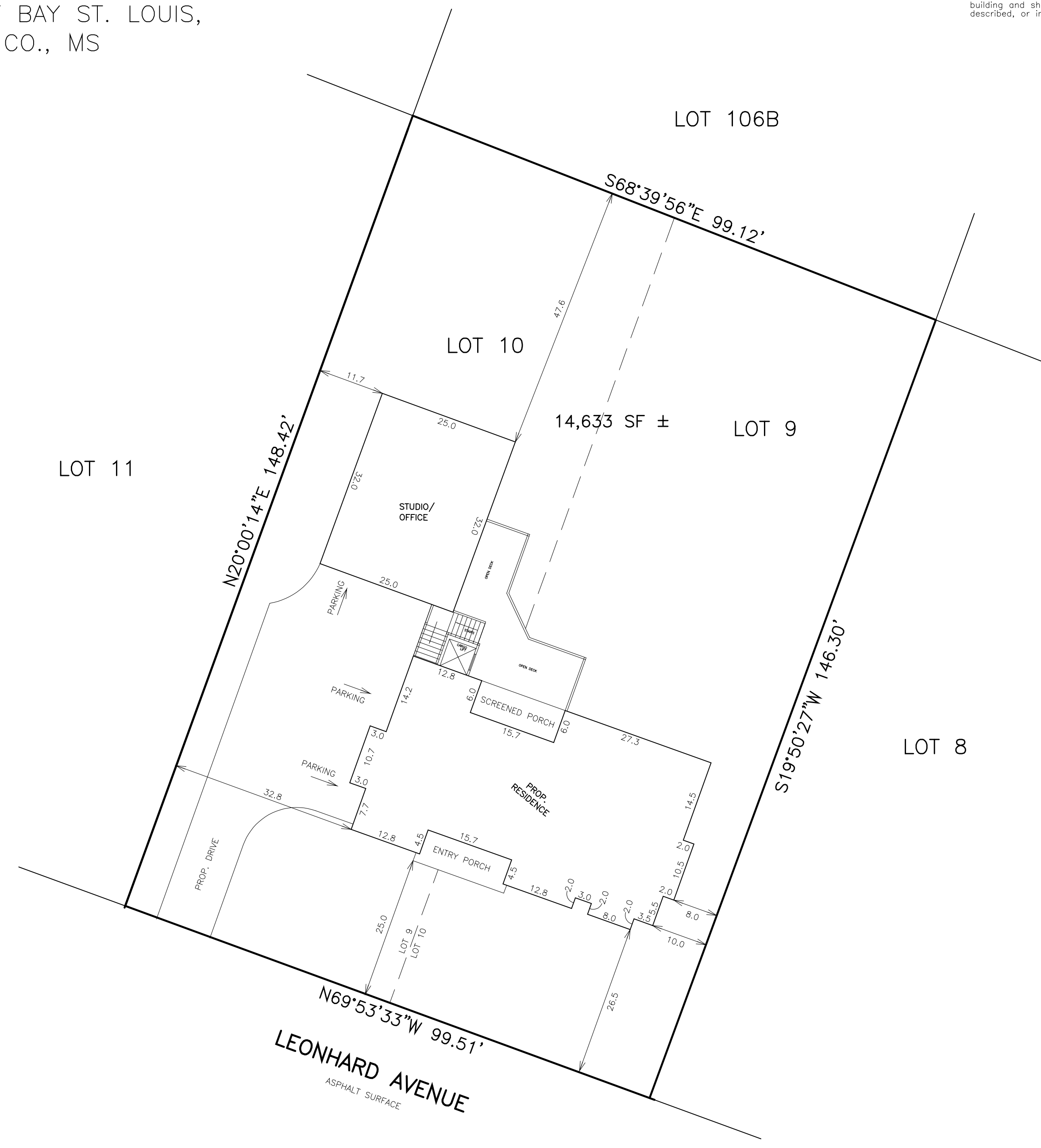
FOR: CRANE CONSTRUCTION SHEET 1 OF 1
 JOB #: 2024-035 DWG #: 2024-035_Plat



Plot Plan

LOTS 9 AND 10, LEONHARD SUBDIVISION,
BLOCK 4, CITY OF BAY ST. LOUIS,
HANCOCK CO., MS

- NOTES:**
1. All work shall be performed in accordance with all applicable national, state, and local codes, regulations, and FHA/VA MPS.
 2. It is the responsibility of the owner and/or general contractor to check all dimensions for the job before construction.
 3. Contractor shall insure compatability of the building with all site requirements.
 4. The contractor is responsible for adjusting and verifying all structural details and conditions to meet all local codes and to insure a quality and safe structure.
 5. All federal, state, and local codes, ordinances, regulations, etc. shall be considered as part of specifications for this building and shall take preference over anything shown, described, or implied where same are variance.



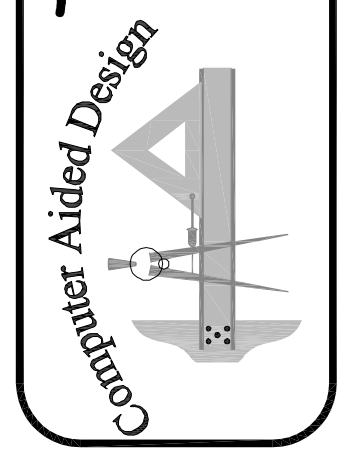
Note:
Plot plan is drawn per survey done by RIED & ASSO.
LLC, dated 03/13/23, JOB# 23-023

Plot Plan

Scale:	1"=15'
W.O. #:	81023
Date:	08/10/23
Drawn by:	TLP
Sheet:	P

Prepared For:
Donnie & Lesli Roberston
223 Leonhard Ave.
Bay St. Louis, MS

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



NOTES:

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NOTES: CITY OF BAY ST LOUIS, MS uses the 2018 International Building Code and is in a High Velocity Wind Zone requiring wind ratings of 130 mph sustained and 140 mph 3 SEC gusts.

Scale:

1/4"=1'-0"

W.O. #:

112323

Date:

11/23/23

Drawn by:

TLP

Sheet:

1



FRONT

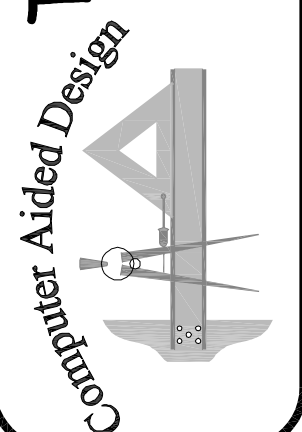
ELEVATIONS PLAN

Prepared For:

Donnie & Leslie Robertson
 223 Leonard Ave
 Bay St Louis, MS

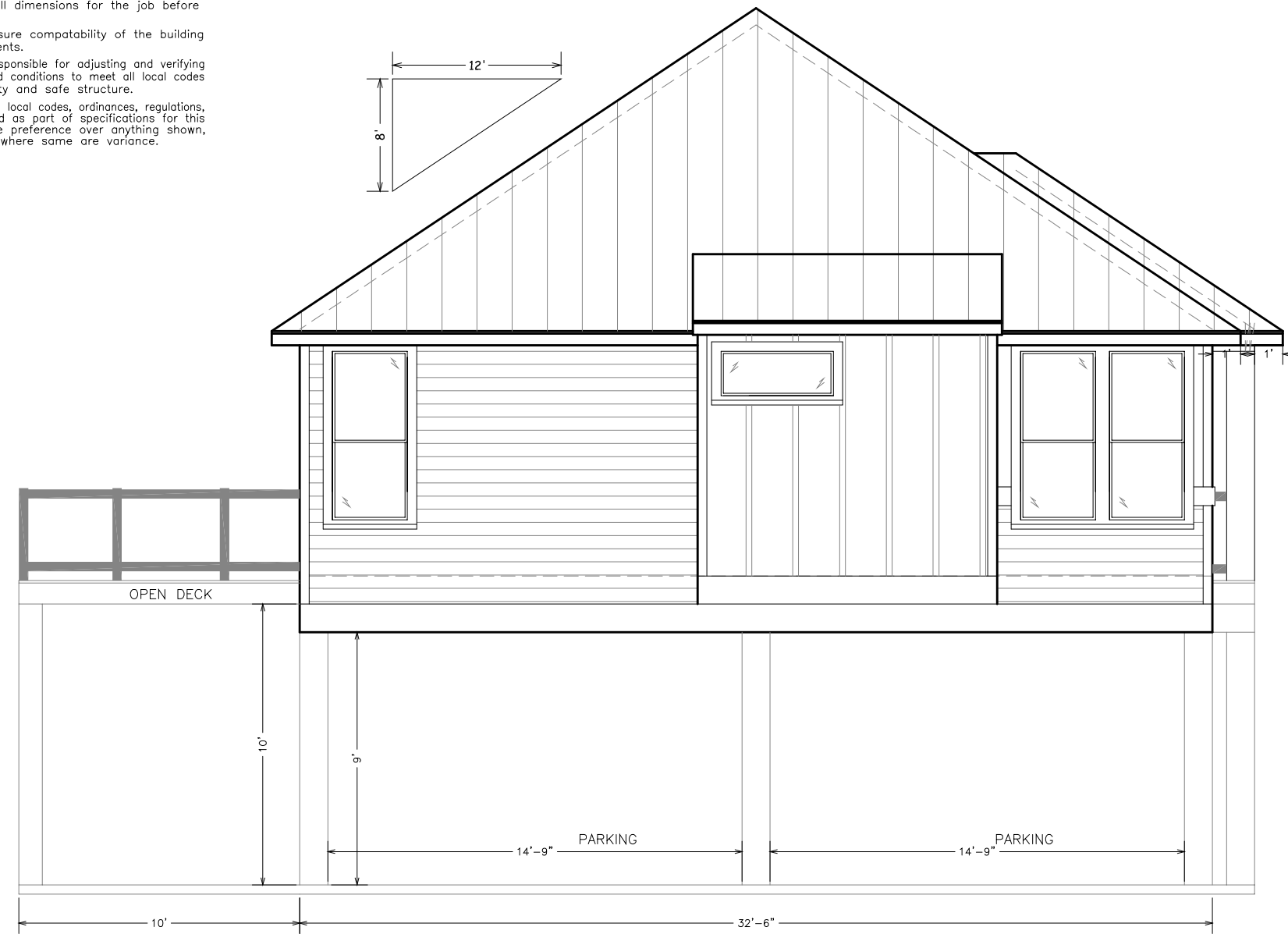
Techni-CAD Drafting Service

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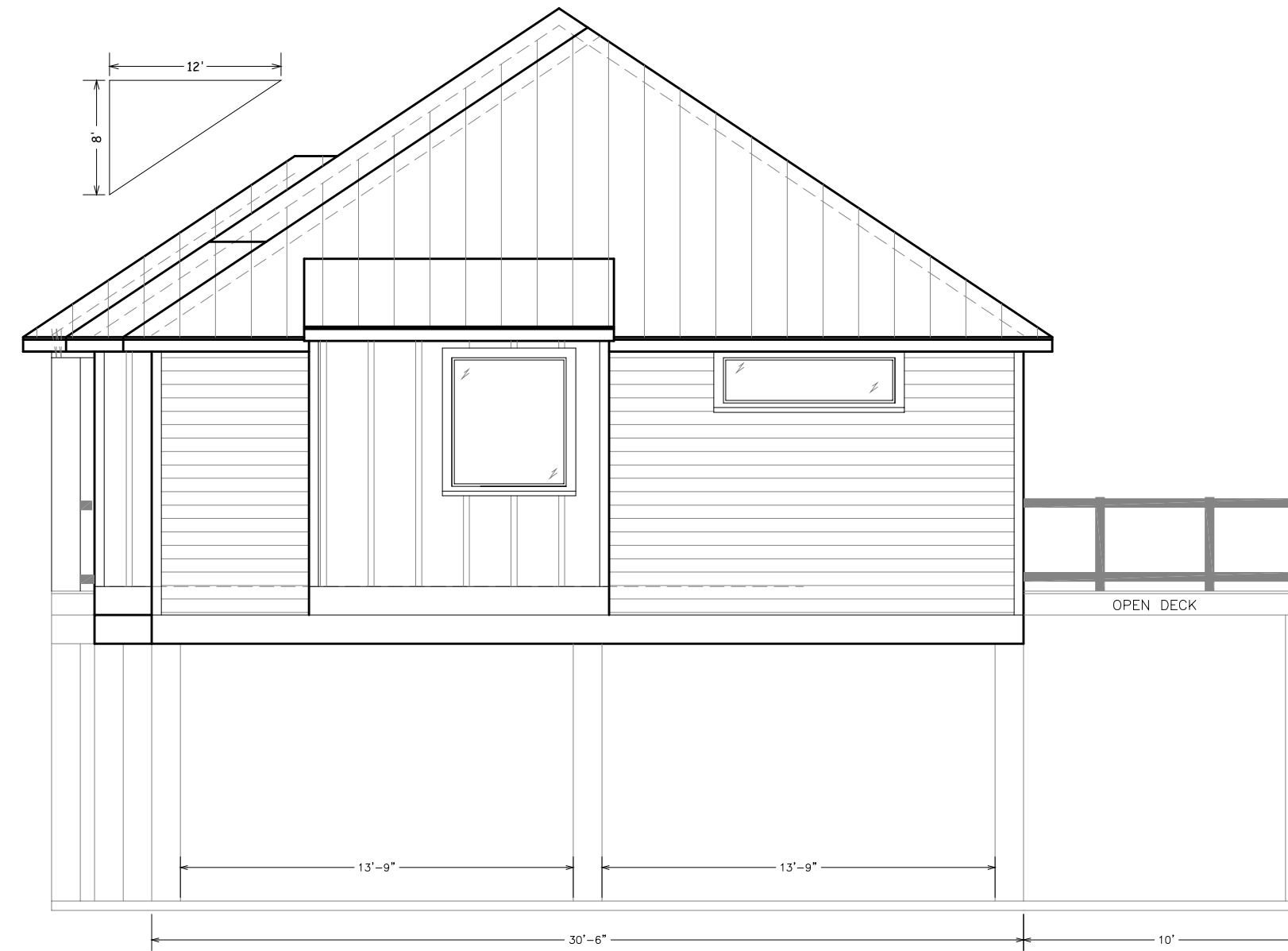


