



June 11, 2025 Planning Commission Meeting Agenda

June 11, 2025 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

Minutes Approval

1. Motion to approve the minutes of May 14, 2025.

Action Items

2. **STECKOL**—Application for Variance to the Zoning Ordinance Submitted by Susan Steckol. The applicants want to demolish the existing dwelling and construct a new dwelling on the property. The applicants are requesting a 15' variance, resulting in a 10' setback to the front yard. The property is located at 259 Washington Street, Parcel Number 149M-2-30-105.000, 275 THIRD WARD BAY ST LOUIS and is zoned R-2 Residential Two Family District.
3. **MURPHY** - Application for a variance to the parking requirements of the Zoning Ordinance submitted by Christina Murphy. The applicant intends to demolish the existing building and construct a new building. The applicant is requesting to be allowed 9' by 18' parking spaces to the required parking space size of 10' by 20' for new business construction. The property is located on 1151 HWY 90. Parcel 137L-0-35-007.000, PT 2ND WARD BAY ST LOUIS. The property is zoned C-3 Highway Commercial Business District.
4. ***WITHDRAWN* 299 SECOND STREET LLC** - Application for Special Exception to the Zoning Ordinance submitted by 299 Second Street LLC. The applicant requests a special exception for the use of a STUDIO FOR PROFESSIONAL WORK OF TEACHING OF FINE ARTS by special exception in an R-3 Multi-Family District. The property is located at 299 South Second Street, Bay St Louis. Parcel 149L-0-29-144.000 ; 183 SECOND WARD BAY ST LOUIS; The property is zoned R-3 Multi-Family District.

- 5. THERIOT** - Application for Variance to the Zoning Ordinance submitted by Shane Theriot. The applicant has constructed an 8' privacy fence. The applicant is requesting a variance of 2' to the fence height requirement, resulting in an 8' fence. The property is located at 321 St George Street. Parcel 149F-0-29-177.000; PT 375 1ST WARD BAY ST LOUIS. The property is zoned R-2 Residential Two Family District.

Adjourn

- 6.** Motion to adjourn the meeting of June 11, 2025.



May 14, 2025 Planning Commission Meeting Minutes

May 14, 2025 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

PRESENT

Chairman Amy Doescher

Commissioner Clark Breland

Commissioner Dean Agee (Present by phone)

Commissioner MJ Krankey

ABSENT

Commissioner John Romano

Commissioner Chet LeBlanc

Commissioner Mikayla Brown

Minutes Approval

1. Motion to approve the Minutes of April 16, 2025.

Motion made by Commissioner Krankey, Seconded by Commissioner Breland.

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

APPROVED

Action Items

2. **GRAFF** - Application for Variance to the Zoning Ordinance Submitted by Adam and Regina Graff. The applicants are wanting to construct a dwelling on the property. The applicants are requesting a variance of 10', resulting in a 15' setback to the front yard. The property is located at 4137 Cardinal Drive, Parcel Number 135N-1-39-233.000, 29 & 30 BLK 615 UN 6 ADD 3 SHORELINE PARK and is zoned R-1A Residential Single Family District.

Regina Graff spoke representing the application.

Motion made by Commissioner Breland, Seconded by Commissioner Krankey.

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

APPROVED

- 3. **AJAX LLC** - Application for Special Use District. The applicant is requesting a Special Use District to allow the use of Recreational Vehicle Park located on Chapman Road. Parcel 138H-0-46-028.000, Legal Description PT GADON TOULME CLAIM PT SE 1/4 SEC 27-8S-14W and is zoned R-1A Single Family District.

Chandler Rust spoke representing the application

Regan Kane spoke in favor of the application.

Nick Gant spoke representing the application

Motion made by Commissioner Breland, Seconded by Commissioner Krankey.

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

APPROVED

- 4. **PHIL SIM PROPERTIES** - Application for Variance to the Zoning Ordinance Submitted by Jason Phillips with Phil Sim Properties. The applicant is wanting to construct a dwelling on the property. The applicant is requesting a variance of 1', resulting in an 11' setback to the side yard on the Alabama Street side of the proposed dwelling. The property is located at 5051 Georgia Street, Parcel Number 139A-0-40-099.001, 1 BLK 314 UN 3 ADD 1 SHORELINE PARK S/D and is zoned R-1A Residential Single Family District.

Jason Phillips spoke representing the application.

Motion made by Commissioner Krankey, Seconded by Commissioner Breland.

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

APPROVED

- 5. **DYESS** – Application for variance to the zoning ordinance submitted by Larry Dyess Jr. The applicant is requesting to subdivide one parcel into two new parcels of land. Both parcels will not meet the required lot area or lot width. Parcel 1 will need a variance of 932 sq ft, resulting in 11,068 sq ft. to the minimum lot area and a variance of 26', resulting in a total of 74' to the minimum lot width. Parcel 2 will need a variance of 938 sq ft, resulting in 11,062 sq ft to the minimum lot area and a variance of 26', resulting in a total of 74' to the minimum lot width. The property is located at 118 Engman Avenue. Parcel 136H-1-37-021.000; 5J, REAR FIRST WARD and is zoned R-1 Single-Family District.

Larry Dyess Jr spoke representing the application.

Commissioner Doescher read aloud letters of opposition.

Ann Hull, KristieRoyster and Donald spoke in opposition

Motion to deny made by Commissioner Krankey, Seconded by Commissioner Agee

Voting Yea: Commissioner Krankey

Voting Nay: Chairman Doescher, Commissioner Breland, Commissioner Agee

MOTION FAILED

Motion to approve made by Chairman Doescher, Seconded by Commissioner Agee.

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

Voting Nay: Commissioner Krankey

APPROVED

- 6. **STIEFFEL & LIOKIS** – Application for variance to the zoning ordinance submitted by Stieffel and Liokis. The applicants are wanting to reconfigure two parcels into one new parcel of land. The new parcel will meet the required lot area; however, the applicant is requesting a variance of 21.4' resulting in a total of 78.6' to the minimum lot width. The property is located on the 400 block of Sycamore Street. Parcel 149M-1-30-126.001; 186 & E 18.6 OF 187 3RD WARD BAY ST LOUIS and 137J-0-44-053.000; 100C,108,109B,110,111 3RD WARD BAY ST LOUIS. The property is zoned R-1 Single-Family District.

Matt Stieffel and Louis Liokis spoke representing the application

Anita Warner and Phalba Holmes spoke in favor of the application

Motion made by Commissioner Breland, Seconded by Commissioner Krankey.

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

APPROVED

- 7. **STIEFFEL & LIOKIS** – Application for variance to the zoning ordinance submitted by Matt Stieffel and Louie Liokis. The applicants are wanting to reconfigure three parcels into new parcels of land. Parcel A will need a variance of 40' resulting in a total of 60' to the minimum lot width and Parcel B will need a variance of 41', resulting in a total of 59' to the minimum lot width. The property is located on the 500 Block of St Francis Street. Parcel 137J-0-44-057.000; 100D 3RD WARD BAY ST LOUIS and 137J-0-44-053.000; 100C,108,109B,110,111 3RD WARD BAY ST LOUIS and Parcel 137J-0-44-056.000; 109A 3RD WARD BAY ST LOUIS. The property is zoned R-1 Single-Family District.

Motion made by Commissioner Breland, Seconded by Commissioner Krankey.

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

APPROVED

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

Motion to table to application

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

APPROVED

- 9. ***WITHDRAWN* WILLIAMS** - A public hearing for a minor site plan review of a commercial structure that will be used for a dog daycare, boarding facility, and apartment. The property in question is located at 297A HWY 90, Bay St Louis and is identified on the Hancock County Land Rolls as Parcel 149D-1-21-011.003 and described as PT 233 & 236 1ST WARD BAY ST LOUIS. The property in question is zoned C-1, Central Business District.

APPROVED

- 10. Motion to recommend the Bay St Louis City Council approve and implement Tax Increment Financing Redevelopment Plan, Bay St. Louis, Mississippi, 2025 conforms with the comprehensive plan of the City of Bay St. Louis adopted on July 02, 2024.

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

APPROVED

Adjourn

- 11. Motion to adjourn the meeting of May 14, 2025.

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

APPROVED

Amy Doescher, Chairman Date

Caitlin Bourgeois, Secretary Date

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

RE: 259 Washington Street
Parcel Number: 149M-2-30-105.000
275 THIRD WARD BAY ST. LOUIS

HEARING DATE: June 11, 2025

I reviewed Susan Steckol's application for a Variance to the Zoning Ordinance. The property is located at 259 Washington Street in the R-2 Residential Two Family District. The R-2 district requires a 25-foot front yard setback.

The applicant proposes to demolish the existing dwelling and construct a new residence on the property. As part of the construction plans, the applicant is requesting a 15-foot variance to the front yard setback, resulting in a 10-foot front yard setback for the new structure.

Front Yard Setback:

Required: 25'

Proposed Distance of Front Yard: 10'

Variance Request: 15'

The administration recommends approval of the variance.

- The approval for the removal of the house and the conceptual approval for the new home have been granted by the Bay St. Louis Historical Preservation Commission.
- The new house will conform more closely to the setback requirements of the current home.
- The parcel is only 65' deep, so the likelihood that a house could be constructed without a variance would be slim.
- The house will have enough parking.
- Most houses on the 200 block of Washington sit closer than 25', but no homes are close enough on the same side of the road to allow the planning department to use an average. Therefore, a variance must be granted.

If I can be of any further assistance, please call my office at 228-466-5516.

Jeremy L. Burke
Zoning Administrator

APPLICATION FOR VARIANCE TO THE ZONING ORDINANCE

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

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

OWNER: Susan Steckol

ADDRESS: 5555 Walnut Grove Road,
Memphis, TN 39120

PHONE: 901-619-5556

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE

259 Washington Street, BSL, MS 39520

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

275 Third Ward BAY ST LOUIS

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

149M-2-30-105.000

3. Present Zoning: R-2

4. Present use of building/property: Building exist, but is going to be demored

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

Application fee of ²⁵⁰~~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 Construct new
dwelling, current dwelling is going to be demo
- 3. If request is for a setback variance, please answer the following:

25 ~~30~~' Front yard setback requirement
10' Proposed distance remaining to the property line
15 ~~40~~' Total front yard setback variance needed

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

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

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

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

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

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

5. Other type(s) of variance needed:

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

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

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

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

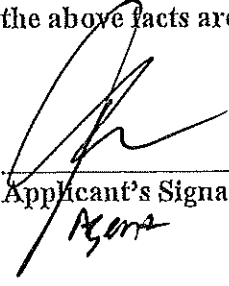
10. If the property in question is within a sub-division, is there an existing covenant running with the land? _____

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

Book Number _____

Page Number _____

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



Applicant's Signature
Agona

April 25/2025

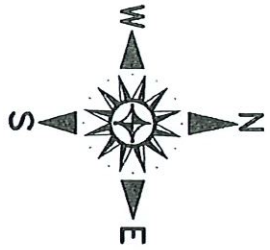
Date

FOR OFFICE USE ONLY

Date of Application received: _____

BOUNDARY SURVEY

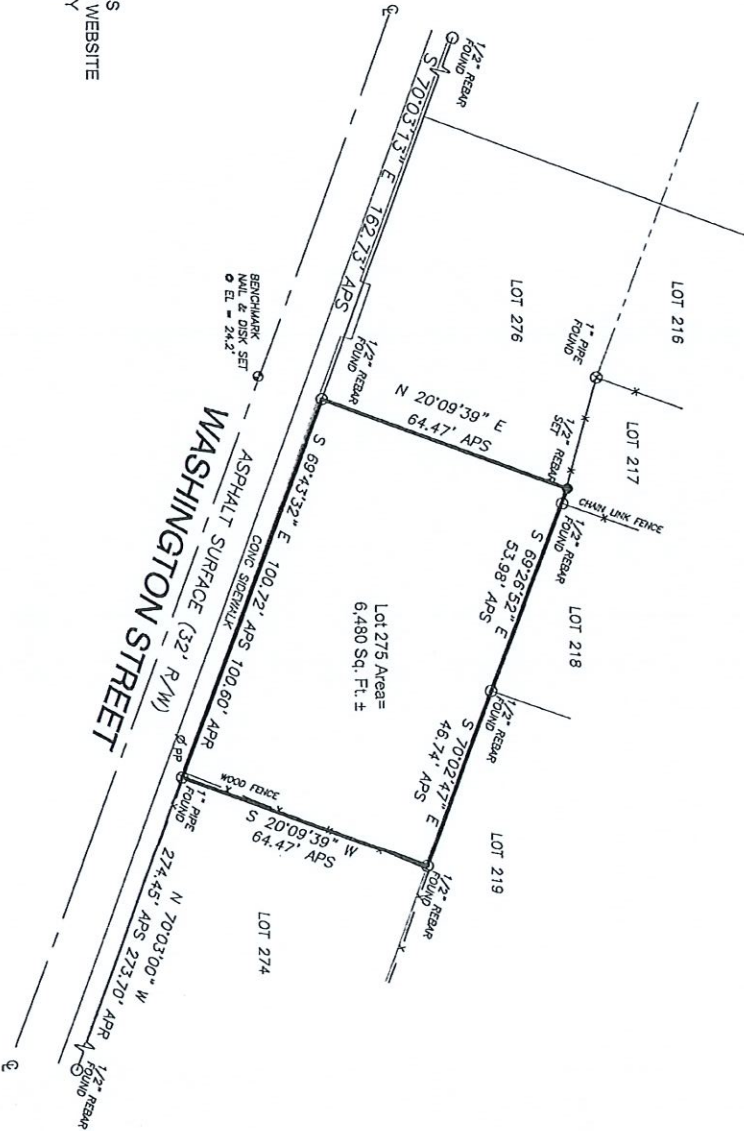
LEGAL DESCRIPTION:
 A survey of Lot 275, Third Ward, City of Bay St. Louis,
 Hancock County, Mississippi.



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

- REFERENCES:
- 1) DEED BOOK 2021; PAGE 15643
 - 2) MAP OF 3RD WARD, BAY ST. LOUIS
 - 3) HANCOCK COUNTY GIS MAPPING WEBSITE
 - 4) PREVIOUS SURVEY BY DUKE LEVY
- WOC# 2022-298; DATED 12-22-2022

NOTES:
 Surveyor has made no investigation or independent search for assessments 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



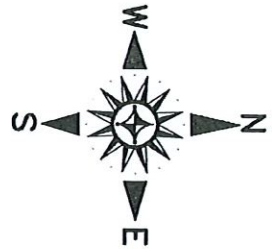
In consideration of the fee paid, I declare that this survey made by me or under my immediate supervision is true and correct to the best of my professional knowledge, information, and belief.

Duke Levy
 Duke Levy, RLS #1722

DUKE LEVY & ASSOCIATES, P.A.

