September 10, 2025 Planning Commission Meeting Agenda

September 10, 2025 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

Minutes Approval

1. Motion to approve the minutes of August 13, 2025.

Action Items

2. **TYNDALL** - Application for Variance to the Zoning Ordinance submitted by Toni and Ray Tyndall. The applicant is requesting a variance of 3' resulting in a 5' setback to the side yard, a variance of 6' resulting in a 19' setback to the front yard and a variance of 10' resulting in a 10' setback to the rear yard to complete proposed renovation. The property is located at 306 North Toulme Street. Parcel 149F-0-29-129.000, 25 B CARROLL SUBD. The property is zoned R-2 Two-Family District.
3. **BALLAY** – Application for variance to the Zoning Ordinance submitted by Ben and Kelly Ballay. The applicants are requesting a variance of 6', resulting in a 2' setback to the side yard, to construct an attached carport. The property is located at 107 Carroll Avenue, Parcel 149F-0-29-095.000, Legal Description 4 E Carroll Subdivision. The property is zoned R-1 Single Family Residential District.
4. **CORBITTNICAUD LLC** - Application for major Site Plan Review for a 4-story Bar, Tavern, Nightclub, and Lounge . The property in question, located at 105 North Beach Blvd, is identified on the Hancock County Land Rolls as Parcel No. 149L-0-29-035.000, legal description as 510 1ST WARD BAY ST LOUIS, and parcel NO 149L-0-29-036.000, Legal District PT 510 1ST WARD BAY ST LOUIS. The property is zoned C-1, Central Business District.

Adjourn

5. Motion to adjourn the meeting of September 10, 2025.

Planning Commission Meeting Minutes

August 13, 2025 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

PRESENT

Chairman Amy Doescher

Commissioner Clark Breland

Commissioner John Romano

Commissioner Dean Agee

Commissioner Mikayla Brown

Commissioner MJ Krankey

Minutes Approval

1. Motion to approve the minutes of July 09, 2025.

   Motion made by Commissioner Breland, Seconded by Commissioner Romano.
   Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Romano, Commissioner Agee, Commissioner Brown, Commissioner Krankey

Action Items

2. **BRELAND** – Application for variance to the Zoning Ordinance submitted by James and Lisa Breland. The applicant is requesting a variance of 2’, resulting in a 3’ setback to the side yard, and a variance of 2’, resulting in a 3’ setback to the rear yard, to construct an accessory structure. The property is located at 337 St. John Street. Parcel 149E-0-29-322.002, PT 80 2ND WARD BAY ST. LOUIS. The property is zoned R-2 Two Family District.

   James Breland spoke representing the application.

   Commissioner Doescher read aloud letters in favor.

   Motion made by Commissioner Breland, Seconded by Commissioner Romano.
   Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Romano, Commissioner Agee, Commissioner Brown, Commissioner Krankey

   APPROVED

3. **GLUS** - Application for variance to the Zoning Ordinance submitted by Robert and Lisa Glus. The applicants want to construct a new residence at 230 Leonhard Avenue. They are requesting a variance of 10' resulting in a 15' setback to the front yard. The property is located at 230 Leonhard Avenue Parcel 144N-0-19-086.000; 13 BLK 5 LEONHARD S/D. The property is zoned R-1 Single Family District.

Robert Glus spoke representing the application.

Commissioner Doescher read aloud letters in favor and in opposition.

Motion made by Commissioner Brown, Seconded by Commissioner Krankey.
Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Romano, Commissioner Agee, Commissioner Brown, Commissioner Krankey

APPROVED

4. **EMO SQUARE LLC** – Application for special exception to the Zoning Ordinance submitted by EMO Square LLC. The applicant is requesting a special exception to allow boat storage and warehouse storage on property zoned C-3 Highway Commercial. The property is located at 707 Dunbar Avenue Parcel 149D-3-29-003.000 Legal Description 277C 1st Ward Bay St. Louis. The property is zoned C-3 Highway Commercial.

   Motion made by Commissioner Agee, Seconded by Commissioner Romano.
   Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Romano, Commissioner Agee, Commissioner Brown, Commissioner Krankey

   APPROVED

5. **FITZSIMMONS** – Application for special exception to the Zoning Ordinance submitted by Ryan Fitzsimmons. The applicant is requesting a special exception to construct a boat storage facility on property zoned C-3 Highway Commercial. The property is located on the 3300 block of Longfellow Drive. Legal Description PT GUIDON TOULME CL 46-8-14, Parcel 138G-0-46-163.000. The property is zoning C-3 Highway Commercial.

   Ryan Fitzsimmons spoke representing the application.

   Motion made by Commissioner Agee, Seconded by Commissioner Brown.
   Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Romano, Commissioner Agee, Commissioner Brown, Commissioner Krankey

   APPROVED

6. **JENNINGS** – Application for special exception to the Zoning Ordinance submitted by Michael and Kathy Jennings. The applicant is requesting a special exception to allow an accessory dwelling on a lot exceeding 15,000 square feet. The property is located at 131 Keller Street. Parcel 149L-0-30-200.000, 3RD WARD BAY ST. LOUIS LOT 60B. The property is zoned R-1 Single Family.

   Edward Wikoff spoke representing the application.

   Motion made by Commissioner Agee, Seconded by Commissioner Breland.
   Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Romano, Commissioner Agee, Commissioner Brown, Commissioner Krankey

   APPROVED

7. **JENNINGS** – Application for variance to the Zoning Ordinance submitted by Michael and Kathy Jennings. The applicant is requesting a variance of 2', resulting in a 3' setback to the side yard, and a variance of 2', resulting in a 3' setback to the rear yard, to construct an accessory structure. In addition, the applicant is requesting a variance to allow the existing carport to be 3' from the new garage instead of the required 5', per Section 1002.3.F. The property is located at 131 Keller Street. Parcel 149L-0-30-200.000,3RD WARD BAY ST. LOUIS LOT 60B. The property is zoned R-1 Single Family District.

   Mary Ann Bethenel spoke in favor.

   Motion made by Commissioner Romano, Seconded by Commissioner Breland.
   Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Romano
   Voting Nay: Commissioner Agee, Commissioner Brown, Commissioner Krankey

   MOTION FAILED FOR LACK OF MAJORITY

8. **ELKINS** – Application for variance to the Zoning Ordinance submitted by Andrew Elkins. The applicant is requesting a variance of 7', resulting in an 18' setback to the front yard, to construct a dwelling. The property is located at 1870 Blue Meadow Road. Parcel 136N-1-37-016.004, Lot 2 River View Subdivision Phase 2. The property is zoned R-1 Single Family District.

   Andrew Elkins spoke representing the application.

   Commissioner Doescher read aloud a letter of opposition.

   Motion made by Commissioner Krankey, Seconded by Commissioner Brown.
   Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Romano, Commissioner Agee, Commissioner Brown, Commissioner Krankey

   APPROVED

9. **BARNETT** – Application for variance to the Zoning Ordinance submitted by Lynn Barnett. The applicant is requesting a variance of 2', resulting in a 3' setback to the side yard, to construct an accessory structure. The property is located at 231 Carre Court. Parcel 137R-0-44-018.001; 29 & 30 BLK 2 ST CHARLES SD. The property is zoned R-3 Multi Family District.

   Lynn Barnett spoke representing the application.

   Motion made by Commissioner Brown, Seconded by Commissioner Agee.
   Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Romano, Commissioner Agee, Commissioner Brown, Commissioner Krankey

   APPROVED

10. **BELLAMARE DEVELOPMENT** – Application for minor Site Plan Review for a convenience store and filling station with an attached coffee shop submitted by Bellamare Development. The property in question is located at 1083 HWY 90 and is identified on the Hancock County Land Rolls as Parcel No. 137F-2-26-009.000 (Legal Description: PT 88 J BOUQUIE CL (BUS) HWY 90) and Parcel No. 137F-2-26-

010.000 (Legal Description: PT 89 J BOUQUIE CL 26-8-14). The property is zoned C-3 Highway Commercial District.

Motion made by Commissioner Agee, Seconded by Commissioner Romano.
Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Romano, Commissioner Agee, Commissioner Brown, Commissioner Krankey

APPROVED

11. **RAINES** – Request for appeal submitted by Will Raines. The applicant is appealing the denial of a tree removal permit. The property is located at 403 S. Necaise Avenue. Parcel 149M-1-29-051.000, 261 SECOND WARD BAY ST LOUIS.

    Commissioner Doescher recused herself from the vote.

    Will Raines spoke representing the application.

    Motion to overturn the city's denial and approve the appeal to allow the removal of the tree.

    Motion made by Commissioner Krankey, Seconded by Commissioner Agee.
    Voting Yea: Commissioner Breland, Commissioner Agee, Commissioner Brown, Commissioner Krankey
    Voting Nay: Commissioner Romano
    Recused: Chairman Doescher

Adjourn

12. Motion to adjourn the meeting of August 13, 2025.

    Motion made by Commissioner Krankey, Seconded by Commissioner Romano.
    Voting Yea: Chairman Doescher, Commissioner Breland, Commissioner Romano, Commissioner Agee, Commissioner Brown, Commissioner Krankey

    APPROVED

_____

Amy Doescher, Chairman Date

_____

Caitlin Bourgeois, Secretary Date

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

RE: 306 N Toulme Street
Parcel 149F-0-29-129.000
25 B Carroll Subdivision

HEARING DATE: September 10, 2023

I have reviewed the application for Variance to the Zoning Ordinance submitted by Tyndall Ray. The property is located at 306 N Toulme Street and is zoned R-2, Residential Two-Family. The R-2 district requires the following:
- Front yard setback: 25 feet
- Side yard setback: 8 feet
- Rear yard setback: 20 feet

The applicant is requesting the following variances to complete a proposed renovation:

Side Yard Setback
Required: 8 feet
Proposed: 5 feet
Variance Requested: 3 feet

Front Yard Setback
Required: 25 feet
Proposed: 19 feet
Variance Requested: 6 feet
Note: Dwellings on nearby lots are less than 20 feet from the front property line. This variance may not be needed.

Rear Yard Setback
Required: 20 feet
Proposed: 10 feet
Variance Requested: 10 feet
Note: The existing house currently sits 10 feet from the rear property line.

The administration's recommendation is to approve the requested variances.

- The property will have enough parking for the dwelling
- The request conforms with the surrounding neighborhood

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: Toni & Ray Tyndall

ADDRESS: 306 N. Toulmy
Metairie, LA 70003

PHONE: 504-701-7177

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE
306 N. Toulme St

1. Legal description of property to be considered for variance as described in the Hancock County tax rolls:
The south 69 feet of lot 25. Caroll Subdivision
First ward, City of Bay St Louis, Hancock County

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

149F-0-29-129.000

3. Present Zoning: R2

4. Present use of building/property: Home

5. Application fee of $~~100~~ 250 (Residential): #00546022

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

See attached

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.

ARTICLE XIII RESPONSES

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.

- *Lot width of 69' is 6' below the R-2 minimum of 75'.*
- *Lot area of 6830 sq ft is 5670 sq ft below the R-2 minimum of 10,500.*

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.

- *Most lots in the immediate vicinity (historic residential district) are non-conforming and have been built to historic setbacks rather than current.*

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.

- *See above*

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.

- *What's being asked for is typical of the vicinity, in character with neighborhood.*

E. The special circumstances are not the result of the actions of the applicant.

- *Applicant <u>did not</u> create the expectational conditions of lot.*

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.

- *A lot sized to the R-2 minimum of 75' w' 8' side setbacks would allow for a house width of 59'. What is being requested is a house width of only 55'-2".*

G. The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure.

- *We tried to work within the setbacks but an addition simply wasn't possible with the limited available area. The room being added on the west side is only 11'-4" wide, without a variance adding a room of only 8'-4" isn't practical for any sort of furniture layout.*
- *We exercised restraint in not requesting a variance for the setback on the east side of the house, it would be nice to have a few extra feet in the master wing, but we were able to fit a usable master suite onto this side of the house so variance is not being requested for this side.*

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.

- *Will be used a house that will be primary residence for homeowner*

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 Single family residence

2. The use for which a variance is sought _____

_____

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

25' Front yard setback requirement
19 ~~20~~' Proposed distance remaining to the property line
6' Total front yard setback variance needed

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

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

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

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

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

_____ Required fence height
_____ Proposed fence height
_____ Total fence height variance needed

5. Other type(s) of variance needed:

_____

_____

_____

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

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

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

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

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

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

Book Number _____ Page Number _____

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

Lou Hall 7/31/25

Applicant's Signature Date

FOR OFFICE USE ONLY

Date of Application received: _____

Item # 2.

Tyndall ADDITION

306 N Toulme St. Bay St Louis, MS 39520

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
AFS	ABOVE FINISH SLAB
ALUM	ALUMINUM
BFE	BASE FLOOD ELEVATION
B.O.	BOTTOM OF
B/T	BETWEEN
C.O.	CASED OPENING
CL	CLOSET
CLG	CEILING
CONC	CONCRETE
DP	DESIGN PRESSURE
DS	DOWN SPOUT
DTD	DUSK TO DAWN
EJ	EXPANSION JOINT
ETR	EXISTING TO REMAIN
EXG	EXISTING
F.O.	FACE OF
F.C.	FIBER CEMENT
GB	GYPSUM BOARD
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
HVAC	HEATING, VENTALATION, & AIR CONDITIONING
HT	HEIGHT
MAX	MAXIMUM
MIN	MINIMUM
O.C.	ON CENTER
OF	OWNER FURNISHED
PEMB	PRE-ENGINEERED METAL BUILDING
PT	PRESSURE TREATED
RO	ROUGH OPENING
SF	SQUARE FEET
STL	STEEL
T.O.	TOP OF
TYP.	TYPICAL
UNO	UNLESS NOTED OTHERWISE
WD	WOOD
WH	WATER HEATER
VIF	VERIFY IN FIELD

PROJECT INFO

SITE ADDRESS: 1307 306 N Toulme St Bay St Louis, MS, 39571
PARCEL ID: 149F-0-29-129.000
ZONING: R-2
FRONT SETBACK: 14.5' Allowed per Adjacent [25' per zoning]
SIDE SETBACK: 5' min. [8' per zoning, 3' reduction granted]
REAR SETBACK: 10' min. [20' per zoning, 10' reduction granted]
BUILDING HEIGHT: 21'

PROJECT TEAM

ARCHITECT:
Watters Architecture
133 Davis Ave. Suite K Pass Christian MS 39571
228.276.9006
leah@wattersarch.com

HOME OWNER:
Ray & Toni Tyndall
504.701.7177
tonityndall77@gmail.com

SHEET INDEX

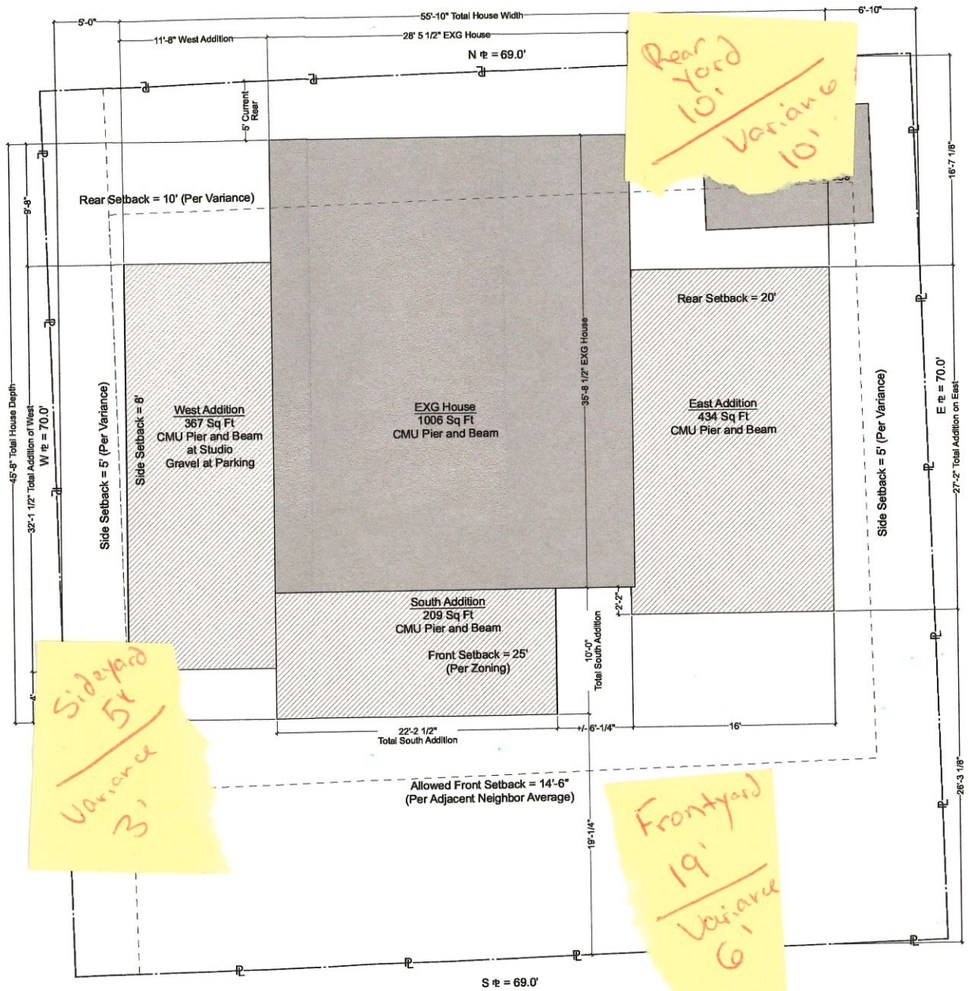
A.1 Title & Site Plan
A.2 Finish Plan
A.3 Existing Conditions
A.4 Demolition Plan & Elevations
A.5 Foundation Plan
A.6 Roof & Framing Plans
A.7 Dimensioned Plan
A.8 Building Elevations
A.9 Building Sections
A.10 Electrical Plans
A.11 Mechanical Diagrams

AREAS

EXISTING:
House - 1006 Sq Ft
Shed - 125 Sq Ft
1231 Sq Ft

NEW ADDITIONS:
West - 367 Sq Ft
East - 434 Sq Ft
South - 209 Sq Ft
1010 Sq Ft

TOTAL COVERED: 2241 Sq Ft
LOT AREA: 4830 Sq Ft
45% Covered Area



1 SITE PLAN
SCALE: 3/16" = 1'-0"

N

WATTERS ARCHITECTURE
228.276.9006 leah@wattersarch.com
133 Davis Avenue Suite K Pass Christian

REGISTERED ARCHITECT
LEAH McBRIDE WATTERS
4390
6/6/23
STATE OF MISSISSIPPI

306 N Toulme St
Bay St Louis, MS 39520

Tyndall ADDITION

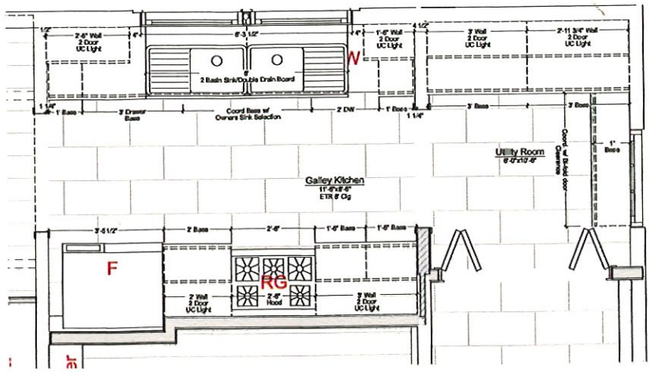
Title & Site Plan

PERMIT DRAWINGS

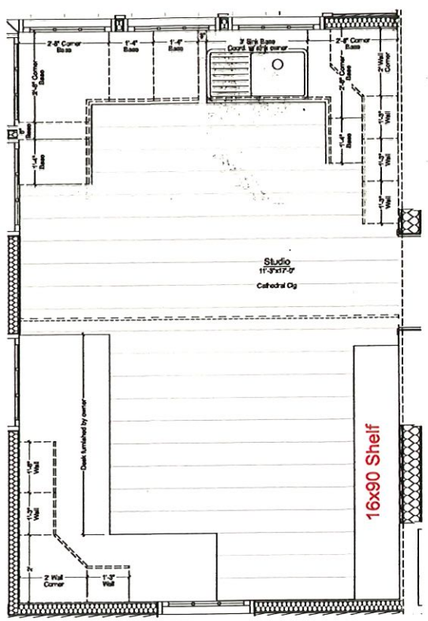
Date: 6.6.2023

A.1

Plotted On: 6/7/23



2 Kitchen Layout
SCALE: 1/2" = 1'-0"



2 Studio Layout
SCALE: 1/2" = 1'-0"

FINISH NOTES BY ROOM

STUDIO
Millwork:
Reuse base and wall cabinets from existing kitchen
New Formica Countertop

