



## August 14, 2024 Planning Commission Meeting Agenda

August 14, 2024 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

---

### Call to Order

### Action Items

1. PRIEUR - Application for special exception to the zoning ordinance submitted by Charles Prieur. The applicant is requesting a special exception to allow an accessory dwelling on the parcel. The property is located at 419 3rd Street, Bay St Louis, MS. Parcel 149N-0-30-175.000, LOT 145 (COR) 4TH WARD BAY STLOUIS. The property is zoned R-2 Two Family District.
2. 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.
3. 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 15' resulting in 10' setback to the front yard, a variance of 3'6" resulting in 4'6" setback to the side yard, a variance of 14'6" resulting in 5'6" setback to the rear yard. 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.

### Minutes Approval

4. Motion to approve the minutes of July 10, 2024.

### Adjourn

5. Motion to adjourn the meeting of August 14, 2024.

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: Charles Prieur  
ADDRESS: 6425 General Haig  
New Orleans, LA, 70124  
PHONE: 504-390-1276

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE

419 Third St., Bay St. Louis, MS, 39520

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

Lot 145 (cor)  
4th Ward Bay St

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

149N-0-30-175.000

3. Present Zoning: R2

4. Present use of building/property: Res

5. Application fee of \$100 (Residential): \_\_\_\_\_

Application fee of \$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 \_\_\_\_\_

Accessory Structure

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

1-7

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

See attached

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

Approx 700 sq.

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

materials to match existing home

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? NA

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 \_\_\_\_\_  
NA

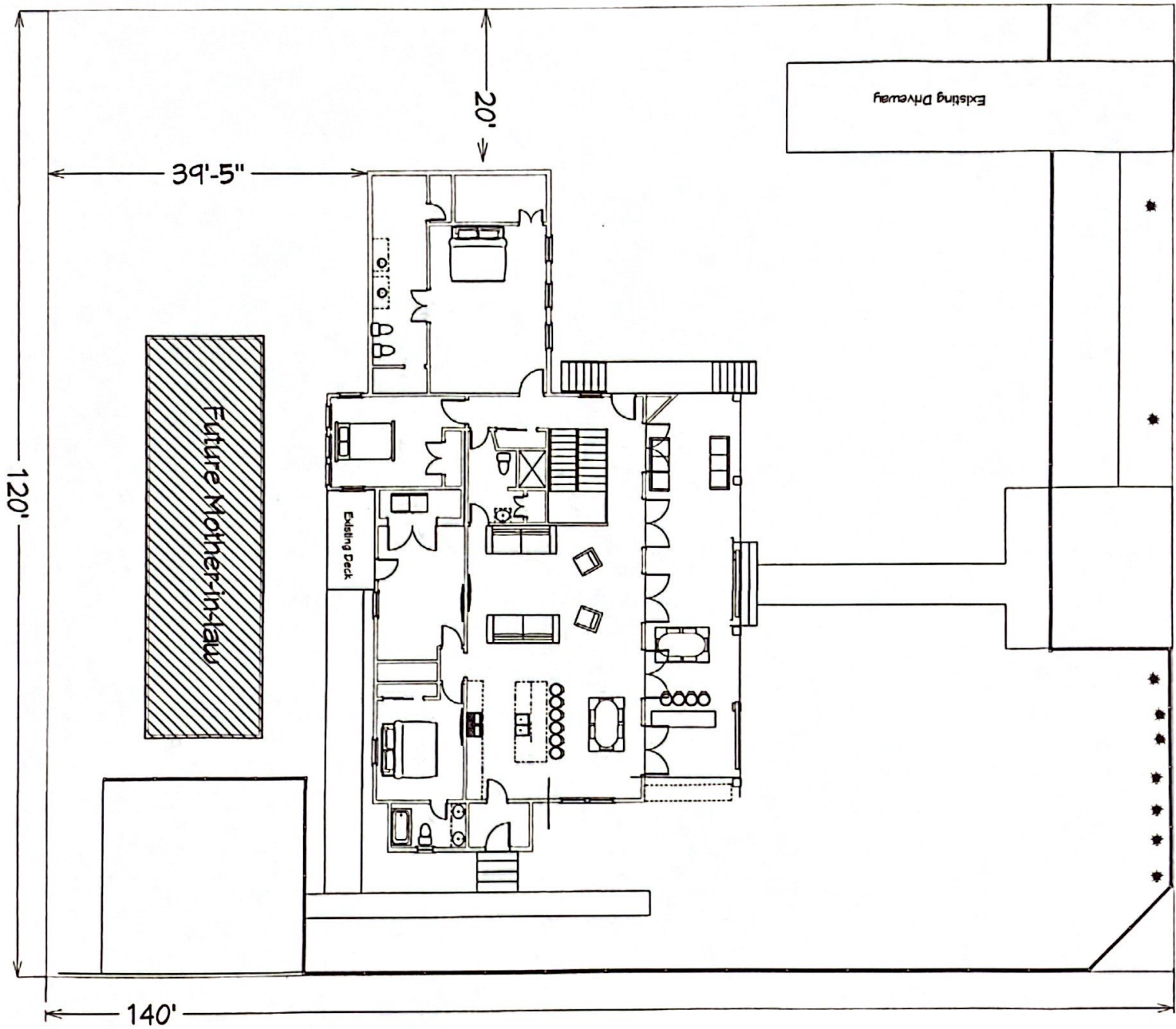
It is warranted in good faith by the owner whose name is signed hereto that all of the above facts are true and correct.

