



## October 15, 2025 Planning Commission Meeting Agenda

October 15, 2025 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

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### Call to Order

### Minutes Approval

1. Motion to approve the minutes of September 10, 2025.

### Action Items

2. **LIUZZA** – Application for variance to the zoning ordinance submitted by Juliet Liuzza. The applicant is requesting to reconfigure one existing parcel into two separate parcels of land. Both proposed parcels will not meet the required minimum lot area or lot width for the R-2 Two-Family Zoning District. Parcel A needs a variance of 1,463 sq. ft. resulting in a total of 9,037 sq. ft. to the lot area, and a variance of 15.5' resulting in a total 59.5' to the minimum lot width. Parcel B needs a variance of 1,765 sq.ft. resulting in a total of 8,735 sq. ft. to the lot area and a variance of 15.5' resulting in a total of 59.5' to the total lot width. The property is located at 211 St. Francis Street. Parcel 149E-0-29-395.000; 115 2nd Ward Bay St. Louis. The property is zoned R-2 Two-Family District.
3. **KNOLL** – Application for variance to the Zoning Ordinance submitted by Laura Knoll. The applicant wants to construct a pole barn. The applicant is requesting a variance of 114%, resulting in an accessory structure that is 164% size of the primary dwelling. The property is located at 325 Daffodil Street; Parcel 138A-0-46-218.001; 17-19 BLK 20 UN 3 SHORELINE ESTATES S/D. The property is zoned R-1 Single Family District.
4. **SALES** – Application for special exception to the Zoning Ordinance submitted by Kennon Sales. 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. Parcel 138G-0-46-163.000, PT GUIDON TOULME CL 46-8-14. The property is zoning C-3 Highway Commercial.

- 5. BONNER** – Application for Special Exception to the Zoning Ordinance submitted by Charles Bonner. The applicant is requesting a Special Exception to construct an accessory dwelling in the rear yard of a parcel over 15,000 sq ft. The property is located at 703 Hancock Street. Parcel 149N-0-30-052.001; PT6 & PT8 FOURTH WARD BAY ST LOUIS. The property is zoned R-1 Single Family Zoning District.
- 6. BOUDIN** – Application for special exception to the Zoning Ordinance submitted by Robert J. Boudin Jr. 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 9700 block of Highway 603. Parcel 138G-0-46-161.000. Legal Description PT GUIDON TOULME CL 30 & 34 N OF HW, The property is zoned C-3 Highway Commercial.
- 7. STIEFFEL & LIOKIS** – Application for sketch plat and final plat approval submitted by Matt Stieffel and Louie Liokis for a proposed reconfiguration of 5 parcels into 4 parcels located along the 400 Block of Labat Street, 400 Block of Sycamore Street, and 500 Block of St. Francis Street. The new reconfiguration of the parcel received a variance for the wider size in May 2025. Parcels 149M-1-30-126.001; 186 & E 18.6 OF 187 3RD WARD BAY ST LOUIS, 137J-0-44-057.000; 100D 3RD WARD BAY ST LOUIS, 137J-0-44-053.000; 100C, 108, 109B, 110, 111 3RD WARD BAY ST LOUIS, and 137J-0-44-056.000; 109A 3RD WARD BAY ST LOUIS. 149M-1-30-094.000; 95B & 94B THIRD WARD BAY ST LOUIS. The property is zoned R-1 Single-Family District.
- 8. L&H HOLDINGS, LLC** – Application for variance to the subdivision regulations submitted by L&H Holdings, LLC for a proposed replat of one existing parcel into two separate parcels located at 717 N 2nd Street. Both proposed parcels will meet the minimum lot width and minimum lot square footage requirements of the Bay St. Louis Zoning Ordinance. However, one of the newly created parcels will not have direct frontage on a dedicated public street and will instead be accessed via a recorded easement providing sufficient ingress/egress. A variance is requested to Subdivision Regulation Section 314.4, which requires every lot to abut a dedicated street for at least the minimum width of the lot at the building setback line. The easement will serve

as the only access to the lot. Parcel 149C-0-20-074.000; PT 174B, 174C, 174D FIRST WARD BAY ST. LOUIS. The property is zoned R-3 Multi-Family Residential District.

**9. CORONA** – Application for Minor Site Plan Review for the construction of an office and multi-family dwelling submitted by Pablo Corona. The property in question is located at 9045 McLaurin Street and is identified on the Hancock County Land Rolls as Parcel No. 138J-1-34-006.000: Legal Description LOT 24 BLK 2 MELVIN OTT SUBD. The property is zoned C-3 Highway Commercial District.

**10. 507 ON MAIN LLC** – Application for Variance to the Zoning Ordinance submitted by Andrew Harwell on behalf of 507 ON MAIN, LLC. The applicant is proposing the development of a condominium project on the property. The applicant is requesting a variance to Section 802.3 to allow a total number of 22 parking spaces instead of the required 23 spaces for the 10 total dwelling units that will be on the parcel. The applicant is requesting to be allowed 9' by 18' parking spaces to the required parking space size of 10' by 20' for the project. The applicant is also requesting a variance to Section 802.3 to allow a landscape perimeter of 5' landscape with an opaque fence as opposed to the required 10' landscape buffer. Additionally, the applicant is requesting a variance to allow a condominium dwelling unit at a size of 648 square feet, which is below the minimum required 750 square feet dwelling requirement. The property is located at 507 Main Street. Parcel: 1ST WARD PT 568 BAY ST. LOUIS. The property is zoned C-2, Neighborhood Commercial District.

**11. 507 ON MAIN, LLC** – Application for Major Site Plan Review for a condo submitted by Andrew Harwell on behalf of 507 on Main LLC. The property in question is located at 507 Main Street and is identified on the Hancock County Land Rolls with the legal description 1ST WARD PT 568 BAY ST LOUIS. The property is zoned C-2, Neighborhood Commercial District.

## **Adjourn**

**12.** Motion to adjourn the meeting of October 15, 2025.



## Planning Commission Meeting Minutes

September 10, 2025 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

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### Call to Order

#### PRESENT

Commissioner Clark Breland

Commissioner John Romano

Commissioner Dean Agee

Commissioner MJ Krankey

#### ABSENT

Chairman Amy Doescher

Commissioner Mikayla Brown

### Minutes Approval

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

Motion made by Commissioner Agee, Seconded by Commissioner Romano.

Voting Yea: Commissioner Breland, Commissioner Romano, Commissioner Agee,  
Commissioner Krankey

### 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.

Motion made by Commissioner Agee, Seconded by Commissioner Romano.

Voting Yea: Commissioner Breland, Commissioner Romano, Commissioner Agee,  
Commissioner Krankey

#### APPROVE

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.

Kenny Monti spoke representing the application.

Motion made by Commissioner Agee, Seconded by Commissioner Romano.

Voting Yea: Commissioner Breland, Commissioner Romano, Commissioner Agee, Commissioner Krankey

**APPROVE**

- 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.

Miles Corbitt, Freddie spoke representing the application.

Anita Warner spoke with questions regarding the application.

Motion made by Commissioner Krankey, Seconded by Commissioner Romano.

Voting Yea: Commissioner Breland, Commissioner Romano, Commissioner Agee, Commissioner Krankey

**APPROVE**

**Adjourn**

Motion to move the October 8 meeting to October 15, 2025

Motion made by Commissioner Krankey, Seconded by Commissioner Romano.

Voting Yea: Commissioner Breland, Commissioner Romano, Commissioner Agee, Commissioner Krankey

**APPROVE**

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

Motion made by Commissioner Krankey, Seconded by Commissioner Romano.

Voting Yea: Commissioner Breland, Commissioner Romano, Commissioner Agee, Commissioner Krankey

**APPROVE**

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Amy Doescher, Chairman Date

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Caitlin Bourgeois, Secretary Date

**TO:**

Planning and Zoning Commission  
City of Bay St. Louis

**RE:** 211 St. Francis Street

149E-0-29-395.000

115 2nd Ward, Bay St. Louis

**HEARING DATE:** October 15, 2025

I have reviewed the variance application submitted by Juliet Liuzza. The applicant is requesting to reconfigure one existing parcel into two separate parcels of land. The property lies within the R-2 Two-Family Zoning District, which requires a minimum lot area of 10,500 sq. ft. and a minimum lot width of 75 feet.

The variance requests for the properties that will result from the proposed reconfiguration are as follows:

**Parcel A:**

- **Minimum Lot Area:** 10,500 sq. ft.
- **Proposed Lot Area:** 9,037 sq. ft.
- **Variance Needed:** 1,463 sq. ft.
  
- **Minimum Lot Width:** 75 ft
- **Proposed Lot Width:** 59.5 ft
- **Variance Needed:** 15.5 ft

**Parcel B:**

- **Minimum Lot Area:** 10,500 sq. ft.
- **Proposed Lot Area:** 8,735 sq. ft.
- **Variance Needed:** 1,765 sq. ft.
  
- **Minimum Lot Width:** 75 ft
- **Proposed Lot Width:** 59.5 ft
- **Variance Needed:** 15.5 ft

The administration recommends denying the variance.

- The new parcels will be similar in size and character to neighboring properties.
- The parcels across the street from these parcels are 45' wide

- Several parcels in the neighborhood are 40' wide, and it isn't uncommon for the parcels to be 50' wide in this neighborhood, these lots would be the same size if not a little larger than other parcels in the neighborhood
- The re-division of this one parcel into two parcel is not as large as the Singleton application from June 27, 2023 (*Application for Special Subdivision Plat approval and variance to the Zoning Ordinance submitted by Maurice Singleton. The applicant is requesting to reconfigure 3 parcels into 4 new parcels of land. Parcels 1-4 will need variances to lot width and lot area. The property is located at 443, 445 and 447 Easterbrook Street. Parcel 149E-0-29-390.000, 2 ND WARD 119 BAY ST LOUIS X-6-280. Parcel 149E-0-29-391.000, PT 117E, 118C, 118D 2 ND WARD BAY Page 2 of 2 ST LOUIS EASTERBROOK BAY ST. Parcel 149E-0-29-392.000, 117-D & 118-B 2 ND WARD BAY ST LOUIS. The property is zoned R-2 Two-Family District*)
- The applicant is going to build a new house for her growing family on a newly created parcel and the house at 211 St Francis will go to her parent's
- No hardship

Please feel free to contact my office if I can further assist in this matter.

**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: Juliet Liuzza

ADDRESS: 211 St. Francis St.  
Bay St. Louis, MS 39520

PHONE: (504) 444-4059

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:

115 2nd Ward Bay St. Louis

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

149E-0-29-395.000

3. Present Zoning: R2

4. Present use of building/property: Dwelling

5. Application fee of \$100 (Residential): #00548735

Application fee of \$200 (Commercial): \_\_\_\_\_

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

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

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

Please submit the following documentation with your application:

1. What is the specific provision of the ordinance involved It conforms with neighbor
2. The use for which a variance is sought re-configure 1 parcel into 2 parcels
3. If request is for a setback variance, please answer the following:

- \_\_\_\_\_ Front yard setback requirement
- \_\_\_\_\_ Proposed distance remaining to the property line
- \_\_\_\_\_ Total front yard setback variance needed
  
- \_\_\_\_\_ Side yard setback requirement
- \_\_\_\_\_ Proposed distance remaining to the property line
- \_\_\_\_\_ Total side yard setback variance needed
  
- \_\_\_\_\_ Rear yard setback requirement
- \_\_\_\_\_ Proposed distance remaining to the property line
- \_\_\_\_\_ Total rear yard setback variance needed

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

Parcel A	Parcel B	
10,500	10,500	Required total square footage of lot
9,037	8,735	Proposed square footage of lot
1,463	1,765	Total square footage needed to lot
75'	75'	Required minimum width of lot
59'6"	59'6"	Proposed minimum width of lot
15'6"	15'6"	Total variance to minimum lot width needed
		Required fence height
		Proposed fence height
		Total fence height variance needed

5. Other type(s) of variance needed:

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

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

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

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

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

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

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

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

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

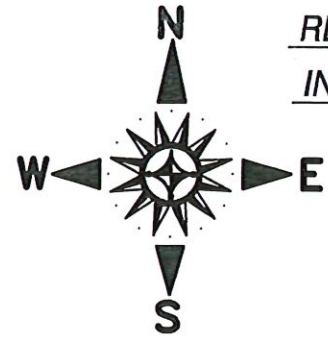
It is warranted in good faith by the owners whose name is signed hereto that all of the above facts are true and correct.

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

8/25/25  
Date

**FOR OFFICE USE ONLY**

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



**RE-SUBDIVISION OF PARCEL # 134E-0-29-395.000  
INTO PARCEL "A" & "B"**

**CERTIFICATE OF APPROVAL:**

SUBMITTED TO AND APPROVED BY THE ZONING ADMINISTRATOR, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

ZONING ADMINISTRATOR  
JEREMY BURKE

SUBMITTED TO AND APPROVED BY THE MAYOR OF THE CITY OF BAY ST. LOUIS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

MAYOR  
MICHAEL FAVRE

**LEGAL DESCRIPTION: PARCEL # 134E-0-29-395.000**

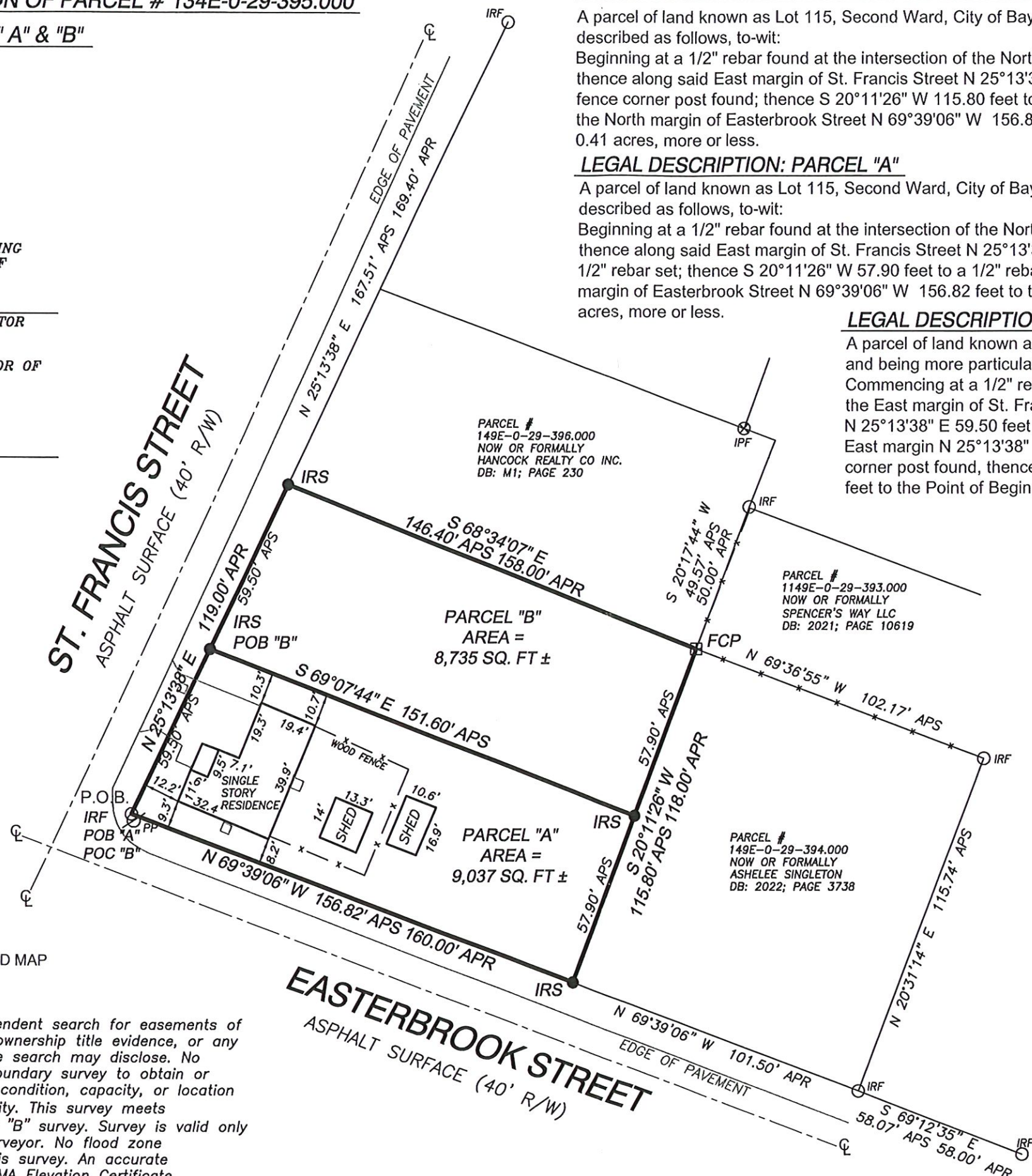
A parcel of land known as Lot 115, Second Ward, City of Bay St. Louis, Hancock County, Mississippi, and being more particularly described as follows, to-wit:  
Beginning at a 1/2" rebar found at the intersection of the North margin of Easterbrook Street and the East margin of St. Francis Street; thence along said East margin of St. Francis Street N 25°13'38" E 119.00 feet to a 1/2" rebar set; thence S 68°34'07" E 146.40 feet to a fence corner post found; thence S 20°11'26" W 115.80 feet to a 1/2" rebar set on the North margin of Easterbrook Street; thence along the North margin of Easterbrook Street N 69°39'06" W 156.82 feet to the Point of Beginning. Said parcel contains 17,772 square feet or 0.41 acres, more or less.

**LEGAL DESCRIPTION: PARCEL "A"**

A parcel of land known as Lot 115, Second Ward, City of Bay St. Louis, Hancock County, Mississippi, and being more particularly described as follows, to-wit:  
Beginning at a 1/2" rebar found at the intersection of the North margin of Easterbrook Street and the East margin of St. Francis Street; thence along said East margin of St. Francis Street N 25°13'38" E 59.50 feet to a 1/2" rebar set; thence S 69°07'44" E 151.60 feet to a 1/2" rebar set; thence S 20°11'26" W 57.90 feet to a 1/2" rebar set on the North margin of Easterbrook Street; thence along the North margin of Easterbrook Street N 69°39'06" W 156.82 feet to the Point of Beginning. Said parcel contains 9,037 square feet or 0.21 acres, more or less.

**LEGAL DESCRIPTION: PARCEL "B"**

A parcel of land known as Lot 115, Second Ward, City of Bay St. Louis, Hancock County, Mississippi, and being more particularly described as follows, to-wit:  
Commencing at a 1/2" rebar found at the intersection of the North margin of Easterbrook Street and the East margin of St. Francis Street; thence along the East margin of St. Francis Street N 25°13'38" E 59.50 feet to a 1/2" rebar set at the Point of Beginning; thence continue along said East margin N 25°13'38" E 59.50 feet to a 1/2" rebar set; thence S 68°34'07" E 146.40 feet to a fence corner post found, thence S 20°11'26" W 57.90 feet to a 1/2" rebar set; thence N 69°07'44" E 151.60 feet to the Point of Beginning. Said parcel contains 8,735 square feet or 0.20 acres, more or less.



PARCEL # 149E-0-29-396.000  
NOW OR FORMALLY  
HANCOCK REALTY CO INC.  
DB: M1; PAGE 230

PARCEL # 1149E-0-29-393.000  
NOW OR FORMALLY  
SPENCER'S WAY LLC  
DB: 2021; PAGE 10619

PARCEL # 149E-0-29-394.000  
NOW OR FORMALLY  
ASHELEE SINGLETON  
DB: 2022; PAGE 3738

**LEGEND:**

- ☉ CENTERLINE
- IRON ROD FOUND
- IRON ROD SET
- ⊗ IRON PIPE FOUND
- ⊠ FENCE CORNER POST
- ⊘ POWER POLE
- APS AS PER SURVEY
- APR AS PER RECORD

**REFERENCES:**

- 1) DEED BOOK 2020; PAGE 7389
- 2) HANCOCK COUNTY TAX MAP
- 3) E.S. DRAKE BAY ST LOUIS SECOND WARD MAP

**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.

BEARINGS REFERENCED TO GEODETIC BY GPS OBSERVATIONS

DRAWN BY: JLC



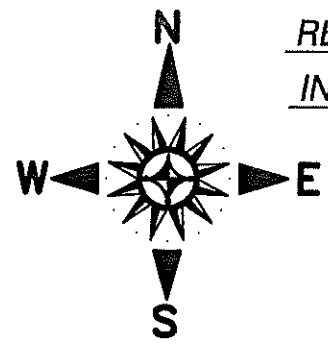
In consideration of the fee paid, I declare that this survey made by me or under my immediate supervision is true and correct to the best of my professional knowledge, information, and belief.

*Duke Levy*  
Duke Levy, RLS #1722

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

**DLA** 4412 LEISURE TIME DRIVE  
DIAMONDHEAD, MS 39525  
(228) 343-9691 PHONE

SCALE: 1" = 40'	DATE: 07-01-2025
DRAWING: WO# 2025-134-R	CLIENT: LIUZZA



**RE-SUBDIVISION OF PARCEL # 134E-0-29-395.000  
INTO PARCEL "A" & "B"**

**CERTIFICATE OF APPROVAL:**

SUBMITTED TO AND APPROVED BY THE ZONING ADMINISTRATOR, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

ZONING ADMINISTRATOR  
JEREMY BURKE

SUBMITTED TO AND APPROVED BY THE MAYOR OF THE CITY OF BAY ST. LOUIS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

MAYOR  
MICHAEL FAVRE

**LEGAL DESCRIPTION: PARCEL # 134E-0-29-395.000**

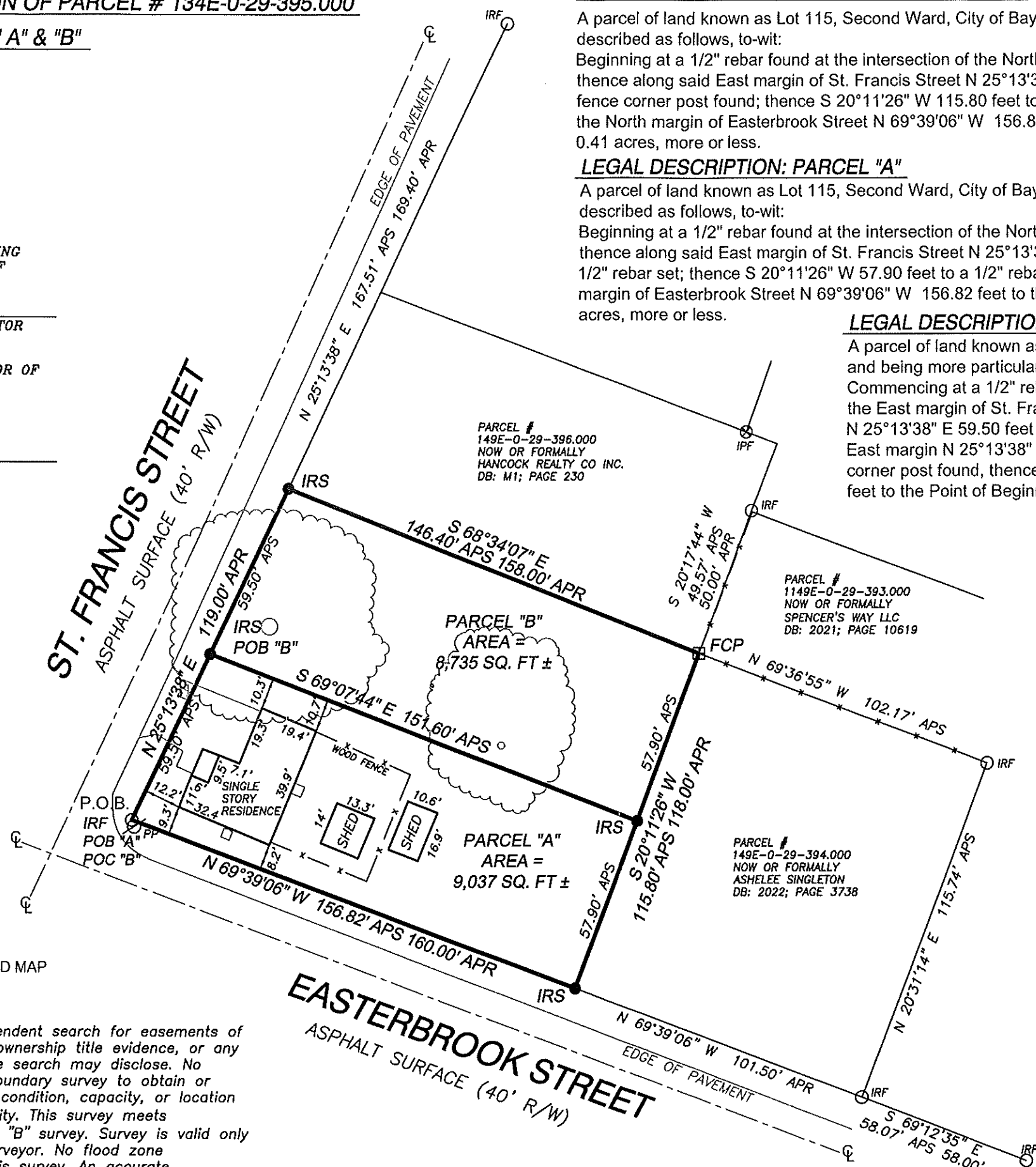
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Beginning at a 1/2" rebar found at the intersection of the North margin of Easterbrook Street and the East margin of St. Francis Street; thence along said East margin of St. Francis Street N 25°13'38" E 119.00 feet to a 1/2" rebar set; thence S 68°34'07" E 146.40 feet to a fence corner post found; thence S 20°11'26" W 115.80 feet to a 1/2" rebar set on the North margin of Easterbrook Street; thence along the North margin of Easterbrook Street N 69°39'06" W 156.82 feet to the Point of Beginning. Said parcel contains 17,772 square feet or 0.41 acres, more or less.

**LEGAL DESCRIPTION: PARCEL "A"**

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**LEGAL DESCRIPTION: PARCEL "B"**

A parcel of land known as Lot 115, Second Ward, City of Bay St. Louis, Hancock County, Mississippi, and being more particularly described as follows, to-wit:  
Commencing at a 1/2" rebar found at the intersection of the North margin of Easterbrook Street and the East margin of St. Francis Street; thence along the East margin of St. Francis Street N 25°13'38" E 59.50 feet to a 1/2" rebar set at the Point of Beginning; thence continue along said East margin N 25°13'38" E 59.50 feet to a 1/2" rebar set; thence S 68°34'07" E 146.40 feet to a fence corner post found, thence S 20°11'26" W 57.90 feet to a 1/2" rebar set; thence N 69°07'44" E 151.60 feet to the Point of Beginning. Said parcel contains 8,735 square feet or 0.20 acres, more or less.



PARCEL # 149E-0-29-396.000  
NOW OR FORMALLY  
HANCOCK REALTY CO INC.  
DB: M1; PAGE 230

PARCEL # 1149E-0-29-393.000  
NOW OR FORMALLY  
SPENCER'S WAY LLC  
DB: 2021; PAGE 10619

PARCEL # 149E-0-29-394.000  
NOW OR FORMALLY  
ASHELEE SINGLETON  
DB: 2022; PAGE 3738

**LEGEND:**

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

**REFERENCES:**

- 1) DEED BOOK 2020; PAGE 7389
- 2) HANCOCK COUNTY TAX MAP
- 3) E.S. DRAKE BAY ST LOUIS SECOND WARD MAP

**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.

BEARINGS REFERENCED TO GEODETIC BY GPS OBSERVATIONS

DRAWN BY: JLC

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

<b>DUKE LEVY &amp; ASSOCIATES, P.A.</b>	
4412 LEISURE TIME DRIVE DIAMONDHEAD, MS 39525 (228) 343-9691 PHONE	
SCALE: 1" = 40'	DATE: 07-01-2025
DRAWING: WO# 2025-134-R	CLIENT: LIUZZA

**TO:**

Planning and Zoning Board  
City of Bay St. Louis

**RE:** 325 Daffodil Street

138A-0-46-218.001  
17-19, Block 20, Unit 3, Shoreline Estates S/D

**DATE:** October 15, 2025

I have reviewed the application for Variance to the Zoning Ordinance submitted by Laura Knoll. The property in question is located at 325 Daffodil Street. The property is zoned R-1, Single-Family.

The applicant is requesting a variance to allow for the construction of a pole barn that will exceed the allowable size limit for an accessory structure in relation to the primary dwelling.

According to Section 1002.2 (C):

“An accessory structure shall be no more than fifty (50) percent of the floor area of the principal structure without approval of the City Council after review and recommendation of the Planning & Zoning Commission.”

The proposed accessory structure will be 164% of the floor area of the existing residence. A variance of 114% will be needed to allow the accessory structure to exceed the maximum allowed size in relation to the primary structure.

The administration recommends denying the variance

- No hardship
- Owns 5 parcels together, so it is an oversize parcel
- Has a letter of support from across the street neighbor

If I can be of any further assistance in this matter, please feel free to contact my office.

**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: Laura Knoll

ADDRESS: 325 Daffodil St.  
Bay St. Louis, MS 39520

PHONE: 601 - 795 - 6590

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

Same as above

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

15-19 Block 20 UN 3 Shoreline

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

138A - 0 - 46 - 218.001

3. Present Zoning: R-1

4. Present use of building/property: dwelling

5. Application fee of <sup>250</sup>~~\$100~~ (Residential): # 00548797

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

**Article XIII**  
**1303 APPEALS, HEARING AND NOTICE**

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

**Article XIII**  
**1305.3 VARIANCES**

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

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

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

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

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

Please submit the following documentation with your application:

1. What is the specific provision of the ordinance involved \_\_\_\_\_

2. The use for which a variance is sought Allow an accessory structure to be 164 % of primary dwelling

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

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

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

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

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

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

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

\_\_\_\_\_ Required fence height  
\_\_\_\_\_ Proposed fence height  
\_\_\_\_\_ Total fence height variance needed

5. Other type(s) of variance needed:

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

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

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

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

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

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

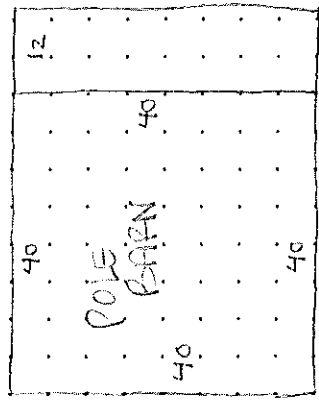
L. Kull  
Applicant's Signature

8/22/25  
Date

**FOR OFFICE USE ONLY**

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

H = 5ft #6



Pole Barn  
Sqft = 2080 sqft



House Sqft = 1256 sqft  
 Covered Porch = 12 sqft  
 Total = 1268 sqft

Daffodil St.

Materials to be used - see contractor sketch

Variance for allowable  
 size of an accessory  
 structure =  $2080 \div 1268 \times 100 = 164.96$

September 10, 2025

Building Department  
688 Highway 90  
Bay St Louis, MS 39520

Re: Dylan Duncan  
Laura Knoll

Dear Sir or Madam,

Our neighbors referenced above who live at 325 Daffodil Street in Bay St Louis, MS have asked us to provide your office with a letter of support regarding their wishes to construct a shop on their property. We of course are happy to do so because they have been wonderful neighbors always looking out for our property and keeping tabs on the other older gentleman who lives down the street. We couldn't ask for better neighbors.

We have absolutely no objection to their building anything on their property and feel blessed that a young couple such as them wants to invest in and settle on our quiet street. We have enjoyed their company, kindness and helpfulness since the day they moved in.

Please consider granting them the right to build the structure they need to protect their equipment which we see as an investment in this community. We very much like having such a young ambitious couple as neighbors and don't want to see them denied the opportunity to achieve their dreams.

Sincerely,

*Raymond P. Baumann Sr.*  
*Marie Baumann*

322 Daffodil Street  
Bay St Louis, MS 39520

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

RE: 3300 Block of Longfellow Drive  
Parcel: 138G-0-46-163.000  
Legal Description: PT GUIDON TOULME CL 46-8-14

HEARING DATE: October 15, 2025

I have reviewed the application for Special Exception submitted by Kennon Sales. The property is located on the 3300 block of Longfellow Drive and is zoned C-3 Highway Commercial.

Boat storage is a permitted use by special exception in the C-3 Highway Commercial district. The applicant is requesting the following:

- A special exception to construct a boat storage facility in C-3 Highway Commercial district

The administration recommends denying the special exception request.

-In April 2023, the Bay St. Louis Zoning Ordinance was amended, changing the status of mini storage and warehouse-type developments in the C-3 Highway Commercial District from a permitted use to a use allowed only by special exception.

- This boat storage would likely be seen from HWY 603
- If this special exception is approved, the proposed development will still be required to undergo site plan review

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

Sincerely,  
Jeremy L. Burke  
Zoning Administrator

APPLICATION FOR SPECIAL EXCEPTION TO THE ZONING ORDINANCE

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

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

OWNER: KENNON SALES  
ADDRESS: 4112 N. SOMATKA ST  
BAY ST LOUIS MS  
PHONE: 662-538-2872

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE

3360 Block of Longfellow (near corner of Longfellow/Hwy 603)

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

PT GUIDON TOULME CL 46-8-14

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

1386-0-46-163.000

3. Present Zoning: C-3

4. Present use of building/property: Vacant

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

Application fee of \$<sup>250</sup>~~200~~ (Commercial):  # 00548129

Please submit the following documentation with your application:

**Article XIII  
1303 APPEALS, HEARING AND NOTICE**

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**1305.2 SPECIAL EXCEPTIONS**

A special exception shall not be recommended unless:

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

1. The use for which a Special Exception is sought \_\_\_\_\_

Boat Storage

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

\_\_\_\_\_

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

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

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

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

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.

W. Anthony Ken  
Applicant's Signature

8-15-25  
Date

---

FOR OFFICE USE ONLY

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







# Secure Indoor Boat Storage

Windows taskbar area containing a search bar with the text "q Search" and a row of application icons including File Explorer, Microsoft Edge, and various utility programs.

System tray area showing network, volume, and battery icons, along with the system clock displaying "8:23 AM 8/23/2025".



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

**RE:** 703 Hancock Street  
Parcel 149N-0-30-052.001  
PT6 & PT8, Fourth Ward, Bay St. Louis

**HEARING DATE:** October 15, 2025

I have reviewed the application for Special Exception submitted by Charles Bonner. The property is located at 703 Hancock Street. It lies in an R-1 Single Family Residential District, where accessory dwellings are only allowed by special exception on parcels exceeding 15,000 square feet.

The applicant is requesting the following:

- A special exception to construct an accessory dwelling in the rear yard of the parcel.

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

- One of the plans, the "pool house" is the accessory dwelling
- The parcel exceeds the 15,000 square foot minimum requirement
- The site plans show plenty of parking areas
- No variance to setback would be required

**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: Charles Bonner

ADDRESS: 336 St John Street

PHONE: 225 - 921 - 3507

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE

703 Hancock St, Bay St Louis, MS 39520

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

PT6 & PT8 FOURTH WARD BAY ST LOUIS

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

149N-0-30-052.001

3. Present Zoning: R-1

4. Present use of building/property: vacant

5. Application fee of \$<sup>250</sup>~~100~~ (Residential): 00548911

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 allow an  
accessory dwelling in R-1 zoning district on parcel  
over 15,000

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

\_\_\_\_\_

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

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

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

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

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.



Applicant's Signature

8/29/25

Date

---

FOR OFFICE USE ONLY

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



504-452-6974  
 2107 Nicholson Avenue, Suite B  
 Waveland, MS 39576  
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# BONNER RESIDENCE

703 HANCOCK STREET, BSL, MS 39520  
 THOM & DEVIN BONNER

## REVISIONS

NO.	DESCRIPTION	DATE

## BONNER RESIDENCE

### SITE

LIVING AREA: 2887 SQFT  
 UNDER BEAM: 5082 SQFT

1 of 15

SCALE: 1/8" = 1'-0"  
 DRWN BY: COLT LEE | DATE: 05/02/25

### GENERAL NOTES:

- ALL MEANS OF EGRESS WINDOWS MUST COMPLY WITH SECTION R-310.2 OF THE 2018 IRC
- ALL EXTERIOR WINDOWS/OPENINGS MUST COMPLY WITH SECTION R-301.2.1.2 OF THE 2018 IRC
- FABRIC BUILT FIREPLACES SHALL BE LISTED IN ACCORDANCE WITH THE UL 127 AS PER ARTICLE R1004.1 OF THE 2015 IRC
- WINDOWS IN HAZARDOUS LOCATIONS (OVER BATHTUBS) MUST BE TEMPERED AND COMPLY WITH ARTICLE R308.4 OF THE 2015 IRC
- RESIDENCE MUST COMPLY WITH FOLLOWING INSULATION REQUIREMENTS AS PER TABLE N1102.1 OF THE 2015 IRC.  
 CEILINGS: R-30 MIN, WALLS: R-13 MIN, FLOORS: R-11.  
 FENESTRATION U-FACTOR (.75)  
 SOLAR HEAT GAIN COEFFICIENT (.40)
- NEED "CITY STAMPED" APPROVED PLANS ON SITE FOR ALL INSPECTIONS
- NEED PROOF OF TERMITE TREATMENT BEFORE SLAB AND FOOTING INSPECTION
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PROPER DRAINAGE, JOBSITE CLEANUP, STREET CLEANING, CONSTRUCTION ENTRANCE AND SILT FENCING WHERE REQUIRED ON A DAILY BASIS
- MUST CALL FOR STRAPPING AND OR CLIP INSPECTIONS BEFORE CLAD COVERING

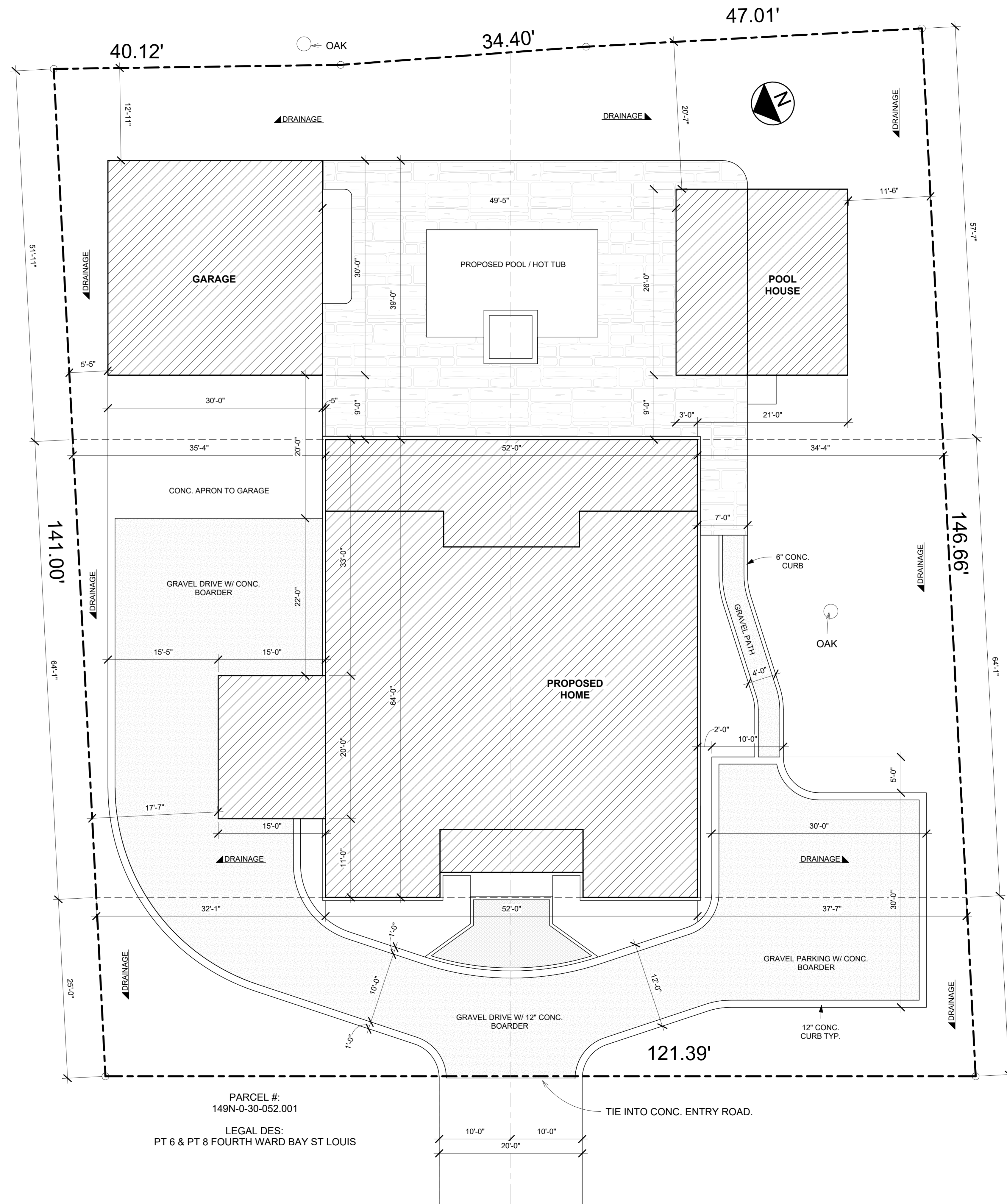
HOME SQUAREFOOTAGE		GARAGE / POOL HOUSE SQFTG	
LIVING	2361	<50% OF HOME (1678 SQFT)	
FRONT PORCH	120	GARAGE	900
PORTICO	300	POOL HOUSE	631
REAR PORCH	575		
HOME UNDER BEAM	3356	UNDER BEAM	1531

ZONE R-1: LOW DENSITY SINGLE FAMILY RESIDENTIAL  
 MAX COVERAGE: 45%  
 ACCESSORY DWELLING CANNOT EXCEED 50% AREA OF PRIMARY STRUCTURE  
 LOT SQFTG  
 --- CITY DOCS: 18,539.1 SQFT  
 --- MY CALCS: 17,411.0 SQFT

GARAGE: ACCESSORY STRUCTURE  
 POOL HOUSE: SECONDARY DWELLING  
 TOTAL HOME/GARAGE SQFTG 4952  
 LOT COVERAGE ~28%

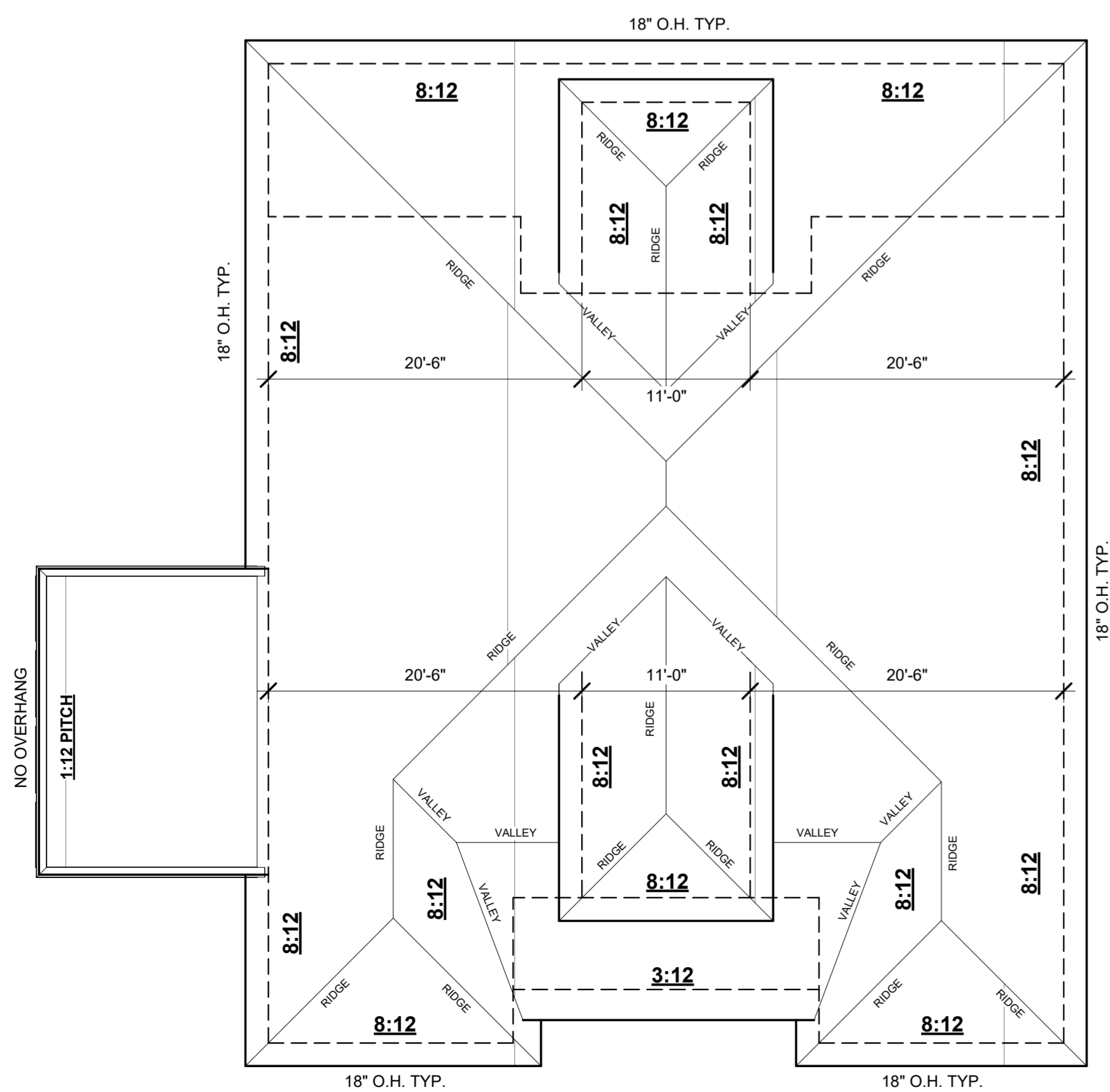
## 1 SITE PLAN

1/8" = 1'-0"



## 2 ROOF PLAN

1/8" = 1'-0"



PARCEL #: 149N-0-30-052.001  
 LEGAL DES: PT 6 & PT 8 FOURTH WARD BAY ST LOUIS

TIE INTO CONC. ENTRY ROAD.



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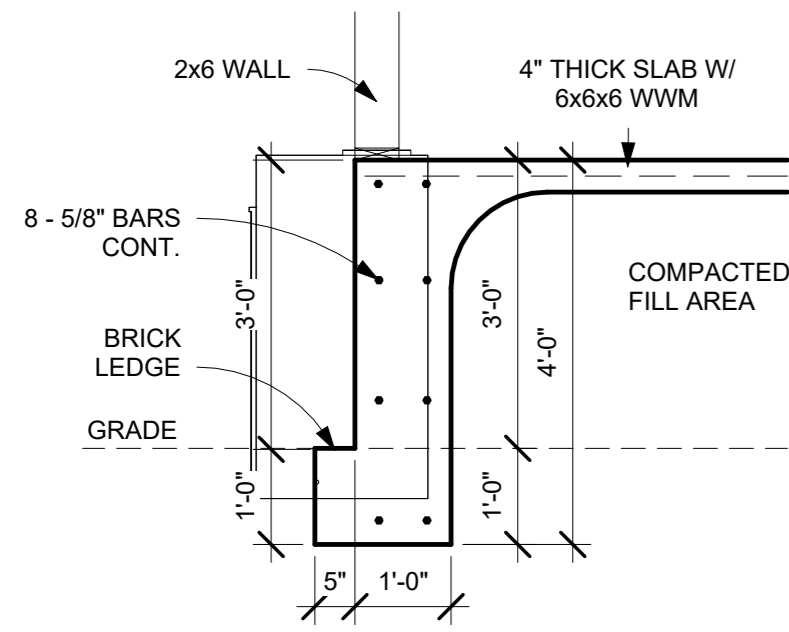
# BONNER RESIDENCE

703 HANCOCK STREET, BSL, MS 39520  
THOM & DEVIN BONNER

ALL EXTERIOR FOOTINGS MUST BE A MINIMUM OF 12" BELOW UNDISTURBED SOIL  
ALL STRUCTURAL STEEL MUST BE PROPERLY PLACED, SPACED, SUPPORTED AND INSPECTED  
BEFORE POURING CONCRETE INCLUDE ANCHOR BOLTS, STRAPS, WIRE MESH, VISQUEEN ETC.

