

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

RE: 142 Skyline Drive  
Parcel 136N-3-42-037.000  
Legal Description: 25 & 26 BLK 27 UN 7 SHORELINE ESTATE

HEARING DATE: May 13, 2026

I have reviewed the application for Special Exception submitted by Michael Farley. The property is located at 142 Skyline Drive and is identified as Parcel 136N-3-42-037.000 (Legal Description: 25 & 26 BLK 27 UN 7 SHORELINE ESTATE). The parcel contains 9,580 square feet and is zoned R-1 Single Family Residential District.

Accessory dwellings within the R-1 Single Family Residential District are permitted only by special exception on parcels meeting the minimum lot size of 15,000 square feet.

The applicant is requesting the following:

- A special exception to allow an accessory dwelling on a lot under 15,000 square feet.
- A variance of 5,420 square feet from the required 15,000-square-foot minimum lot size.

The existing house is currently 12 feet above the base flood elevation. Due to floodplain requirements, any new addition would be required to be elevated 19 feet above base flood elevation. Because of this elevation difference, a direct structural connection between the existing home and the proposed structure is not feasible.

As shown in the submitted plans, the new structure will be connected to the existing home by a deck and stairs and will not be connected by rooflines or exterior walls, which would have qualified the structure as an addition to the dwelling.

The administration recommends \_\_\_\_\_ of the variance request.

- A unique situation of a house can not be added on to unless the house is raised by 7 feet
- It is cost-prohibitive to raise the house
- No opposition from the neighbor

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

Jeremy L Burke  
Zoning Administrator