Charles H. Green 6-28-24  
Applicant's Signature Date

---

FOR OFFICE USE ONLY

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



419 Third Street



Item # 1.

**Parcel Number:** 149N-0-30-175.000  
**Owner Name:** PRIEUR CHARLES H  
ETUX  
**Owner Address:** 6425 GENERAL HAIG  
**Owner City, State ZIP:** NEW ORLEANS,  
LA 70124  
**Physical Address:** 419 3RD ST  
**Improvement Type:** RES  
**Year Built:** 2007  
**Base Area:** 2508  
**Adjusted Area:** 3093  
**Actual Total Value:** 466447  
**Taxable Total Value:** 0  
**Estimated Tax:** 8139.96  
**Homestead Exemption:** No  
**Deed Book:** 2019  
**Deed Page:** 8985  
**Legal Description 1:** LOT 145 (COR)  
4TH WARD BAY ST  
**Legal Description 2:** LOUIS  
**Legal Description 3:**  
**Legal Description 4:**  
**Legal Description 5:**  
**Legal Description 6:**  
**Longitude:** 0  
**Latitude:** 0  
**Square Footage:** 15519.92

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 Two-Famil 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.**

- Accessory dwelling are not common on the 400 block on Ballentine
- The applicant is planning on converting the accessory structure on the property to accessory dwelling.
- The applicant has adequate parking for the primary dwelling and accessory dwelling

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: Colina LeBlanc

ADDRESS: 411 Ballentine St.  
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:

1375-0-44-270.000

3. Present Zoning: R-2

4. Present use of building/property: Building

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

Application fee of \$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 Accessory dwelling  
on parcel over 15,000 square feet

2. Grounds upon which it is claimed that the Special Exception shall be granted:  
1-7

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? \_\_\_\_\_

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.

Celina LeBlanc  
Applicant's Signature

6-26-24  
Date

---

FOR OFFICE USE ONLY

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





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

---

**Celina LeBlanc**

1 message

---

**Celina Le blanc** <cmleblanc26@yahoo.com>  
To: Jeremy Burke <jburke@baystlouis-ms.gov>

Tue, Jul 2, 2024 at 12:25 PM

To whom this may concern:

My Name is Celina LeBlanc, I reside at and own the property at 411 Ballentine Street in Bay Saint Louis. I am reapplying asking for permission to construct an accessory dwelling of 384 square feet, on the parcel that is over 15,000 square feet, with enough room for parking. The location of the accessory dwelling is positioned to not destroy any oak or pecan trees. The cost is prohibitive to enlarge the two bedroom and one bathroom home we reside in. At this time an accessory dwelling is the only financial option we have to accommodate my family. I have no intent to ever sell the property nor to rent out any structure on the property. The sole purpose is to help my family live comfortably. I am asking to please reconsider your decision. I also have support from surrounding neighbors and can provide signatures.

Sincerely,

Celina LeBlanc

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

RE: 346 DeMontluiz Avenue  
149E-0-29-207.000  
26 & PT 27 BLK 5 PERKINS SUB

HEARING DATE: August 14, 2024

I reviewed an application for a Variance to the Zoning Ordinance submitted by Marlin Landry and Ava Hingle. The property is at 346 DeMontluiz Avenue, in the R-2, Two Family District. The R-2 district requires a 25-foot front yard setback, an 8-foot side yard setback, and a 20-foot rear yard setback.

The applicant is requesting a front setback variance and a variance lot coverage.

**Front Yard Setback:**

Required: 25'  
Proposed Distance of front yard: 10'  
Variance Request: 15'

**Side Yard Setback:**

Required: 8'  
Proposed Distance of front yard: 4'6"  
Variance Request: 3'6"

**Rear Yard Setback:**

Required: 20'  
Proposed Distance of front yard: 5'6" (rear of the house is currently 5'6" from the property line)  
Variance Request: 14'6"

**The administration recommends \_\_\_\_\_ variance.**

- Historical Preservation Commission has already approved the renovation
- Front yard setback will allow for handicapped access
- If the sideyard setback is granted, the carport will come from the living space. That would take away parking and move living quarters closer to neighbors.
- The rear yard setback is matching what currently exists.