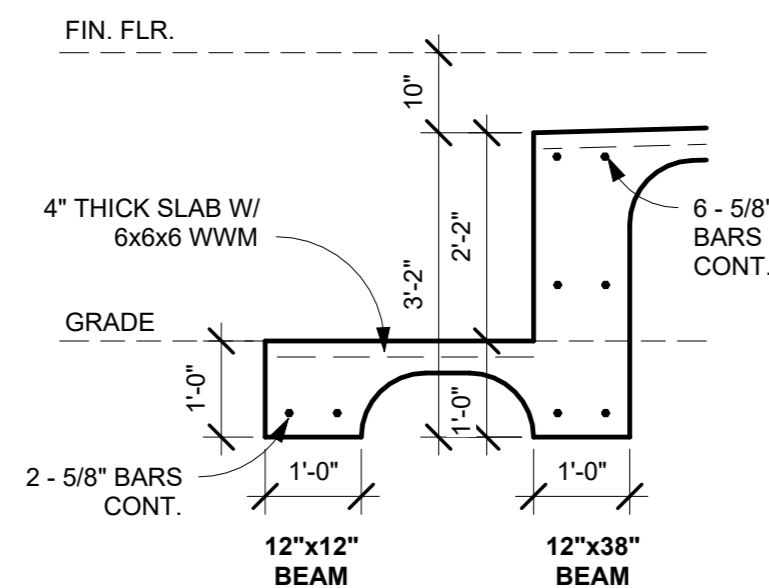
### 2 12"x48" BEAM

1/2" = 1'-0"



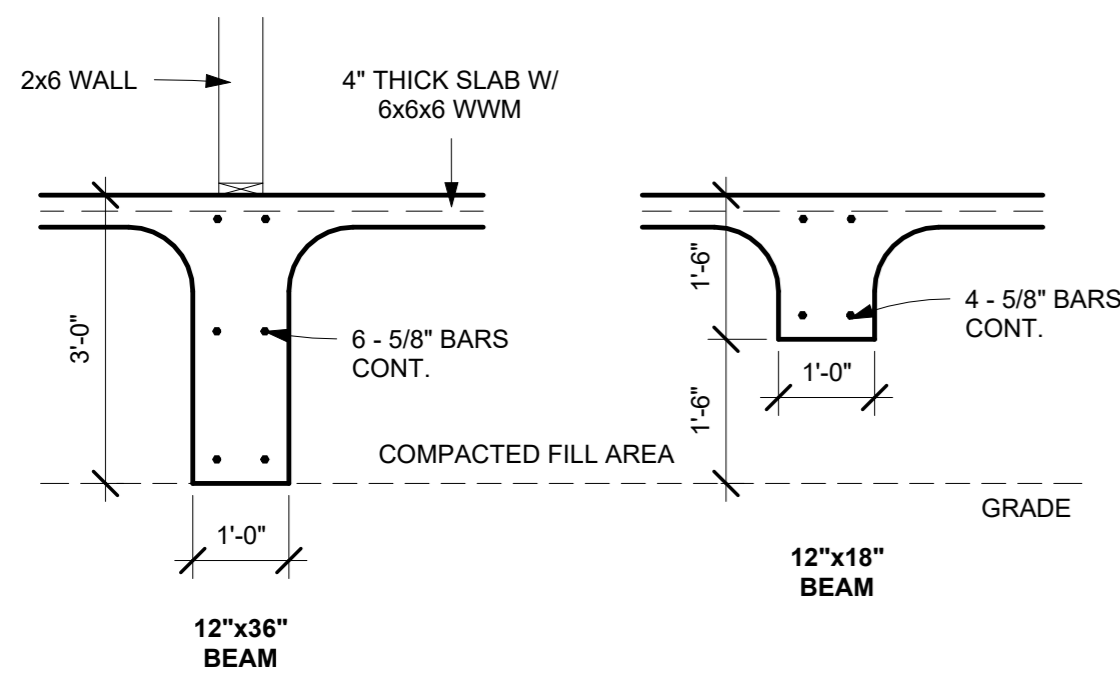
### 3 STEP PAD BEAMS

1/2" = 1'-0"



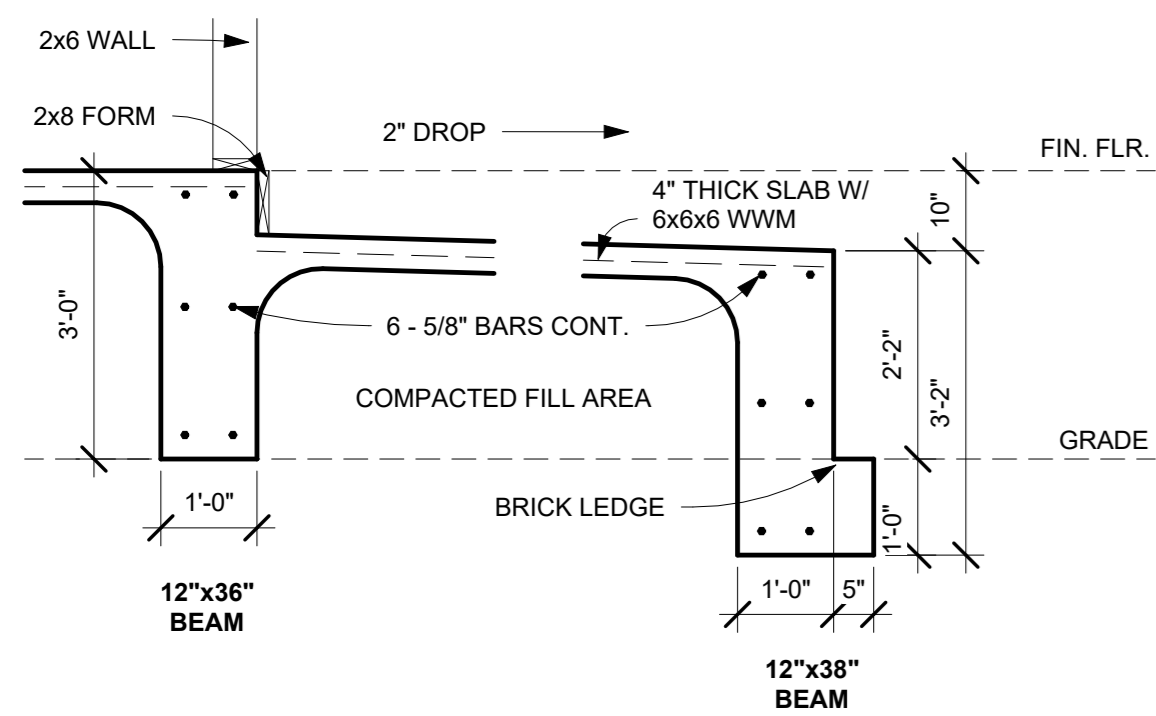
### 4 INTERIOR BEAMS

1/2" = 1'-0"



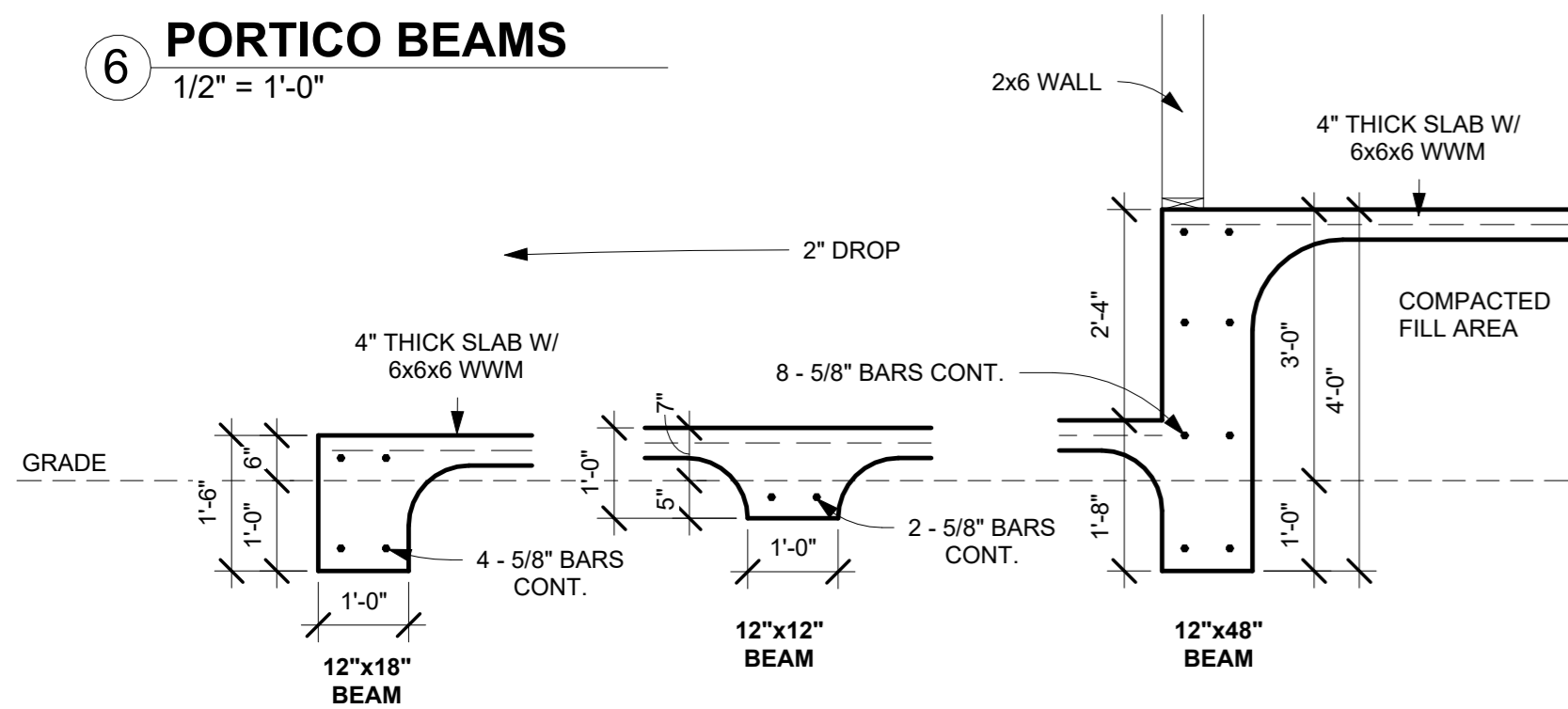
### 5 TYP. PORCH BEAMS

1/2" = 1'-0"



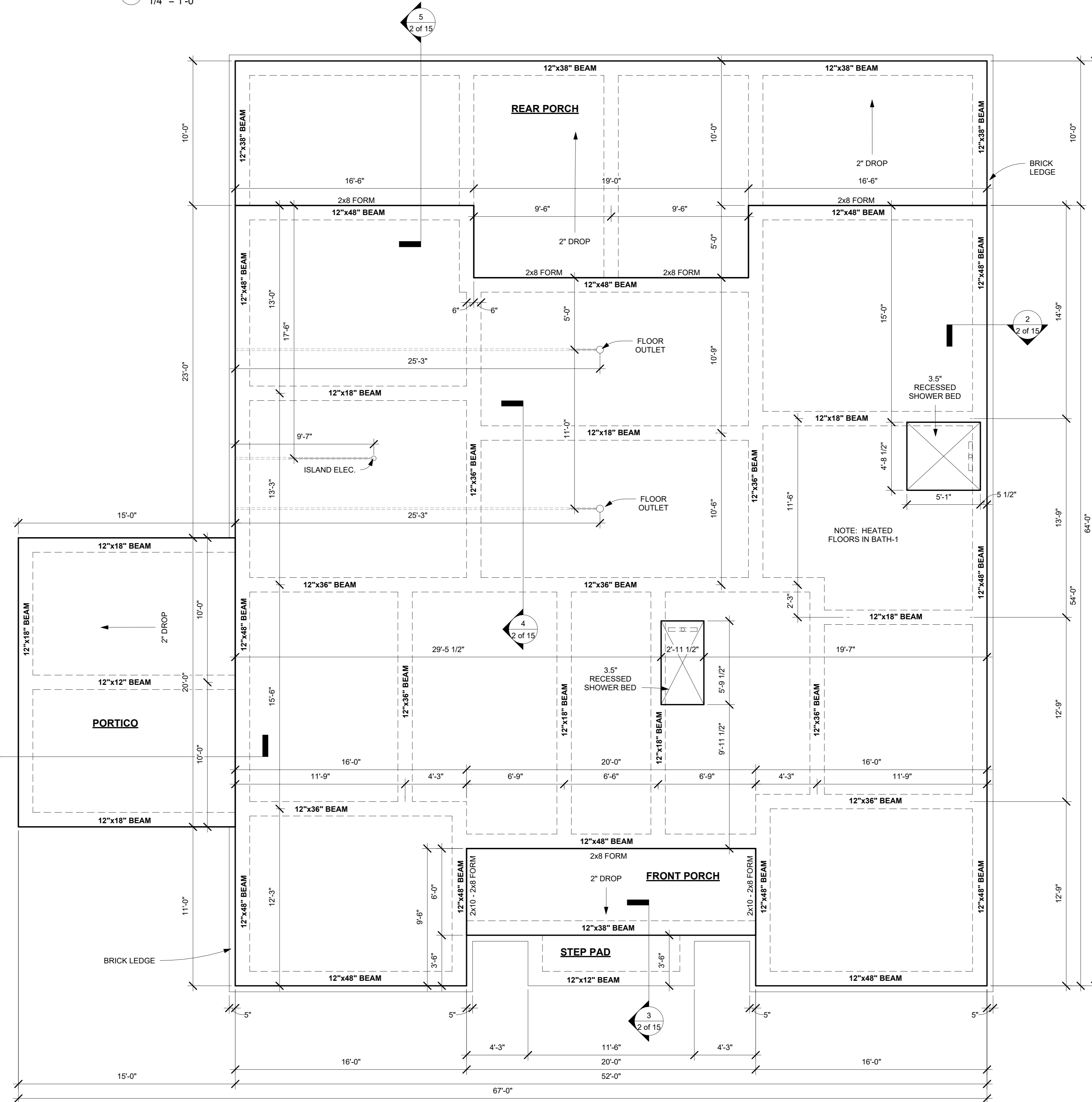
### 6 PORTICO BEAMS

1/2" = 1'-0"



### 1 SLAB PLAN - HOME

1/4" = 1'-0"



### REVISIONS

NO.	DESCRIPTION	DATE

### BONNER RESIDENCE

## FOUNDATION

LIVING AREA: 2887 SQFT  
UNDER BEAM: 5082 SQFT

# 2 of 15

SCALE: As indicated  
DRWN BY: COLT LEE DATE: 05/02/25

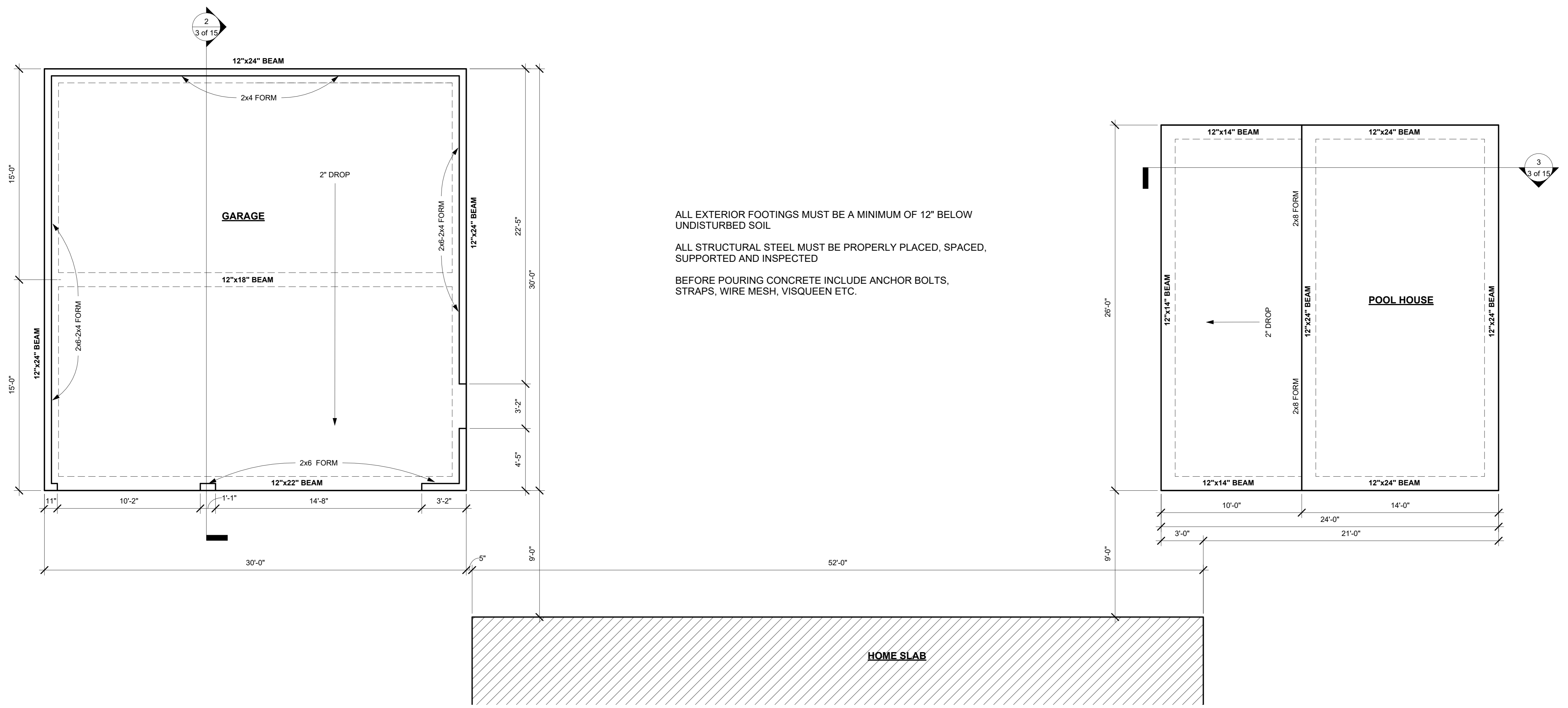


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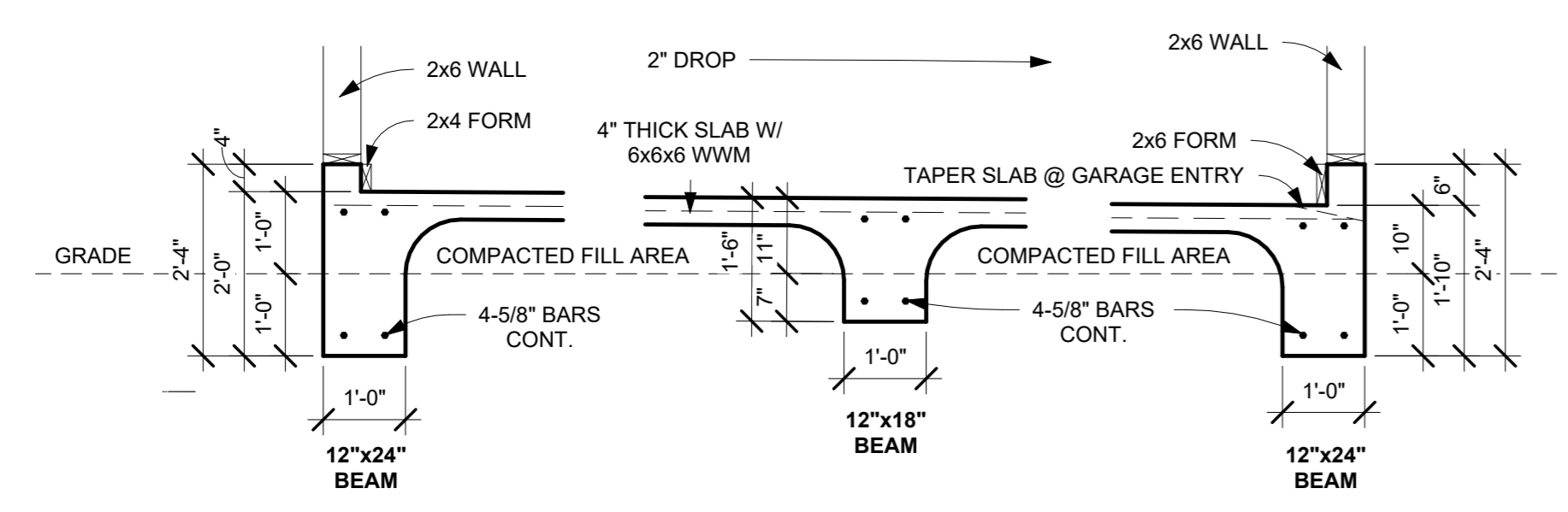
**BONNER RESIDENCE**  
 703 HANCOCK STREET, BSL, MS 39520  
 THOM & DEVIN BONNER

**SLAB PLAN - GARAGE / POOL HOUSE**  
 HOUSE  
 1/4" = 1'-0"

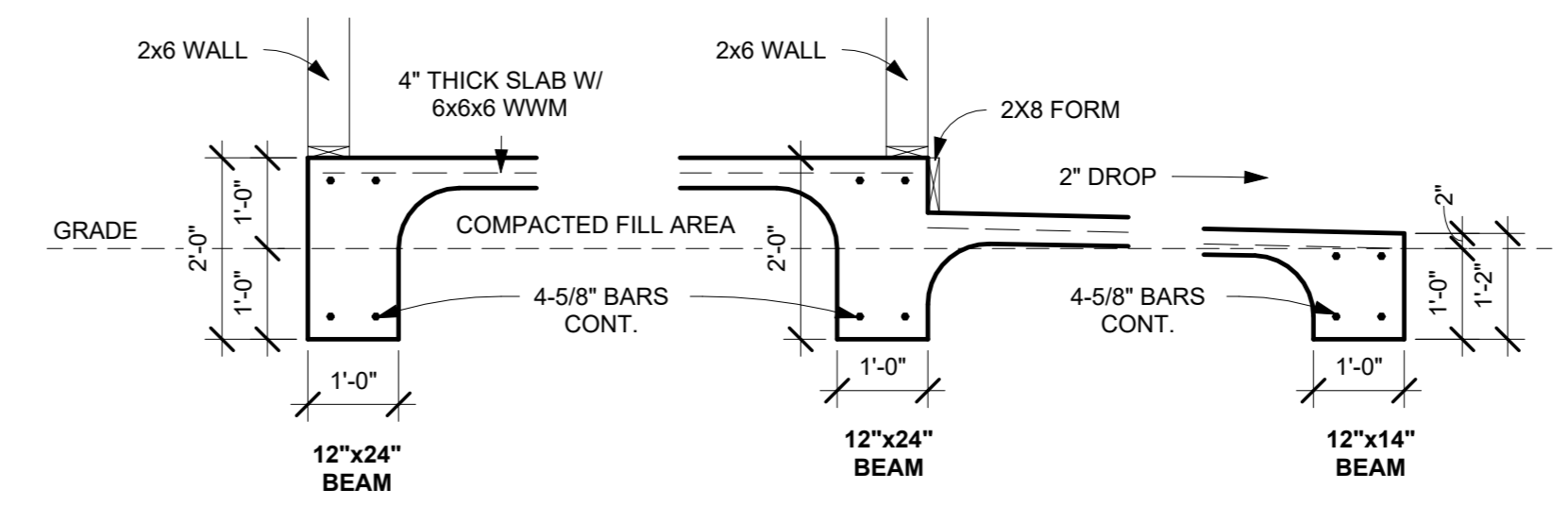


ALL EXTERIOR FOOTINGS MUST BE A MINIMUM OF 12" BELOW UNDISTURBED SOIL  
 ALL STRUCTURAL STEEL MUST BE PROPERLY PLACED, SPACED, SUPPORTED AND INSPECTED  
 BEFORE POURING CONCRETE INCLUDE ANCHOR BOLTS, STRAPS, WIRE MESH, VISQUEEN ETC.

**2 GARAGE FOUNDATION SECTIONS**  
 1/2" = 1'-0"



**3 POOL HOUSE FOUNDATION SECTIONS**  
 1/2" = 1'-0"



**REVISIONS**

NO.	DESCRIPTION	DATE

**BONNER RESIDENCE**  
**FOUNDATION**

LIVING AREA: 2887 SQFT  
 UNDER BEAM: 5082 SQFT

**3 of 15**

SCALE: As indicated  
 DRWN BY: COLT LEE | DATE: 05/02/25



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# BONNER RESIDENCE

703 HANCOCK STREET, BSL, MS 39520  
 THOM & DEVIN BONNER

## REVISIONS

NO.	DESCRIPTION	DATE

## BONNER RESIDENCE

### FLOOR PLAN

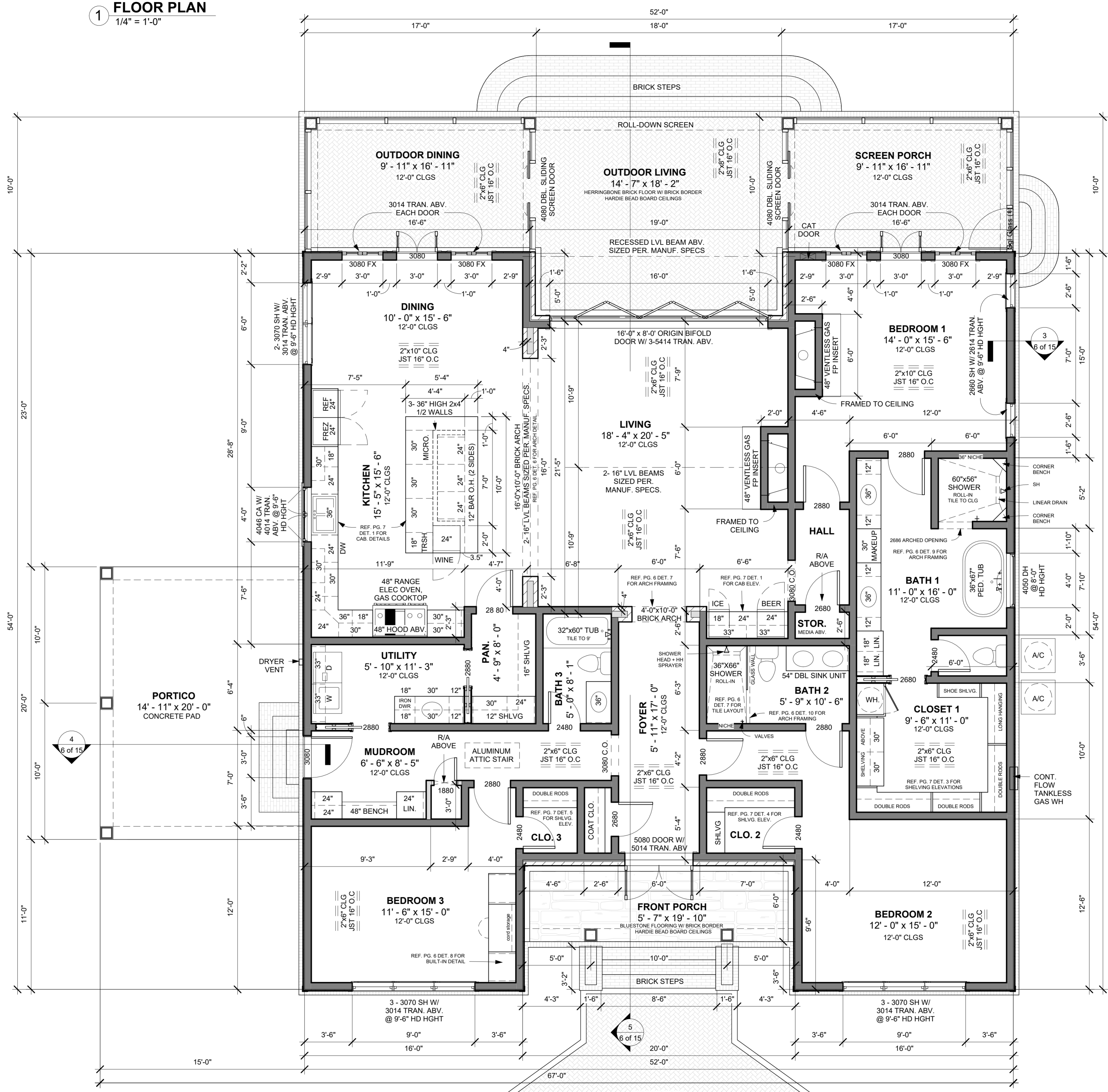
LIVING AREA: 2887 SQFT  
 UNDER BEAM: 5082 SQFT

4 of 15

SCALE: As indicated  
 DRWN BY: COLT LEE DATE: 05/02/25

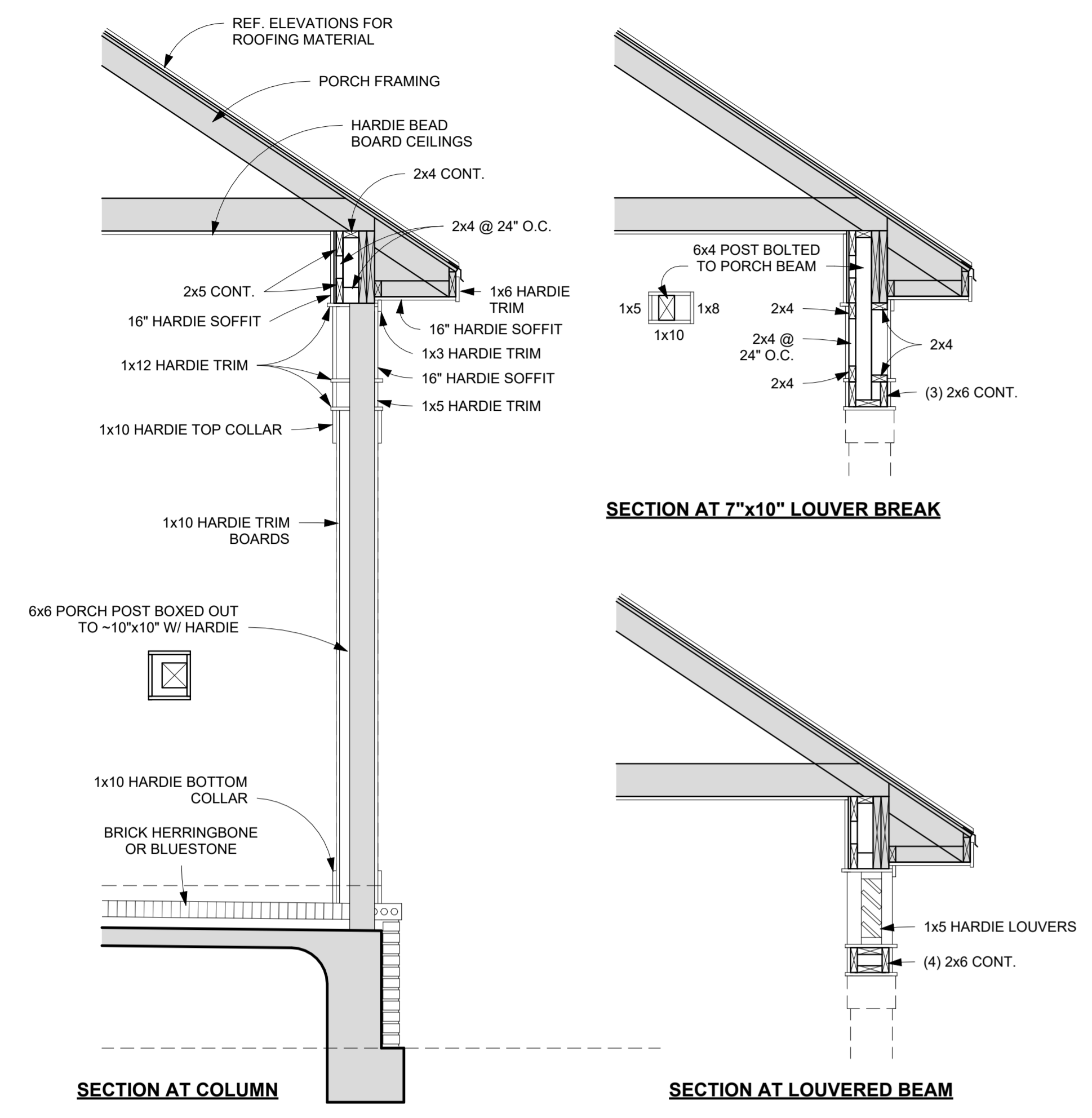
### 1 FLOOR PLAN

1/4" = 1'-0"



### 3 PORCH BEAM CLADDING

1/2" = 1'-0"



**ROUGH COST ESTIMATE**

TOTAL HOME	3558
GARAGE	900
POOL HOUSE	624
<b>TOTAL:</b>	<b>5082</b>

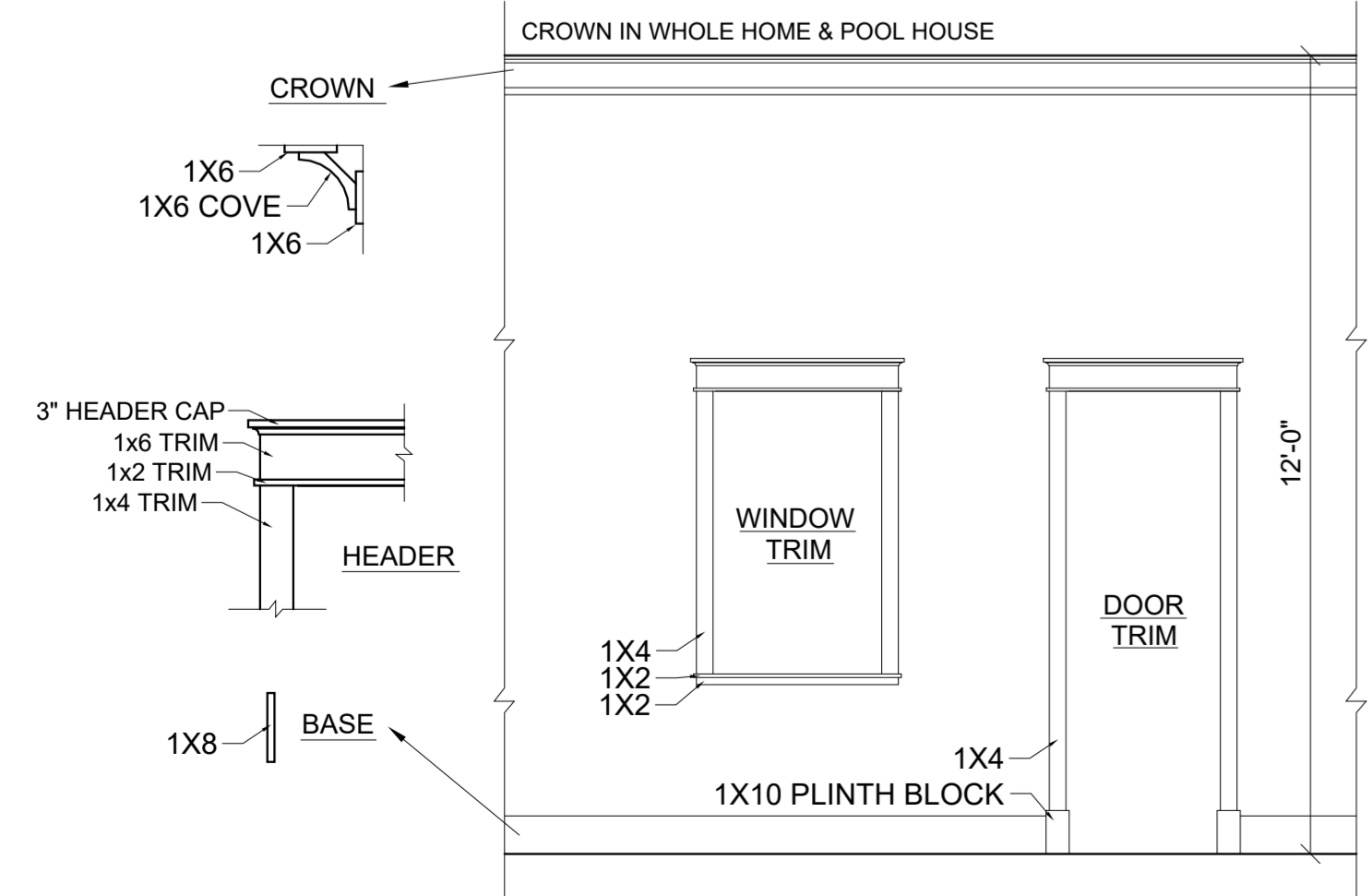
~\$200-225/SQFT FOR SLAB HOME  
 BUDGET: ~\$1.02M - \$1.14M

**HOME SQUAREFOOTAGE**

LIVING	2523
FRONT PORCH	120
PORTICO	300
REAR PORCH	615
<b>HOME UNDER BEAM</b>	<b>3558</b>

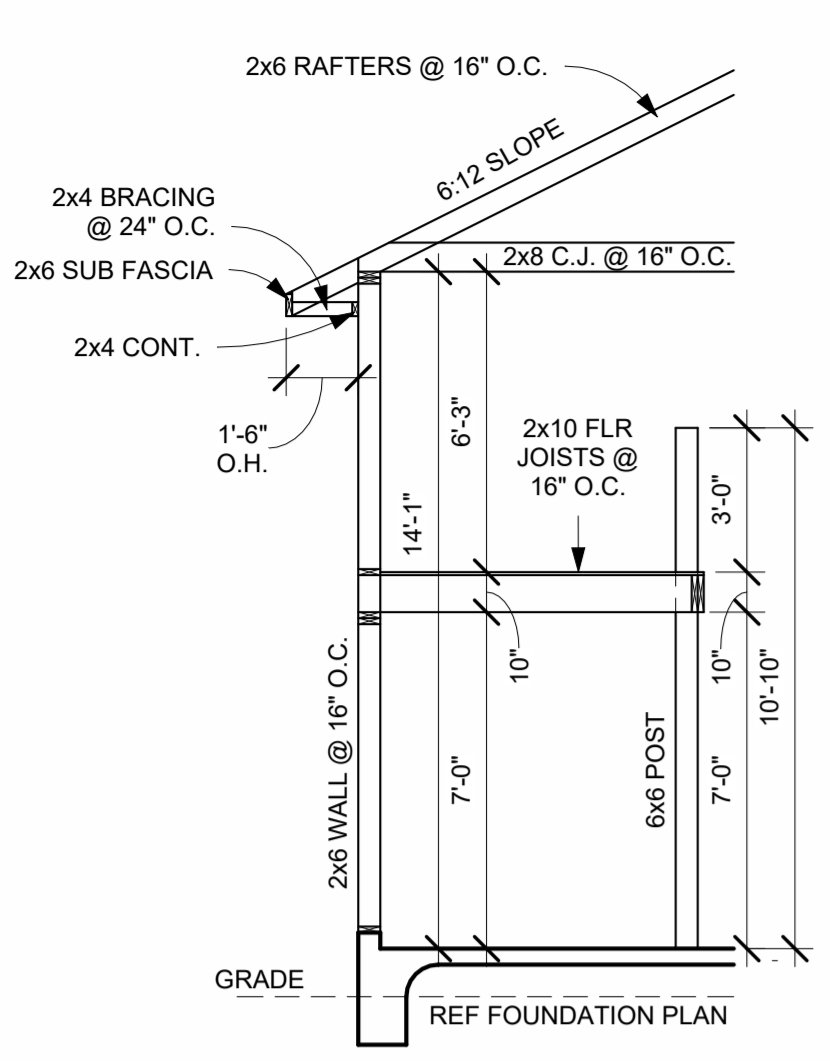
### 2 INTERIOR TRIM STYLE

3/8" = 1'-0"

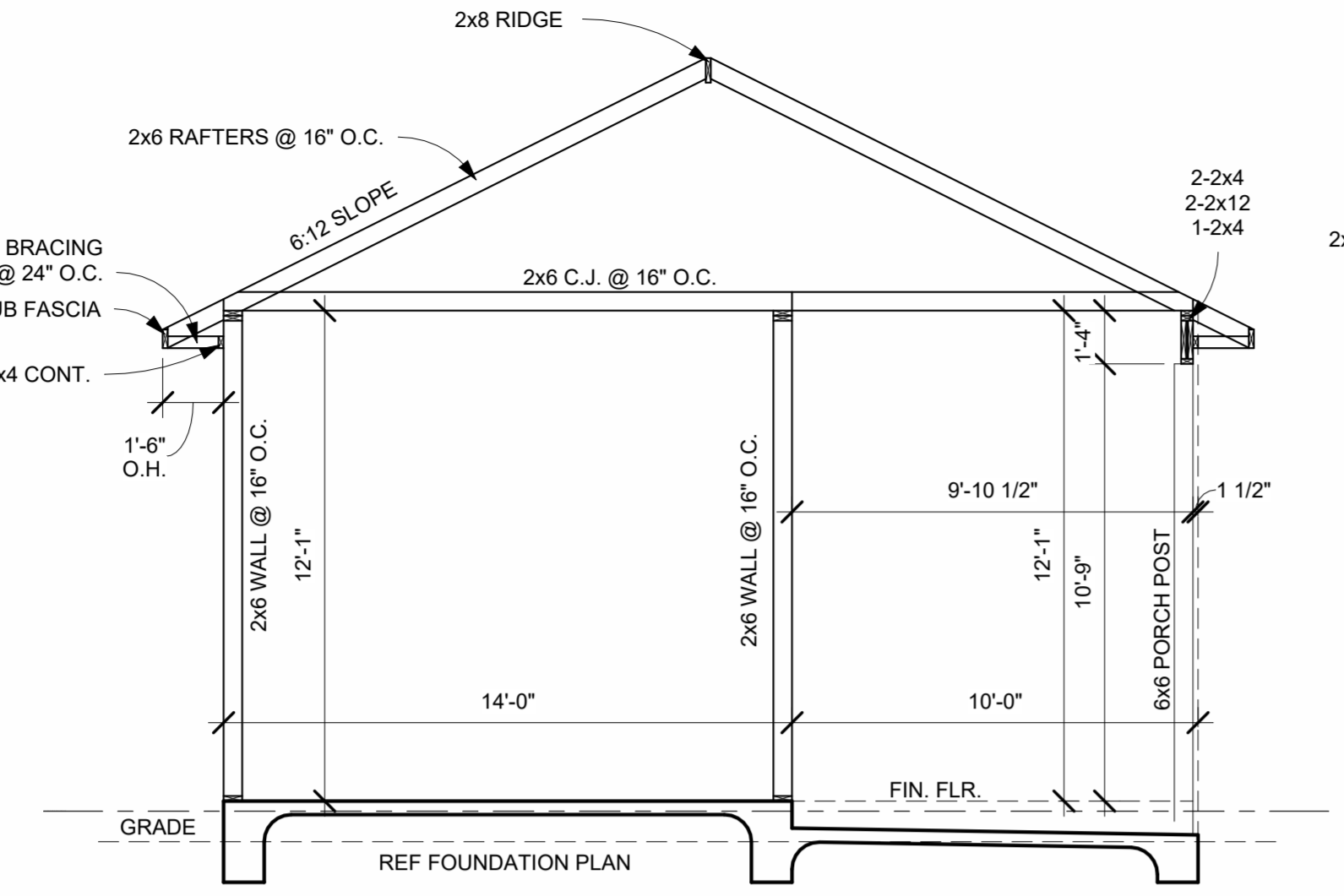




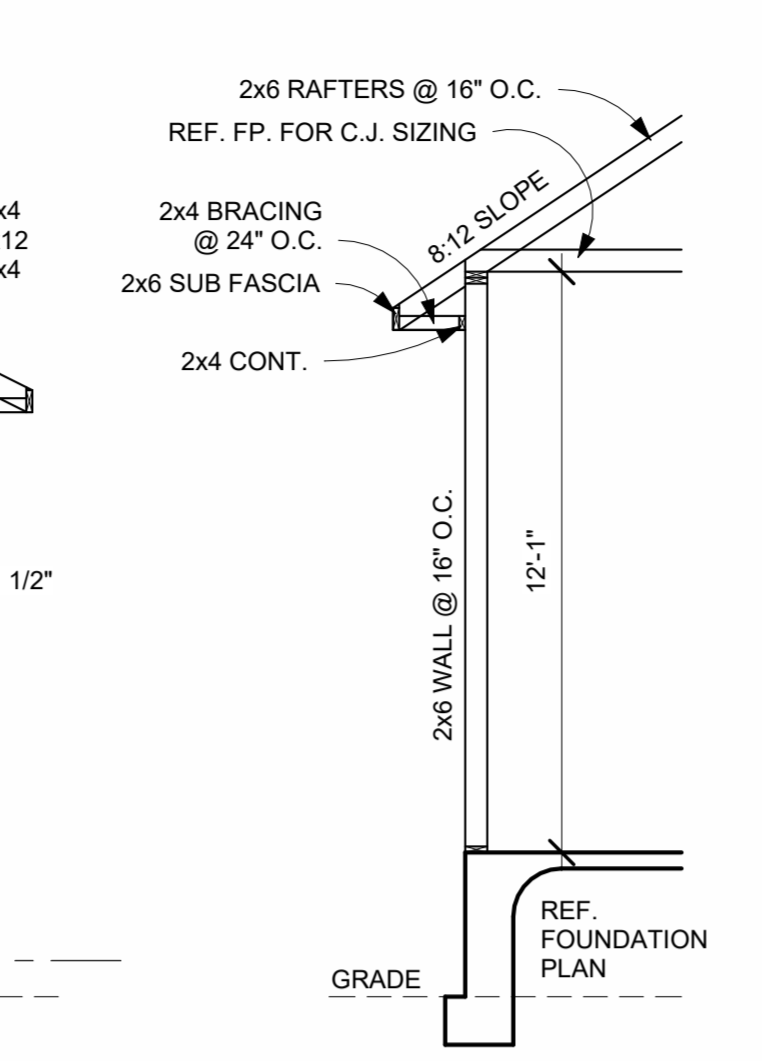
1 GARAGE WALL SECTION  
1/4" = 1'-0"



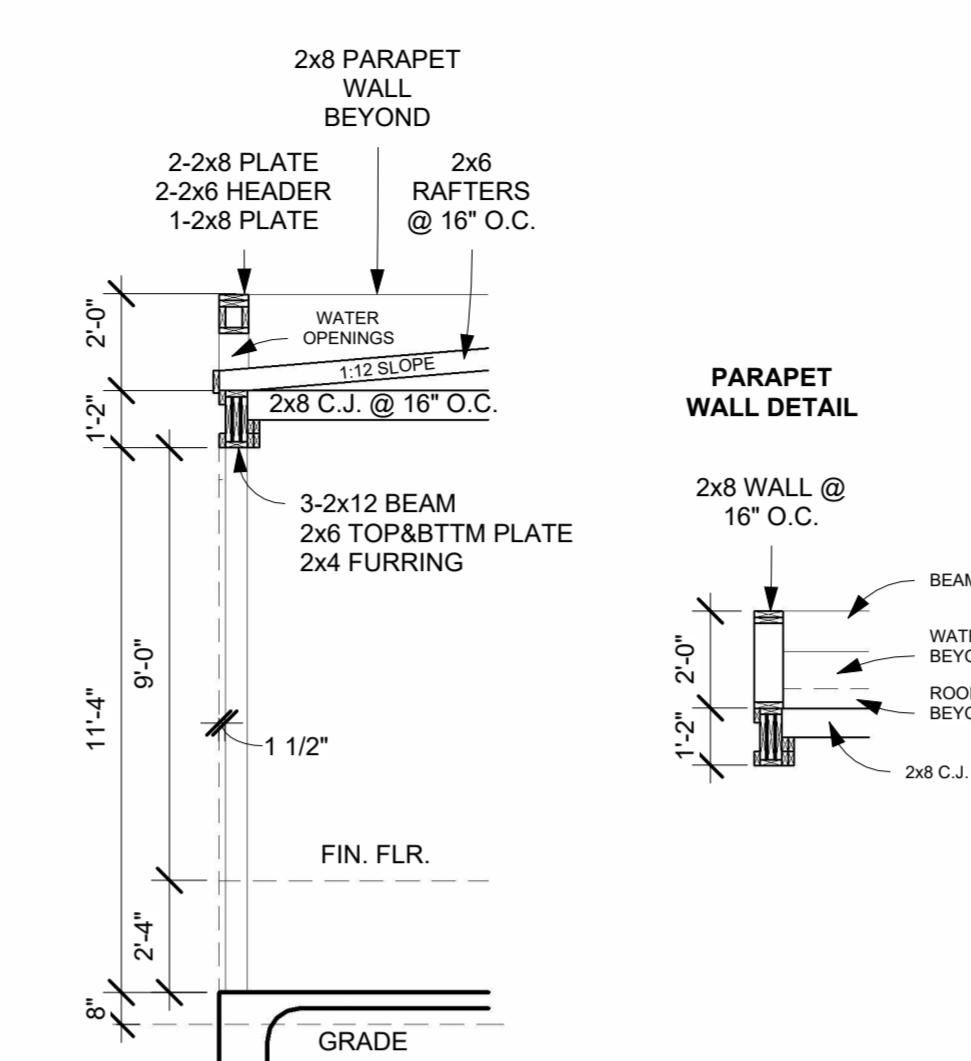
2 POOL HOUSE SECTION  
1/4" = 1'-0"



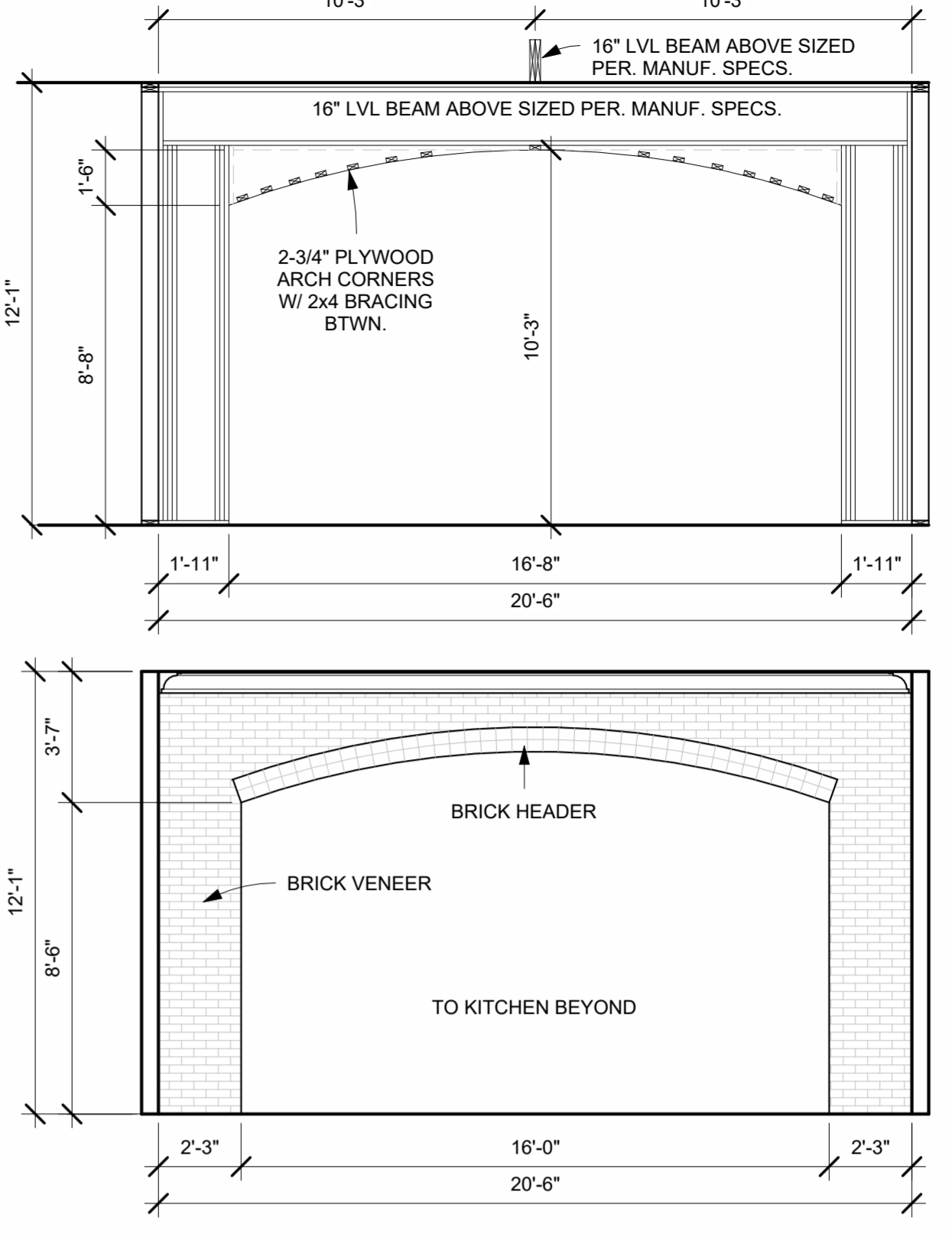
3 TYP. WALL SECTION  
1/4" = 1'-0"