Desk & shelves furnished by owner

KITCHEN
Millwork:
Wood base and wall cabinets
Sink in 3cm stone or engineered stone

Tile:
Backsplash and feature wall (see section D/A.9)

APPLIANCES
30" slide in gas range, hood, dishwasher, disposal, 36" fridge
See owner for sink selection

UTILITY
Millwork:
Wood base & wall cabinets
Stone counter

DINING ROOM
Ceiling:
WD beams
Bead board finish

Millwork:
Butlers Pantry provided by owner

LIVING ROOM
Millwork:
Wood mantel, no actual fire place
Cased Opening into dining room:
- (2)1x4 posts
- (2) 12" deep cabinets w/ glass front

Ceiling:
(3) Wood beams
Bead board finish

Doors:
2 interior doors with transoms that shall be furnished by owner
Cat door flap onto screen porch
Front door shall be provided by owner

GUEST BATH
Vanity base provided by owner.
Stone counter with drop in sink
New tub/shower insert (subway tile) surround
Glass divider

MASTER BATH
Wood Vanity by owner
Stone top & drop in sink by GC

Shower:
Curbless entry
Cultured marble surround (Schluter kerdi board)
Glass divider/door
Storage ledge

MASTER CLOSETS
Rod and shelf or shelves as indicated

FLOORING
Tile: Kitchen, utility, & bathrooms
All tile shall be installed over decoupling membrane

Painted Plywood: Studio

LVT: Everywhere else

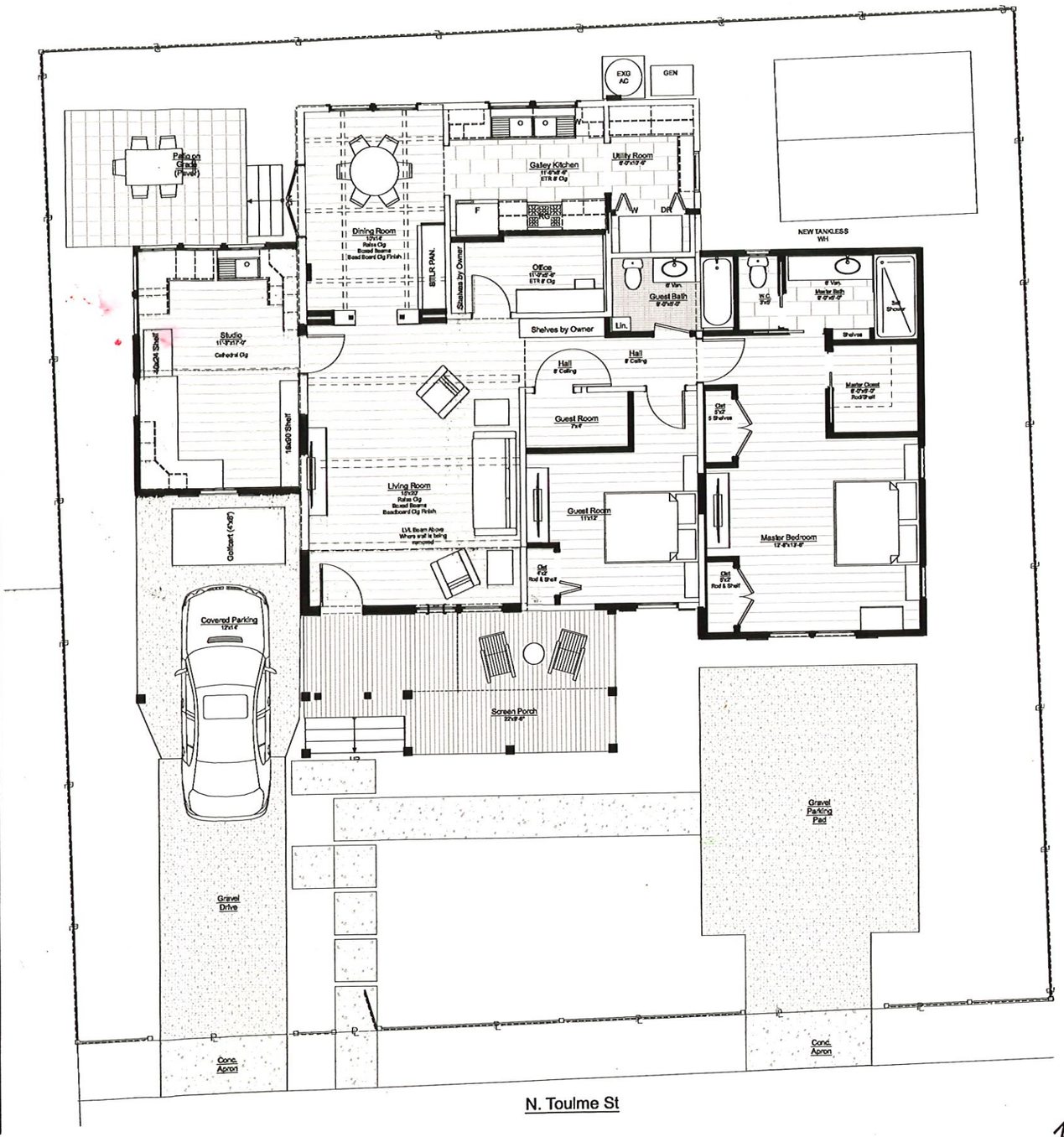
Exterior T &G Wood: Decking on Screen Porch

Parking: Gravel

TRIM
Base: 1x8, Living Room, Dining Room, Hall
1x6, all other locations

Window: 1x4

Crown: None



1 FIRST FLOOR FURNITURE PLAN
SCALE: 1/4" = 1'-0"

WATTERS ARCHITECTURE
McBRIDE WATTERS
REGISTERED ARCHITECT
STATE OF MISSISSIPPI

306 N Toulme St
Bay St Louis, MS 39520

Tyndall ADDITION

Finish Plan

PERMIT DRAWINGS

Date: 6.6.2023

A.2

Plotted On: 6/7/23

Item # 2.

2 SOUTH ELEVATION (EXG)

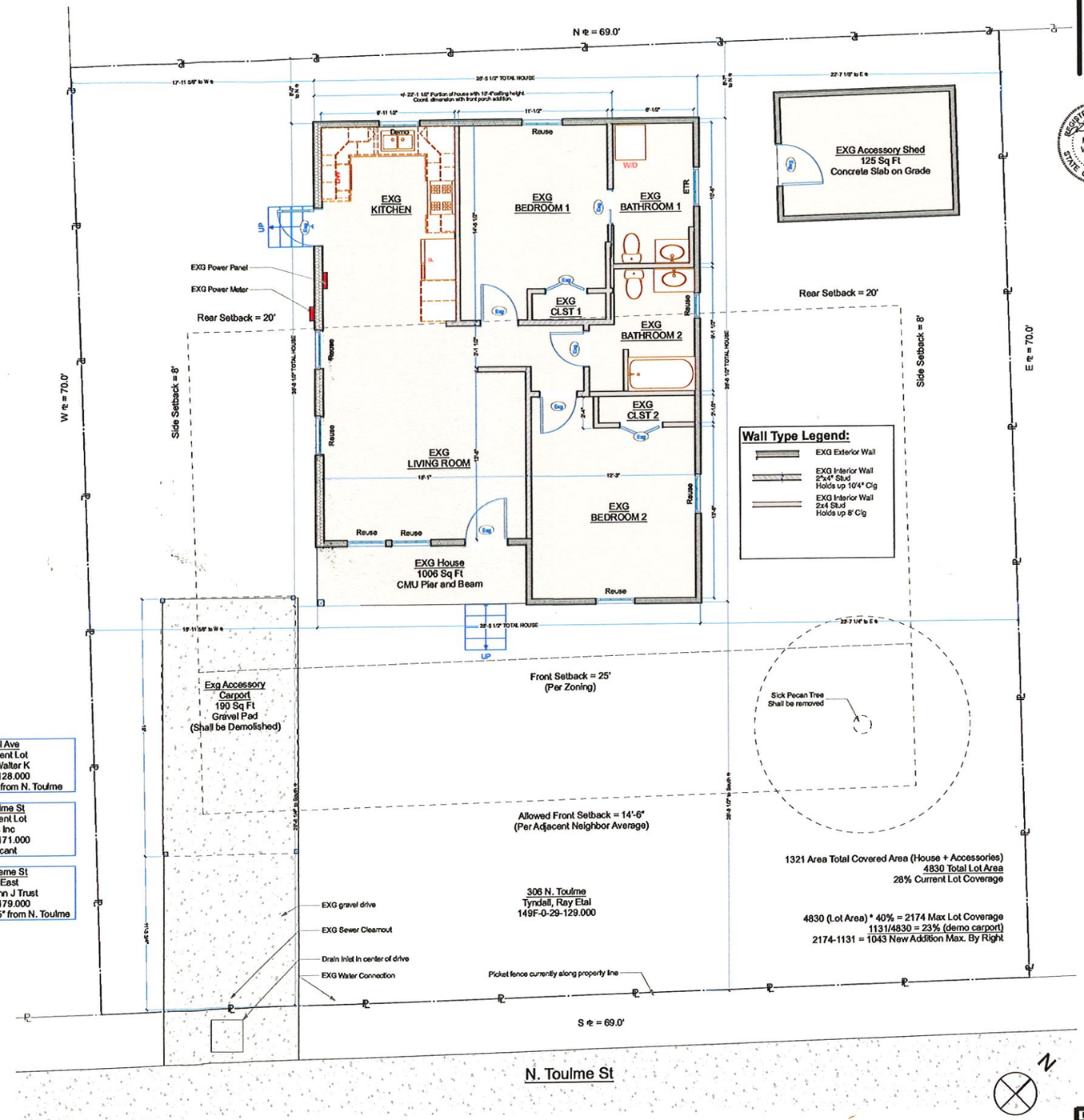
3 WEST ELEVATION (EXG)

4 EAST ELEVATION (EXG)

302 Carol Ave
West Adjacent Lot
Kulpeksa, Walter K
149F-0-29-128.000
House is approx. 5' from N. Toulme

304 N Toulme St
East Adjacent Lot
Ma Mac Inc
149F-0-29-171.000
Lot is vacant

300 N Touleme St
Next Lot East
McDonald John J Trust
149F-0-29-179.000
House is approx 18'-5" from N. Toulme



1 Existing Site Plan
SCALE: 1/4" = 1'-0"

WATTERS ARCHITECTURE
REGISTERED ARCHITECT
LEAH McBRIDE WATTERS
4399
STATE OF MISSISSIPPI
6/6/23

306 N Toulme St
Bay St Louis, MS 39520

Tyndall ADDITION

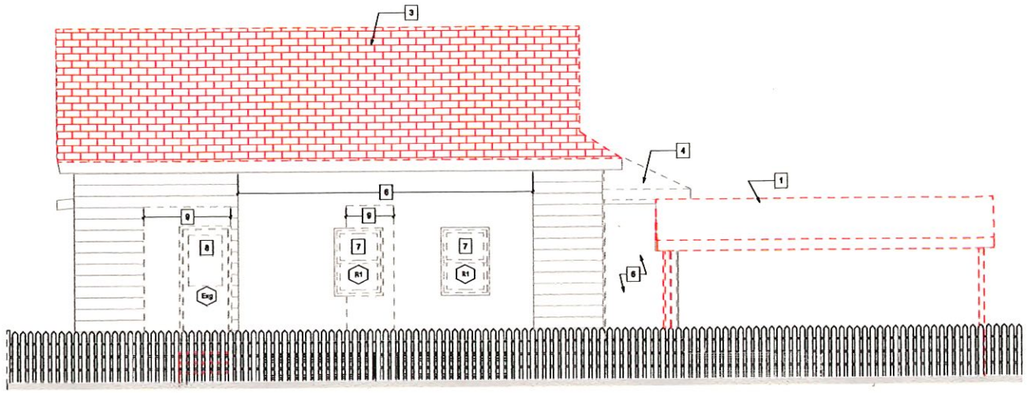
Existing Conditions

PERMIT DRAWINGS

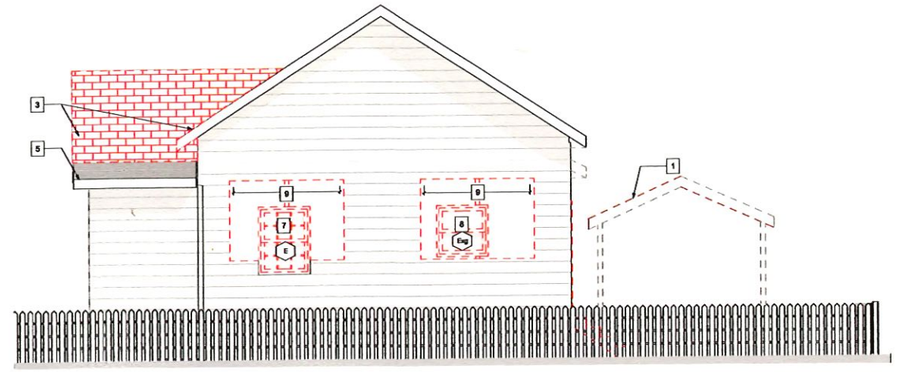
Date: 6.6.2023

A.3

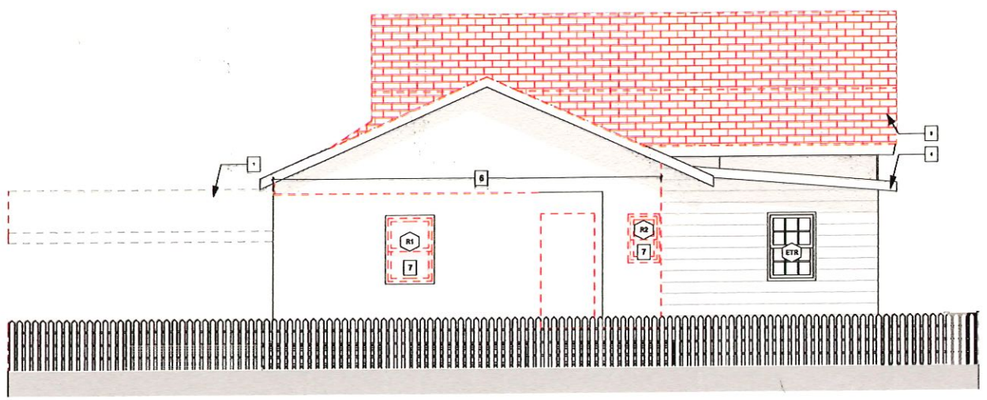
Plotted On: 6/7/23



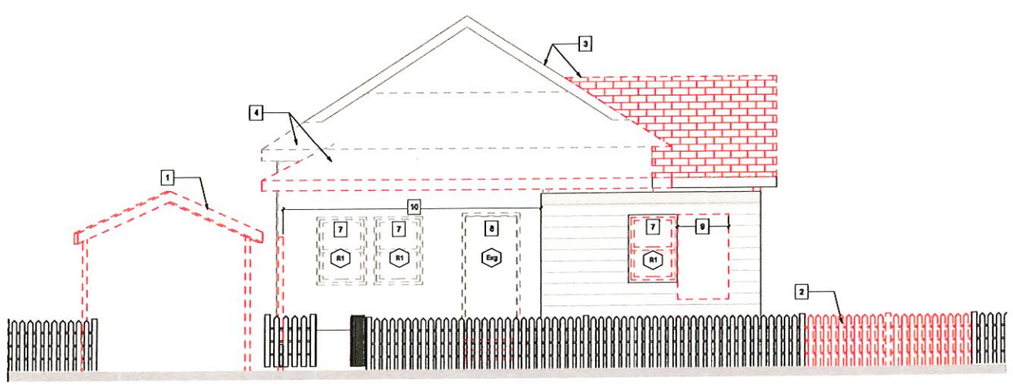
E DEMOLITION SIDE ELEVATION
SCALE: 1/4" = 1'-0"



S DEMOLITION REAR ELEVATION
SCALE: 1/4" = 1'-0"



W DEMOLITIONSIDE ELEVATION
SCALE: 1/4" = 1'-0"



N DEMOLTION FRONT ELEVATION
SCALE: 1/4" = 1'-0"

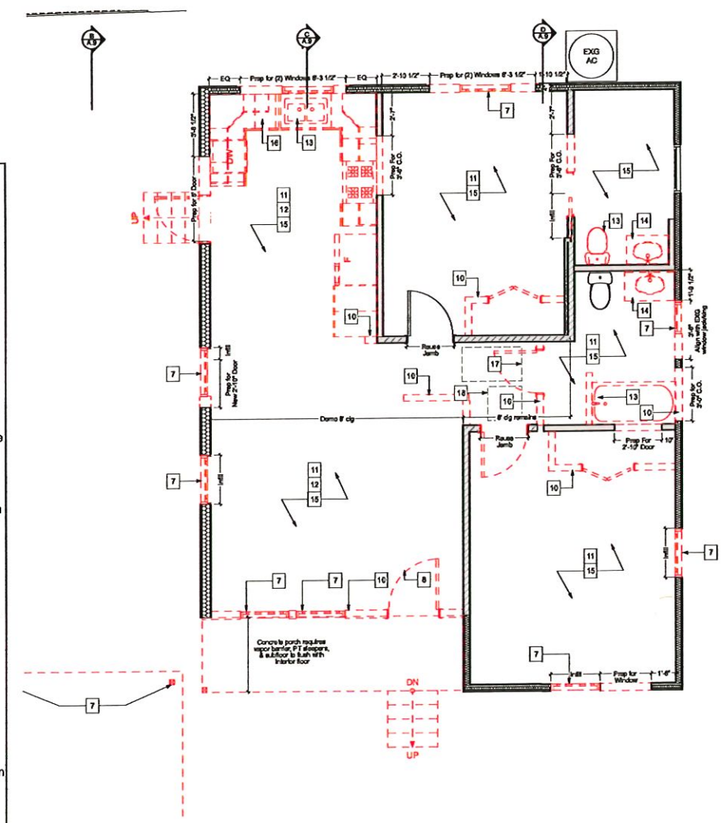
Demolition Keynotes

EXTERIOR SCOPE

1. Demolish existing carport
2. Selectively demolish fence as needed to provide new curb cut, coordinate with site plan
3. Tear off existing asphalt shingles and underlayment. Repair substrate as needed.
4. Selectively demolish rafters as needed for addition.
5. Flat roof membrane shall remain
6. Selectively remove siding in areas to be enclosed by addition.
7. Remove window or exterior door and store for reuse
8. Remove window or exterior door
9. Prepare opening for new window or exterior door, coordinate opening size with manufacturer requirements.

