

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

RE: 214 Thomas Street  
Parcel 144N-0-19-040.000  
PT 106 1st Ward, Bay St. Louis

HEARING DATE: November 13, 2024

I have reviewed the application for a Special Exception submitted by Donald Robertson. The property is at 214 Thomas Street, zoned R-1 Single Family District, which requires a primary dwelling on the lot for accessory structures.

The applicant is requesting the following:

1. A special exception to allow the construction of a pergola/accessory structure on a lot that currently lacks a primary dwelling.

The administration recommends that the special exception be approved.

- The Robertson is constructing a house on 223 Leonhard Avenue, which abuts 214 Thomas Street.
- The Hancock County Tax Office can't combine 223 Leonhard Avenue and 214 Thomas Street because 223 Leonhard Avenue is in the Leonhard Subdivision and can be combined with the 214 Thomas Street parcel.

Should further details be required, please don't hesitate to reach out.

Jeremy L Burke  
Zoning Administrator