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LEFT SIDE



RIGHT SIDE



FRONT

ELEVATIONS PLAN

Scale:

3/16"=1'-0"

W.O. #:

112323

Date:

11/23/23

Drawn by:

TLP

Sheet:

2

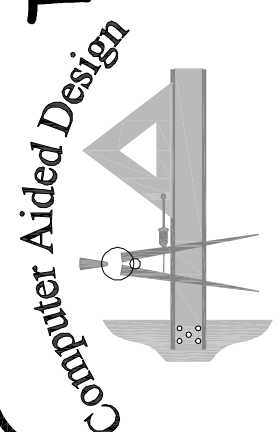
Prepared For:

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 223 Leonard Ave
 Bay St Louis, MS

Techni-CAD Drafting Service

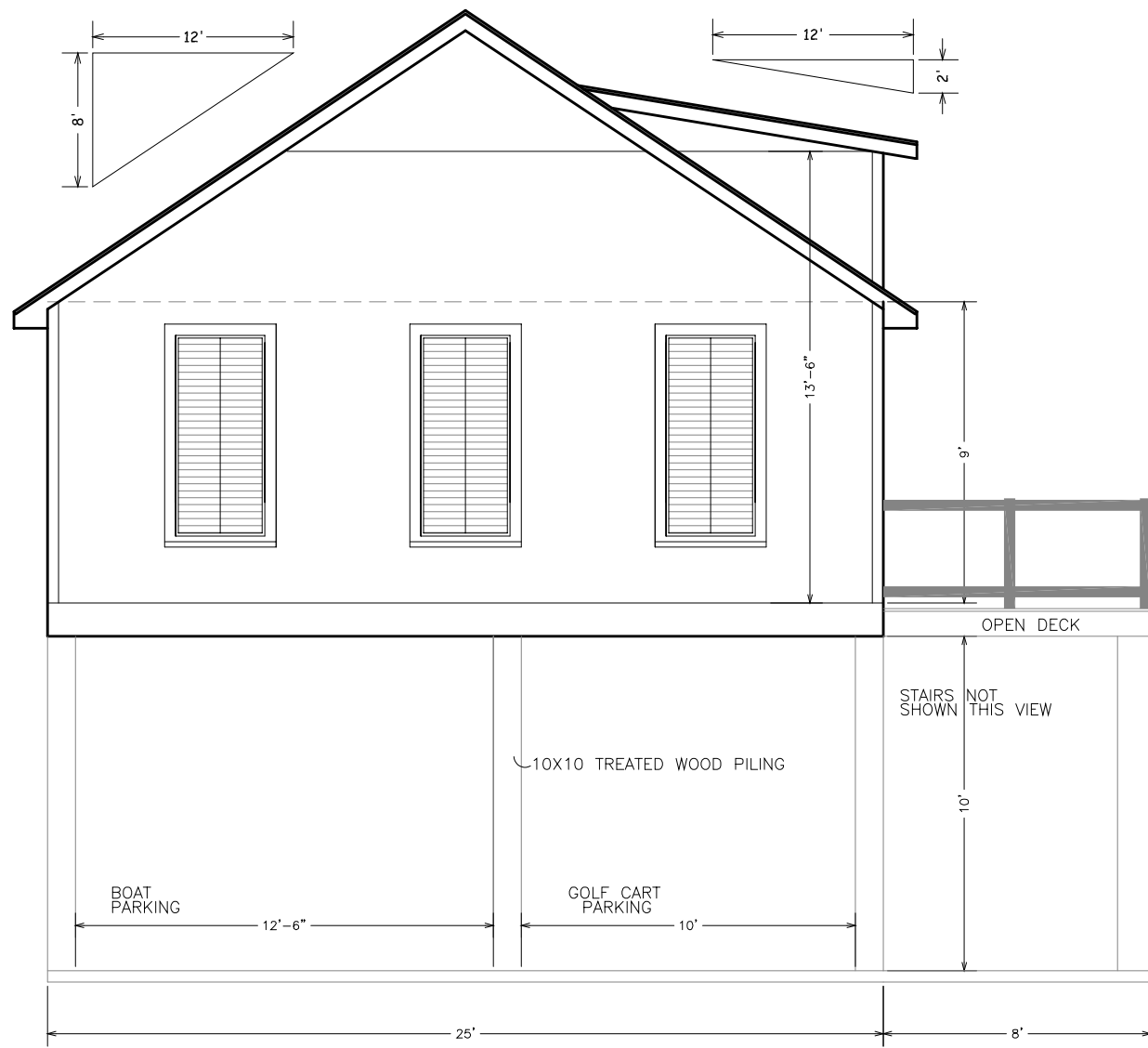
17121 Fenton Dedeaux Rd
 Kiln, MS 39556

Ph: 228-326-4232 email: atoashamoment@aol.com

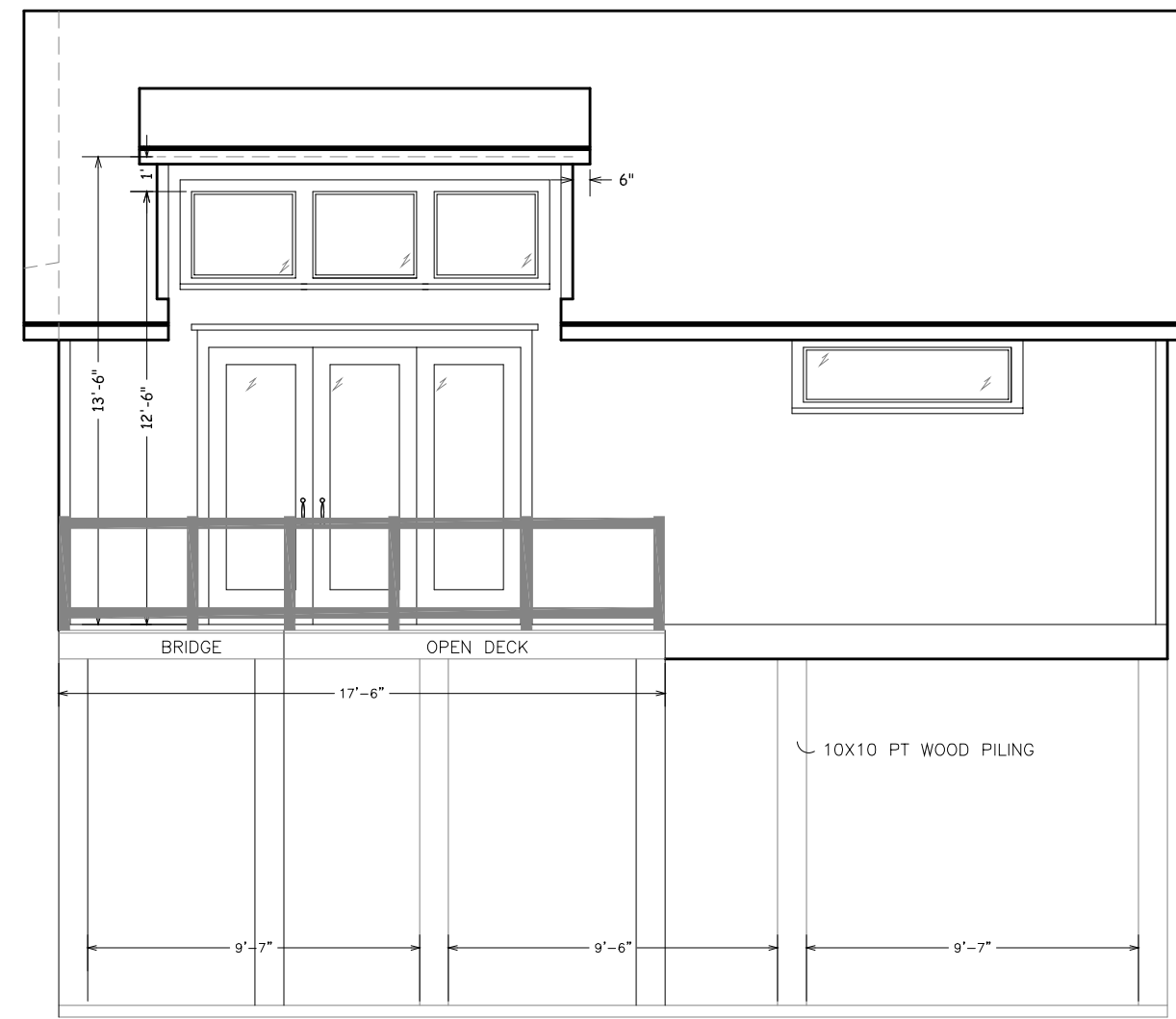


NOTES:

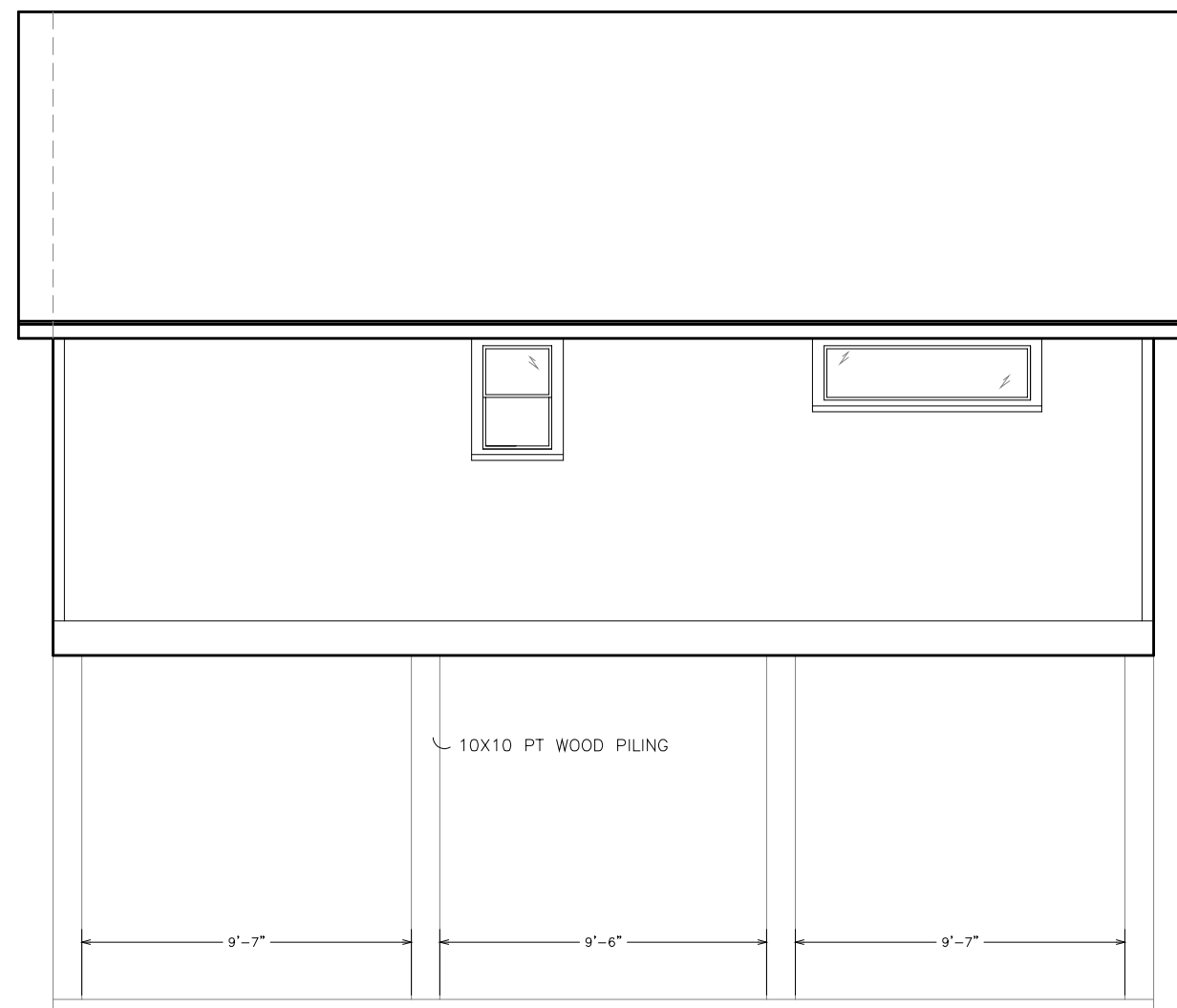
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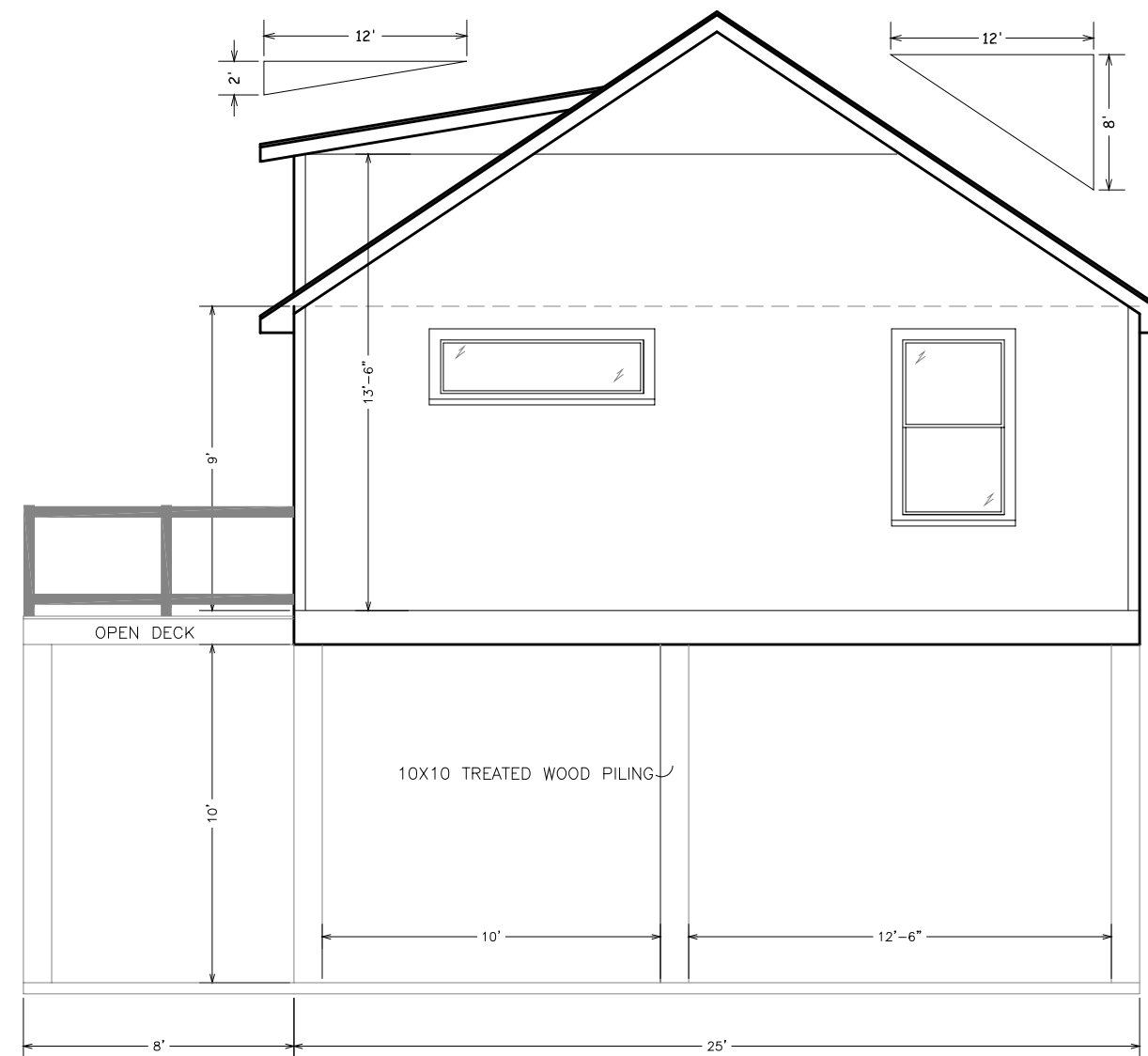
FRONT