INTERIOR SCOPE

10. Remove wall, provide header or beam if load bearing.
11. Remove existing lighting.
12. Demolish 8' ceiling, expose existing 10'-4" ceiling, move blown in insulation to an area where exisiting ceiling shall remain.
13. Demolish plumbing fixture and permently cap off connections
14. Demolish plumbing fixture and prepare connection for new fixture.
15. Remove existing flooring, prepare substrate for new flooring.
16. Remove existing millwork save for reuse in new studio.
17. Attic Access shall be removed and relocated
18. Existing air return shall remain



1 FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

WATTERS ARCHITECTS
228.374.9309 | info@wattersarchitects.com
133 Davis Avenue Suite 2 Biloxi, MS 39530

REGISTERED ARCHITECT
LEON McBRIDE WATTERS
4399
6/6/23
STATE OF MISSISSIPPI

306 N Toulme St
Bay St Louis, MS 39520

Tyndall ADDITION

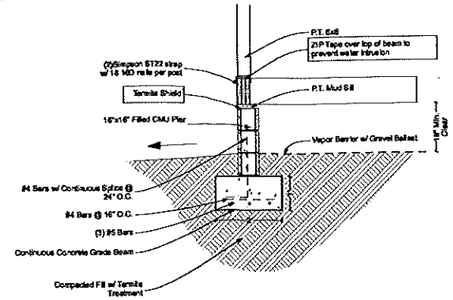
Demolition Plan & Elevations

PERMIT DRAWINGS

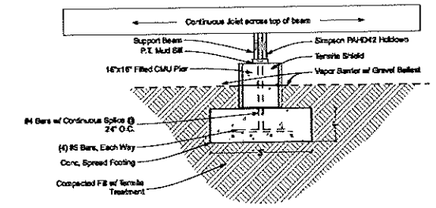
Date: 6.6.2023

A.4

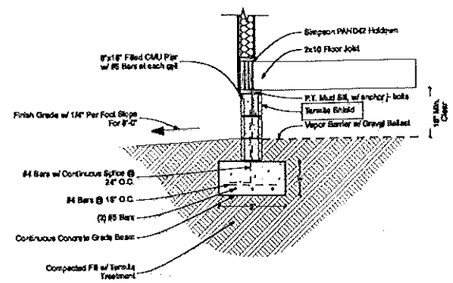
Plotted On: 6/7/23



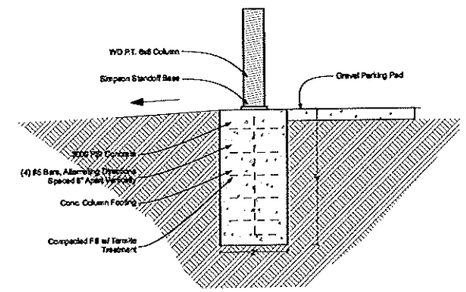
5 PORCH COLUMN BASE
SCALE: 1/2" = 1'-0"



6 SPREAD FOOTING
SCALE: 1/2" = 1'-0"



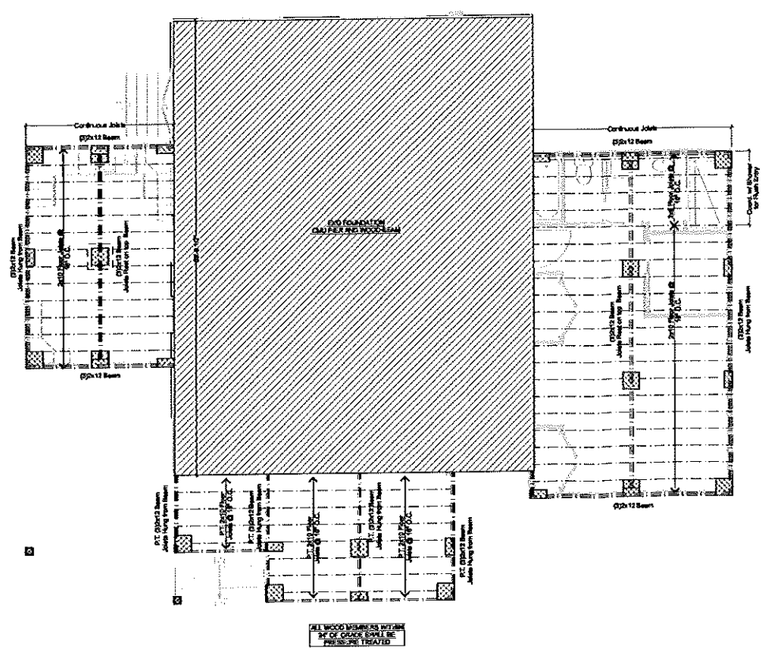
4 TYPICAL WALL AT CMU PIER
SCALE: 1/2" = 1'-0"



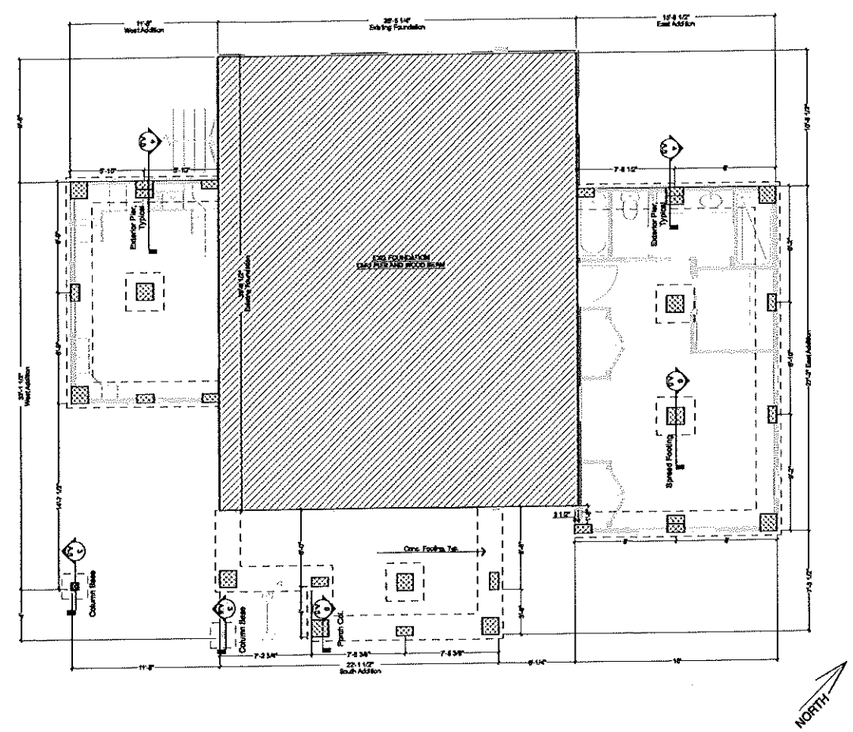
3 CARPORT COLUMN BASE
SCALE: 1/2" = 1'-0"

Grade/ Foundation Notes:

1. All Concrete Shall Be 3500 PSI with Vapor Barrier
2. All Concrete Shall Bear on Either Virgin Soil or 95% Compacted Fill
3. All Concrete Exposed to Weather Shall Have Between 5-7% Air Entrapment
4. Provide **Steel Reinforcement:**
   - Provide 3" Min. Clear Cover When Cast Against Earth
   - Provide 1-1/2" Min. Clear Cover When Cast Against Wood Form



2 FLOOR FRAMING PLAN
SCALE: 3/16" = 1'-0"



1 FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

WATTERS ARCHITECTURE
255-216-5008 | 120 Davis Avenue | Biloxi, MS 39530

REGISTERED ARCHITECT
LEON McBRIDE WATTERS
4392
STATE OF MISSISSIPPI

306 N Toulme St
Bay St Louis, MS 39520

Tyndall ADDITION

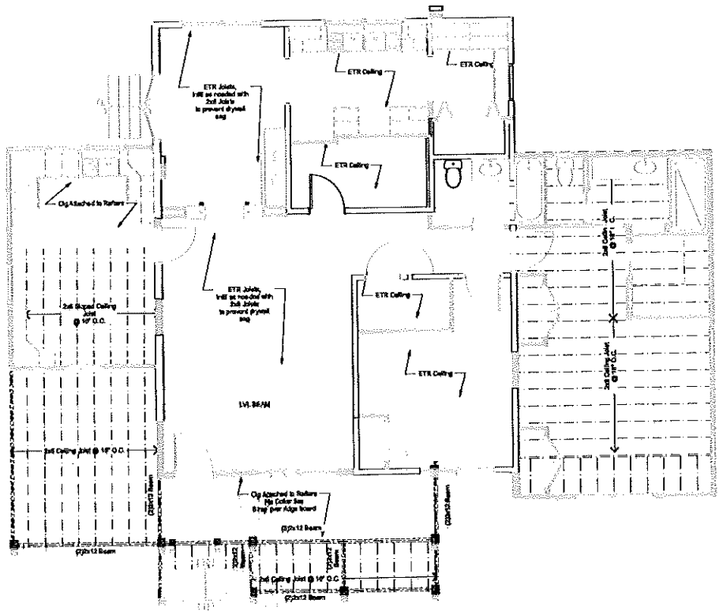
Foundation Plan

PERMIT DRAWINGS

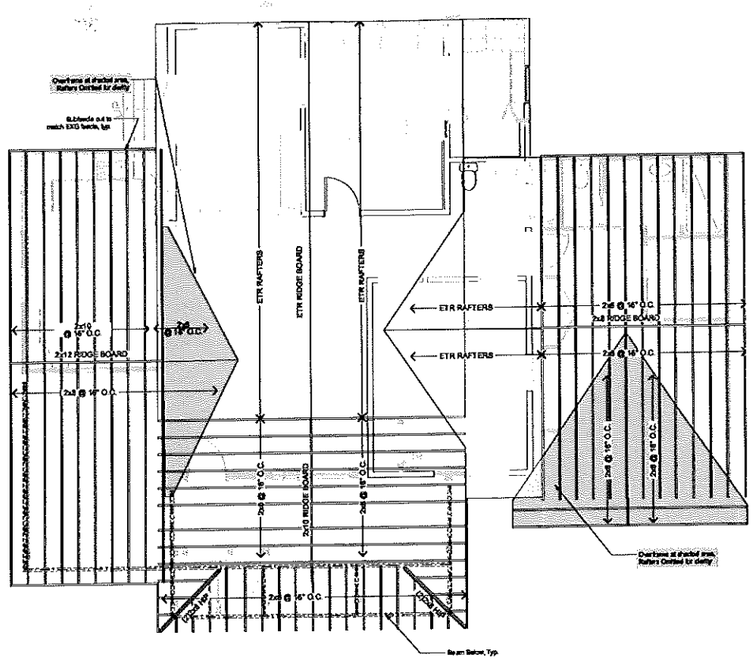
Date: 6.6.2023

A.5

Plotted On: 6/7/23

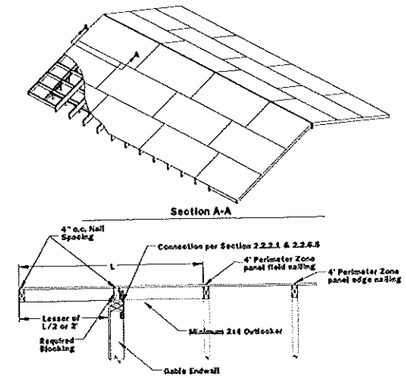


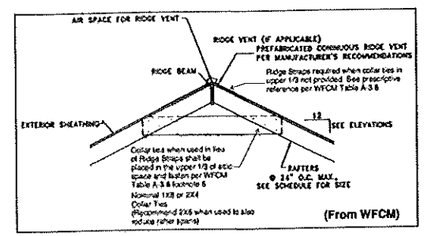
3 Ceiling Framing Plan
SCALE: 3/16" = 1'-0"



2 Rafter Framing Plan
SCALE: 3/16" = 1'-0"

Figure 2.1g Rake Overhang Limits - Outlookers (see 2.1.3.4c) (From WFCM)



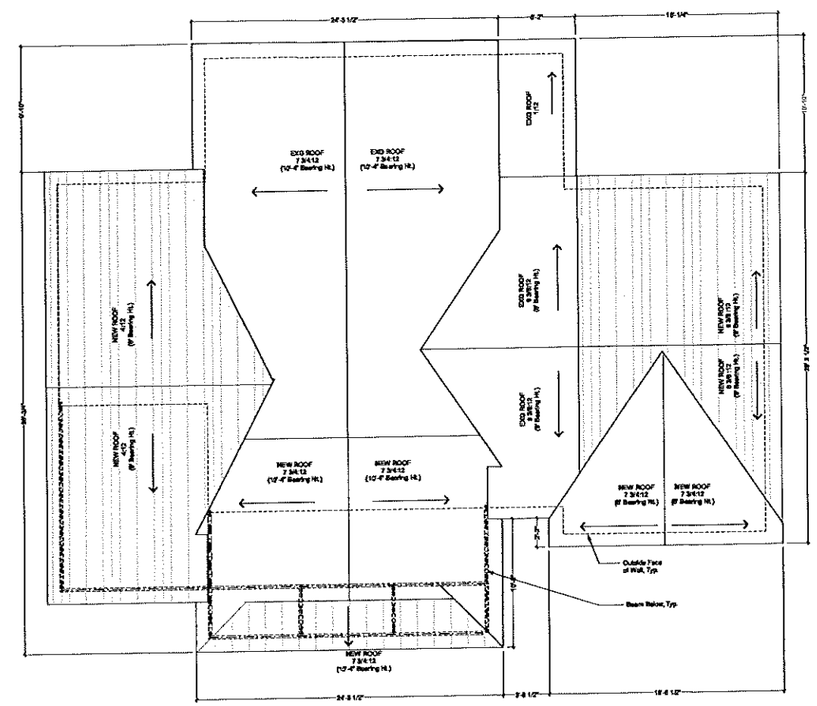


ROOF & FRAMING NOTES:

1. MULTIPLE 2X12'S SHALL BE FASTENED TOGETHER WITH (4) RING-SHANK NAILS, VERTICALLY 16" O.C. (ALTERNATE SIDES OF (3) 2X12 BEAMS)
2. INTERIOR WALLS PARALLEL TO JOIST SHALL BE SUPPORTED BY BRIDGING OR DOUBLED JOISTS
3. WHERE OUTSIDE WALL ALIGNS WITH RIM JOIST, LAP SHEATHING TO BOTTOM OF JOIST & OVER BEAM IN LIEU OF HURRICANE STRAPS
4. PORCH BEAMS SHALL HAVE 1/8" SPACERS @ 16" O.C. BETWEEN MEMBERS TO PREVENT ROT FROM TRAPPED WATER.
5. PLUMBING VENT STACK SHALL BE LOCATED ON BACK SIDE OF MAIN ROOF.
6. EVERY RAFTER SHALL BE STRAPPED TO DOUBLED TOP PLATE, WHICH SHALL BE STRAPPED TO STUDS 32" O.C.

Ceiling Joist Notes

1. Ceiling Height shall be 10'-0" above U.N.O.
2. All ceiling joists shall be 2x6 U.N.O.
3. Taper Cuts at the End of Ceiling Joist Shall not exceed 1 -3/8" on 2x6 Joists & 1 7/8" on 2x8 Joists. (Depth)(4)
4. Overlap and Face Nail all Ceiling Joist w/ Subsequent Joist to Form a Continuous Rafter Tie.
5. LVLs shall be Installed per Manuf. Specs



1 Roof Plan
SCALE: 3/16" = 1'-0"

WATTERS ARCHITECTURE
228.374.8006 | info@watterspllc.com
125 Delta Avenue | Biloxi, Mississippi 39531

REGISTERED ARCHITECT
McBRIDE WATTERS
4399
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306 N Toulme St
Bay St Louis, MS 39520

Tyndall ADDITION

Roof & Framing Plans

PERMIT DRAWINGS

Date: 6.6.2023

A.6

Plotted On: 6/7/23

Item # 2.

Item # 2.

Wall Section Notes

1. 5/8 Diameter **Anchor Bolts** Shall be Embedded in Foundation a min. of 7" and be Spaced at a max. of 25" O.C. and 12" max. from corners.
   - 3" Square Washers Shall be Installed within 1/2" max. of the Edge of the Sill Plate (Alternate Sides if 2x8 Wall is Used)
2. **Sill Plate** shall be Borate Treated
   - Provide Foam Gasket Sill & 2 Continuous Beads of Sealant Between Sill Plate and Foundation
   - Outermost Bead Shall be Below Gasket
   - Innermost Bead Shall be Above Gasket
3. **ZIP Sheathing** Shall Span Continuously from Sill Plate to Top Plate or provide solid blocking at break.
   - Nailing shall be per Figure 3.21
4. All Seams and Holes in **Weather Barrier** Shall be Taped and Lapped per Manufacturer's Instructions.
   - Fasteners Shall have **Button Cap**
5. Provide **Hurricane Fasteners** in the Following Locations

   - At All Door and Window Openings Provide:
     Simpson CS16
     Wrapping Over Each End of Header w/ (16) 10d Nails into Innermost Jack Stud

     Simpson SPH4 or H8
     Above and Below Outermost King Stud and Below Innermost Jack Stud

   - At Column to Beam Connections Provide:
     (2) Simpson ST22 Straps Per Post with 18-16D Nails

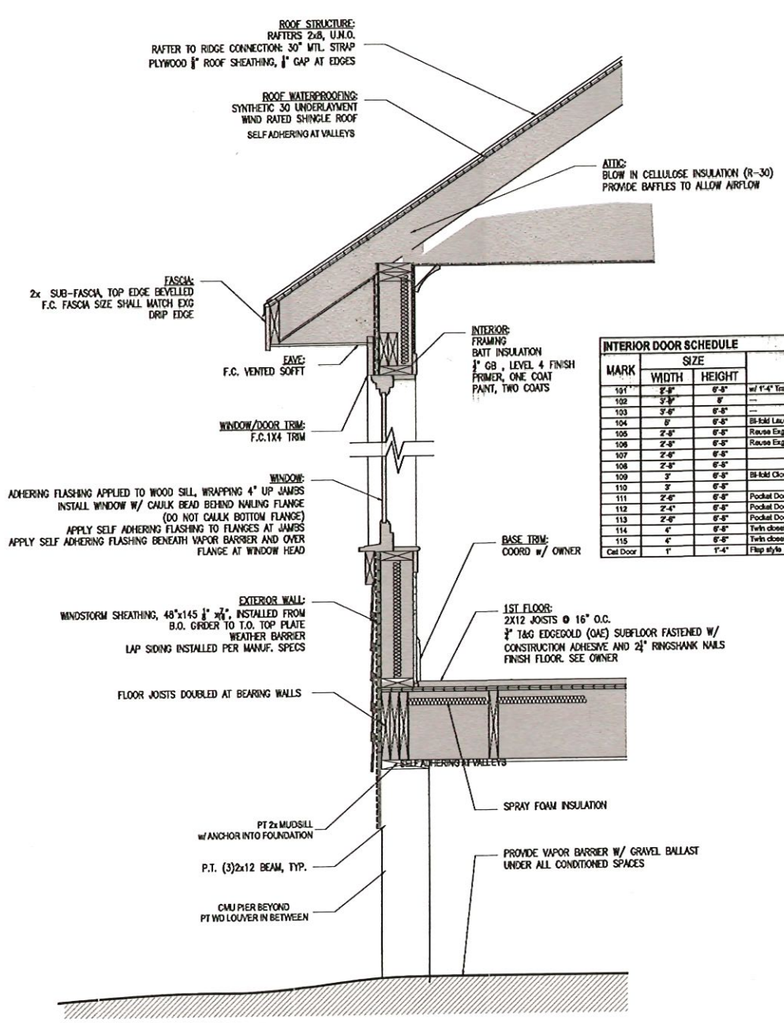
   - At Garage Portal Per Simpson Specs

   - Every Rafter Provide:
     H8, or H10 Connecting Rafter to Top Plate
     If Strap is Installed on outside of OSB, Use a 2 1/2" Galvanized Nail