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

Jeremy L Burke  
Zoning Administrator

APPLICATION FOR VARIANCE TO THE ZONING ORDINANCE

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

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

OWNER: Marlin Landry & Ava Hingle

ADDRESS: 346 Demontluzin Ave.  
BSL, MS

PHONE: ML-504-912-3272

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:

26 & Pt 27 Blk S Perkins Sub

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

149 E - 0 - 29 - 207.000

3. Present Zoning: R-2

4. Present use of building/property: Personal Residence

5. Application fee of <sup>250</sup>~~100~~ (Residential): X

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 704.3-5
- 2. The use for which a variance is sought Increase to current living area.
- 3. If request is for a setback variance, please answer the following:

25' Front yard setback requirement  
10' Proposed distance remaining to the property line  
15' Total front yard setback variance needed

8' Side yard setback requirement  
4.5' Proposed distance remaining to the property line  
3.5' Total side yard setback variance needed

20' Rear yard setback requirement  
5.5' Proposed distance remaining to the property line  
14.5' 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:

X

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? 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.

Celt 2  
Applicant's Signature

7-15-24  
Date

FOR OFFICE USE ONLY

Date of Application received:

**1 SITE PLAN**  
3/32" = 1'-0"

EXIST LOT SQFTG:	3840
NEW BUILDING FOOTPRINT:	1609
LOT COVERAGE:	40.3%
MAX COVERAGE R-2:	<45%

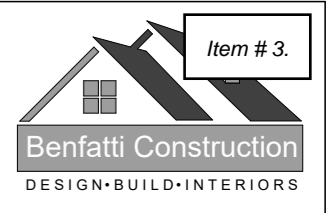
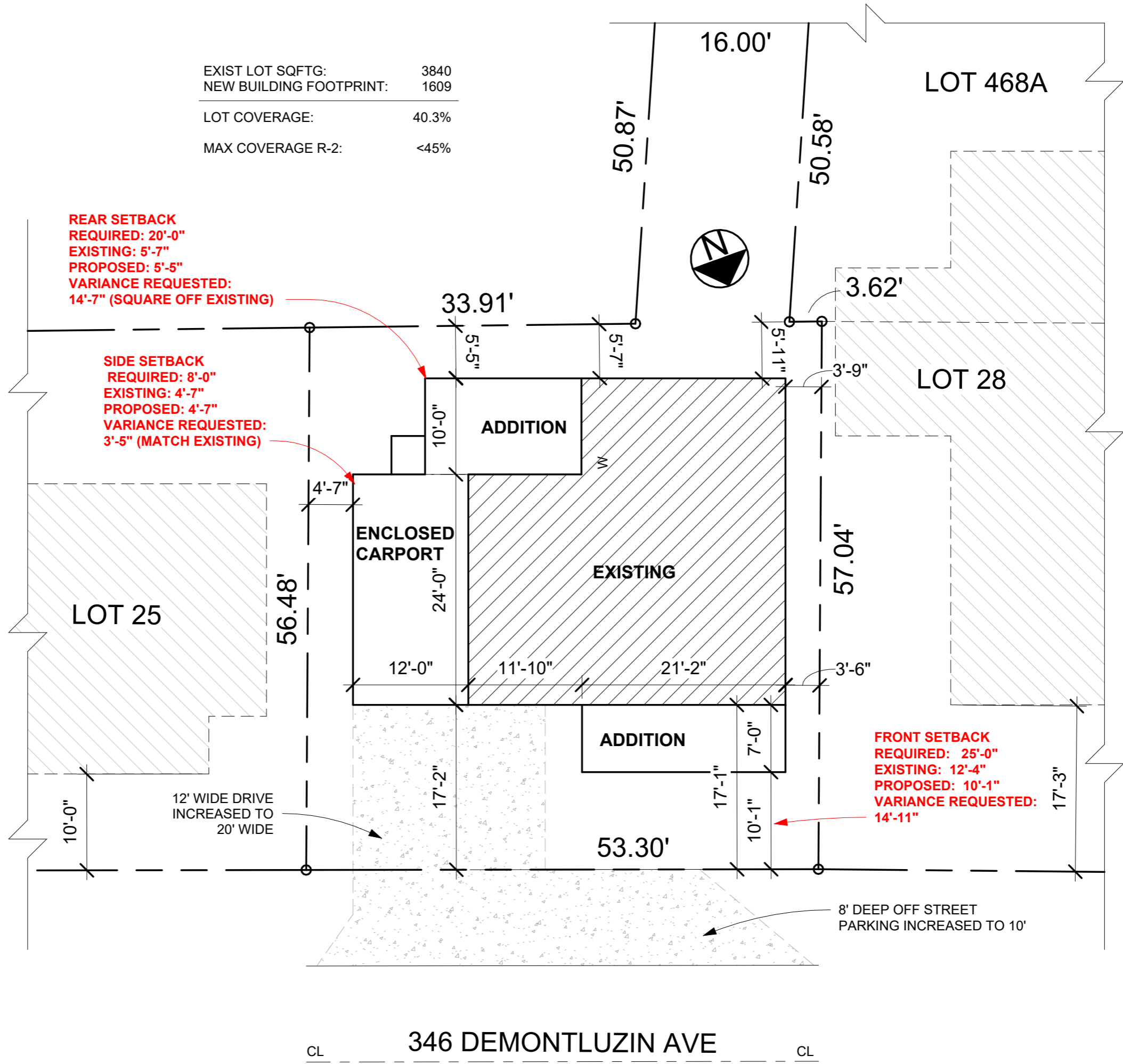
PARCEL #:  
PARCEL: "C"  
(149E-0-29-207.00 + PARCEL "B")