RIGHT SIDE



LEFT SIDE



REAR

**STUDIO
ELEVATIONS PLAN**

Scale:

3/16"=1'-0"

W.O. #:

112323

Date:

11/23/23

Drawn by:

TLP

Sheet:

3

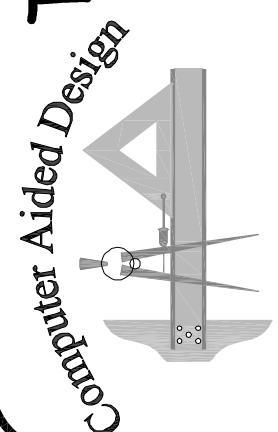
Prepared For:

Domie & Leslie Robertson
223 Leonard Ave
Bay St Louis, MS

Techni-CAD Drafting Service

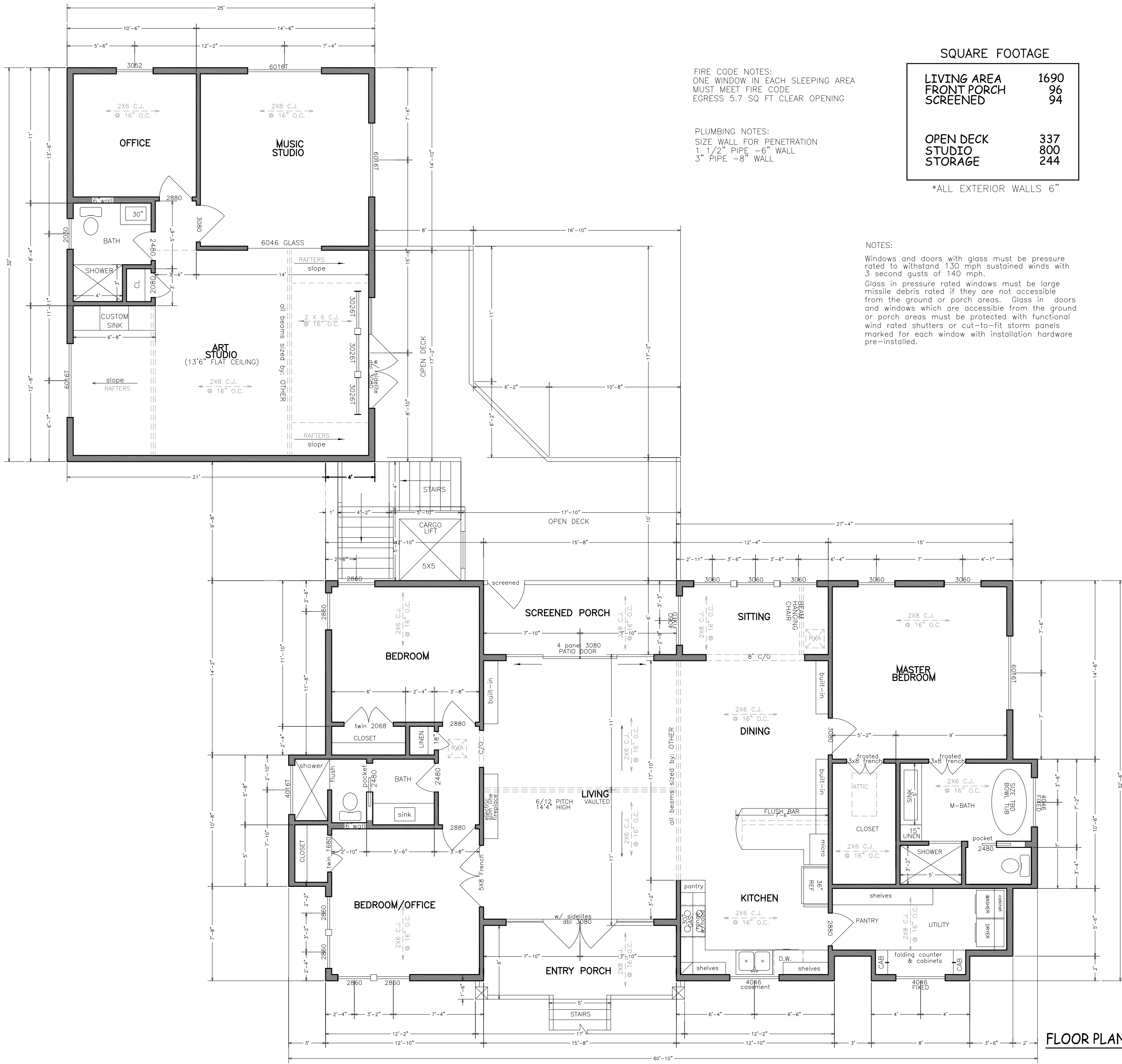
17121 Fenton Dedeaux Rd
Kiln, MS 39556

Ph: 228-326-4232 email: atoashamoment@aol.com



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SQUARE FOOTAGE

LIVING AREA	1690
FRONT PORCH	96
SCREENED	94
OPEN DECK	337
STUDIO	800
STORAGE	244

*ALL EXTERIOR WALLS 6"

FIRE CODE NOTES:
 ONE WINDOW IN EACH SLEEPING AREA
 MUST MEET FIRE CODE
 EGRESS 5.7 SQ FT CLEAR OPENING

PLUMBING NOTES:
 SIZE WALL FOR PENETRATION
 1" 1/2" PIPE - 6" WALL
 3" PIPE - 8" WALL

NOTES:

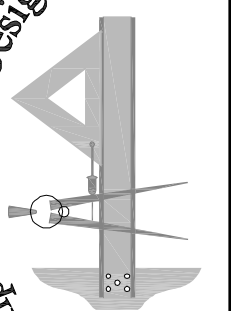
Windows and doors with glass must be pressure rated to withstand 130 mph sustained winds with 3 second gusts of 140 mph.
 Glass in pressure rated windows must be large missile debris rated if they are not accessible from the ground or porch areas. Glass in doors and windows which are accessible from the ground or porch areas must be protected with functional wind rated shutters or cut-to-fit storm panels marked for each window with installation hardware pre-installed.

FLOOR PLAN

Scale:
 3/16"=1'-0"
 W.O. #:
 112323
 Date:
 11/23/23
 Drawn by:
 TLP
 Sheet:
4

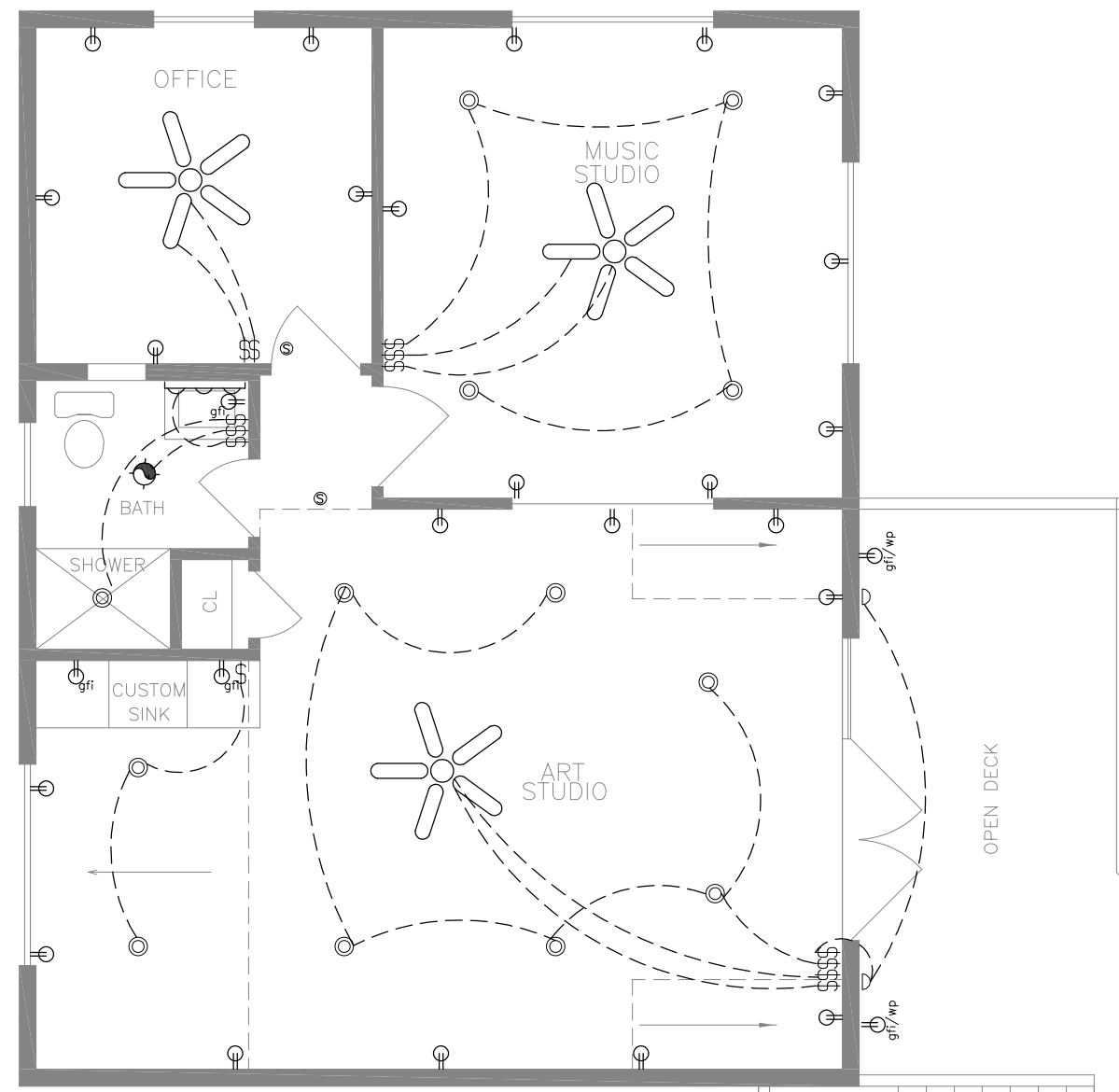
Prepared For:
 Donnie & Leslie Robertson
 223 Leonard Ave
 Bay St Louis, MS

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 17121 Fenton Dedeaux Rd
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 Ph: 228-326-4232 email: atoashamont@aol.com



NOTES:

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5. All federal, state, and local codes, ordinances, regulations, etc. shall be considered as part of specifications for this building and shall take preference over anything shown, described, or implied where some are variance.



- NOTES:**
Smoke Alarms shall be installed in the following locations:
1. in each sleeping room
2. outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. on each additional story of the dwelling, except crawl spaces, uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice.