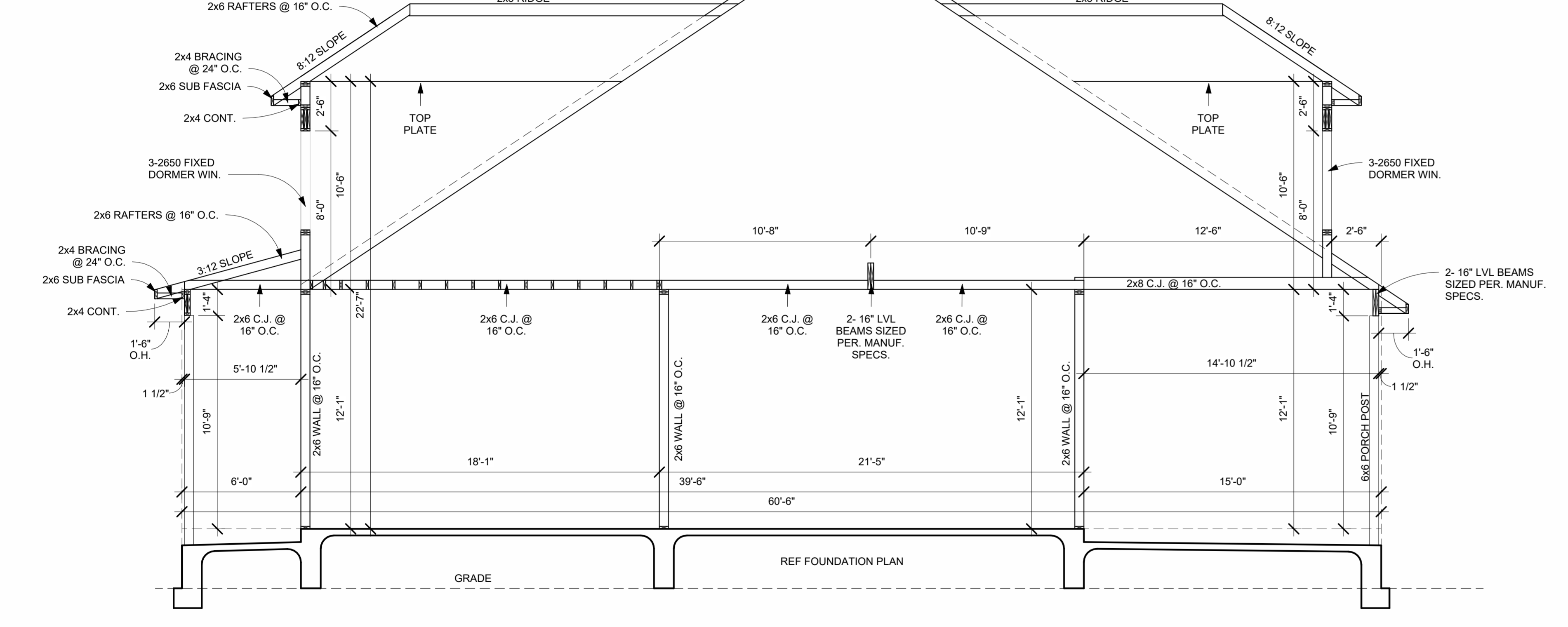
4 PORTICO BEAM / PARAPET WALL  
1/4" = 1'-0"



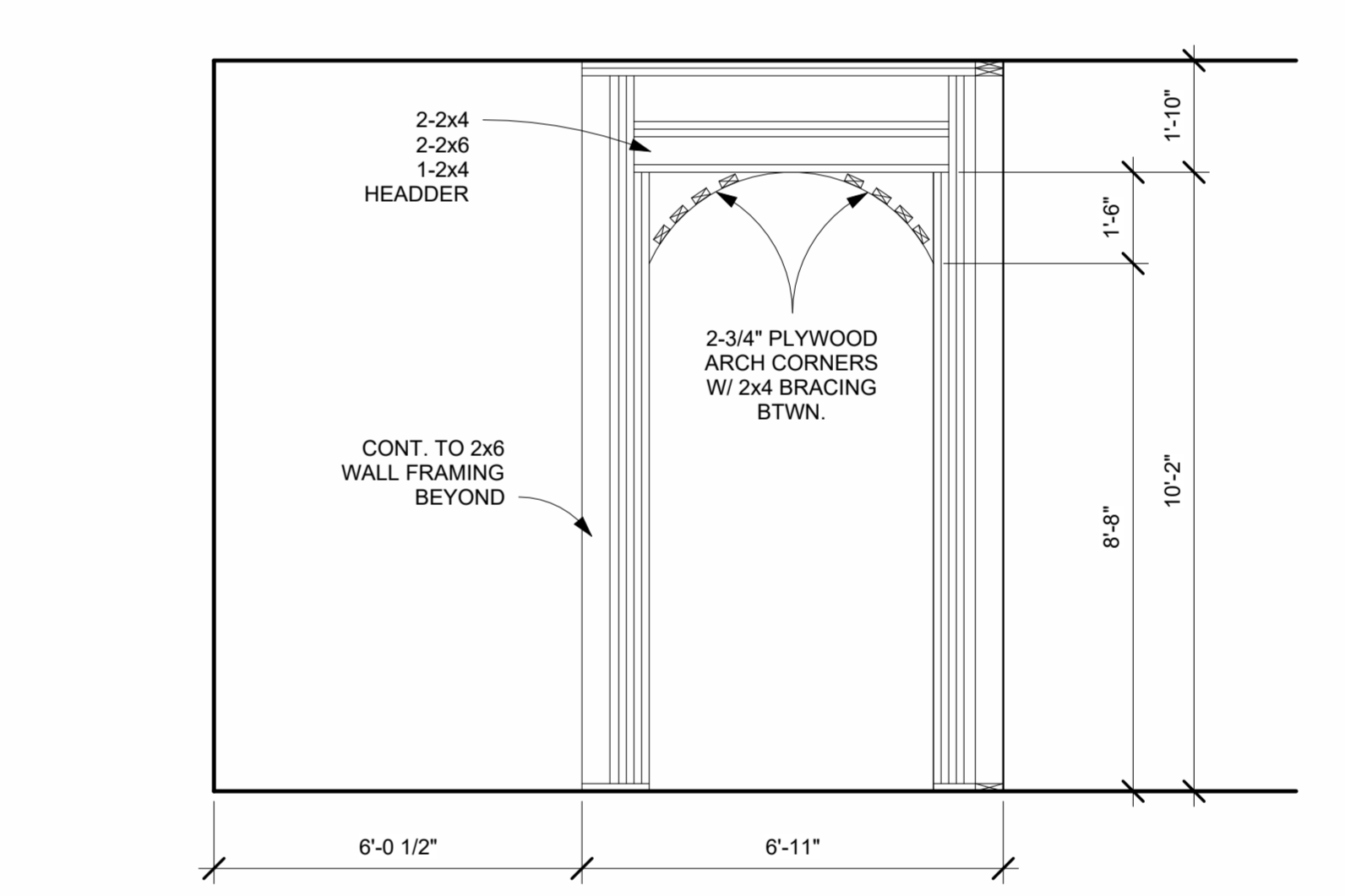
6 BRICK ARCH TO KITCHEN  
1/4" = 1'-0"



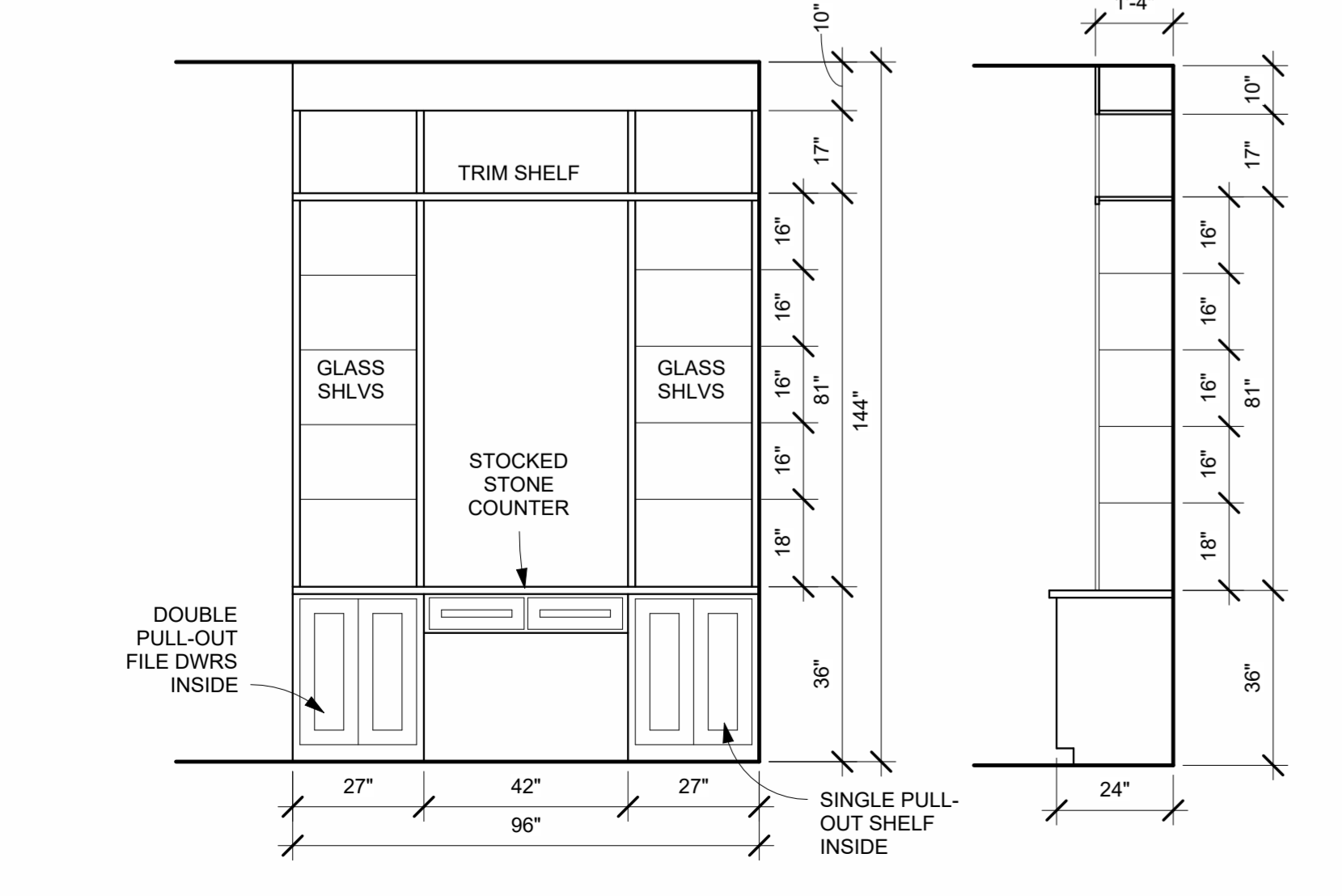
5 PORCH / DORMER SECTIONS  
1/4" = 1'-0"



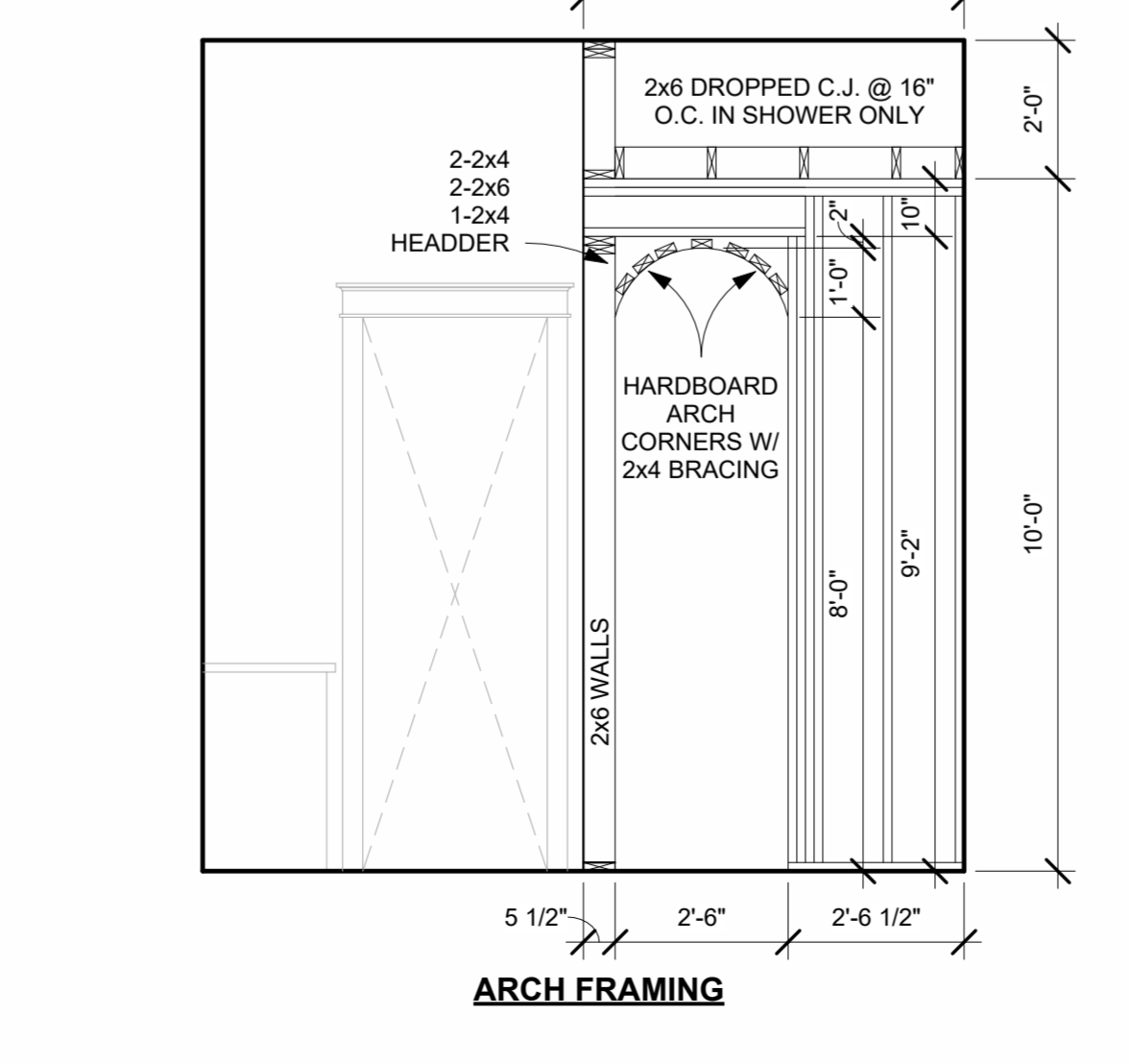
7 ENTRY BRICK ARCH FRAMING  
3/8" = 1'-0"



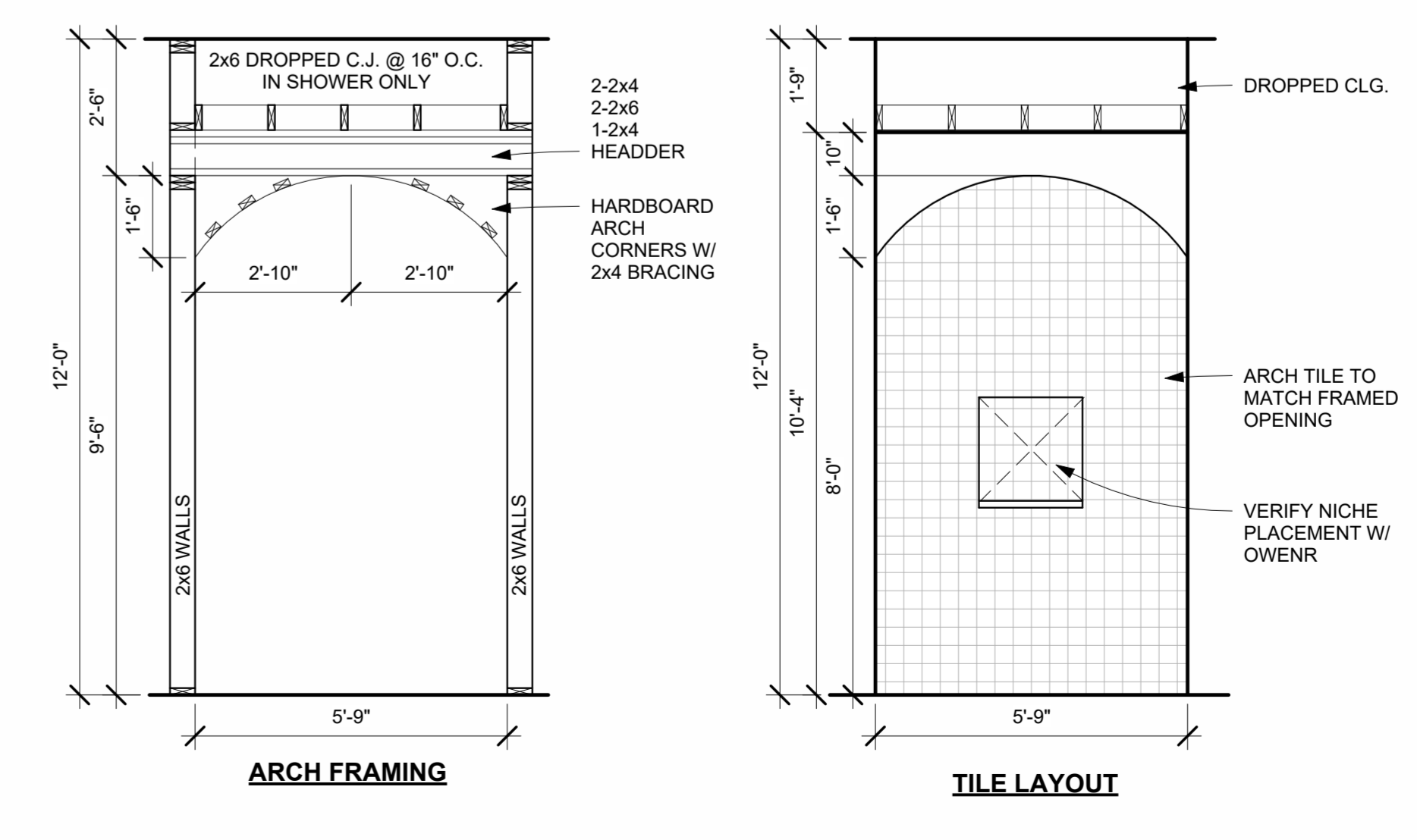
8 OFFICE BUILT-IN  
3/8" = 1'-0"



9 BATH - 1 ARCH  
3/8" = 1'-0"



10 BATH - 2 ARCH  
3/8" = 1'-0"



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**BONNER RESIDENCE**  
703 HANCOCK STREET, BSL, MS 39520  
THOM & DEVIN BONNER

REVISIONS table with columns for NO., DESCRIPTION, and DATE.

**BONNER RESIDENCE**  
**FRAMING DETAILS / INTERIOR ELEV.**

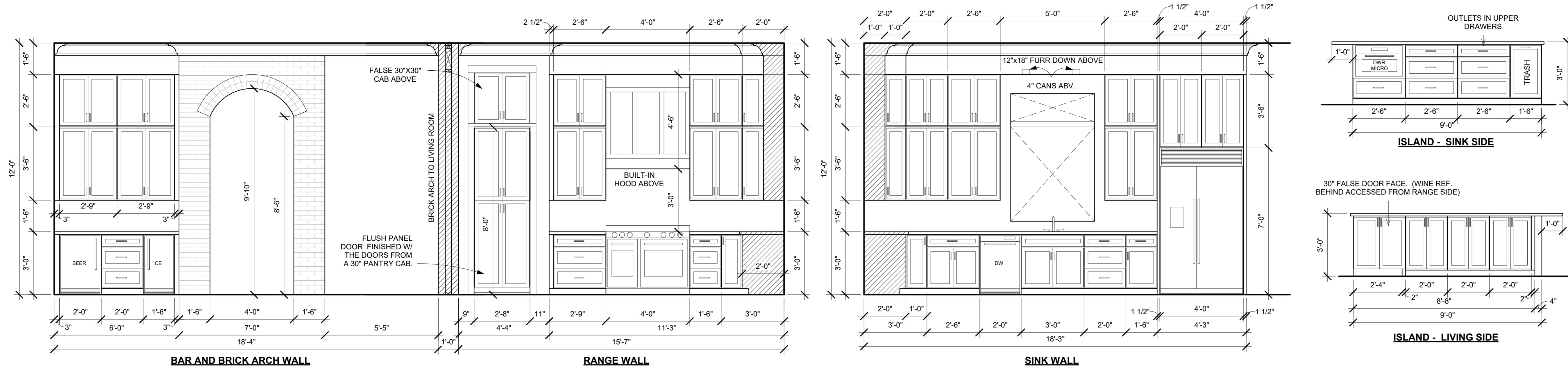
LIVING AREA: 2887 SQFT  
UNDER BEAM: 5082 SQFT

6 of 15

SCALE: As indicated  
DRWN BY: COLT LEE DATE: 05/02/25

### 1 KITCHEN ELEVATIONS

3/8" = 1'-0"



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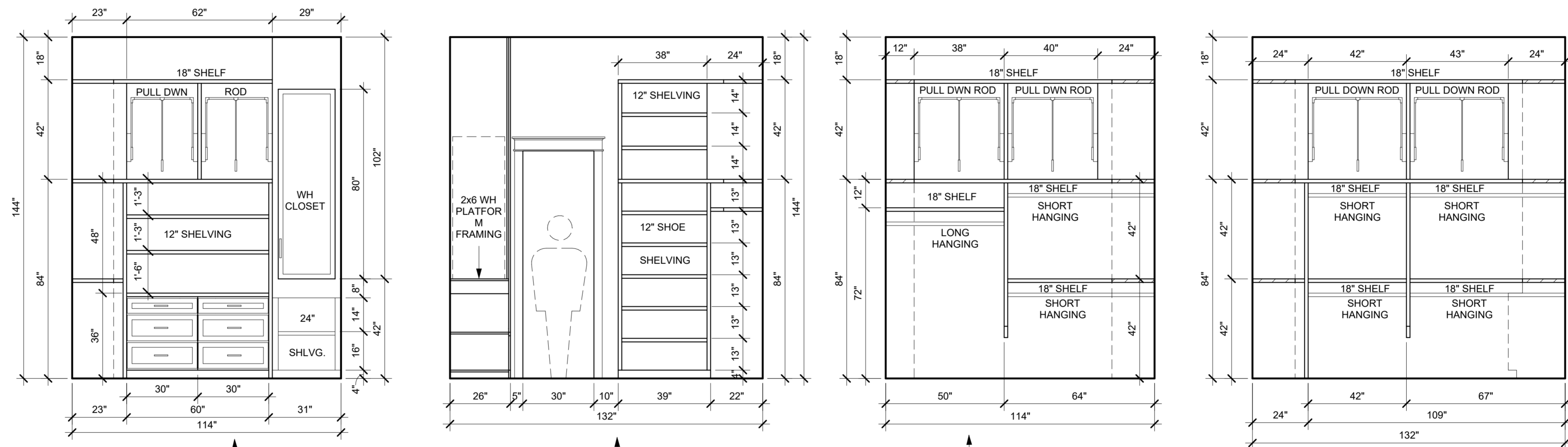
### 2 POOL HOUSE KITCHENETTE

3/8" = 1'-0"



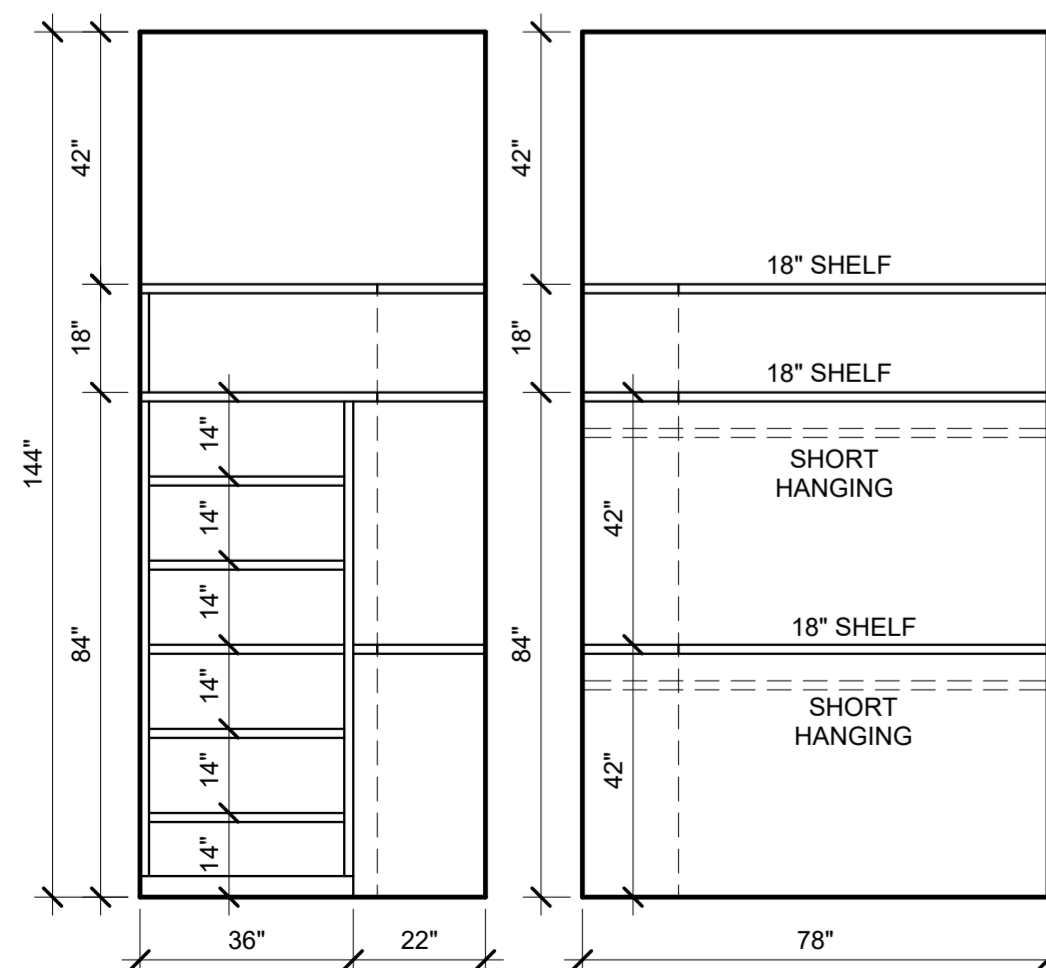
### 3 CLOSET - 1 SHELVING

3/8" = 1'-0"



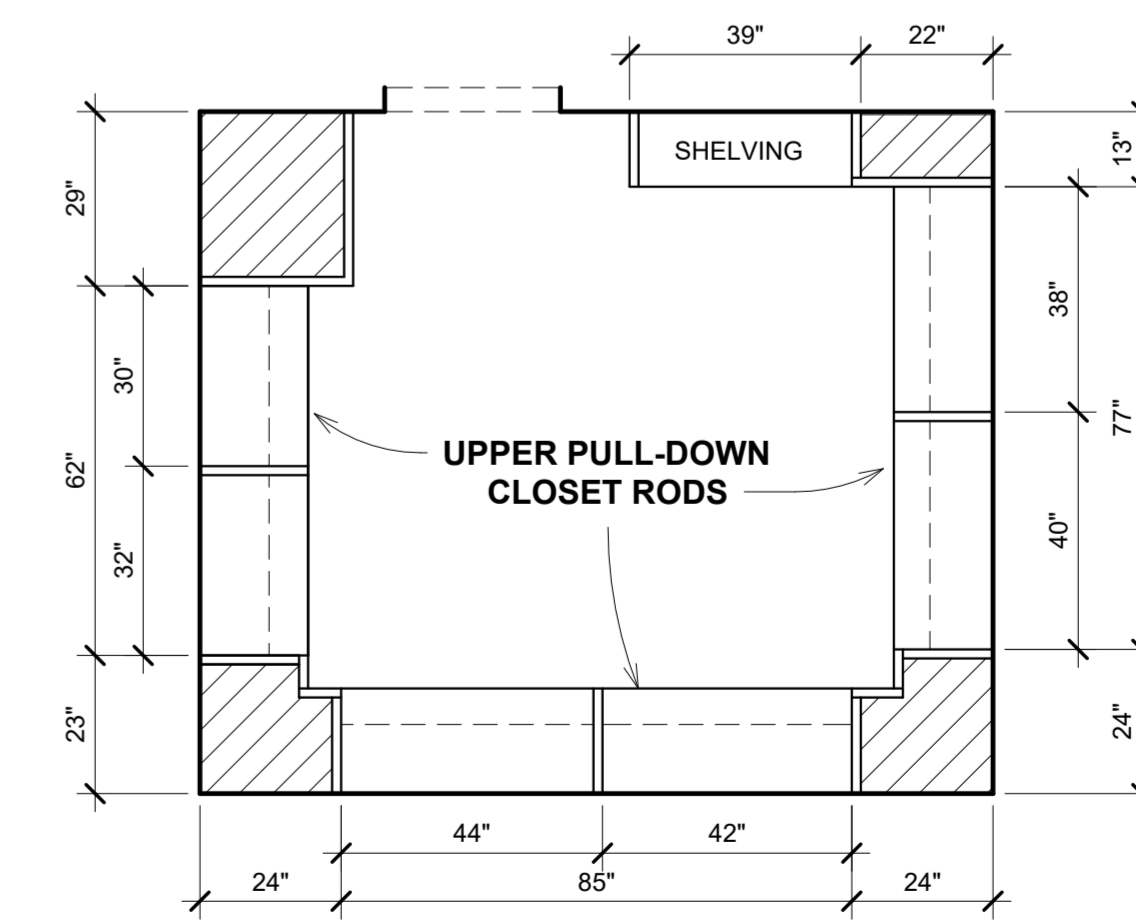
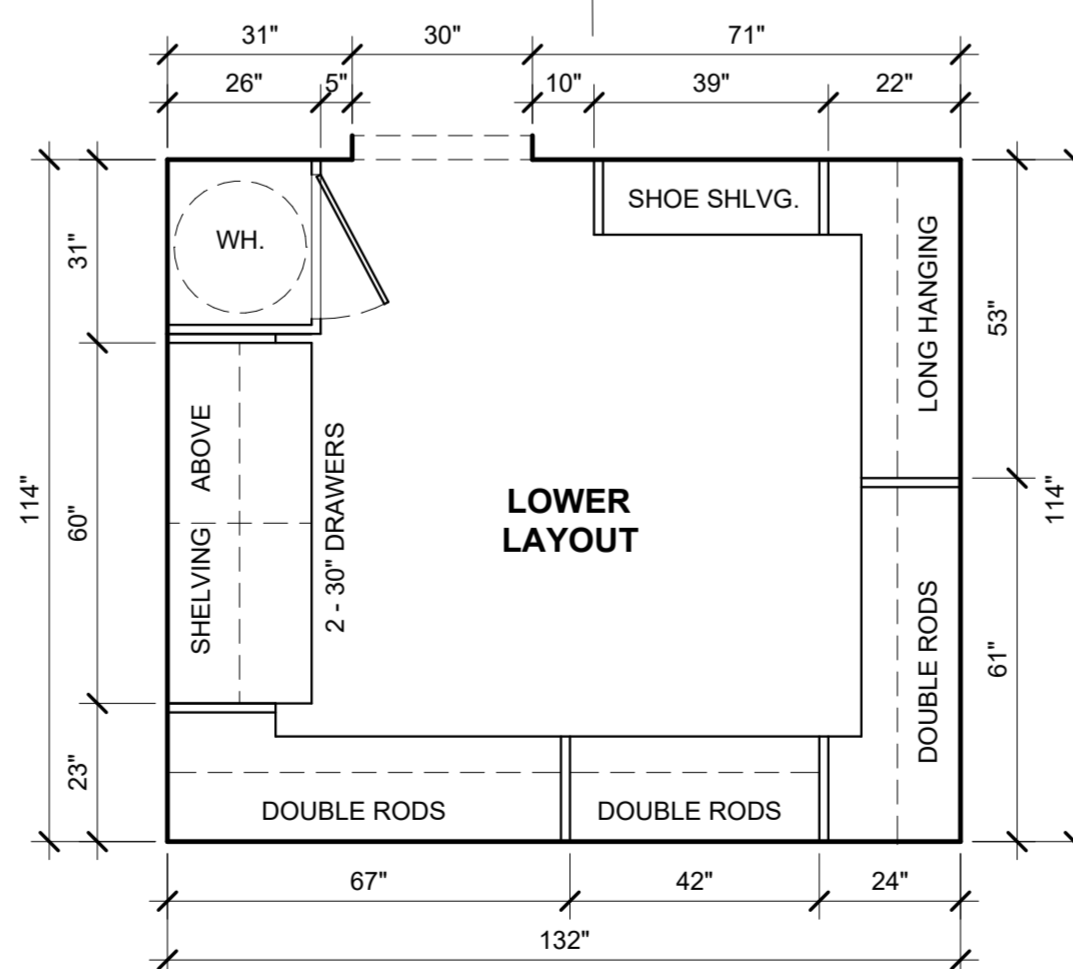
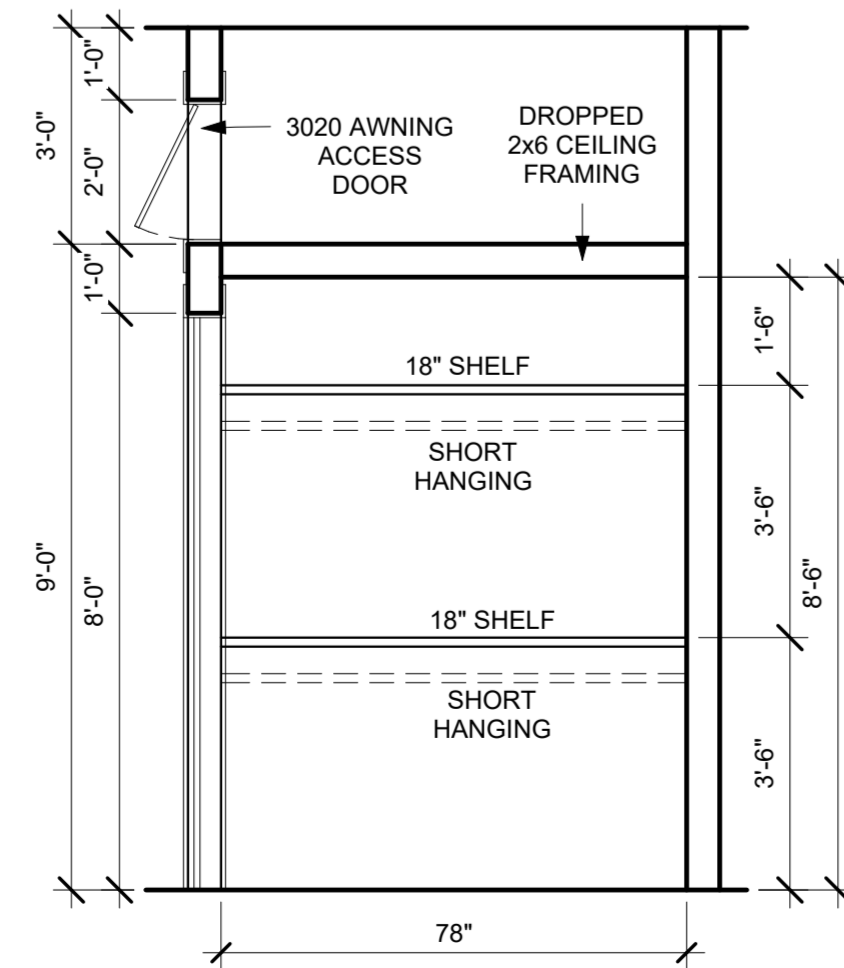
### 4 CLOSET - 2 SHELVING

3/8" = 1'-0"



### 5 CLOSET - 3 SHELVING

3/8" = 1'-0"



**BONNER RESIDENCE**  
 703 HANCOCK STREET, BSL, MS 39520  
 THOM & DEVIN BONNER

### REVISIONS

NO.	DESCRIPTION	DATE

### BONNER RESIDENCE

### INTERIOR ELEVATIONS

LIVING AREA: 2887 SQFT  
 UNDER BEAM: 5082 SQFT

**7 of 15**

SCALE: 3/8" = 1'-0"  
 DRWN BY: COLT LEE DATE: 05/02/25

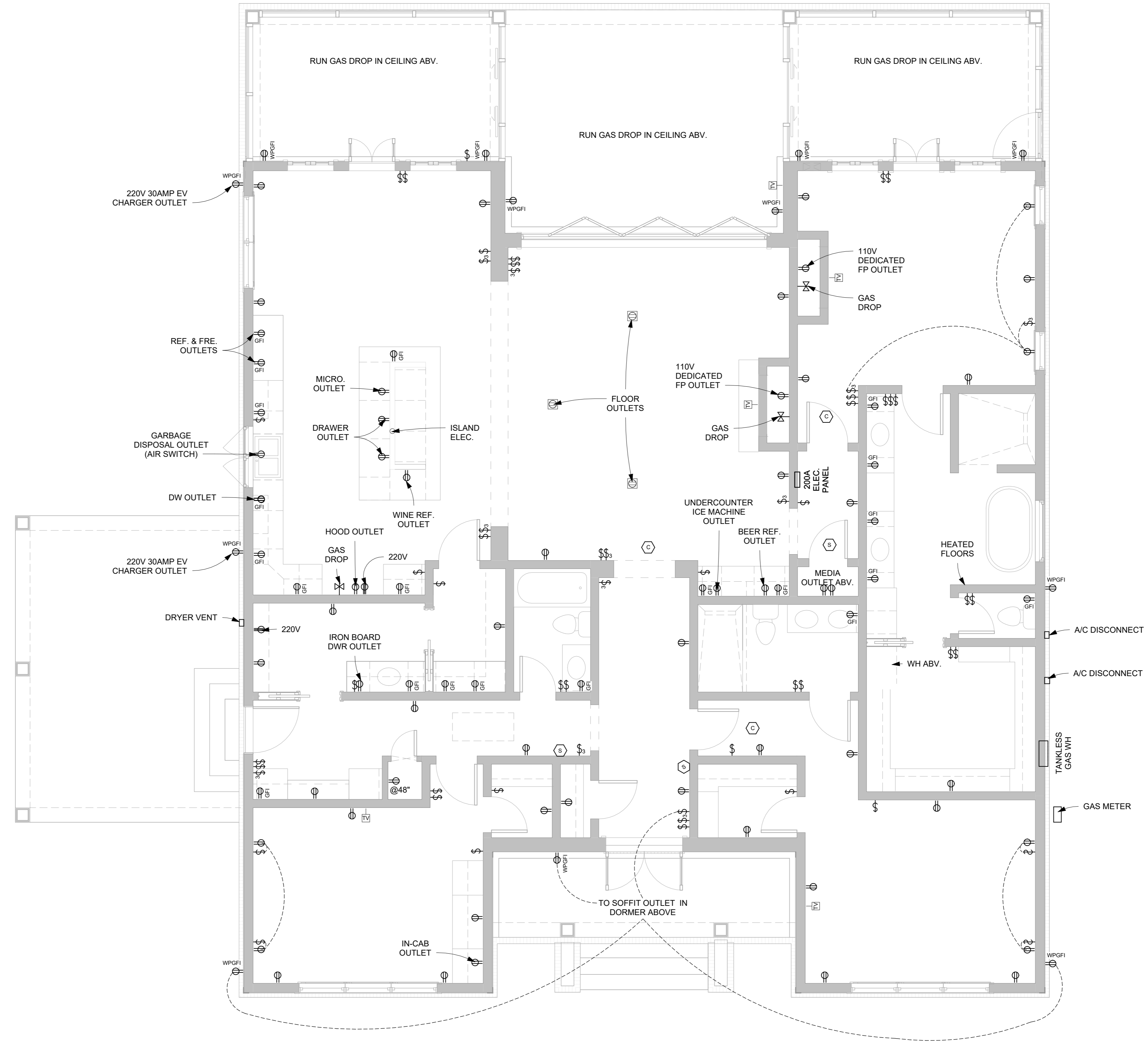


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**1 OUTLETS - HOME**  
 1/4" = 1'-0"

SYMBOLS	
	CEILING MOUNTED FAN
	WALL MOUNTED FAN
	CEILING MOUNTED FIXTURE
	WALL MOUNTED FIXTURE
	6" RECESSED CAN
	4" RECESSED CAN
	UNDER CABINET LED BAR LIGHT
	LED BAR LIGHT
	VENT
	HEAT/VENT COMBO
	SMOKE DETECTOR
	CARBON MONOXIDE/ SMOKE DETECTOR
	DUPLEX OUTLET, 120V MOUNTED 14" ABOVE FIN. FLR.
	TRIPLEX OUTLET, 240V MOUNTED 14" ABOVE FIN. FLR.
	DUPLEX OUTLET, 120V GROUND FALT INTERRUPTER CIRCUIT BREAKER
	DUPLEX OUTLET, 120V, WATER PROOF COVER PLATE AND BOX, GROUND FALT INTERRUPTER CIRCUIT BREAKER
	120V UNDER CABINET OUTLET
	SILENT SWITCH
	3 WAY SWITCH
	OCCUPANCY SENSOR ON SWITCH
	CABEL TELEVISION JACK, MOUNTED 84" ABOVE FIN. FLR.



NOTES:  
 MUST MAINTAIN PROPER PENETRATION PROTECTION OF OPENING FROM GARAGE TO DWELLINGS PER SECTION R-302.5 OF THE 2018 IRC  
 ALL 125 VOLT 12/20 AMP CIRCUITS SERVING BEDROOMS MUST BE ARC FAULT PROTECTED, INCLUDING S/DS  
 ALL RECEPTICALS MUST COMPLY WITH SECTION E-4002.14 OF THE 2018 IRC (TAMPER RESISTANT)

**BONNER RESIDENCE**  
 703 HANCOCK STREET, BSL, MS 39520  
 THOM & DEVIN BONNER

REVISIONS		
NO.	DESCRIPTION	DATE

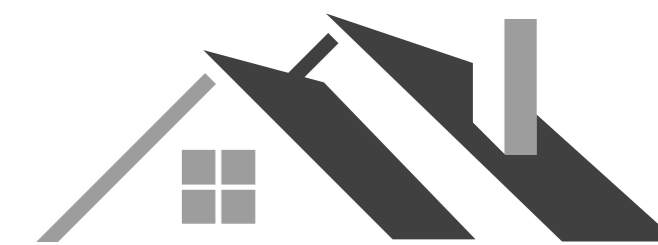
**BONNER RESIDENCE**

**ELECTRIC**

LIVING AREA: 2887 SQFT  
 UNDER BEAM: 5082 SQFT

**8 of 15**

SCALE: 1/4" = 1'-0"  
 DRWN BY: COLT LEE | DATE: 05/02/25



**Benfatti Construction**

DESIGN • BUILD • INTERIORS

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NOTES:

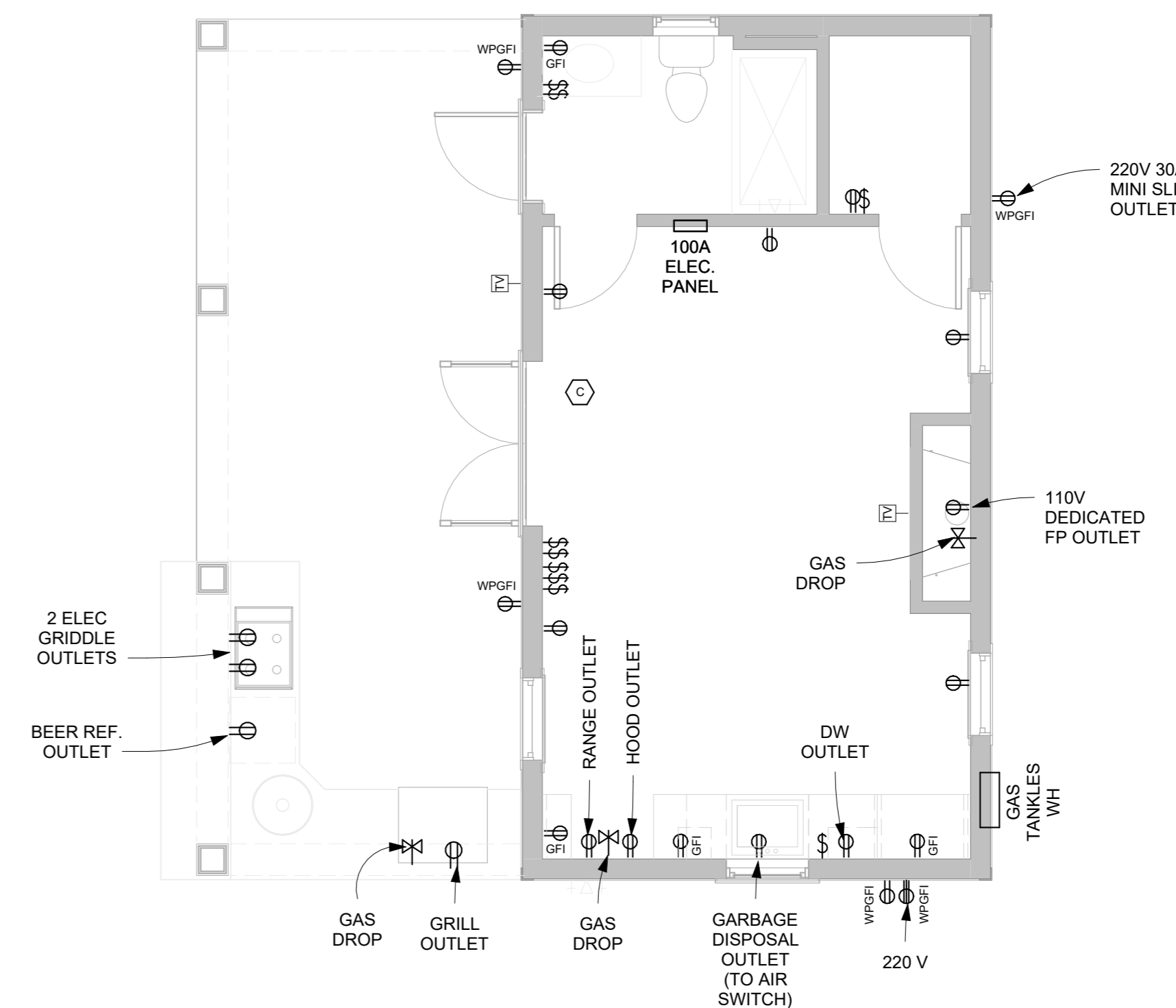
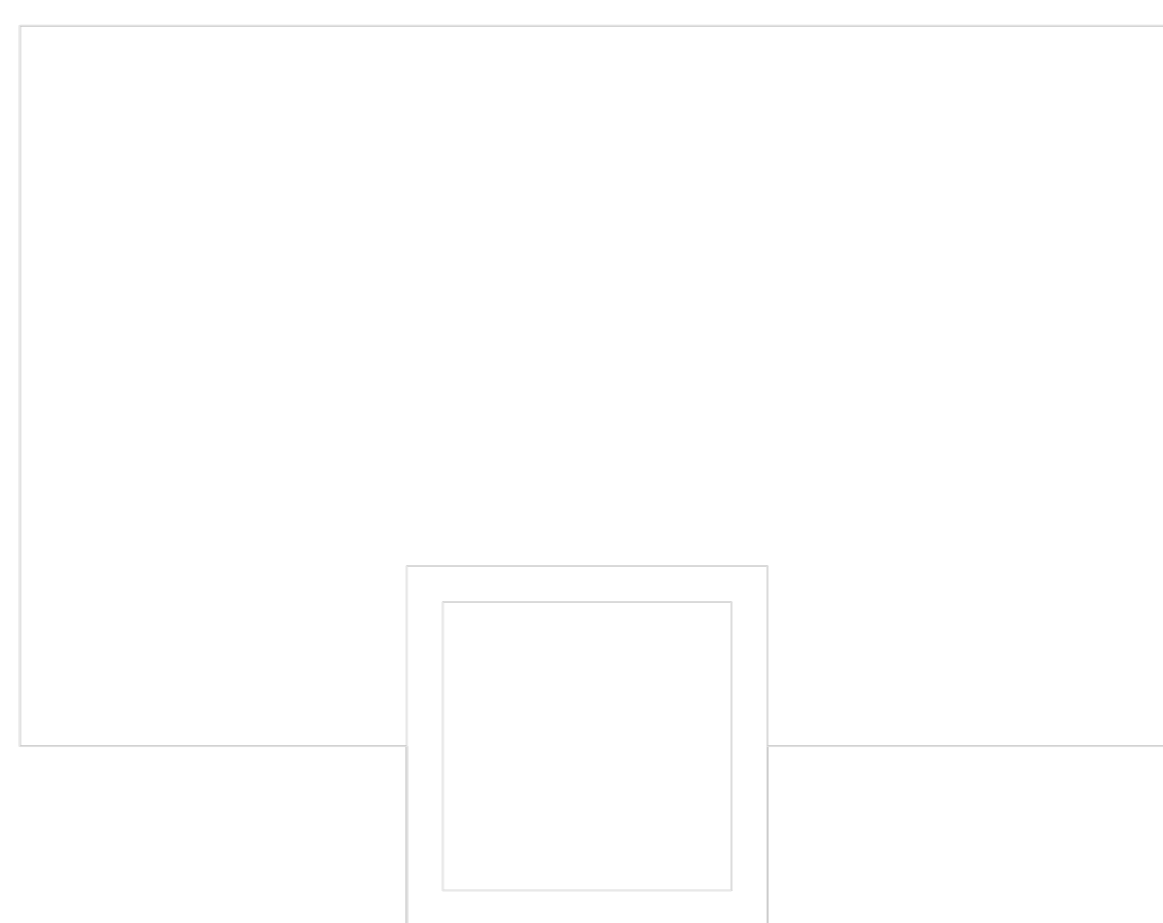
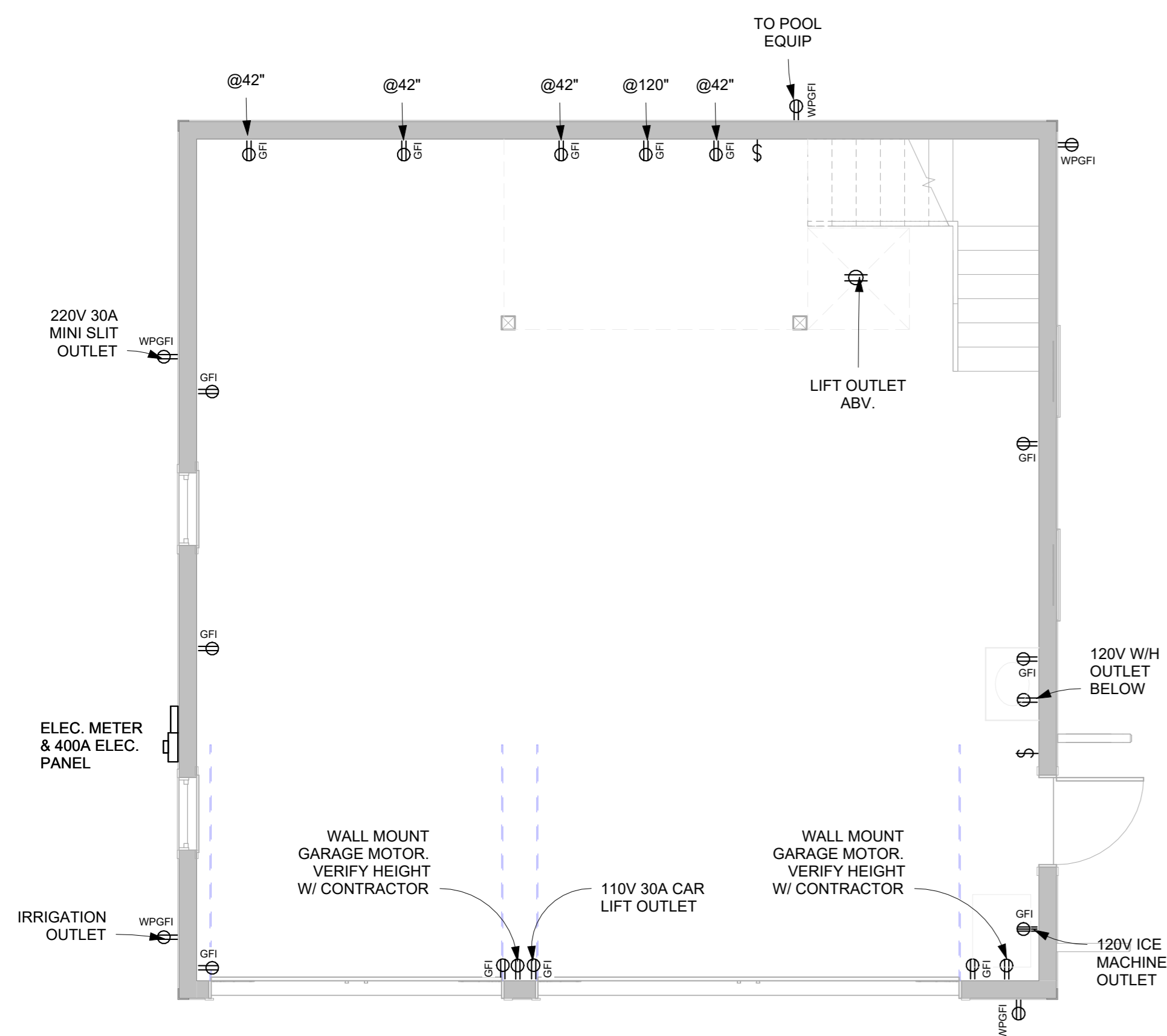
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ALL RECEPTALS MUST COMPLY WITH SECTION E-4002.14 OF THE 2018 IRC (TAMPER RESISTANT)