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

SCALE:	1" = 30'	DATE:	04/25/2025
DRAWING:	WOC# 2025-090	UPDATED:	04/28/2025
		CLIENT:	SUSAN STECKOL



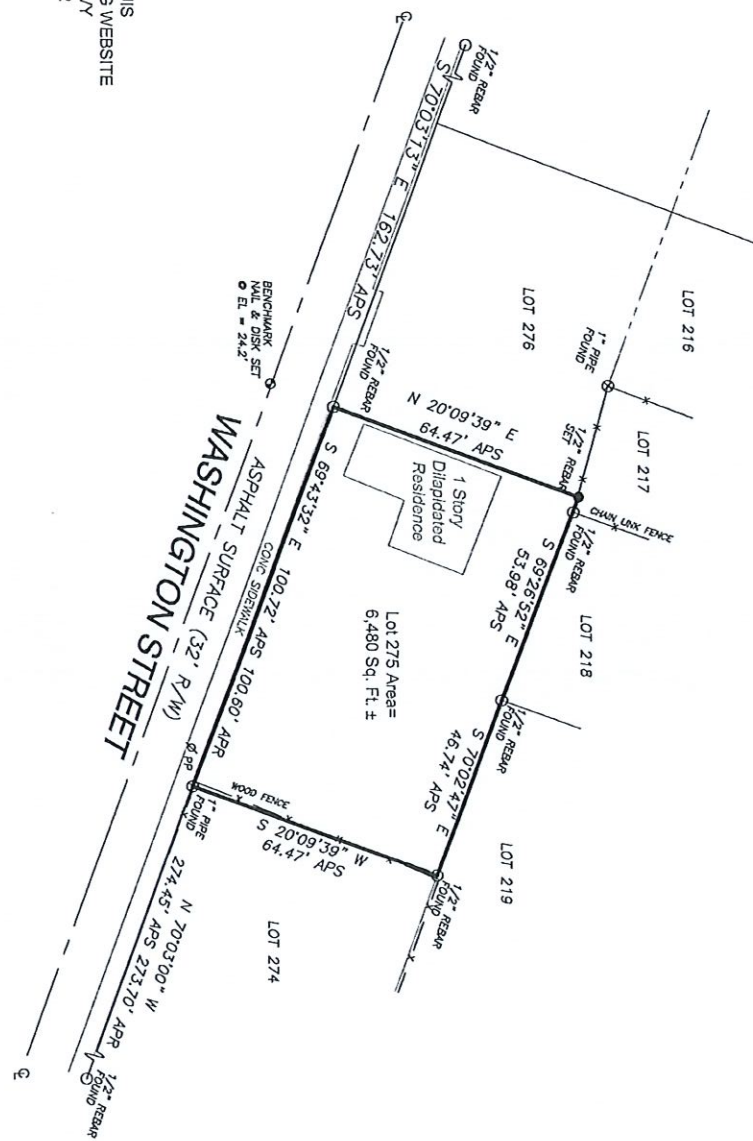
BOUNDARY SURVEY

LEGAL DESCRIPTION:
 A survey of Lot 275, Third Ward, City of Bay St. Louis,
 Hancock County, Mississippi.

- 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 2021; PAGE 15643
 - 2) MAP OF 3RD WARD, BAY ST. LOUIS
 - 3) HANCOCK COUNTY GIS MAPPING WEBSITE
 - 4) PREVIOUS SURVEY BY DUKE LEVY
 WO# 2022-298; DATED 12-22-2022

NOTES:
 Surveyor has made no investigation or independent search for assessments of record, encumbrances, restrictive covenants, ownership title evidence, or other facts that on 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

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

SCALE: 1" = 30'	DATE: 04/25/2025
DRAWING: WO# 2025-090	UPDATED: 04/28/2025
CLIENT: SUSAN STECKOL	

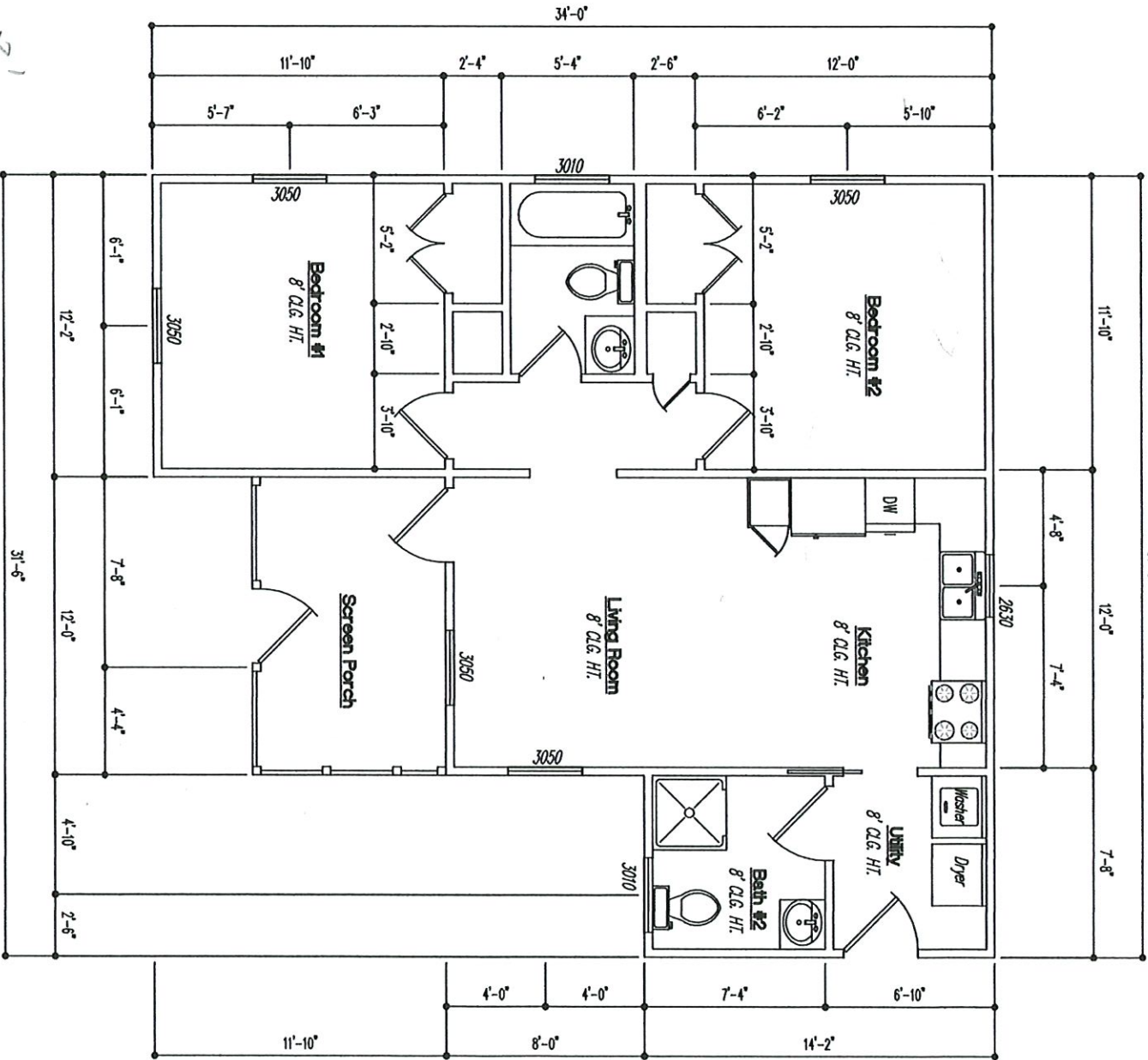
20' SETBACK

R

R

10' SETBACK

8' PL SET BACK



PROPOSED

258

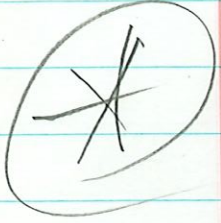
WASHINGTON

SQUARE FOOTAGE
 HEATED AND COOLED - 784
 UNDER BEAM - 892

209. Lisa Monti
WASHINGTON 8'

311 WASHINGTON - +/- 9' From EDGE OF STREET

307 WASHINGTON +/- 8' From FENCE / Assumed Property Line



259 WASHINGTON +/- 9' From Front Property Line (NEW 10')

253 WASHINGTON } Both within
251 WASHINGTON } 20' OF SIDEWALK EDGE
ASSUMED Property Line

247 WASHINGTON +/- 9' From SIDEWALK EDGE

241 WASHINGTON +/- 9' +/- " " "

239 (?) " +/- 15' +/- " " "

235 (?) +/- 6'-6" +/- " " "

234 +/- 10' +/- " " "

232 +/- 10' +/- " " "

231 +/- 8' +/- " " "

225 +/- 18' +/- " " "

223 +/- 9' +/- " " "

224 & 222 +/- 12-13' +/- " " "

221 & 217 +/- 6' +/- 17' +/- " " "

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: ~~Christina~~ Christina Murphy

ADDRESS: 5823 Marigny Street
New Orleans, LA 70122

PHONE: 228 216 1664

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE

1151 Hwy 90 Bay St. Louis MS 39520

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

26 + 27 BLK 49 BSL
LAND + IMP

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

137L-0-35-007.000

3. Present Zoning: C-3 Highway Commercial

4. Present use of building/property: Empty lot + tear-down shed

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

Application fee of \$200 (Commercial): X
\$250

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 Section 808.1

2. The use for which a variance is sought Requesting hardship due to awkward angle of the front of the lot - it makes maximizing the construction of the building and parking spaces a challenge.

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: Requesting allowance of 9x18 parking spaces for new business construction.

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.

Christina Murphy 5/1/25
Applicant's Signature Date

FOR OFFICE USE ONLY

Date of Application received: _____

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

RE: 1151 Highway 90
Parcel Number: 137L-0-35-007.000
PT 2ND WARD BAY ST. LOUIS

HEARING DATE: June 11, 2025

I have reviewed the application for Variance to the Zoning Ordinance submitted by Christina Murphy. The property is located at 1151 Highway 90 in the C-3 Highway Commercial Business District. The applicant proposes to demolish the existing building and construct a new commercial structure.

As part of the project, the applicant is requesting a variance to allow 9-foot by 18-foot parking spaces, instead of the standard 10-foot by 20-foot parking space dimensions required by Section 808.1 of the Bay St. Louis Zoning Ordinance.

Variance Request:

Required Parking Space Size: 10' x 20'

Requested Parking Space Size: 9' x 18'

The administration recommends **denial** of the variance request.

- Due to the small size of the property and the likely location and footprint of the proposed building, we are concerned that vehicles may not be able to maneuver adequately within the future parking lot.
- Reducing the size of the required parking spaces would likely create functional and safety issues for customers and delivery vehicles accessing the site.
-

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 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: 299 Second Street LLC

ADDRESS: 2125 Saint Charles Avenue

New Orleans LA 70130

PHONE: _____

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE

299 S Second Street, BAY ST LOUIS

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

183 Second WARD BAY ST LOUIS

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

149L-0-29-144,000

3. Present Zoning: R-3

4. Present use of building/property: Building /vacant

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

Application fee of \$²⁵⁰~~200~~ (Commercial): _____

Please submit the following documentation with your application:

Article XIII
1303 APPEALS, HEARING AND NOTICE

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

1305.2 SPECIAL EXCEPTIONS

A special exception shall not be recommended unless:

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

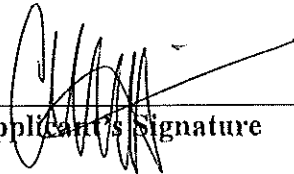
1. The use for which a Special Exception is sought Studio For
Professional Work of Teaching of Fine Arts
in a R-3 Multi-Family zoning district
2. Grounds upon which it is claimed that the Special Exception shall be granted:

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? _____

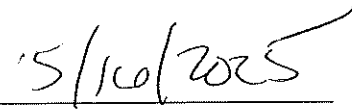
8. If the property in question is within a sub-division, is there an existing covenant running with the land? _____

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



Date

FOR OFFICE USE ONLY

Date of Application received: _____

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

RE: Parcel 149L-0-29-144.000
299 S SECOND WARD BAY ST. LOUIS

HEARING DATE: June 11, 2025

I have reviewed the application for a Special Exception to the Zoning Ordinance submitted by 299 Second Street LLC. The property is located at 299 South Second Street, Bay St. Louis, MS. The property is zoned R-3, Multi-Family District.

The applicant is requesting a Special Exception to allow the use of the property as a **studio for the professional work or teaching of fine arts**, which is a permitted use by Special Exception in the R-3 zoning district.

The administration recommends **denial** of the Special Exception.

-There are 11 studios, plus a gallery, shown in the plans, and the parking area indicates 12 parking spots. I have concerns that the artists working in their studios may not have enough parking available. For working artists and guests.

- The previous owners used the property as an art studio before it was sold to the current owner

- On the other side of the CSX railroad is C-1, which allows this to be used 'by right'

- An upgrade would be required to the parking area if this use is allowed by the BSL City Council

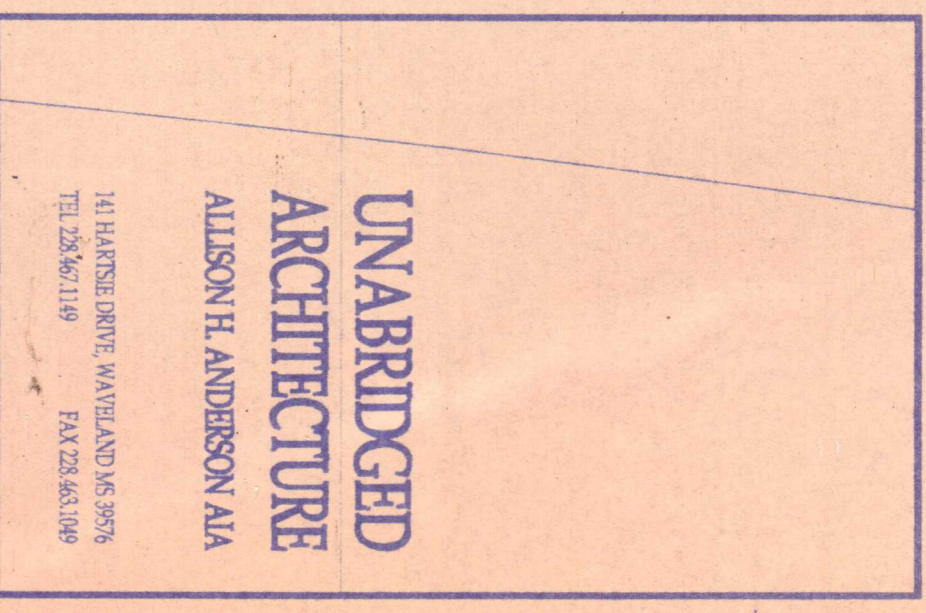
If I can be of any further assistance in this matter, please feel free to call my office at 228-466-5516.