LEGAL DESCRIPTION:  
A PARCEL OF LAND SITUATED AND BEING LOCATED IN LOT 26 & A PORTION OF LOT 27, BLOCK 5, PERKINS SUBDIVISION AND ALSO A PART OF LOT 468 OF THE FIRST WARD OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI,

REF. INCLUDED SURVEY FOR FULL LEGAL DESCRIPTION.

COMMENTS:

- SITE LAYOUT DRAWN IN ACCORDANCE WITH SURVEY PERFORMED BY DUKE LEVY & ASSOCIATES, P.A. ON BEHALF OF OWNER MARLIN LANDRY ON THE DATE 06-11-2024
- SURVEY INCLUDES RECENTLY FINALIZED LAND PURCHASE ADDING AN ADDITIONAL 809 SQFT TO THE CURRENT LOT. WARRANTY DEED FOR SALE FINALIZED 07-11-2024
- HOME PLACEMENT VERIFIED 07-15-2024 USING STRING-LINES ATTACHED TO CORNER MARKERS FROM SURVEY MENTIONED ABOVE.



504-452-6974  
2107 Nicholson Avenue, Suite B  
Waveland, MS 39576  
<https://benfatticonstruction.com/>

**LANDRY HINGLE RENO**

346 DEMONTLUZIN STREET, BAY ST. LOUIS, MS 39520

MARLIN LANDRY & AVA HINGLE

Drawn by:  
**COLT LEE**

07/15/24

**SITE**

**1 of 3**

Scale 3/32" =

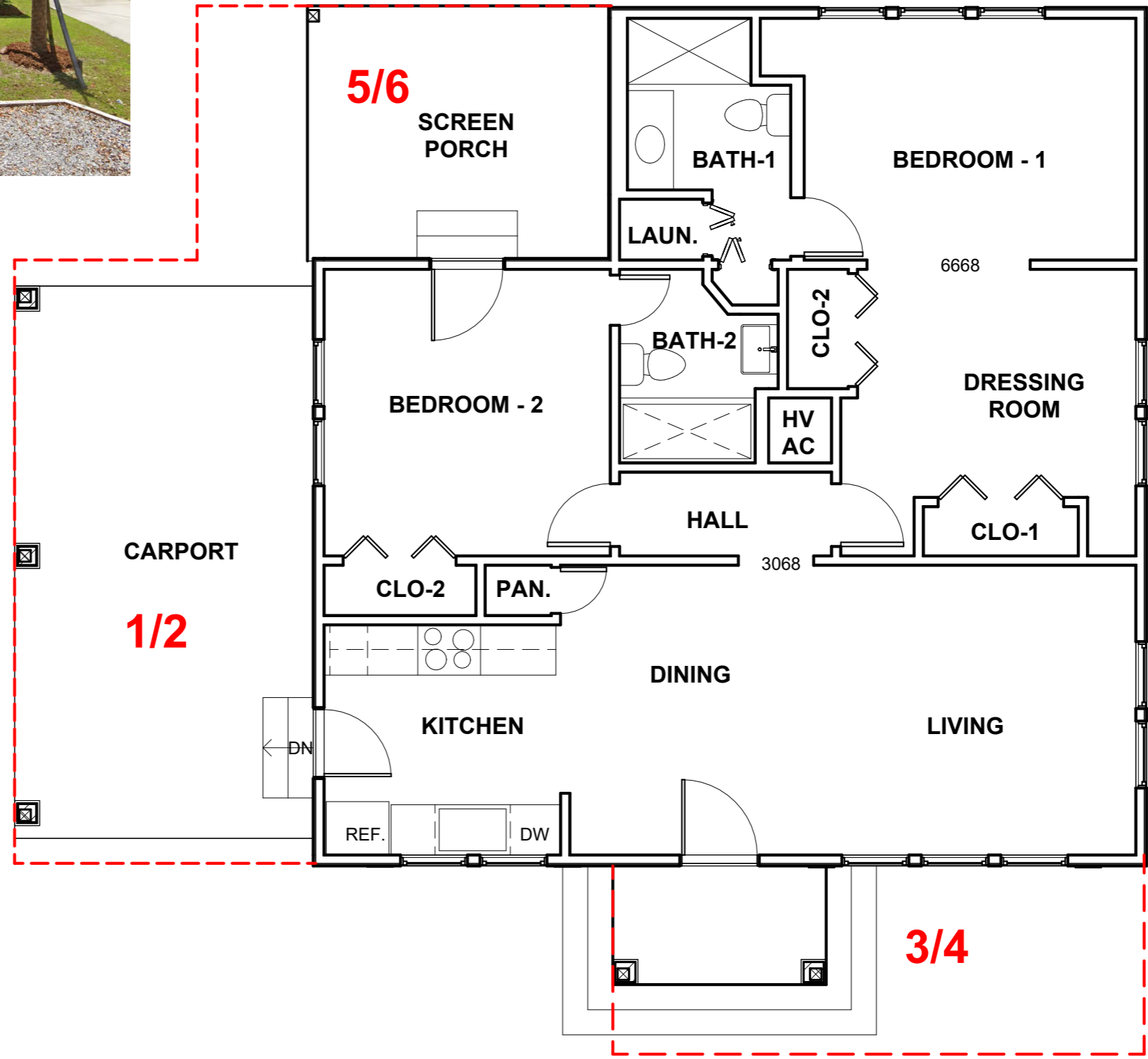
CL 346 DEMONTLUZIN AVE CL



**1 EXISTING PLAN & RENO SCOPE**  
 3/16" = 1'-0"

SCOPE:

1. DEMO EXISTING CARPORT
2. EXTEND LIVING AREA TO ENCOMPASS PREVIOUS CARPORT FOOTPRINT
3. DEMO FRONT PORCH
4. RECONSTRUCT LARGER FRONT PORCH, MATCHING ~ 13' SETBACK OF NEIGHBOR TO LEFT.
5. DEMO EXISTING SCREEN PORCH
6. EXTEND LIVING AREA TO ENCOMPASS PREVIOUS SCREEN PORCH FOOTPRINT +~4' BEHIND NEW LIVING ADDITION



**LANDRY HINGLE RENO**

346 DEMONTLUZIN STREET, BAY ST. LOUIS, MS 39520  
 MARLIN LANDRY & AVA HINGLE

Drawn by:  
 COLT LEE

07/15/24

FLOOR PLAN

2 of 3

Scale 3/16" = 21

1

**PROPOSED FRONT**

3/16" = 1'-0"