**1 OUTLETS - GARAGE / POOL**  
1/4" = 1'-0"

SYMBOLS			
	CEILING MOUNTED FAN		DUPLEX OUTLET, 120V MOUNTED 14" ABOVE FIN. FLR.
	WALL MOUNTED FAN		TRIPLEX OUTLET, 240V MOUNTED 14" ABOVE FIN. FLR.
	CEILING MOUNTED FIXTURE		DUPLEX OUTLET, 120V GROUND FALT INTERRUPTER CIRCUIT BREAKER
	WALL MOUNTED FIXTURE		DUPLEX OUTLET, 120V, WATER PROOF COVER PLATE AND BOX, GROUND FALT INTERRUPTER CIRCUIT BREAKER
	6" RECESSED CAN		120V UNDER CABINET OUTLET
	4" RECESSED CAN		SILENT SWITCH
	UNDER CABINET LED BAR LIGHT		3 WAY SWITCH
	LED BAR LIGHT		OCCUPANCY SENSOR ON SWITCH
	VENT		CABEL TELEVISION JACK, MOUNTED 84" ABOVE FIN. FLR.
	HEAT/VENT COMBO		
	SMOKE DETECTOR		
	CARBON MONOXIDE/ SMOKE DETECTOR		



**BONNER RESIDENCE**  
703 HANCOCK STREET, BSL, MS 39520  
THOM & DEVIN BONNER

REVISIONS

NO.	DESCRIPTION	DATE

BONNER RESIDENCE

ELECTRIC

LIVING AREA: 2887 SQFT  
UNDER BEAM: 5082 SQFT

9 of 15

SCALE: 1/4" = 1'-0"  
DRWN BY: COLT LEE DATE: 05/02/25

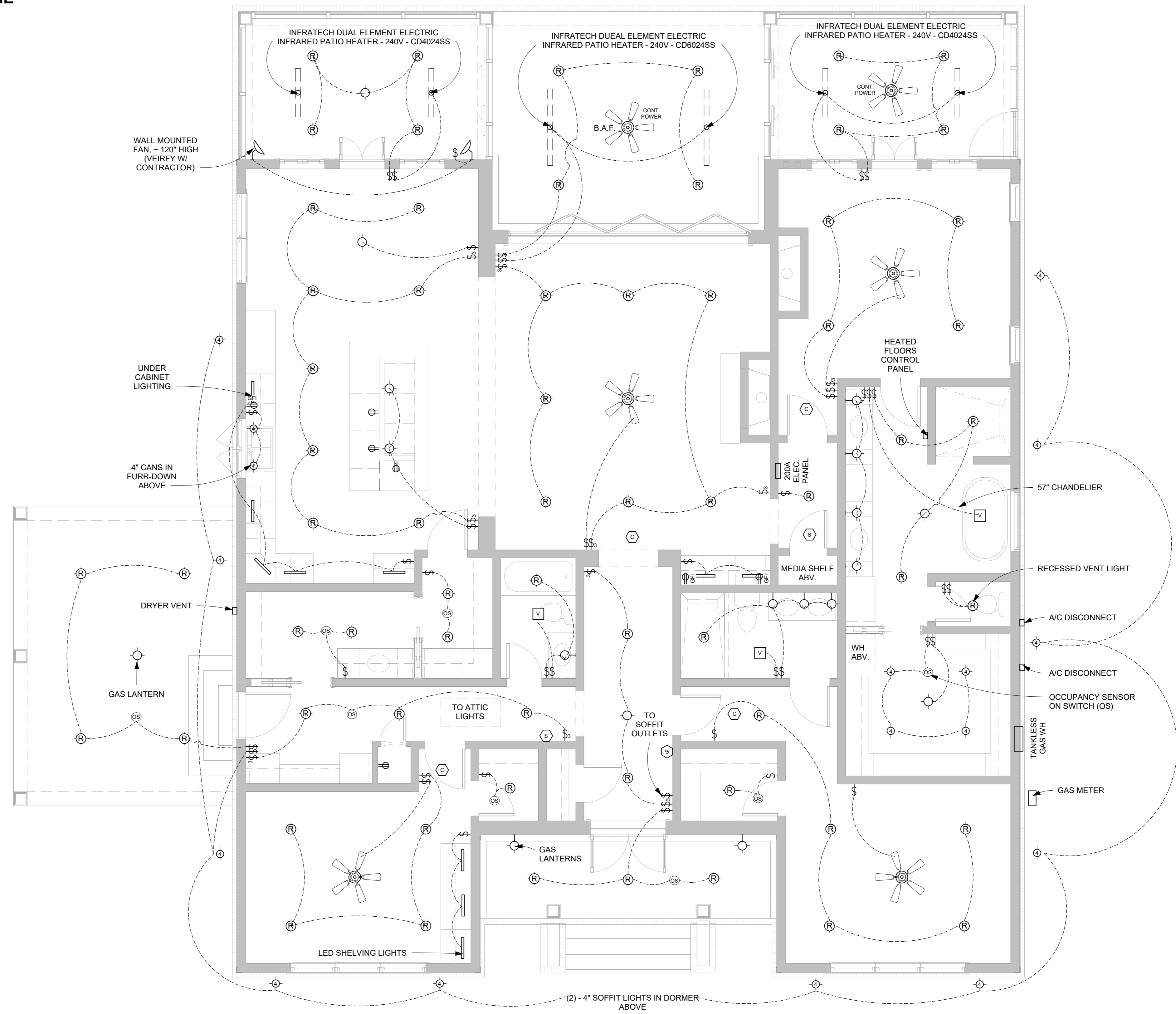


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**1 FIXTURES - HOME**  
 1/4" = 1'-0"

SYMBOLS	
	CEILING MOUNTED FAN
	WALL MOUNTED FAN
	CEILING MOUNTED FIXTURE
	WALL MOUNTED FIXTURE
	6" RECESSED CAN
	4" RECESSED CAN
	UNDER CABINET LED BAR LIGHT
	LED BAR LIGHT
	VENT
	HEAT/VENT COMBO
	SMOKE DETECTOR
	CARBON MONOXIDE/ SMOKE DETECTOR
	DUPLEX OUTLET, 120V MOUNTED 14" ABOVE FIN. FLR.
	TRIPLEX OUTLET, 240V MOUNTED 14" ABOVE FIN. FLR.
	DUPLEX OUTLET, 120V GROUND FALT INTERRUPTER CIRCUIT BREAKER
	DUPLEX OUTLET, 120V, WATER PROOF COVER PLATE AND BOX, GROUND FALT INTERRUPTER CIRCUIT BREAKER
	120V UNDER CABINET OUTLET
	SILENT SWITCH
	3 WAY SWITCH
	OCCUPANCY SENSOR ON SWITCH
	CABEL TELEVISION JACK, MOUNTED 84" ABOVE FIN. FLR.



NOTES:  
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**BONNER RESIDENCE**  
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 THOM & DEVIN BONNER

REVISIONS		
NO.	DESCRIPTION	DATE

**BONNER RESIDENCE**

**ELECTRIC**

LIVING AREA: 2887 SQFT  
 UNDER BEAM: 5082 SQFT

**10 of 15**

SCALE: 1/4" = 1'-0"  
 DRWN BY: COLT LEE DATE: 05/02/25



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# BONNER RESIDENCE

703 HANCOCK STREET, BSL, MS 39520  
THOM & DEVIN BONNER

## REVISIONS

NO.	DESCRIPTION	DATE

## BONNER RESIDENCE

### ELECTRIC

LIVING AREA: 2887 SQFT  
UNDER BEAM: 5082 SQFT

# 11 of 15

SCALE: 1/4" = 1'-0"  
DRWN BY: COLT LEE | DATE: 05/02/25

NOTES:

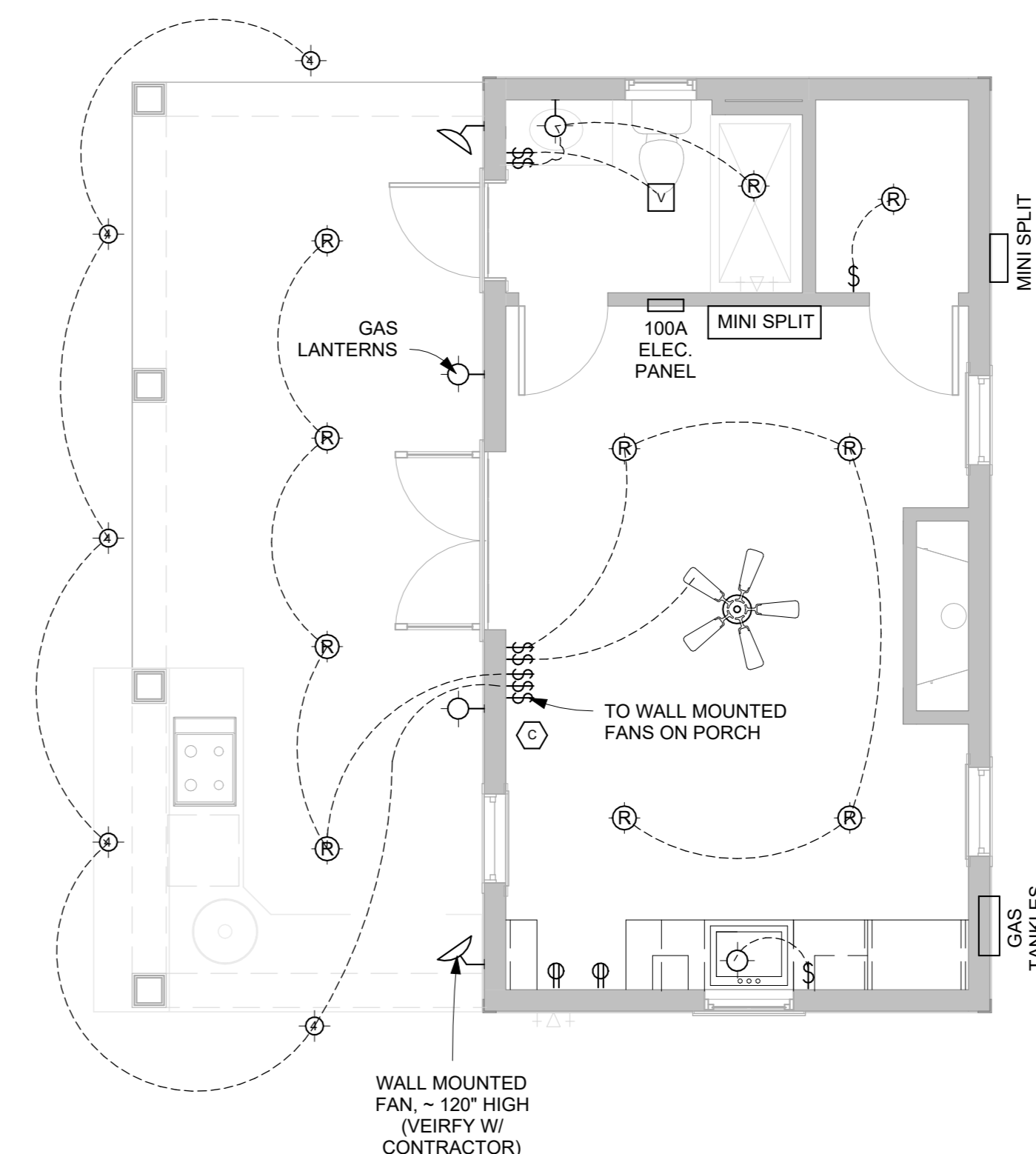
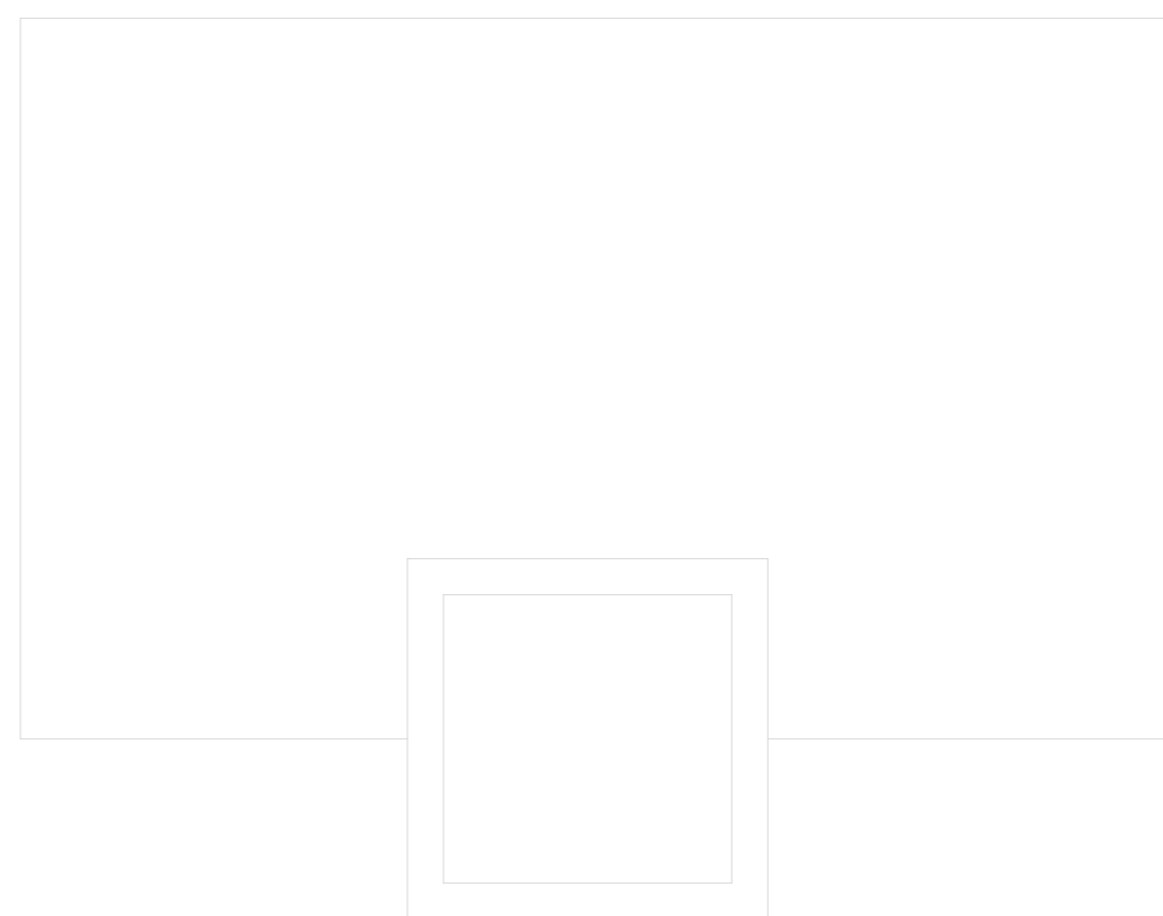
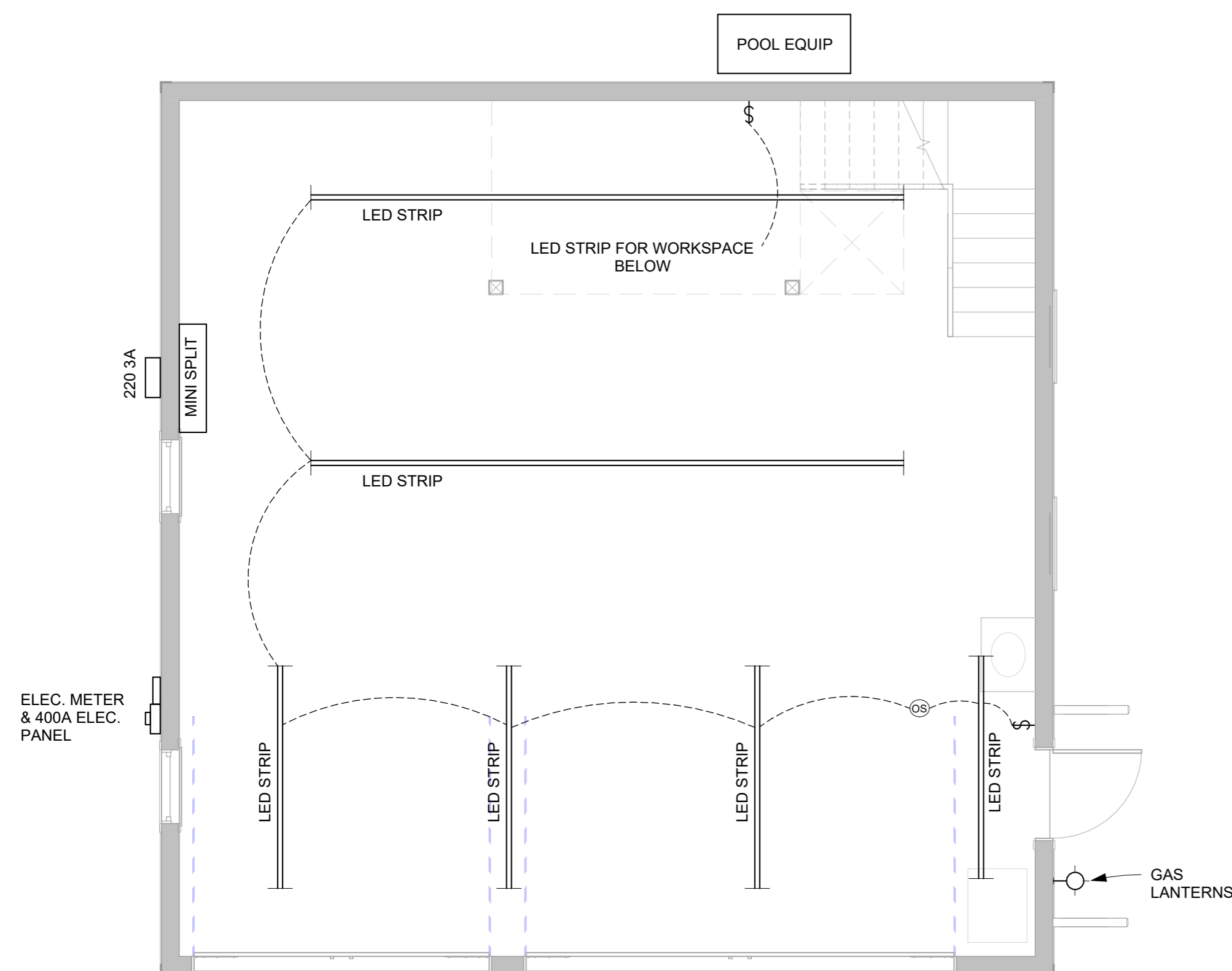
MUST MAINTAIN PROPER PENETRATION PROTECTION OF OPENING FROM GARAGE TO DWELLINGS PER SECTION R-302.5 OF THE 2018 IRC

ALL 125 VOLT 12/20 AMP CIRCUITS SERVING BEDROOMS MUST BE ARC FAULT PROTECTED, INCLUDING S/DS

ALL RECEPTICALS MUST COMPLY WITH SECTION E-4002.14 OF THE 2018 IRC (TAMPER RESISTANT)

1 **FIXTURES - GARAGE / POOL**  
1/4" = 1'-0"

SYMBOLS			
	CEILING MOUNTED FAN		DUPLEX OUTLET, 120V MOUNTED 14" ABOVE FIN. FLR.
	WALL MOUNTED FAN		TRIPLEX OUTLET, 240V MOUNTED 14" ABOVE FIN. FLR.
	CEILING MOUNTED FIXTURE		DUPLEX OUTLET, 120V GROUND FALT INTERRUPTER CIRCUIT BREAKER
	WALL MOUNTED FIXTURE		DUPLEX OUTLET, 120V, WATER PROOF COVER PLATE AND BOX, GROUND FALT INTERRUPTER CIRCUIT BREAKER
	6" RECESSED CAN		120V UNDER CABINET OUTLET
	4" RECESSED CAN		SILENT SWITCH
	UNDER CABINET LED BAR LIGHT		3 WAY SWITCH
	LED BAR LIGHT		OCCUPANCY SENSOR ON SWITCH
	VENT		CABEL TELEVISION JACK, MOUNTED 84" ABOVE FIN. FLR.
	HEAT/VENT COMBO		
	SMOKE DETECTOR		
	CARBON MONOXIDE/ SMOKE DETECTOR		





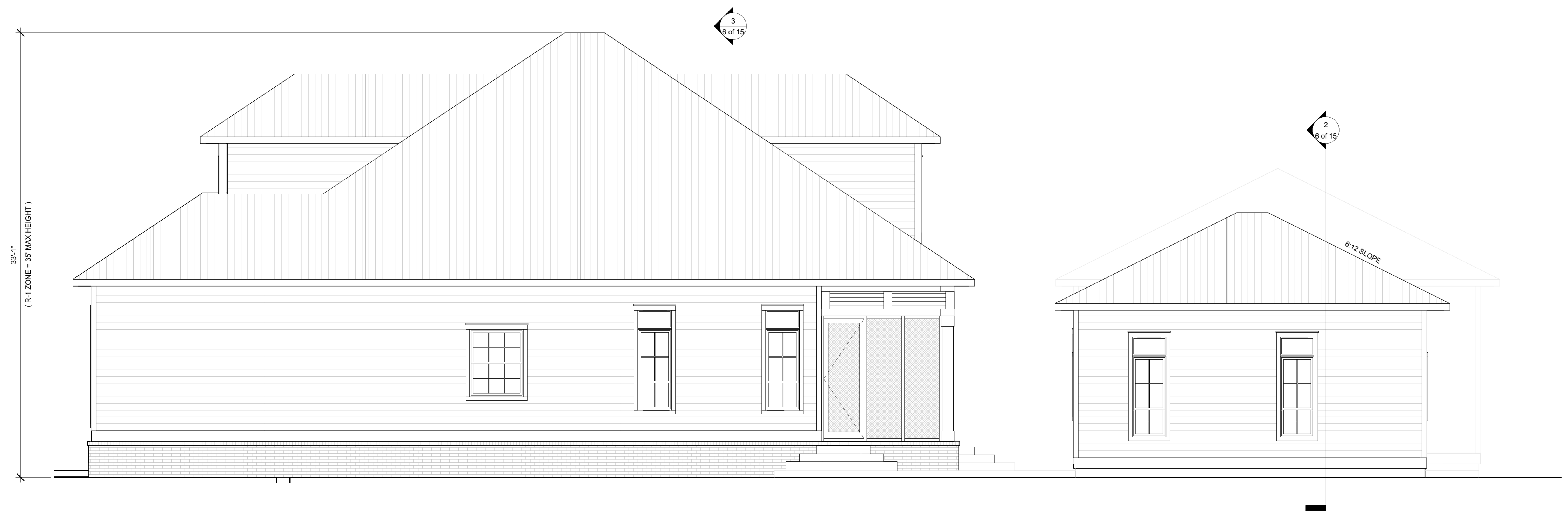
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**1 FRONT ELEVATION**  
1/4" = 1'-0"



**2 RIGHT ELEVATION**  
1/4" = 1'-0"



**BONNER RESIDENCE**  
703 HANCOCK STREET, BSL, MS 39520  
THOM & DEVIN BONNER

**REVISIONS**

NO.	DESCRIPTION	DATE

**BONNER RESIDENCE**

**ELEVATIONS**

LIVING AREA: 2887 SQFT  
UNDER BEAM: 5082 SQFT

**12 of 15**

SCALE: 1/4" = 1'-0"  
DRWN BY: COLT LEE | DATE: 05/02/25



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**BONNER RESIDENCE**  
703 HANCOCK STREET, BSL, MS 39520  
THOM & DEVIN BONNER

**REVISIONS**

NO.	DESCRIPTION	DATE

**BONNER RESIDENCE**

**ELEVATIONS**

LIVING AREA: 2887 SQFT  
UNDER BEAM: 5082 SQFT

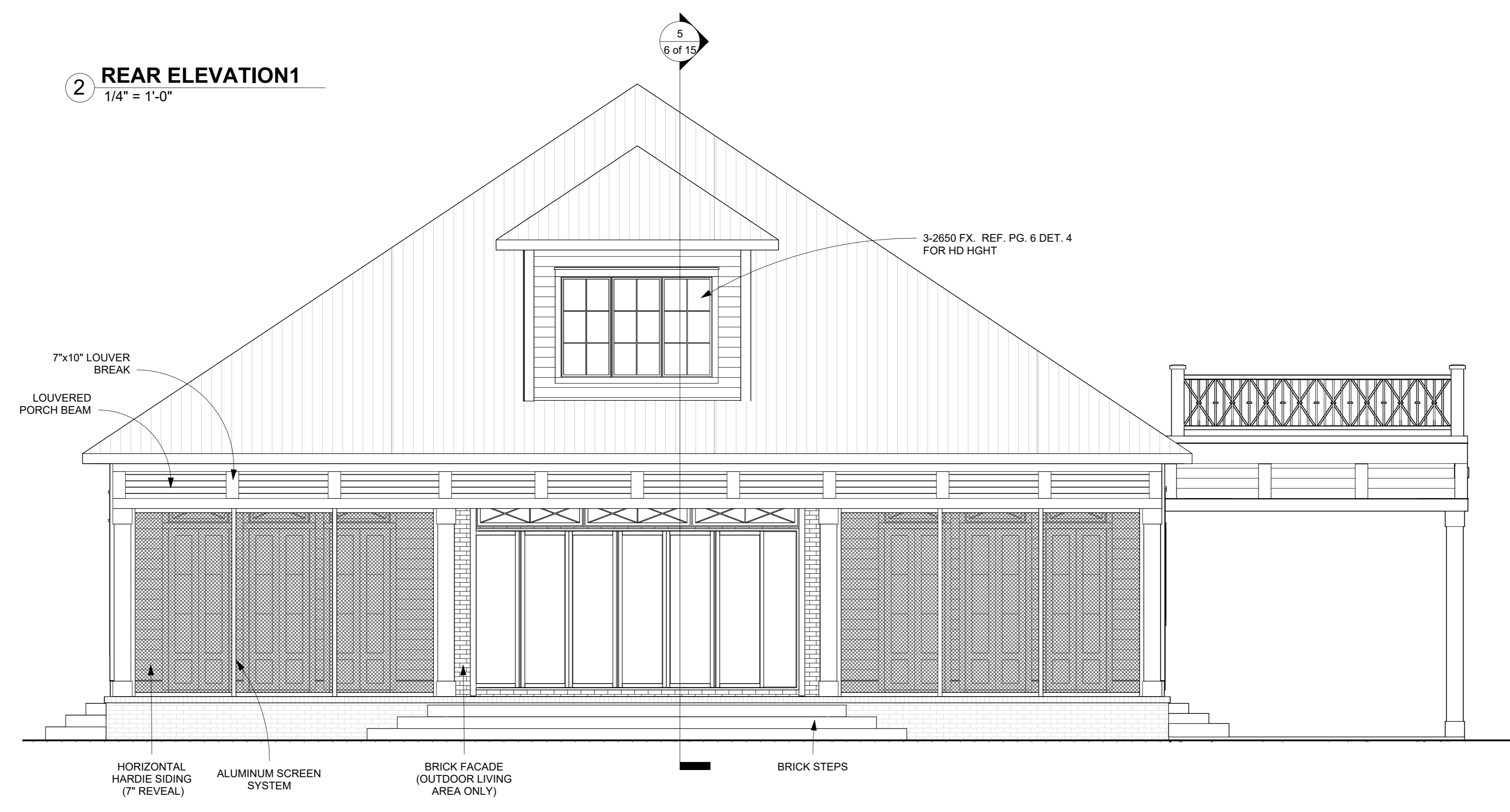
**13 of 15**

SCALE: 1/4" = 1'-0"  
DRWN BY: COLT LEE | DATE: 05/02/25

**1 LEFT ELEVATION**  
1/4" = 1'-0"



**2 REAR ELEVATION1**  
1/4" = 1'-0"





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**1 POOL HOUSE - POOL VIEW**  
1/4" = 1'-0"



**2 GARAGE - POOL VIEW**  
1/4" = 1'-0"



**3 OVERALL REAR ELEVATION**  
1/4" = 1'-0"



**BONNER RESIDENCE**  
703 HANCOCK STREET, BSL, MS 39520  
THOM & DEVIN BONNER

**REVISIONS**

NO.	DESCRIPTION	DATE

**BONNER RESIDENCE**

**ELEVATIONS**

LIVING AREA: 2887 SQFT  
UNDER BEAM: 5082 SQFT

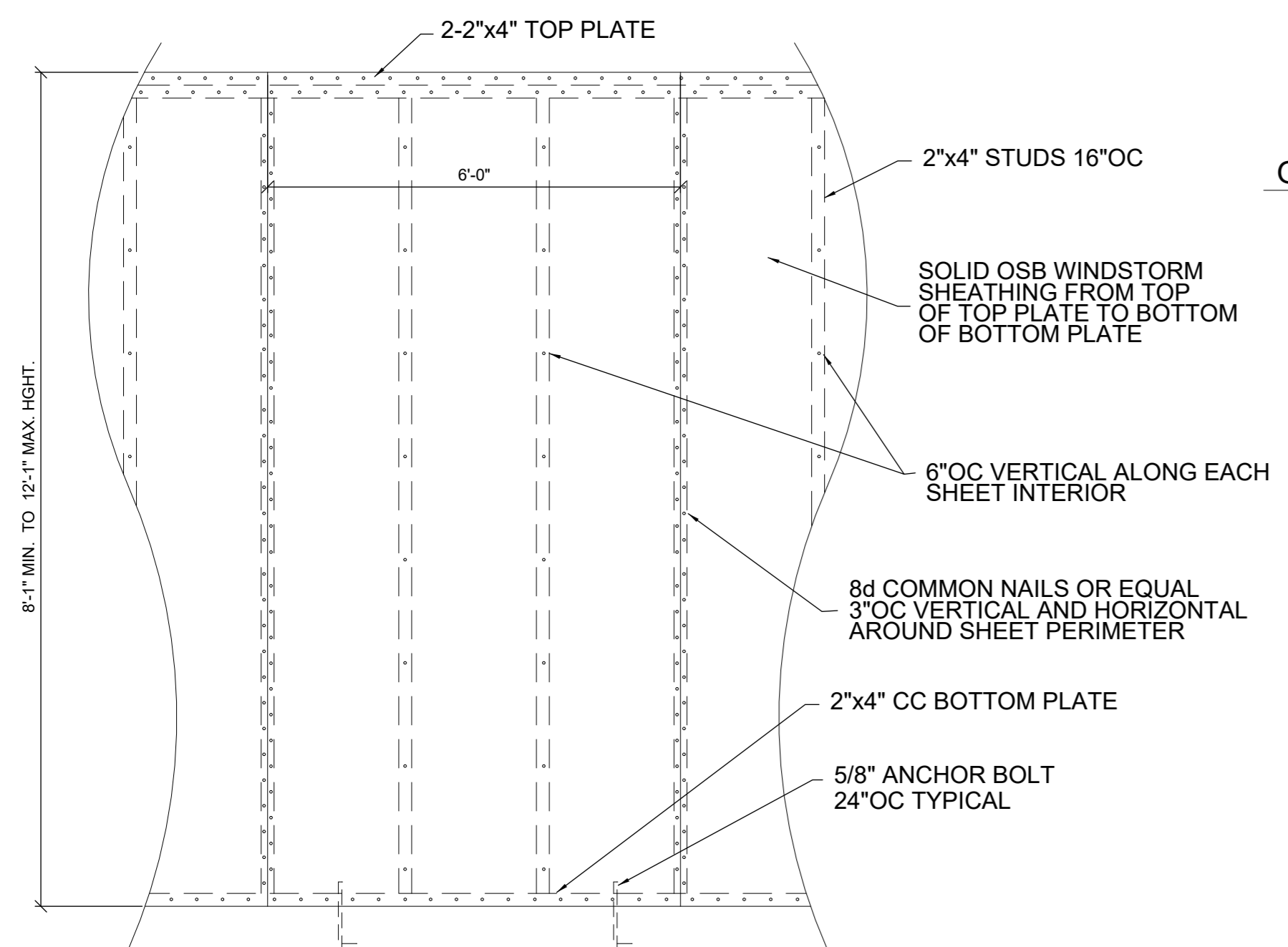
**14 of 15**

SCALE: 1/4" = 1'-0"  
DRWN BY: COLT LEE | DATE: 05/02/25



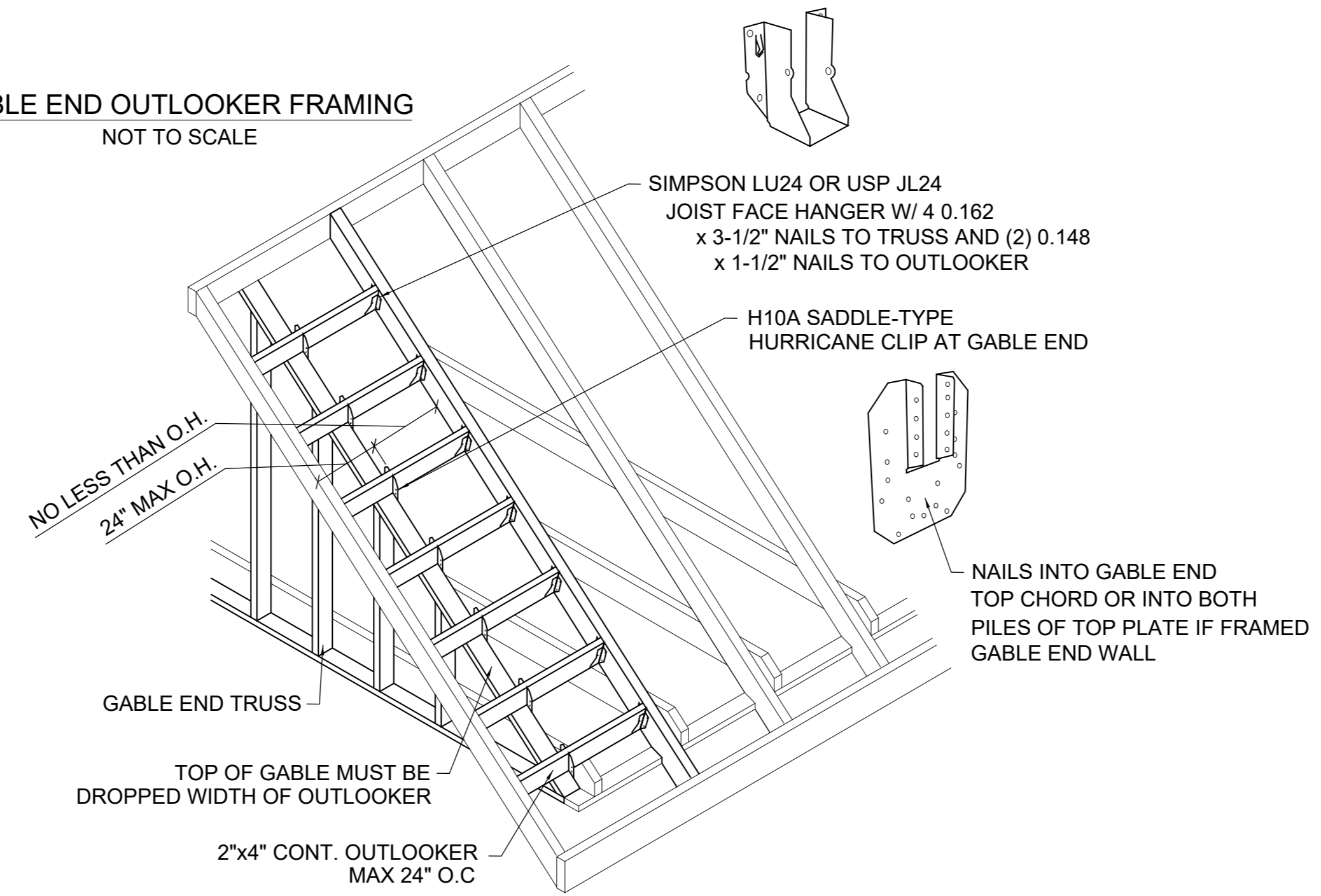
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**7/16" STORM SHEATHING**  
TYPICAL ALL EXTERIOR WALLS  
SCALE: 3/4" = 1'-0"

**GABLE END OUTLOOKER FRAMING**  
NOT TO SCALE



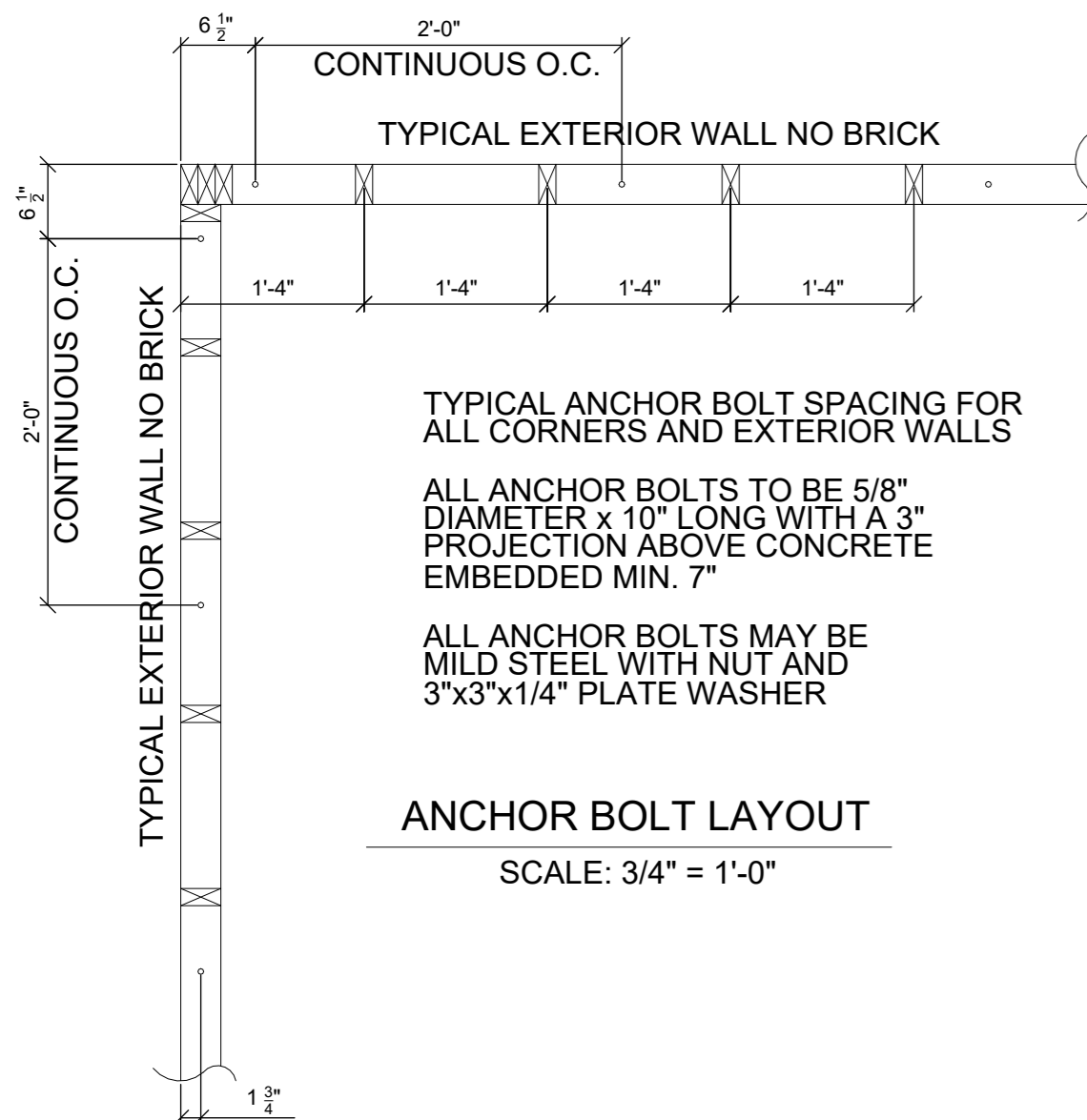
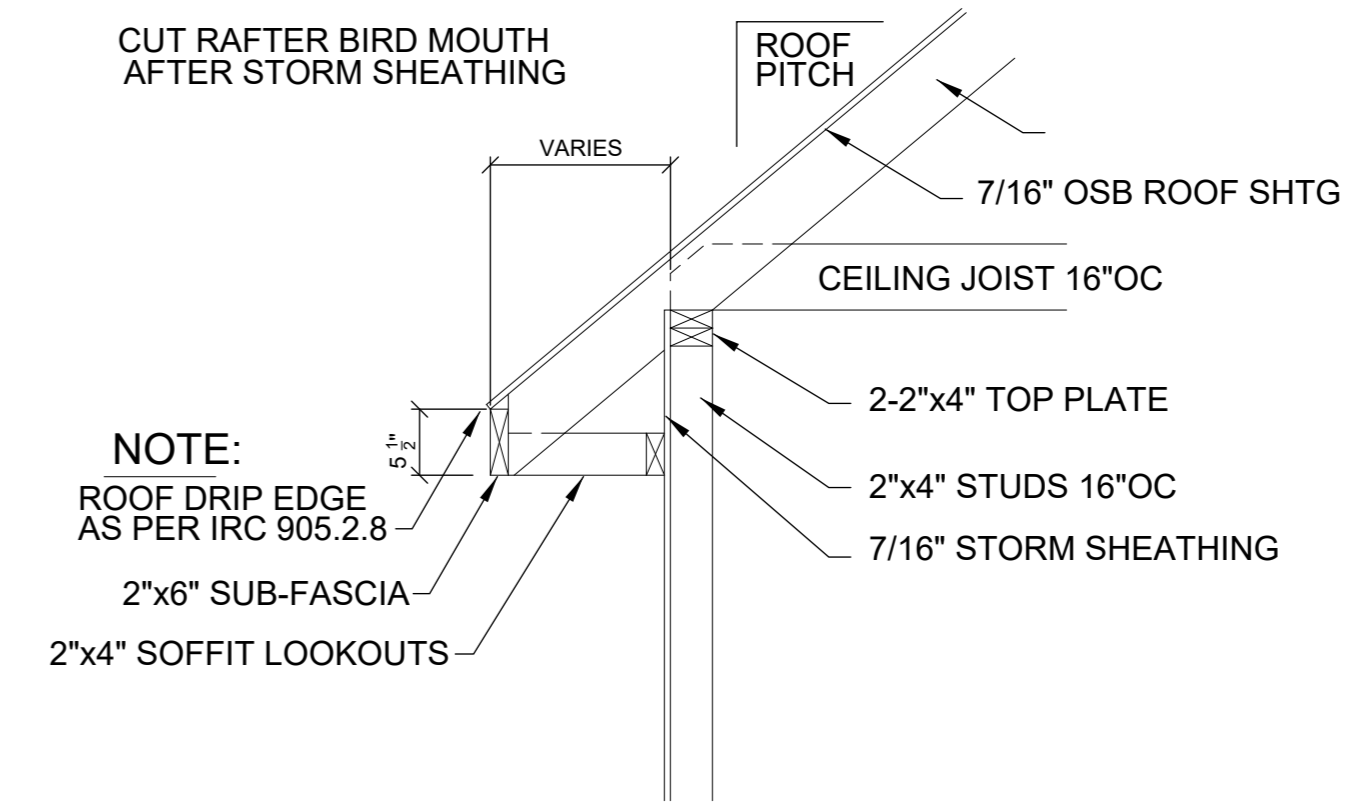
**NOTE:**

CUT RAFTER BIRD MOUTH AFTER STORM SHEATHING

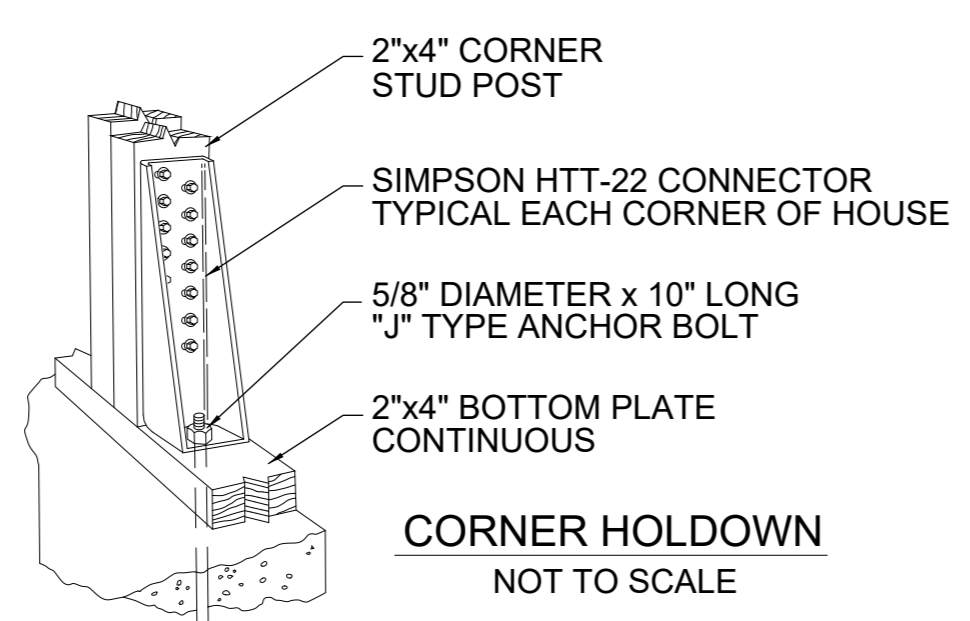
**NOTE:**

ROOF DRIP EDGE AS PER IRC 905.2.8  
2"x6" SUB-FASCIA  
2"x4" SOFFIT LOOKOUTS

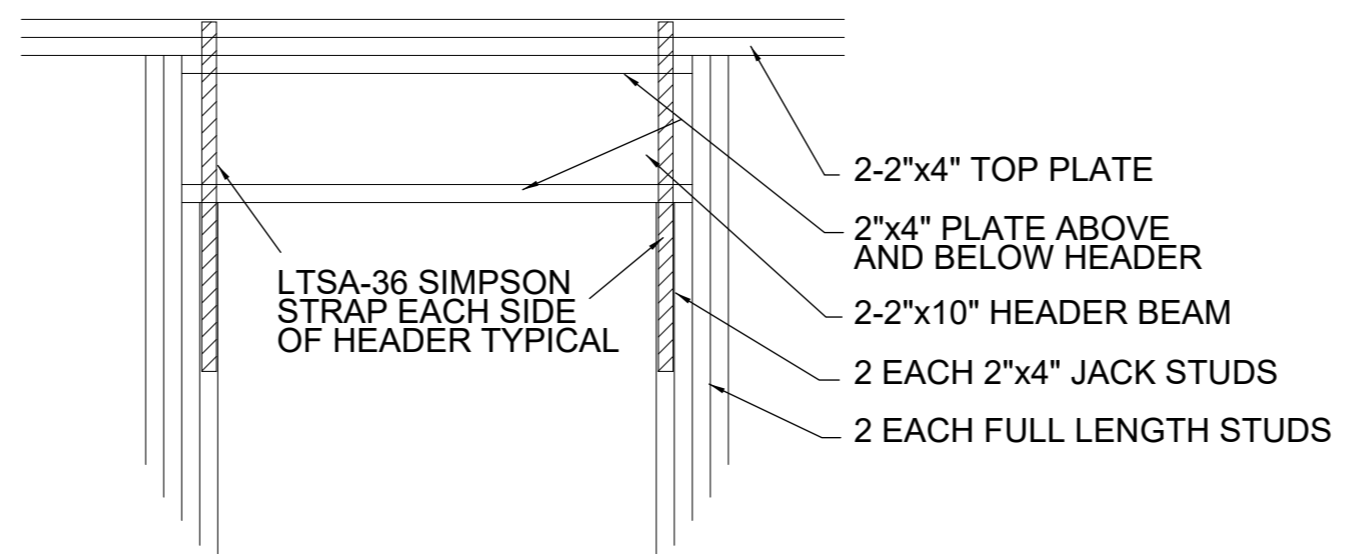
**TYP ROOF SOFFIT DETAIL**  
SCALE: 3/4" = 1'-0"



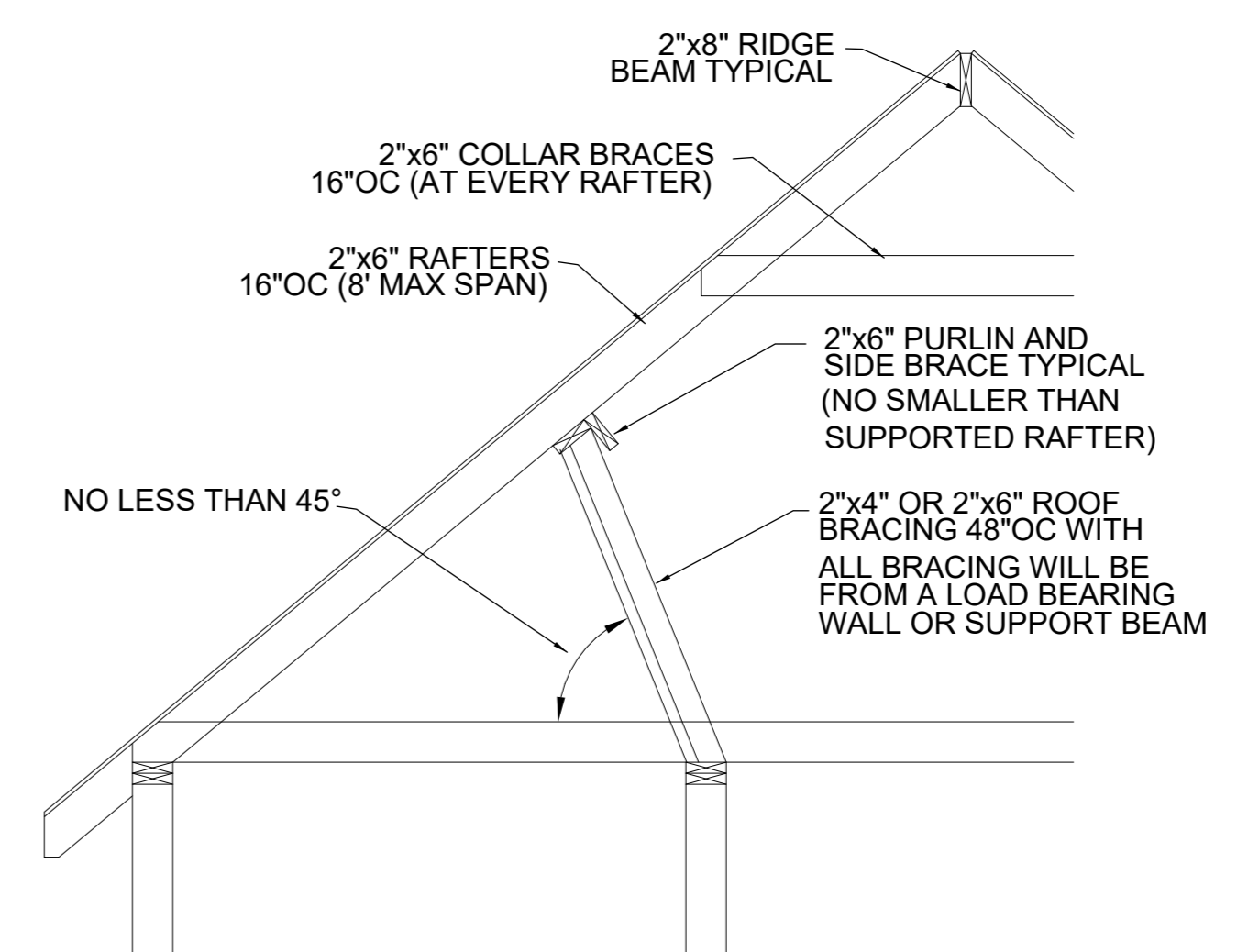
**ANCHOR BOLT LAYOUT**  
SCALE: 3/4" = 1'-0"