Sincerely,
Jeremy L. Burke
Zoning Administrator

THE LUMBERYARD

AN ART CENTER FOR BAY ST. LOUIS

299 South Second Street
Bay St. Louis, MS 39520
Parcel #149-L-O-29-144-000
Lot #183
Owners: Doug and Vicki Niolet



THE LUMBERYARD
AN ART CENTER FOR BAY ST. LOUIS

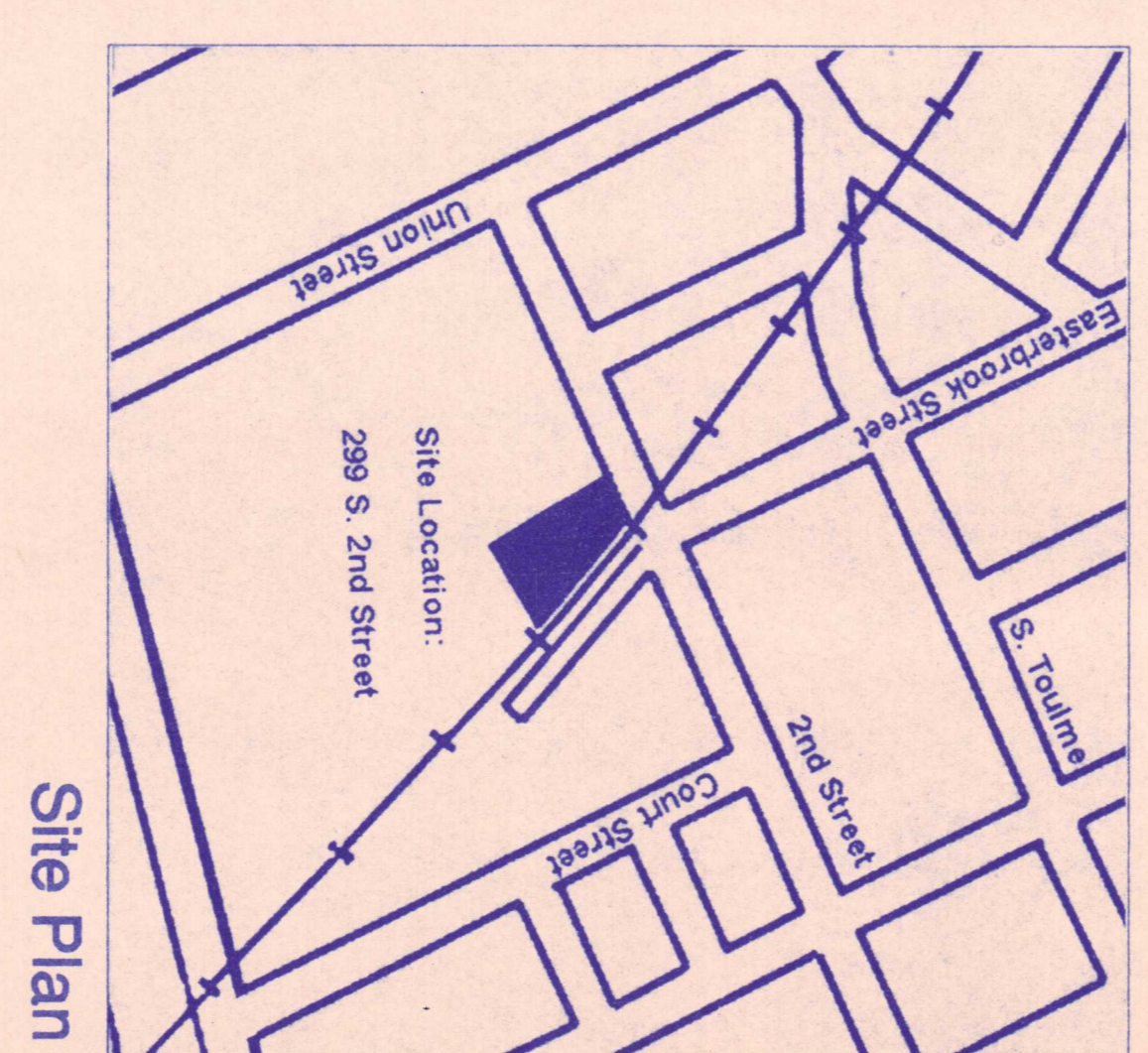
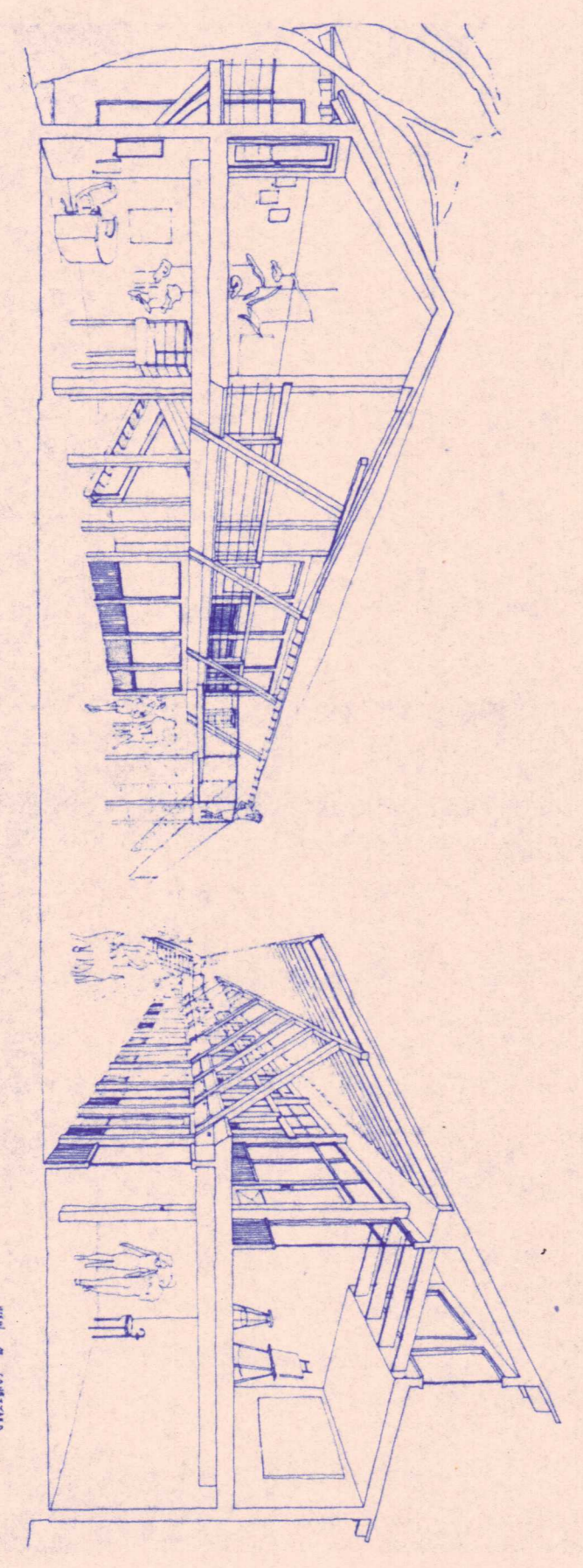
General Notes

- Owner to inspect all wood decking, structure, and siding. Replace as necessary to match existing. Reuse Lumber from on-site if available.
- Ensure termite treatment before beginning construction. Inspect termite collars and replace if necessary.
- Inspect concrete chain wall at perimeter, and repair if necessary.
- Any asbestos repair or removal will be performed by owner.
- Where repairs have been made which do not match desirable conditions, remove and repair correctly.
- Apply chemical preservatives to all exposed wood, especially to beam ends.
- Ensure complete upgrade to commercial standards in 1997 Standard Building Code.

Project History

The MacDonald Lumberyard was built c. 1943 for the storage of timber products during the post-WWII boom in housing production. Designed as an open shed for the easy access of materials, its form is similar to other sheds across the temperate zone in America. The lumberyard's location adjacent to the railroad tracks allowed convenient unloading of building materials. The Lumberyard fulfilled its original purpose until 1997, when it was acquired by Doug and Vicki Niolet for conversion into a community art center. Artist studios, classrooms, and an art gallery will provide space for the creation of art, education in the arts, and the display and sale of art. New creative pursuits will fill spaces where once raw materials were stored, and thus the circle of material and production will be complete.

View of Project



Index of Drawings

- A.0.0 Title Sheet
- A.1.0 Site Plan
- A.2.1 Floor Plan - First Level
- A.2.2 Floor Plan - Second Level
- A.3.1 Exterior Elevations
- A.3.2 Exterior Elevations
- A.4.1 Sections
- A.4.2 Exterior Details
- A.5.0 Reflected Ceiling Plans
- A.6.0 Electrical Plans

COVER SHEET

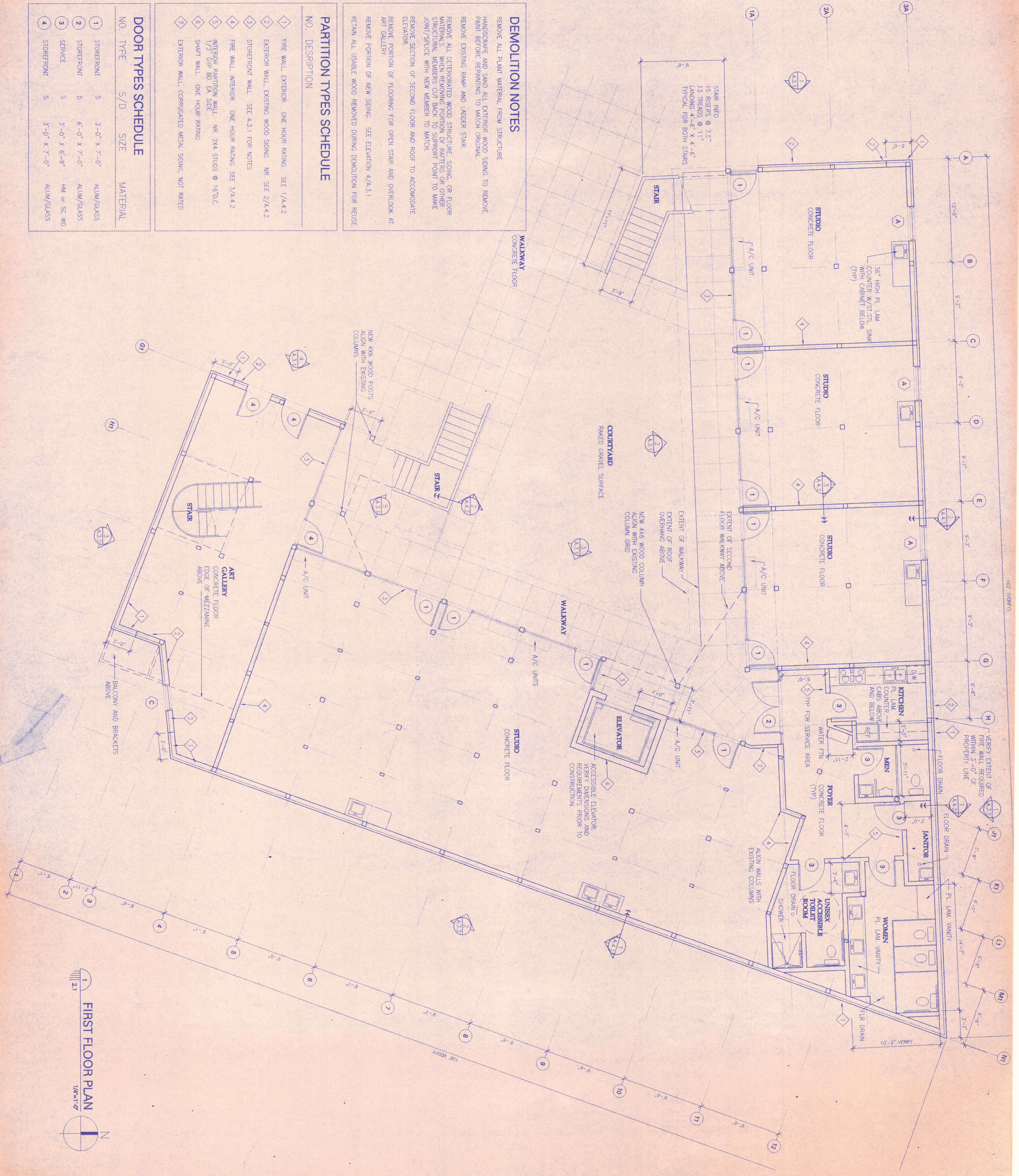
Date	Sheet
Revised	of
	also

A.0.0

DOOR TYPES SCHEDULE				
NO.	TYPE	S/D	SIZE	MATERIAL
1	STOREFRONT	S	3'-0" X 7'-0"	ALUM/GUASS
2	STOREFRONT	D	6'-0" X 7'-0"	ALUM/GUASS
3	SERVICE	S	3'-0" X 6'-8"	HM or SC WD
4	STOREFRONT	S	3'-0" X 7'-0"	ALUM/GUASS

PARTITION TYPES SCHEDULE		
NO.	DESCRIPTION	
1	FIRE WALL, EXTERIOR, ONE HOUR RATING, SEE 1/A.4.2	
2	EXTERIOR WALL, EXISTING WOOD SIDING, NR SEE 2/A.4.2	
3	STOREFRONT WALL, SEE A.3.1 FOR NOTES	
4	FIRE WALL, INTERIOR, ONE HOUR RATING, SEE 3/A.4.2	
5	INTERIOR PARTITION WALL, NR 2X4 STUDS @ 16" O.C. 1/2" GYP BD, EA. SIDE	
6	SHAFT WALL, ONE HOUR RATING	
7	EXTERIOR WALL, CORRUGATED METAL SIDING, NOT RATED	

DEMOLITION NOTES		
1	REMOVE ALL PLANT MATERIAL FROM STRUCTURE. HANDSARGE AND SAND ALL EXTERIOR WOOD SIDING TO REMOVE PAINT BEFORE REPAINTING TO MATCH ORIGINAL.	
2	REMOVE EXISTING RAMP AND LADDER STAIR.	
3	REMOVE ALL DETERIORATED WOOD STRUCTURE, SIDING, OR FLOOR MATERIALS. WHEN REMOVING PORTION OF RAFTERS OR OTHER STRUCTURAL MEMBERS CUT BACK TO SUPPORT POINT TO MAKE JOINT/SPLICE WITH NEW MEMBER TO MATCH.	
4	REMOVE SECTION OF SECOND FLOOR AND ROOF TO ACCOMMODATE ELEVATOR.	
5	REMOVE PORTION OF FLOORING FOR OPEN STAIR AND OVERLOOK AT ART GALLERY.	
6	REMOVE PORTION OF NEW SIDING, SEE ELEVATION 4/A.3.1	
7	RETAIN ALL USABLE WOOD REMOVED DURING DEMOLITION FOR REUSE.	



1 FIRST FLOOR PLAN
1/4"=1'-0"

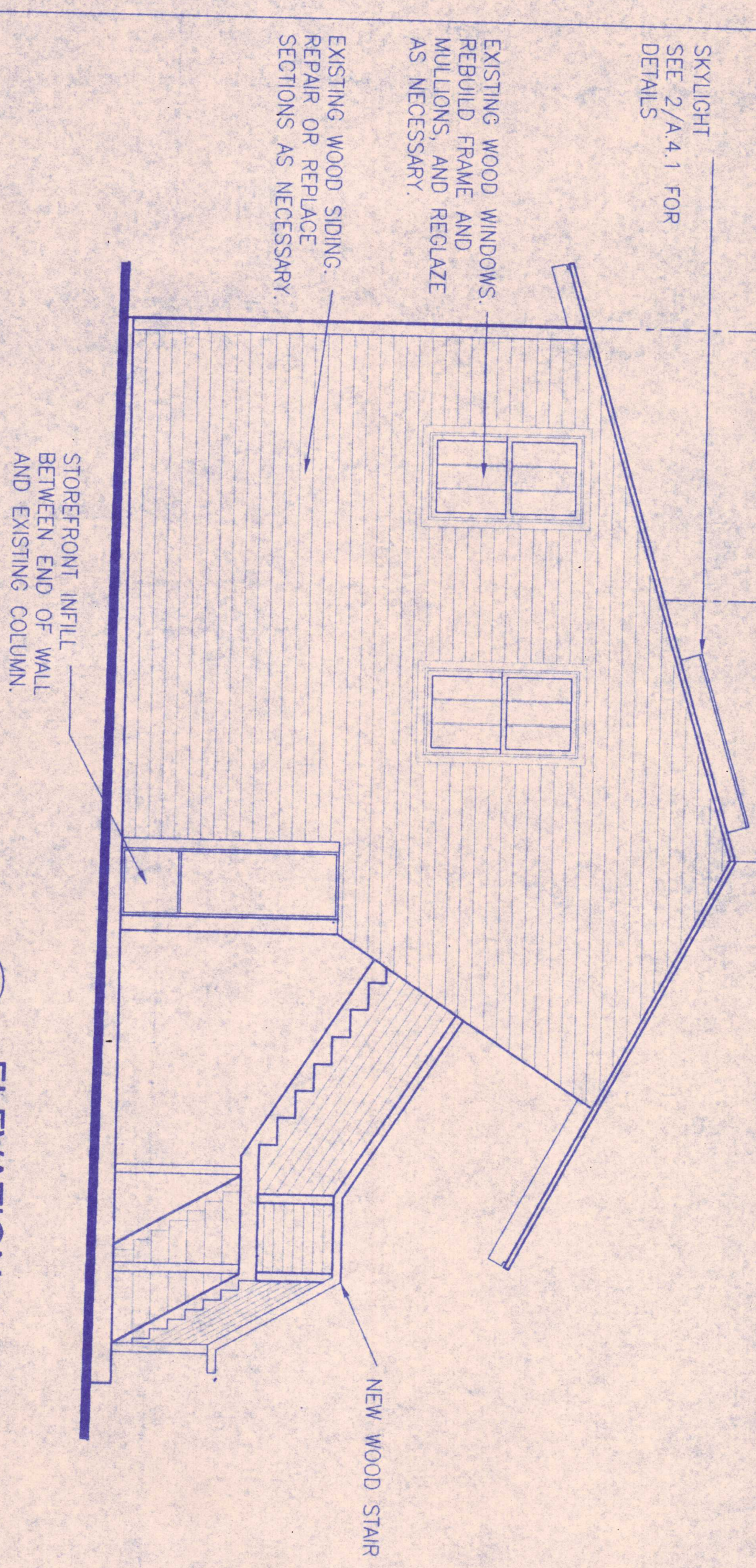
UNABRIDGED
ARCHITECTURE
ALISON H. ANDERSON AIA
14 HARBOR DRIVE, WILMINGTON, DE 19805
TEL: 302.671.1149 FAX: 302.643.1996