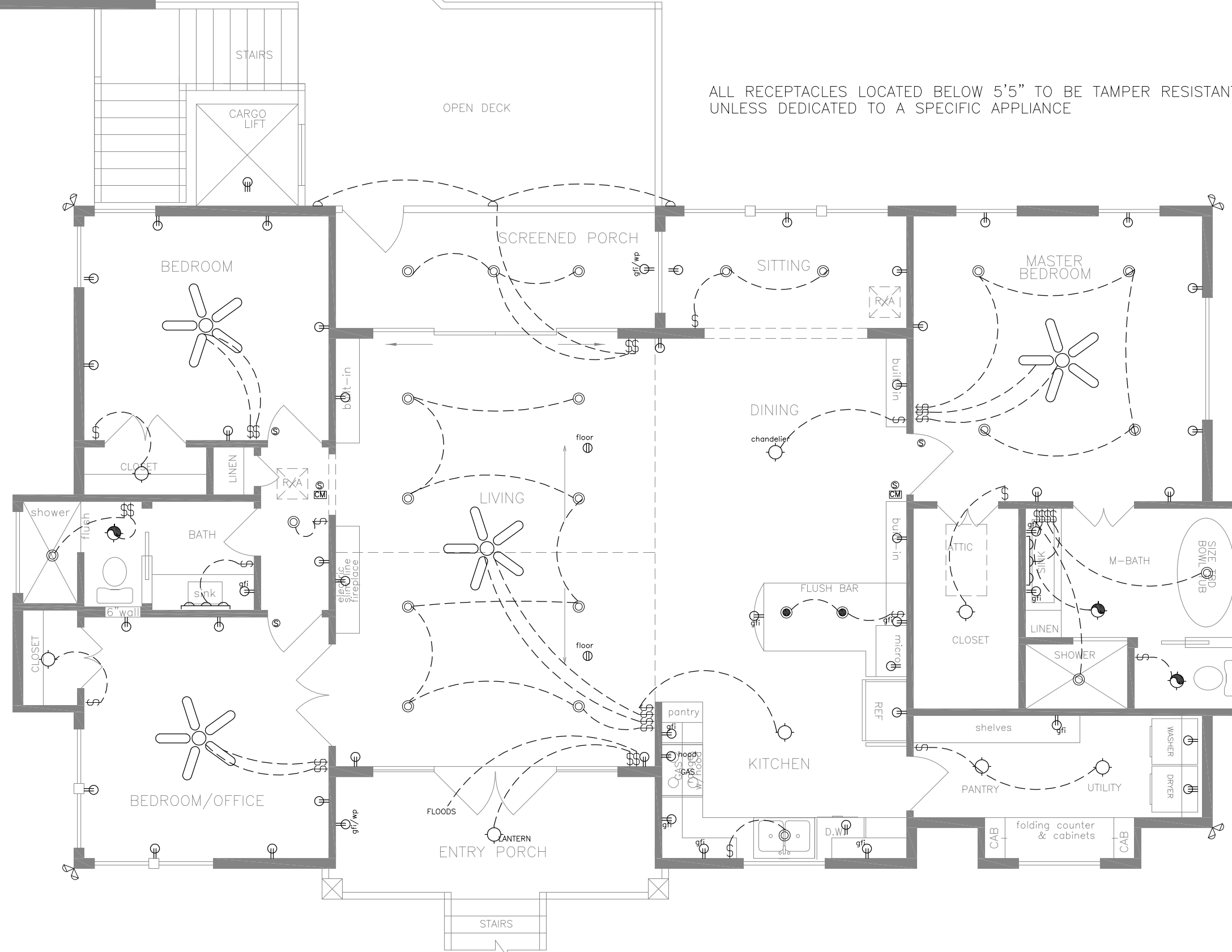
ELECTRICAL LEGEND

	110 RECEPT.
	220 RECEPT.
	GROUND FAULT INT.
	WATER PROOF RECEPT.
	CARBON MONOXIDE SMOKE DETECTOR
	SWITCH
	3 WAY SWITCH
	BATH VENT W/ LIGHT
	RECESSED LIGHT
	STANDARD LIGHT
	PENDANT LIGHTS
	SCONCE LIGHT
	CABLE
	FLOOD LIGHTS
	VANITY LIGHT
	CEILING FAN
	CORNER FAN
	INDIRECT LIGHTING
	FLUORESCENT LIGHT

ALL RECEPTACLES LOCATED BELOW 5'6" TO BE TAMPER RESISTANT UNLESS DEDICATED TO A SPECIFIC APPLIANCE

NOTES:

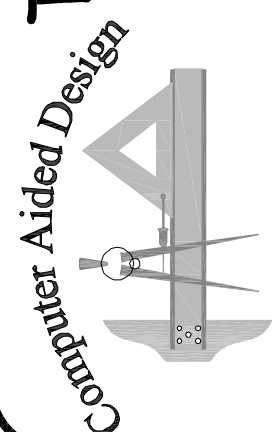
- bathroom receptacles- all 125-volt, single phase 15-and 20-ampere receptacles installed in bathrooms shall have ground fault circuit-interrupter protection for personnel.
- garage & accessory building receptacles- all 125-volt, single phase, 15-or 20-ampere receptacles installed in garages and grade-level portions of unfinished accessory buildings used for storage or work areas shall have ground fault circuit-interrupter protection for personnel.
- outdoor receptacles- all 125-volt, single phase, 15-and 20-ampere receptacles installed outdoors shall have ground fault circuit-interrupter protection for personnel.
- crawl space receptacles- where a crawl space is at or below grade level, all 125-volt, single phase, 15-and 20-ampere receptacles installed in such spaces shall have ground fault circuit-interrupter protection for personnel.
- kitchen receptacles- all 125-volt, single phase 15-and 20-ampere receptacles that serve countertop surfaces shall have ground fault circuit-interrupter protection for personnel.
- bar and sink receptacles- all 125-volt, single phase, 15-and 20-ampere receptacles that serve a countertop surface, and are located within 6 feet of the outside edge of a wet bar sink shall have ground fault circuit-interrupter protection for personnel.
- bedroom outlets- all branch circuits that supply 125-volt, single phase, 15-and 20-ampere outlets installed in dwelling unit bedrooms shall be protected by an arc-fault circuit-interrupter listed to provide protection of the entire branch circuit.



ELECTRICAL PLAN

Prepared For:
Donnie & Leslie Robertson
223 Leonard Ave
Bay St Louis, MS

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



NOTES:

1. All work shall be performed in accordance with all applicable national, state, and local codes, regulations, and FHA/VA MPS.
2. It is the responsibility of the owner and/or general contractor to check all dimensions for the job before construction.
3. Contractor shall insure compatibility of the building with all site requirements.
4. The contractor is responsible for adjusting and verifying all structural details and conditions to meet all local codes and to insure a quality and safe structure.
5. All federal, state, and local codes, ordinances, regulations, etc. shall be considered as part of specifications for this building and shall take preference over anything shown, described, or implied where same are variance.



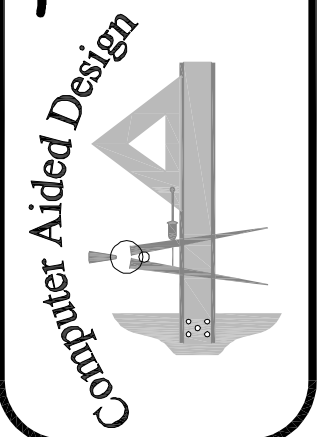
HOUSE BEAMS BY:
OTHER
 (1 3/4"x11 1/4' LVL)
MUST BE ADDED TO PLANS FOR SUBMITTAL
 ONE RECESSED LIGHT IN EACH BAY
 ALL OTHER LIGHTING AND HOSE BIB LOCATIONS - SEE OWNER

PILING PLAN

Scale:
 3/16"=1'-0"
 W.O. #:
 112323
 Date:
 11/23/23
 Drawn by:
 TLP
 Sheet:
6

Prepared For:
 Donnie & Leslie Robertson
 223 Leonard Ave
 Bay St Louis, MS

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



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: Lee and Taryn Rogers

ADDRESS: 4508 Messmer Avenue
Metairie, LA 70002

PHONE: 504-812-2695

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE

1350 N. 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:

~~1350 N. Beach Blvd. Bay St. Louis, MS 39520~~

PT 23, ~~PT~~ 1ST WD PT 20. WATER LOT BAY ST LOTS

2. Parcel number(s) as described in the Hancock County tax rolls: 144L-0-18-001.000
Suffix 0 FIRM Index date 10-16-09

2804500354 Base Flood Elevation 24.0'

3. Present Zoning: VE (R-1)

4. Present use of building/property: residential lot

5. Application fee of ~~\$100~~ ^{\$250} (Residential): \$ 250.00

Application fee of ~~\$200~~ ^{\$250} (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 front/rear yard setback requirement

2. The use for which a variance is sought _____

building home / several hardships as
* easement, oak trees, etc.

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

indicated on map

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

Front Yard
Variance:
Require: 50'
Proposed: 20'
Variance Request: 30'

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

Rear Yard
Variance:

____ 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

Require: 20'
Proposed: 8'
Variance Request: 12'

5. Other type(s) of variance needed:

N/A

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

7. Size of any building to be erected, and the location of the building upon the lot. 40x30

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? Yes

10. If the property in question is within a sub-division, is there an existing covenant running with the land? No

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.

Thompson M. Rogers 5-3-24
Applicant's Signature Date

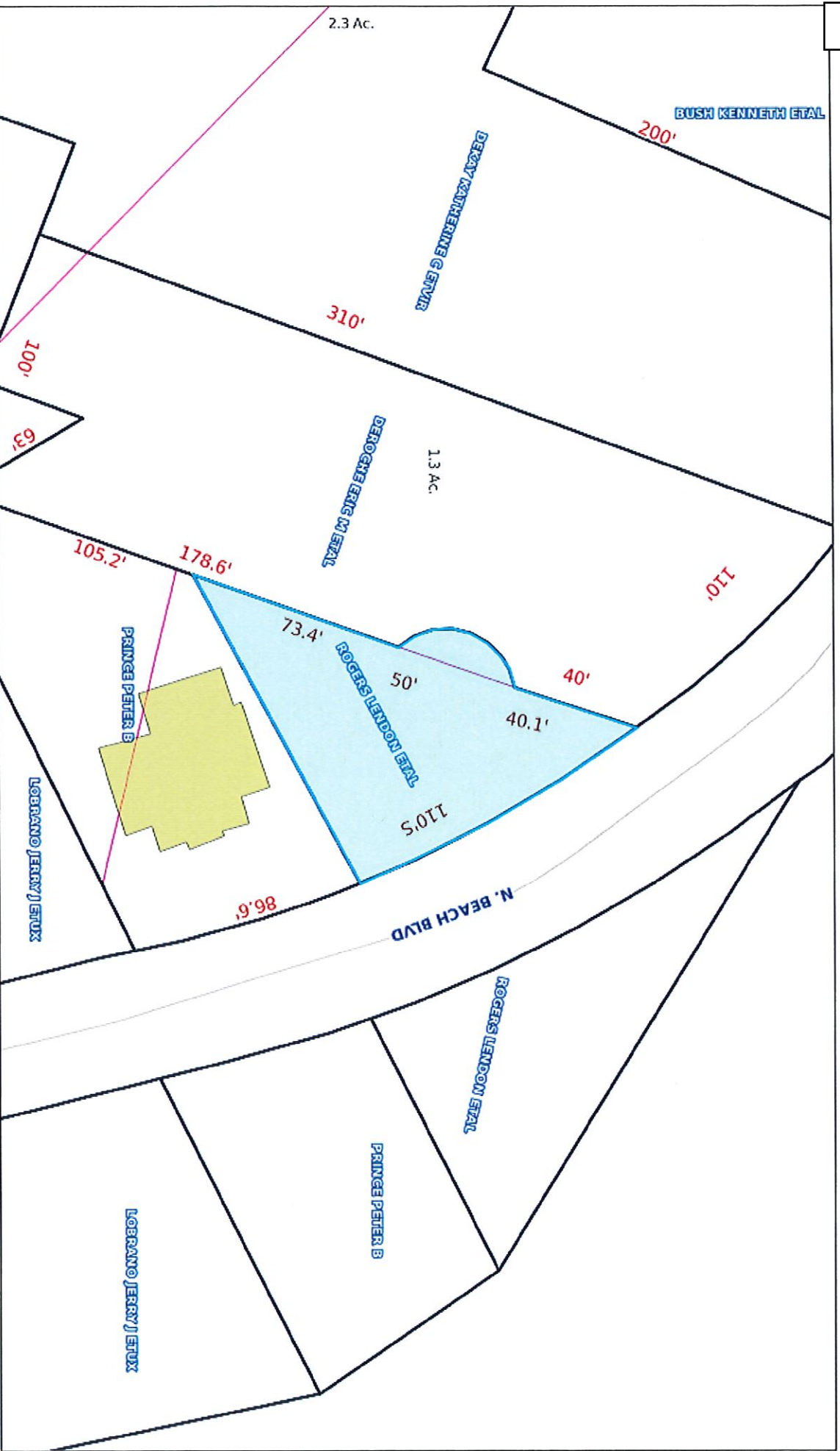
FOR OFFICE USE ONLY

Date of Application received: _____

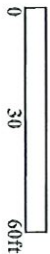
*Please see supporting documentation attached.

Item # 2.

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 # 2.