**CORNER HOLDDOWN**  
NOT TO SCALE

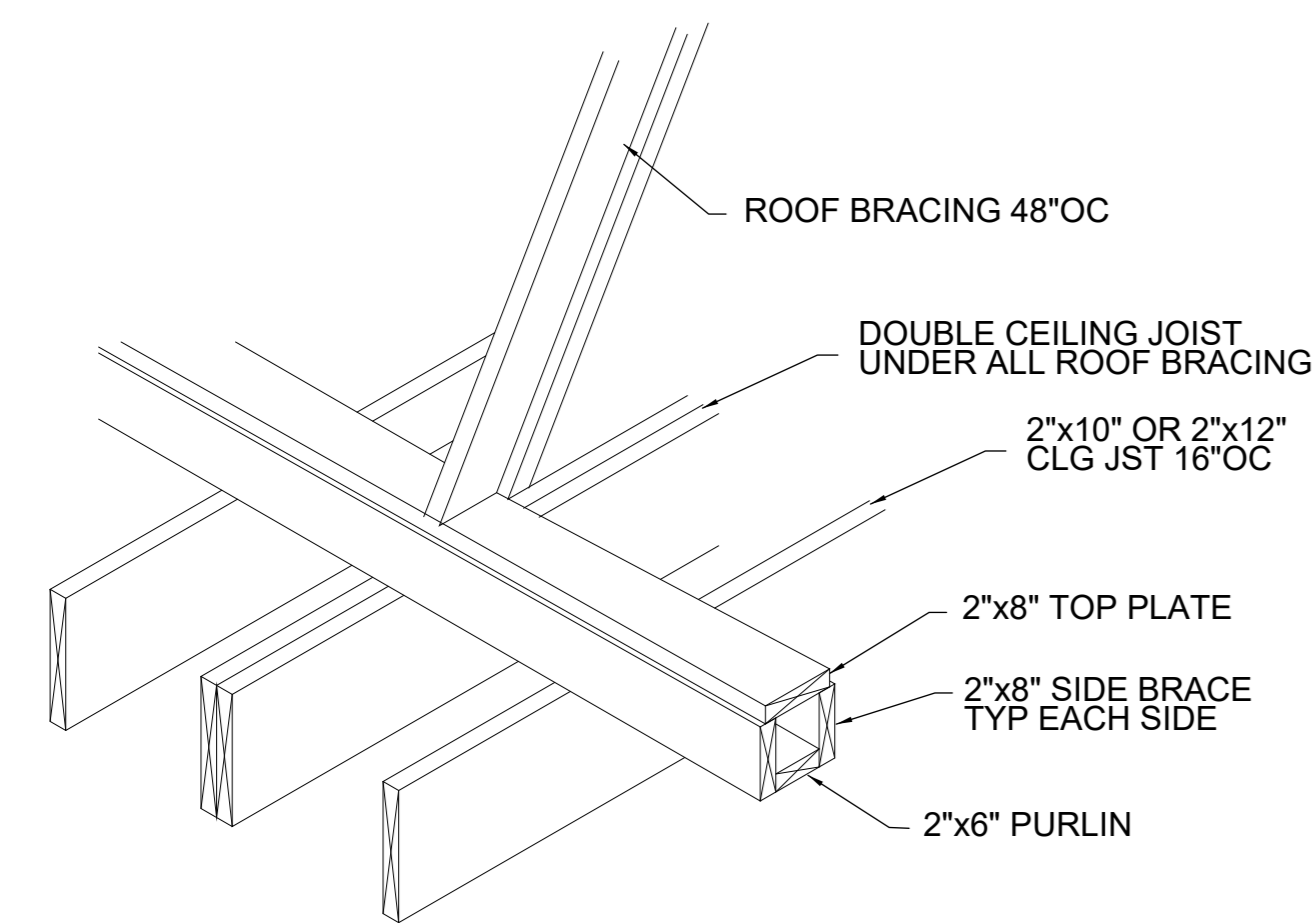


**TYPICAL EXTERIOR DOOR OR WINDOW HEADER**  
SCALE: 3/4" = 1'-0"

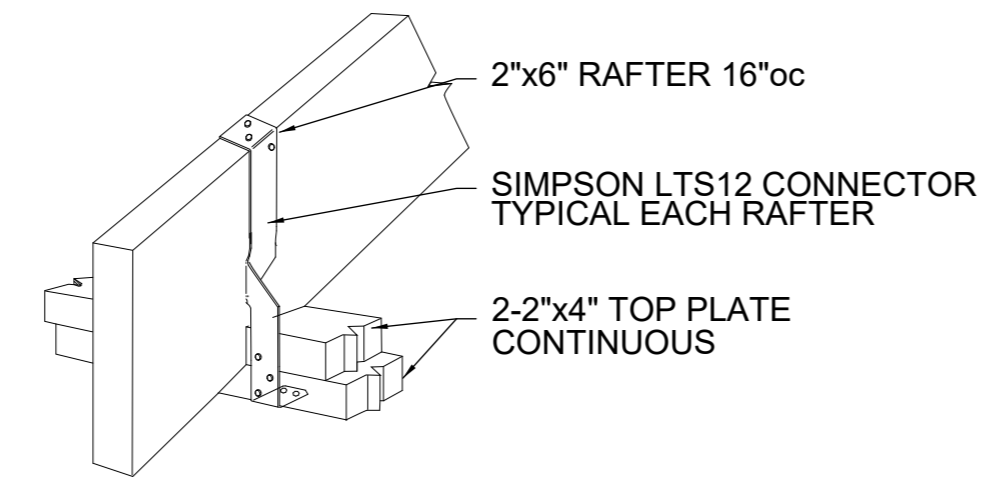


**TYPICAL ROOF BRACING DETAIL**  
NOT TO SCALE

ALL RIDGES, HIPS AND VALLEYS ARE 2"x8"  
ALL RAFTERS ARE 2"x6" @ 16"OC (8'-0" MAX SPAN)



**STRONGBACK DETAIL**  
NOT TO SCALE



**RAFTER TO TOP PLATES**  
NOT TO SCALE

WALL SHEATHING REQUIRED FOR WIND LOAD RESISTANCE*			
SHEATHING LOCATION	STUD SPACING	EDGES	FIELDS
		MAX NAIL SPAC. G F 8d COMMON OR 10d BOX NAILS (INCS OC)	
INTERIOR ZONE	12" O.C.	4"	6"
	16" O.C.	4"	6"
	16" O.C.	4"	6"
PERIMETER EDGE ZONE	12" O.C.	4"	6"
	16" O.C.	4"	6"
	16" O.C.	4"	6"

ROOF SHEATHING REQUIRED FOR WIND LOAD RESISTANCE*			
SHEATHING LOCATION	TRUSS/ RAFTER SPACING	EDGES	FIELDS
		MAX NAIL SPAC. G F 8d COMMON OR 10d BOX NAILS (INCS OC)	
INTERIOR ZONE	12" O.C.	7"	6"
	16" O.C.	7"	6"
	12" O.C.	7"	6"
PERIMETER EDGE ZONE	16" O.C.	7"	6"
	16" O.C.	7"	6"
	16" O.C.	7"	6"

\* 130 MPH WIND, EXPOSURE - B

MAX GLAZING (FENESTRATION) U-FACTOR	MIN. INSULATION R-VALUE				
	CLGS.	WALLS	FLOORS	BASEMENT WALLS	CRAWL SP. WALLS
0.75	R-30	R-21	R-13	R-5	R-5

**REVISIONS**

NO.	DESCRIPTION	DATE

**BONNER RESIDENCE**

**DETAILS**

LIVING AREA: 2887 SQFT  
UNDER BEAM: 5082 SQFT

**15 of 15**

SCALE: 1/4" = 1'-0"  
DRWN BY: COLT LEE DATE: 05/02/25



Caitlin Bourgeois <cthompson@baystlouis-ms.gov>

---

## Bonner request for variance

1 message

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**Anita Warner** <anitawarner.law@gmail.com>

Mon, Oct 13, 2025 at 6:50 AM

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

The Bonners are requesting a variance for an accessory structure, their pool house.

In designing their home they took care to avoid crowding and to preserve a 75 year old oak on the right hand side of their property. The registry supports their request for a variance.

Anita Warner, Chair  
Live Oak Registry

Sent from my iPhone

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

**RE:** 9700 Block of Highway 603  
Parcel: 138G-0-46-161.000  
Legal Description: PT GUIDON TOULME CL 30 & 34 N OF HW

**HEARING DATE:** October 15, 2025

I have reviewed the application for Special Exception submitted by Robert J. Boudin Jr. The property is located on the 9700 block of Highway 603 and is zoned C-3 Highway Commercial.

Boat storage is a permitted use by special exception in the C-3 Highway Commercial district. The applicant is requesting the following:

- A special exception to construct a boat storage facility in the C-3 Highway Commercial district.

The administration recommends denying the special exception request.

- In April 2023, the Bay St. Louis Zoning Ordinance was amended, changing the status of mini storage and warehouse-type developments in the C-3 Highway Commercial District from a permitted use to a use allowed only by special exception.
- The proposed boat storage facility would likely be visible from Highway 603,
- If this special exception is approved, the proposed development will still be required to undergo site plan review.

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

Sincerely,  
**Jeremy L. Burke**  
Zoning Administrator

APPLICATION FOR SPECIAL EXCEPTION TO THE ZONING ORDINANCE

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

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

OWNER: Robert J. Boudin Jr.  
ADDRESS: 1444 Blue Meadow Rd  
Bay St. Louis, MS 39520  
PHONE: (228) 493-1012

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE

9708 Block of HWY 603 (southern corner of HWY 603/Old Nicholson Rd)

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

PT GUIDON TOULME CL 30 & 34 N OF HW

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

138 G-0-46-161.000

3. Present Zoning: C-3

4. Present use of building/property: Vacant

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

Application fee of \$<sup>250</sup>~~200~~ (Commercial): 06548418

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 \_\_\_\_\_

Boat Storage

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

\_\_\_\_\_

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

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

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

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

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.

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

08/18/25  
Date

---

FOR OFFICE USE ONLY

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

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

**RE:** 400 Block of Labat Street  
400 Block of Sycamore Street  
500 Block of St. Francis Street

**Parcels:**

149M-1-30-126.001; 186 & E 18.6 OF 187, 3rd Ward, Bay St. Louis  
137J-0-44-057.000; 100D, 3rd Ward, Bay St. Louis  
137J-0-44-053.000; 100C, 108, 109B, 110, 111, 3rd Ward, Bay St. Louis  
137J-0-44-056.000; 109A, 3rd Ward, Bay St. Louis  
149M-1-30-094.000; 95B & 94B, 3rd Ward, Bay St. Louis

**HEARING DATE:** October 15, 2025

Matt Stieffel and Louie Liokis submitted an application for Sketch Plat and Final Plat approval for a proposed reconfiguration of five parcels into four parcels. The properties are located along the 400 Block of Labat Street, the 400 Block of Sycamore Street, and the 500 Block of St. Francis Street.

The proposed reconfiguration received a variance for the lot width in May 2025.

Each of the newly created parcels would exceed the minimum required square footage.

The administration recommends **approval** of both the Sketch Plat and the Final Plat.

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

Sincerely,  
**Jeremy L. Burke**  
Zoning Administrator

Bay St Louis Zoning Department  
688 Highway 90  
Bay St Louis, MS 39520  
(228) 466-5516

Final Plat  
SKETCH PLAT APPLICATION

Name of Owner(s): Matt Stieffed

Address of Owner: 507 Citizen St.  
BSL, MS 39520

Phone Number: 228-224-5530

Email: mattstieffed@gmail.com

Tax Parcel Number(s): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

General Location of Property Involved: Labat St., Sycamore St  
St Francis St.

Application Fee \$250:  00548876

See Article III Section 301 (Procedure for Approval of the Sketch Plat) in the Subdivision Regulations of City Bay St Louis, Mississippi

Required Attachments:

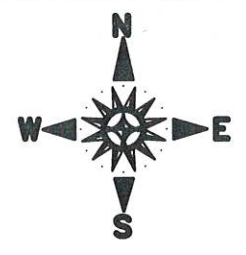
- 8 scaled 24"X36" copies of the sketch plat and PDF of the proposed subdivision

[Signature]  
Signature of Applicant

8/28/25  
Date

\_\_\_\_\_  
Signature of Applicant





**RE-SUBDIVISION OF PARCELS:**  
 137J-0-44-051.000, 137J-0-44-053.000,  
 137J-0-44-056.000, 137J-0-44-057.000,  
 & 149M-1-30-126.001  
 INTO PARCELS: "A", "B", "C" & "D"

**LEGAL DESCRIPTION: OVERALL**  
 A survey of Lots 108, 109, 110, 111, 186, & part of Lots 94, 95, 100 & 109, 3rd Ward, City of Bay St. Louis, Hancock County, Mississippi, being more particularly described as follows, to-wit:  
 Beginning at an iron rod found at the intersection of the East margin of St. Francis Street and the line between Lots 91 & 100, 3rd Ward, City of Bay St. Louis, Hancock County, MS; thence along said East margin the following three courses: S 20°13'09" W 39.74 feet to a 1/2" rebar found; S 19°58'28" W 39.83 feet to a 1/2" rebar found; S 15°49'54" W 38.94 feet to a 1/2" rebar found on the South line of Lot 109; thence along said South line the following three courses: S 70°24'22" E 97.50 feet to a 1/2" rebar found; S 71°58'24" E 42.48 feet to a 1/2" rebar found; S 70°03'45" E 75.21 feet to an iron pipe found; thence S 70°03'45" E 102.68 feet to a 1/2" rebar found; thence S 21°07'21" W 111.17 feet to a 1/2" rebar found on the North margin of Sycamore Street; thence along said North margin S 68°54'48" E 78.79 feet to a 1/2" rebar found; thence N 20°58'59" E 111.92 feet to a 1/2" rebar set on the South line of Lot 111; thence S 69°27'44" E 47.52 feet to a 1/2" rebar set; thence N 19°31'44" E 81.96 feet; thence S 69°46'44" E 100.40 feet to a 1/2" rebar found; thence N 19°33'58" E 40.03 feet to a 1/2" rebar found on the North line of Lot 100; thence N 70°27'25" W 94.33 feet to a 1/2" rebar set; thence N 19°24'01" E 97.00 feet to a 1/2" rebar set on the South margin of Labat Street; thence along said South margin N 69°51'22" W 100.00 feet to a 1/2" rebar set; thence S 19°24'18" W 98.05 feet to a 1/2" rebar set on the North line of Lot 100; thence N 70°27'07" W 261.33 feet to a 1/2" rebar found; thence N 70°28'16" W 90.35 feet to the Point of Beginning. Said parcel contains 75,303 Square Feet or 1.73 Acres, more or less.

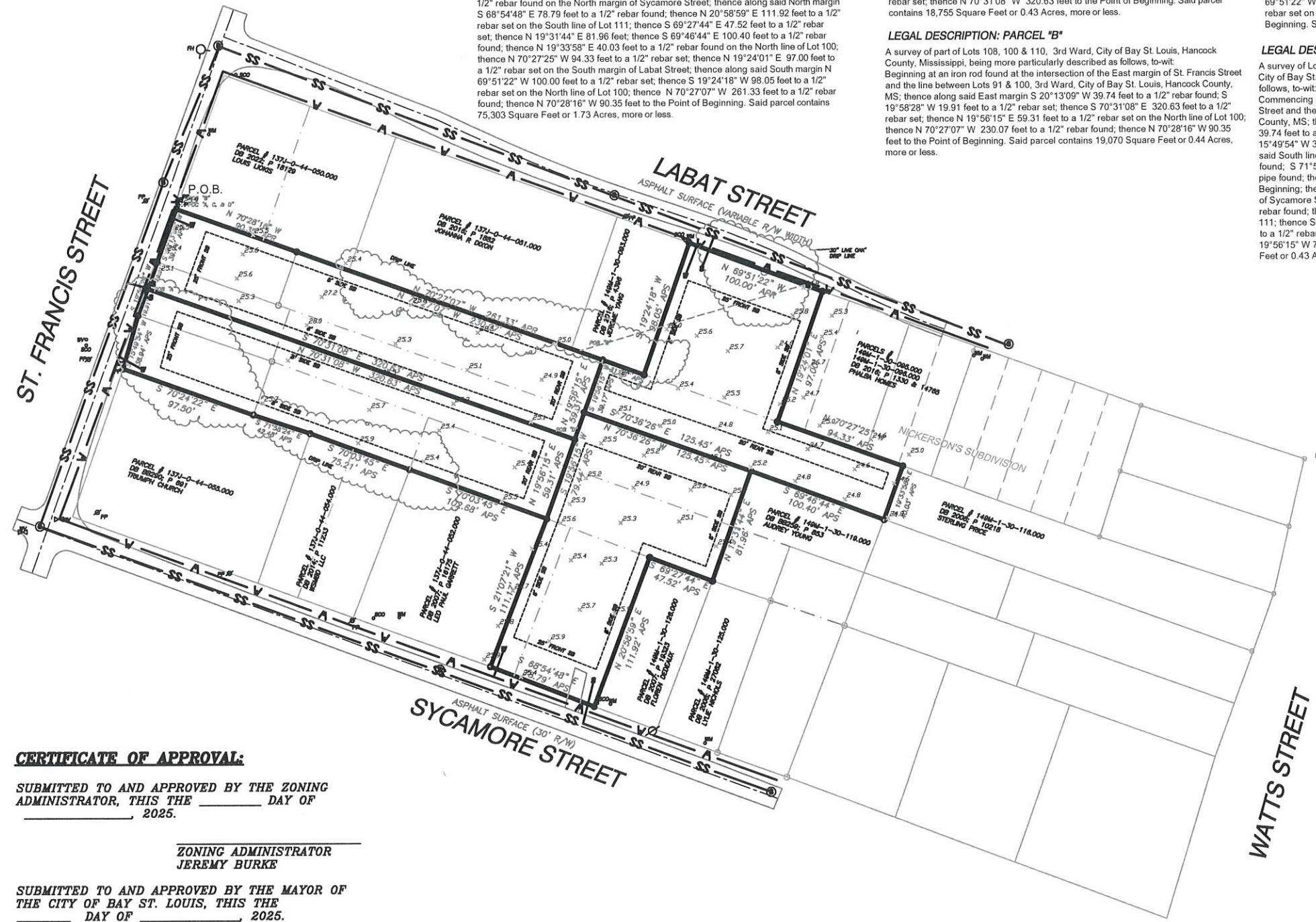
**LEGAL DESCRIPTION: PARCEL "A"**  
 A survey of Lot 109 & part of Lots 108, 110 & 111, 3rd Ward, City of Bay St. Louis, Hancock County, Mississippi, being more particularly described as follows, to-wit:  
 Commencing at an iron rod found at the intersection of the East margin of St. Francis Street and the line between Lots 91 & 100, 3rd Ward, City of Bay St. Louis, Hancock County, MS; thence along said East margin S 20°13'09" W 39.74 feet to a 1/2" rebar found; thence S 19°58'28" W 39.83 feet to a 1/2" rebar set at the Point of Beginning; thence S 19°58'28" W 19.91 feet to a 1/2" rebar found; thence S 15°49'54" W 38.94 feet to a 1/2" rebar found on the South line of Lot 109; thence along said South line the following three courses: S 70°24'22" E 97.50 feet to a 1/2" rebar found; S 71°58'24" E 42.48 feet to a 1/2" rebar found; S 70°03'45" E 75.21 feet to an iron pipe found; thence S 70°03'45" E 102.68 feet to a 1/2" rebar found; thence N 19°56'15" E 59.31 feet to a 1/2" rebar set; thence N 70°31'08" W 320.63 feet to the Point of Beginning. Said parcel contains 18,755 Square Feet or 0.43 Acres, more or less.

**LEGAL DESCRIPTION: PARCEL "C"**  
 A survey of part of Lots 94, 95, & 100, 3rd Ward, City of Bay St. Louis, Hancock County, Mississippi, being more particularly described as follows, to-wit:  
 Commencing at an iron rod found at the intersection of the East margin of St. Francis Street and the line between Lots 91 & 100, 3rd Ward, City of Bay St. Louis, Hancock County, MS; thence along said East margin the following three courses: S 20°13'09" W 39.74 feet to a 1/2" rebar found; S 19°58'28" W 39.83 feet to a 1/2" rebar found; S 15°49'54" W 38.94 feet to a 1/2" rebar found on the South line of Lot 109; thence along said South line the following three courses: S 70°24'22" E 97.50 feet to a 1/2" rebar found; S 71°58'24" E 42.48 feet to a 1/2" rebar found; S 70°03'45" E 75.21 feet to an iron pipe found; thence S 70°03'45" E 102.68 feet to a 1/2" rebar found on the North margin of Sycamore Street; thence along said North margin S 68°54'48" E 78.79 feet to a 1/2" rebar found; thence N 20°58'59" E 111.92 feet to a 1/2" rebar set on the South line of Lot 111; thence S 69°27'44" E 47.52 feet to a 1/2" rebar set; thence N 19°31'44" E 81.96 feet to a 1/2" rebar found; thence N 70°27'25" W 94.33 feet to a 1/2" rebar set; thence N 19°24'01" E 97.00 feet to a 1/2" rebar set on the South margin of Labat Street; thence along said South margin N 69°51'22" W 100.00 feet to a 1/2" rebar set; thence S 19°24'18" W 98.05 feet to a 1/2" rebar set on the North line of Lot 100; thence N 70°27'07" W 31.26 feet to the Point of Beginning. Said parcel contains 18,620 Square Feet or 0.43 Acres, more or less.

**LEGAL DESCRIPTION: PARCEL "B"**  
 A survey of part of Lots 108, 100 & 110, 3rd Ward, City of Bay St. Louis, Hancock County, Mississippi, being more particularly described as follows, to-wit:  
 Beginning at an iron rod found at the intersection of the East margin of St. Francis Street and the line between Lots 91 & 100, 3rd Ward, City of Bay St. Louis, Hancock County, MS; thence along said East margin S 20°13'09" W 39.74 feet to a 1/2" rebar found; thence S 19°58'28" W 19.91 feet to a 1/2" rebar set; thence S 70°31'08" E 320.63 feet to a 1/2" rebar set; thence N 19°56'15" E 59.31 feet to a 1/2" rebar set on the North line of Lot 100; thence N 70°27'07" W 230.07 feet to a 1/2" rebar found; thence N 70°28'16" W 90.35 feet to the Point of Beginning. Said parcel contains 19,070 Square Feet or 0.44 Acres, more or less.

**LEGAL DESCRIPTION: PARCEL "D"**  
 A survey of Lots 108, 109, 110, 111, 186, & part of Lots 94, 95, 100 & 109, 3rd Ward, City of Bay St. Louis, Hancock County, Mississippi, being more particularly described as follows, to-wit:  
 Commencing at an iron rod found at the intersection of the East margin of St. Francis Street and the line between Lots 91 & 100, 3rd Ward, City of Bay St. Louis, Hancock County, MS; thence along said East margin the following three courses: S 20°13'09" W 39.74 feet to a 1/2" rebar found; S 19°58'28" W 39.83 feet to a 1/2" rebar found; S 15°49'54" W 38.94 feet to a 1/2" rebar found on the South line of Lot 109; thence along said South line the following three courses: S 70°24'22" E 97.50 feet to a 1/2" rebar found; S 71°58'24" E 42.48 feet to a 1/2" rebar found; S 70°03'45" E 75.21 feet to an iron pipe found; thence S 70°03'45" E 102.68 feet to a 1/2" rebar found at the Point of Beginning; thence S 21°07'21" W 111.17 feet to a 1/2" rebar found on the North margin of Sycamore Street; thence along said North margin S 68°54'48" E 78.79 feet to a 1/2" rebar found; thence N 20°58'59" E 111.92 feet to a 1/2" rebar set on the South line of Lot 111; thence S 69°27'44" E 47.52 feet to a 1/2" rebar set; thence N 19°31'44" E 81.96 feet to a 1/2" rebar found; thence N 70°27'25" W 94.33 feet to a 1/2" rebar set; thence S 19°24'18" W 125.45 feet to a 1/2" rebar set; thence S 19°56'15" W 79.44 feet to the Point of Beginning. Said parcel contains 18,921 Square Feet or 0.43 Acres, more or less.

- LEGEND:**
- ⊕ CENTERLINE
  - IRON ROD FOUND
  - IRON ROD SET
  - ⊙ IRON PIPE FOUND
  - ⊗ POWER POLE
  - ⊙ FIRE HYDRANT
  - ⊙ SEWER MANHOLE
  - SCO SEWER CLEAN OUT
  - WM WATER METER
  - ⊗ WATER VALVE
  - SS SEWER LINE
  - WW WATER LINE



- NOTES:**
- ENTIRE BLOCK AND SURROUNDING BLOCKS ARE IN A NO FLOOD FEMA ZONE X
  - BUILDING SETBACKS AS SHOWN: FRONT: 25 FOOT; SIDE: 8 FOOT; REAR: 20 FOOT

**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.

**CERTIFICATE OF APPROVAL:**

SUBMITTED TO AND APPROVED BY THE ZONING ADMINISTRATOR, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

ZONING ADMINISTRATOR  
 JEREMY BURKE

SUBMITTED TO AND APPROVED BY THE MAYOR OF THE CITY OF BAY ST. LOUIS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

MAYOR  
 MICHAEL FAVRE

- REFERENCES:**
- DEED BOOK 2022; PAGE 18129
  - DEED BOOK 2009; PAGE 2981
  - DEED BOOK 2019; PAGE 11793
  - DEED BOOK 2023; PAGE 7066
  - PREVIOUS SURVEY BY TERRY MORAN ENG #2022-026 DATED 02-22-2022
  - PREVIOUS SURVEY BY OSTEN # 213-22
  - PLAT OF NICKERSON'S SUBDIVISION
  - CITY OF BAY ST. LOUIS WARD 3 MAP
  - HANCOCK COUNTY TAX MAP

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

REVISION	DATE	DESIGNED BY DL	UTILITIES / TREE DRIP-LINE / SETBACKS/TOPOGRAPHY
		DRAWN BY JLC	RE-SUBDIVISION CITY OF BAY ST. LOUIS, HANCOCK CO, MS FOR: LOUIE LIOKIS / MATTHEW STIEFFEL
		PROJECT NO. 2025-026	
		DATE 08-20-2025	
		DUKE LEVY & ASSOCIATES, P.A. 4412 LEISURE TIME DRIVE DIAMONDHEAD, MS 39525 (228) 467-5212 PHONE	2 of 2



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

RE: 717 N 2nd Street, Bay St Louis, MS 39520  
Parcel: 149C-0-20-074.000

Legal D PT 174B, 174C, 174D FIRST WARD BAY ST. LOUIS

HEARING DATE: October 15, 2025

I have reviewed the application for a variance to the subdivision regulations submitted by L&H Holdings, LLC. The applicant is proposing to replat one existing parcel into two separate parcels. Both proposed parcels will meet the minimum lot width and minimum lot square footage requirements as outlined in the Bay St. Louis Zoning Ordinance for the R-3 Multi-Family Residential District.

However, one of the newly created parcels will not have direct frontage on a dedicated public street. Instead, access to this parcel will be provided via a recorded easement, which will ensure sufficient ingress and egress to the lot. As such, the applicant is requesting a variance from Subdivision Regulation Section 314.4, which requires that every lot abut a dedicated public street for at least the minimum lot width at the building setback line.

The proposed easement will serve as the only access to the landlocked parcel.

This configuration is not uncommon in older developed areas of Bay St. Louis, where access via easement has historically been used to accommodate.

The administration recommends approval of the variance request, subject to verification of the recorded access easement and compliance with all applicable building and fire access codes.

Please feel free to contact my office if I can be of further assistance in this matter.

Sincerely,  
Jeremy L. Burke  
Zoning Administrator

**APPLICATION FOR VARIANCE TO THE SUBDIVISION REGULATIONS OF CITY OF BAY ST LOUIS**

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**APPLICANT INFORMATION**

**Owner Name: L&H Holdings LLC**

**Mailing Address: 107 Bunkers Cove Rd. Panama City FL 32401**

**Phone Number: 850-238-9195**

---

**PROPERTY INFORMATION**

**Address of Property (if different from above):**  
717 N 2<sup>nd</sup> St. Bay St. Louis

**1. Legal Description (as listed in Hancock County Tax Rolls):**  
PT 174B, 174C, 174D, First Ward

**2. Parcel Number(s):**  
149C-0-20-074.000

**3. Present Zoning:**  
R3

**4. Present Use of Building/Property:**  
None

**5. Application Fee (\$250):**

---

**VARIANCE REQUEST:**

The variance requested is a Variance to Subdivision Regulation Section 314.4, which states: "Every lot shall abut a dedicated street for at least the minimum width of a lot at the building setback line, as set forth in the Bay St. Louis Zoning Ordinance. Variances may be granted to this street frontage upon approval by the Commission and City Council in the case of cul-de-sacs and curves in streets. However, every lot must abut a dedicated street for distance of at least thirty-five (35) feet." The property owner is requesting a variance in order to replat one existing parcel into two separate parcels. Both proposed parcels will meet the minimum lot width and minimum lot square footage requirements of the zoning ordinance. However, one of the newly created parcels will not have direct frontage on a

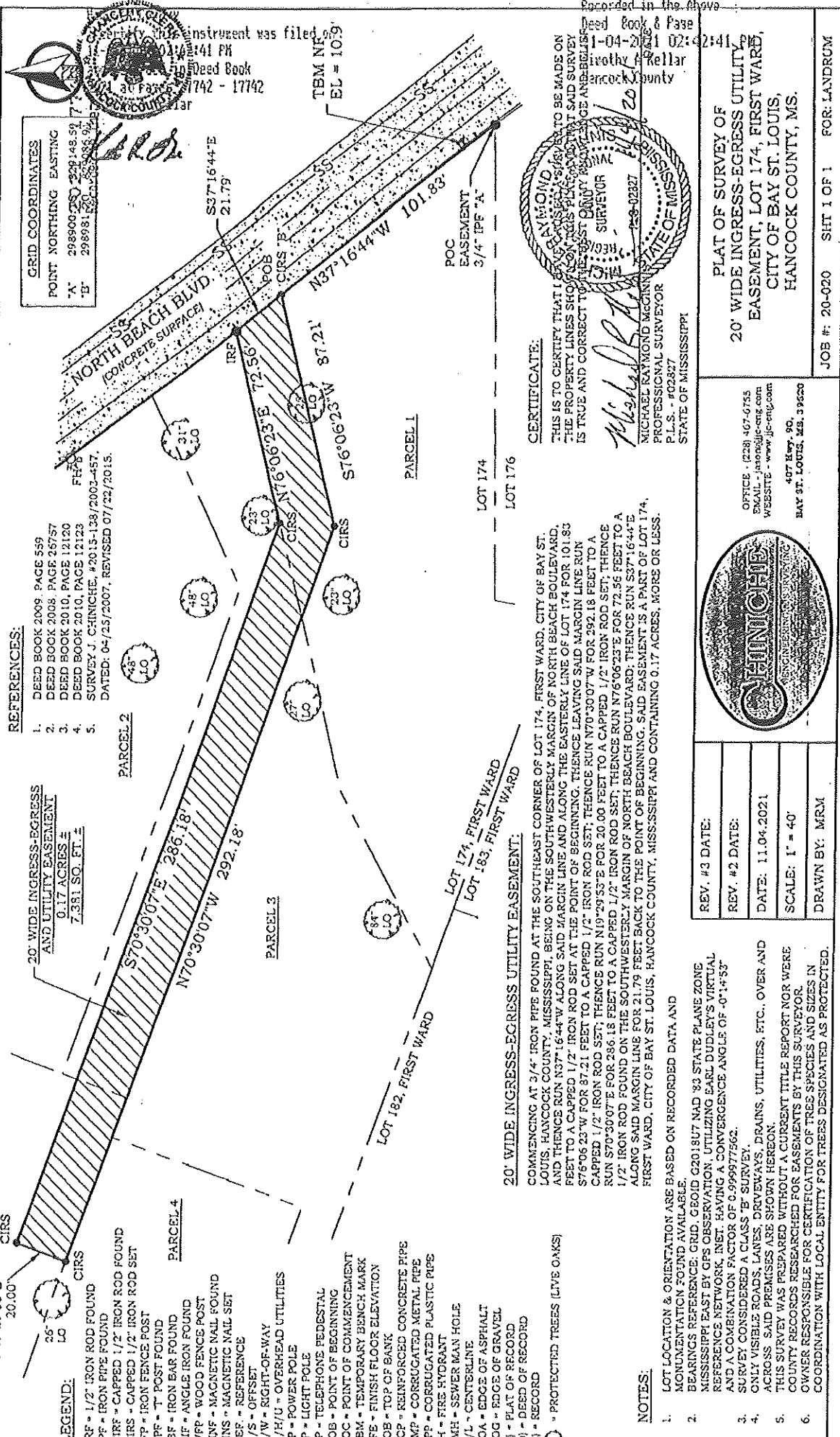
dedicated public street. Instead, this lot will be accessed via a recorded easement, which provides practical and sufficient access. The easement meets will serve as the only means of ingress/egress for the lot.

Signature of Applicant: 

Date: 8-16-2025

Please complete this form in its entirety. Incomplete applications may result in a delay in processing and submittal to the Planning and Zoning Commission.





**CERTIFICATE:**

THIS IS TO CERTIFY THAT I, MICHAEL RAYMOND MCGINNIS, HAVE MADE A SURVEY OF THE PROPERTY LINES SHOWN ON THIS PLAN AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

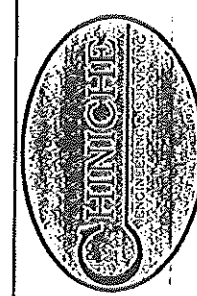
*Michael R. McGinnis*  
 SURVEYOR  
 #29-02327  
 STATE OF MISSISSIPPI

COMMENCING AT 3/4" IRON PIPE FOUND AT THE SOUTHEAST CORNER OF LOT 174, FIRST WARD, CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI, BEING ON THE SOUTHWESTERLY MARGIN OF NORTH BEACH BOULEVARD, AND THENCE RUN N37°16'44"W ALONG SAID MARGIN LINE AND ALONG THE EASTERLY LINE OF LOT 174 FOR 101.83 FEET TO A CAPPED 1/2" IRON ROD SET AT THE POINT OF BEGINNING. THENCE LEAVING SAID MARGIN LINE, RUN S76°06'23"W FOR 87.21 FEET TO A CAPPED 1/2" IRON ROD SET. THENCE RUN N70°30'07"W FOR 292.18 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE RUN N19°29'53"E FOR 20.00 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE RUN S70°30'07"E FOR 286.18 FEET TO A CAPPED 1/2" IRON ROD SET; THENCE RUN N76°06'23"E FOR 72.56 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTHWESTERLY MARGIN OF NORTH BEACH BOULEVARD; THENCE RUN S37°16'44"E ALONG SAID MARGIN LINE FOR 21.79 FEET BACK TO THE POINT OF BEGINNING. SAID EASEMENT IS A PART OF LOT 174, FIRST WARD, CITY OF BAY ST. LOUIS, HANCOCK COUNTY, MISSISSIPPI AND CONTAINING 0.17 ACRES, MORE OR LESS.

**NOTES:**

1. LOT LOCATION & ORIENTATION ARE BASED ON RECORDED DATA AND MONUMENTATION FOUND AVAILABLE.
2. BEARINGS REFERENCE: GRID. CB018U7 NAD 83 STATE PLANE ZONE MISSISSIPPI EAST BY GPS OBSERVATION, UTILIZING EARL DUDLEY'S VIRTUAL REFERENCE NETWORK, NET. HAVING A CONVERGENCE ANGLE OF -0°4'53" AND A CONVERSION FACTOR OF 0.999977562.
3. SURVEY CONSIDERED A CLASS "B" SURVEY.
4. ONLY VISIBLE ROADS, LANES, DRIVEWAYS, DRAINS, UTILITIES, ETC., OVER AND ACROSS SAID PREMISES ARE SHOWN HEREON.
5. THIS SURVEY WAS PREPARED WITHOUT A CURRENT TITLE REPORT NOR WERE COUNTY RECORDS RESEARCHED FOR EASEMENTS BY THIS SURVEYOR.
6. OWNER RESPONSIBLE FOR CERTIFICATION OF TREE SPECIES AND SIZES IN COORDINATION WITH LOCAL ENTITY FOR TREES DESIGNATED AS PROTECTED.

REV. #3 DATE:	
REV. #2 DATE:	
DATE:	11.04.2021
SCALE:	1" = 40'
DRAWN BY:	MRM



OFFICE: (228) 407-6755  
 EMAIL: jason@jc-eng.com  
 WEBSITE: www.jc-eng.com  
 407 Hwy. 90  
 BAY ST. LOUIS, MS. 39520

**PLAT OF SURVEY OF**  
**20' WIDE INGRESS-EGRESS UTILITY**  
**EASEMENT, LOT 174, FIRST WARD,**  
**CITY OF BAY ST. LOUIS,**  
**HANCOCK COUNTY, MS.**

**JOB #:** 20-020 **SHT 1 OF 1** **FOR: LANDRUM**

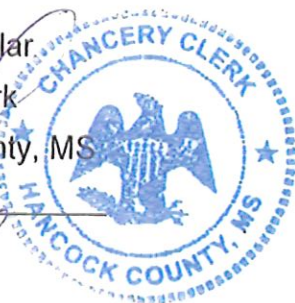
Item # 8.

\*\*\* Certified Copy Page \*\*\*

I, Timothy A Kellar, Chancery Clerk, do hereby certify that the foregoing is a FULL, TRUE and CORRECT copy of the Instruments(s) herewith set out as same appears of record in: Deed BOOK - 2021, AT PAGE - 17742 in said court.

Witness my hand and seal this 4 Day of November, 2021.

Timothy A Kellar  
Chancery Clerk  
Hancock County, MS  
DC: \_\_\_\_\_



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

**RE:** 9045 McLaurin Street  
138J-1-34-006.000  
Lot 24, Block 2, Melvin Ott Subdivision

**HEARING DATE:** October 15, 2025

An application for Minor Site Plan Review has been submitted by Pablo Corona for the construction of an office and multi-family dwelling. The property is located in the C-3 Highway Commercial District.

The applicant is requesting approval of the Minor Site Plan for the proposed development on the above-referenced parcel.

A complete set of plans has been submitted and is ready for permit issuance, pending approval by the Planning and Zoning Commission.

The administration recommends **approval** of the Minor Site Plan Review.

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

**Jeremy L. Burke**  
Zoning Administrator

# CITY OF BAY ST. LOUIS

## SITE PLAN REVIEW APPLICATION

Name of Owner/Agent (Print): Pablo Corona

Address of Owner/Agent: 908 Spanish Acres Dr  
Bay St. Louis MS 39520

Phone Number(s): 228 313 6900

Tax Parcel Number (s): 1385-1-34-006.000

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

General Location of Property Involved: 9045 McLaurin ST  
(Street Address if Applicable)

BAY ST. LOUIS MS 39520

General Description of Request: Approval for the construction  
of the new Corona Construction and Remodel LLC office  
with dwelling units

**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 \$500: \_\_\_\_\_

Pablo Corona  
Signature of Owner

09/02/2025  
Date

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

**RE:** 507 Main Street

Parcel: 149E-0-29-293.000  
1ST WARD PT 568 BAY ST. LOUIS

**HEARING DATE:** October 15, 2024

I have reviewed the application for Variance to the Zoning Ordinance submitted by Andrew Harwell on behalf of 507 ON MAIN, LLC. The property is located at 507 Main Street and lies within the C-2 Neighborhood Commercial District. The applicant proposes the development of a condominium project comprising 10 total dwelling units.

The large house on the front part of the property is going to be demolished, and an 8-unit condo development is going to be constructed. The 2-unit dwelling in the rear of the property is going to stay and will just be remodeled. The major site plan approval for 507 Main Street is on the agenda.

The applicant is requesting the following variances:

**Variance 1**

The applicant requests a variance to **Section 802.3** of the Bay St. Louis Zoning Ordinance, **Number of Required Parking Spaces**. The applicant is requesting to allow **22 total parking spaces** in lieu of the required **23 parking spaces** for the 10 dwelling units.

**Variance 2**

The applicant requests a variance to **Section 802.3** regarding the **required dimensions of parking spaces**. The code requires each parking space to be **10' by 20'**. The applicant is requesting to allow **9' by 18'** parking spaces for this project.

*Note: The developers need either Variance 1 or Variance 2; they do not need both variances. Since the condos are one-bedroom condos, I believe Variance 1 needs to be approved, not Variance 2.*

**Variance 3**

The applicant requests a variance to **Section 802.3**, allowing a **5-foot landscape perimeter buffer** with an **opaque fence** in lieu of the required **10-foot landscape buffer** along the property lines.

*Note: The 315 Main Street condo project received a 9' variance to the landscape buffer for the side yard and rear yard. This project will feature 5 feet of landscaping and will be accompanied by an opaque fence to buffer it from neighboring properties.*

**Variance 4**

The applicant requests a variance to the **minimum dwelling unit size requirement**. The zoning ordinance requires a minimum of **750 square feet** per dwelling unit. The applicant is requesting to allow a **648 square foot** condominium unit.

According to the zoning ordinance, dwellings must be at least 750 square feet. Although the smallest unit in the development is 648 square feet, as stated in the zoning ordinance, the units will need to obtain a variance. I believe the spirit of the minimum dwelling size having to be 750 square foot rule was intended for single-family houses and was not mentioned to apply to condos, which are dwellings by definition. No exception was adopted for the 750 square foot minimum dwelling requirement.

It is important to point out that the 124 Court Street condo development has 547 square foot dwelling units, and Farragut Lofts will have a dwelling unit as small as a 563 square foot unit. It is common for condos and apartments to be much smaller than the required 750 square foot minimum.

It is recommended to deny the variances.

- No hardship is present.
- Of the two parking variance requests, the reduction of requested parking spaces is the variance that the administration prefers.
- Have not heard any opposition to the variance request
- This type of house option is one of the objectives of the recently adopted Bay St Louis 2045 Comprehensive City Plan

It is recommended that a variance for one parking spot, a variance of five feet for the landscape buffer, and a minimum dwelling variance of 102 square feet be approved.

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

Sincerely,

**Jeremy L Burke**  
Zoning Administrator

APPLICATION FOR VARIANCE TO THE ZONING ORDINANCE

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

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

OWNER: 507 ON MAIN LLC / ANDREW HARWELL

ADDRESS: 105 SPANN DR BRANDON MS 39047

PHONE: 601-741-3559

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE

507 MAIN STREET, BSL

1. Legal description of property to be considered for variance as described in the Hancock County tax rolls: 1ST WARD PT 568 Bay St. Louis

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

149E-0-29-293.000

3. Present Zoning: C-2

4. Present use of building/property: multi family

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

Application fee of \$<sup>250</sup>~~200~~ (Commercial): \$ 250.00

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

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

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

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

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

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

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

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

\_\_\_\_\_ Required fence height  
\_\_\_\_\_ Proposed fence height  
\_\_\_\_\_ Total fence height variance needed

5. Other type(s) of variance needed: <sup>①</sup> Sec 802.3 to allow 22 parking spaces on site, in lieu of the 23 required. If that request is denied, we request an alternative approval of utilizing 9' x 18' parking space dimensions in order to accommodate 23 spaces.

↓ Continued below.

- 6. A plat or plan, drawn to scale, showing the actual dimensions of the parcel of land to be built upon.
- 7. Size of any building to be erected, and the location of the building upon the lot.
- 8. Materials to be used (Exterior Finish) and other such information as may be deemed necessary to provide full information regarding intended use.
- 9. Is the property in question in a sub-division? NO
- 10. If the property in question is within a sub-division, is there an existing covenant running with the land? \_\_\_\_\_
- 11. If the answer to question 9 is yes, please state the book and page numbers where the stated restrictive covenants are filed in the Chancery Clerks Office of Hancock County.

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

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

*[Signature]*  
Applicant's Signature

7-26-25  
Date

FOR OFFICE USE ONLY

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

- ② To allow a 5 foot landscaped perimeter (plus fence) in lieu of 10'
- ③ sec 401.11 To allow a total, per unit square footage living minimum of 648 square feet

# 507 on Main

507 Main St Bay St. Louis MS 39520



### Project Information

Site Address: 507 Main St Bay St. Louis, MS  
 Assessor Parcel Number: 146E-0-29-293.000  
 Zoning: C2  
 Setbacks: Side 5', Rear 5', Front 25'  
 Building Height: 33'-2"

Flood Plain Management: X Flood Zone  
 Base Flood Elevation: 0'  
 Occupancy Classification: R-2

### Project Team

**Property Owner(s):**  
 Andrew Harwell  
 507 Main Street, Bay St. Louis, MS 39520  
 andrewharwell@att.net  
 601.688.2454

**Architect Point-of-Contact:**  
 Leah Walters  
 228.278.9006  
 leah@wattersarch.com

### Sheet Index

A0	Cover Sheet and Site Plan
A1	Furniture Plans
A2	Foundation Plan
A3	First Floor Plan
A4	Structural Plans
A5	Elevations
A6	Building Sections
A7	Electrical Plans
A8	Mechanical Plans
A9	Floor Plan Options

### Project Areas

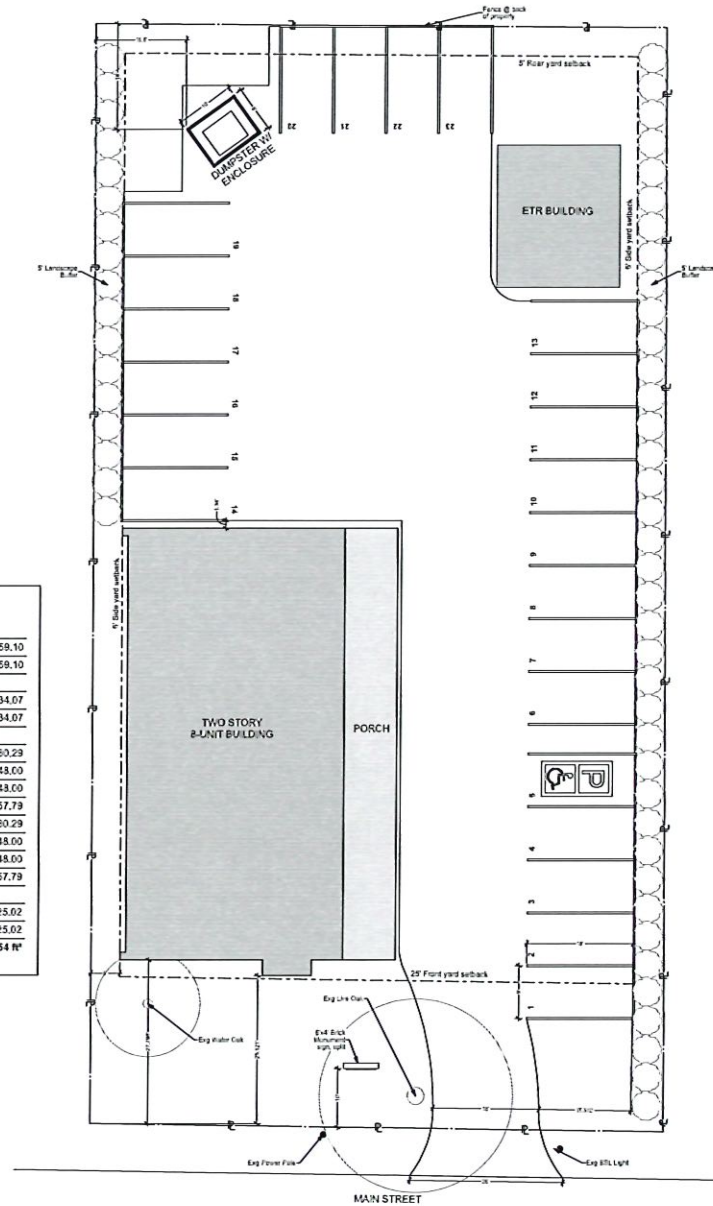
Building Footprint		
	First Floor Under Roof	3,359.10
	Second Floor Under Roof	3,359.10
<b>Conditioned Space</b>		
	First Floor	2,634.07
	Second Floor	2,634.07
<b>Room Name</b>		
	Unit 1	650.29
	Unit 2	648.00
	Unit 3	648.00
	Unit 4	657.79
	Unit 5	650.29
	Unit 6	648.00
	Unit 7	648.00
	Unit 8	657.79
<b>Unconditioned Space</b>		
	First Floor Porch	725.02
	Second Floor Porch	725.02
	<b>Total</b>	<b>18,704.54 sq'</b>

### Non-Negotiable Project Specifications

<b>FRAMING</b>	Provide 1/8" seal below framing. Seal the sill plate to the foundation. Provide post top 1/8" top of all decking/porch locations.
<b>BOTTOM OF OSB</b>	Seal bottom of OSB to slab with liquid flashing or Tri-Seal Ene-Air 1104T.
<b>VAPOR BARRIER</b>	Tapo seams of Zip. Lap Zip sheathing per manufacture specifications.
<b>COMPLETE AIR BARRIER</b>	Provide a complete air barrier of exterior envelope. Seal walls from foundation to bottom of roof.
<b>WINDOWS</b>	Provide flashing pan per manufacture specs. Tape sides of windows. Lap housewrap over top of windows; tape. Do not tape bottom of window. It is good practice to provide a wind skirt where a strip of house wrap laps over lap of siding below.
<b>DOORS</b>	Provide 1/8" pan with side- and back-dam that drains to outdoors. Seal joints and head similar to windows. Provide head flashing.
<b>KICK-OUT FLASHING</b>	Provide a kick-out flashing at all wall-to-roof transitions.
<b>ROOF FLASHING</b>	Provide step-flashing at roof-to-wall transition. Tape top edge of roof-to-wall flashing to wall. Lap house wrap over taped flashing.
<b>PENETRATIONS</b>	Wall penetrations shall be taped with flexible tape. Provide through-wall flashing boot as applicable.
<b>LEDGER</b>	Ledger shall have continuous house wrap behind and shall have taped water. Ledger shall be installed on 1/4" rubber washers to prevent trapped water.
<b>FIBER CEMENT SIDING</b>	Best practice is to install siding on furring to allow air movement. Single furring 1/8" seal at 16" o.c. vertically.