THE LUMBERYARD
AN ART CENTER FOR BAY ST. LOUIS

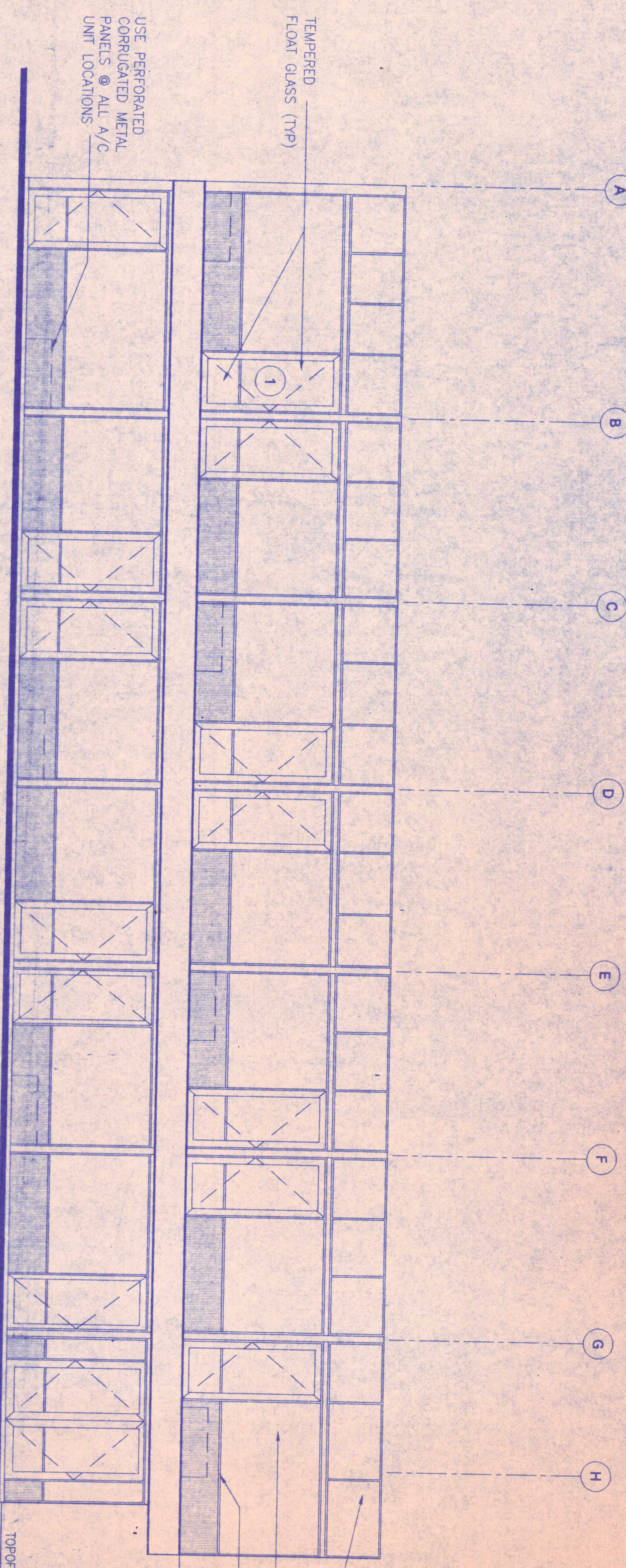
FIRST FLOOR PLAN

31 DECEMBER, 1996
aha

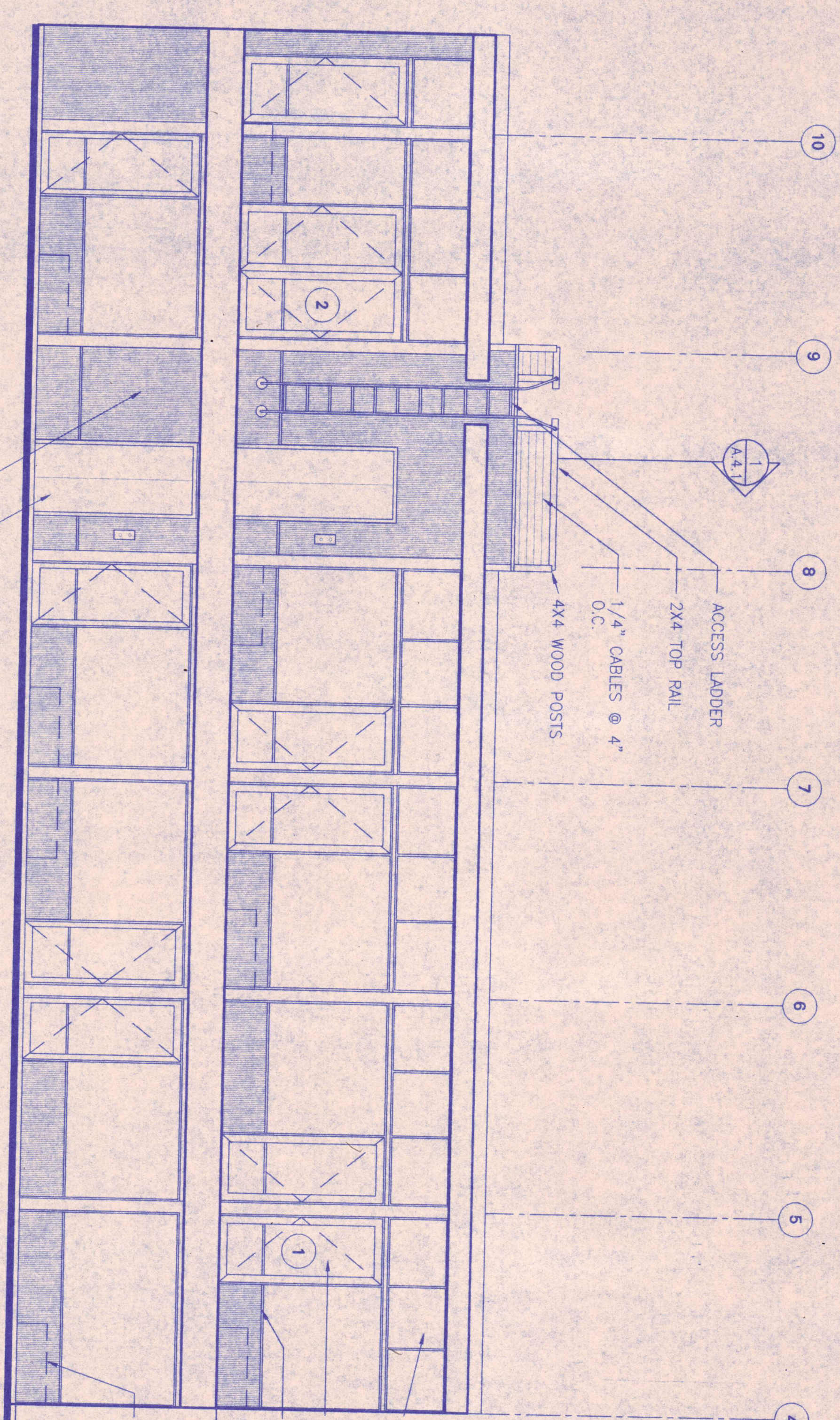
A.2.1



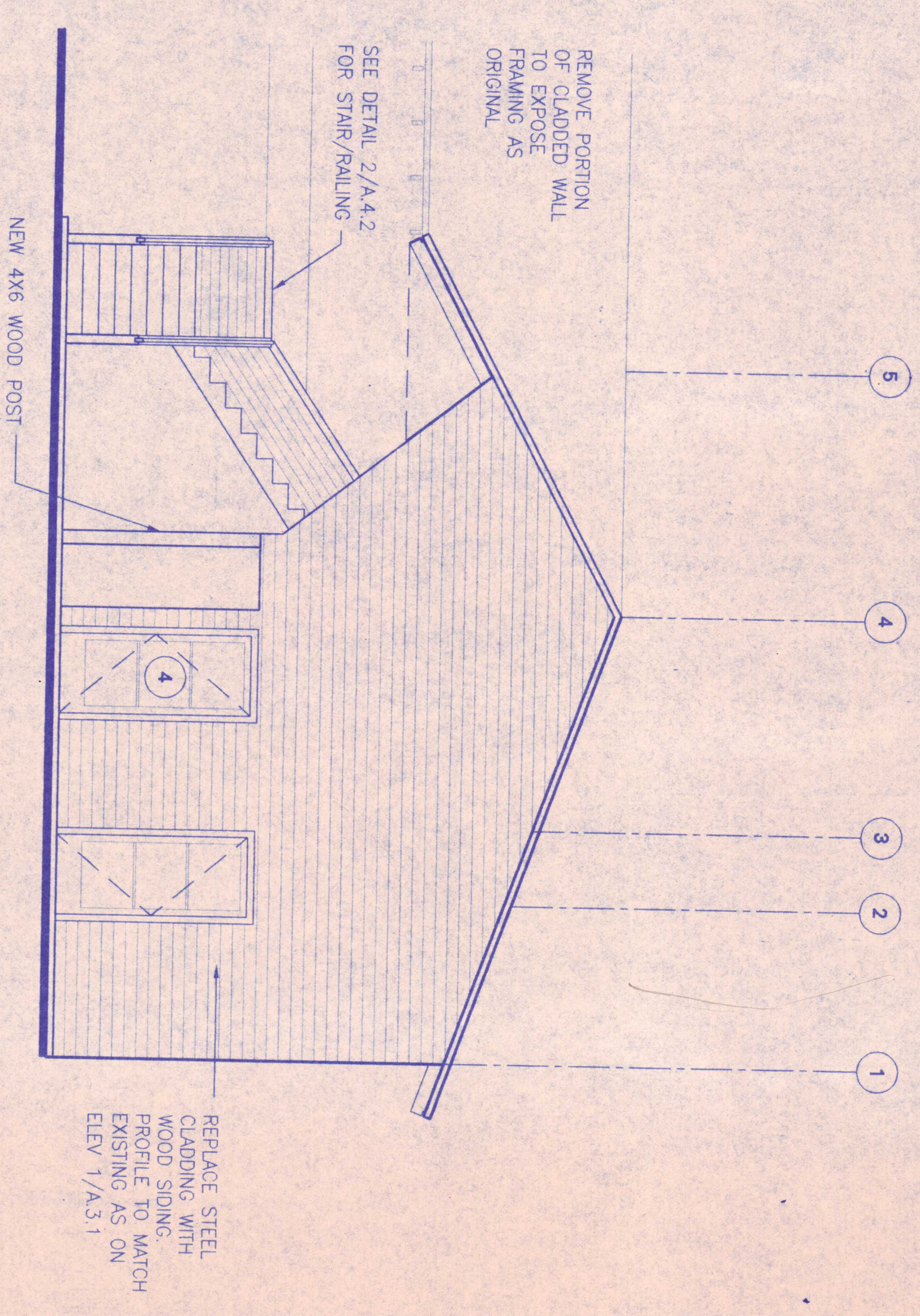
1 ELEVATION
21 | 31
1/4"=1'-0"



2 ELEVATION
21 | 31
1/4"=1'-0"

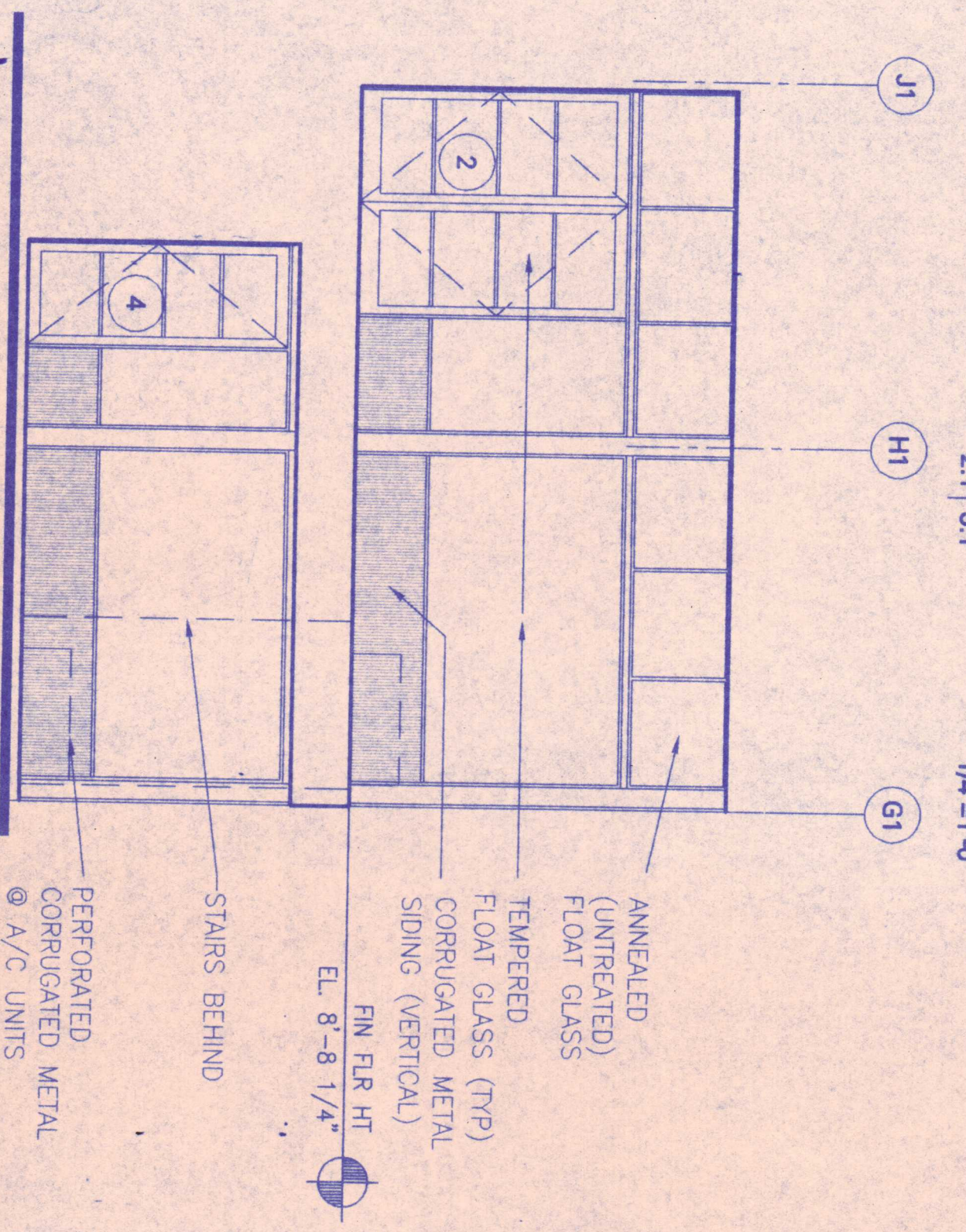


3 ELEVATION
21 | 31
1/4"=1'-0"



4 ELEVATION
21 | 31
1/4"=1'-0"

NOTES ON STOREFRONT:
 USE KAWNEER NARROW STYLE TRIFAB II.400
 EXTRUDED ALUMINUM STOREFRONT GLAZING.
 USE SCREW-SPUNE MULLION AT BOTH LEVELS,
 WITH STEEL REINFORCING AT UPPER LEVEL.
 RESILIENT GASKET GLAZED WITH PROVISION FOR
 DISASSEMBLY OF FRAMING. USE 1/4"
 SEALANT AT ALL EDGES (INCLUDED INSIDE
 OVERALL DIMENSIONS.)
 USE DOOR STYLE 190 S/A WITH INTERMEDIATE
 RAIL.
 USE STYLE GS-9 PULLS PLUS DEADBOLTS.
 PROVIDE NEOPRENE BUMPERS ON ALL
 EXTERIOR DOORS.
 SEPARATE ALUMINUM FROM DISSIMILAR METALS.
 ALUMINUM, STAINLESS STEEL, ZINC, AND
 CADMIUM ARE NOT CONSIDERED DISSIMILAR
 FROM EACH OTHER.