Construction Notes

PLAN NOTES

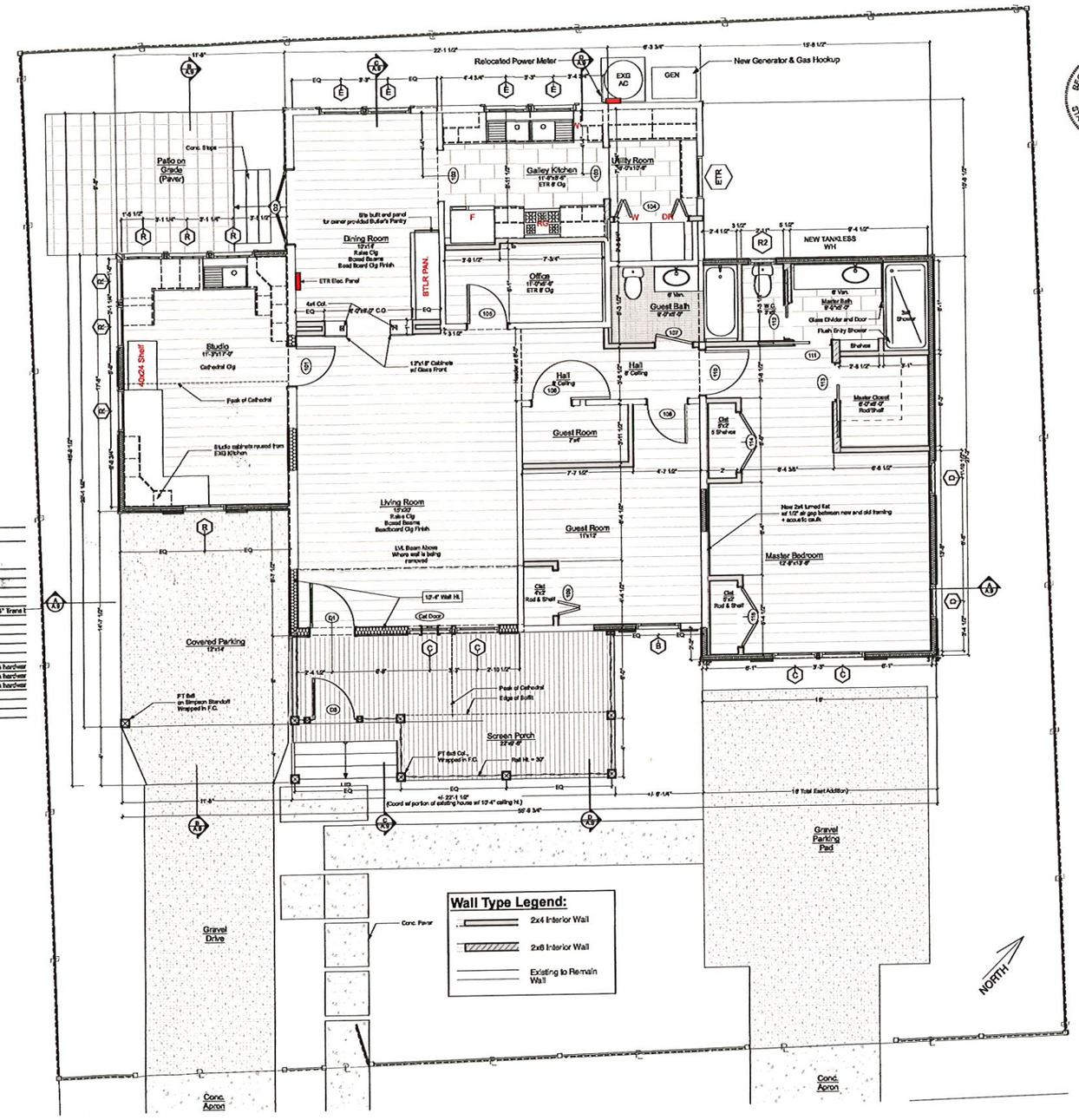
1. DIMENSIONS ARE TO FACE OF FRAMING
2. COORDINATE WINDOW & DOOR OPENINGS WITH MANUFACTURER
3. COORDINATE W/ HVAC CONTRACTOR AND MECHANICAL DRAWINGS FOR RETURN LOCATION, SIZE AND UNIT ACCESS.
4. PLUMBING VENT STACKS SHALL BE ON BACK OF HOUSE.
5. PROVIDE NEW HOSE BIB AT SCREEN PORCH AND AT CARPORT
6. GAS APPLIANCES: FURNACE, TANKLESS WH, GENERATOR, RANGE



1 WALL SECTION
SCALE: 1:0.60

INTERIOR DOOR SCHEDULE

MARK	SIZE WIDTH	SIZE HEIGHT	NOTES
101*	2'-8"	6'-8"	w/ 1'-4" Trans. Provided by Owner
102	3'-8"	8'	---
103	3'-6"	6'-8"	---
104	8'	6'-8"	Bi-fold Laudry
105	2'-8"	6'-8"	Reuse Exg Jamb, New Leaf w/ 1'-4" Trans.
106	2'-8"	6'-8"	Reuse Exg Jamb, New Leaf
107	2'-6"	6'-8"	
108	2'-8"	6'-8"	
109	3'	6'-8"	Bi-fold Closet
110	3'	6'-8"	
111	2'-6"	6'-8"	Pocket Door, w/ Johnson soft open hardwar
112	2'-4"	6'-8"	Pocket Door, w/ Johnson soft open hardwar
113	2'-6"	6'-8"	Pocket Door, w/ Johnson soft open hardwar
114	4'	6'-8"	Twin closet w/ bullet catch
115	4'	6'-8"	Twin closet w/ bullet catch
Cat Door	1'	1'-4"	Flap style



1 FIRST FLOOR PLAN - DIMENSIONED PLAN
SCALE: 1/4" = 1'-0"

WATTERS ARCHITECTURE
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Bay St Louis, MS 39520

Tyndall ADDITION

Dimensioned Plan

PERMIT DRAWINGS

Date: 6.6.2023

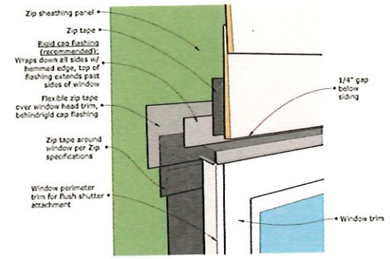
A.7

Plotted On: 6/7/23

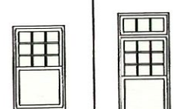
Item # 2.

EXTERIOR FINISHES:

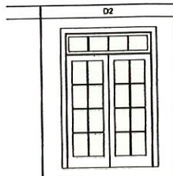
FOUNDATION	CMU PIER W/ WOOD FLOOR JOISTS SACK RUB FOR SMOOTH FINISH	SOFFITS	F.C. SOFFIT, VENTED, TYPICAL
LAP SIDING	SIDING: F.C. LAP SIDING SMOOTH (7" EXPOSURE SHALL MATCH EXISTING) RAKE TRIM: F.C. 1X4 CORNER TRIM: F.C. 1x4 REPAINT EXTERIOR OF ALL EXISTING WALLS	PORCH CEILING	PAINTED F.C. PANEL
		FASCIAS	F.C., SIZE MATCH EXG
		ROOF	5/8" CDX PLYWOOD W/ SYNTHETIC UNDERLAYMENT W/ SELF ADHEARING UNDERLAYMENT AT VALLEYS + WALL INTERSECTIONS 5V METAL ROOF, GALVALUME COLOR LONG LIFE SCREWS -OR- ARCHITECTURAL ASPHALT SHINGLE, Color TBD
WINDOW/DR TRIM	F.C. 1x4 TRIM		
SHUTTERS	PAINTED P.T. WOOD, FIXED NON-OPERABLE, SAILBOAT PATTERN IN CENTER	COLUMNS	P.T. COL. WITH F.C. WRAP



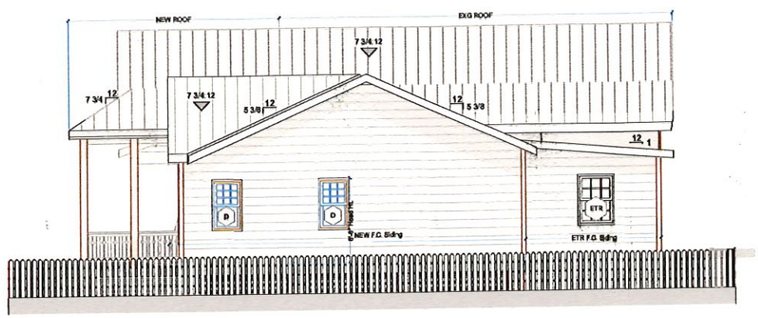
1 Head Flashing at F.C. Trim
SCALE: 1:10.48

TAG #	B	C	D	R	R2
FRONT ELEVATION					
NOMINAL W x H SIZE	3'-9"	3'-6"-4"	2'-4"x4'	2'-10 1/4"x4'	1'-10"x2'-10"
Quantity	1	4	2	7	1
TYPE	Vinyl Single Hung, 9 Over 1	Vinyl Single Hung, 9 over 1 w/ 1'-4" Trans	Vinyl Single Hung, 9 over 1	Vinyl Single Hung Reuse Existing	Vinyl Single Hung Reuse Existing
NOTES					

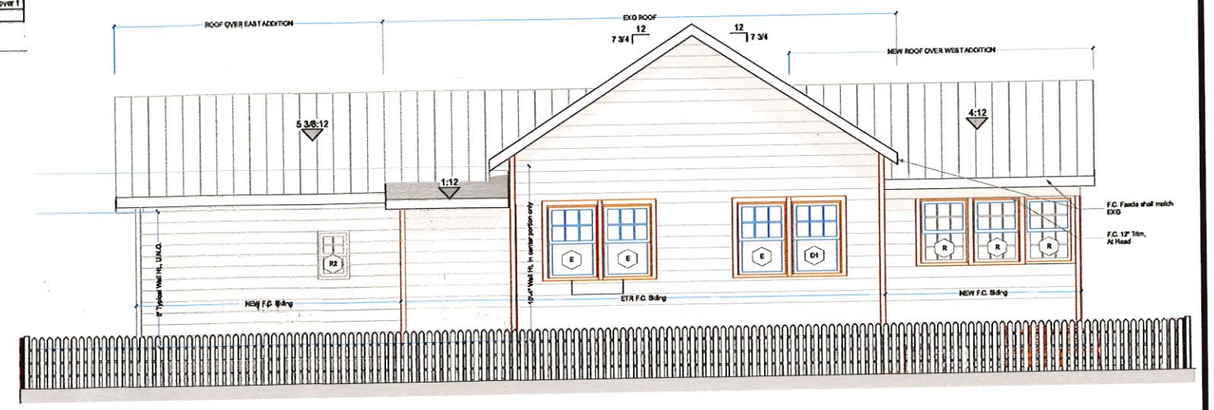
2 Exterior Window Types
SCALE: 1" = 1'-0"

TAG #	D2	E
FRONT ELEVATION		
NOMINAL W x H SIZE	5'-8"-8"	3'-4'-6"
Quantity	1	4
TYPE	Exterior French Door w/ 1'-4" Trans.	Vinyl Single Hung, 6 over 1
NOTES		

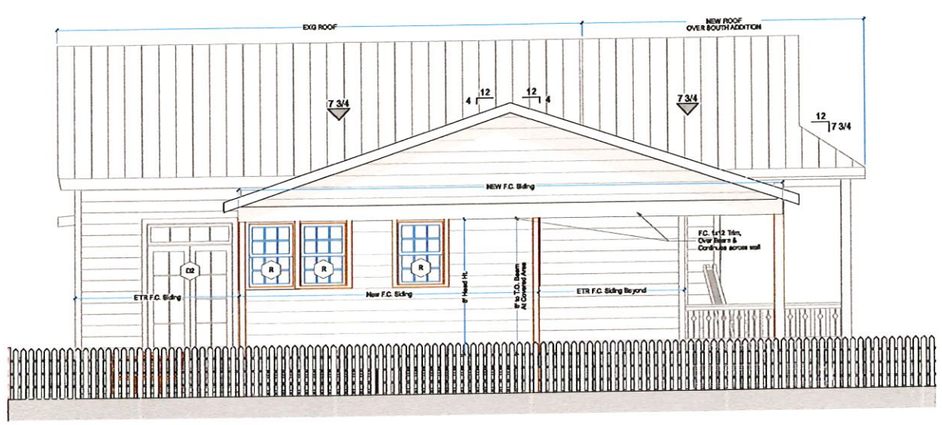
3 Exterior Door Types
SCALE: 1" = 1'-0"



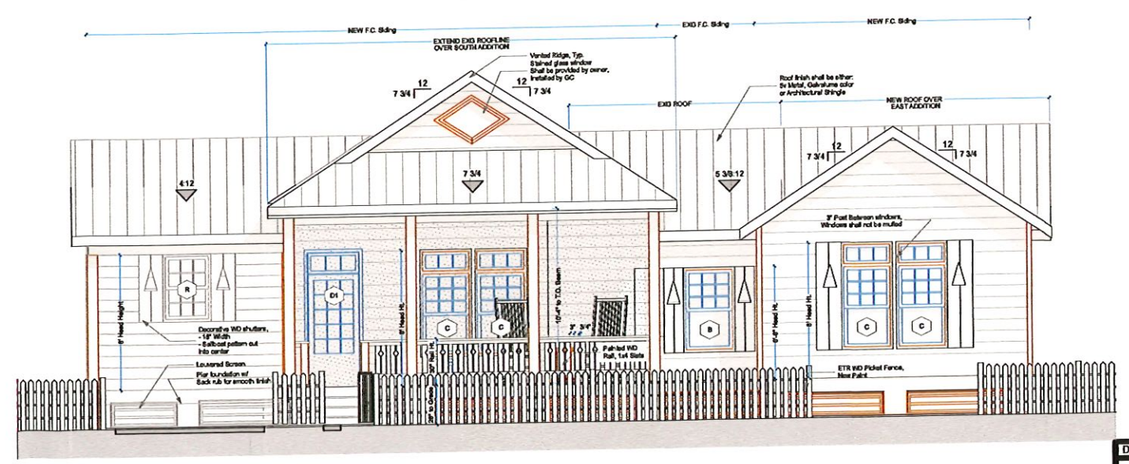
E SIDE ELEVATION
SCALE: 3/16" = 1'-0"



N REAR ELEVATION
SCALE: 1/4" = 1'-0"



W SIDE ELEVATION
SCALE: 1/4" = 1'-0"



S FRONT FACADE (TOULME ST)
SCALE: 1/4" = 1'-0"

WATTERS ARCHITECTURE
228.776.8000 | 133 Dolan Avenue | Biloxi, Mississippi 39530
REGISTERED ARCHITECT McBRIDE WATTERS #3369 STATE OF MISSISSIPPI

306 N Toulme St
Bay St Louis, MS 39520

Tyndall ADDITION

Building Elevations

PERMIT DRAWINGS

Date: 6.6.2023

A.8

Plotted On: 6/7/23

Wall Section Notes

1. 5/8 Diameter **Anchor Bolts** Shall be Embedded in Foundation a min. of 7" and be Spaced at a max. of 25" O.C. and 12" max. from corners.
   - 3" Square **Washers** Shall be Installed within 1/2" max. of the Edge of the Sill Plate (Alternate Sides if 2x6 Wall is Used)

2. **Sill Plate** shall be Borate Treated
   - Provide **Foam Gasket** Sill & **2 Continuous Beads of Sealant** Between Sill Plate and Foundation
   - Outermost Bead Shall be Below Gasket
   - Innermost Bead Shall be Above Gasket

3. **ZIP Sheathing** Shall Span Continuously from Sill Plate to Top Plate or provide solid blocking at break.
   - Nailing shall be per Figure 3.21

4. All Seams and Holes in **Weather Barrier** Shall be Taped and Lapped per Manufacturer's Instructions.
   - Fasteners Shall have Button Cap

5. Provide **Hurricane Fasteners** in the Following Locations

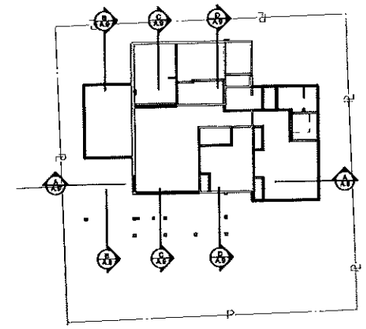
   - At All Door and Window Openings Provide:
     Simpson CS16
     Wrapping Over Each End of Header
     w/ (18) 10d Nails Into Innermost Jack Stud

     Simpson SPH4 or H8
     Above and Below Outermost King Stud
     and Below Innermost Jack Stud

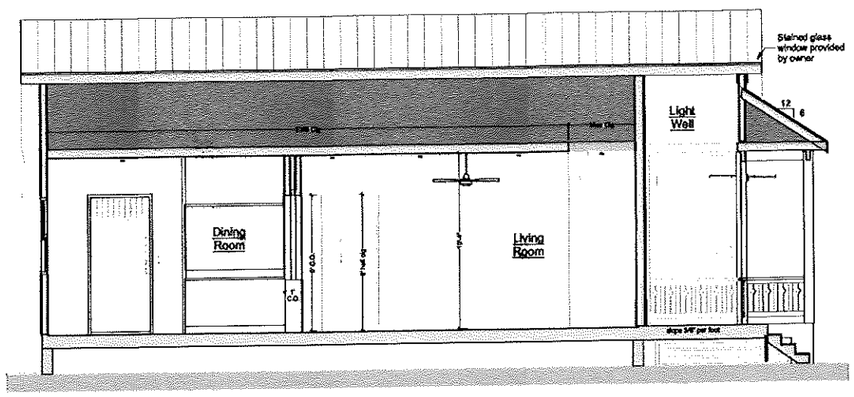
   - At Column to Beam Connections Provide:
     (2) **Simpson ST22 Straps** Per Post
     with 18-10D Nails

   - At Garage Portal Per Simpson Specs

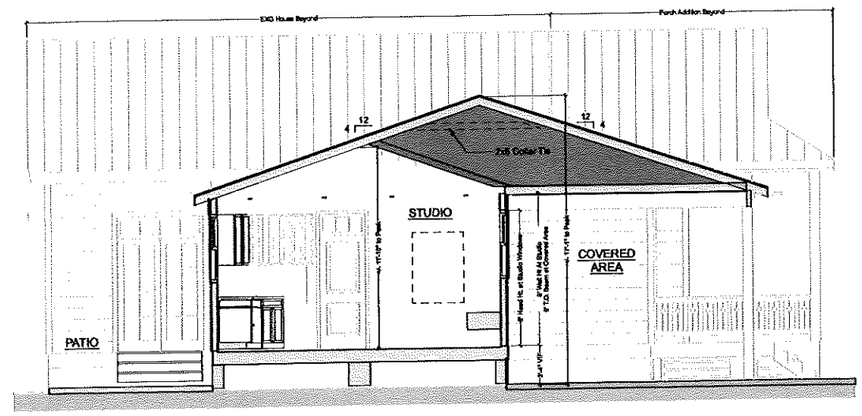
   - Every Rafter Provide:
     H8, or H10 Connecting Rafter to Top Plate
     If Strap is Installed on outside of OSB, Use a 2 1/2" Galvanized Nail



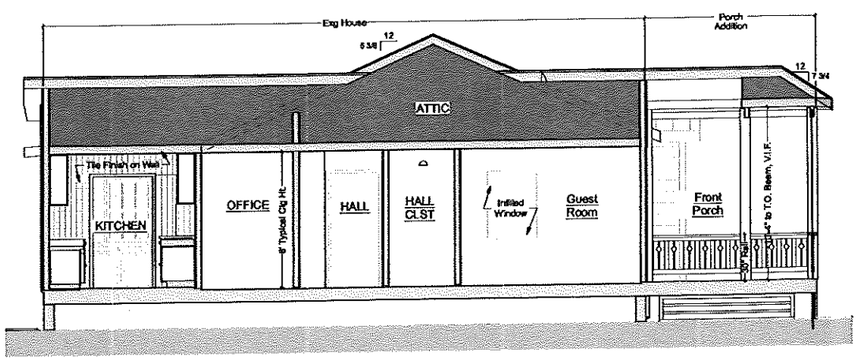
Key Plan



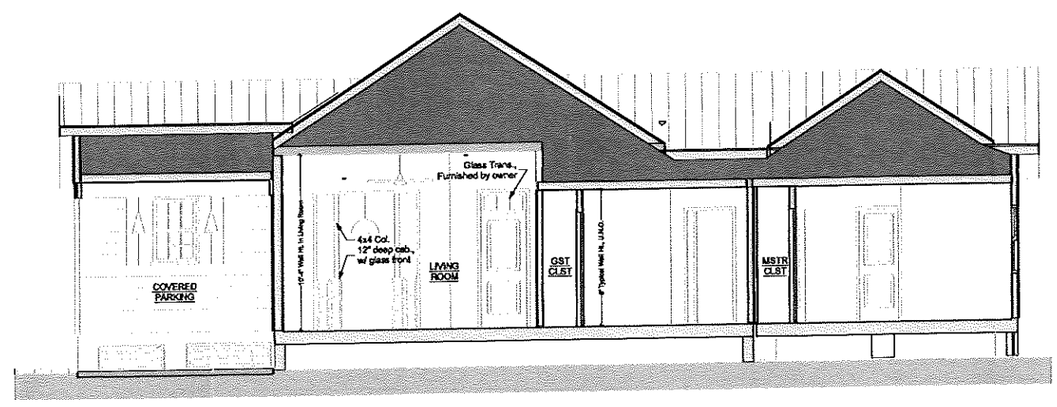
C Section Thru 10'-4" Clg Porch Addtion
SCALE: 1/4" = 1'-0"



B Section Thru Studio & Covered Parking Addition
SCALE: 1/4" = 1'-0"



D Section Thru EXG 8' Clg & New Porch
SCALE: 1/4" = 1'-0"



A Section Thru Bedroom & Covered Parking Additions
SCALE: 1/4" = 1'-0"

WATTERS ARCHITECTURE

REGISTERED ARCHITECT
ESAU McBRIDE WATTERS
4369
STATE OF MISSISSIPPI
6/6/23

Tyndall ADDITION

306 N Toulme St
Bay St Louis, MS 39520

Building Sections

PERMIT DRAWINGS

Date: 6.6.2023

A.9

Plotted On: 6/7/23

Item # 2.