### Abbreviations

AFF	ABOVE FINISH FLOOR
AFS	ABOVE FINISH SLAB
ALM	ALUMINUM
BFE	BASE FLOOD ELEVATION
BET	BETWEEN
BO	BOTTOM OF
CL	CASE OPENING
CLG	CLOSET
CLG	CLOSET
CONC	CONCRETE
CR	CROWN MOULDING
CS	DESIGN PRESSURE
DS	DOWN SPOUT
DSK	DISK TO DRAIN
EA	EXPANSION JOINT
ETR	EXISTING TO REMAIN
EXT	EXTERIOR
FACE	FACE OF
FR	FRESH CEMENT
GFCI	GFI/RUM BOARD
HVAC	HEATING, VENTILATION, & AIR CONDITIONING
HT	HEIGHT
MAX	MAXIMUM
MIN	MINIMUM
OC	ON CENTER
CF	CROWN FINISHED
PEMS	PRESSURE TREATED
PT	PRE-ENGINEERED METAL BUILDING
RF	ROUGH OPENING
SF	SQUARE FEET
STL	STEEL
TD	TYPICAL
UNO	UNLESS NOTED OTHERWISE
WT	WOOD
WH	WATER HEATER
VF	VERIFY IN FIELD



1 Site Plan  
 SCALE: 1/8" = 1'-0"

Item # 10.

Coverage and use of these drawings shall be limited to the project and site shown. The General Contractor is responsible for obtaining all necessary permits and for securing all required approvals. The Architect shall not be responsible for construction means, methods, techniques, sequences, or programs in connection with the project.



WATTER ARCHITECT  
 4399 RZ225  
 STATE OF MISSISSIPPI  
 LEAH WALTERS  
 ARCHITECT  
 LICENSE NO. 4399

507 on Main

Cover Sheet and Site Plan

Date: 08.27.2025

A0



I'm reaching out on behalf of Trifecta Development regarding a proposed addition to our property at 507 Main Street in Bay St. Louis, which is already zoned residential-commercial. We currently have a duplex on-site and are planning to add an 8-unit building classified as condos for individual ownership, designed to meet Bay St. Louis's growing need for attainable homeownership options.

Each unit will be approximately 650 square feet, professionally designed with high-end finishes, and offered at \$265,000. These condos will include golf cart parking, open layouts, and walking distance (4,000 feet) to Beach Blvd, downtown shops, restaurants, and bars.

This project is aimed at the next generation of Bay St. Louis residents—young professionals, singles, and newly married couples who are increasingly priced out of the market.

We found from our analysis and planning study:

- The median home price in Bay St. Louis is now over \$325,000, with very few new-build options under \$275,000. And there are almost no options in this price range in walking distance to downtown.
- Over 46% of households here are 1- or 2-person, but small, affordable, for-sale homes are almost nonexistent.
- 32% of residents rent, often because they can't find reasonably priced ownership options.
- Monthly costs for these condos (around \$1,900 all-in) are comparable to rent and offer long-term stability.

While most new construction targets larger square footage and higher price points, these units are designed to fill the gap—giving young professionals, both single and dual-income households a foothold in homeownership, without sacrificing quality, style, or location.

We've completed socioeconomic and planning studies, and our architect is finalizing the plan set. In the meantime, we'd love to begin the discussion and understand next steps for review and approval. We're happy to provide our current renderings and meet with your team at your convenience.

Would any of the following times work for a meeting?

- Monday, July 28 – any time between 9 AM and 4 PM
- Monday, August 4 – any time between 9 AM and 4 PM
- Tuesday, August 5 – anytime after 11 AM

Thank you for your time and consideration. We believe this project aligns perfectly with the city's goals, and we're excited to contribute something both beautiful and needed to the neighborhood.

We look forward to working with y'all to aid in Bay St. Louis's future growth!

Best regards,

Tye

*Email from Tye Densford, ~~owner~~ one of the owners of Trifecta Development. Explains reason for project.*

# CITY OF BAY ST. LOUIS

## SITE PLAN REVIEW APPLICATION

Name of Owner/Agent (Print): Andrew Harwell

Address of Owner/Agent: 105 Spann Dr.  
Brandon, MS 39047

Phone Number(s): 601-966-2454

Tax Parcel Number (s): 149E-0-29-293.000

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

General Location of Property Involved: 507 Main St.  
(Street Address if Applicable)

General Description of Request: Demo Existing House, Build  
2 story condo building as drawn

**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 \$500: ✓

Andrew Harwell  
Signature of Owner

8/27/25  
Date

# 507 on Main

507 Main St Bay St. Louis MS 39520



## Project Information

**Site Address:** 507 Main St Bay St. Louis, MS,  
**Assessor Parcel Number:** 149E-0-29-293.000  
**Zoning:** C2  
**Setbacks:** Side 5', Rear 5', Front 25'  
**Building Height:** 38'-2"

**Flood Plain Management:** X Flood Zone  
**Base Flood Elevation:** 0'  
**Occupancy Classification:** R-2

## Project Team

**Property Owner(s):**  
 Andrew Harwell  
 507 Main Street, Bay St. Louis, MS 39520  
 andrewharwell@att.net  
 601.966.2454

**Architect Point-of-Contact**  
 Leah Watters  
 228.276.9006  
 leah@wattersarch.com

## Sheet Index

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## Project Areas

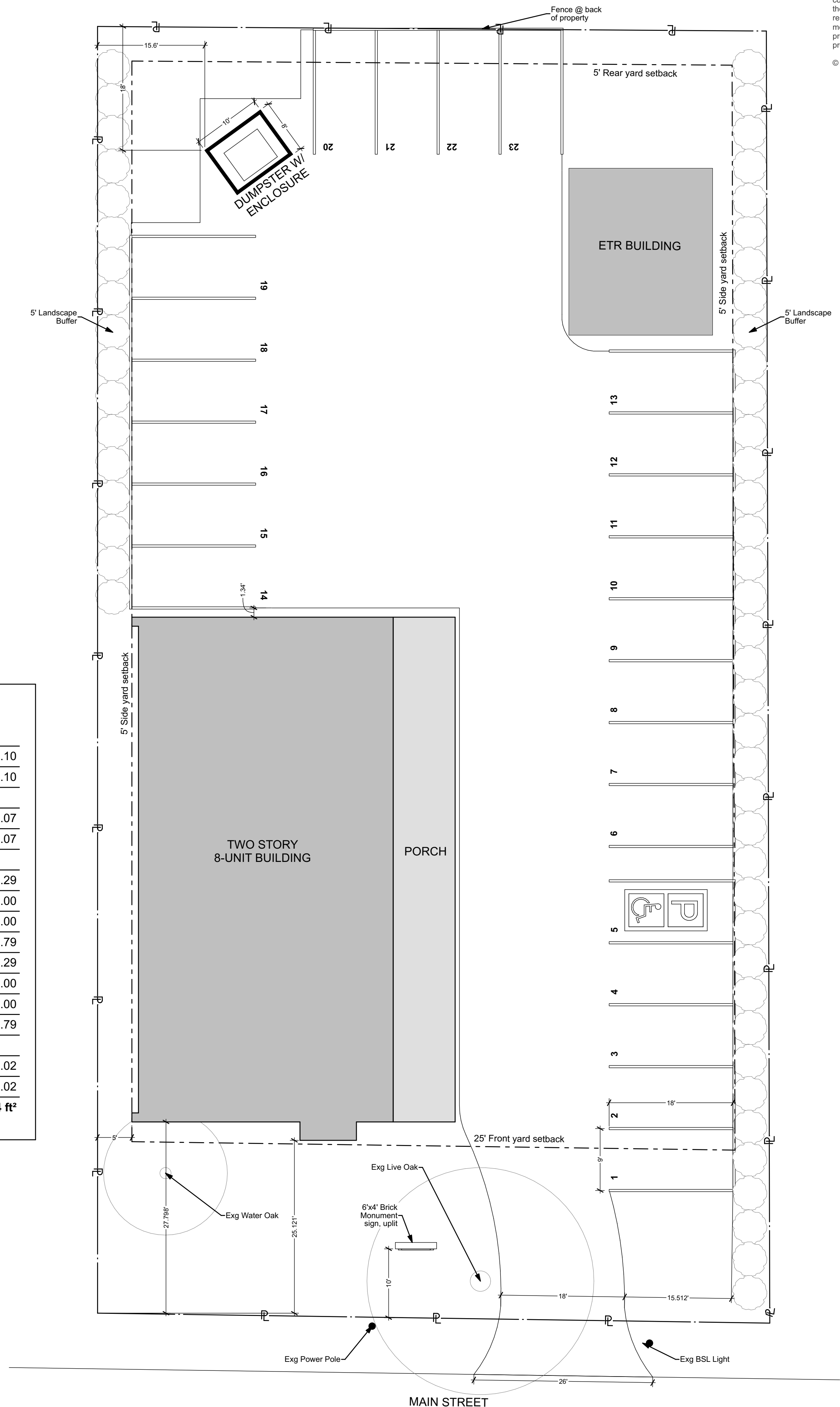
Building Footprint		
	First Floor Under Roof	3,359.10
	Second Floor Under Roof	3,359.10
Conditioned Space		
	First Floor	2,634.07
	Second Floor	2,634.07
Room Name		
	Unit 1	680.29
	Unit 2	648.00
	Unit 3	648.00
	Unit 4	657.79
	Unit 5	680.29
	Unit 6	648.00
	Unit 7	648.00
	Unit 8	657.79
Unconditioned Space		
	First Floor Porch	725.02
	Second Floor Porch	725.02
	<b>Total</b>	<b>18,704.54 ft<sup>2</sup></b>

## Non-Negotiable Project Specifications

<b>FRAMING</b>	Provide sill-seal below framing. Seal the sill-plate to the foundation. Provide joist tape @ tops of all decking/porch locations.
<b>BOTTOM OF OSB</b>	Seal bottom of OSB to slab with liquid flashing or Tremco ExoAir 110AT
<b>VAPOR BARRIER</b>	Tape seams of Zip. Lap Zip sheathing per manufacture specifications.
<b>COMPLETE AIR BARRIER</b>	Provide a complete air barrier of exterior envelope. Seal walls from foundation to bottom of roof.
<b>WINDOWS</b>	Provide flashing pan per manufacture specs. Tape sides of windows. Lap house-wrap over top of window; tape. Do not tape bottom of window. It is ideal practice to provide a wind skirt where a strip of house wrap laps over lap of siding below.
<b>DOORS</b>	Provide sill pan with side- and back-dam that drains to outdoors. Seal jams and head similar to windows. Provide head flashing
<b>KICK-OUT FLASHING</b>	Provide kick-out flashing at all wall-to-roof intersections
<b>ROOF FLASHING</b>	Provide step-flashing at roof-to-wall transition. Tape top edge of roof-to-wall flashing to wall. Lap house wrap over taped flashing
<b>PENETRATIONS</b>	Wall penetrations shall be taped with flexible tape. Provide through wall flashing boot as applicable.
<b>LEDGER</b>	Ledger shall have continuous house wrap behind and shall have taped flashing above
<b>FIBER CEMENT SIDING</b>	Best practice is to install siding on furring to allow air movement. Simple furring; sill seal @ 16" o.c vertically

## Abbreviations

AFF	ABOVE FINISH FLOOR
AFS	ABOVE FINISH SLAB
ALUM	ALUMINUM
BFE	BASE FLOOD ELEVATION
B.O.	BOTTOM OF
BT	BETWEEN
C.O.	CASED OPENING
CL	CLOSET
CLG	CEILING
CONC	CONCRETE
DB	DROPPED BEAM
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, VENTILATION, & 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

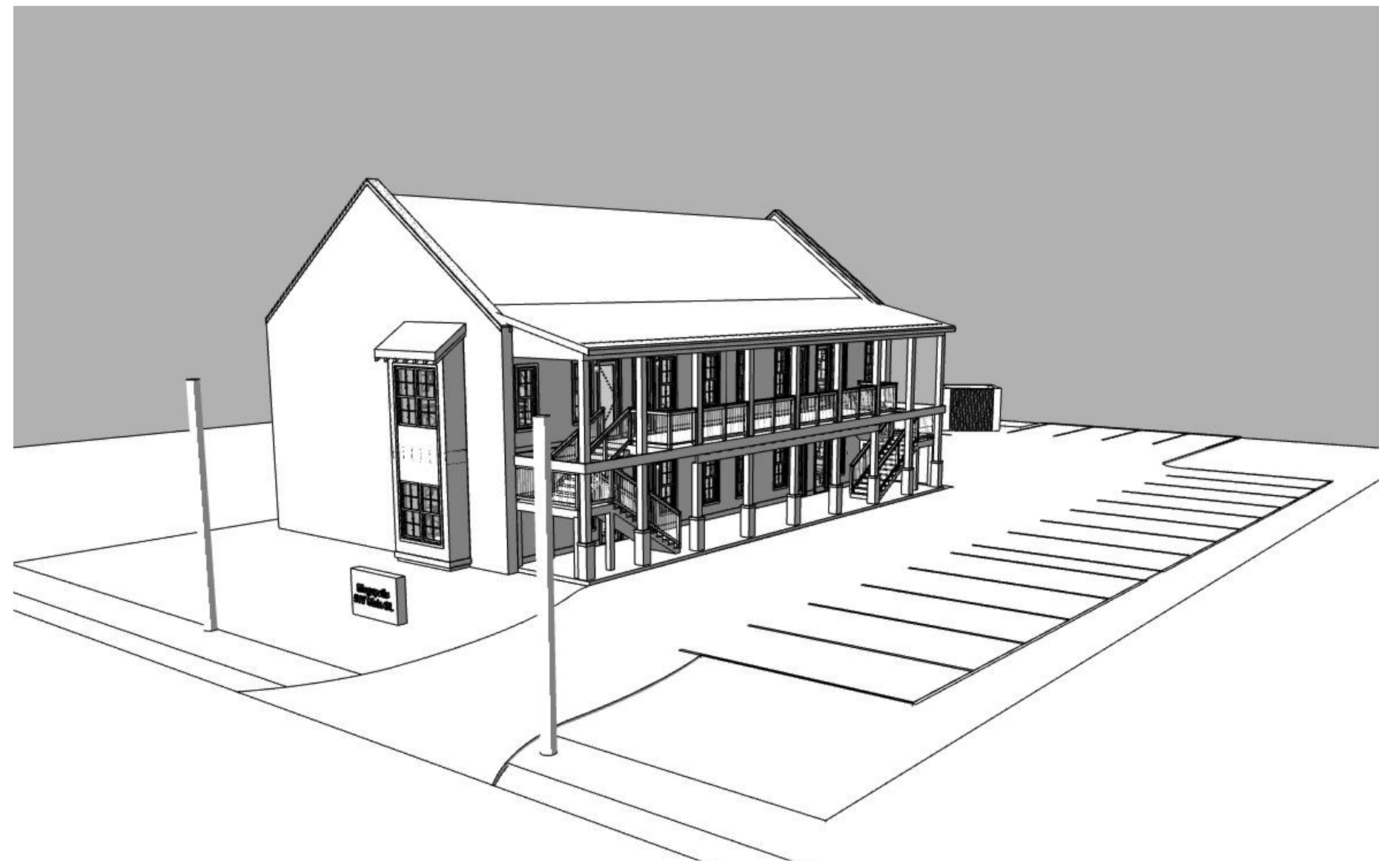


1 Site Plan  
 SCALE: 1" = 10'

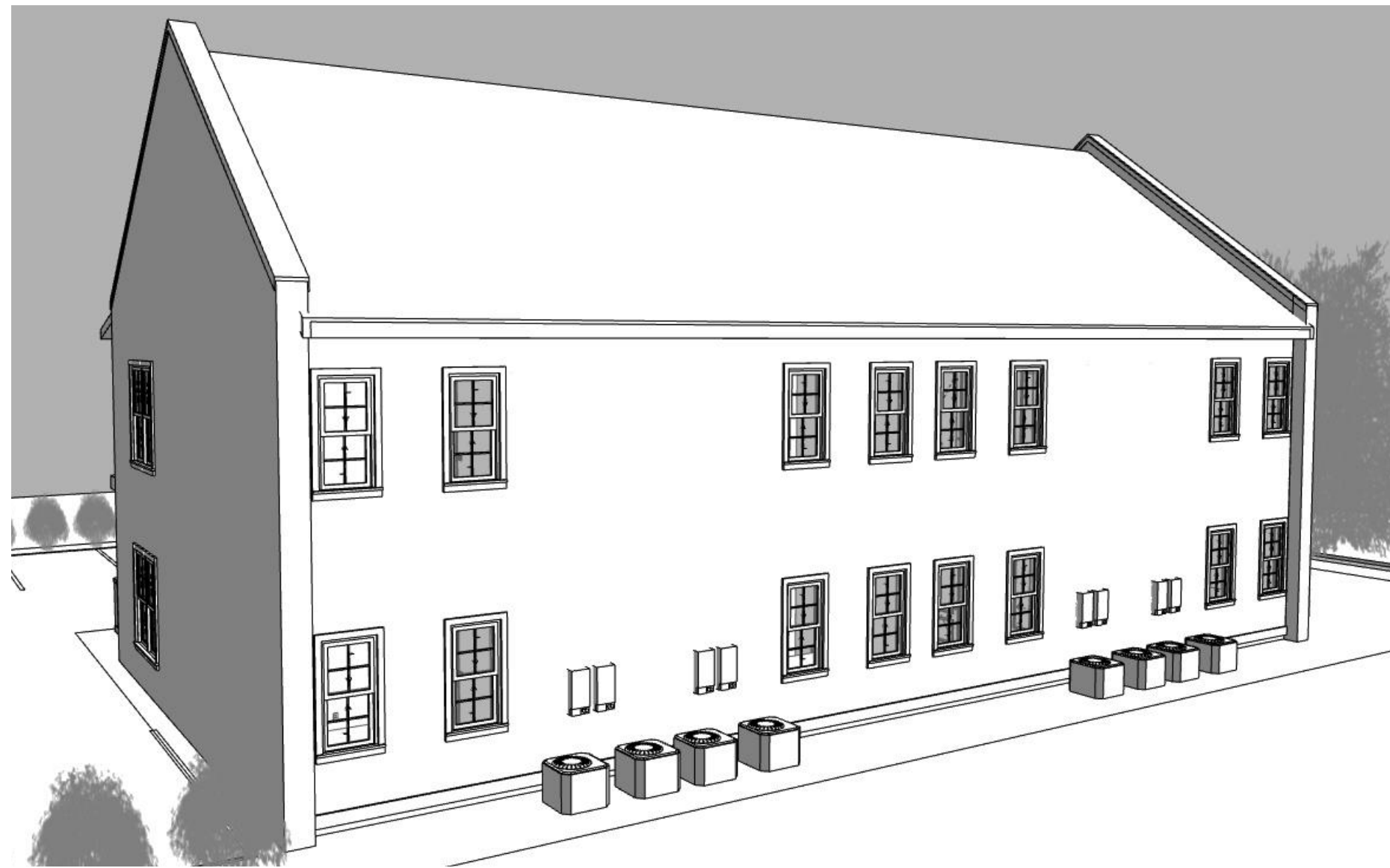
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**WATTERS ARCHITECTURE**  
 LEAH McBRIDE WATTERS  
 4390  
 228.276.9006  
 132 Davis Avenue  
 Ocean Springs, Alabama 36564  
 P.O. Box 1000  
 Ocean Springs, Alabama 36564  
 Item # 11.

507 on Main  
 Cover Sheet and Site Plan  
 507 Main St Bay St. Louis MS 39520  
 PERMIT DOCUMENTS  
 Date: 08.27.2025  
**A0**



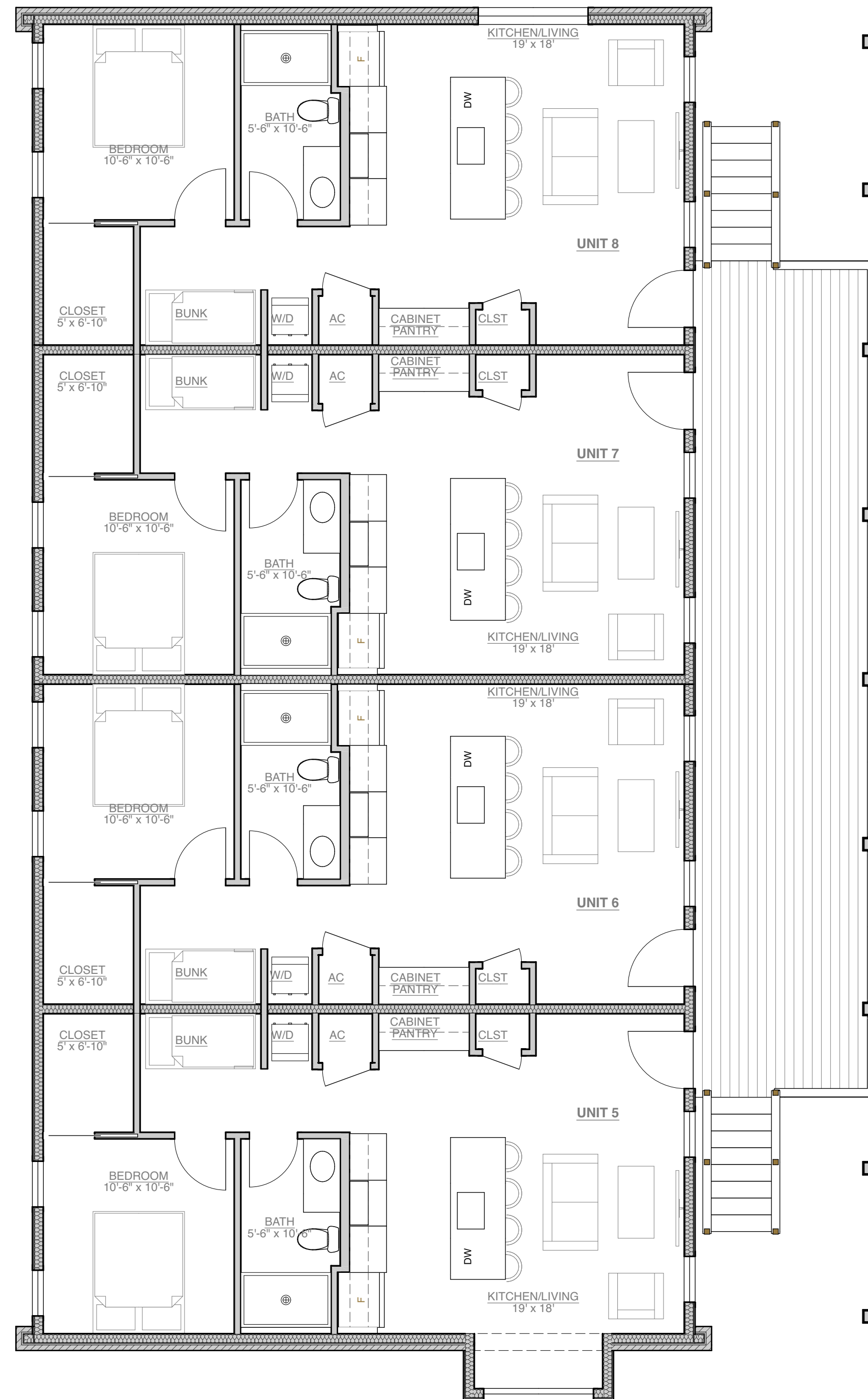
Street View



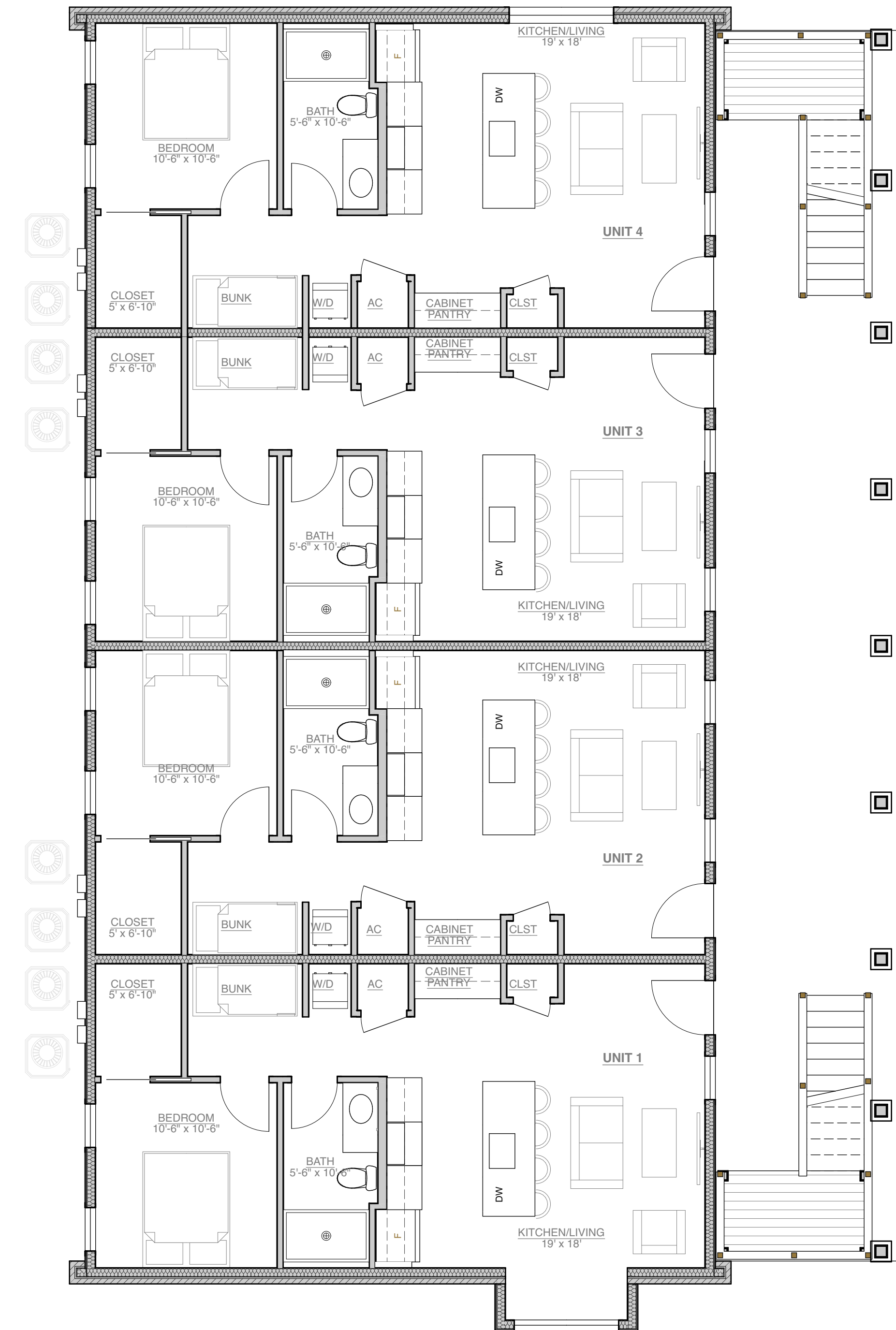
Back of Complex



Front of Complex



2 Second Floor Furniture Plan  
SCALE: 3/16" = 1'-0"



1 First Floor Furniture Plan  
SCALE: 3/16" = 1'-0"

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208.276.8008  
133 Davis Avenue  
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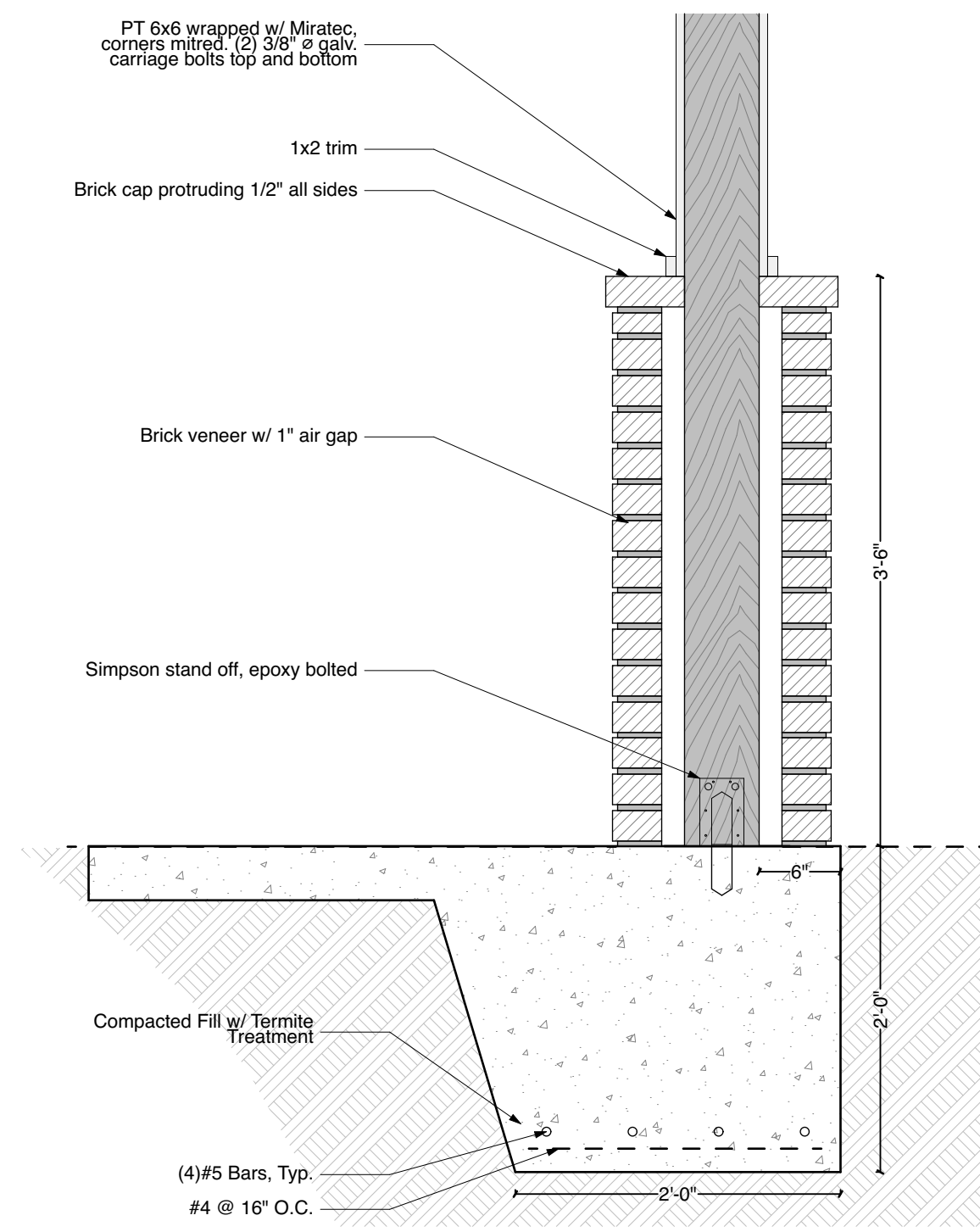
507 on Main

Furniture Plans  
PERMIT DOCUMENTS

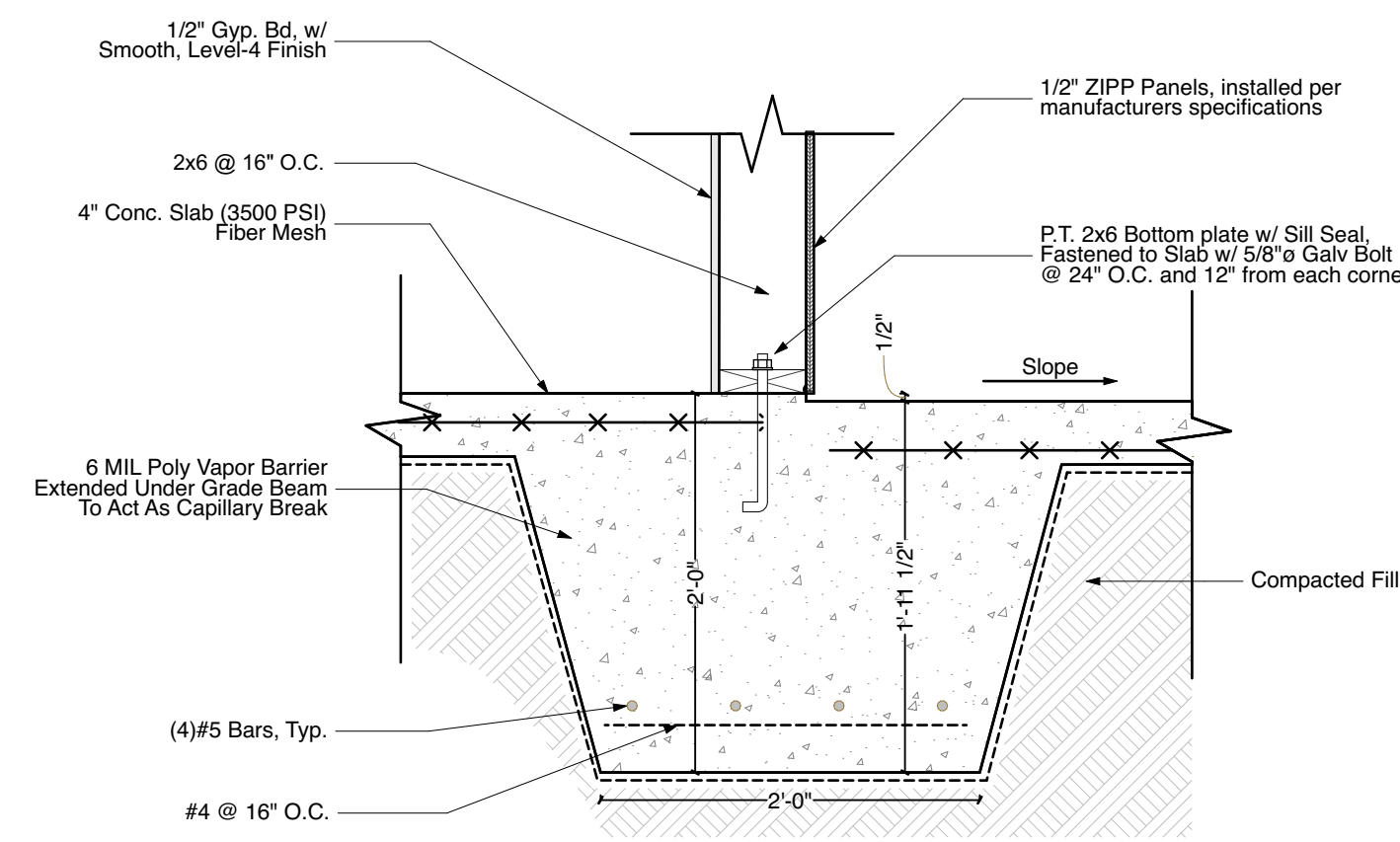
Date: 08.27.2025

A1

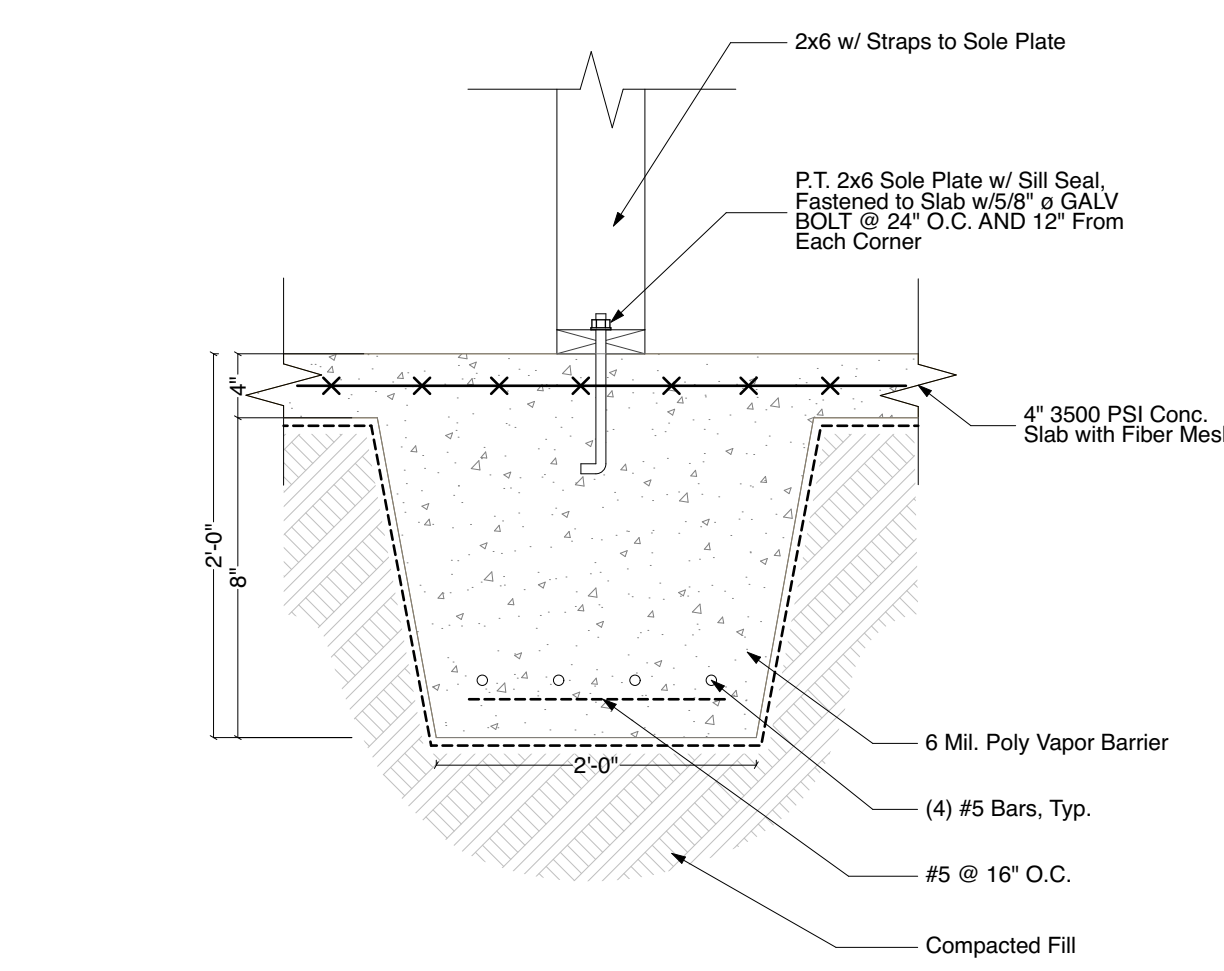
- Grade/ Foundation Notes:**
1. All Concrete Shall Be 3500 PSI with Vapor Barrier
  2. All Concrete Shall Bear on Either Virgin Soil or 95% Compacted Fill
  3. All Concrete Exposed to Weather Shall Have Between 5-7% Air Entrapment
  4. Provide **Steel Reinforcement:**
    - Provide 3" Min. Clear Cover When Cast Against Earth
    - Provide 1-1/2" Min. Clear Cover When Cast Against Wood Form
  5. Provide **Fiber Mesh Reinforcement**
  6. Slab Shall Be **Crowned** to Drain To Outside & Receive a Smooth Finish unless otherwise noted.



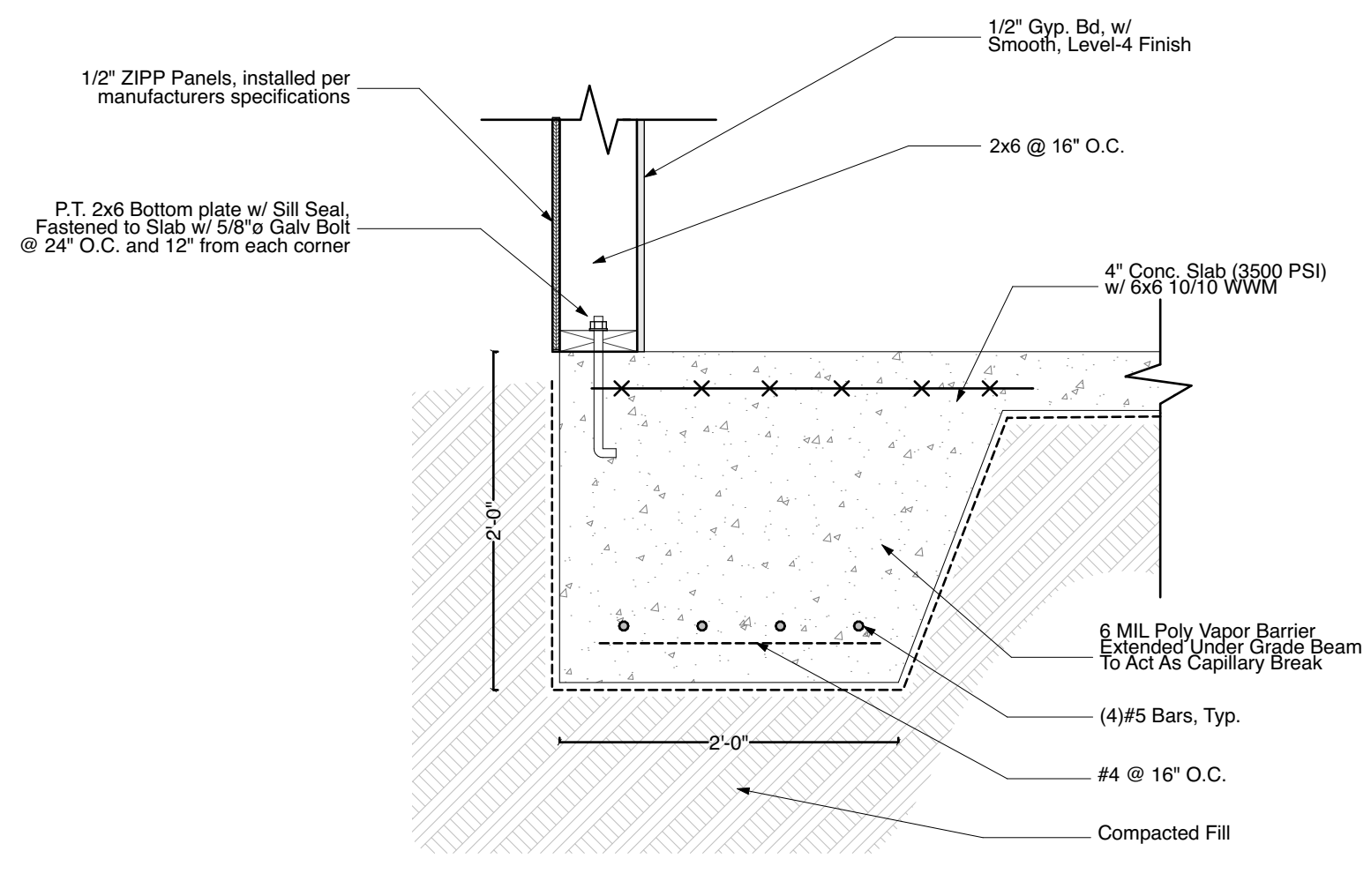
**5 Column Footing Detail**  
SCALE: 1" = 1'-0"



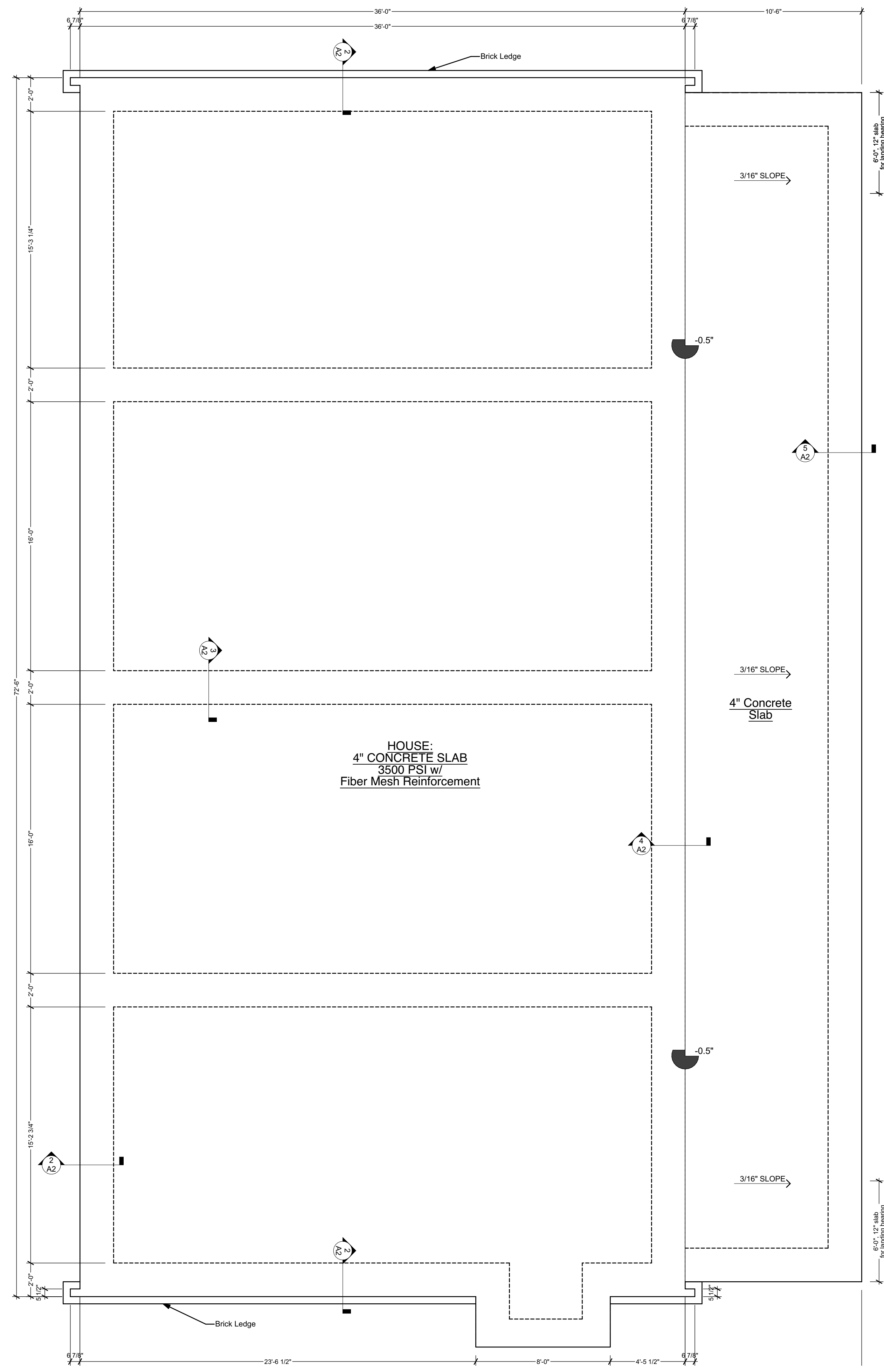
**4 Slab Step-down Footing Detail**  
SCALE: 1" = 1'-0"



**3 Grade Beam Footing Detail**  
SCALE: 1" = 1'-0"



**2 Typ. Footing Detail**  
SCALE: 1" = 1'-0"



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

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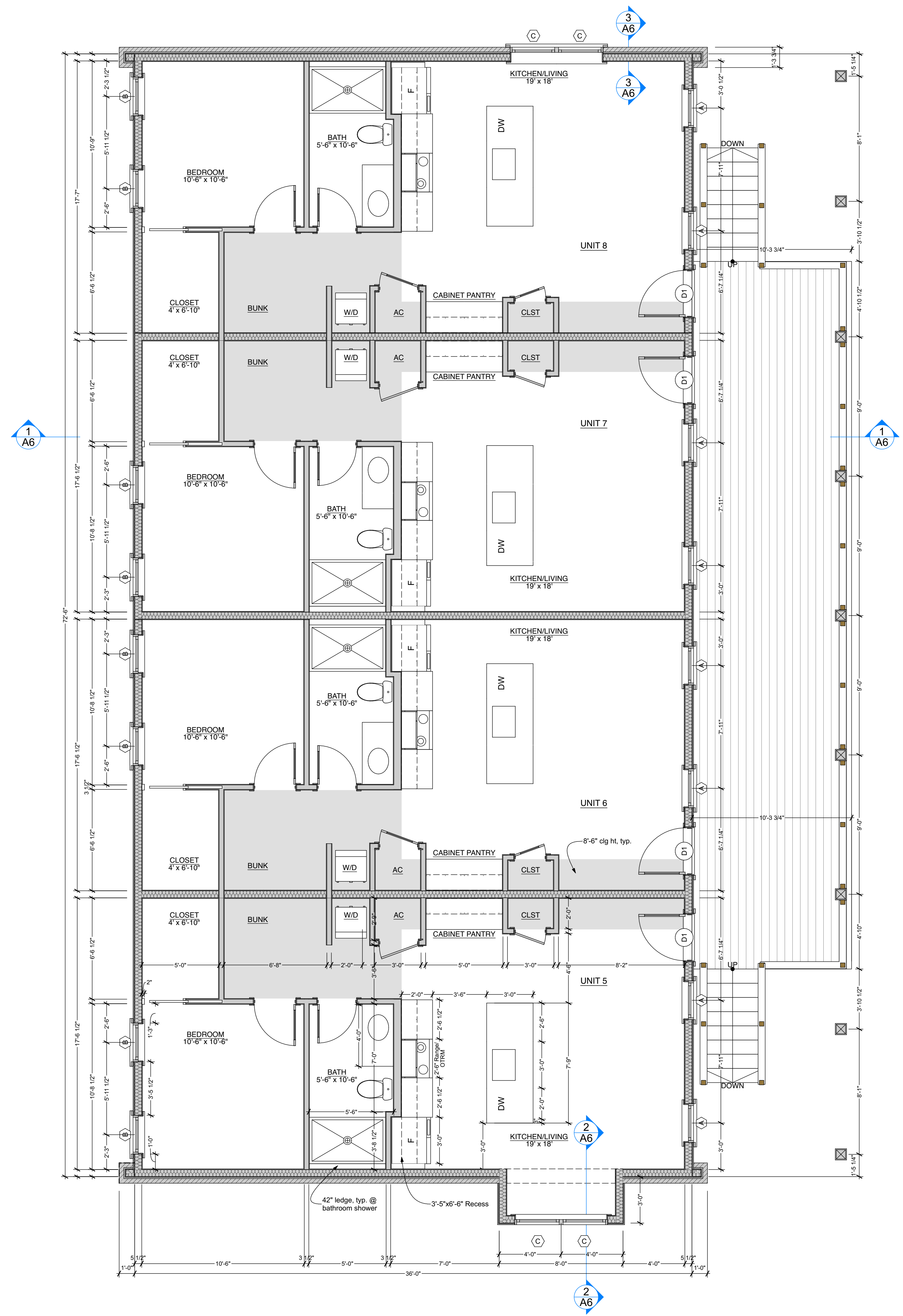
507 Main St Bay St. Louis MS  
 39520

# 507 on Main

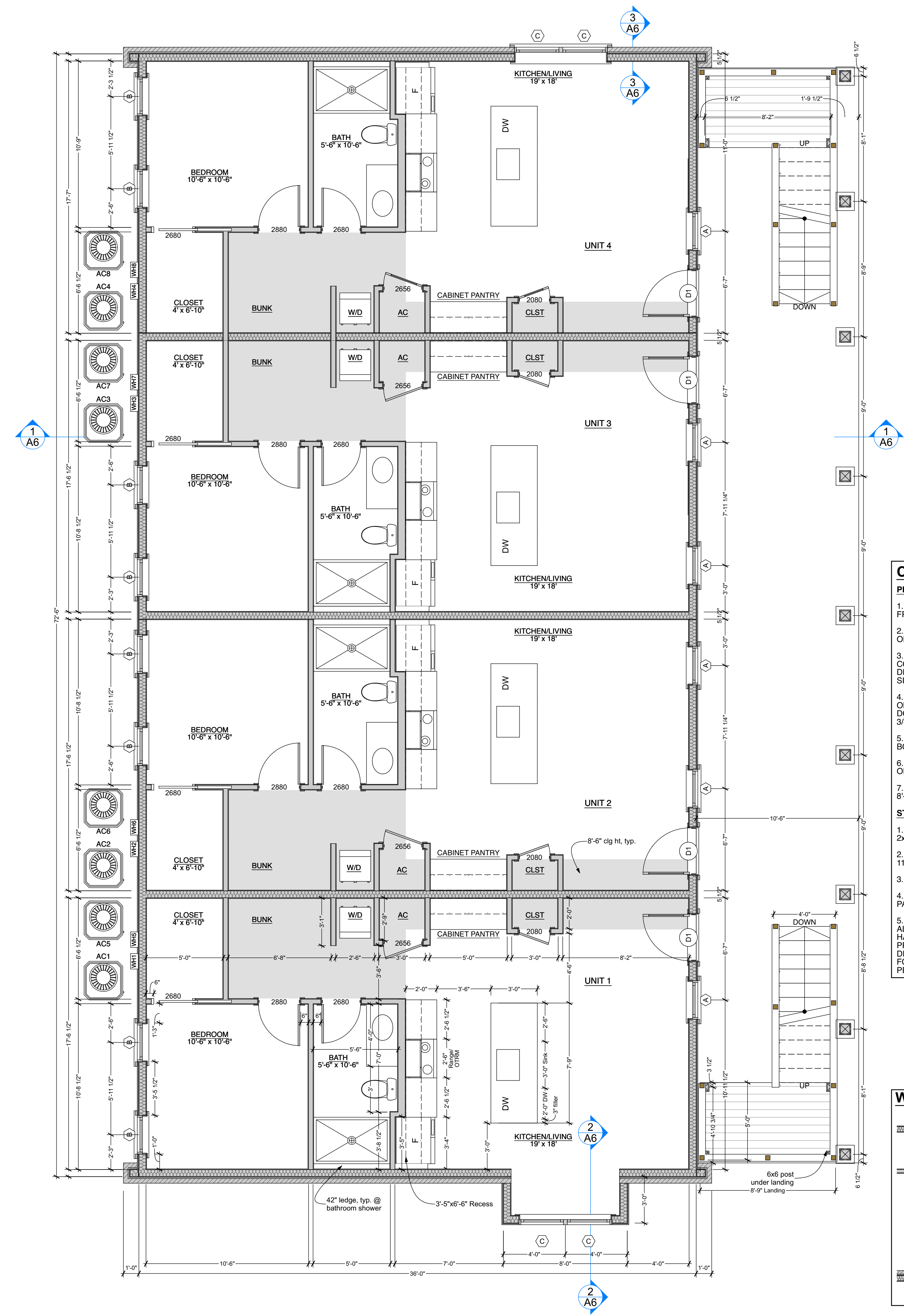
## First Floor Plan

PERMIT DOCUMENTS

Date: 08.27.2025



**2** Second Floor  
 SCALE: 1/4" = 1'-0"



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

### 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. PROVIDE SOFT CLOSE HARDWARE ON ALL POCKET DOORS. POCKET DOOR FRAMES TO ACCOMMODATE 1 3/4" WIDTH DOORS.
5. PROVIDE MOISTURE RESISTANT BOARD IN ALL WET LOCATIONS.
6. VENT STACKS SHALL BE ON BACK OF BUILDING.
7. SHADED AREAS INDICATE AREAS OF 8'-6" CLG HT FOR MECHANICAL.