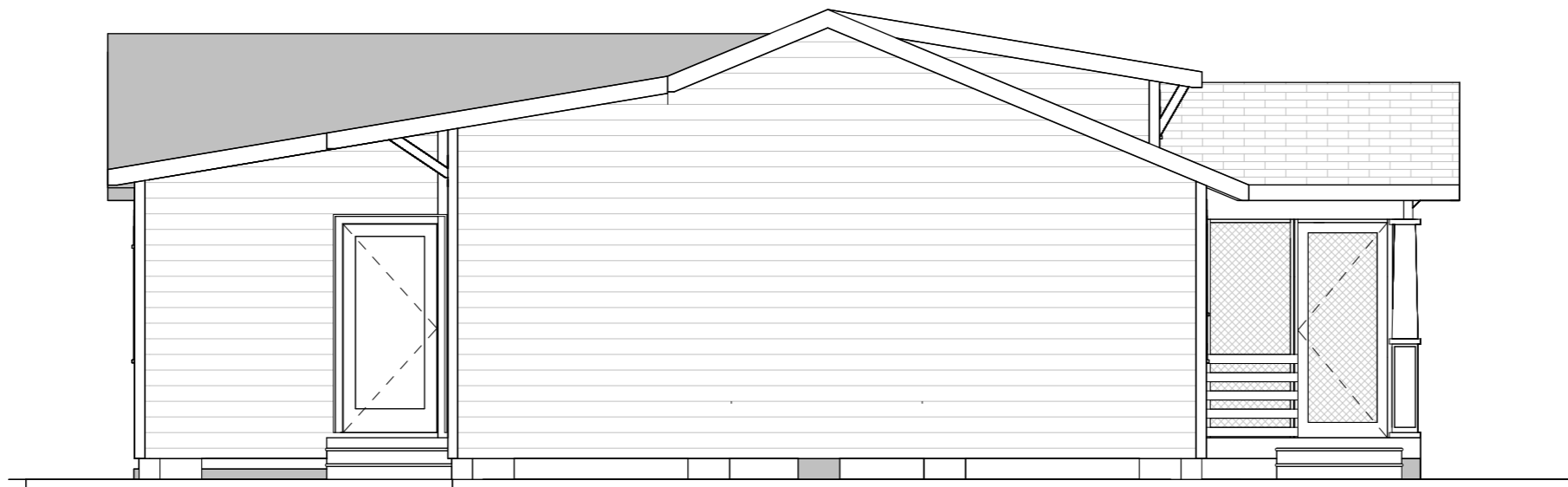
\*HPC APPROVED\*



2

**PROPOSED LEFT**

3/16" = 1'-0"



**LANDRY HINGLE RENO**

346 DEMONTLUZIN STREET, BAY ST. LOUIS, MS 39520  
 MARLIN LANDRY & AVA HINGLE

Drawn by:  
 COLT LEE

07/15/24

ELEVATIONS

3 of 3

Scale 3/16" = 22

**JOINING OF PARCEL 149E-0-29-207.000 & PARCEL "B"  
INTO NEW PARCEL "C"**

**CERTIFICATE OF APPROVAL:**

SUBMITTED TO AND APPROVED BY THE ZONING ADMINISTRATOR, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

ZONING ADMINISTRATOR  
JEREMY BURKE

SUBMITTED TO AND APPROVED BY THE MAYOR OF THE CITY OF BAY ST. LOUIS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

MAYOR  
MICHAEL FAVRE

**LEGAL DESCRIPTION: PARCEL 149E-0-29-207.000**

A parcel of land situated and being located in Lot 26 & a portion of lot 27, Block 5, Perkins Subdivision, City of Bay St. Louis, Hancock County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a railroad spike found at the Northwest corner of said Lot 27, Block 5, Perkins Subdivision; thence S 69°58'23" E along the South margin of Demontluzin Street 46.03 feet to a 1/2" rebar found at the Point of Beginning; thence S 70°36'30" E along the South margin of Demontluzin Street 53.30 feet to a 1/2" rebar set; thence S 19°50'23" W 56.48 feet to a 4" concrete monument; thence N 71°12'01" W 53.53 feet to a 1/2" rebar found; thence N 20°03'50" E 57.04 feet to the Point of Beginning; containing 3,031 square feet, more or less.

**LEGAL DESCRIPTION: PARCEL "B"**

A parcel of land situated and being located in part of Lot 468 of the First Ward of Bay St. Louis, Hancock County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a railroad spike found at the Northwest corner of Lot 27, Block 5, Perkins Subdivision; thence S 69°58'23" E along the South margin of Demontluzin Street 46.03 feet to a 1/2" rebar found; thence S 20°03'50" W 57.04 feet to a 1/2" rebar found; thence S 71°12'01" E 3.62 feet to a 1/2" rebar set at the Point of Beginning; thence S 71°12'01" E 16.00 feet to a fence corner post found; thence S 23°09'59" W along a fence line 50.87 feet to a fence corner post found; thence N 70°10'53" W 16.00 feet to a 1/2" rebar set; thence N 23°09'59" E 50.58 feet to the Point of Beginning; containing 809 square feet, more or less.

**LEGAL DESCRIPTION: PARCEL "C"**

A parcel of land situated and being located in Lot 26 & a portion of lot 27, Block 5, Perkins Subdivision and also a part of Lot 468 of the First Ward of Bay St. Louis, Hancock County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a railroad spike found at the Northwest corner of said Lot 27, Block 5, Perkins Subdivision; thence S 69°58'23" E along the South margin of Demontluzin Street 46.03 feet to a 1/2" rebar found at the Point of Beginning; thence S 70°36'30" E along the South margin of Demontluzin Street 53.30 feet to a 1/2" rebar set; thence S 19°50'23" W 56.48 feet to a 4" concrete monument; thence N 71°12'01" W 33.91 feet to a fence corner post found; thence S 23°09'59" W along a fence line 50.87 feet to a fence corner post found; thence N 70°10'53" W 16.00 feet to a 1/2" rebar set; thence N 23°09'59" W 50.58 feet to a 1/2" rebar set; thence N 71°12'01" W 3.62 feet to a 1/2" rebar found; thence N 20°03'50" E 57.04 feet to the Point of Beginning; containing 3,840 square feet, more or less.