Parcels

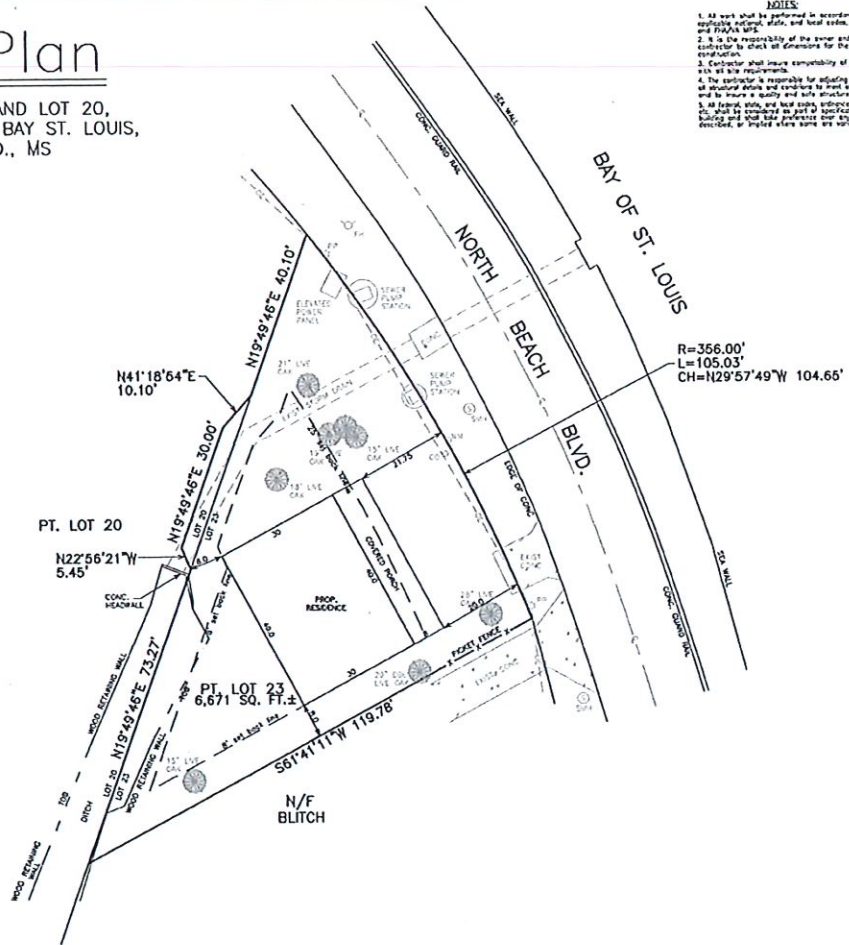
144L-0-18-001.000

Parcel Number: 144L-0-18-001.000
Owner Name: ROGERS LENDON ETAL
Owner Address: 4508 HESSMER AVE
Owner City, State ZIP: METAIRIE, LA 70002
Physical Address: 1350 N BEACH BLVD
Improvement Type:
Year Built: 0
Base Area: 0
Adjusted Area: 0
Actual Total Value: 94737
Taxable Total Value: 0
Estimated Tax: 1653.31
Homestead Exemption: No
Deed Book: 2020
Deed Page: 4955
Legal Description 1: PT 23,1ST WD.PT 20,WATER LOT
Legal Description 2: BAY STLOUIS
Legal Description 3:
Legal Description 4:
Legal Description 5:
Legal Description 6:
Longitude: 0
Latitude: 0
Square Footage: 8163.62



Plot Plan

PART OF LOT 23 AND LOT 20,
FIRST WARD, CITY OF BAY ST. LOUIS,
HANCOCK CO., MS



- NOTES:**
- All work shall be performed in accordance with all applicable national, state, and local codes, regulations, and P.A.A.S. LPI's.
 - It is the responsibility of the owner and/or general contractor to check all dimensions for the job before construction.
 - Contractor shall insure responsibility of the building with all code requirements.
 - The contractor is responsible for adjusting and setting all structural details and standards to meet all local codes and to insure a quality and safe structure.
 - All bearing, utility, and local zoning, regulatory, etc., shall be considered as part of specifications for the building and shall take precedence over anything that, omitted, or implied where some are variance.

Note:
Plot plan is drawn per survey done by JAMES J. CHINICHE,
P.A., INC., dated 04/17/20, JOB# 2020-087

Plot Plan

Scale:	1"=15'
W.O. #:	42324
Date:	04/23/24
Drawn by:	TLP
Sheet:	P

Prepared For:
Lee & Taryn Rodgers
1350 North Beach Blvd.
Bay St. Louis, MS

Techni-CAD Drafting Service
17121 Ferron-Dedcaux Road
Kiln, MS 39556
Ph: 228-326-4232 email: etech@technicad.com



REFERENCES:

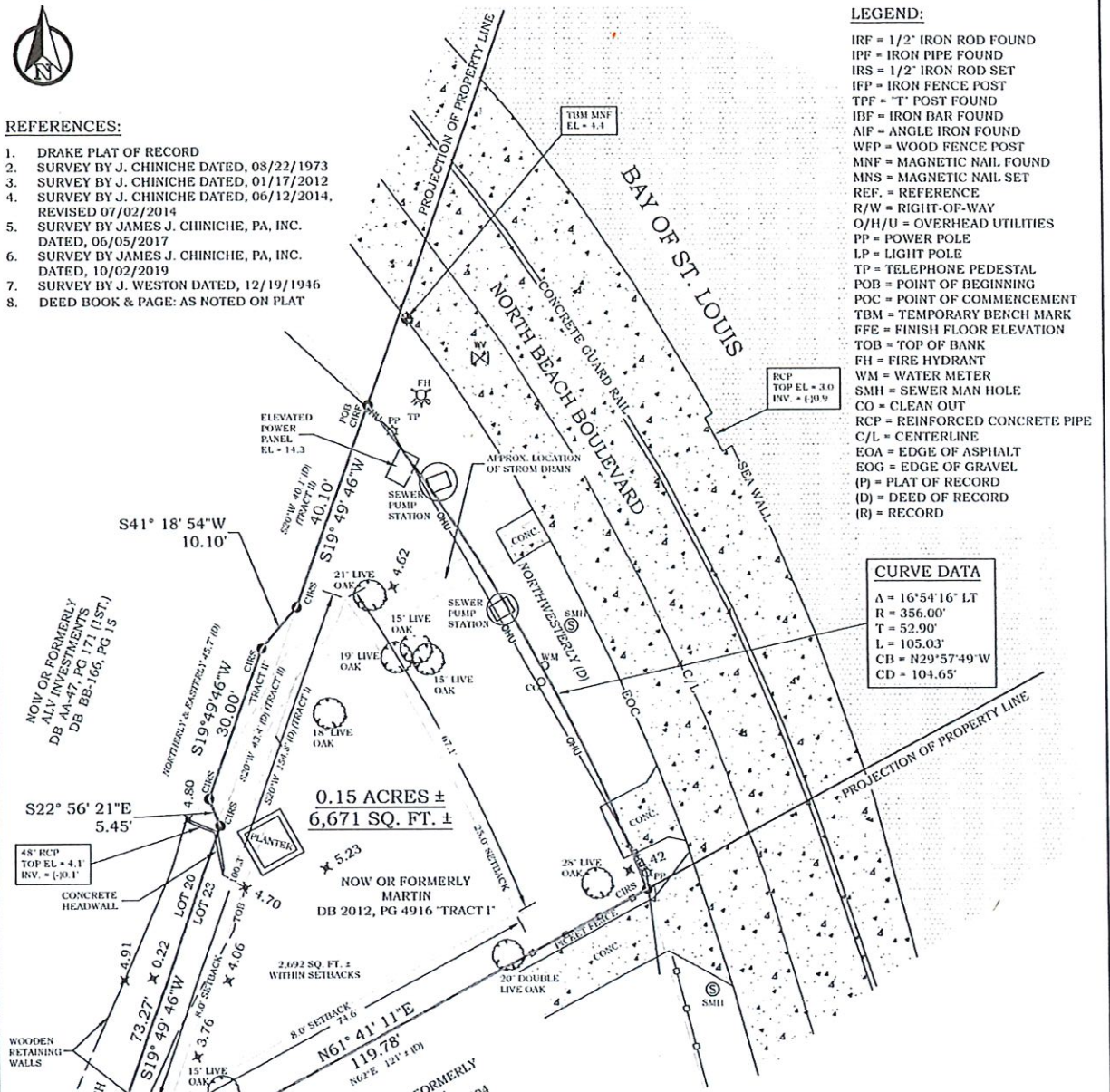
1. DRAKE PLAT OF RECORD
2. SURVEY BY J. CHINICHE DATED, 08/22/1973
3. SURVEY BY J. CHINICHE DATED, 01/17/2012
4. SURVEY BY J. CHINICHE DATED, 06/12/2014, REVISED 07/02/2014
5. SURVEY BY JAMES J. CHINICHE, PA. INC. DATED, 06/05/2017
6. SURVEY BY JAMES J. CHINICHE, PA. INC. DATED, 10/02/2019
7. SURVEY BY J. WESTON DATED, 12/19/1946
8. DEED BOOK & PAGE: AS NOTED ON PLAT

LEGEND:

- IRF = 1/2" IRON ROD FOUND
- IPF = IRON PIPE FOUND
- IRS = 1/2" IRON ROD SET
- IFP = IRON FENCE POST
- TFP = "T" POST FOUND
- IBF = IRON BAR FOUND
- AIF = ANGLE IRON FOUND
- WFP = WOOD FENCE POST
- MNF = MAGNETIC NAIL FOUND
- MNS = MAGNETIC NAIL SET
- REF. = REFERENCE
- R/W = RIGHT-OF-WAY
- O/H/U = OVERHEAD UTILITIES
- PP = POWER POLE
- LP = LIGHT POLE
- TP = TELEPHONE PEDESTAL
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- TBM = TEMPORARY BENCH MARK
- FFE = FINISH FLOOR ELEVATION
- TOB = TOP OF BANK
- FH = FIRE HYDRANT
- WM = WATER METER
- SMH = SEWER MAN HOLE
- CO = CLEAN OUT
- RCP = REINFORCED CONCRETE PIPE
- C/L = CENTERLINE
- EOA = EDGE OF ASPHALT
- EOG = EDGE OF GRAVEL
- (P) = PLAT OF RECORD
- (D) = DEED OF RECORD
- (R) = RECORD

CURVE DATA

Δ	16°54'16" LT
R	356.00'
T	52.90'
L	105.03'
CB	N29°57'49" W
CD	104.65'



NOTES:

1. LOT LOCATION & ORIENTATION ARE BASED ON RECORDED DATA AND MONUMENTATION FOUND AVAILABLE.
2. BEARINGS REFERENCE: GRID, GEOID G-2018 AU7 NAD '83 STATE PLANE ZONE MISSISSIPPI EAST BY GPS OBSERVATION.
3. SURVEY CONSIDERED A CLASS "B" SURVEY.
4. ONLY VISIBLE ROADS, LANES, DRIVEWAYS, DRAINS, UTILITIES, ETC., OVER AND ACROSS SAID PREMISES ARE SHOWN HEREON.
5. THIS SURVEY WAS PREPARED WITHOUT A CURRENT TITLE REPORT NOR WERE COUNTY RECORDS RESEARCHED FOR EASEMENTS BY THIS SURVEYOR.
6. OWNER RESPONSIBLE FOR CERTIFICATION OF TREE SPECIES AND SIZES IN COORDINATION WITH LOCAL ENTITY FOR TREES DESIGNATE AS PROTECTED.
7. NOT ALL EXISTING TREES WERE LOCATED FOR THIS PLAT.
8. PROPERTY FALLS IN A R-4 DISTRICT BASED ON BAY ST. LOUIS ZONING ORDINANCE - 2017.

CERTIFICATE:

THIS IS TO CERTIFY THAT I HAVE CAUSED A SURVEY TO BE MADE ON THE PROPERTY LINES SHOWN ON THIS PLAT, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Michael R. McGinnis
 MICHAEL RAYMOND MCGINNIS
 PROFESSIONAL SURVEYOR
 P.L.S. - #02827
 STATE OF MISSISSIPPI



DESCRIPTION (AS PER SURVEY):

BEGINNING AT A CAPPED 1/2" IRON ROD AT THE NORTHWEST CORNER OF LOT 23, FIRST WARD, CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI, SAID POINT ALSO BEING ON THE SOUTHWESTERLY RIGHT OF WAY OF NORTH BEACH BOULEVARD AND BEING THE NORTHWEST CORNER OF THE LAND DESCRIBED IN DEED BOOK 2012, PAGE 4916 "TRACT I"; THENCE LEAVING SAID RIGHT OF WAY RUN S19°49'46"W ALONG THE LINE BETWEEN LOTS 23 AND 20 FOR 40.10 FEET TO A 1/2" CAPPED IRON ROD AT A POINT AS DESCRIBED IN DEED BOOK 2012, PAGE 4917 "TRACT II"; THENCE RUN S41°18'54"W FOR 10.10 FEET TO A 1/2" CAPPED IRON ROD; THENCE RUN S19°49'46"W FOR 30.00 FEET TO A 1/2" CAPPED IRON ROD; THENCE RUN S19°49'46"W ALONG SAID LOT LINE FOR 73.27 FEET TO AN IRON ROD AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED "TRACT I"; THENCE RUN N61°41'11"E ALONG THE SOUTHERLY LINE OF "TRACT I" FOR 119.78 FEET TO A 1/2" CAPPED IRON ROD ON THE SOUTHWESTERLY RIGHT OF WAY OF NORTH BEACH BOULEVARD; THENCE ALONG SAID RIGHT OF WAY AND ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 16°54'16", A RADIUS OF 356.00 FEET, A TANGENT OF 52.90 FEET, A LENGTH OF 105.03 FEET, A CHORD BEARING OF N29°57'49" W AND A CHORD DISTANCE OF 104.65 FEET BACK TO THE POINT OF BEGINNING. SAID PARCEL OF LAND IS A PART OF LOT 23 AND LOT 20, FIRST WARD, CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI AND CONTAINING 0.15 ACRES, MORE OR LESS.