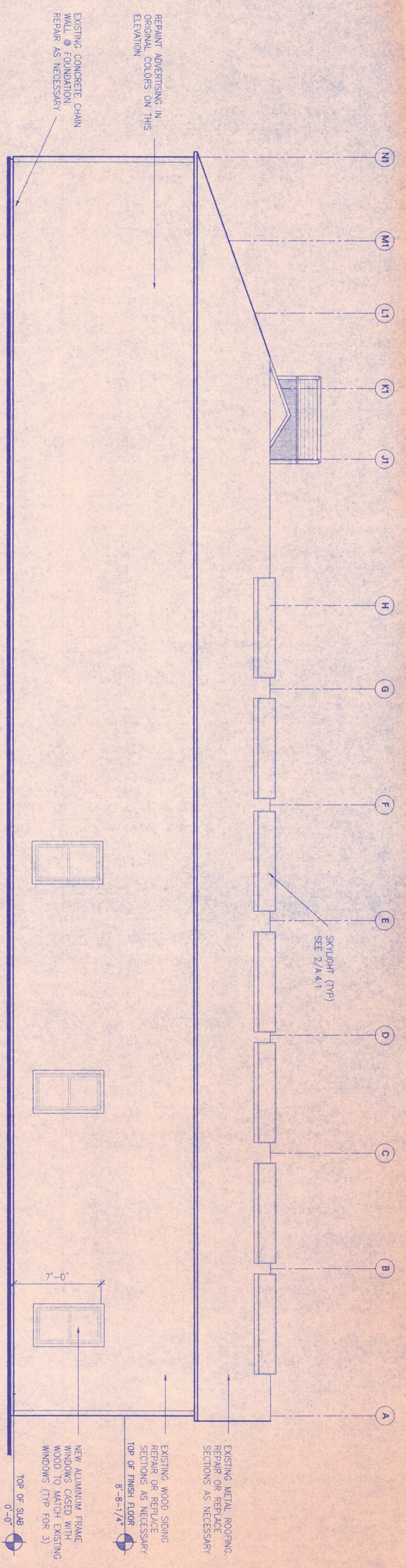


5 ELEVATION
21 | 31
1/4"=1'-0"

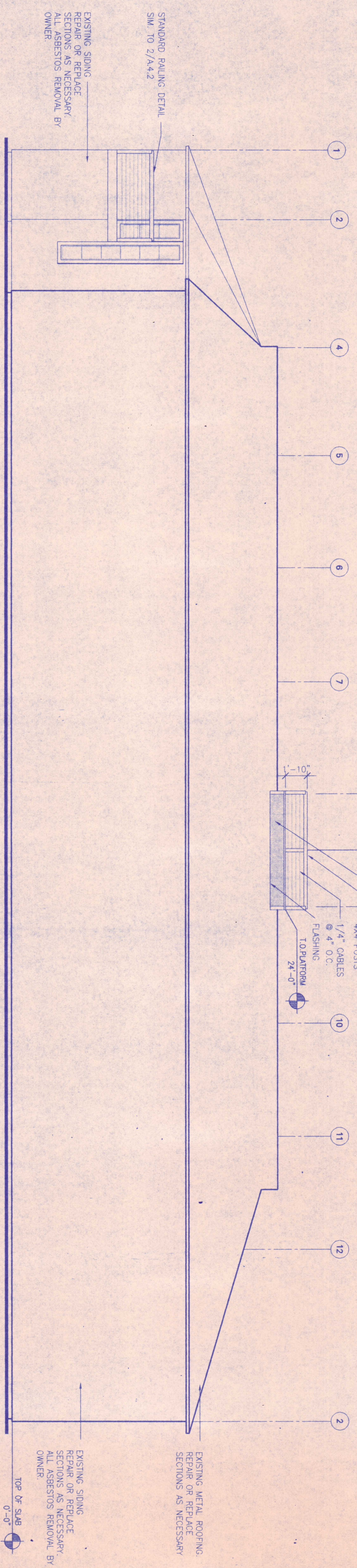
UNABRIDGED ARCHITECTURE
 ALISON H. ANDERSON AIA
 141 HARVARD DRIVE, WILMINGTON, DE 19805
 TEL: 302.637.1110 FAX: 302.637.8410

THE LUMBERYARD
 AN ART CENTER FOR 8M ST. LOUIS

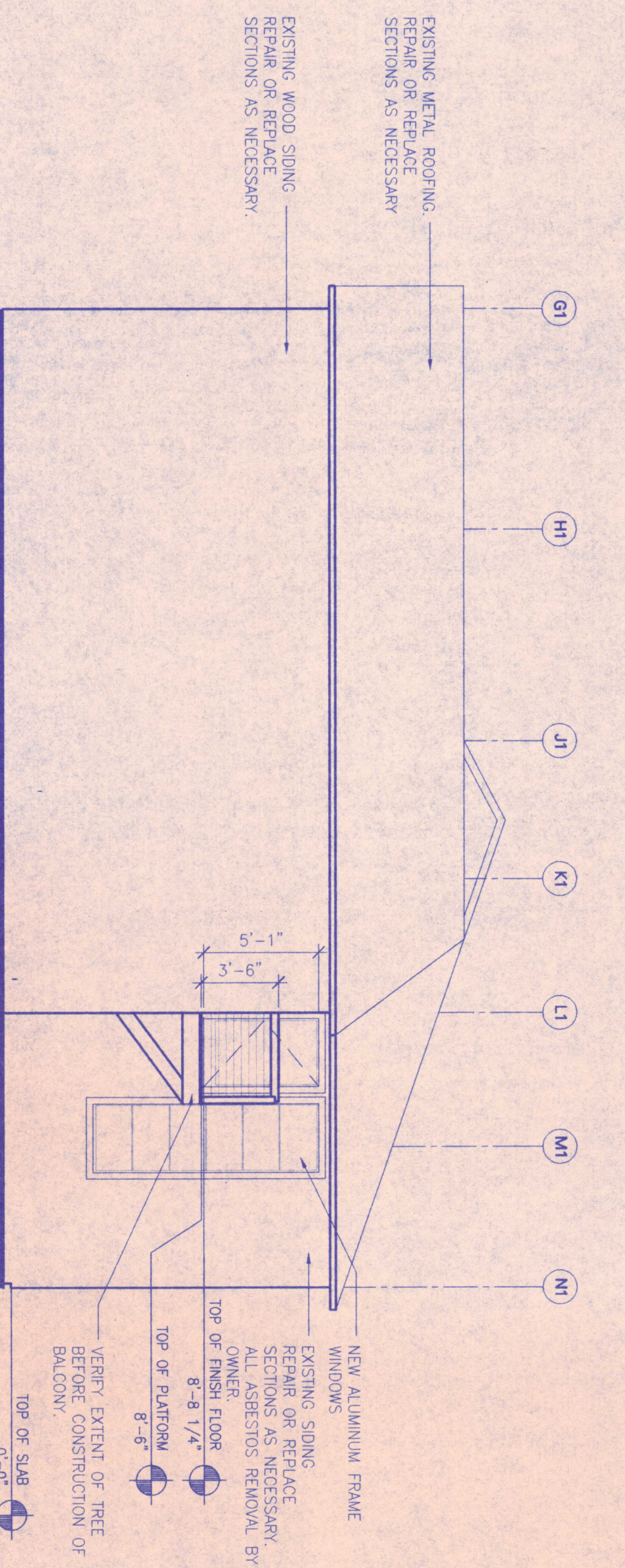
Date	31 DECEMBER 1998
Drawn	aha
Revised	



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



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



3 ELEVATION
1/4" = 1'-0"

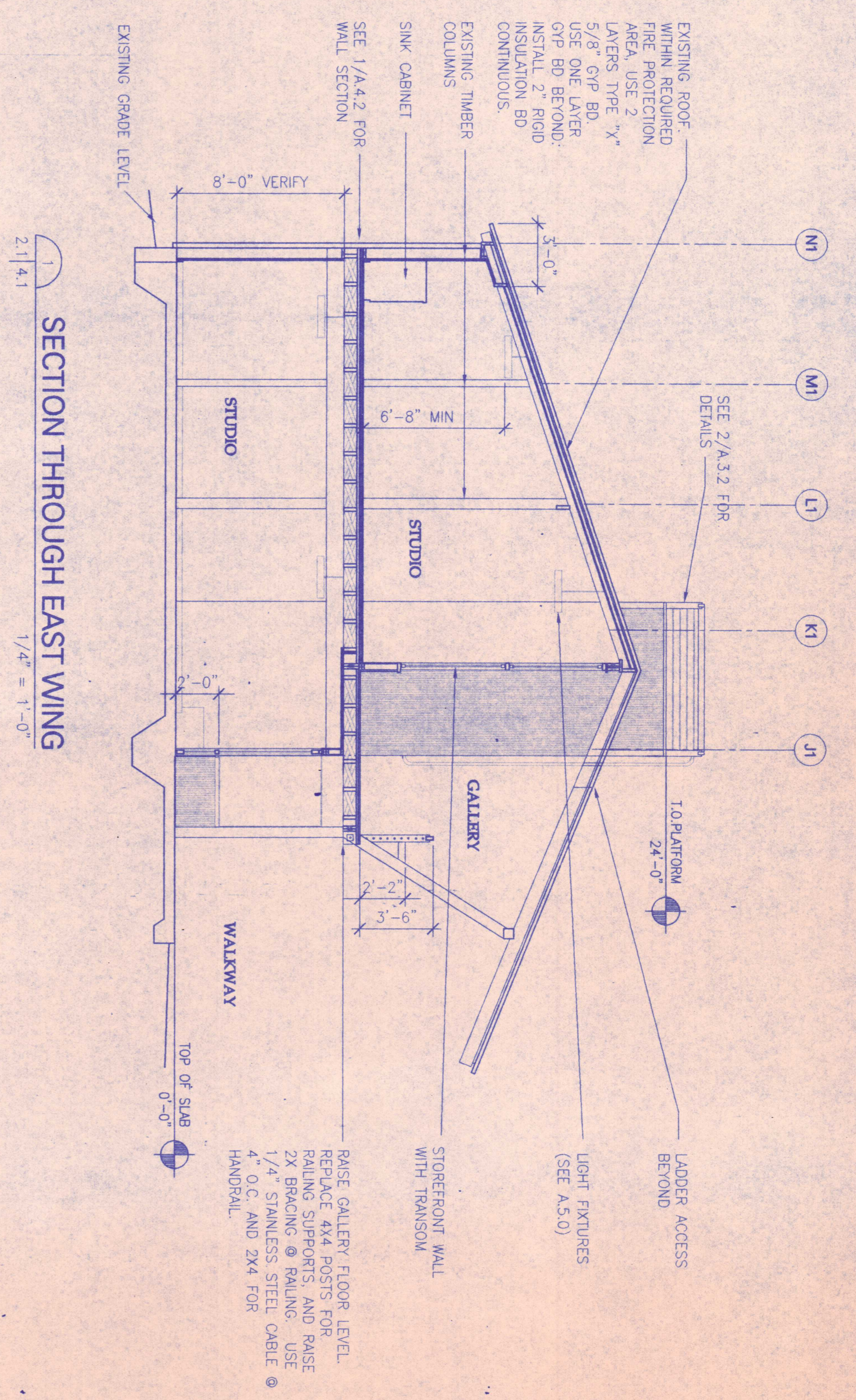
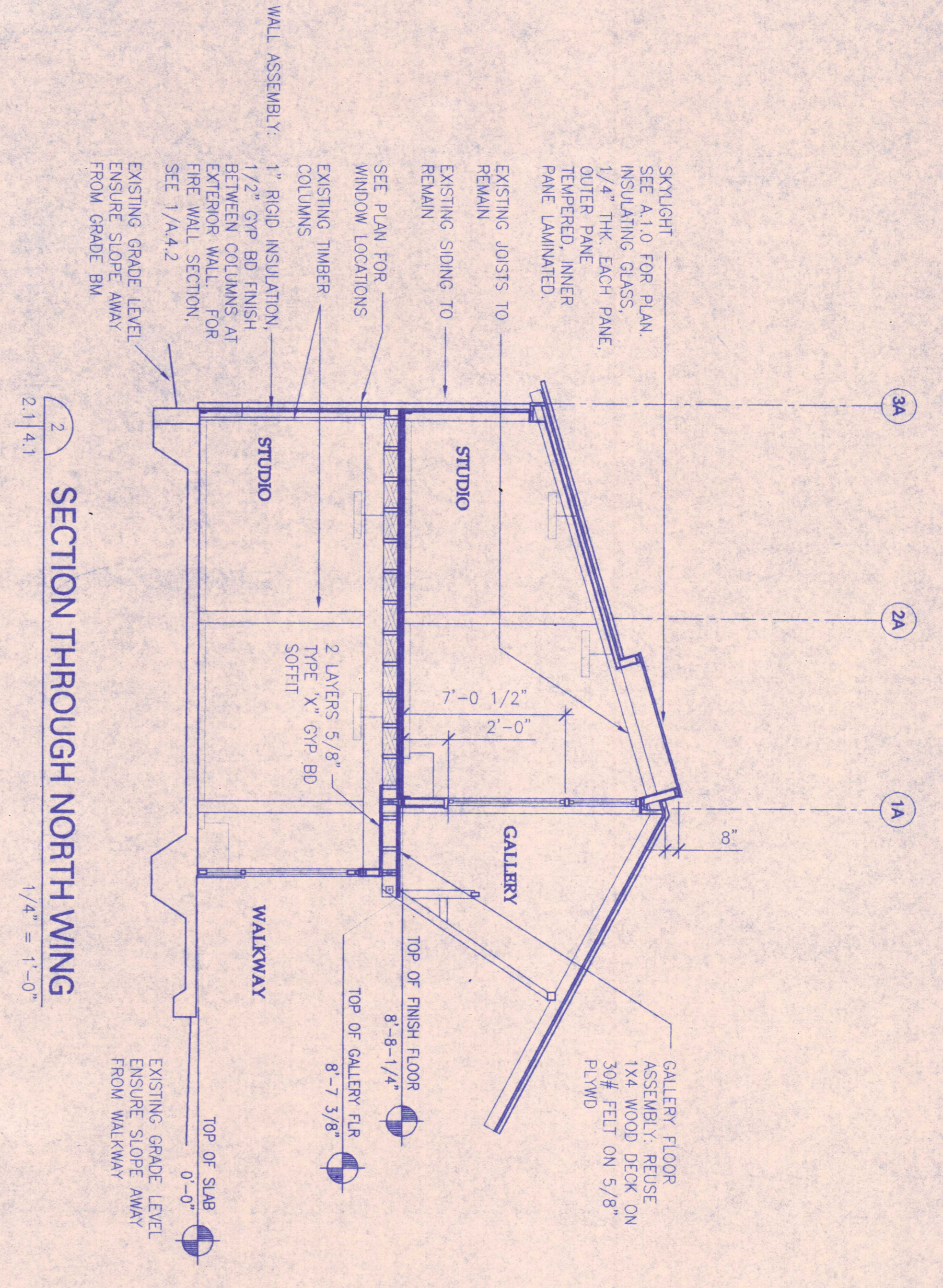
UNABRIDGED ARCHITECTURE
 ALLISON H. ANDERSON, AIA
 16 HILLCREST DRIVE, WHEATLAND, MS 39378
 TEL: 228.671.1148 FAX: 228.671.2190