SYMBOL LEGEND

- Recessed Fixture
- Surface Mounted Ceiling Fixture
  - D - Decorative
  - P - Pendant
  - C - Chandelier
  - F - Flush Mount
- Surface Mounted Wall Fixture
  - BB - Bath Bar
  - WS - Wall Sconce
  - SA - Swing Arm
  - G - Gooseneck
- Surface Mounted 4' LED Shop Light
- Ceiling Fan (Light Kit TBD by Owner)
- E.F. 70 CFM ceiling-mounted Exhaust 110 CFM in Master Bathroom
- UC Under LED Cabinet Light
- S Smoke Detector
- DB Door Bell
- T Thermostat
- Flood Light

FIXTURE LEGEND

TYP 4" ULTRA THIN WAFER W/ SLIM BAFFELS (CANLESS); COLOR SELECTABLE (2500K – 3000K); 90+CRI Recommended Brand: Commerial Electric, on account of a 1.5" recess

VAULT 4" ULTRA THIN WAFER W/ GIMBAL/EYEBALL TRIM (CANLESS); COLOR SELECTABLE (2500K – 3000K); 90+CRI

LIGHTING LEGEND

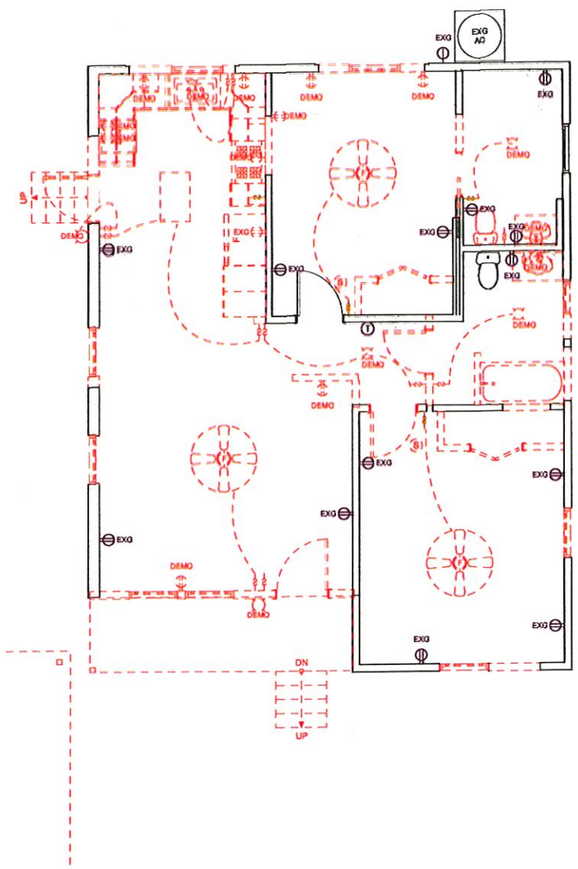
- Switch w/ dimmer (Toggle style switch)
- 3-way Switch
- Timer Switch
- Motion Switch

ELECTRICAL LEGEND

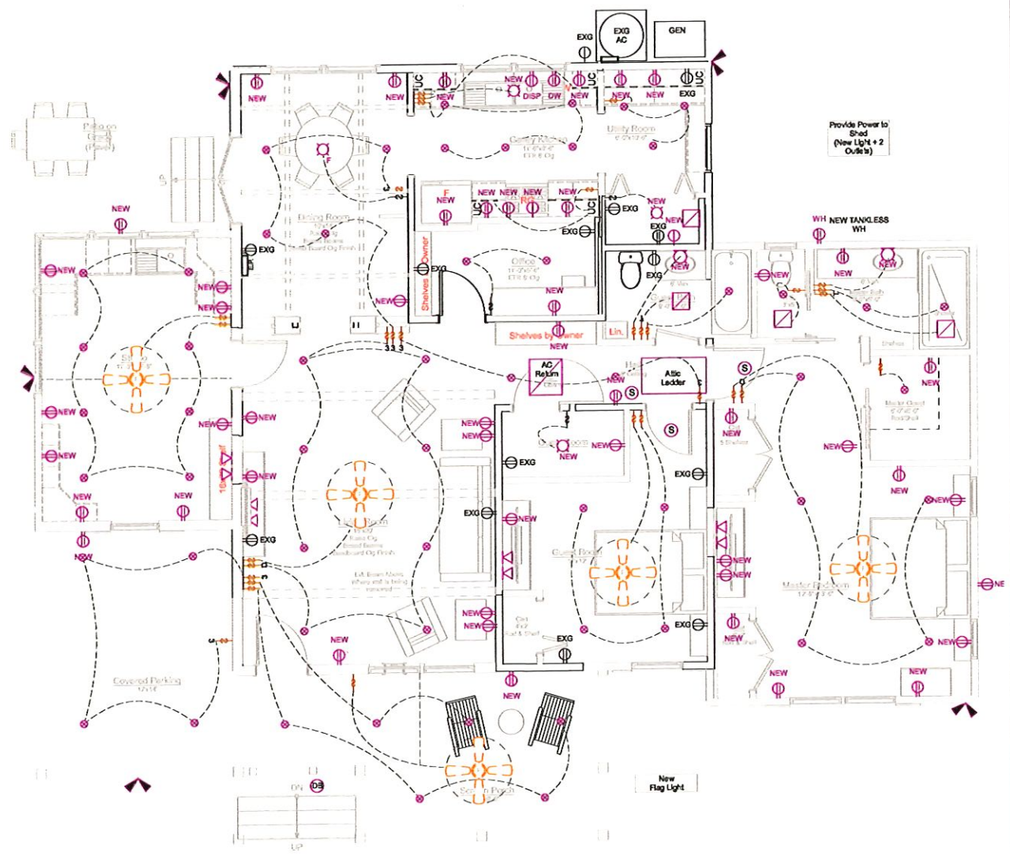
- Duplex Floor
- Duplex Wall, 18" AFF
- Duplex Wall, xx" AFF
- LIGHT SOFFIT Outlet in Soffit, GFCI
- Night Light Outlet
- USB Duplex Wall w/ USB Port
- GFCI Ground Fault Circuit Interrupter
- 220v 220 Volt Wall Outlet
- Quadplex Wall, 18" AFF
- Telephone Jack, 18" AFF
- Cable Jack, 18" AFF
- E.F. Electric Panel
- METER Power Meter
- E.F. 70 CFM ceiling-mounted Exhaust
- S Smoke Detector

ELECTRICAL NOTES

1. GFCI RECEPTACLES IN ALL WET AREAS
2. PROVIDE RECEPTACLES IN SOFFIT AS NOTED
3. THERMOSTAT SHALL BE SMART, PROGRAMMABLE
4. MOUNTING HEIGHTS: TV AT 56" AFF
   SWITCHES 48" AFF TO TOP OF BOX
   RECEPTACLES 18" AFF TO TOP OF BOX
   COUNTERS 40"
5. PROVIDE HOUSING FOR SLOPING CEILING (as required in MASTER BEDROOM, LIVING ROOM & HEARTHROOM)
6. SWITCHES SHALL BE DIMMABLE IN BED ROOMS.
7. ALL LIGHT FIXTURES SHALL BE LED U.N.O.
8. PROVIDE POWER FOR NEW AIR HANDLER + WATER HEATER.
9. PROVIDE SERVICE LIGHTS W/ SWITCH NEXT TO ATTIC ACCESS.



2 ELECTRICAL DEMOLITION WORK
SCALE: 1/4" = 1'-0"



1 ELECTRICAL NEW WORK
SCALE: 1/4" = 1'-0"

WATTERS ARCHITECTURE
229.276.6006 | 193 David Avenue | Biloxi, MS 39530

REGISTERED ARCHITECT LEAH McBRIDE WATTERS 4390 STATE OF MISSISSIPPI 6/6/23

Tyndall ADDITION

306 N Toulme St
Bay St Louis, MS 39520

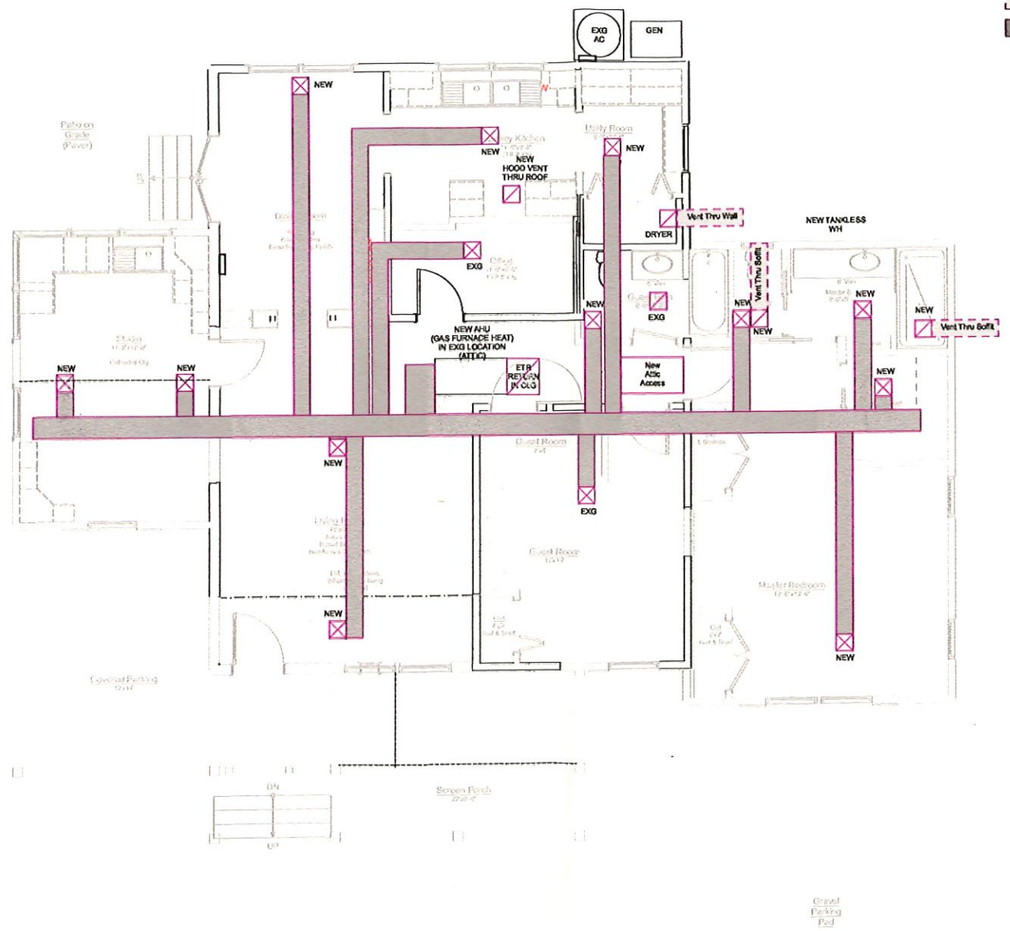
Electrical Plans

PERMIT DRAWINGS

Date: 6.6.2023

A.10

Plotted On: 6/6/23



1 First Floor Mechanical Diagram
SCALE: 1/4" = 1'-0"

HVAC Legend

- Exhaust Ductwork
- Supply Ductwork
- Supply
- Return — HVAC Return
- E.F. — Bathroom Exhaust Fan Vent Thru
- Dryer — Dryer Vent Thru
- Hood — Kitchen Hood Vent Thru

HVAC Notes

1. Duct layout is diagrammatic. System shall be designed by mechanical contractor. Heat load calculations shall determine equipment sizes.

2. Equipment calculations shall be furnished to the owner and to the city prior to the commencement of work.

3. Contractor shall consider whole house dehumidification in his or her calculations and proposal.

4. Contractor shall abide by local codes

5. Flexible ductwork shall not be permitted unless expressly permitted by owner, and then code governing flexible ductwork shall dictate.

6. All joints shall be taped and parged.

7. Return plenums shall be lined with a continuous air barrier made of nonporous materials. All penetrations to the air barrier shall be sealed with a suitable long life mastic material.

8. Bathroom, kitchen, and dryer exhaust shall vent directly outdoors. Dryer exhaust connection shall be supplied in the form of a recessed in-wall housing.

9. Contractor shall provide condensation pump in line with overflow drain, with float switch alarm that alerts home owner in the event of a system failure.

10. Penetration of HVAC refridgerent lines through exterior wall shall be flashed with boot (Alrex Titan Outlet or similar)

11. Wall return vents shall allow for 1x8 base trim w/o being notched.

NORTH

WATTERS ARCHITECTURE
228.215.5005 info@watterspllc.com
120 Dedé Avenue Biloxi, Mississippi 39530
REGISTERED ARCHITECT LEAH McBRIDE WATTERS 4390 STATE OF MISSISSIPPI 6/6/23

Tyndall ADDITION

306 N Toulme St
Bay St Louis, MS 39520

Mechanical Diagrams

PERMIT DRAWINGS

Date: 6.6.2023

A.11

Plotted On: 6/7/23

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

RE: 107 Carroll Avenue
Parcel 149F-0-29-095.000
4 E Carroll Subdivision

HEARING DATE: September 10, 2025

I have reviewed the application for Variance to the Zoning Ordinance submitted by Ben and Kelly Ballay. The property is located at 107 Carroll Avenue and is zoned R-1, Single Family Residential District. The R-1 district requires the following Side yard setback: 8 feet

The applicants are requesting the following variance to construct an attached carport:

Side Yard Setback
Required: 8 feet
Proposed: 2 feet
Variance Requested: 6 feet

The administration's recommendation is to approve the requested variance.

- The request is consistent with other structures in the neighborhood that feature similar setbacks
- No oppose from the neighbors
- The house currently has a carport that sits on the side yard property line

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: Ben + Kelly Ballay

ADDRESS: 107 Carroll Ave.

PHONE: 504-430-8996

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:

   4 E Carroll Subdivision

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

   149F-0-29-095.000

3. Present Zoning: R-1

4. Present use of building/property: residential

5. Application fee of $100 (Residential): $250.00 #00547046

   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 _____

2. The use for which a variance is sought Carport to replace existing

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

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

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

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

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

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

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

   _____ Required fence height
   _____ Proposed fence height
   _____ Total fence height variance needed

5. Other type(s) of variance needed:

_____

_____

_____

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

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

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

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

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

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

Book Number _____ Page Number _____

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

Amy H. Daschu 8/8/2025

Applicant's Signature (architect) Date

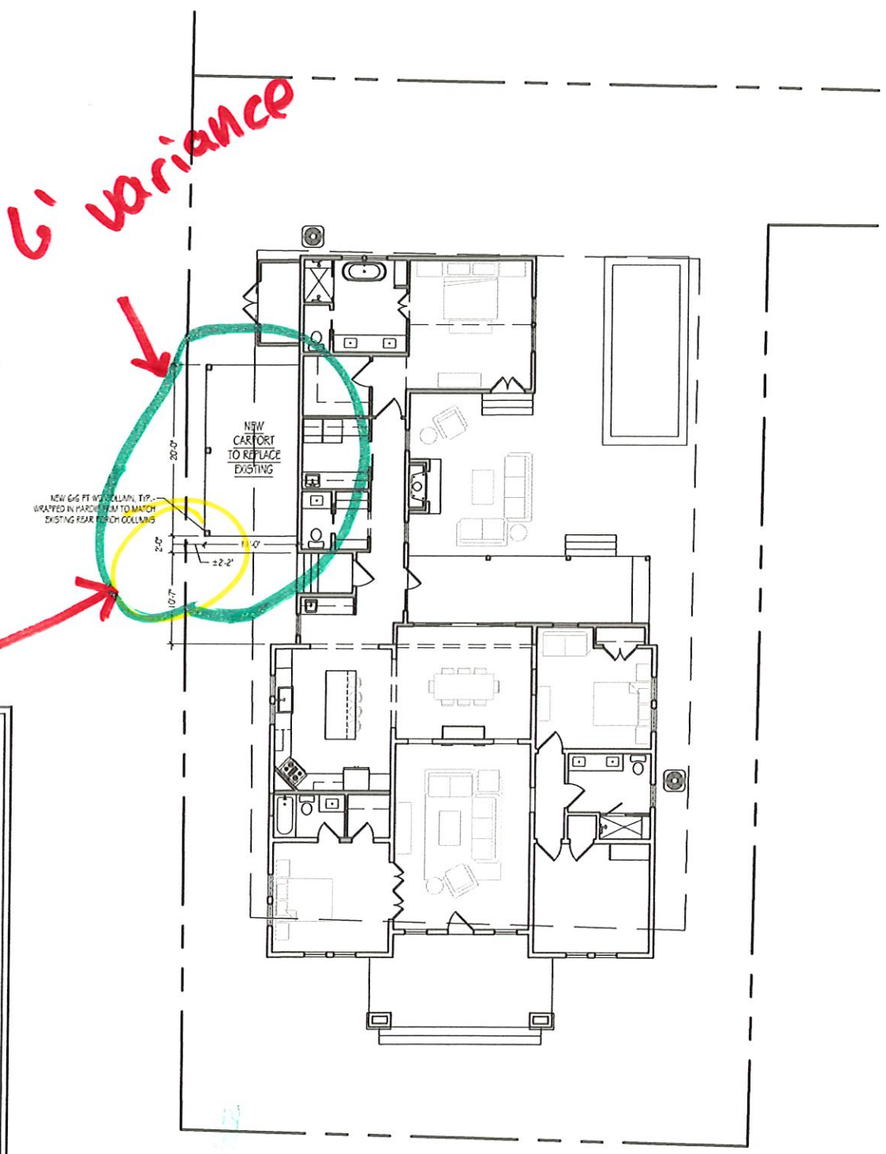
FOR OFFICE USE ONLY

Date of Application received: _____

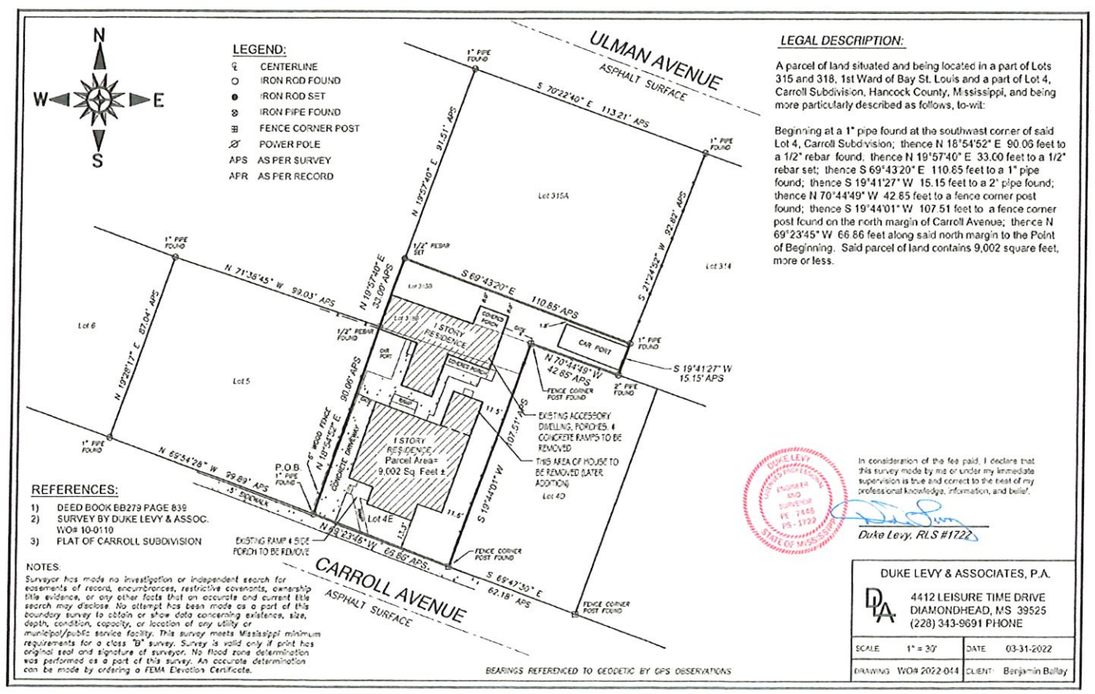
BALLAY RESIDENCE
RENOVATION & ADDITION
107 Carroll Avenue
Bay Saint Louis, Mississippi 39520

