

**AGENDA  
PLANNING & ZONING MEETING  
SEPTEMBER 26, 2017  
5:30 P.M.**

**APPLICATIONS:**

The Bay St. Louis Planning and Zoning Commission will hold a public hearing on Tuesday, September 26, 2017 at 5:30 p.m. in the Bay St. Louis Conference Center, 598 Main Street, Bay St. Louis, MS to consider the following:

**CAROL C DE LA HOUSSAYE** – application for Variance to the Zoning Ordinance. The applicant's intention is to build a shed on the existing slab that will be located to the rear of the property. The applicant is asking for a total variance to the side yard of 4' resulting in a 1' side yard setback; and a total variance to the rear yard setback of 3 ½', resulting in a 1 ½' rear yard setback. The property in question is located at 127 Carroll Avenue; Parcel #149F-0-29-102.000, described as Lot 14 & 15A, Carroll Subdivision and Parcel #149F-0-29-088.000, described as Lot 312B, 1<sup>st</sup> Ward, Bay St. Louis. The property is zoned R-2, Two Family District.

**CAROL M GORDON** – application for Variance to the Zoning Ordinance. The applicant is asking to place a 7' in height fence to the rear of the property. Therefore the applicant is asking for a 1' in height variance to the rear fence. The applicant is also asking for a 4' in height picket fence to be placed on the corner property line of Ulman Ave and North Second Street; therefore the applicant is asking for a 20' variance to the corner lot setback from the intersection of Ulman Ave and North Second Street property line, which would result in a 0' setback for the placement of a 4' fence on a corner lot. The property in question is located at the corner of 126 Ulman Ave and North Second Street; Parcel 149F-0-29-084.000, described as Lot 322B, 1<sup>st</sup> Ward, Bay St. Louis. The property is zoned R-1, Single Family District.

**DJIM INVESTMENT GROUP, LLC** – application for Special Subdivision Plat Approval and Variance to the Zoning Ordinance. The applicant is asking to subdivide this parcel of land into two new parcels of land. If granted Parcel 1 will need a total variance of square footage of 4531.14sf, resulting in a lot area of 5968.86sf; Parcel 2 will need a total variance of square footage of 4538.59, resulting in a lot area of 5961.41sf. The property in question is located at 321 St. George Street; Parcel 149F-0-29-177.000, described as Lot 375, First Ward, City of Bay St. Louis, Hancock County. This property is zoned R-2, Two-Family District.

**DJIM INVESTMENT GROUP, LLC** – application for Special Subdivision Plat Approval and Variance to the Zoning Ordinance. The applicant is asking to subdivide this parcel of land into two new parcels of land. If the subdivision is granted, Parcel 1 will need a total variance of lot area of 4844.58sf, resulting in a lot area of 5655.42sf; and Parcel 2 will need a total variance of lot area of 4830.29sf, resulting in a lot area of 5669.71sf. The property in question lies on the 200 Block of Washington Street and extends to the 200 Block of Sycamore Street; Parcel 149M-2-30-079.000, described as Lot 228, 3rd Ward, Bay St Louis. The property is zoned R-2, Two Family District.

**MA MAC INC** – application for Special Subdivision Plat Approval and Variance to the Zoning Ordinance. The applicant is asking to change the configuration of two parcels of land into three new parcels of land. If the subdivision is granted the applicant will need to Parcel 1 a total variance of square footage of 1022.05sf, resulting in a lot area of 9477.95sf; to Parcel 3 a total variance of square footage of 3132.20sf, resulting in a lot area of 7367.80sf. The property in question is located at 304 North Toulme Street and extends to the 300 Block of St. George Street; Parcel 149F-0-29-171.000, described as Lot

353,354 & 378B, Bay St. Louis, and Parcel 149F-0-29-172.002, described as Part 379, 1<sup>st</sup> Ward, Bay St. Louis. The property lies in two zoning districts, R-2, Two Family District and R-3, Multi Family District.

**MR. CHRIS BELLONE** – application for Special Subdivision Plat Approval and Variance to the Zoning Ordinance. The applicant is asking to change the configuration of two parcels of land into two new parcels of land. The applicant intends to construct a single family residence on each newly created parcel. If granted, Parcel 1 will front on Felicity Street and will need a total variance of lot area of 4309.38sf, resulting in a lot area of 7690.62sf; a total variance to the front yard setback of 15', resulting in a front yard setback of 10'; a total variance to the rear yard setback of 12', resulting in a rear yard setback of 8'. Additionally, Parcel 2 will front on Dunbar Ave and will need a total variance of lot area of 1708.87sf, resulting in a lot area of 10291.13sf. The property in question lies at the corner of 801 Dunbar Avenue and Felicity Street; Parcel 144N-0-19-257.000, described as lot 156W, 300, 1<sup>st</sup> Ward, Bay St. Louis, and Parcel 144N-0-19-258.000, described as Lot 153 B&C, 1<sup>st</sup> Ward, Bay St. Louis. The property is zoned R-1, Single Family District.

**CITY OF BAY SAINT LOUIS** – The City of Bay St. Louis is requesting the following text amendment to the Zoning Ordinance and to the Historic Preservation Ordinance. The reason for the amendment is there is it is in the public interest and is necessary and is desirable. The proposed amendment does not involve changing the classification of land and is necessary to facilitate accuracy and proper interpretation.

**SITE PLAN REVIEW** – Consider Application for Site Plan Review of Cure Land Company LLC.

**CHANGE MEETING DATES:**

October meeting to be held the 30<sup>th</sup> day at 5:30

December meeting to be held Thursday, the 21<sup>st</sup> day at 5:30

**APPROVE THE MINUTES**

August 29, 2017

**ADJOURN**