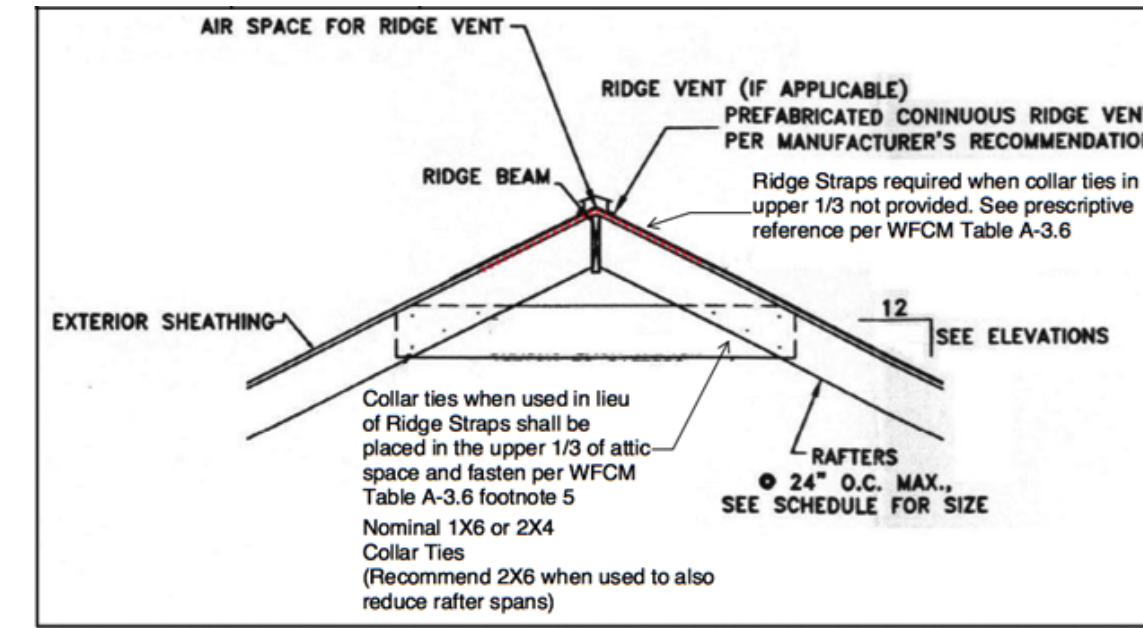
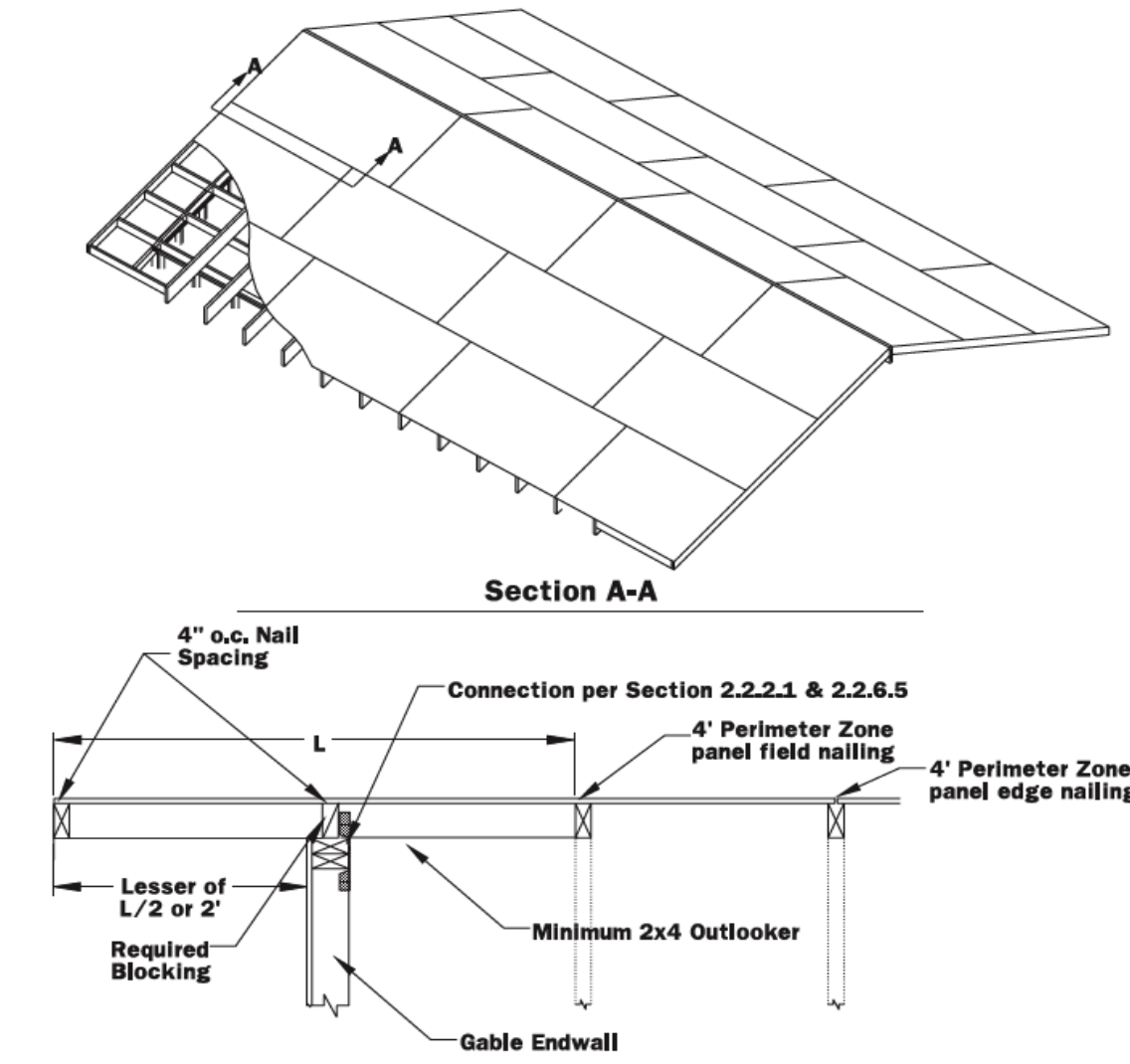
#### STAIR NOTES

1. STAIRS SHALL BE CONSTRUCTED W/ 2x12 STRINGERS @ 12" O.C.
2. STAIR RISERS = 7" MAX., TREADS = 11" MIN.
3. HANDRAILS SHALL BE 34-38" AFF
4. A 4" SPHERE MAY NOT BE ABLE TO PASS THROUGH RAILINGS.
5. HANDRAIL SHALL BE PROVIDED AT ALL STAIRS. PROVIDE GRASPABLE HANDRAIL WITHIN GUARDRAIL, OR PROVIDE GRASPABLE TOP RAIL. PROVIDED BY 1-1/2" TO 2" DIAMETER FOR ROUND RAIL, AND 4" TO 6-1/4" PERIMETER FOR RECTANGULAR RAIL.

#### Wall Type Legend:

- Interior Wall: 2x6  
 1/2" Gypsum Board  
 2x6 @ 16" o.c.  
 1/2" Gypsum Board
- Interior Wall: 2x4  
 1/2" Gypsum Board  
 2x4 @ 16" o.c.  
 1/2" Gypsum Board
- Exterior Wall: 2x6 w/ Siding  
 1/2" Gypsum Board  
 2x6 @ 16" o.c.  
 1/2" OSB Sheathing  
 Fiber Cement Siding
- Exterior Wall: 2x6 Brick  
 1/2" Gypsum Board  
 2x6 @ 16" o.c.  
 1/2" OSB Sheathing  
 1" Air gap  
 Brick Veneer

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



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

- Ceiling Joist Notes**
- Ceiling Height shall be 10'-0" above U.N.O..
  - All ceiling joists shall be 2x6 U.N.O.
  - 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)
  - Overlap and Face Nail all Ceiling Joist w/ Subsequent Joist to Form a Continuous Rafter Tie.
  - LVLs shall be Installed per Manuf. Specs

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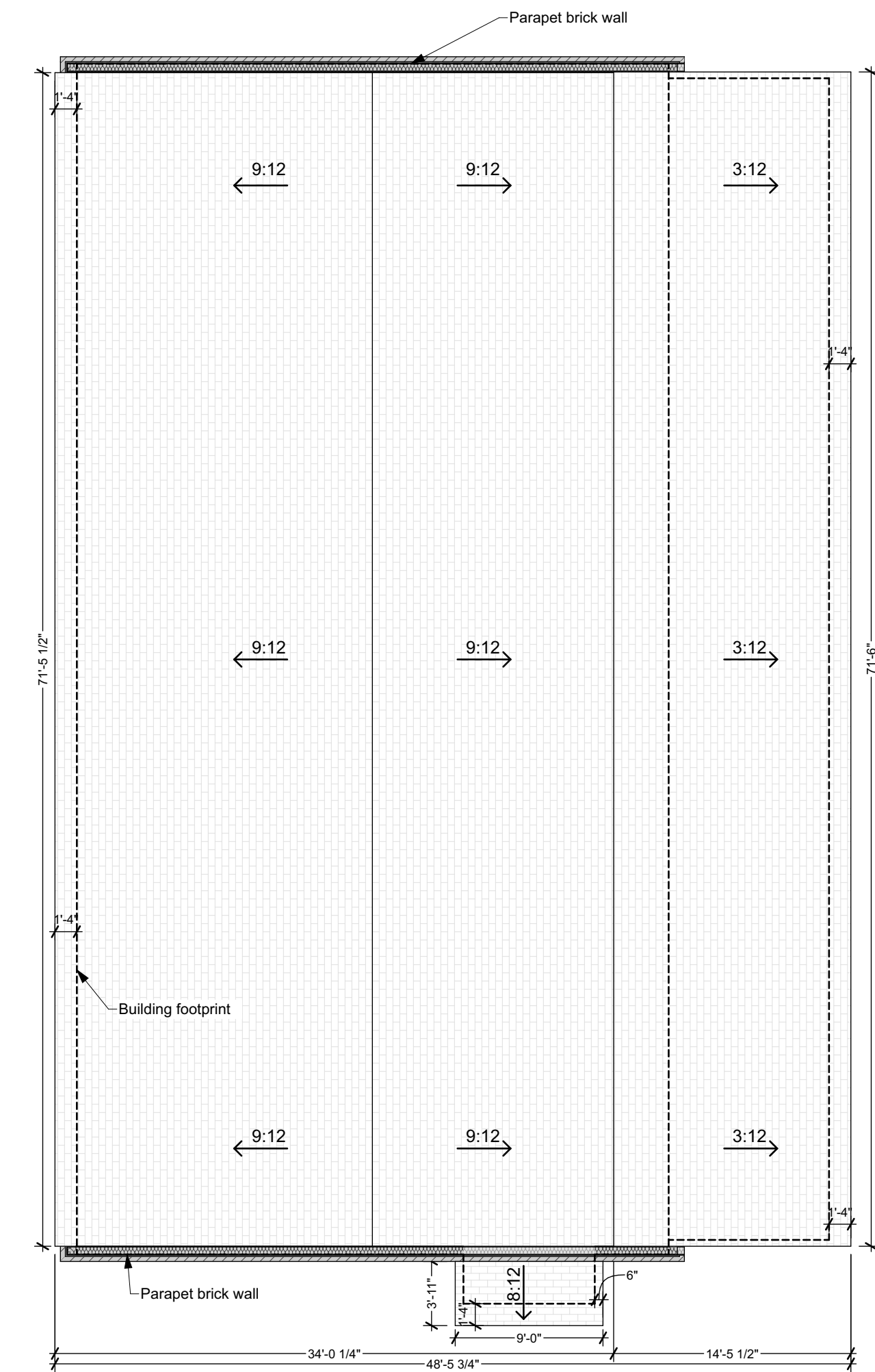
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**WATTERS ARCHITECTURE**

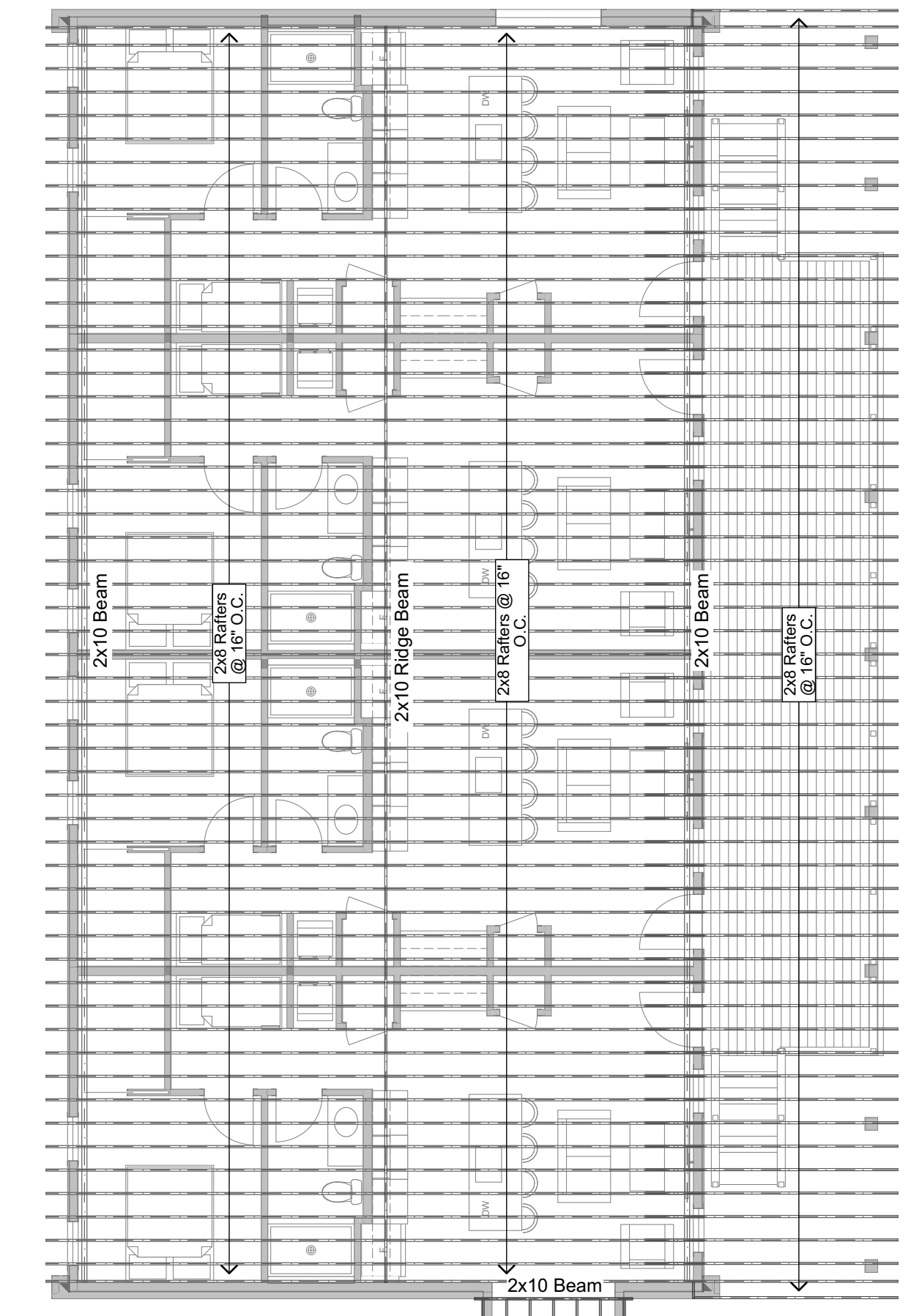
208.276.8008 | Mobile: 208.276.8008 | 133 Davis Avenue | Shreveport, Louisiana 71275



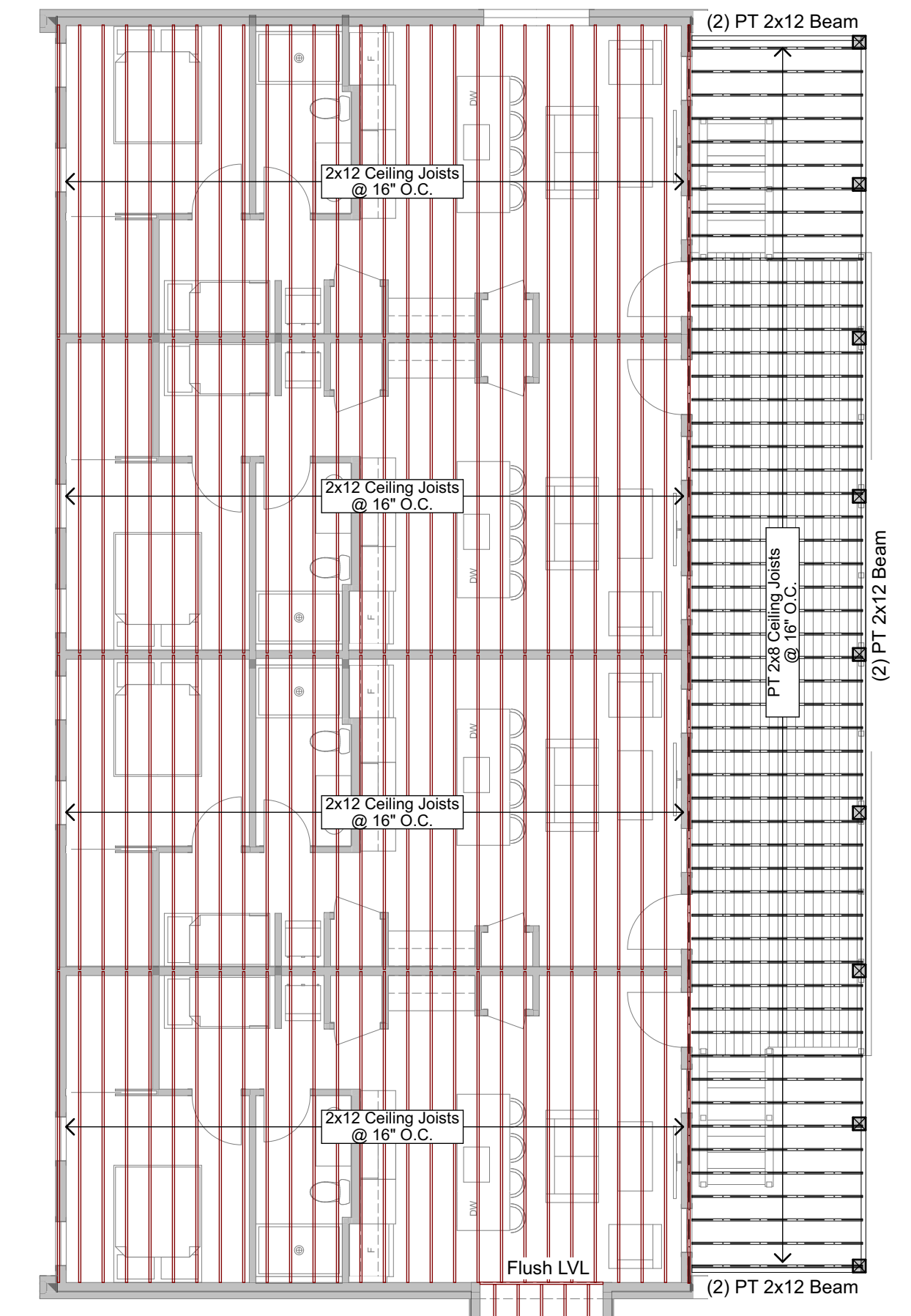
507 Main St Bay St. Louis MS 39520



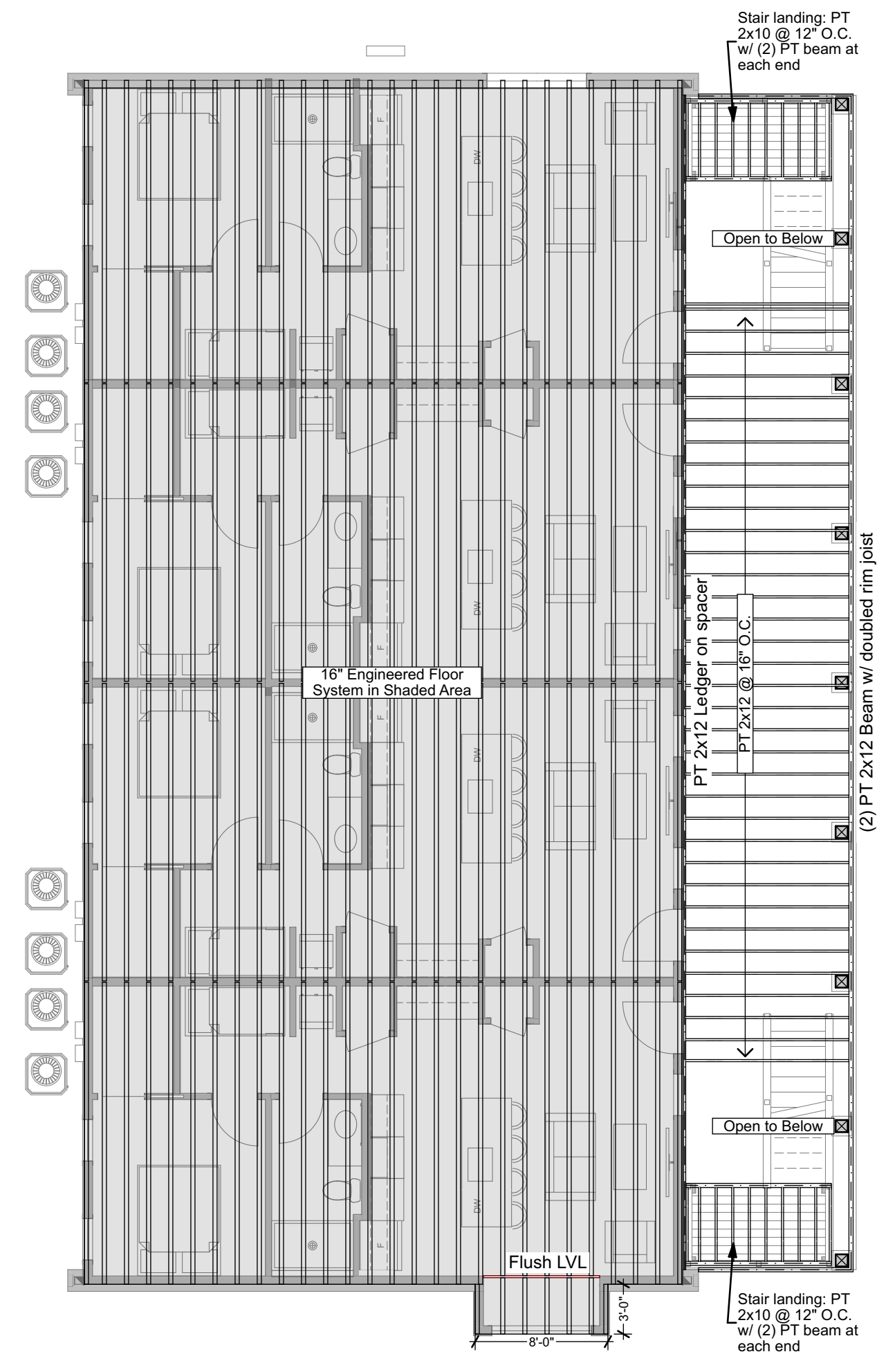
**4 Roof**  
SCALE: 1/8" = 1'-0"



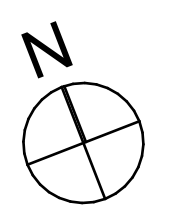
**3 Roof Framing Plan**  
SCALE: 1/8" = 1'-0"



**2 2nd Floor Ceiling Framing Plan**  
SCALE: 1/8" = 1'-0"



**1 1st Floor Framing Plan**  
SCALE: 1/8" = 1'-0"

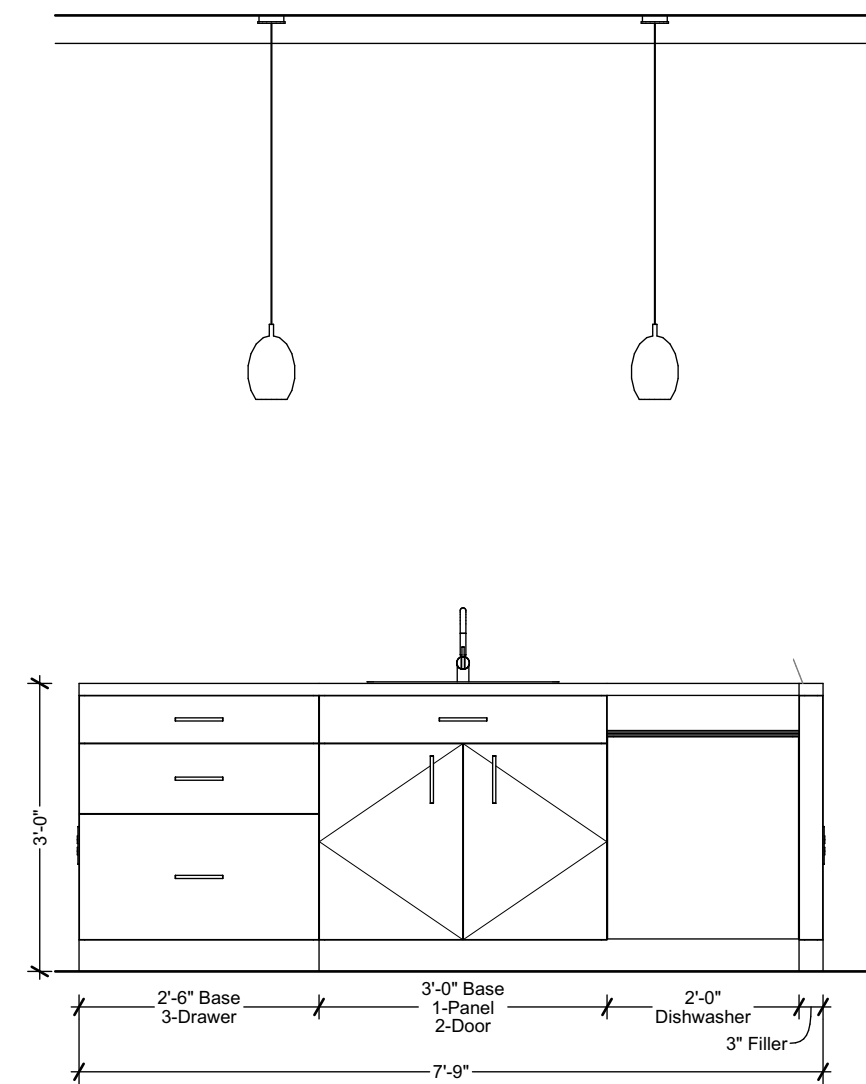
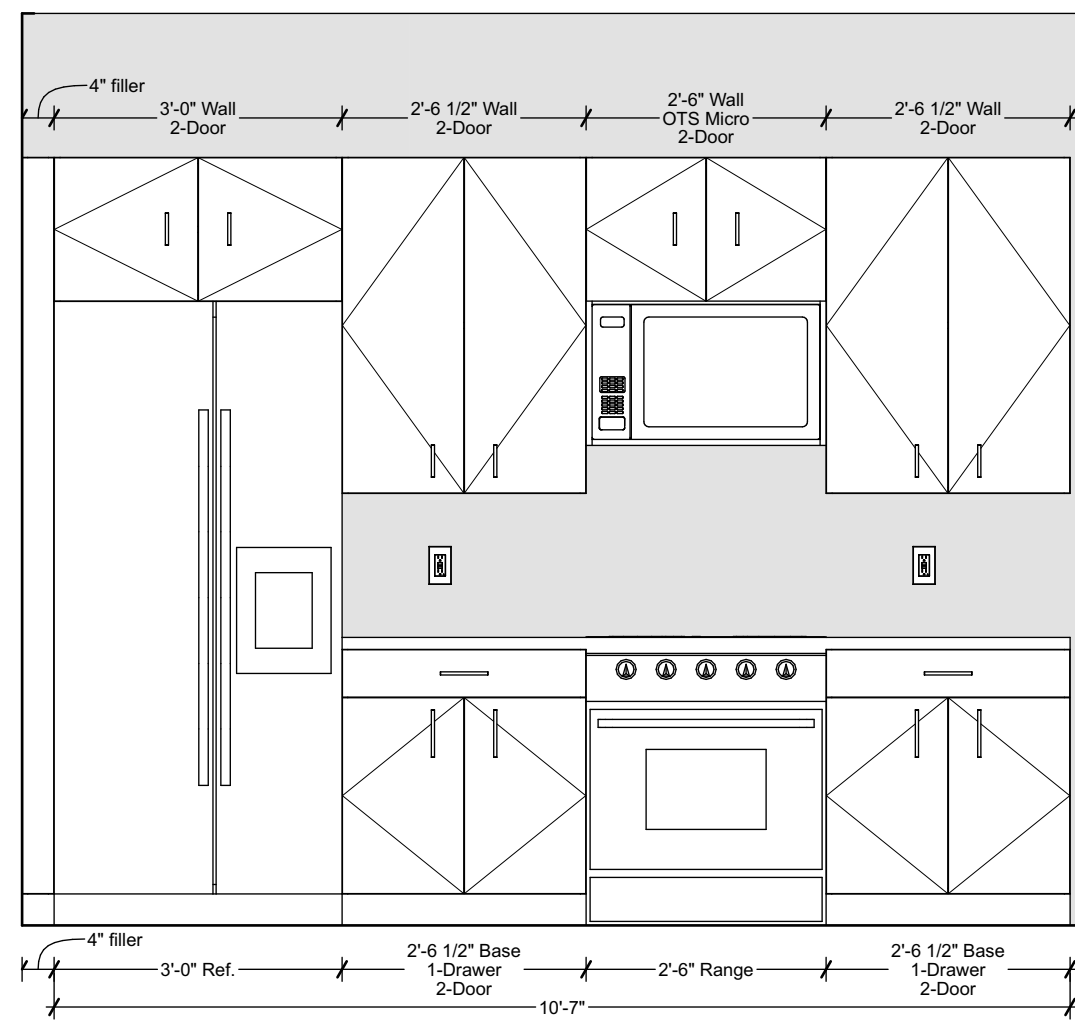


**507 on Main**

Structural Plans  
PERMIT DOCUMENTS

Date: 08.27.2025

**A4**



Window Types			
Type	Undefined	Undefined	Undefined
View			
Dimensions	2'-6"×6'-0"	2'-6"×5'-0"	3'-0"×6'-0"
ID	A	B	C
Note			

Exterior Door Types	
Position	Exterior
Type	Inswing Door
View	
Dimensions	3'-0"×8'-0"
ID	D1

**EXTERIOR MATERIALS:**

**Foundation** 4" Concrete slab with footing

**Siding + Trim** James Hardie Fiber Cement (F.C.)  
Siding: F.C. Lap Siding Smooth (6" Exposure)  
Base: F.C. (Fiber Cement) 5/4x8 + Drip Cap  
Rake: F.C. 1x6  
Fascia: F.C. 1x6 w/ 1x2  
Soffit: Smooth Vented

**Win./Door Trim** F.C. 1x4 Trim + Apron w/ sloped composite sill

**Porches** Columns: P.T. 6x6 (see Sections)  
Floors: PT Decking (See sections)  
Ceilings: V-Groove, painted + sealed

**Soffits** F.C. Soffit, vented

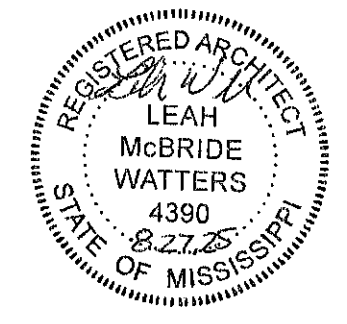
**Roof** 3/4" CDX Plywood w/ self-adhering underlayment  
Standing Seam Metal roof panels OR architectural shingles  
2" seams @ 16" o.c. w/ no striations  
Standard Galvalume color

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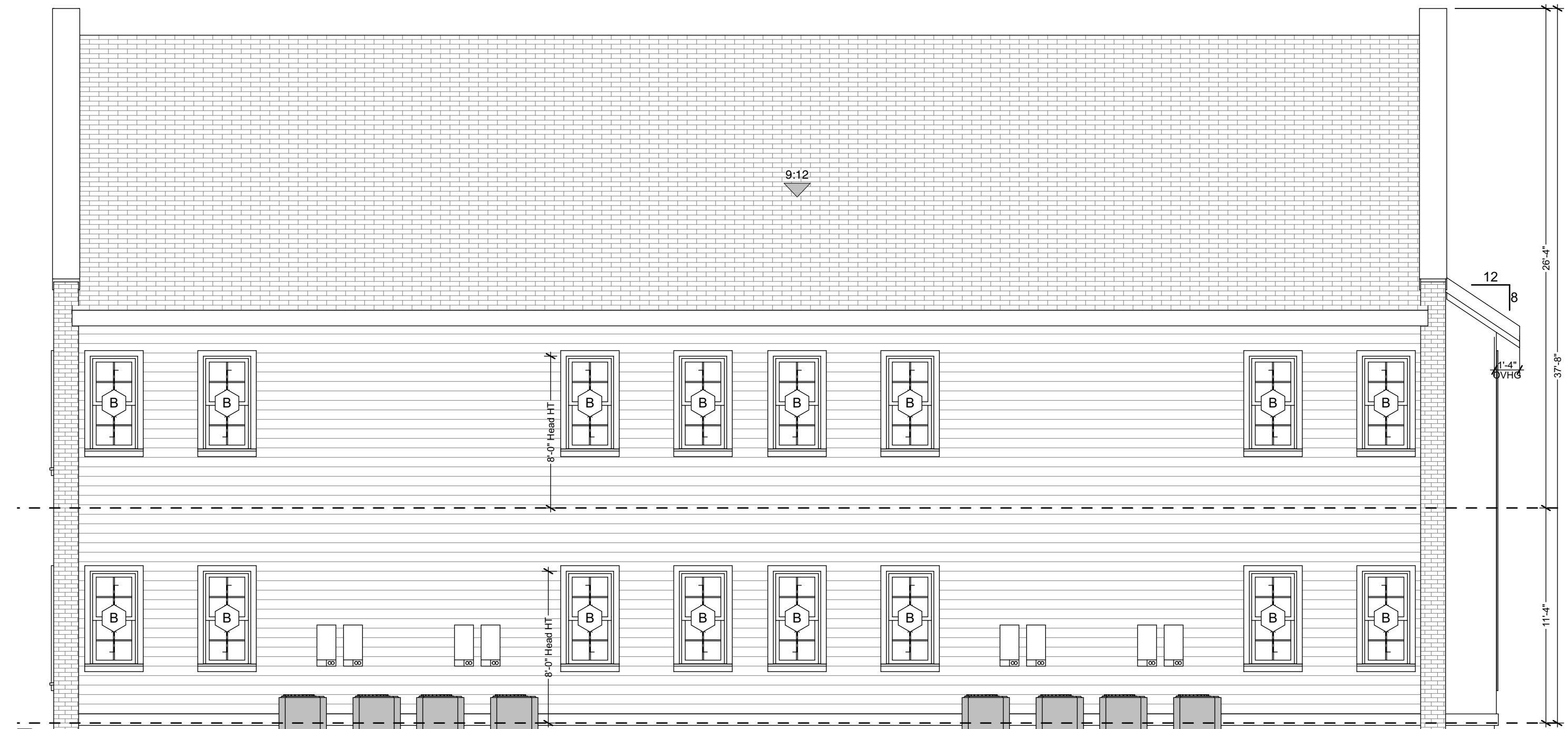
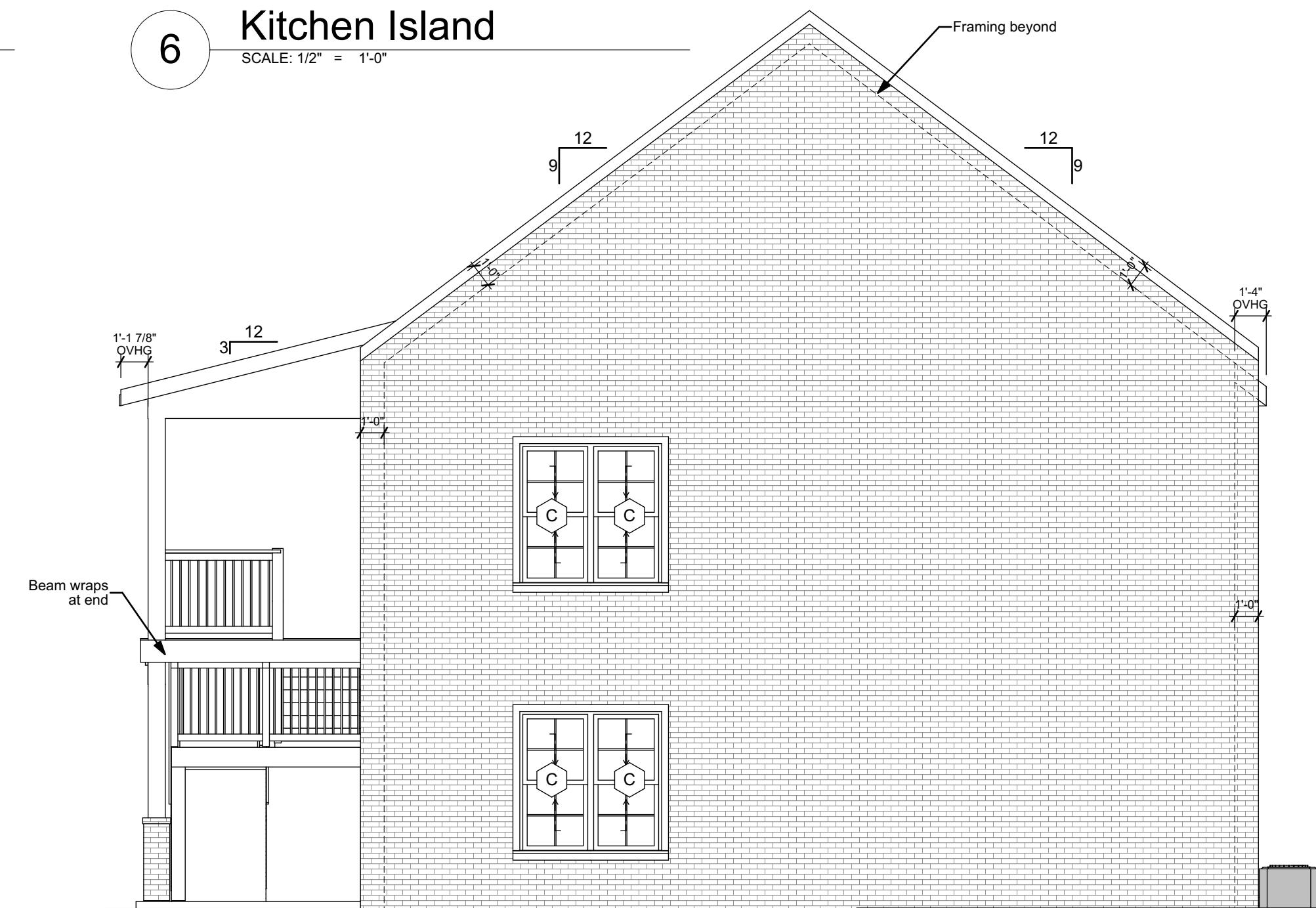
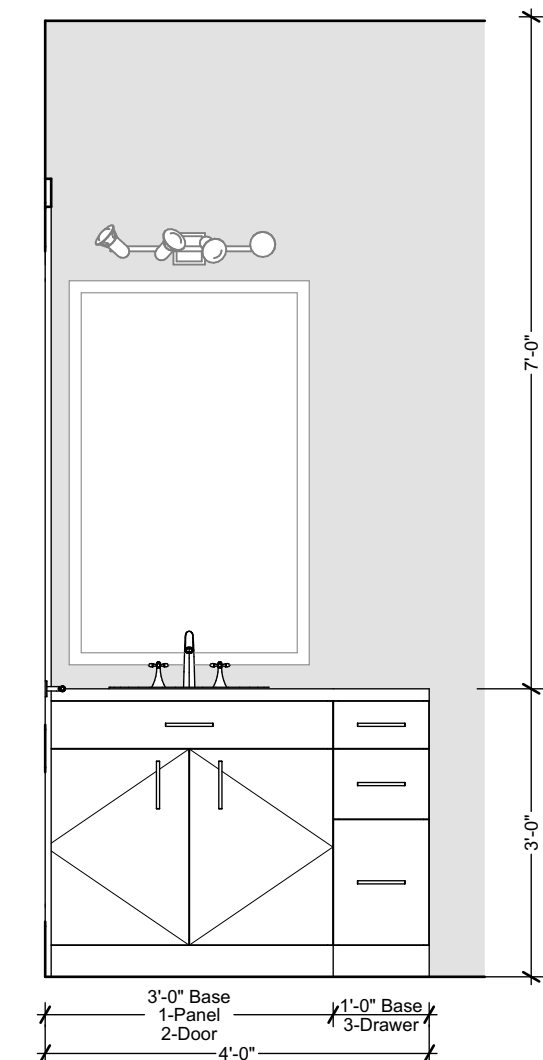
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208.276.8006  
133 Davis Avenue, Stearns Square, Pass Christian, MS 39571



5 Kitchen Wall Cabinets  
SCALE: 1/2" = 1'-0"

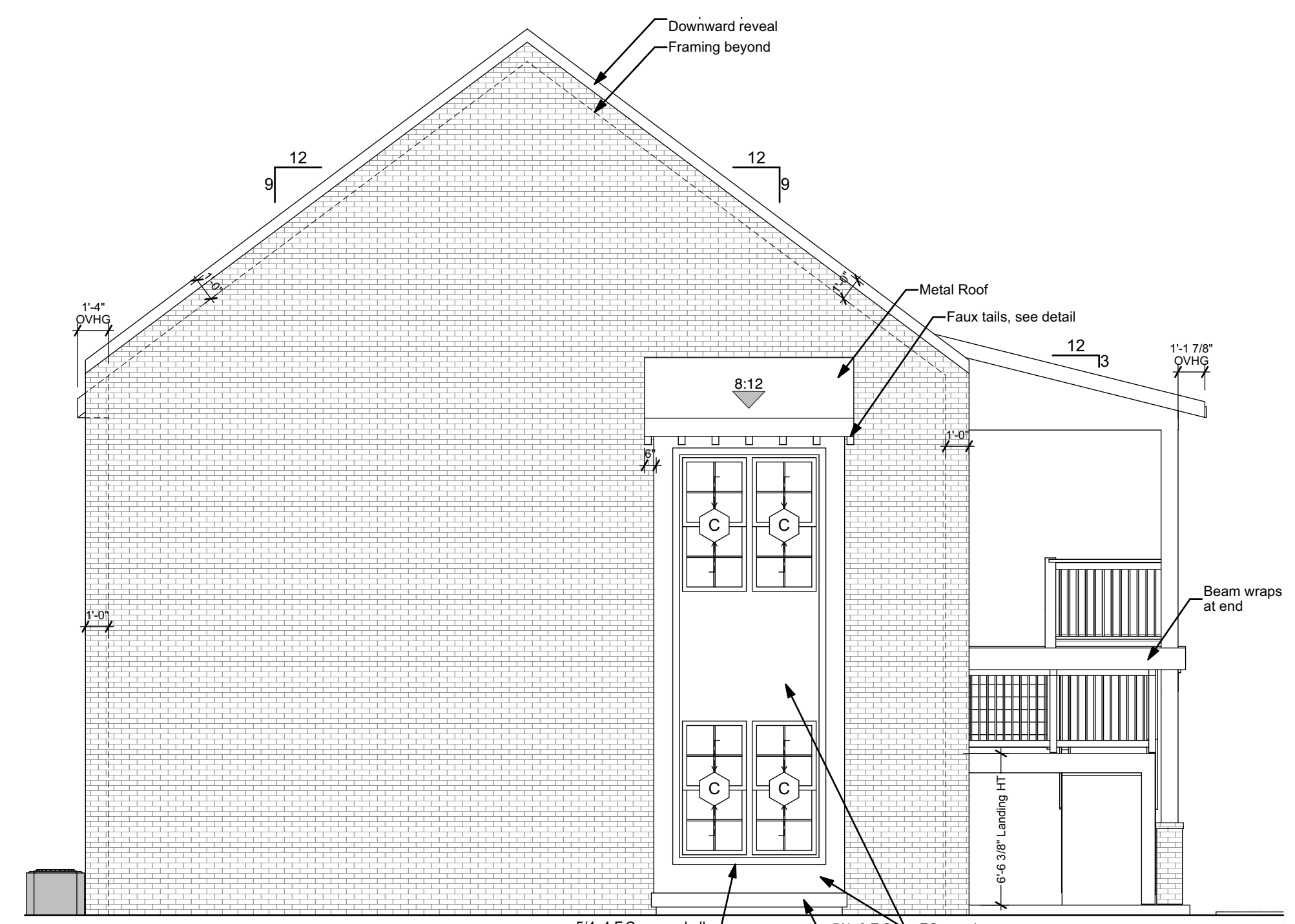
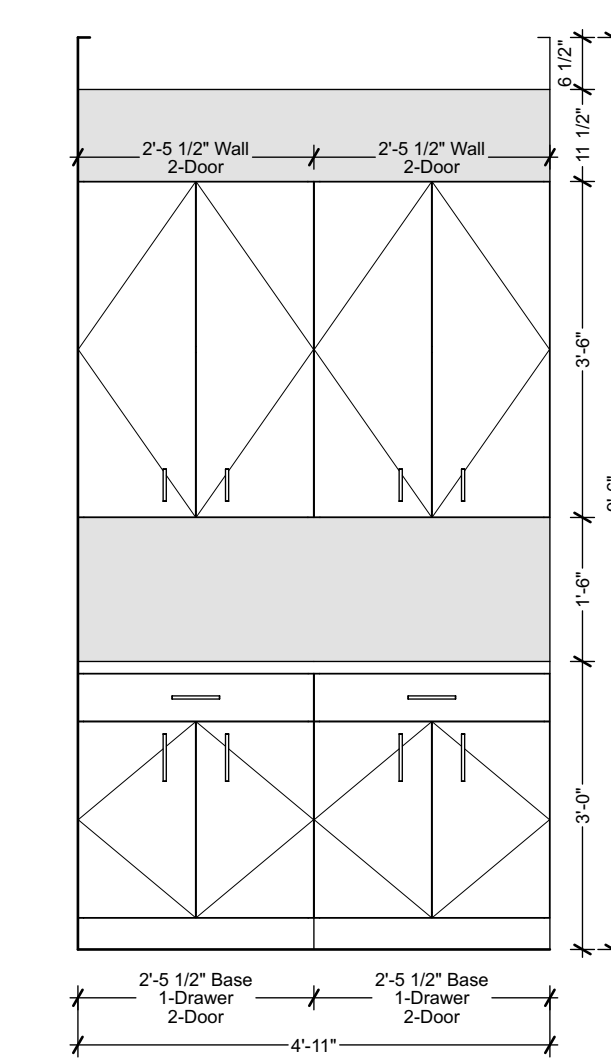
6 Kitchen Island  
SCALE: 1/2" = 1'-0"