6' variance

2'



2 SITE PLAN
Scale: 3/32"= 1'-0"



LEGAL DESCRIPTION:

A parcel of land situated and being located in a part of Lots 315 and 318, 1st Ward of Bay St. Louis and a part of Lot 4, Carroll Subdivision, Hancock County, Mississippi, and being more particularly described as follows, to-wit:

Beginning at a 1" pipe found at the southwest corner of said Lot 4, Carroll Subdivision; thence N 18°54'52" E 90.06 feet to a 1/2" rebar found; thence N 19°57'40" E 33.00 feet to a 1/2" rebar set; thence S 69°43'20" E 110.85 feet to a 1" pipe found; thence S 19°41'27" W 15.15 feet to a 2" pipe found; thence N 70°44'49" W 42.85 feet to a fence corner post found; thence S 19°44'01" W 107.51 feet to a fence corner post found on the north margin of Carroll Avenue; thence N 69°23'45" W 66.86 feet along said north margin to the Point of Beginning. Said parcel of land contains 9,002 square feet, more or less.

REFERENCES:

1) DEED BOOK BB279 PAGE 839
2) SURVEY BY DUKE LEVY & ASSOC. WO# 10-0110
3) PLAT OF CARROLL SUBDIVISION

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.

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, RLS #1722

DUKE LEVY & ASSOCIATES, P.A.
4412 LEISURE TIME DRIVE
DIAMONDHEAD, MS 39525
(228) 343-9691 PHONE

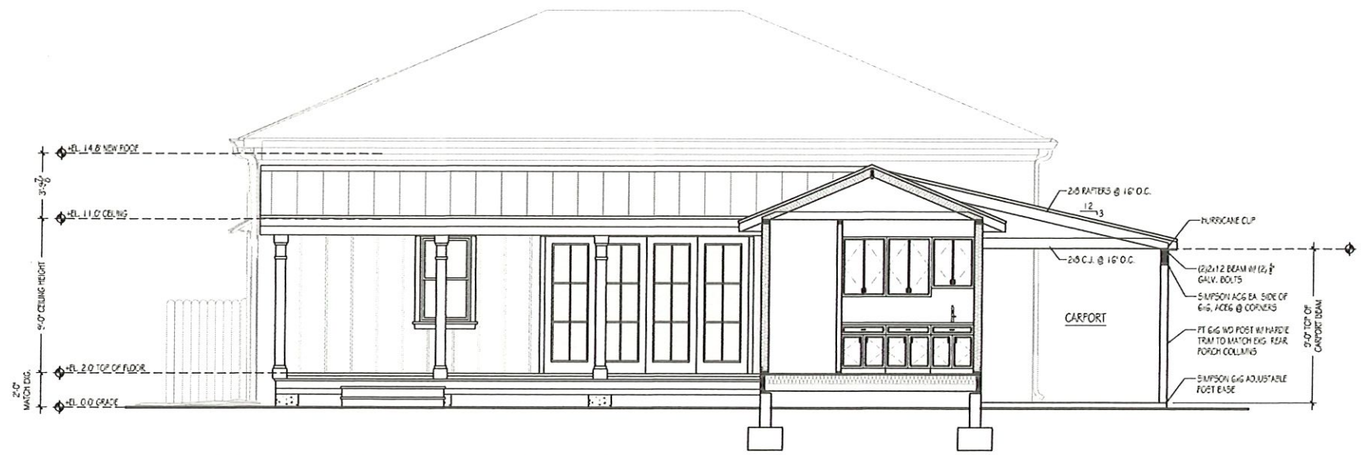
SCALE	1" = 30'	DATE	03-31-2022
DRAWING	WO# 2022-014	CLIENT	Benjamin Ballay

1 EXISTING SURVEY
Scale: NTS

DOESCHER-DESIGNS
ANY GEMELLI DOESCHER ARCHITECT

BALLAY
SITE PLAN
107 CARROLL AVENUE
BAY SAINT LOUIS, MS
08.05.2025

1 SIDE ELEVATION
Scale: 1/4"=1'-0"



2 PORCH ELEVATION/LAUNDRY SECTION
Scale: 1/4"=1'-0"

3 REAR ELEVATION
Scale: 1/4"=1'-0"

DOESCHER DESIGNS
AMY CEPELLI DOESCHER ARCHITECT

BALLAY
ELEVATIONS
107 CARROLL AVENUE
BAY SAINT LOUIS, MS
08.05.2025

CITY OF BAY ST. LOUIS

SITE PLAN REVIEW APPLICATION

Name of Owner/Agent (Print): Corbitt Nicaud, LLC

Address of Owner/Agent: 1317 26th Ave Ste 101

Gulfport MS 39501

Phone Number(s): 228-493-2624

Tax Parcel Number (s): 149L-0-29-036.000

149L-0-29-035.000

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

General Location of Property Involved: 105 N. Beach Blvd
(Street Address if Applicable)

Bay Saint Louis MS 39520

General Description of Request: Major Site Plan Review - 4 story Bar under 50' Requirement.

Required Attachments:

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

Application fee of $~~300~~ 500: _____

Signature of Owner

7-30-25
Date

FLOOD ZONE NOTE:

THIS PROPERTY LIES IN ZONE "X500" ACCORDING TO LETTER OF MAP REVISION DETERMINATION DOCUMENT, CASE NO. 23-04-5378P ISSUED JULY 16, 2024 AND EFFECTIVE ON DECEMBER 6, 2024

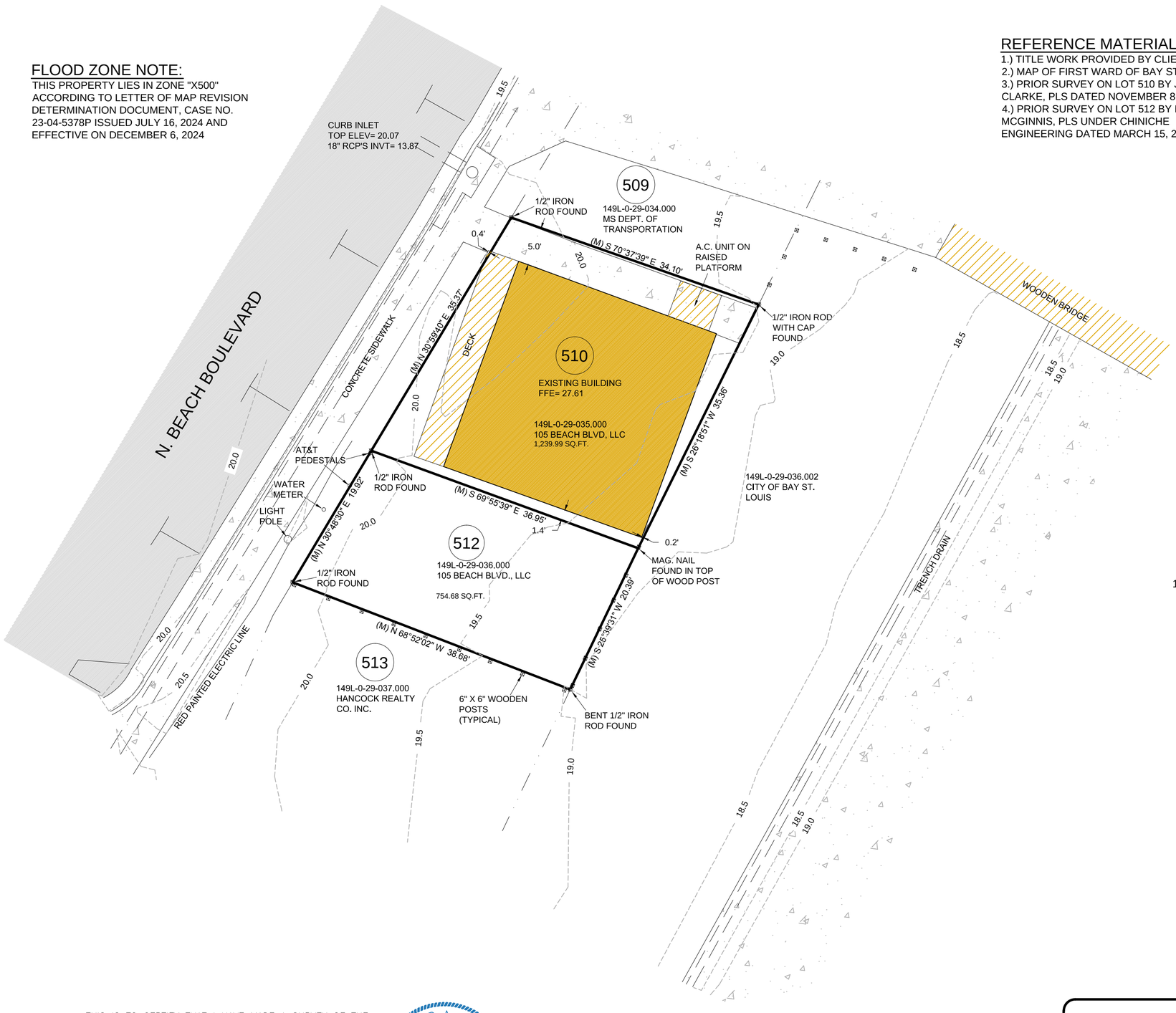
REFERENCE MATERIALS:

1.) TITLE WORK PROVIDED BY CLIENT
2.) MAP OF FIRST WARD OF BAY ST. LOUIS
3.) PRIOR SURVEY ON LOT 510 BY JAMES CLARKE, PLS DATED NOVEMBER 8, 2013
4.) PRIOR SURVEY ON LOT 512 BY MICHAEL MCGINNIS, PLS UNDER CHINICHE ENGINEERING DATED MARCH 15, 2023

LEGEND:

- ⊠ -- IRON ROD FOUND
- ● -- IRON PIPE FOUND
- ○ -- IRON ROD SET
- ⊠ -- SPIKE FOUND
- △ -- SPIKE SET
- ⊠ -- CONCRETE MONUMENT FOUND
- □ -- CONCRETE MONUMENT SET
- ◘ -- LIGHTARD KNOT FOUND
- (M) -- AS MEASURED
- (R) -- AS PER RECORD
- APP -- AS PER PLAT
- IRF -- IRON ROD FOUND
- IRS -- IRON ROD SET

NORTH



10 0 5 10 20 40

NOTES:

1.) FIELD SURVEY PEFORMED WITH A COMBINATION OF TOPCON GR3 GPS RECIEVER AND TOPCON GPT- 9005A ROBOTIC TOTAL STATION.

2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY COMBINATION OF GPS STATIC OBSERVATION AND EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 MS E).

3.) ELEVATIONS SHOWN ARE BASED ON NAVD88, GEIOD 2009.

4.) THIS SURVEY HAS BEEN PREPARED BY INFORMATION PROVIDED BY CLIENT AND LIMITED RESEARCH IN COURTHOUSE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS SURVEY MAY NOT SHOW ALL EASEMENTS AND OTHER RESTRICTIONS OF RECORD. SURVEYOR WILL BE MADE AVAILABLE TO ADD SUCH FEATURES TO THIS SURVEY IF A CURRENT TITLE REPORT OR ABSTRACT OF TITLE IS PROVIDED TO HIM BY PROPER AUTHORITY.

5.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.

6.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.

RECORD DESCRIPTION:

Lot Five Hundred Ten (510), FIRST WARD, City of Bay St. Louis, according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of Hancock County, Mississippi, reference to which is hereby made in aid of and as a part of this description.

LESS AND EXCEPT that portion sold to Mississippi Transportation Commission, recorded in Deed Book 2008 at Page 5394 and to the State of Mississippi, recorded in Deed Book 2019 at Page 7286 thereof.

AND ALSO

Lot Five Hundred Twelve (512), FIRST WARD, City of Bay St. Louis, Hancock County, Mississippi, as per the official plat of said City made by E. S. Drake, C.E., and filed in the Office of the Clerk of the Chancery Court of Hancock County, Mississippi.

Together with all and singular rights, privileges, improvements and appurtenances to the same belonging on or in any wise appertaining.

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CLIFFORD A. CROSBY, P.L.S. — DATE: AUGUST 22, 2024

CLIFFORD A. CROSBY REGISTERED PROFESSIONAL LAND SURVEYOR PLS 2539 STATE OF MISSISSIPPI

THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "X500" PER LOMR ACCORDING TO MAP NUMBER 28045C0362D DATED OCTOBER 16, 2009

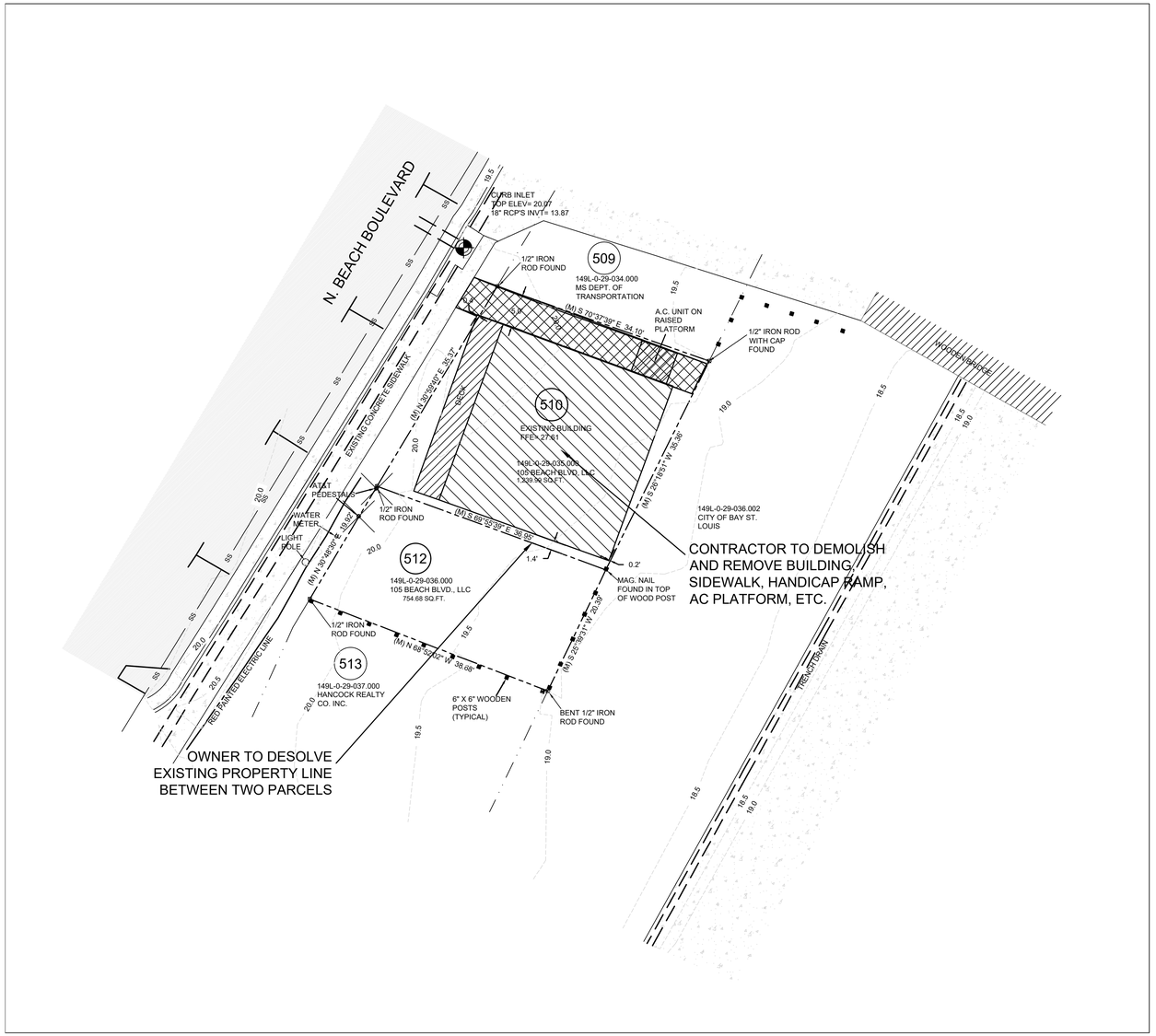
SURVEY CLASS – "B"
SCALE: 1" = 10'

FOR: FOUNTAIN & ASSOCIATES

BEARINGS SHOWN HEREON ARE DERIVED BY: GPS OBSERVATION, STATE PLANE COORDINATES

CROSBY SURVEYING
PROFESSIONAL LAND SURVEYING
716 LIVE OAK DRIVE
BILOXI, MISSISSIPPI 39532
PHONE: 228-234-1649
FAX: 228-594-9427
EMAIL: cliffordcrosby@gmail.com

DATES OF FIELD WORK: 8/20/2024
PARTY CHIEF: PE
INSTRUMENT MAN: PE
RODMAN: PE
DRAWN BY: CAC
DRAWING NUMBER: 24233
REVISED:



EXISTING CONDITIONS AND DEMOLITION

SCALE: 1"=10'

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

ELEV. = TBD	NEW MAG NAIL SET BY SURVEYOR IN ASPHALT OF N BEACH BLVD

BOUNDARY BASED ON SURVEY BY CROSBY SURVEYING; TOPOGRAPHIC INFORMATION BASED ON THE SAME

SUBJECT PROPERTY LIES WITHIN "X 500" FLOOD ZONE PER FEMA PANEL 28045C0362D DATED OCTOBER 16, 2009.

