

DATE: March 8, 2026

TO: Jeremy Burke, Zoning Administrator; Members of the Planning & Zoning Commission; Bay St. Louis City Council Members; and Mayor Mike Favre

FROM: Kathleen Monti, 105 Sycamore Street, Bay St. Louis, MS

RE: 120 Citizen Street - Guillot application for a **Special Exception** to allow an **Accessory Dwelling** on a lot under 15,000 square feet and **Variiances** to the **Side Yard and Rear Yard Setbacks**. Parcel 149N-0-30-050.000.

This application for a Special Exception to allow an Accessory Dwelling on a lot under 15,000 square feet and for a Variance to 2,003 square feet from the required 15,000 square foot minimum lot size must be denied by the Planning & Zoning Commission and the City Council because as per the current Zoning Code of Bay St. Louis, an Accessory Dwelling is only allowed on lot of more than 15,000 square feet.

This 15,000 square foot requirement is stated in **Section 1002.6.B. - Accessory Dwelling**. Nothing else in this section even hints at the possibility of a parcel smaller than 15,000 square feet being allowed to build an Accessory Dwelling. This 15,000 square foot minimum lot size is the gold standard that the City is required to enforce.

In the **Chart of Uses in Section 623.2 – Uses Requiring Special Exceptions**, it specifically states **“Special Exceptions must meet the criteria defined in Section 1305.2 to be approved.”**

So, what does **Section 1305.2.B.5 - Special Exceptions** say? It specifically states **“The proposed use will be placed on a lot of sufficient size to satisfy the space requirements of said use.”** The Accessory Dwelling proposed use on the Guillot parcel does not meet the required 15,000 square foot minimum lot size for Special Exception consideration and, therefore, it would be in direct violation of the City’s own building code if this application is approved.

Additionally, to ask for a 2,003 square foot “variance” to circumvent the 15,000 square foot requirement is **prohibited** by our current zoning ordinance. As stated in the **Variiances Section 1305.3.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.”** Their variance request is not allowed as per the City’s zoning ordinance.

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I have opposed Accessory Dwelling applications on undersized lots for years at P&Z and City Council meetings because I feel this is one of the goalposts in our ordinance that should never be moved. Regardless of whatever good reason someone may have for wanting an accessory dwelling, the reality is that it contributes to unnecessary density and traffic in our neighborhoods if allowed on smaller lots.

You may counter that the proposed BSL2045 zoning ordinance if approved will allow an Accessory Dwelling on smaller lots. In case you haven't been watching the public comments at the recent Ward 1 Town Hall meeting or the City Council Workshop/Public Comments meeting, then let me assure you that our residents are overwhelmingly against smaller lots and greater density in our neighborhoods. Allowing Accessory Dwellings on lots smaller than 15,000 square feet only adds to unnecessary greater density in our neighborhoods and streets.

Hopefully the second draft of BSL2045 will delete all allowances for smaller lots and revert back to the 15,000 square foot minimum which is what the residents have asked to be done.

**I respectfully ask that you please deny this application.** Thank you for your consideration.