REV. #3 DATE:	
REV. DATE: 07.24.2020	
DATE: 04.17.2020	
SCALE: 1" = 20'	
DRAWN BY: MRM	



Office - (228) 467-6755
 Email - jason@jic-eng.com
 Website - www.jic-eng.com
 412 Hwy 90, Suite 4
 Bay St. Louis, MS, 39520

PLAT OF SURVEY OF
 PART OF LOTS 20 & 23,
 FIRST WARD, CITY OF BAY ST. LOUIS
 HANCOCK COUNTY, MS.

JOB #: 2020-087 SHT 1 OF 1 FOR: ROGERS

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB No. 1660-0008
Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION					FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Rogers 2020-087					Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1350 North Beach Blvd.					Company NAIC Number:	
City Bay St. Louis		State Mississippi		ZIP Code 39520		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) 144L-0-18-001.000						
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>						
A5. Latitude/Longitude: Lat. <u>30-20-14</u> Long. <u>89-19-57</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983						
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.						
A7. Building Diagram Number <u>5</u>						
A8. For a building with a crawlspace or enclosure(s):						
a) Square footage of crawlspace or enclosure(s) <u>0.00</u> sq ft						
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>						
c) Total net area of flood openings in A8.b <u>0.00</u> sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
A9. For a building with an attached garage:						
a) Square footage of attached garage <u>0.00</u> sq ft						
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>						
c) Total net area of flood openings in A9.b <u>0.00</u> sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION						
B1. NFIP Community Name & Community Number City of Bay St. Louis 285251				B2. County Name Hancock		B3. State Mississippi
B4. Map/Panel Number 28045C0354	B5. Suffix D	B6. FIRM Index Date 10-16-2009	B7. FIRM Panel Effective/ Revised Date 10-16-2009	B8. Flood Zone(s) VE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 24.0'	
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____						
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____						
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA						

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1350 North Beach Blvd.			Policy Number:
City Bay St. Louis	State Mississippi	ZIP Code 39520	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO.
Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: GPS Derived Vertical Datum: NAVD88

Indicate elevation datum used for the elevations in items a) through h) below.
 NGVD 1929 NAVD 1988 Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

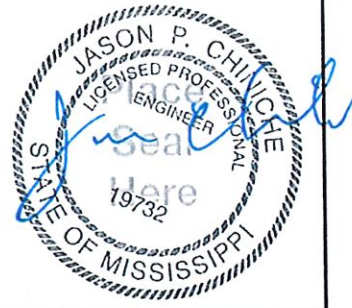
	Check the measurement used.
a) Top of bottom floor (including basement, crawlspace, or enclosure floor) _____	26.5 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor _____	N/A <input type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only) _____	25.0 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab) _____	N/A <input type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) _____	25.0 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG) _____	4.4 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG) _____	5.2 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support _____	N/A <input type="checkbox"/> feet <input type="checkbox"/> meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

Certifier's Name Jason P. Chiniche	License Number P.E. 19732
Title Project Manager	
Company Name James J. Chiniche P.A., Inc	
Address 412 Hwy 90 Suite 4	
City Bay Saint Louis	State Mississippi
	ZIP Code 39520



Signature <i>Jason Chiniche</i>	Date 4.13.2020	Telephone (228) 467-6755	Ext.
------------------------------------	-------------------	-----------------------------	------

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)
NOTE: The description in A3 above is for information only & not to certify the building location. The base flood elevation (BFE) is per Map Section B4. Recommend verification of (BFE) by local building official. The flood zone is determined by graphic plotting, owner is responsible for coordinating this certificate with contractor and/or building official as needed. At time of this certificate 04/13/2020 construction drawings were not provided. See FIRMette dated 04/09/2020 for reference. Bay St. Louis freeboard = 1.0'. TBM is a MAG nail found on the west edge of North Beach Blvd. near the most northern property corner. EL = 4.4'. Contractor/owner shall verify TBM description and elevation with Engineer prior to commencing construction Contractor/owner shall request UC EC prior to commencement of framing.

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1350 North Beach Blvd.			Policy Number:
City Bay St. Louis	State Mississippi	ZIP Code 39520	Company NAIC Number

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED)
FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments

Check here if attachments.

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1350 North Beach Blvd.			Policy Number:
City Bay St. Louis	State Mississippi	ZIP Code 39520	Company NAIC Number
SECTION G – COMMUNITY INFORMATION (OPTIONAL)			
The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.			
G1. <input type="checkbox"/> The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)			
G2. <input type="checkbox"/> A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.			
G3. <input type="checkbox"/> The following information (Items G4–G10) is provided for community floodplain management purposes.			
G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued	
G7. This permit has been issued for: <input type="checkbox"/> New Construction <input type="checkbox"/> Substantial Improvement			
G8. Elevation of as-built lowest floor (including basement) of the building: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____			
G9. BFE or (in Zone AO) depth of flooding at the building site: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____			
G10. Community's design flood elevation: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____			
Local Official's Name		Title	
Community Name		Telephone	
Signature		Date	
Comments (including type of equipment and location, per C2(e), if applicable)			
<input type="checkbox"/> Check here if attachments.			

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008
Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1350 North Beach Blvd.			Policy Number:
City Bay St. Louis	State Mississippi	ZIP Code 39520	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption TBM EL = 4.4'

Clear Photo One



Photo Two

Photo Two Caption Front view

Clear Photo Two

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1350 North Beach Blvd.			Policy Number:
City Bay St. Louis	State Mississippi	ZIP Code 39520	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

Photo Three

Photo Three

Photo Three Caption

Clear Photo Three

Photo Four

Photo Four

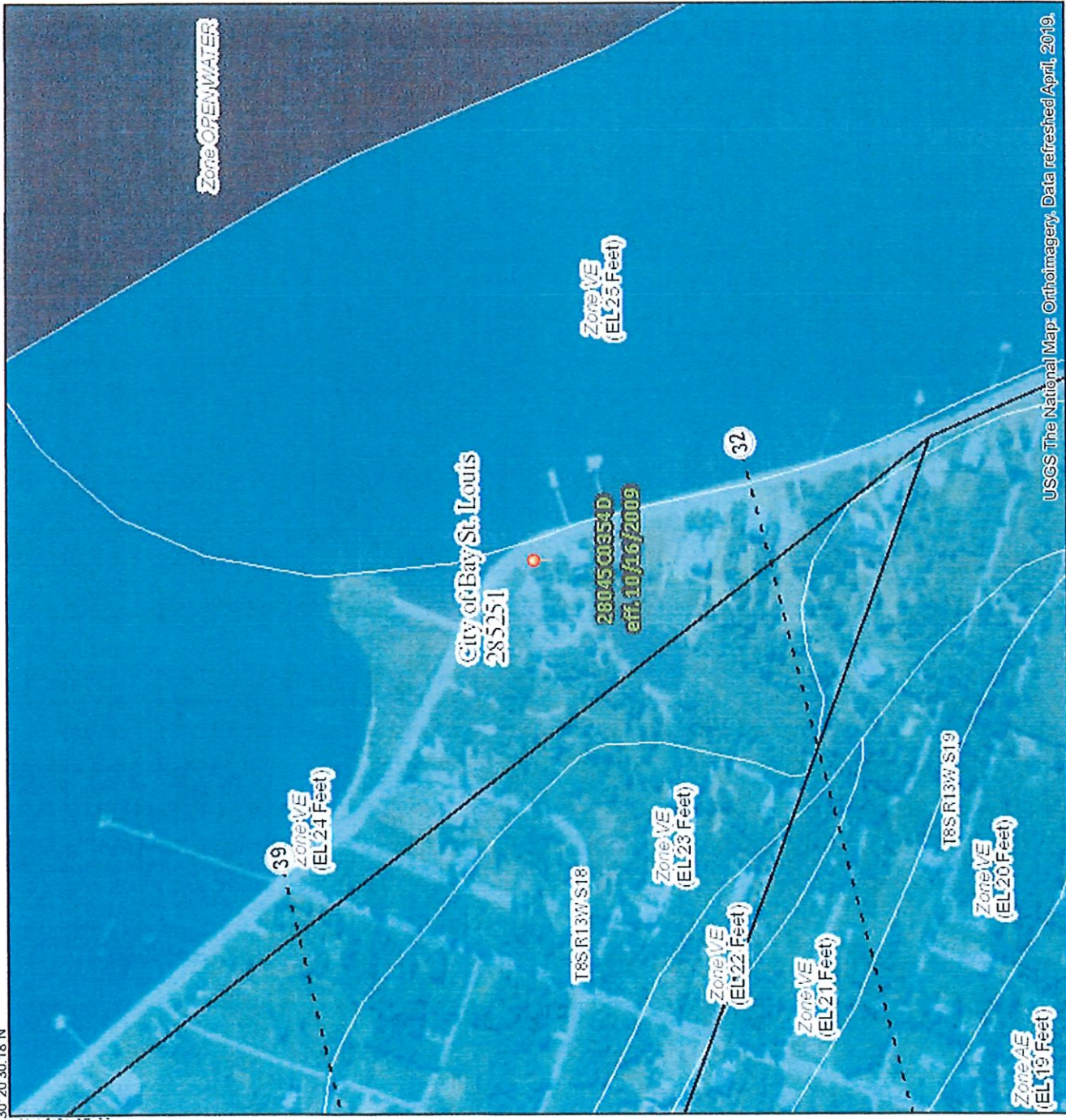
Photo Four Caption

Clear Photo Four

National Flood Hazard Layer FIRMette



30°20'30.18"N



89°19'38.59"W



USGS The National Map: Orthoimagery, Data refreshed April, 2019.

30°19'59.13"N

1:6,000

Feet

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone AE, AH, VE
 - With BFE or Depth Zone AE, AO, AH, VE, AP
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone 7
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
 - Area with Flood Risk due to Levee Zone D
- OTHER AREAS**
 - Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone
- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
- OTHER FEATURES**
 - Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
- MAP PANELS**
 - Digital Data Available
 - No Digital Data Available
 - Unmapped



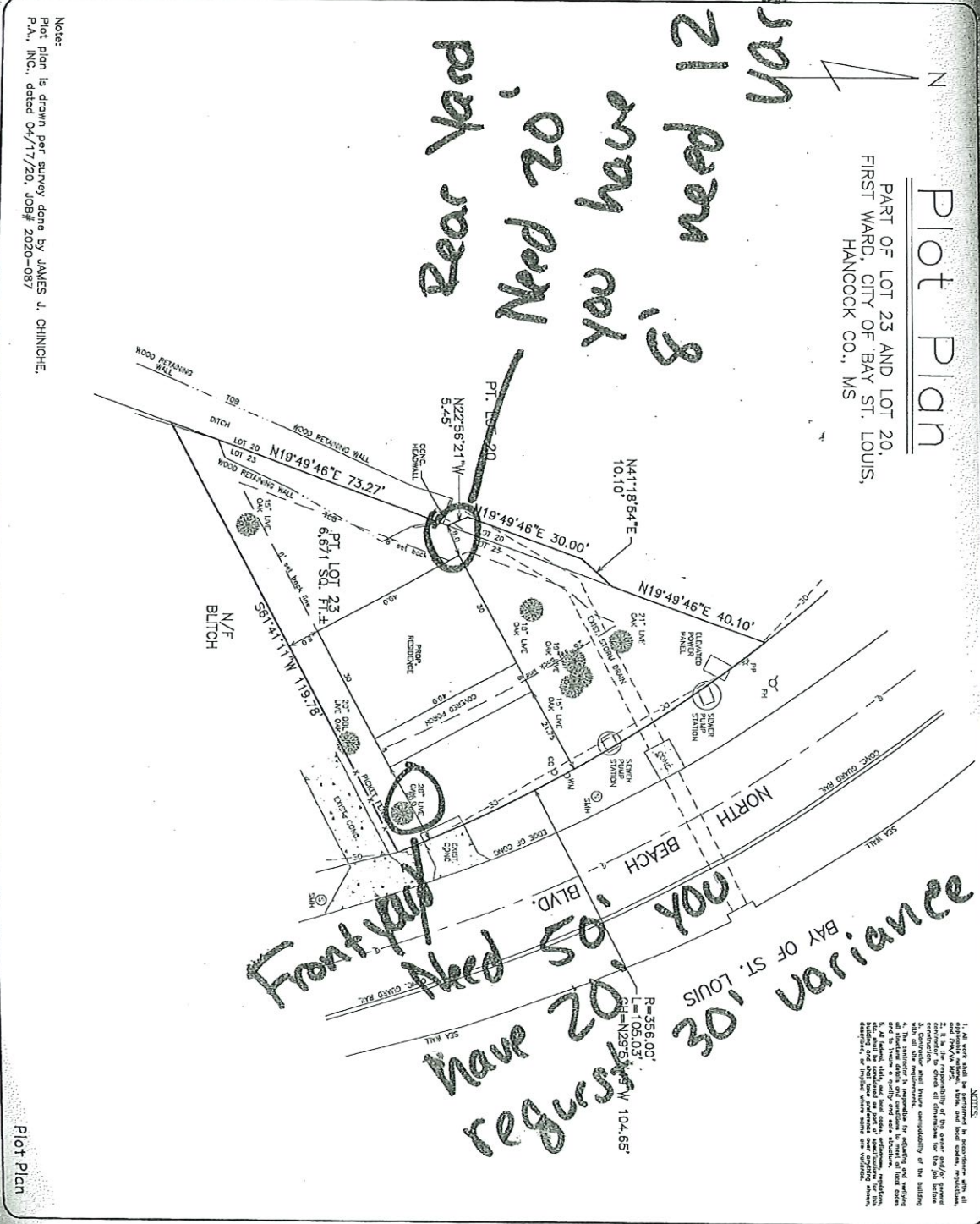
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/9/2020 at 3:43:05 PM, and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Item # 2.