THE LUMBERYARD
 AN ART CENTER FOR BAY ST. LOUIS

EXTERIOR ELEVATIONS

Date:	31 DECEMBER 1998
Drawn:	aha
Revised:	

A.3.2



UNABRIDGED
ARCHITECTURE
ALLISON H. ANDERSON AIA

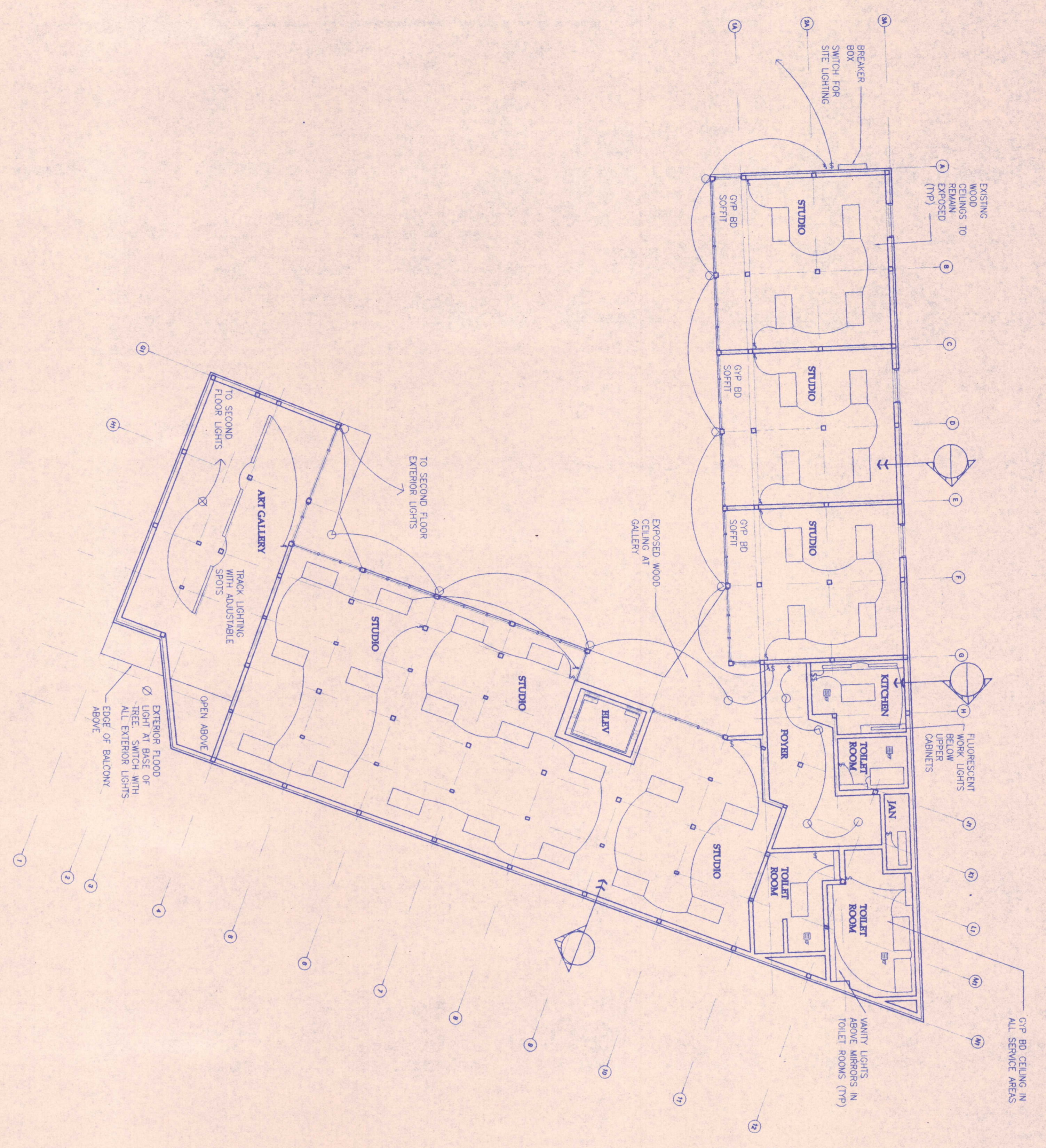
100 HAZENBERRY AVENUE, SUITE 200
ANN ARBOR, MI 48106
TEL: 734.769.7300 FAX: 734.769.7301

THE LUMBERYARD
AN ART CENTER FOR BAY ST. LOUIS

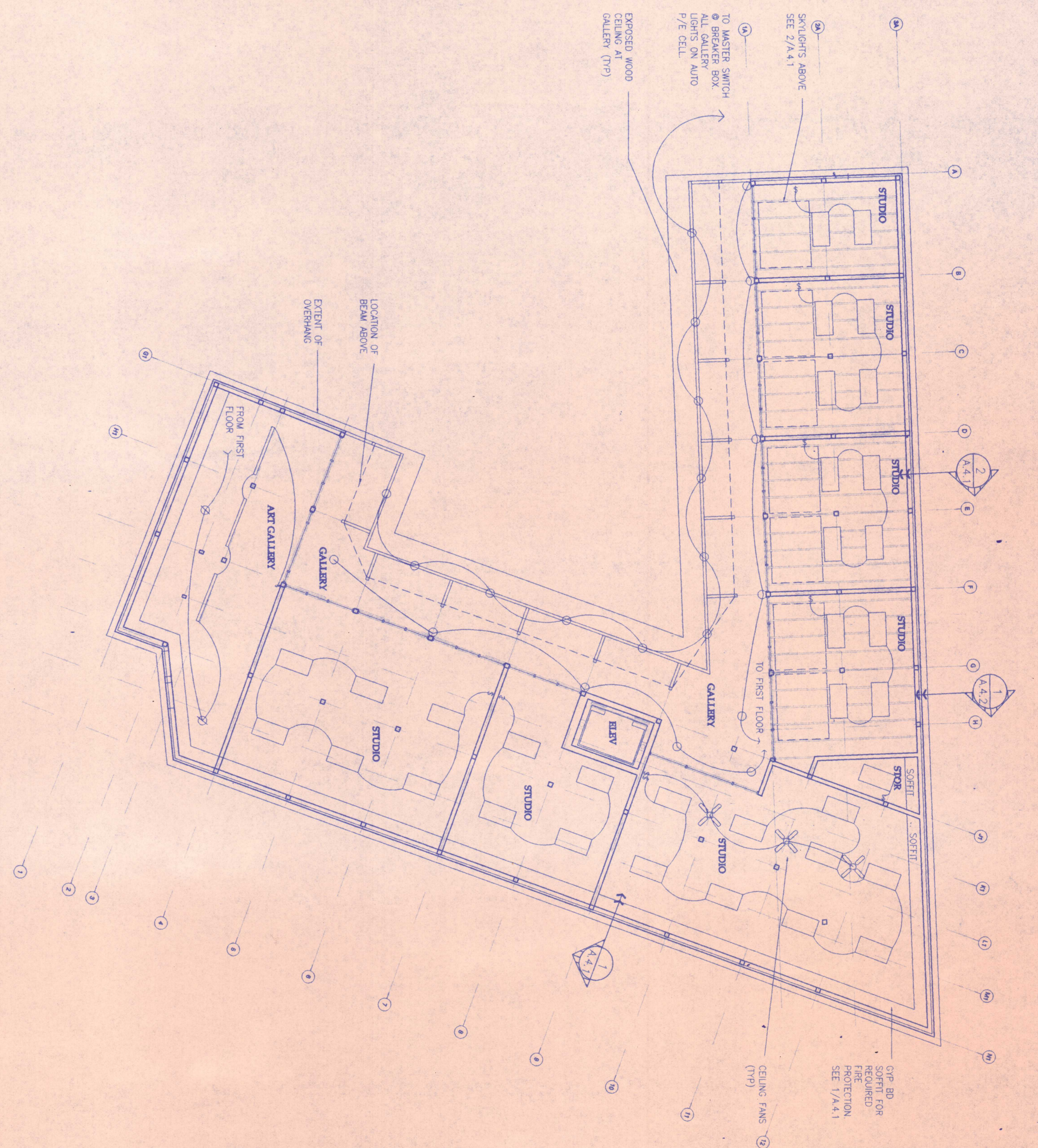
BUILDING
SECTIONS

Date: 31 DECEMBER 1996
Drawing: A.4.1
Scale: 1/4" = 1'-0"

A.4.1



1 REFLECTED CEILING PLAN - FIRST LEVEL
1/8"=1'-0"



2 REFLECTED CEILING PLAN - SECOND LEVEL
1/8"=1'-0"

LIGHT FIXTURE SCHEDULE

	2x4 FLUORESCENT, PENDANT MOUNTED
	1x4 FLUORESCENT, CEILING MOUNTED
	VAPORLIGHT COMPACT FLUORESCENT, WALL OR CEILING MOUNTED, STONOCO V-SERIES INDUSTRIAL SURFACE BRACKETS, STONOCO'S NUMBER IS 1-908-964-7000
	SPECIAL FIXTURE, PENDANT MOUNTED (VERIFY TYPE)
	TRACK LIGHTING WITH ADJUSTABLE SPOTLIGHTS

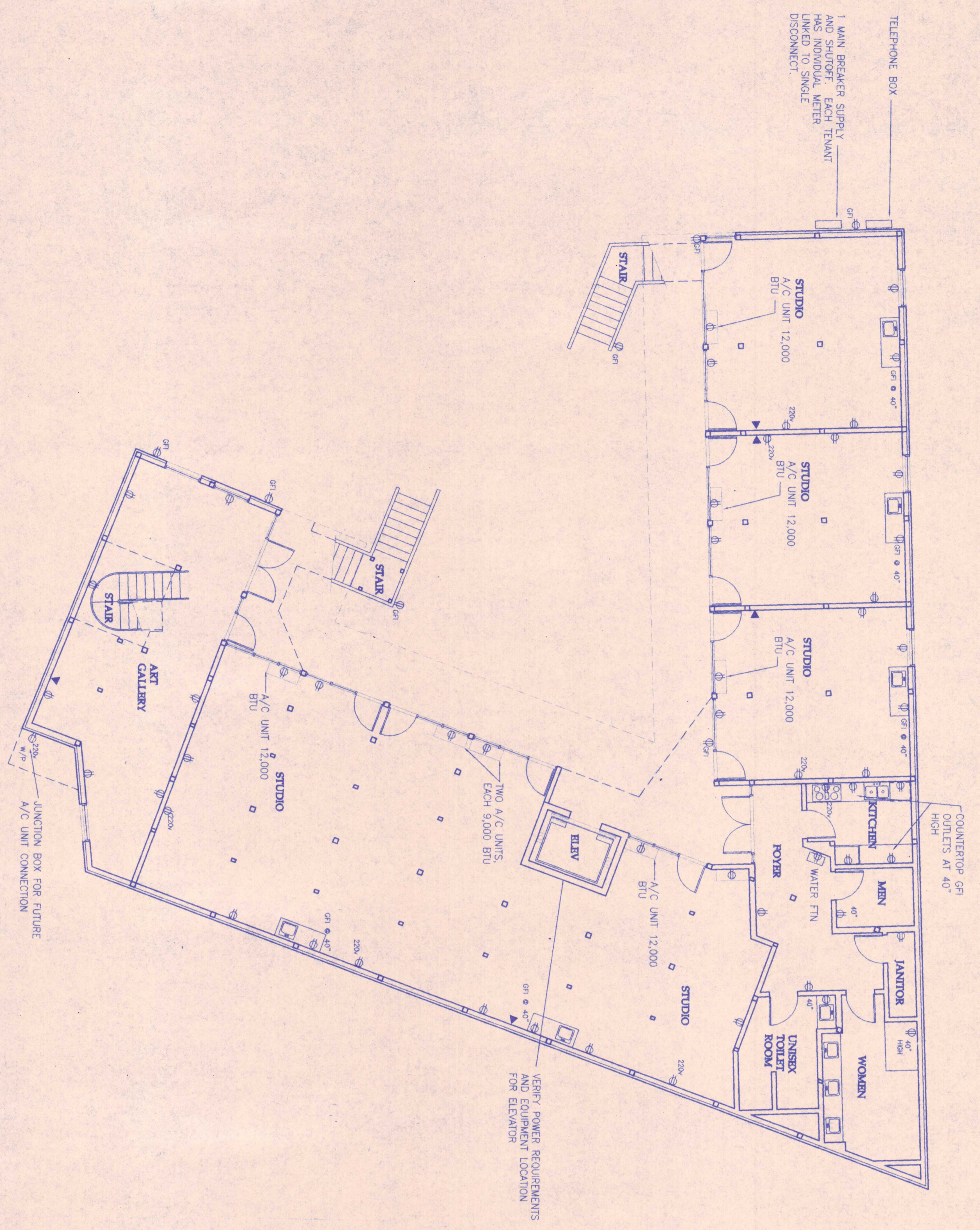
UNABRIDGED ARCHITECTURE
 ALLISON H. ANDERSON AIA
 16 HARRISON BLVD. WILMINGTON, DE 19801
 TEL: 302.471.1116 FAX: 302.463.1190