LEGEND

- REMOVE UTILITY
- DENOTES REMOVAL OF ALL EXISTING IMPROVEMENTS AND FILL
- DENOTES LIMITS OF REMOVAL FOR A STRUCTURE AND ITS APPURTENANCES
- TREE DEMO

DEMOLITION NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY AND ALL EXISTING STRUCTURES DESIGNATED TO BE REMOVED WITHIN THE PROPERTY LIMITS, INCLUDING BUT NOT LIMITED TO STRUCTURES, FOUNDATIONS, ALL EXISTING PAVEMENTS AND DRIVEWAYS, EXISTING FENCES, UTILITIES, AND DEBRIS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES THAT MIGHT OCCUR TO IMPROVEMENTS SHOWN HEREON TO REMAIN.
3. CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE THAT IS FOUND TO EXIST PRIOR TO HIS WORK OR THAT IS GENERATED AS A RESULT OF HIS WORK. DEBRIS SHALL CONSIST OF ANY MATERIAL OTHER THAN SOIL.
4. CONTRACTOR WILL NOT BE RESPONSIBLE FOR DEMOLISHING OR REMOVING ANY EXISTING ABOVE OR BELOW GROUND TELEPHONE OR POWER BUT SHALL BE RESPONSIBLE FOR COORDINATING NECESSARY WORK WITH LOCAL UTILITY COMPANIES.
5. CONTRACTOR SHALL CALL THE MISSISSIPPI DAMAGE PREVENTION NUMBER (1-800-227-6477) BY LAW TO LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO HIS WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITIES NOT DESIGNATED TO BE REMOVED UNDER THIS CONTRACT AND BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UTILITIES NOT DESIGNATED TO BE REMOVED THAT RESULT FROM CONTRACTOR'S WORK.
6. REMOVAL OF ALL POWER LINES, POLES, AND APPURTENANCES SHALL BE BY LOCAL UTILITY COMPANY.
7. LIMITS OF CLEARING AND GRUBBING SHALL BE PROPERTY LINES, UNLESS SPECIFICALLY DESIGNATED OTHERWISE.
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION PERMITS THAT ARE REQUIRED.

NOTE:
NO ON SITE SUPERVISION OR INSPECTIONS ARE PROVIDED WITH THE USE OF THESE PLANS BY THE DESIGNER. BUILDER/CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, CONDITIONS, AND SIZES OF COMPONENTS ALONG WITH SITE CONDITIONS BEFORE STARTING CONSTRUCTION. BUILDER/CONTRACTOR SHALL SEE THAT CONSTRUCTION IS IN CONFORMANCE WITH THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE (I.B.C.) AND WITH THE COUNTY/CITY BUILDING INSPECTOR. THE USE OF THESE PLANS FOR CONSTRUCTION SHALL BE EVIDENCE THAT THE REQUIREMENTS STATED ARE ACCEPTED BY THE BUILDER/CONTRACTOR.

BEFORE BEGINNING WORK, THE CONTRACTOR SHALL CAREFULLY STUDY THE PLANS & SPECIFICATIONS, CHECK, AND VERIFY INFORMATION SHOWN HEREIN. IF ANY CONFLICTS, ERRORS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED EITHER IN THE CONSTRUCTION DOCUMENTS OR IN THE FIELD, THE CONTRACTOR SHALL PROMPTLY REPORT IN WRITING TO THE ENGINEER OR HIS REPRESENTATIVE BEFORE PROCEEDING WITH ANY WORK AFFECTED BY SAID DISCREPANCY.

24-017

TERRY MORAN ENGINEERING

P.O. BOX 4075
BILOXI, MS 39535

PH 228.896.4733

TERRY MORAN, P.E., P.L.S

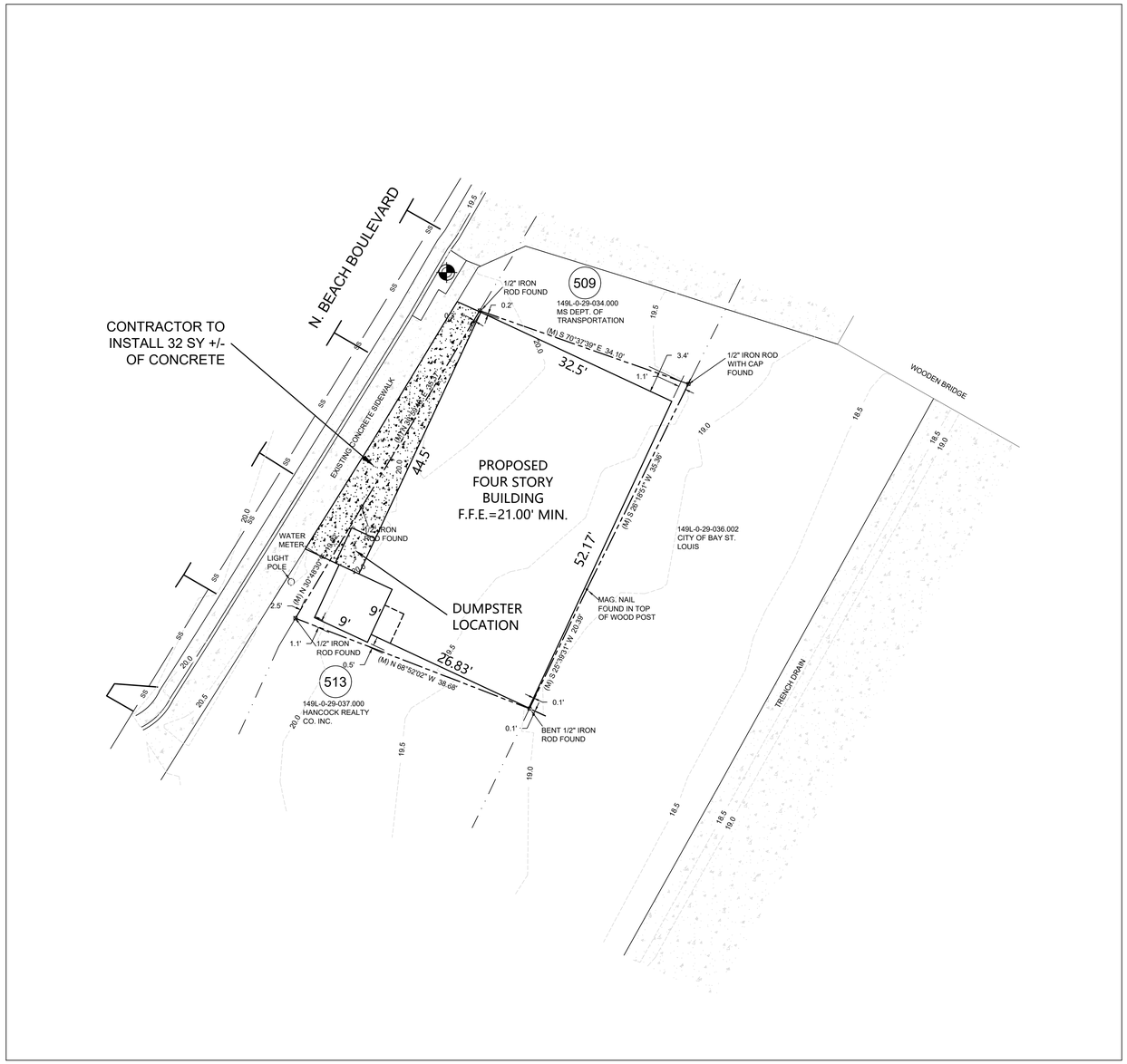
In Association With

FOUNTAIN & ASSOCIATES
CIVIL AND COMMERCIAL DESIGN
13334 Seaway Rd, Ste. 202
Gulfport, MS 39503
228-574-3659

Date 08-14-2025
Drawn By F.O.F.
Check By T.J.M.
REV

PROPOSED BAR
N BEACH BLVD
BAY ST LOUIS, MS

C2



SITE PLAN

SCALE: 1"=10'

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

ELEV. = 20.07	CURB INLET TOP AT NORTHEAST CORNER OF PROPERTY ALONG N BEACH BLVD

BOUNDARY BASED ON SURVEY BY CROSBY SURVEYING; TOPOGRAPHIC INFORMATION BASED ON THE SAME

SUBJECT PROPERTY LIES WITHIN "X 500" FLOOD ZONE PER FEMA PANEL 28045C0362D DATED OCTOBER 16, 2009.

SITE DATA TABLE

ACREAGE: 0.071 +/- AC

ZONING: C-1

SETBACKS:

FYSB - 0 FT
SYSB - 0 FT
RYSB - 0 FT

TOTAL SQUARE FOOTAGE - 6,932 SF (INCLUDING ELEVATOR SHAFT)

NOTE:
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24-017

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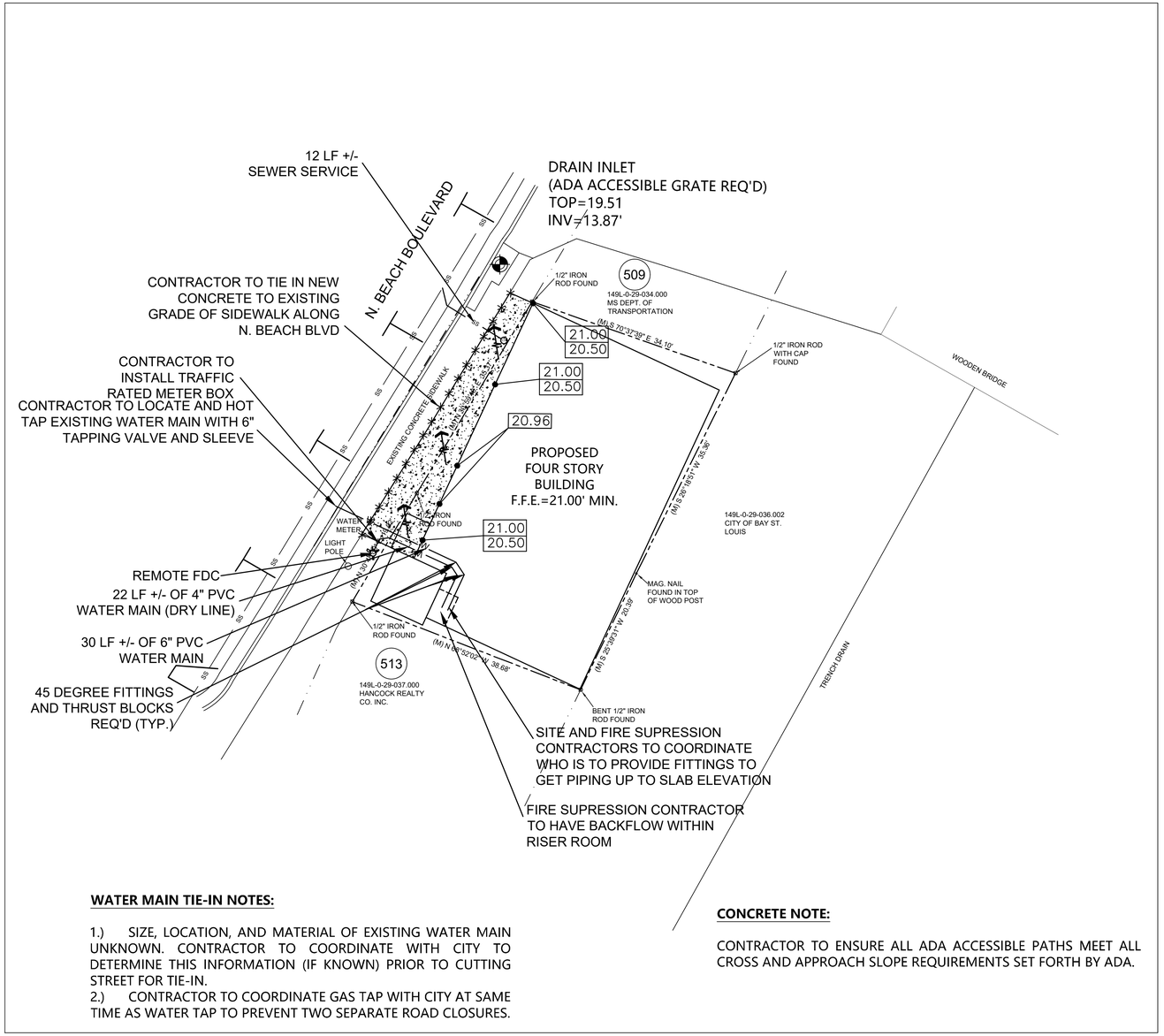
13334 Seaway Rd, Ste. 202
Gulfport, MS 39503
228-574-3659

Date 08-14-2025
Drawn By F.O.F.
Check By T.J.M.
REV.

PROPOSED BAR
N BEACH BLVD
BAY ST LOUIS, MS

C3



WATER MAIN TIE-IN NOTES:

1.) SIZE, LOCATION, AND MATERIAL OF EXISTING WATER MAIN UNKNOWN. CONTRACTOR TO COORDINATE WITH CITY TO DETERMINE THIS INFORMATION (IF KNOWN) PRIOR TO CUTTING STREET FOR TIE-IN.

2.) CONTRACTOR TO COORDINATE GAS TAP WITH CITY AT SAME TIME AS WATER TAP TO PREVENT TWO SEPARATE ROAD CLOSURES.

CONCRETE NOTE:

CONTRACTOR TO ENSURE ALL ADA ACCESSIBLE PATHS MEET ALL CROSS AND APPROACH SLOPE REQUIREMENTS SET FORTH BY ADA.

GRADING, DRAINAGE, & UTILITY PLAN

SCALE: 1"=10'

N
W E
S

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

ELEV. = TBD	NEW MAG NAIL SET BY SURVEYOR IN ASPHALT OF N BEACH BLVD

BOUNDARY BASED ON SURVEY BY CROSBY SURVEYING; TOPOGRAPHIC INFORMATION BASED ON THE SAME

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UTILITY LEGEND

PROPOSED		EXISTING
W	WATER MAIN	W
S	SEWER LINE	S
G	GAS LINE	G
	ROW/PROP	
	QTR SECTION	
	WIRE FENCE	
CO	CLEAN-OUT	CO
S	MANHOLE	S
	WATER VALVE	
	FIRE HYDRANT	
W	WATER METER	W
21.5	PROP. SPOT EL.	
	EXIST. SPOT EL.	+ 4.3
	TYP. SIGN	
	TYP. STOP BAR	
	HEADER CURB	
	CURB & GUTTER	

GRADING & DRAINAGE LEGEND

7	EXISTING CONTOUR
7	PROPOSED CONTOUR
+ 4.3	EXISTING SPOT ELEVATION
7.0	PROPOSED SPOT ELEVATION
	PROPOSED DRAIN INLET AND PIPE
	EXISTING CURB INLET AND PIPE
* * *	MATCH EXISTING GRADE
	FLOW DIRECTION ARROW
RL	RIDGE LINE

NOTE:
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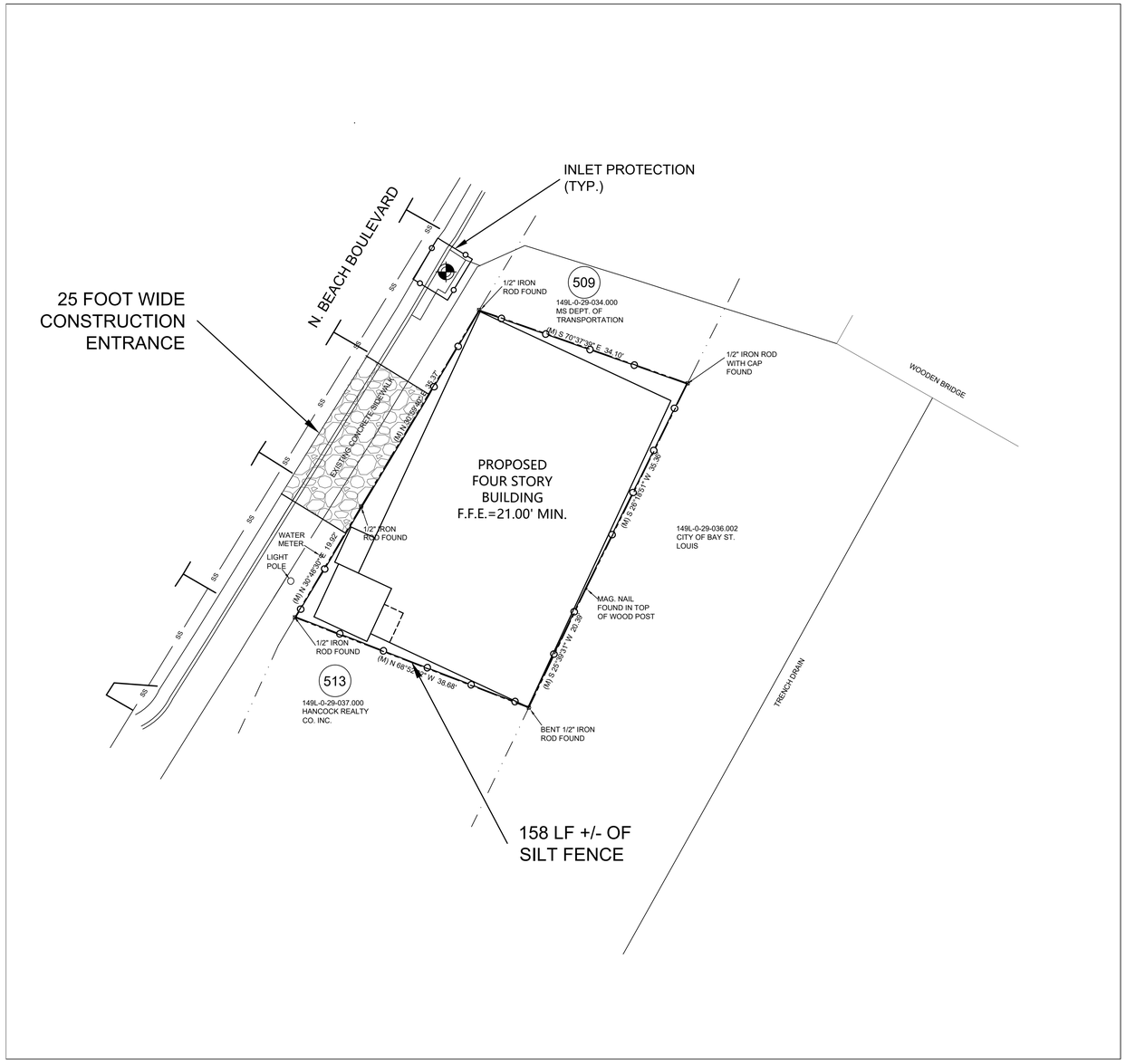
C4



EROSION CONTROL PLAN

SCALE: 1"=10'

