

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

RE: 223 Leonhard, Bay St Louis, MS 39520
144N-0-19-065.000
9 & 10 BLK 4 LEONARD SUBD

HEARING DATE: June 12, 2024

I have reviewed the application for variance and special exception applications submitted by Donald Robertson. The property is located at 223 Leonhard, Bay St Louis. The property is in an R-1, Residential-Single Family district, which requires special exception to allow an accessory dwelling in an R-1 zoning district on a parcel over 15,000 sq ft.

The applicant is requesting to construct an accessory dwelling on a lot that is 14,377 square feet.

Variance and Special Exceptions Requested:

- 1) **Special exception to construct a detached accessory dwelling**
- 2) **Variance to the 15,000 sq ft minimum lot size for an accessory structure. The parcel is 14,377 square feet; therefore, it would require a 623 square foot variance to minimum lot size if a variance is required.**

I have included the building plans of the house and accessory dwelling. The accessory dwelling is connected by an open deck.

The administration's recommendation is to deny the special exception and variance.

- 1) Accessory dwellings are uncommon in the Leonhard area.
- 2) Plans can be altered to make the additional space part of the primary dwelling

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