THE LUMBERYARD
 AN ART CENTER FOR BAY ST. LOUIS

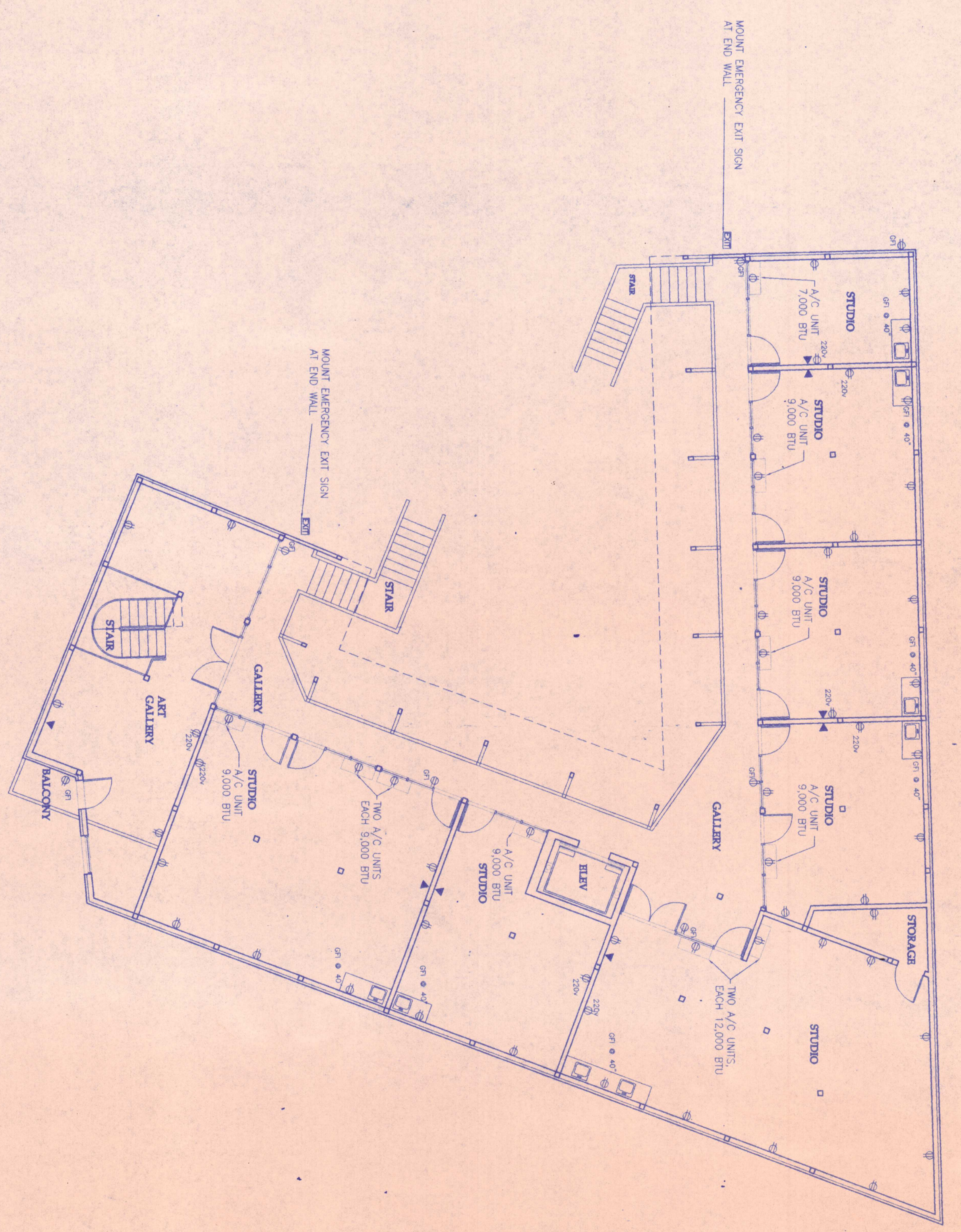
REFLECTED CEILING PLANS

Date:	31 DECEMBER 1998
Drawn:	aha
Reviewed:	

A.5.0



ELECTRICAL PLAN - FIRST LEVEL
1/8"=1'-0"



ELECTRICAL PLAN - SECOND LEVEL
1/8"=1'-0"

ELECTRICAL PLAN NOTES

ALL ELECTRICAL WIRING WILL BE IN CONDUIT, AS REQUIRED FOR COMMERCIAL STRUCTURES.

ALL EXTERIOR OUTLETS AND JUNCTIONS WILL BE WEATHERPROOF WITH GFI CIRCUITS. WHERE LOCATED IN CORRUGATED METAL FINISHED WALLS, ENSURE PROPER FLASHING AROUND OUTLET BOX TO PREVENT WATER FROM ENTERING WALL OR BOX.

ALL A/C UNITS TO BE CARRIER MODEL 525 PACKAGED TERMINAL AIR CONDITIONER AND HEAT PUMP, OR EQUAL. THE STANDARD GRILLE UNIT WILL BE REPLACED WITH A PERFORATED CORRUGATED METAL SECTION OF EXTERIOR WALL AND THE UNIT WILL BE FLUSH BEHIND FLASH TO ENSURE WATER SEAL. ROUTE CONDENSATE VIA EXTERNAL DRAIN ASSEMBLY. CARRIER'S NUMBER IS 1-800-894-6449.

UNABRIDGED ARCHITECTURE
ALISON H. ANDERSON, AIA
141 LUMBERYARD DRIVE, WATSONVILLE, CA 95096
TEL: 831.867.1818 FAX: 831.867.1898

THE LUMBERYARD
AN ART CENTER FOR BAY ST. LOUIS

ELECTRICAL PLANS

Date	31 DECEMBER 1998
Drawn	aha
Revised	



Caitlin Bourgeois <cthompson@baystlouis-ms.gov>

Fwd: Re. 299 Second Street LLC

1 message

Jeremy Burke <jburke@baystlouis-ms.gov>
To: Caitlin Bourgeois <cthompson@baystlouis-ms.gov>
Cc: joejoe1218@bellsouth.net

Mon, Jun 2, 2025 at 12:21 PM

Could you add this to packet for 299 Second Street

----- Forwarded message -----

From: **Marion Beal** <joejoe1218@bellsouth.net>
Date: Sat, May 31, 2025 at 2:48 PM
Subject: Re. 299 Second Street LLC
To: Jburke@baystlouis-ms.gov <Jburke@baystlouis-ms.gov>

I live in my family home and have been since December 1950. My address is 127 Railroad Ave. I am located right across the Railroad tracks.

I oppose the Special Exception for 299 Second Street LLC for the following reason the lack of parking. They do have a few street parking but not many.

Marion Louise Beal
127 Railroad Avenue
Bay St. Louis, MS 39520
Sent from AT&T Yahoo Mail on Android

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: Shane Theriot

ADDRESS: 467 Hwy 55
Bourg, La. 70343

PHONE: (985) 688-6259

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE

321 St George St

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

PT 375 1ST WARD BAY ST LOUIS

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

149F-0-29-177.000

3. Present Zoning: R-2

4. Present use of building/property: _____

5. Application fee of \$²⁵⁰~~100~~ (Residential): #00539142

Application fee of \$²⁵⁰~~200~~ (Commercial): _____

Article XIII
1303 APPEALS, HEARING AND NOTICE

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

Article XIII
1305.3 VARIANCES

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

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

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

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

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

Please submit the following documentation with your application:

1. What is the specific provision of the ordinance involved _____

2. The use for which a variance is sought _____

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

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

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

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

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

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

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

6' Required fence height
8' Proposed fence height
2' 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

5-15-25
Date

FOR OFFICE USE ONLY

Date of Application received: _____

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

RE: Parcel 149F-0-29-177.000
321 St. George Street
PT 375 1ST WARD BAY ST. LOUIS

HEARING DATE: June 11, 2025

I have reviewed Shane Theriot's application for a Variance to the Zoning Ordinance. The property is located at 321 St. George Street, in the R-2 Residential Two Family District, which permits fences up to 6 feet in height.

The applicant has constructed an 8-foot privacy fence and is now seeking a variance of 2 feet to retain the existing fence.

Fence Height:

Allowed: 6'

Proposed: 8'

Variance Requested: 2'

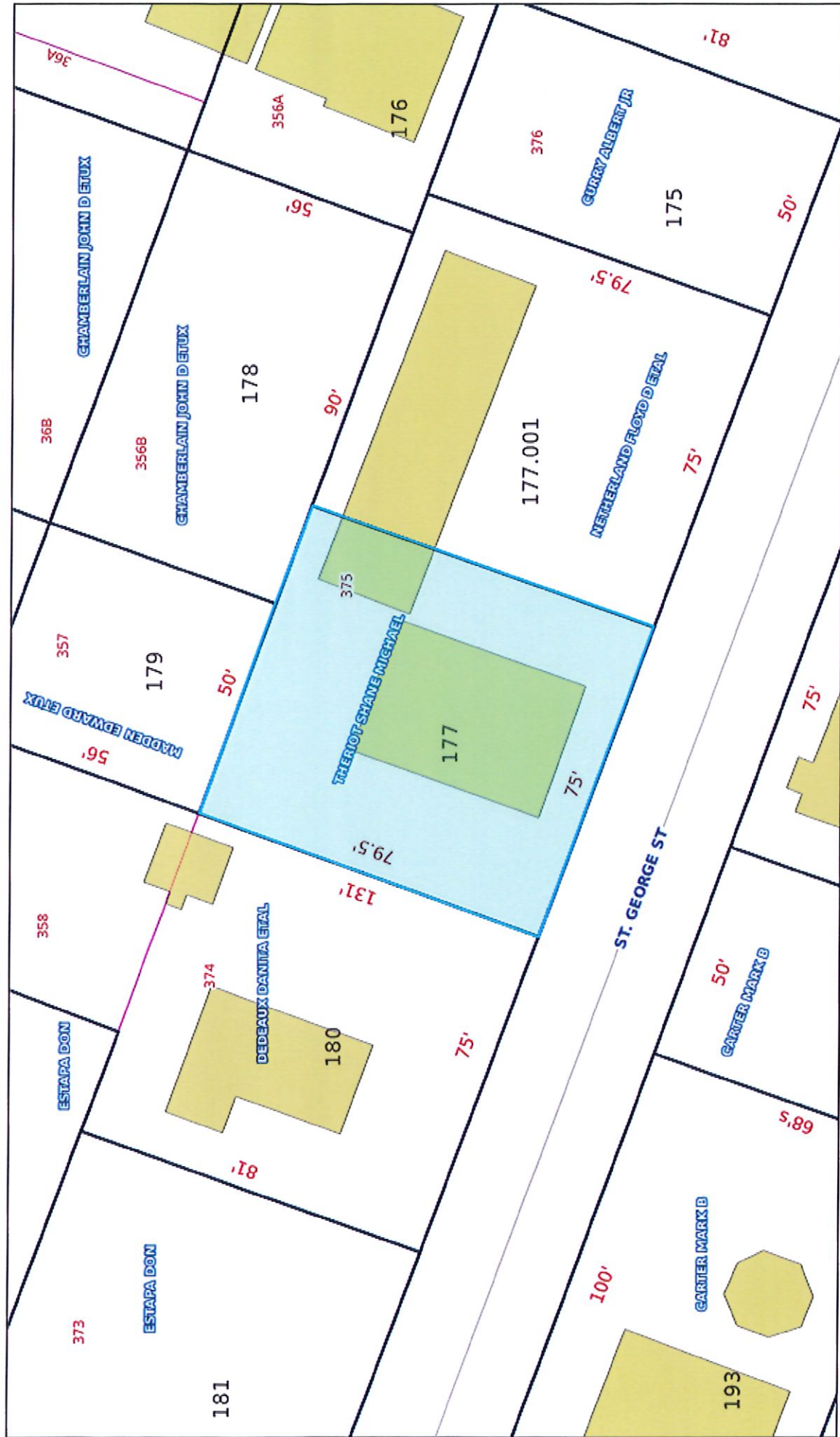
The administration recommends **denial** of the variance.

- The fence has already been constructed prior to receiving approval
- The City of Bay St. Louis does not typically support variances for fence heights beyond the established zoning limits.

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

Geoportal Map



DISCLAIMER: Any user of this map product accepts its faults and assumes all responsibility for the use thereof, and further agrees to hold Hancock County harmless from and against any damage, loss or liability arising from any use of the map product. Users are cautioned to consider carefully the provisional nature of the maps and data before using it for decisions that concern personal or public safety or the conduct of business that involves monetary or operational consequences. Conclusions drawn from, or actions undertaken, on the basis of such maps and data, are the sole responsibility of the user.

149F-0-29-177.000

Item # 5.

Street View

Parcel Number: 149F-0-29-177.000
Owner Name: THERIOT SHANE
MICHAEL
Owner Address: 467 HWY 55
Owner City, State ZIP: BOURG, LA 70343
Physical Address: 321 ST GEORGE ST
Improvement Type: RES
Year Built: 1940
Base Area: 1204
Adjusted Area: 1259
Actual Total Value: 174033
Taxable Total Value: 0
Estimated Tax: 3124.77
Homestead Exemption: No
Deed Book: 2022
Deed Page: 11423
Legal Description 1: PT 375 1ST WARD
BAY ST LOUIS
Legal Description 2:
Legal Description 3:
Legal Description 4:
Legal Description 5:
Legal Description 6:

Photo take 5/15/2025
By BSL Building



Our home, not an "Airbnb", at 321 St George St. Bay St Louis Ms, faces a few privacy challenges. The house directly to the west of us, though they are nice people, we do have some privacy issues. When the occupants are on their porch or inside, they can see directly over our fence into our pool area and into the windows of our home.

To the north, the two-story house across the street has a second-floor window that offers a clear line of sight into our entire pool area and backyard, compromising our sense of privacy. Additionally, the house directly behind us also has a patio that provides a direct view into our kitchen and living room whenever its occupants are outside.

To address these concerns, I recently installed a decorative fence to improve our privacy. In the coming 30 – 60 days, I plan to enhance its appearance further by painting it a beautiful white color.

With many women, children, and family members visiting our home to swim and enjoy our back yard throughout the summer, I felt it was essential to add this extra layer of privacy. As a father and grandfather, ensuring everyone feels comfortable and secure is my priority.

I have included with in these documents the privacy issues for 321 St George St.

I have also included (6) photos and addresses of existing 8 ft fences within our immediate neighborhood area.

Also include are approvals from neighbors, residents, and business owners.

Thank you for understanding and considering my families concerns.

Shane Theriot

321 St George




**4" x 6" concreated
3ft deep every 6ft
apart every post**



321 St George St

Bay St Louis, Ms

Privacy and Security issues.



**View into each others living room,
kitchen, and dining rooms due to
both homes being elevated.**



View directly into my pool area without 2 ft extension



Back door neighbor can view directly into each others kitchen and living room area with out 2 ft extension



Item # 5.

Elevated gazebo view into pool area

51

Photos and Address of existing 8 ft fences in our immediate neighborhood area.

Item # 5.

200 St George St
8 ft fence

53

305 St John
8 ft Fence

Item # 5.

305

BAY ST. LOUIS

54

Item # 5.



313 St George St
8 ft Fence

Item # 5.

416 St John St
8 ft Fence

56

Item # 5.

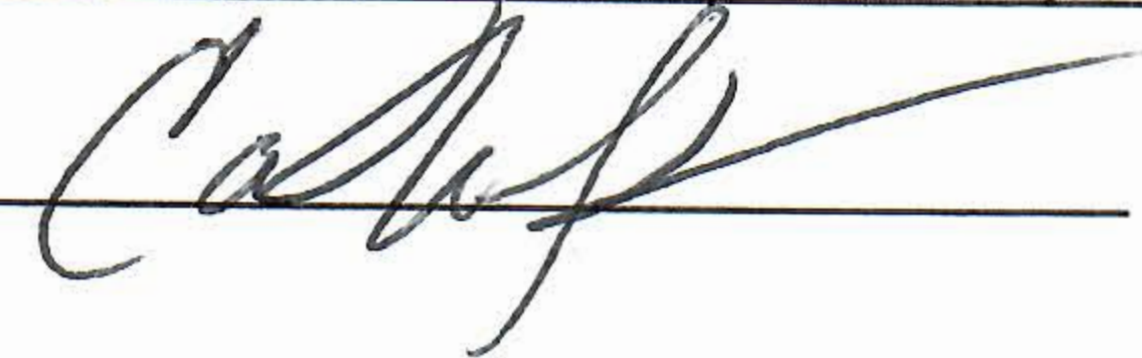
419 Carrol St
8 ft Fence

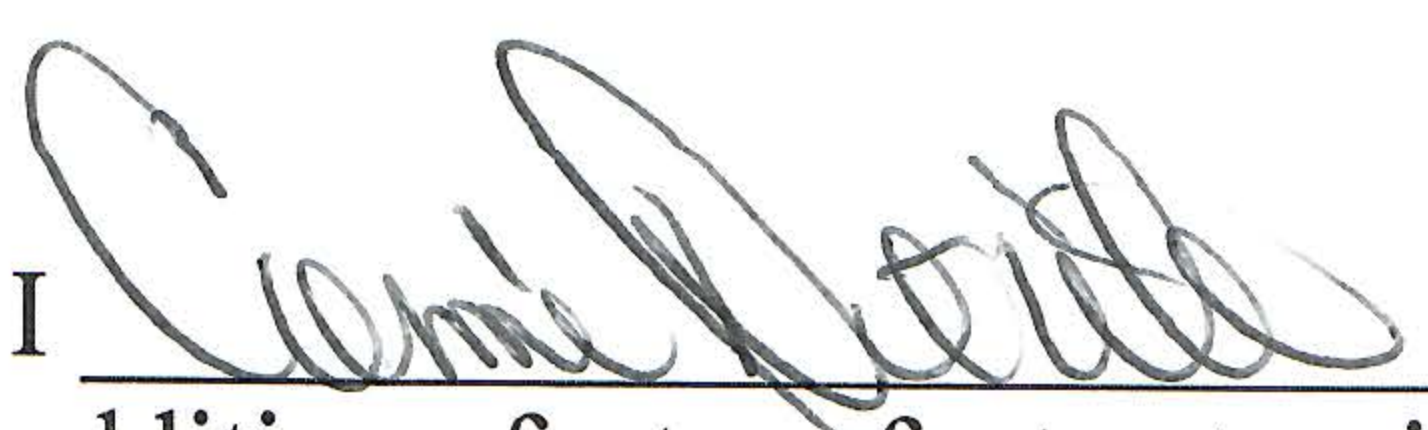
57

I Catherine Lizzano, am signing this letter to address the recent addition of a two-foot extension to the fence at 321 St. George. I believe this enhancement not only provides additional privacy but also significantly contributes to the overall aesthetic appeal of the property.