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

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LEGEND

SILT FENCE

STRAW WATTLES

INLET PROTECTION

NOTE:
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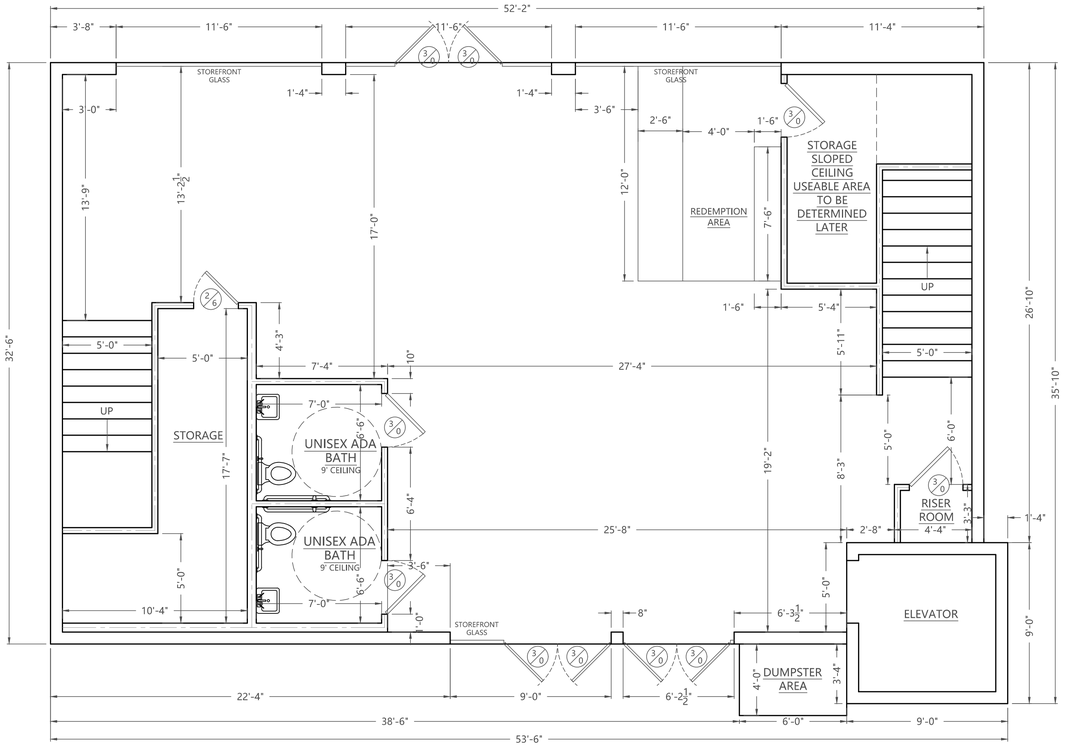
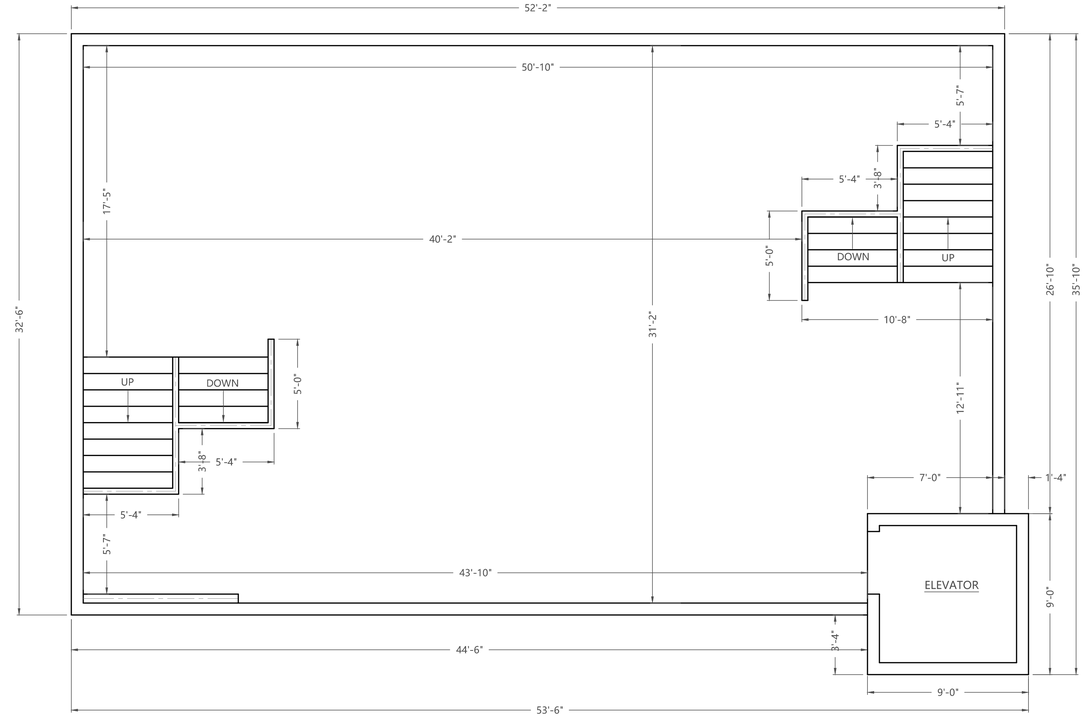
C5



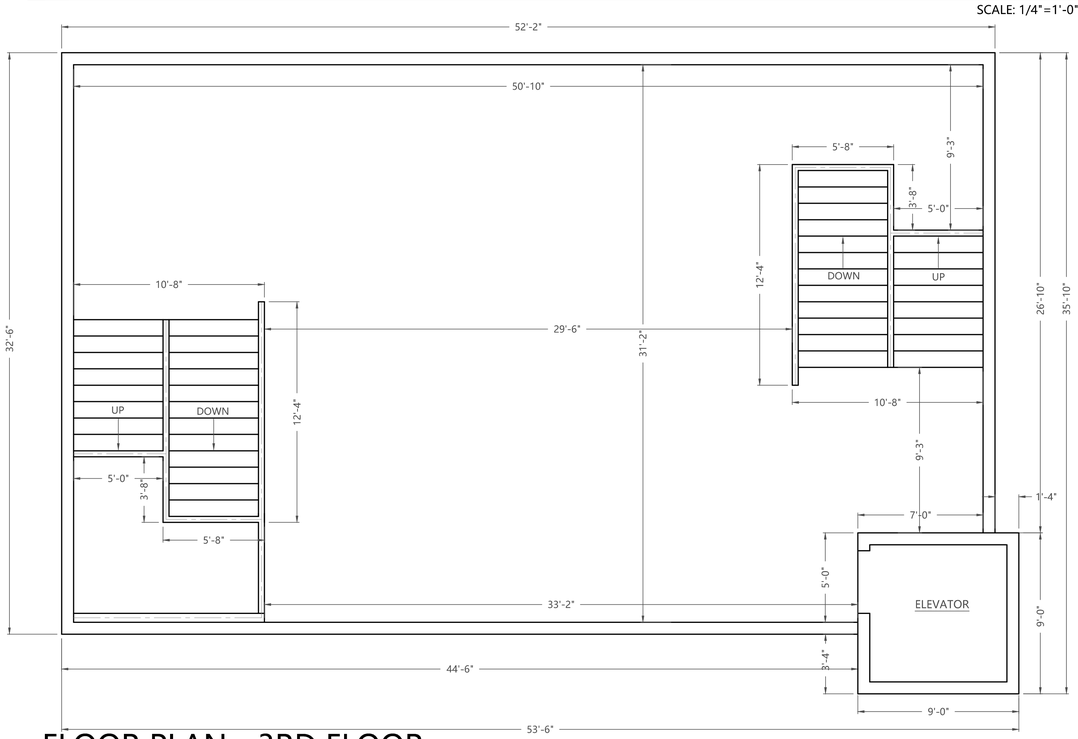
FLOOR PLAN - 1ST FLOOR

SCALE: 1/4"=1'-0"



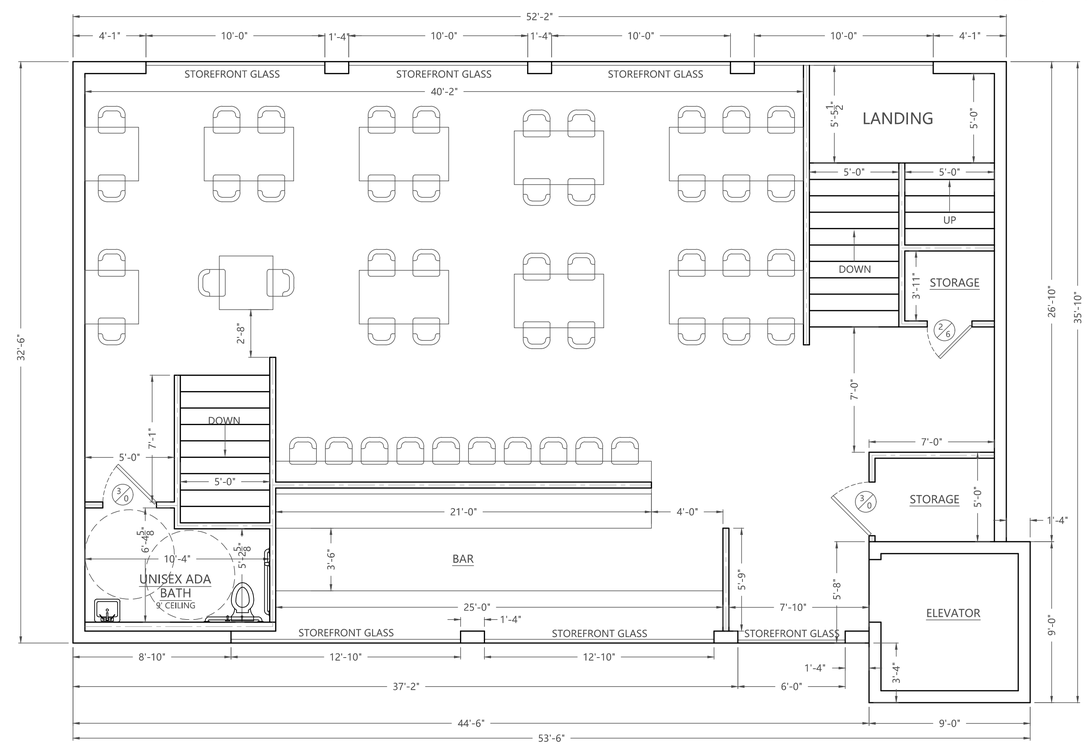
FLOOR PLAN - 2ND FLOOR

SCALE: 1/4"=1'-0"



FLOOR PLAN - 3RD FLOOR

SCALE: 1/4"=1'-0"



FLOOR PLAN - 4TH FLOOR

SCALE: 1/4"=1'-0"

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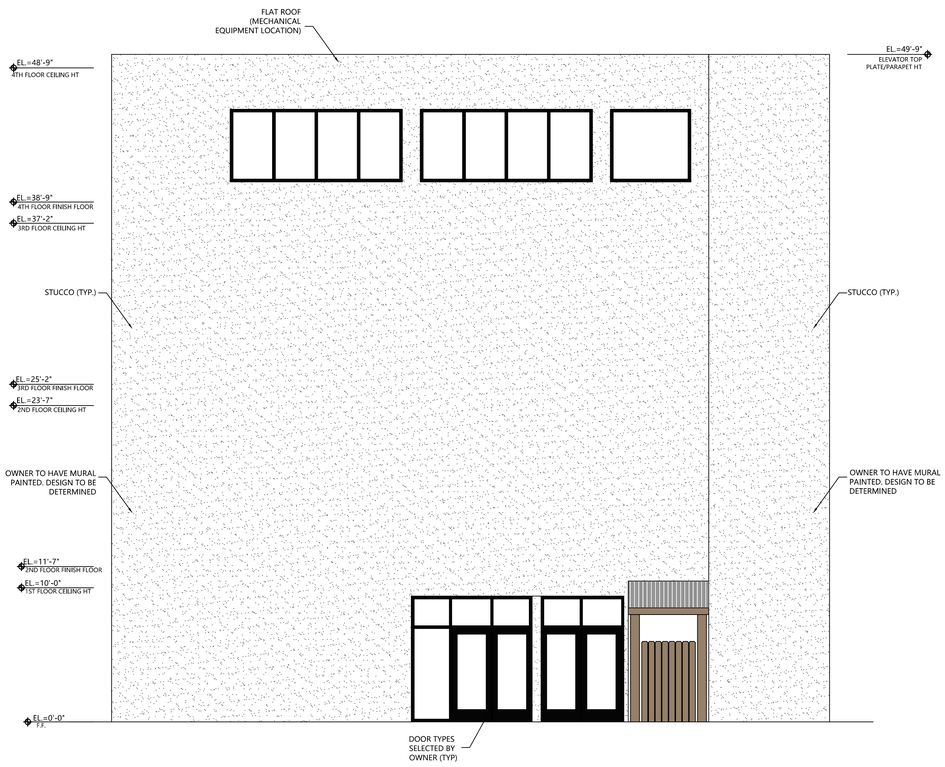
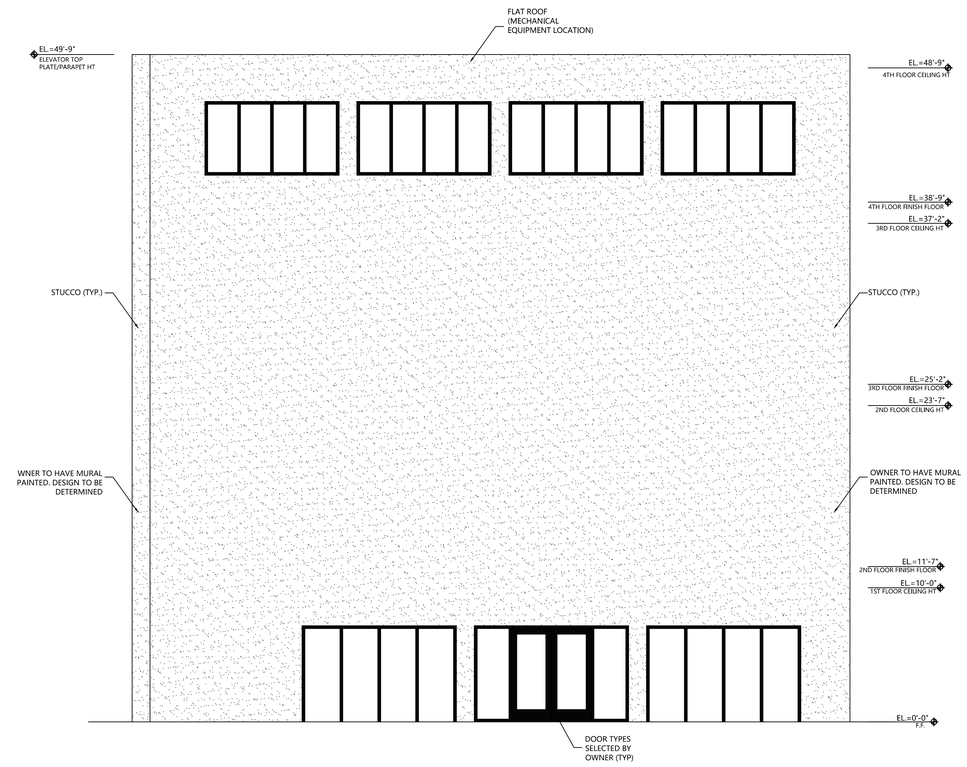
B1



FRONT ELEVATION

SCALE: 3/16"=1'-0"



REAR ELEVATION

SCALE: 3/16"=1'-0"

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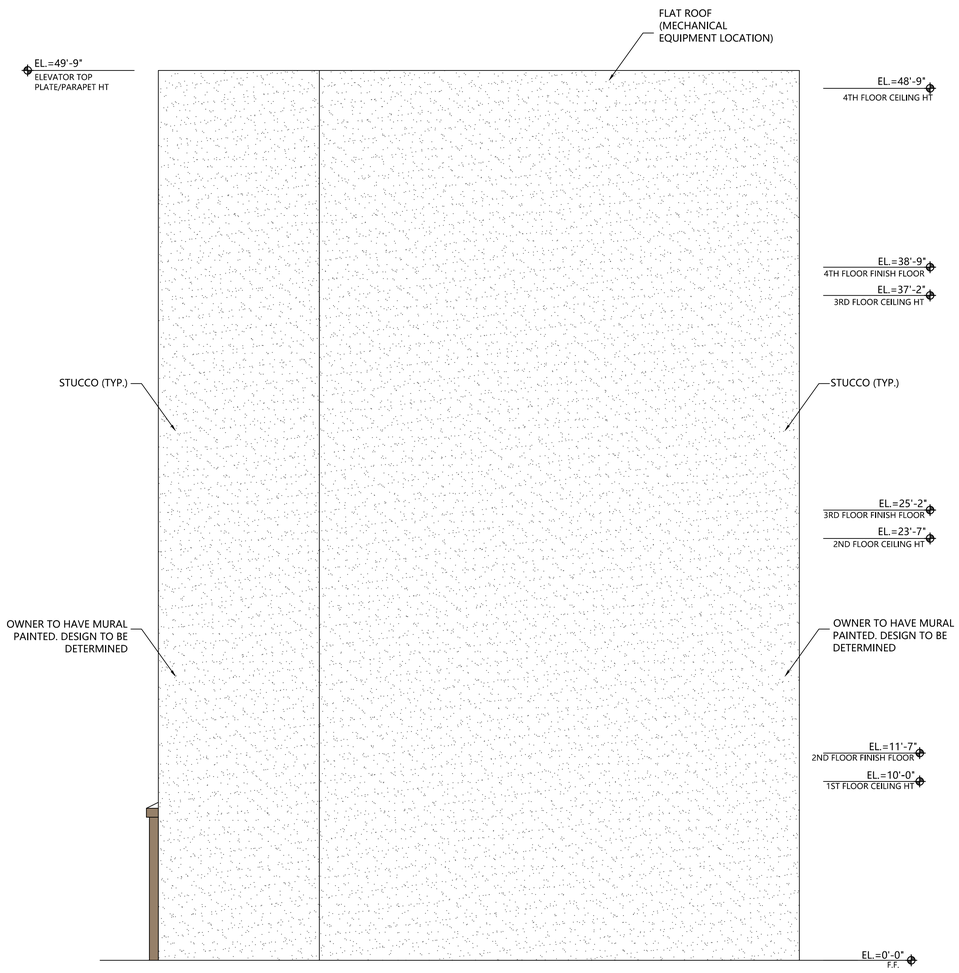
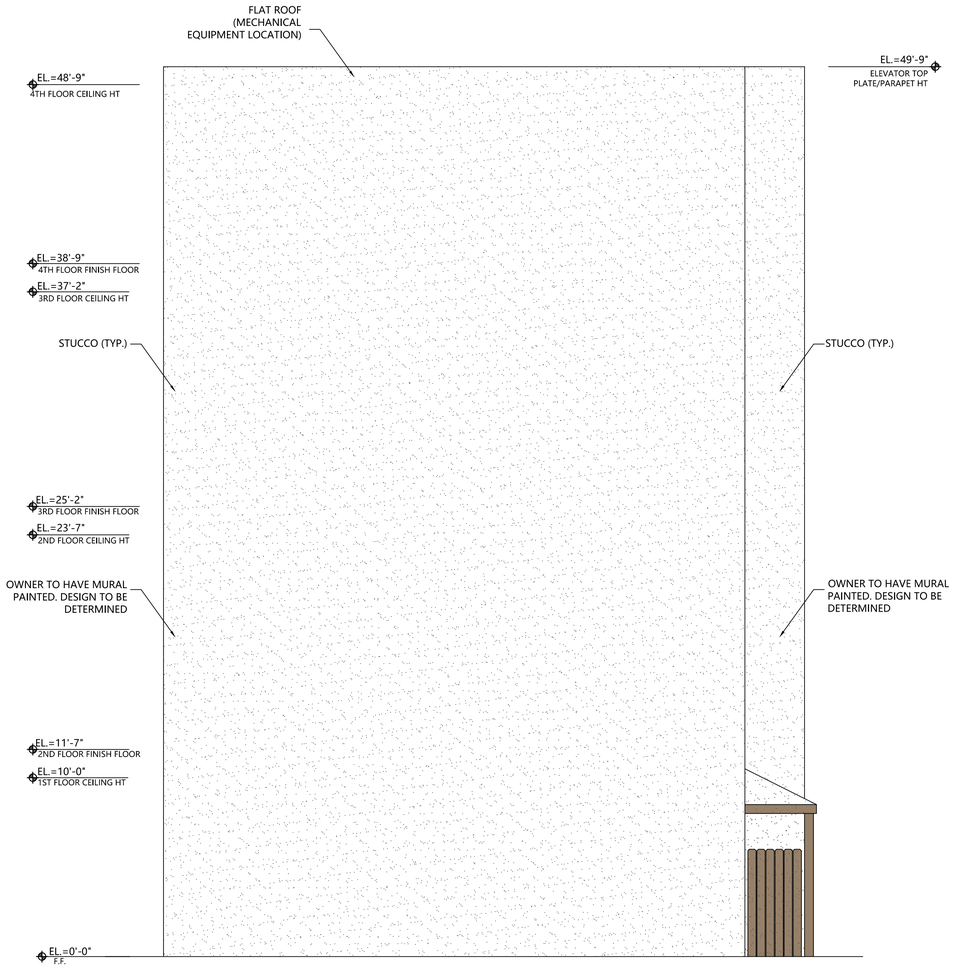
B2



SOUTH SIDE ELEVATION

SCALE: 1/4"=1'-0"



NORTH SIDE ELEVATION

SCALE: 1/4"=1'-0"

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B2.1