Note:
 Plot plan is drawn per survey done by JAMES J. CHINICHE,
 P.A., INC., dated 04/17/20, JOB# 2020-087

Plot Plan
 PART OF LOT 23 AND LOT 20,
 FIRST WARD, CITY OF BAY ST. LOUIS,
 HANCOCK CO., MS

variance
8' from 20' zone
Need 20' zone
Bear yard
Front yard
Have 20' zone
request 30' variance

NOTES:
 1. All work shall be performed in accordance with all applicable codes, ordinances, rules and regulations, and the rules and regulations of the Board of Surveyors and the Board of Engineers and Surveyors of the State of Mississippi.
 2. The contractor shall insure the liability of the building.
 3. All bearings, distances, and other data are given in feet and inches, and shall be rounded to the nearest hundredth of a foot.
 4. All bearings, distances, and other data are given in feet and inches, and shall be rounded to the nearest hundredth of a foot.
 5. All bearings, distances, and other data are given in feet and inches, and shall be rounded to the nearest hundredth of a foot.



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

Prepared For:
 Lee & Taryn Rodgers
 1350 North Beach Blvd.
 Bay St. Louis, MS

Scale:	1"=10'
W.O.#:	42254
Date:	04/28/24
Drawn by:	TJP
Sheet:	P

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

RE: 1350 North Beach Blvd
144L-0-18-001.000
PT 23,1ST WD.PT 20,WATER LOT BAY STLOUIS

HEARING DATE: June 12, 2024

I have reviewed the application for a Variance to the Zoning Ordinance submitted by Lee and Taryn Rogers. The property is located at 1350 North Beach Blvd. It lies on N Beach Blvd in R-1, Residential Single Family, which requires a 50-foot front yard setback, an 8-foot side yard setback, and a 20-foot rear yard setback.

The applicant is requesting a front yard variance and a rear yard variance.

Front Yard Variance:

Required: 50'

Proposed Distance: 20'

Variance Requested: 30'

Rear Yard Variance:

Required: 20'

Proposed Distance: 8'

Variance Requested: 12'

1350 North Beach Blvd is not the traditional N Beach Blvd lot because of its size and shape. The parcel is 6,671 square feet and has a cone shape with three sides. It also has a Bay St Louis dew pump station with an elevated power panel on the front part and a Bay St Louis storm that runs from the back to the front of the property.

The administration recommends the _____ of the variance.

- 1) The lot is irregular in size and shape
- 2) Bay St Louis has infrastructure on the parcel
- 3) The footprint of the house is 1,200 square feet
- 4) The proposed dwelling site matches the front of 1352 N Beach Blvd
- 5) Without variances, it is nearly impossible to construct a house on this parcel
- 6) The dwelling location will likely save every live oak tree on this parcel

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

Sincerely,
Jeremy L Burke
Zoning Administrator

APPLICATION FOR SPECIAL EXCEPTION 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: Celina LeBlanc
ADDRESS: 411 Ballentine Street
Bay Saint Louis MS 39520
PHONE: (228) 493 7874

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:

ALL 49,50 & PT 48 & 51 BALLENTINE

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

137J-0-44-270.000

3. Present Zoning: R-2

4. Present use of building/property: Building

5. Application fee of ²⁵⁰~~\$100~~ (Residential): ✓

²⁵⁰~~\$200~~ (Commercial): _____

Please submit the following documentation with your application:

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.

1305.2 SPECIAL EXCEPTIONS

A special exception shall not be recommended unless:

1. The special exception shall be oriented and landscaped to produce a harmonious relationship of buildings and grounds to adjacent buildings and properties.
2. The special exception shall produce a total visual impression and environment which is consistent with the environment of the neighborhood.
3. The proposed use will not be detrimental to the use or development of adjacent properties or other neighborhood uses.
4. The proposed use will not be affected adversely by the existing uses.
5. The proposed use will be placed on a lot of sufficient size to satisfy the space requirements of said use.
6. The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement, noise, or fume generation or type of physical activity.
7. Utilities and fire protection services with reference to the location and the use shall be available and adequate.

1. The use for which a Special Exception is sought Construct an
accessory dwelling on parcel over 15,000 sqft

2. Grounds upon which it is claimed that the Special Exception shall be granted:

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

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

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

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

8. If the property in question is within a sub-division, is there an existing covenant running with the land? N/A

9. If the answer to question 8 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 owner whose name is signed hereto that all of the above facts are true and correct.

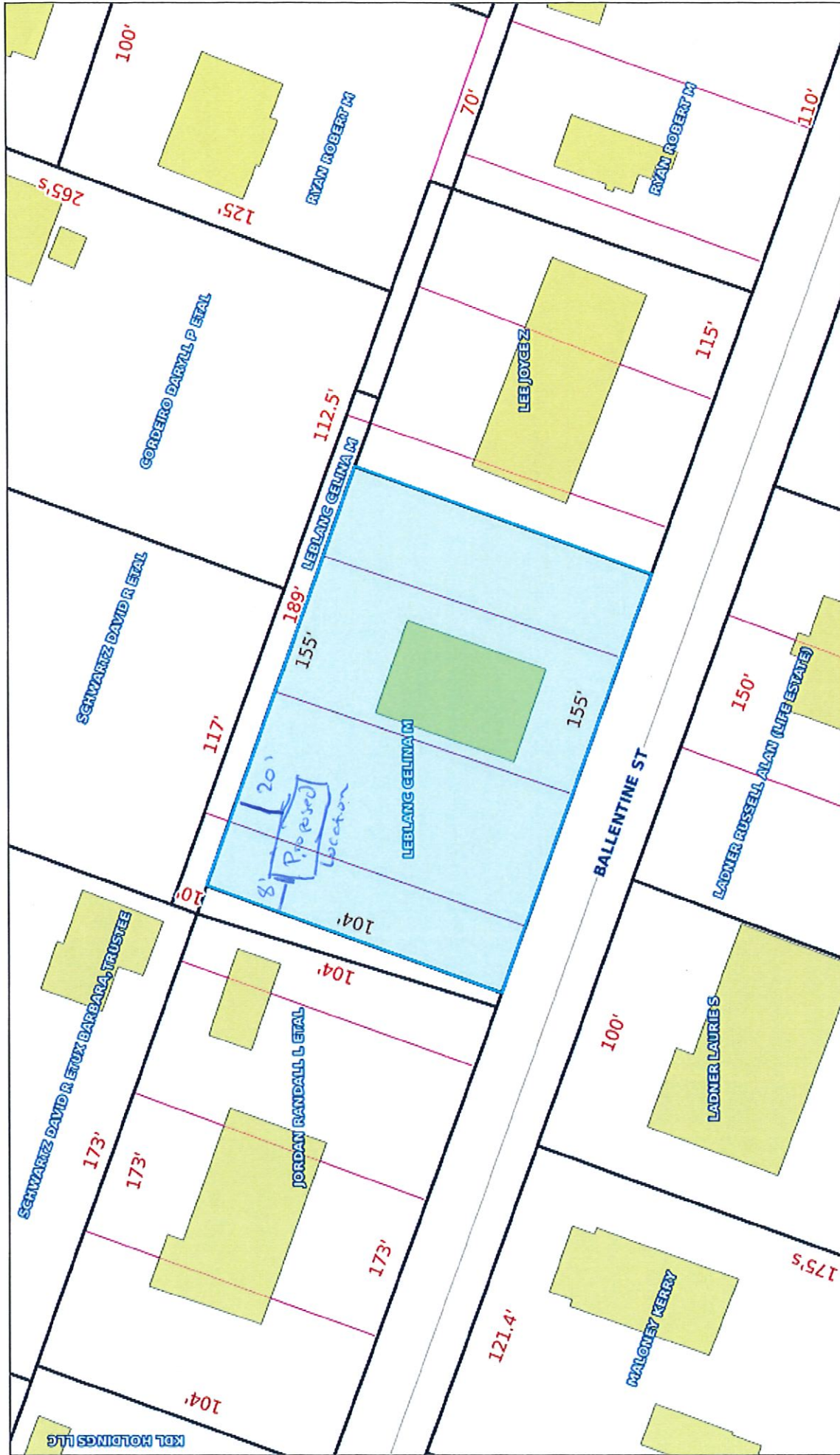
Celima LeBlanc
Applicant's Signature

4-29-24
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.

Owner City, State ZIP: BAY ST LOUIS, MS 39520
Physical Address: 411 BALLENTINE ST
Improvement Type: RES
Year Built: 1926
Base Area: 1095
Adjusted Area: 1231
Actual Total Value: 99379
Taxable Total Value: 0
Estimated Tax: 856.19
Homestead Exemption: Yes
Deed Book: 2011
Deed Page: 6440
Legal Description 1: ALL 49,50 & PT48&51 BALLENTINE
Legal Description 2:
Legal Description 3:
Legal Description 4:
Legal Description 5:
Legal Description 6:
Longitude: 0
Latitude: 0
Square Footage: 17014.77

Sketches

Sketch Sketch Name



137J-0-44-270_00001-Model.gif

Condos

GENERAL NOTES:

- STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE 2018.
- ALL MATERIALS & LABOR SHALL BE IN ACCORDANCE WITH LOCAL CODES AT THE TIME OF MANUFACTURE.
- DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.
- STRUCTURES ARE DESIGNED FOR LOCATIONS THAT HAVE A 3 SECOND WIND GUST OF 150 MPH (MAX). STRUCTURES SHOULD NOT BE USED IN OTHER LOCATIONS.
- STRUCTURES ARE DESIGNED FOR LOCATIONS WITH A SURFACE ROUGHNESS CATEGORY B & A TOPOGRAPHICAL FACTOR OF 1.0. STRUCTURES SHOULD NOT BE USED IN OTHER LOCATIONS.
- STRUCTURES SHOULD HAVE METAL ROOF OR OPTIONAL 25 YEAR RATED FIBERGLASS/ ASPHALT SHINGLES WITH 1 LAYER OF 15 LB ROOFING FELT.
- ALL STUDS, RAFTERS, COLLAR TIES, & TRUSS CHORDS ARE SPF #2, U.N.O.
- ALL EXTERIOR DIMENSIONAL WOOD IS TO BE PRESSURE TREATED.
- ALL ROOF DECKING IS TO BE 7/16" O.S.B.
- ALL SIDING IS TO BE 5/8 T-111 OR 3/8 SMART SIDING ON PAINTED BUILDING W/ 50 YR LTD MFG WARRANTY
- ALL FLOOR JOISTS ARE TO BE P.T. SYP #2.
- ALL EXTERIOR NAILS ARE TO BE HOT DIPPED GALVANIZED.
- ALL INTERIOR FLOOR DECKING IS TO BE 5/8" PLYWOOD. EXTERIOR TO BE 5/4" P.T.
- ALL SKIDS ARE TO BE 4x6 P.T. SYP, RATED FOR GROUND CONTACT.
- THE STRUCTURE HAS BEEN DESIGNED TO RESIST LOADS AS A COMPLETED STRUCTURE ONLY. APPLICATION OF CONSTRUCTION LOADS TO THE PARTIALLY COMPLETED STRUCTURE SHALL BE CONSIDERED BY THE CONTRACTOR & INCLUDED IN THE DESIGN OF SHORING, BRACING, FORM WORK, & OTHER SUPPORTING ELEMENTS PROVIDED FOR CONSTRUCTION OF THE STRUCTURE.
- NO FIELD SUPERVISION OR CONSTRUCTION ADMINISTRATION WILL BE PROVIDED BY THE ENGINEER.

DESIGN CRITERIA:

- INTERNATIONAL BUILDING CODE 2018
- DEAD LOADS:
FLOOR: 10 PSF
ROOF: 5 PSF
- WIND LOADS:
FLOOR: 10 PSF
ROOF: 10 PSF
- BASIC WIND SPEED, V=150MPH
- RISK CATEGORY=II
- WIND EXPOSURE C
- WIND LOAD IMPORTANCE FACTOR=1.0
- LIVE LOADS:
FLOOR: 40 PSF
ROOF: 10 PSF
- SNOW LOADS:
GROUND SNOW LOAD, PG=25PSF
FLAT ROOF SNOW LOAD, PF=20PSF
SNOW EXPOSURE FACTOR, CE=1.2
SNOW LOAD IMPORTANCE FACTOR, I=0.8
THERMAL FACTOR, CT=1.2
- SEISMIC LOADS:
THIS STRUCTURE IS EXEMPT FROM SEISMIC DESIGN PER EXEMPTION 3 OF ASCE 7-10, SECTION 11.1.2

BUILDING SIZE:

8' WIDTH 8x12 8x16	14' WIDTH 14x20 14x24	18' WIDTH 18x20 18x24	24' WIDTH 24x20 24x24
10' WIDTH 10x12 10x16	14x28 14x32	18x28 18x32	24x28 24x32
10x24	14x40	18x40 18x45	24x40 24x50
12' WIDTH 12x16 12x20	16' WIDTH 16x20 16x24	20' WIDTH 20x20 20x24	40' WIDTH 40x20 40x24
12x24 12x28	16x40 16x50	20x28 20x32	40x28 40x32
12x32 12x40	16x60	20x40 20x50	40x40 40x50

ITEMS BY OTHERS:

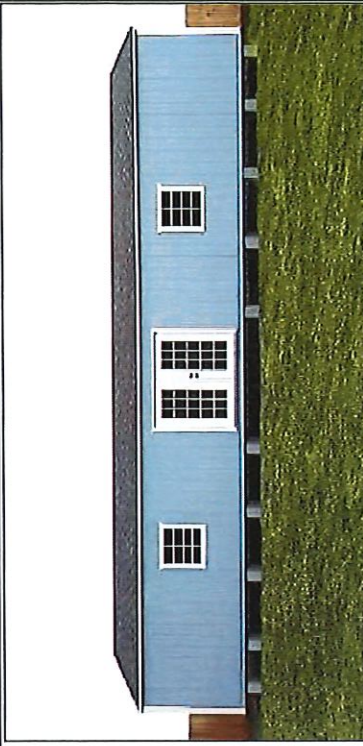
- RAMP, STAIRS, & GENERAL ACCESS.
- ELECTRICAL SERVICE HOOKUP.