The extension has been thoughtfully designed and constructed to complement the existing surroundings, adding a decorative element that enhances the beauty of the entire yard. Once painted, this addition will further integrate into the landscape, creating a more polished and cohesive appearance that adds value to the property and the neighborhood as a whole.

Address 320 St. George Street

Signature 

I , am signing this letter to address the recent addition of a two-foot extension to the fence at 321 St. George. I believe this enhancement not only provides additional privacy but also significantly contributes to the overall aesthetic appeal of the property.

The extension has been thoughtfully designed and constructed to complement the existing surroundings, adding a decorative element that enhances the beauty of the entire yard. Once painted, this addition will further integrate into the landscape, creating a more polished and cohesive appearance that adds value to the property and the neighborhood as a whole.

Address 121 Engman Ave Bay Saint Louis, Ms

Signature 

I DOUG NETHERLAND, am signing this letter to address the recent addition of a two-foot extension to the fence at 321 St. George. I believe this enhancement not only provides additional privacy but also significantly contributes to the overall aesthetic appeal of the property.

The extension has been thoughtfully designed and constructed to complement the existing surroundings, adding a decorative element that enhances the beauty of the entire yard. Once painted, this addition will further integrate into the landscape, creating a more polished and cohesive appearance that adds value to the property and the neighborhood as a whole.

Address 319 ST. GEORGE ST.

Signature 

I James Kibuka, am signing this letter to address the recent addition of a two-foot extension to the fence at 321 St. George. I believe this enhancement not only provides additional privacy but also significantly contributes to the overall aesthetic appeal of the property.

The extension has been thoughtfully designed and constructed to complement the existing surroundings, adding a decorative element that enhances the beauty of the entire yard. Once painted, this addition will further integrate into the landscape, creating a more polished and cohesive appearance that adds value to the property and the neighborhood as a whole.

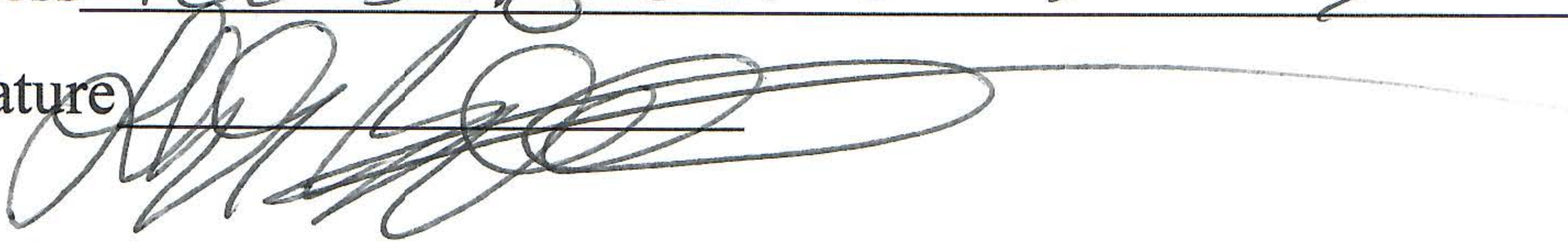
Address 121 Engman Ave Bay Saint Louis MS

Signature 

I Lloyd Boudreau, am signing this letter to address the recent addition of a two-foot extension to the fence at 321 St. George. I believe this enhancement not only provides additional privacy but also significantly contributes to the overall aesthetic appeal of the property.

The extension has been thoughtfully designed and constructed to complement the existing surroundings, adding a decorative element that enhances the beauty of the entire yard. Once painted, this addition will further integrate into the landscape, creating a more polished and cohesive appearance that adds value to the property and the neighborhood as a whole.

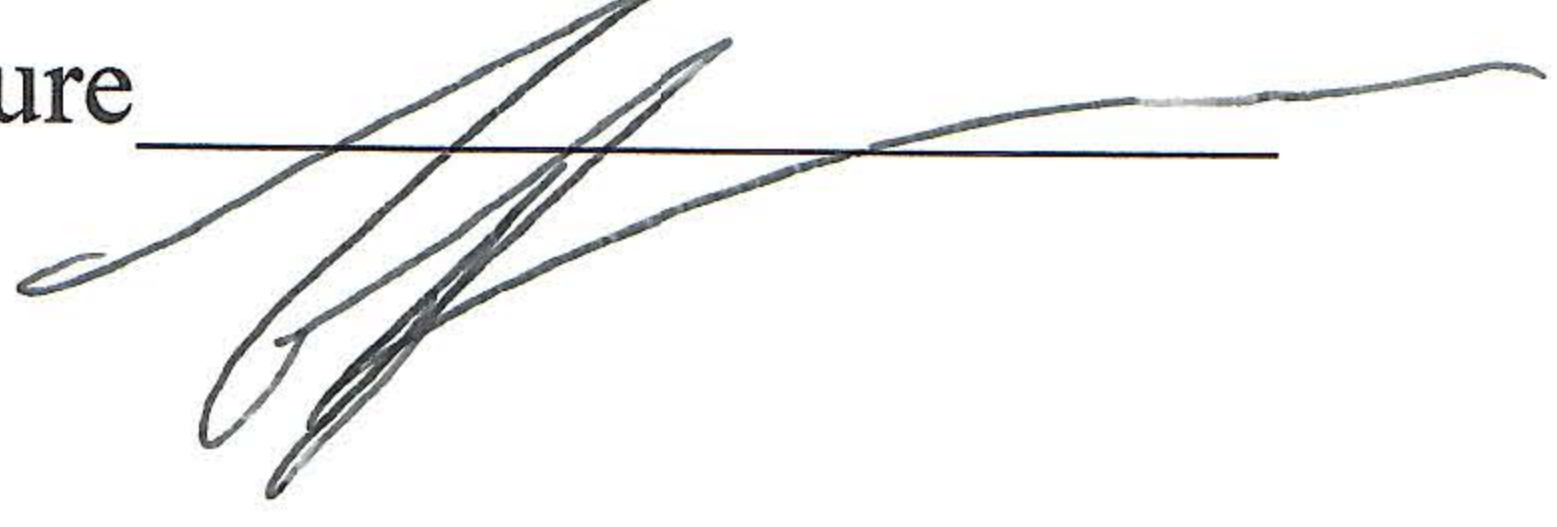
Address 408 ST. GEORGE STREET

Signature 

I Scott Lemoine, am signing this letter to address the recent addition of a two-foot extension to the fence at 321 St. George. I believe this enhancement not only provides additional privacy but also significantly contributes to the overall aesthetic appeal of the property.

The extension has been thoughtfully designed and constructed to complement the existing surroundings, adding a decorative element that enhances the beauty of the entire yard. Once painted, this addition will further integrate into the landscape, creating a more polished and cohesive appearance that adds value to the property and the neighborhood as a whole.

Address 500 RIVERVIEW DR. BSK

Signature 

I SHANE LEBLAN, am signing this letter to address the recent addition of a two-foot extension to the fence at 321 St. George. I believe this enhancement not only provides additional privacy but also significantly contributes to the overall aesthetic appeal of the property.

The extension has been thoughtfully designed and constructed to complement the existing surroundings, adding a decorative element that enhances the beauty of the entire yard. Once painted, this addition will further integrate into the landscape, creating a more polished and cohesive appearance that adds value to the property and the neighborhood as a whole.

Address 137 Main St. Bay St. Louis

Signature 

I _____, am signing this letter to address the recent addition of a two-foot extension to the fence at 321 St. George. I believe this enhancement not only provides additional privacy but also significantly contributes to the overall aesthetic appeal of the property.

The extension has been thoughtfully designed and constructed to complement the existing surroundings, adding a decorative element that enhances the beauty of the entire yard. Once painted, this addition will further integrate into the landscape, creating a more polished and cohesive appearance that adds value to the property and the neighborhood as a whole.

Address _____

Signature _____

Our property at 321 St George St. Bay St Louis Ms, faces a few privacy challenges. The house directly to the west of us has a gentleman who is on the spectrum with some mental issues who is approximately 40 years old, though they are nice people we do have some privacy issues. When the occupants are on their porch or inside, they can see directly over our fence into our pool area and through the windows of our home. Given the homes current condition, it seems this structure is either in need of significant renovation or potential removal, as it is also an eyesore from our vantage point.

To the north, the two-story house across the street has a second-floor window that offers a clear line of sight into our entire pool area and backyard, compromising our sense of privacy. Additionally, the house directly behind us also has a patio that provides a direct view into our kitchen and living room whenever its occupants are outside.

To address these concerns, I recently installed a decorative fence to improve our privacy. In the coming 30 – 60 days, I plan to enhance its appearance further by painting it a beautiful white color.

With many women, children, and family members visiting our home to swim and enjoy our back yard throughout the summer, I felt it was essential to add this extra layer of privacy. As a father and grandfather, ensuring everyone feels comfortable and secure is my priority.

I have included with in these documents the privacy issues for 321 St George St.

I have also included (5) photos and addresses of existing 8 ft fences within our immediate neighborhood area.


Thank you for understanding and considering my families concerns.

Shane Theriot


321 St George St

Bay St Louis, Ms

Privacy and Security issues.



Dilapidated residence to my west



**View into each others living room,
kitchen, and dining rooms due to
both homes being elevated.**



View directly into my pool area without 2 ft extension



Back door neighbor can view directly into each others kitchen and living room area with out 2 ft extension



Item # 5.

Elevated gazebo view into pool area

72

Photos and Address of existing 8 ft fences in our immediate neighborhood area.

Item # 5.

200 St George St
8 ft fence

74

305 St John
8 ft Fence

Item # 5.

305

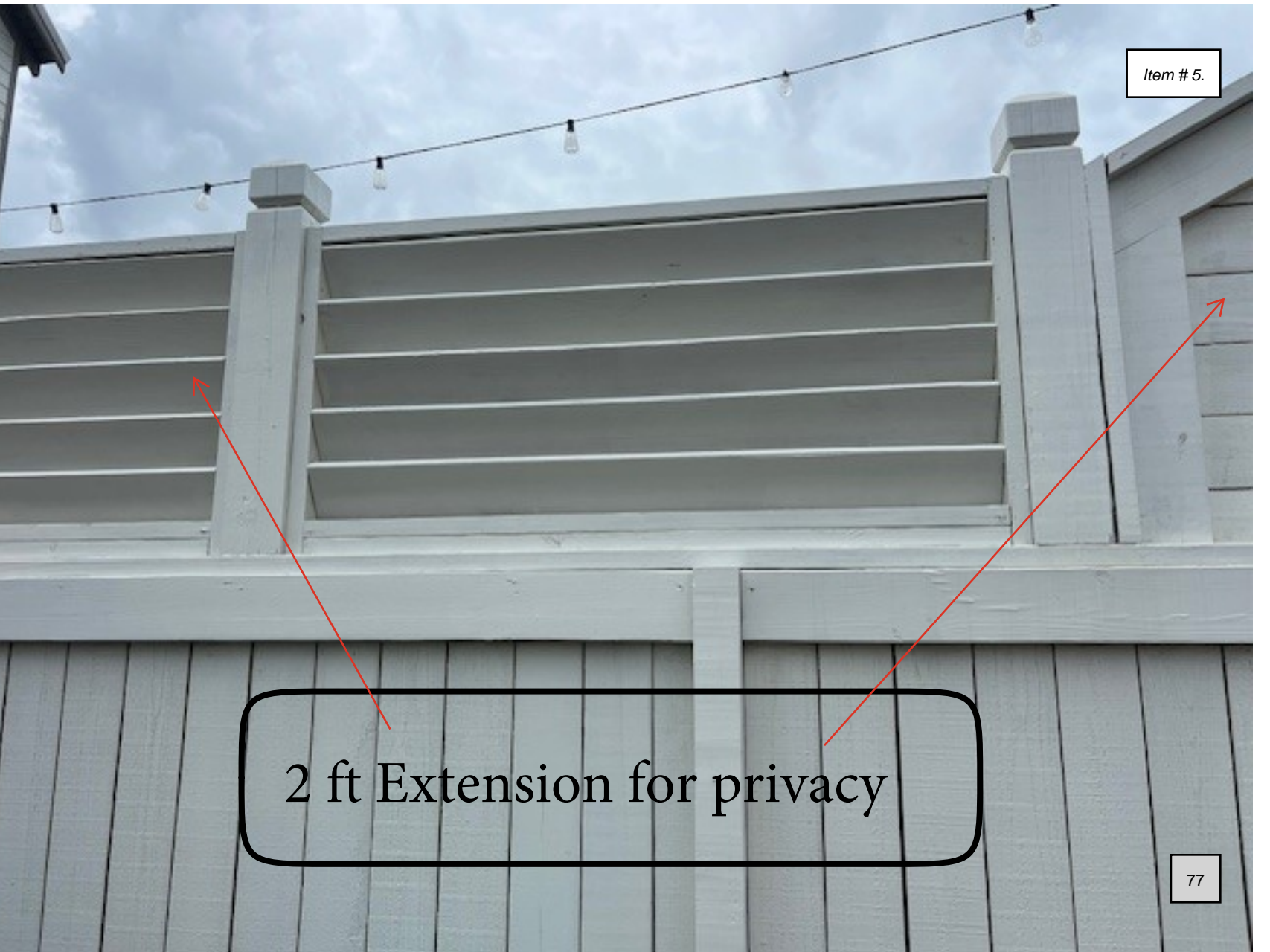
BAY ST. LOUIS

75

Item # 5.



313 St George St
8 ft Fence



2 ft Extension for privacy

Item # 5.

416 St John St
8 ft Fence

78

Item # 5.

419 Carrol St
8 ft Fence

79

I _____, am signing this letter to address the recent addition of a two-foot extension to the fence at 321 St. George. I believe this enhancement not only provides additional privacy but also significantly contributes to the overall aesthetic appeal of the property.

The extension has been thoughtfully designed and constructed to complement the existing surroundings, adding a decorative element that enhances the beauty of the entire yard. Once painted, this addition will further integrate into the landscape, creating a more polished and cohesive appearance that adds value to the property and the neighborhood as a whole.

Address _____

Signature _____