8 Bathroom Vanity  
SCALE: 1/2" = 1'-0"

3 Rear Elevation (East)  
SCALE: 3/16" = 1'-0"

4 Side Elevation (South)  
SCALE: 3/16" = 1'-0"



7 Cabinet Pantry  
SCALE: 1/2" = 1'-0"

2 Front Elevation (West)  
SCALE: 3/16" = 1'-0"

1 Side Elevation (North)  
SCALE: 3/16" = 1'-0"

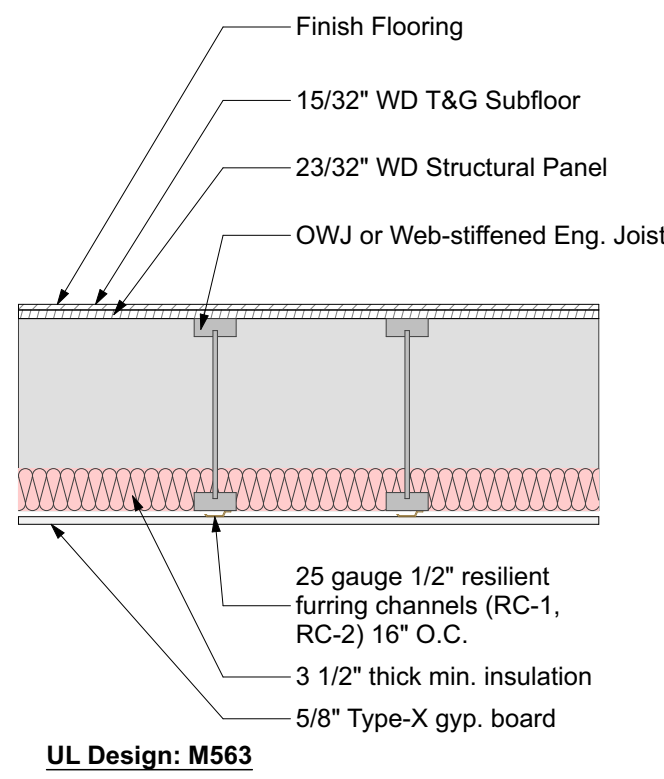
507 Main St Bay St. Louis MS 39520

507 on Main

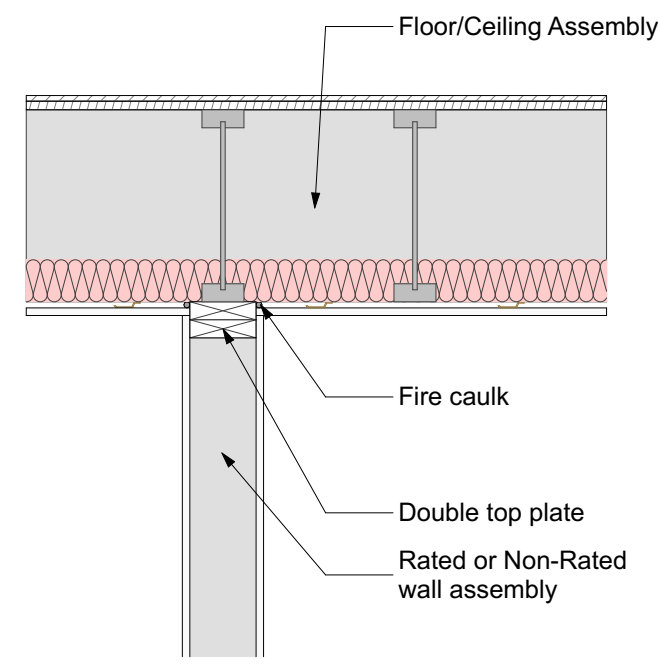
Elevations  
PERMIT DOCUMENTS

Date: 08.27.2025

A5



**4 Floor/Ceiling Assembly: 1-hour**  
SCALE: 3/4" = 1'-0"



**5 Partition Detail**  
SCALE: 3/4" = 1'-0"

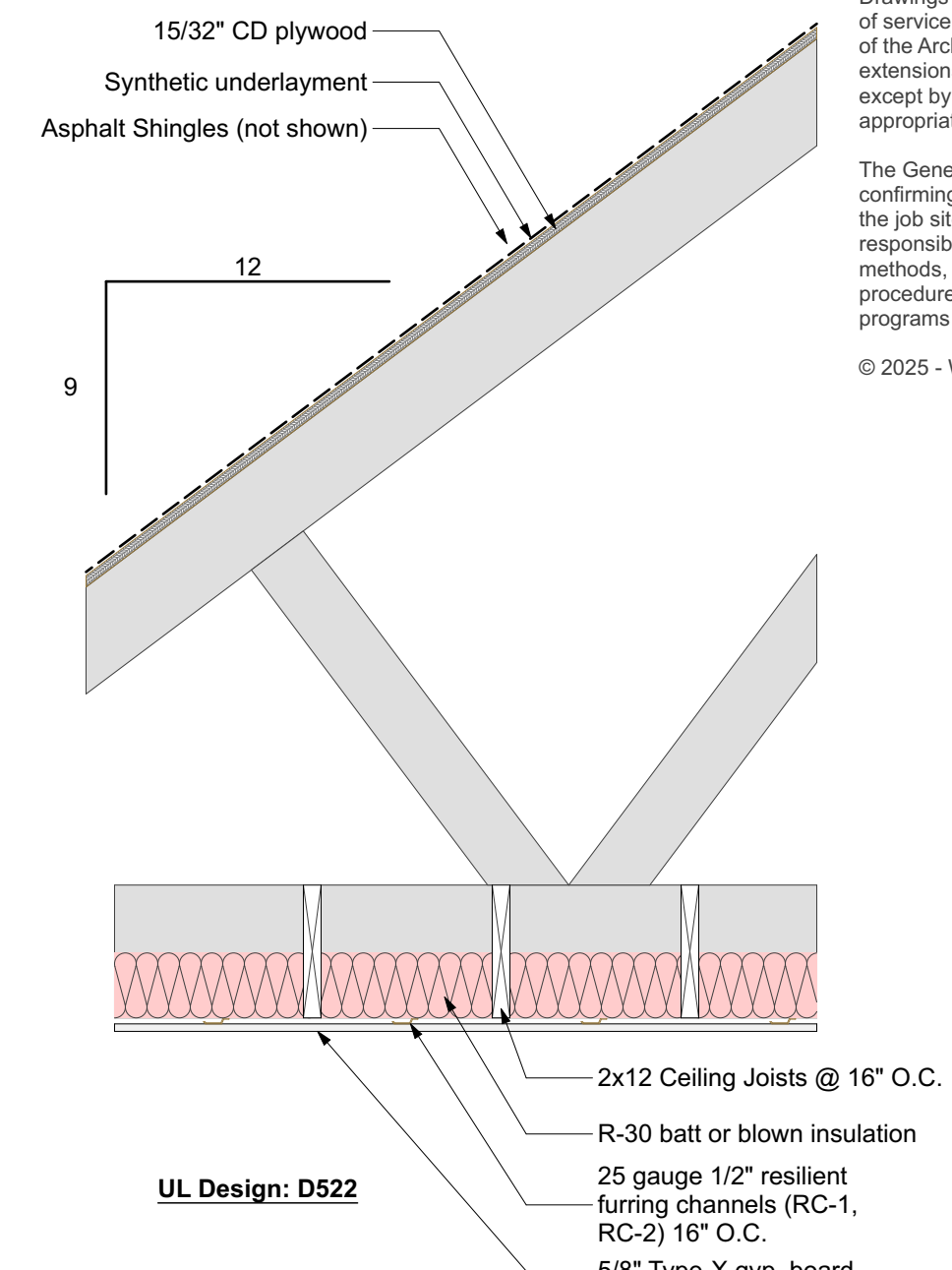
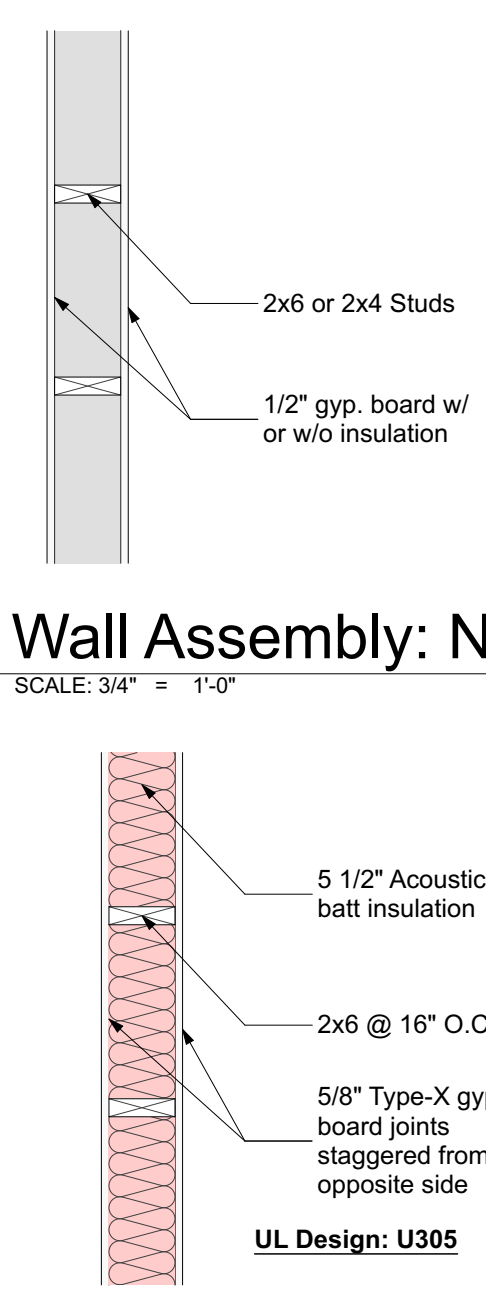
**Wall Section Notes**

- 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)
- 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
- ZIP Sheathing** Shall Span Continuously from Sill Plate to Top Plate or provide solid blocking at break.
  - Nailing shall be per Figure 3.2f
- All Seams and Holes in **Weather Barrier** Shall be Taped and Lapped per Manufacturer's Instructions.
  - Fasteners Shall have **Button Cap**

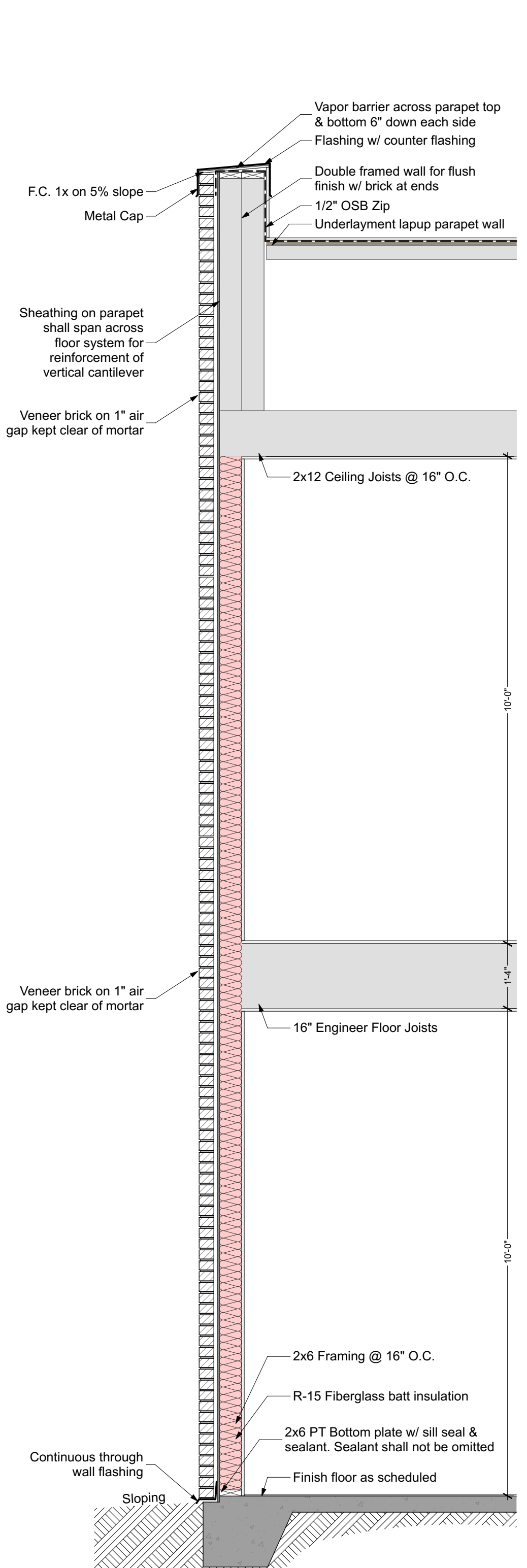
5. Provide **Hurricane Fasteners** in the Following Locations

- 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 18-16D 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

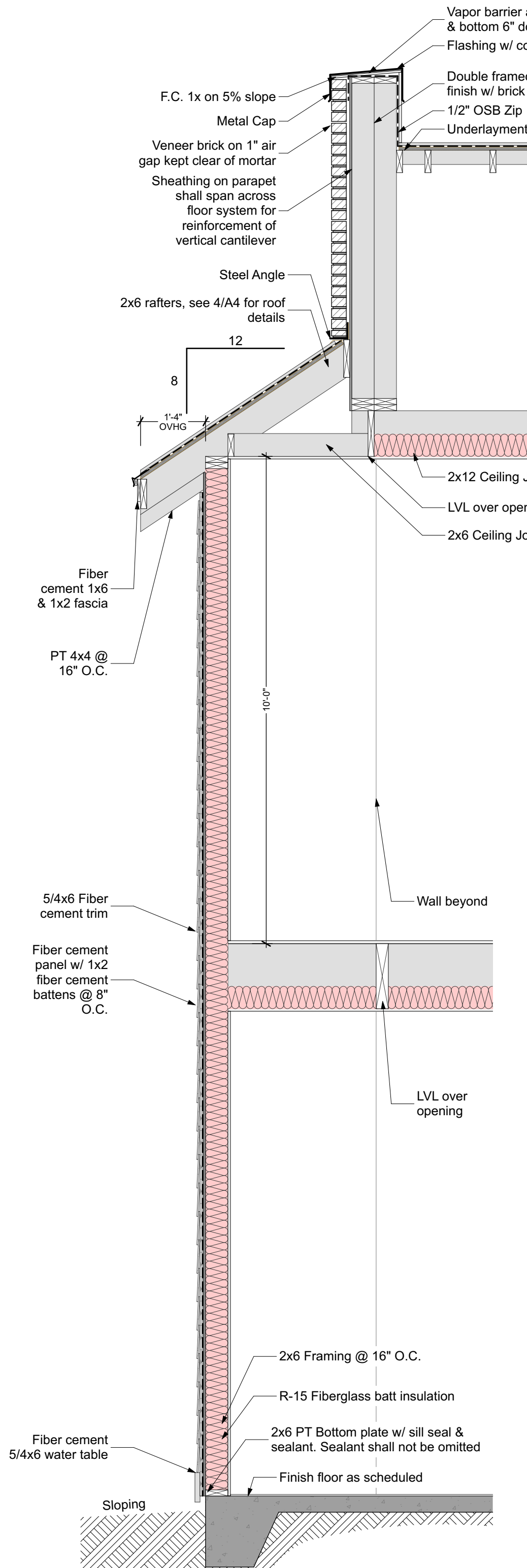
**6 Wall Assembly: Non-Rated**  
SCALE: 3/4" = 1'-0"



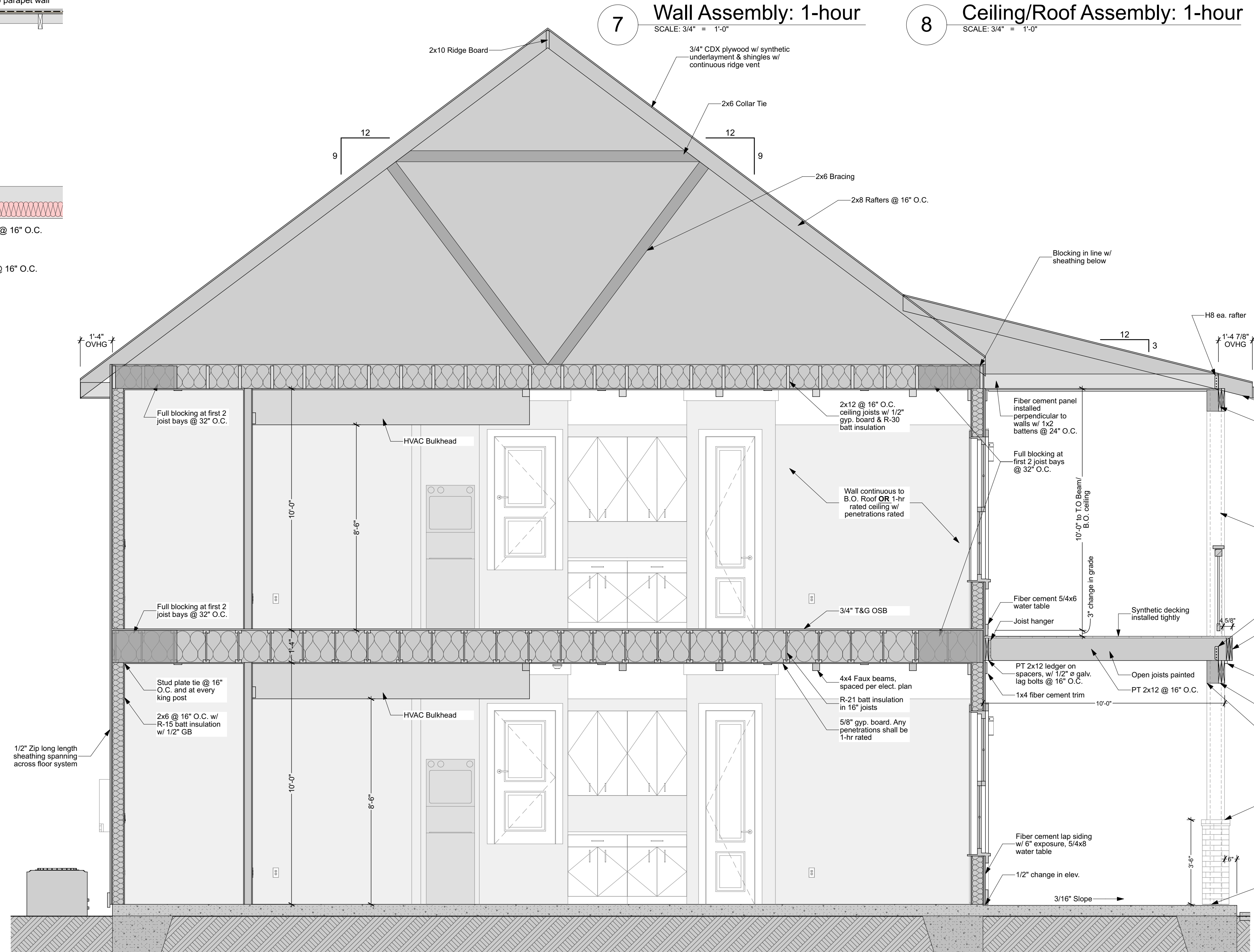
**8 Ceiling/Roof Assembly: 1-hour**  
SCALE: 3/4" = 1'-0"



**3 Parapet Wall Section**  
SCALE: 1/2" = 1'-0"



**2 Wall Section through Dormer**  
SCALE: 1/2" = 1'-0"



**1 Building Section**  
SCALE: 3/8" = 1'-0"

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**507 on Main**

Building Sections  
PERMIT DOCUMENTS

Date: 08.27.2025

**A6**

ELECTRICAL LEGEND					
	Recessed Fixture		Duplex Floor		Electric Panel
	Surface Mounted Ceiling Fixture		Duplex Wall, 18" AFF		Power Meter
	D - Decorative		Duplex Wall, xx" AFF		70 CFM ceiling-mounted Exhaust
	P - Pendant		Ground Fault Circuit Interrupter		Smoke Detector
	C - Chandelier		220 Volt Wall Outlet		Door Bell
	F - Flush Mount		Quadplex Wall, 18" AFF		Thermostat
	Surface Mounted Wall Fixture		Under LED Cabinet Light		Flood Light
	BB - Bath Bar		Switch w/ dimmer (Toggle style switch)		Gas Lantern
	WS - Wall Sconce		3-way Switch		
	DS - Directional Spot				
	Surface Mounted 4' LED Shop Light				
	Ceiling Fan (Light Kit TBD by Owner)				
	Recessed can light w/ exhaust fan				
	V.L.				

- ### ELECTRICAL NOTES
- GFCI RECEPTACLES IN ALL WET AREAS
  - EACH BED ROOM SHALL INCLUDE ONE HARD-WIRED INTERNET & CABLE CONNECTION AT 56" AFF, U.N.O.
  - THERMOSTAT SHALL BE SMART, PROGRAMMABLE
  - MOUNTING HEIGHTS: TV AT 56" AFF SWITCHES 48" AFF TO TOP OF BOX RECEPTACLES 18" AFF TO TOP OF BOX COUNTERS 40"
  - PROVIDE COUNTER TOP AIR SWITCH AT DISPOSAL
  - ALL LIGHT FIXTURES SHALL BE LED U.N.O.
  - PROVIDE POWER FOR AC.
  - PROVIDE SERVICE LIGHTS W/ SWITCH NEXT TO ATTIC ACCESS.

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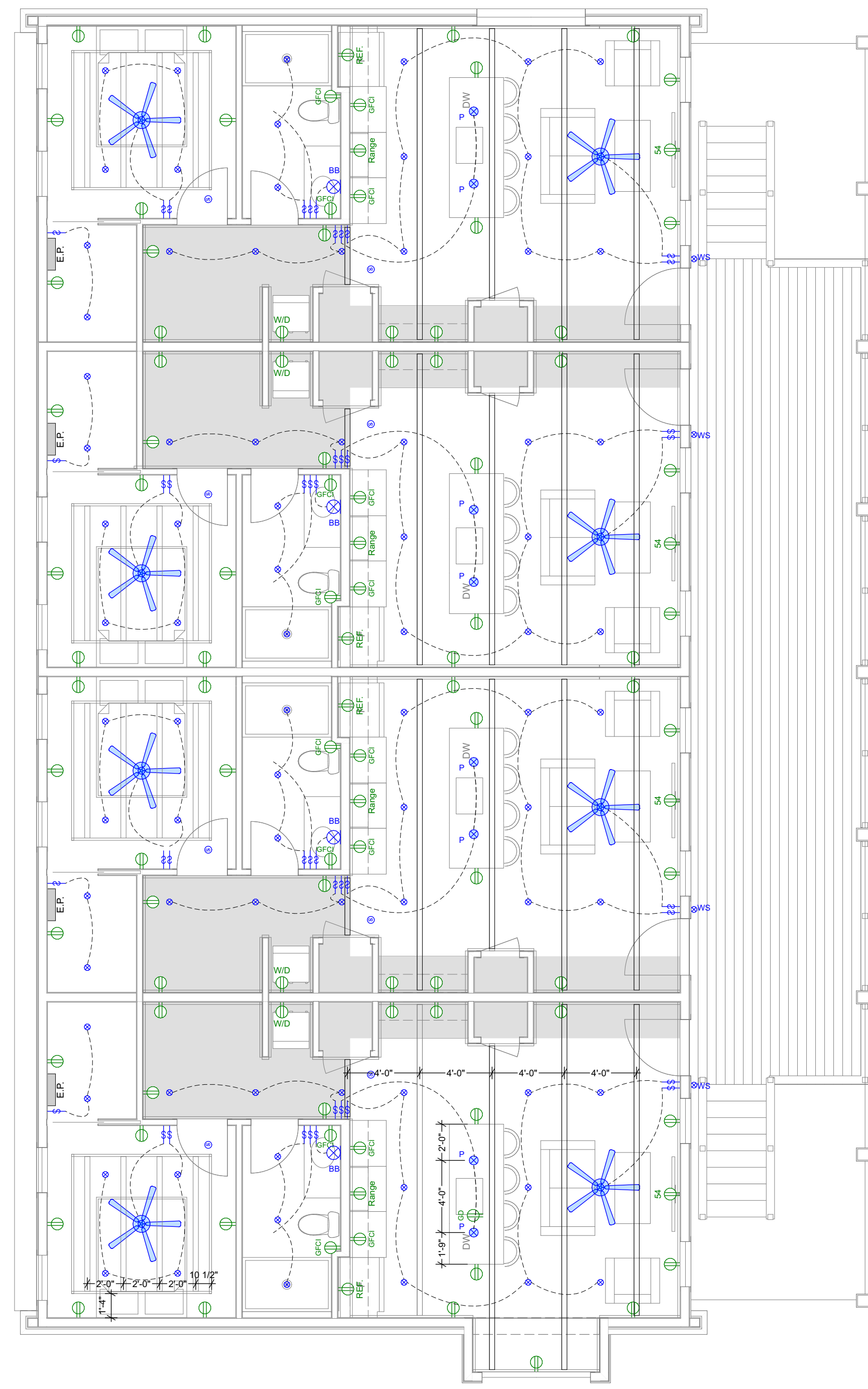
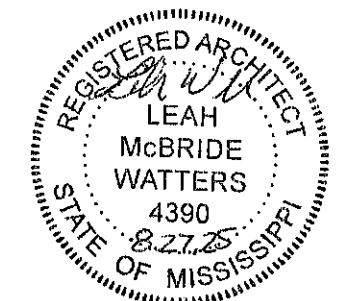
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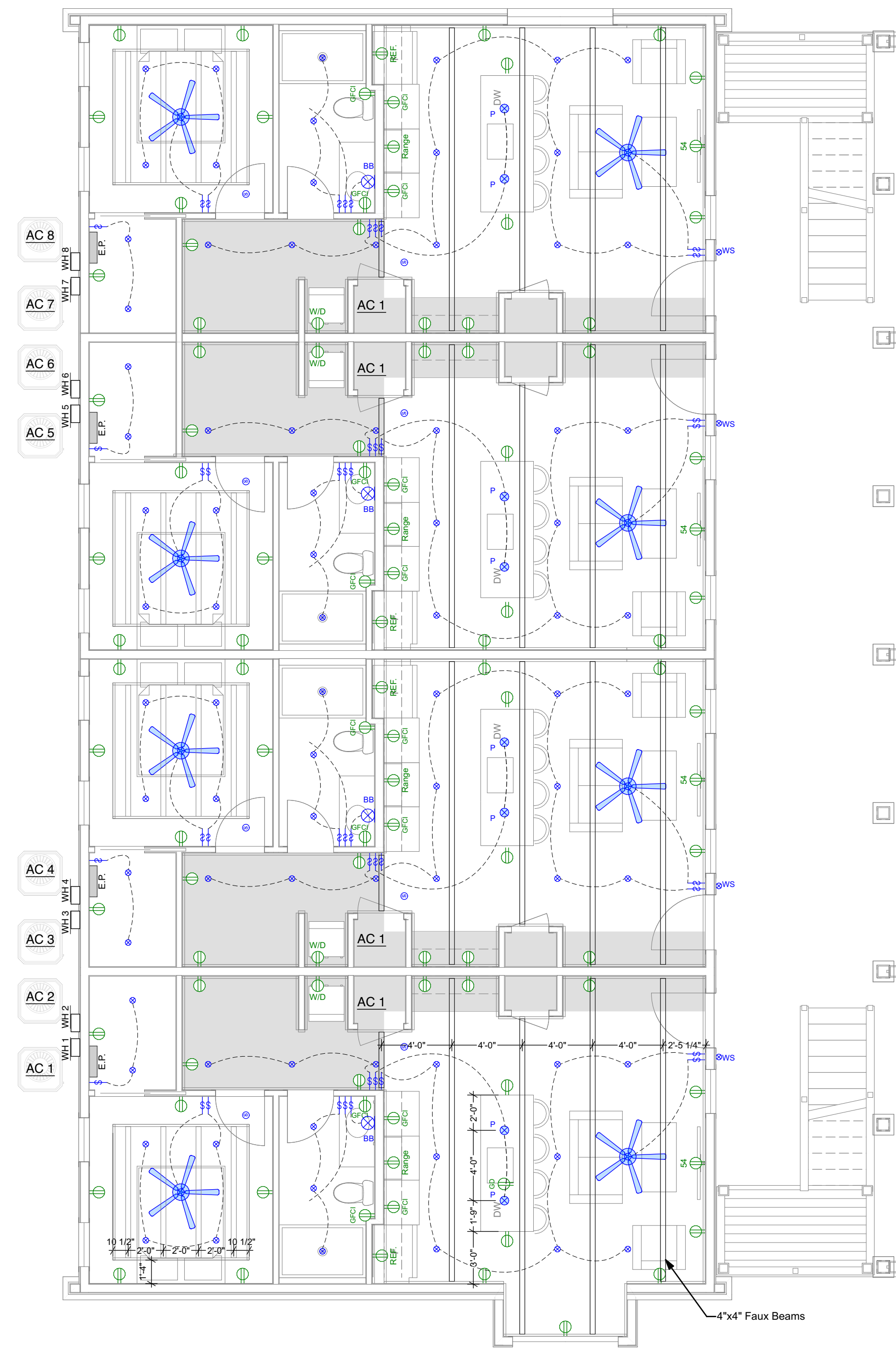
Item # 11.

**WATERS ARCHITECTURE**

208.276.8008 | Mobile: 601.276.8008  
133 Davis Avenue | Suite 200 | Ocean Springs, MS 39564



2 Second Floor Electrical Plan  
SCALE: 3/16" = 1'-0"



1 First Floor Electrical Plan  
SCALE: 3/16" = 1'-0"

**Notes**

1. SHADED AREAS INDICATE AREAS OF 8'-6" CLG HT FOR MECHANICAL.

507 Main St Bay St. Louis MS 39520

507 on Main

Electrical Plans  
PERMIT DOCUMENTS









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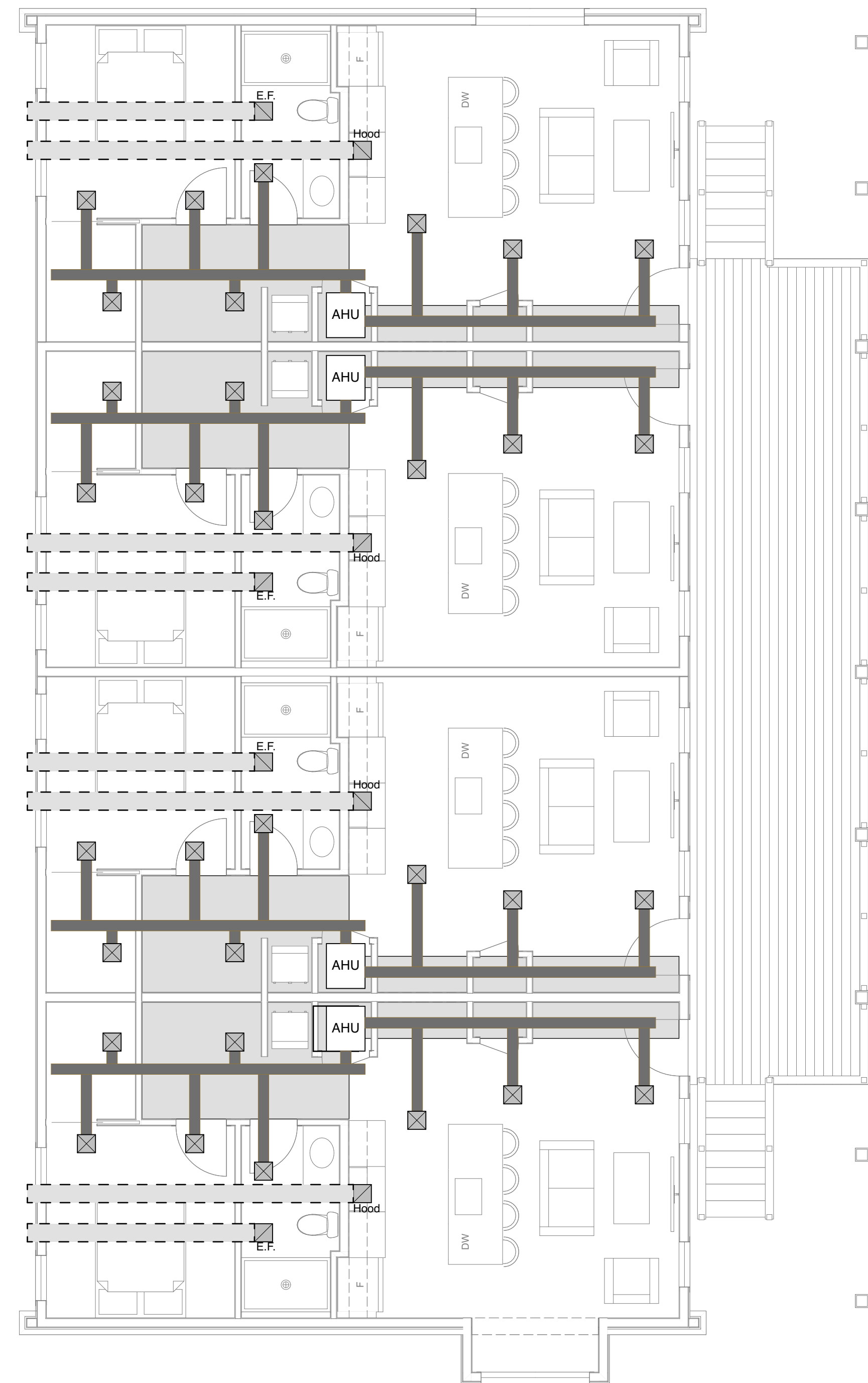
A7

**HVAC Notes**

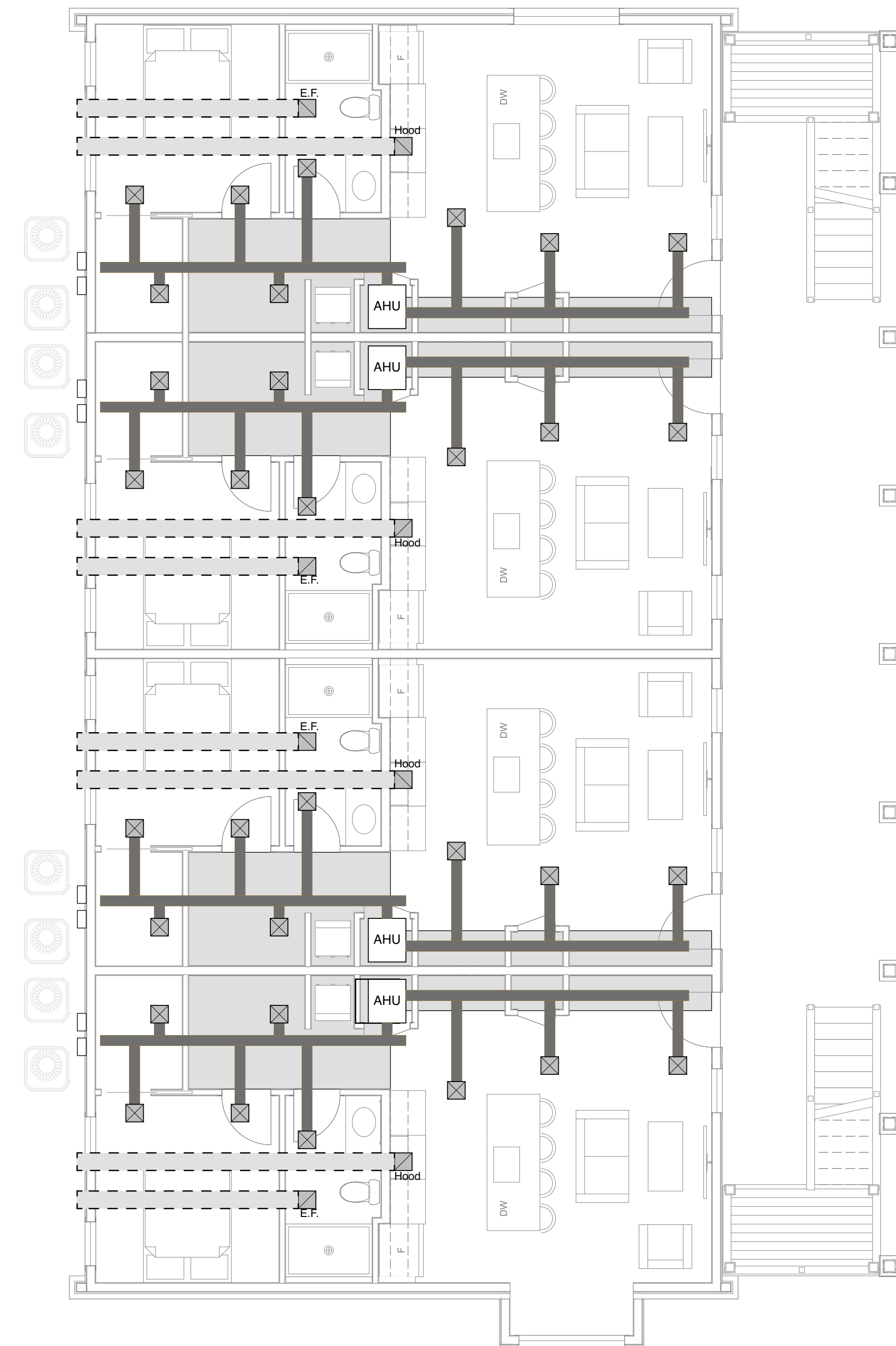
- Duct layout is diagrammatic. Provide 3 electric Variable Speed Heat Pump Systems. System shall be designed by mechanical contractor. Heat load calculations shall determine equipment sizes.
- Provide all equipment calculations and product cut sheets to Owner prior to commencement of work.
- Contractor shall consider whole house dehumidification in his or her calculations and proposal.
- Contractor shall abide by local codes
- Flexible ductwork shall not be permitted unless expressly permitted by owner, and then code governing flexible ductwork shall dictate.
- All joints shall be taped and parged.
- 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.
- Bathroom, kitchen, and dryer exhaust shall vent directly outdoors. Dryer exhaust connection shall be supplied in the form of a recessed in-wall housing.
- 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.
- Penetration of HVAC refrigerent lines through exterior wall shall be flashed with boot (Airex Titan Outlet or similar)
- Wall return vents shall allow for 1x8 base trim w/o being notched.
- At exterior Utility Deck, maintain clear floor area by running all lines under finished floor material between joists and then up to panels at wall.
- Seiho International vent caps shall be used at all thru Wall / Soffit exhaust locations. See Architect for specific model/style per location. Models: SFZC, SB-P, SFB-P
- Provide one mini-split system at Pool Cabana storage rooms for humidity control only. Owner to review all proposed equipment prior to work beginning.

**HVAC Legend**

-  Exhaust Ductwork
-  Supply Ductwork
-  Supply
-  HVAC Return
- Return**
-  Bathroom Exhaust Fan Vent Thru
-  Recessed Light w/ Exhaust Fan Vent Thru
-  Dryer Vent Vent Thru
-  Kitchen Hood Vent Thru
- Hood**



**2** Second Floor Mechanical Plan  
SCALE: 3/16" = 1'-0"



**1** First Floor Mechanical Plan  
SCALE: 3/16" = 1'-0"

**Notes**  
1. SHADED AREAS INDICATE AREAS OF 8'-6" CLG HT FOR MECHANICAL.

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.  
The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.  
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Item # 11.

**WATTERS ARCHITECTURE**  
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133 Davis Avenue    Ocean Springs, AL 36567

REGISTERED ARCHITECT  
LEAH MCBRIDE WATTERS  
4390  
\$275.00  
STATE OF MISSISSIPPI

507 Main St Bay St. Louis MS 39520

**507 on Main**

Mechanical Plans  
PERMIT DOCUMENTS

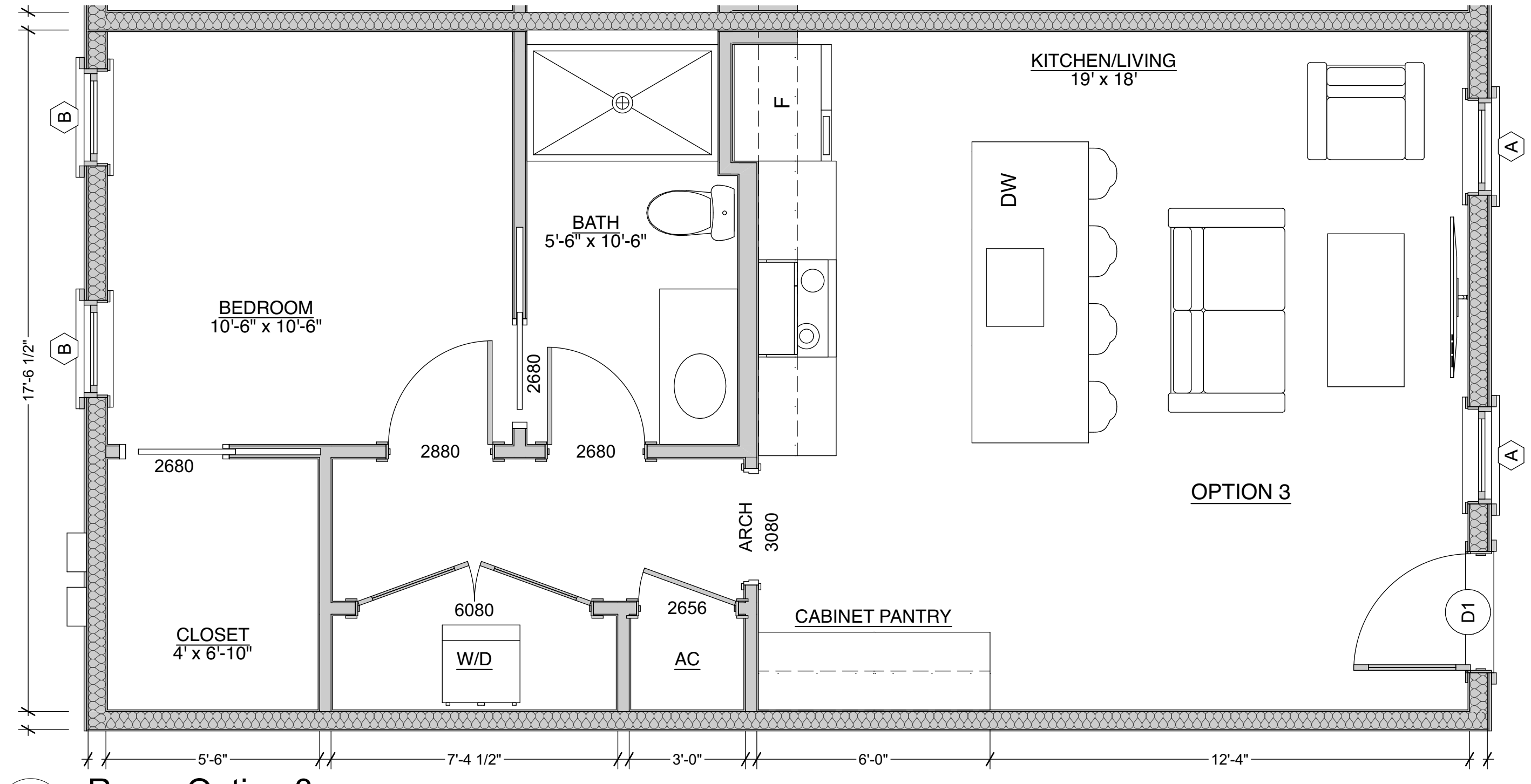
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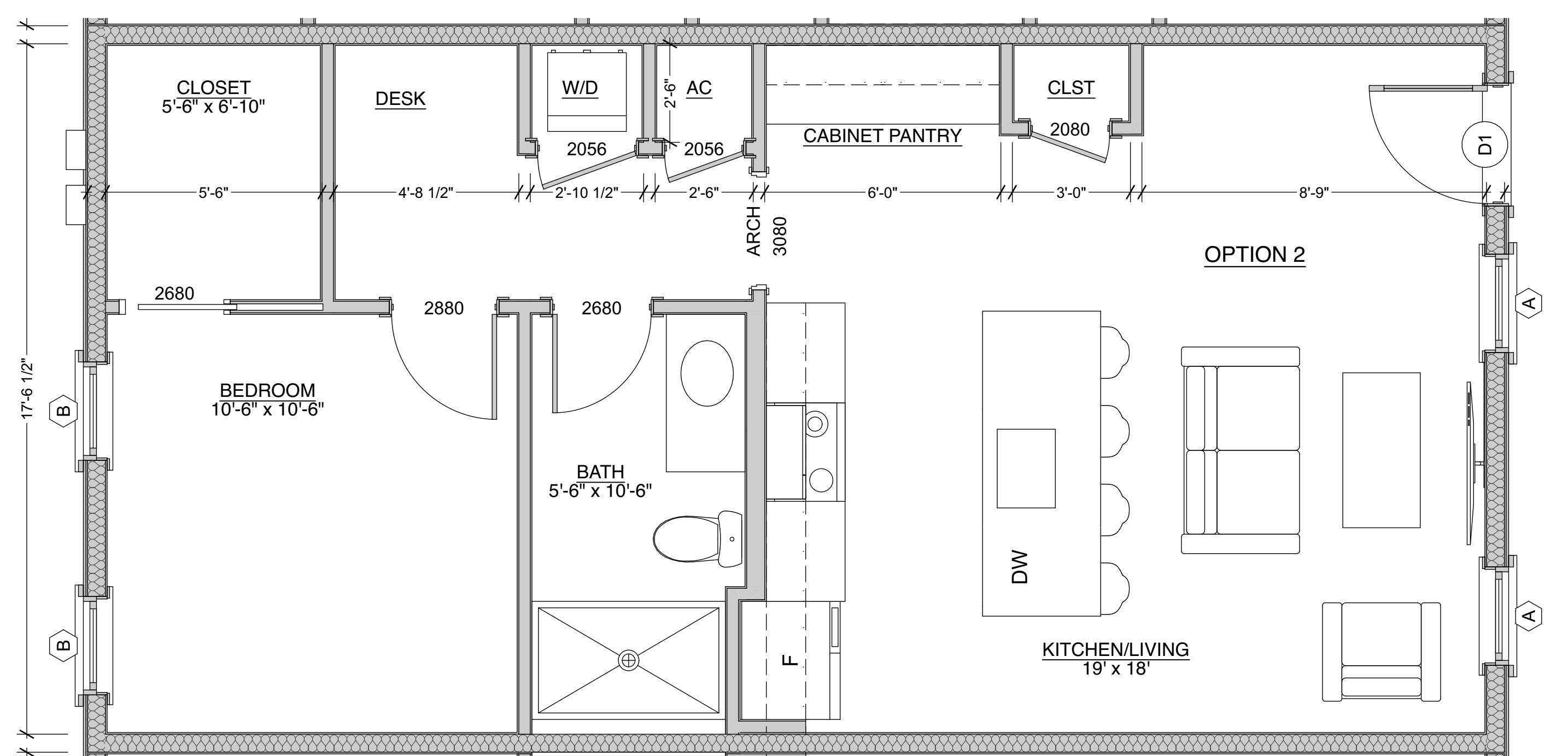
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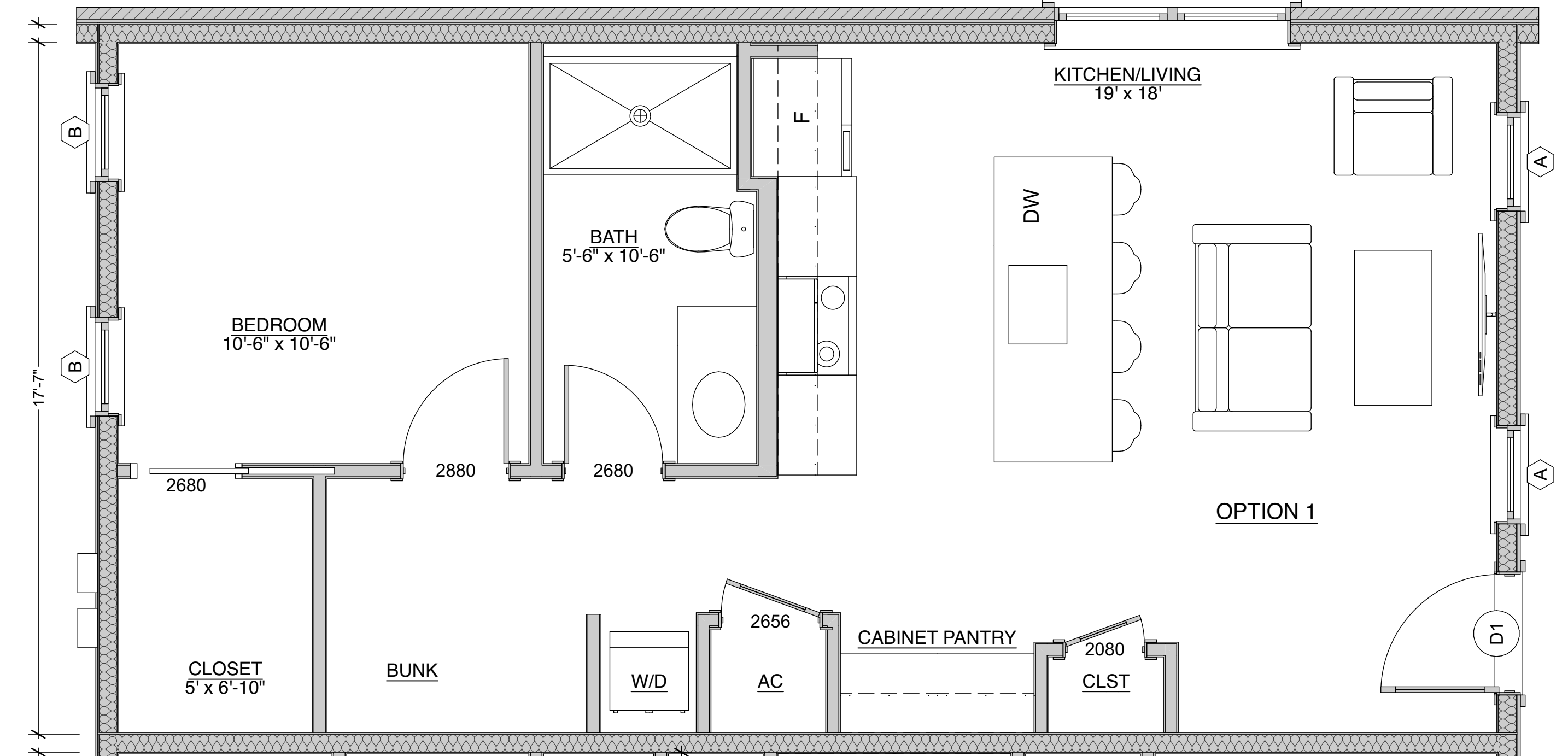
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**3 Room Option 3**  
SCALE: 3/8" = 1'-0"



**2 Room Options 2**  
SCALE: 3/8" = 1'-0"



**1 Room Option 1**  
SCALE: 3/8" = 1'-0"