INDEX OF SHEETS:

- S-101 - COVER SHEET
- S-102 - FOUNDATION PLAN
- S-103 - UPLIFT ANCHORAGE
- S-104 - FLOOR PLAN
- S-105 - ROOF FRAMING PLAN
- S-106 - SECTIONS PLAN
- S-107 - ELEVATION PLAN
- S-108 - NAILING PATTERN
- S-109 - BUILD DETAIL 1
- S-110 - BUILD DETAIL 2

CODE CRITERIA:

THE CONTRACTOR/ MANUFACTURER SHALL COMPLY WITH THE FOLLOWING CODES & ALL APPLICABLE AMENDMENTS/ SUPPLEMENTS:
1. INTERNATIONAL BUILDING CODE 2018



DANIELS PORTABLE BUILDINGS, LLC.

PHONE: 601-551-0469 EMAIL: CHRISDANIELST6@GMAIL.COM
DRAWN BY: TNT SCALE: NTS DATE: 04-14-2022

SHEET TITLE: COVER PAGE

DRAWING NUMBER:

S-101



Item # 3.

DAMMON ENGINEERING, INC.

554 Old Spanish Trail Slidell, LA 70458 (985) 649-6832

Chief Engineer: Brian Mistic, PE
554 Old Spanish Trail
Slidell, LA 70458

www.dammonengineering.com
info@dammonengineering.com
PHONE: 985-649-

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

RE: Parcel 137J-0-44-270.000
ALL 49,50 & PT48&51 BALLENTINE

HEARING DATE: June 12, 2024

I have reviewed the application for Special Exceptions submitted by Celina LeBlanc. The property is located at 411 Ballentine Street. It lies in an R-2 Residential Single District, which only allows accessory dwellings by special exceptions on parcels over 15,000 sq ft.

The applicant is requesting the following:

- 1) A special exception to allow an accessory dwelling on the parcel.**

The administration's recommendation is to _____ the special exception.

Jeremy L Burke
Zoning Administrator



Minutes
Bay Saint Louis
Planning & Zoning Commission Meeting
Regular Meeting
May 8, 2024
5:30 p.m.

Call to Order

Attendee Name	Title	Status	Arrived
Amy Doescher	Chairman	Present	
Clark Breland	Co-Chairman	Present	
Harold Weber	Commissioner	Absent	
Dean Agee	Commissioner	Absent	
John Romano	Commissioner	Present	
Chet LeBlanc	Commissioner	Present	

Applications

- a) **GULF COAST DEVELOPMENT GROUP LLC** - Application for sketch plat approval submitted by Gulf Coast Development Group LLC. The applicants are requesting to subdivide one parcel into two new parcels of land. Both parcels will meet the requirements for subdivision of property. The property is located at 11124 Stewart Drive. Parcel 136N-2-42-050.000, PT. J. B. LARDASSE CL. PARCEL #219-222 & 25' STRIP BETWEEN. The property is zoned R-1 Single Family District.

Motion to approve application for sketch plat submitted by Gulf Coast Development Group LLC located at 11124 Stewart Drive. Parcel 136N-2-42-050.000.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Clark Breland, Co-Chairman
SECONDER:	John Romano, Commissioner
AYES:	Amy Doescher, Clark Breland, John Romano, Chet LeBlanc
ABSENT:	Harold Weber, Dean Agee

- b) **GIAMETTA** - Application for sketch plat approval submitted by Chris Giametta. The applicant is requesting to reconfigure the two existing parcels which will meet the requirements for subdivision of property. The property is located at 928 Old Spanish Trail. Parcel 137Q-0-36-098.000, FRAC S OF GAINSVILLE RD SD OF MOSCIO CHINICHE EST 36-8-14. Parcel 137Q-0-44-095.000, LOT 40 REAR IN NW COR 4TH WARD BSL. The property is zoned R-1 single family district.

Motion to approve the application for sketch plat approval submitted by Chris Giametta located at 928 Old Spanish Trail. Parcel 137Q-0-44-095.000.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Clark Breland, Co-Chairman
SECONDER:	Chet LeBlanc, Commissioner
AYES:	Amy Doescher, Clark Breland, John Romano, Chet LeBlanc
ABSENT:	Harold Weber, Dean Agee

- c) **CB CONTRACTORS** - Application for sketch plat approval and variance to the Zoning Ordinance submitted by CB Contractors. The applicants are wanting to subdivide one parcel into 2 parcels of land. Parcel 1 will need a variance of 3,109sf resulting in a total of 8,891sf to the lot area and a variance of 24.99' resulting in 75.01' to the lot width. Parcel 2 will need a variance of 3,111sf resulting in 8,889sf to the lot area and a variance of 24.99' resulting in 75.01' to the lot width. The property is located at 55 Harrison Road. Parcel 136P-0-37-084.000, 17-19 BLK A JOURDAN RIVER ISLES. The property is zoned R-1 Residential single family district.

Chuck Butler spoke representing the application.

Peter Gambell, Kim Mart, Raymond Alfonso and Kyle Lepine spoke in opposition.

Motion to deny the application for sketch plat approval and variance to the zoning ordinance submitted by CB Contractors located at 55 Harrison Road. Parcel 136P-0-37-084.000.

RESULT:	APPROVED [3 TO 1]
MOVER:	Clark Breland, Co-Chairman
SECONDER:	John Romano, Commissioner
AYES:	Clark Breland, John Romano, Chet LeBlanc
NAYS:	Amy Doescher
ABSENT:	Harold Weber, Dean Agee

- d) **BUTLER** - Application for sketch plat approval and variance to the zoning ordinance submitted by Charles Butler. The applicant is requesting to subdivide two parcels into 3 parcels of land. Parcel 1 will need variances of 2,582sf resulting in 9,418sf to the lot area and 16.67' resulting in 83.33' to the lot width. Parcel 2 will need variances of 2,580sf resulting in 9,420sf to the lot area and 16.63' resulting in 83.37' to the lot width. Parcel 3 will need variances of 2,607sf resulting in 9,393sf to the lot area and 16.63' resulting in 83.37' to the lot width. The property is located at 40 Fiber Street. Parcel 136P-0-37-040.000, 10 11 & S ½ OF 12 BLK D JOURDAN RIVER ISLES. Parcel 136P-0-37-038.000, 13 & 14 N ½ 12 BLK D JOURDAN RIVER ISLES SD. the property is zoned R-1 single family district.

Chuck Butler spoke representing the application

Kim Mart, Kyle Lepine and Raymond Alfonso spoke in opposition.

Motion to approve the application for sketch plat approval and variance to the zoning ordinance submitted by Charles Butler located at 40 Fiber Street. Parcel 136P-0-37-040.000, Parcel 136P-0-37-038.000.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Clark Breland, Co-Chairman
SECONDER:	John Romano, Commissioner
AYES:	Amy Doescher, Clark Breland, John Romano, Chet LeBlanc
ABSENT:	Harold Weber, Dean Agee

- e) **NUSS** - Application for variance to the zoning ordinance submitted by Pete Nuss. The applicant is wants to construct a dwelling on the property and is requesting a variance of 3' resulting in a 5' setback to the side yard. The property is located at 218 Ballentine Street. Parcel 149N-0-30-112.000, 85 FOURTH WARD BAY ST LOUIS. The property is zoned R-2 two family district.

Pete Nuss spoke representing the application.

Motion to approve the application for variance submitted by Pete Nuss located at 218 Ballentine Street. Parcel 149N-0-30-112.000.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Clark Breland, Co-Chairman
SECONDER:	John Romano, Commissioner
AYES:	Amy Doescher, Clark Breland, John Romano, Chet LeBlanc
ABSENT:	Harold Weber, Dean Agee

- f) ***WITHDRAWN* LANDRY/HINGLE** - Application for variance to the zoning ordinance submitted by Marlin Landry and Ava Hingle. The applicants are wanting to renovate the existing dwelling. They are requesting a variance of 12' resulting in 13' setback to the front yard, a variance of 6' resulting in 2' setback to the side yard, a variance of 14' resulting in 6' setback to the rear yard and a variance of 5.4% resulting in 50.4% to the maximum lot coverage. The property is located at 346 Demontluzin Avenue. Parcel 149E-0-29-207.000, 26 & PT 27 BLK 5 PERKINS SUB. The property is zoned R-2 two family district.

RESULT:	WITHDRAWN
----------------	------------------

- g) **SMITH** - Application for variance to the zoning ordinance submitted by Ann Smith. The applicant is wanting to renovate the existing dwelling. They are requesting a variance of 2' resulting in 11'9" setback to the front yard and a variance of 3% resulting in 48% to the maximum lot coverage. The property is located at 102 Carroll Avenue. Parcel 149F-0-29-154.000, 2B CARROLL SUB. The property is zoned R-1 single family district.

6:38pm Commissioner Agee called into the meeting so a quorum was made.

Commissioner Doescher recused herself.

Motion to approve the application for variance to the zoning ordinance submitted by Ann smith located at 102 Carroll Avenue. Parcel 149F-0-29-154.000.

RESULT:	APPROVED [3 TO 0]
MOVER:	Clark Breland, Co-Chairman
SECONDER:	John Romano, Commissioner
AYES:	Clark Breland, John Romano, Chet LeBlanc
ABSTAIN:	Dean Agee
ABSENT:	Harold Weber
RECUSED:	Amy Doescher

6:41pm Commissioner Agee left the meeting.

- h) **BEACH TIME LLC** - Application for variance to the zoning ordinance submitted by Beach Time LLC. The applicant is wanting to construct a dwelling on the property. They are requesting a variance of 5' resulting in 20' setback to the front yard and a variance of 5' resulting in 15' setback to the rear yard. The property is located at 336 State Street. Parcel 149E-0-29-272.001, PT 549 1ST WARD BAY ST LOUIS. The property is zoned R-2 two family district.

Motion to approve the application for variance to the zoning ordinance submitted by Beach Time LLC located at 336 State Street. Parcel 149E-0-29-272.001.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Clark Breland, Co-Chairman
SECONDER:	John Romano, Commissioner
AYES:	Amy Doescher, Clark Breland, John Romano, Chet LeBlanc
ABSENT:	Harold Weber, Dean Agee

- i) **NETHERLAND** - Application for variance to the zoning ordinance submitted by Patricia Netherland. The applicant is wanting to construct a covered porch on the existing dwelling. They are requesting a variance of 10' resulting in 10' setback to the rear yard. The property is located at 319 St. George Street. Parcel 149F-0-29-177.001, PT 375 1ST WARD BAY ST LOUIS. The property is zoned R-2 two family district.

Motion to approve the application for variance to the zoning ordinance submitted by Patricia Netherland located at 319 St. George Street. Parcel 149F-0-29-177.001.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Romano, Commissioner
SECONDER:	Chet LeBlanc, Commissioner
AYES:	Amy Doescher, Clark Breland, John Romano, Chet LeBlanc
ABSENT:	Harold Weber, Dean Agee

- j) **DARBY** - Application for Special Exception and variance to the zoning ordinance submitted by Bruce Darby. The applicant is requesting a special exception to allow an accessory dwelling from an existing structure on the parcel. They are requesting a variance of 15' resulting in 5' setback to the rear yard and a variance of 11% resulting in 61% to the dwelling size. The property is located at 605 Beyer Drive. Parcel 137A-0-45-160.000, 3 BLK 1 BEYER DR. The property is zoned R-1 single family district.

Motion to approve the application for special exception and variance to the zoning ordinance submitted by Bruce Darby located at 605 Beyer Drive. Parcel 137A-0-45-160.000.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Chet LeBlanc, Commissioner
SECONDER:	John Romano, Commissioner
AYES:	Amy Doescher, Clark Breland, John Romano, Chet LeBlanc
ABSENT:	Harold Weber, Dean Agee

Public Hearing

Motion to open the public hearing for the 2045 comprehensive plan at 6:02pm.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Amy Doescher, Chairman
SECONDER:	Clark Breland, Co-Chairman
AYES:	Amy Doescher, Clark Breland, John Romano, Chet LeBlanc
ABSENT:	Harold Weber, Dean Agee

Bob Barber with Orion Planning and Design gave a presentation on the new 2045 Comprehensive Plan for the city.

Anita Warner spoke regarding better management of VRBO's and trees being cut.

Kathleen Monti spoke regarding better management of VRBO's.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Amy Doescher, Chairman
SECONDER:	Clark Breland, Co-Chairman
AYES:	Amy Doescher, Clark Breland, John Romano, Chet LeBlanc
ABSENT:	Harold Weber, Dean Agee

Motion to close the public hearing for the 2045 comprehensive plan at 6:36pm.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Amy Doescher, Chairman
SECONDER:	Chet LeBlanc, Commissioner
AYES:	Amy Doescher, Clark Breland, John Romano, Chet LeBlanc
ABSENT:	Harold Weber, Dean Agee

Approve Minutes

- a) Motion to approve the minutes of April 10, 2024.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Clark Breland, Co-Chairman
SECONDER:	John Romano, Commissioner
AYES:	Amy Doescher, Clark Breland, John Romano, Chet LeBlanc
ABSENT:	Harold Weber, Dean Agee

Adjournment

- a) Motion to adjourn the meeting of May 8, 2024.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Chet LeBlanc, Commissioner
SECONDER:	Clark Breland, Co-Chairman
AYES:	Amy Doescher, Clark Breland, John Romano, Chet LeBlanc
ABSENT:	Harold Weber, Dean Agee

Amy Doescher, Chairman Date

Clark Breland, Co-Chairman Date

Caitlin Bourgeois, Planning and Zoning Secretary Date