In consideration of the fee paid, I declare that this survey made by me or under my immediate supervision is true and correct to the best of my professional knowledge, information, and belief.

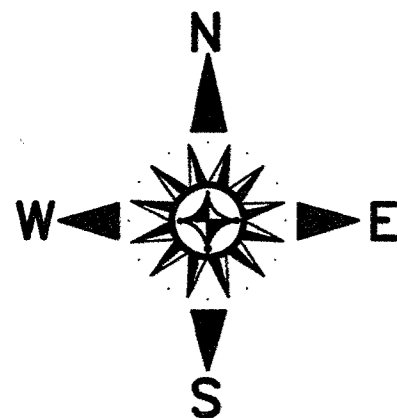
*Duke Levy*  
Duke Levy, RLS #1722

**DUKE LEVY & ASSOCIATES, P.A.**

4412 LEISURE TIME DRIVE  
DIAMONDHEAD, MS 39525  
(228) 467-5212 PHONE

SCALE: 1" = 30' DATE: 06-11-2024

DRAWING: WO# 2024-1214 CLIENT: MARLIN LANDRY



**LEGEND:**

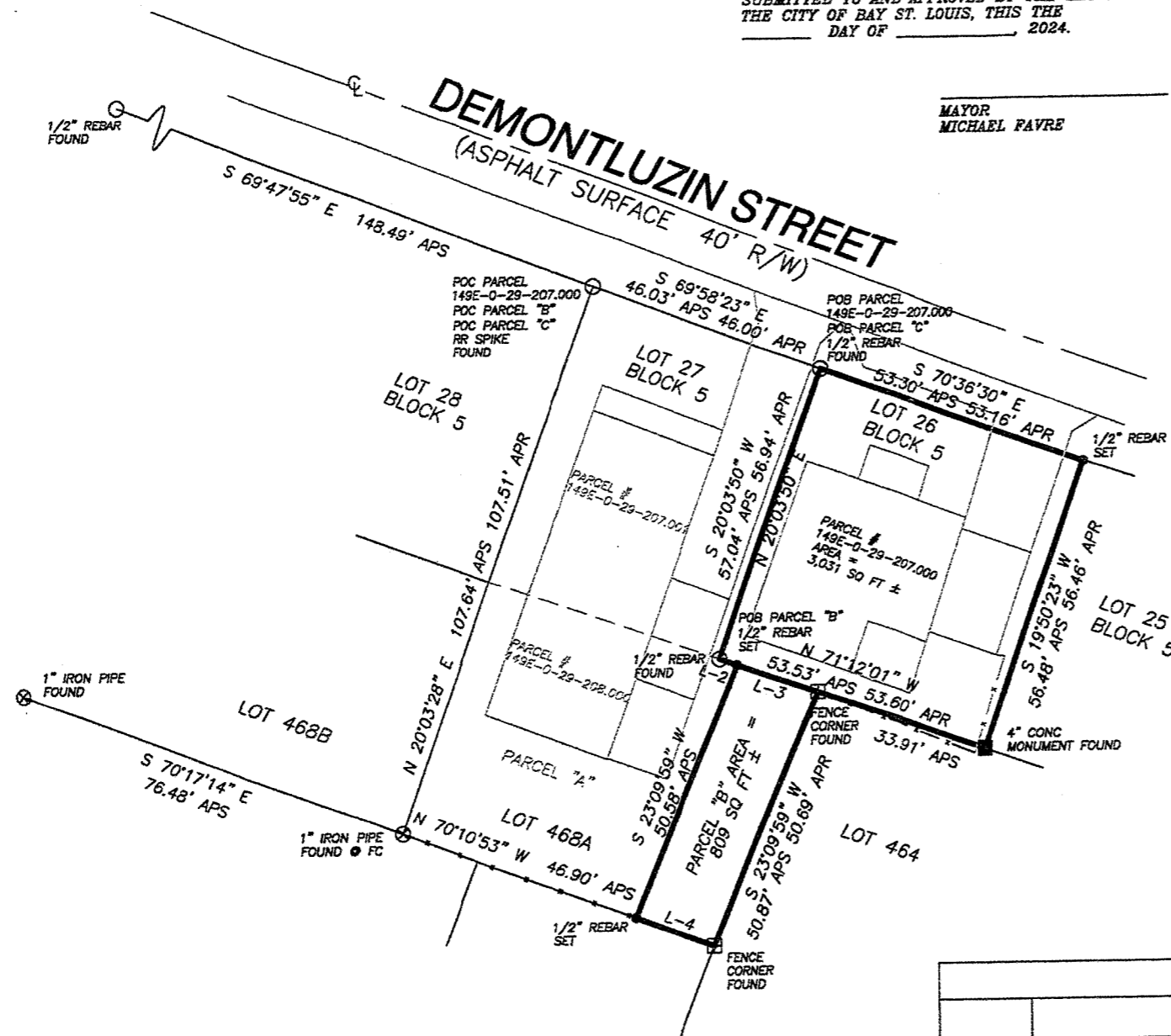
- ⊕ CENTERLINE
- IRON ROD FOUND
- IRON ROD SET
- ⊗ IRON PIPE FOUND
- ⊞ FENCE CORNER POST
- ⊘ POWER POLE
- CONC. MON. FOUND
- APS AS PER SURVEY
- APR AS PER RECORD

**NOTES:**

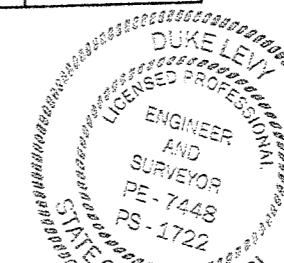
Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. This survey meets Mississippi minimum requirements for a class "B" survey. Survey is valid only if print has original seal and signature of surveyor. No flood zone determination was performed as a part of this survey. An accurate determination can be made by ordering a FEMA Elevation Certificate.

**REFERENCES:**

- 1) PLAT OF PERKINS SUBDIVISION
- 2) SURVEY BY JAMES CLARKE 4-18-2017
- 3) SURVEY BY JAMES CLARKE 5-11-2017
- 4) DEED BOOK 2019 PAGE 7963
- 5) DEED BOOK 2017; PAGE 8446
- 6) CITY OF BAY ST. LOUIS WARD MAP



LINE TABLE	
L-2 =	N 71°12'01" W 3.62' APS
L-3 =	S 71°12'01" E 16.00' APS
L-4 =	N 70°10'53" W 16.00' APS



BEARINGS REFERENCED TO GEODETIC BY GPS OBSERVATIONS J.L.C.



## July 10, 2024 Planning Commission Meeting Minutes

July 10, 2024 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

### Call to Order

### Action Items

1. **WHITE** – Application for variance to the Zoning Ordinance submitted by Pamela White. The applicant is requesting a variance of 1’ resulting in 7’ setback to the side yard for the construction of a carport. The property is located at 346 St. George Street. Parcel 149E-0-29-122.000, 416 1ST WARD BAY ST LOUIS. The property is zoned R-2 Two-Family District.

Pamela White spoke regarding variance request.

*Motion to approve the application for variance submitted by Pamela White located at 346 St. George Street.*

Motion made by Commissioner Agee, Seconded by Commissioner Romano.

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

**APPROVED**

2. **LEMAIRE** – Application for variance to the Zoning Ordinance submitted by Thomas LeMaire. The applicant is requesting a variance of 3.8 feet resulting in 8.2 feet setback to the side yard on Sycamore Street for the construction of a dwelling. The property is located at 500 South Beach Boulevard. Parcel 149P-0-30-002.000, 243D 3RD WARD BAY ST LOUIS. The property is zoned R-4 Beachfront Residential District.

Thomas LeMaire spoke regarding variance request.

A Letter of support from Joe and Kathleen Monti was read aloud

Anita Warner spoke about live oak on property. Submitted

Cliff Rabalais spoke that Historic Preservation Commission support proposal

*Motion to approve application for variance submitted by Thomas Lemaire located at 500 South Beach Blvd.*

Motion made by Commissioner Agee, Seconded by Commissioner Romano.

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

**APPROVED**

3. **AJAX LLC** – Application for an amendment to the zoning ordinance. The applicant is requesting to change the zoning from the current R-1 Single Family District to R-1A Single Family District. The property is located on Chapman Road. Parcels 138H-0-46-028.000 through and including Parcel 138H-0-46-297.000 Coastal Gables Townhomes.

Eric Brown representative with AJAX LLC

Cliff Rabalais spoke regarding the application.

*Motion to approve the application for amendment to the zoning ordinance submitted by AJAX LLC located at Chapman Road.*

Motion made by Commissioner Agee, Seconded by Commissioner Romano.

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

**APPROVED**

**Minutes Approval**

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

Motion made by Commissioner Breland, Seconded by Commissioner LeBlanc.

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

**APPROVED**

**Adjourn**

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

Motion made by Commissioner LeBlanc, Seconded by Commissioner Romano.

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

**APPROVED**

---

Amy Doescher, Chairman Date

---

Caitlin Bourgeois, Secretary Date