

APPLICATION FOR SPECIAL EXCEPTION TO THE ZONING ORDINANCE

Please complete this form in its entirety; failure to do so may cause a delay in the submittal of your application to the Planning and Zoning Commission.

The following information is required before this application will be submitted to the Planning and Zoning Commission for consideration.

OWNER: MICHAEL & KATHY JENNINGS

ADDRESS: 318 W. FARREL ROAD

LAFAYETTE, LA 70508

PHONE: 337-412-1225

ADDRESS OF PROPERTY IN QUESTION IF DIFFERENT FROM ADDRESS STATED ABOVE

131 KELLER STREET, BAY ST. LOUIS, MS 39520

1. Legal description of property to be considered for variance as described in the Hancock County tax rolls:

2. Parcel number(s) as described in the Hancock County tax rolls:

149 L-0-30-200.000

3. Present Zoning: R1

4. Present use of building/property: SINGLE FAMILY RESIDENTIAL

5. Application fee of ~~\$100~~²⁵⁰ (Residential): \$250⁰⁰

Application fee of ~~\$200~~²⁵⁰ (Commercial): _____

Please submit the following documentation with your application:

Article XIII

1303 APPEALS, HEARING AND NOTICE

Every appeal or application shall refer to the specific provision of the ordinance involved and shall set forth the interpretation that is claimed, the use for which a special exception is sought, or the details of the variance that is applied for and the case may be, and accompanied by a plat or plan, drawn to scale, showing the actual dimensions of the parcel of land to be built upon and used, the size of any building to be erected, and the location of the building upon the lot, the materials to be used and other such information as may be deemed necessary to provide full information regarding intended use. The Municipal Clerk shall forthwith transmit the appeal or application to the Commission together with all papers constituting the record upon which the action appealed from was taken.

1305.2 SPECIAL EXCEPTIONS

A special exception shall not be recommended unless:

1. The special exception shall be oriented and landscaped to produce a harmonious relationship of buildings and grounds to adjacent buildings and properties.
2. The special exception shall produce a total visual impression and environment which is consistent with the environment of the neighborhood.
3. The proposed use will not be detrimental to the use or development of adjacent properties or other neighborhood uses.
4. The proposed use will not be affected adversely by the existing uses.
5. The proposed use will be placed on a lot of sufficient size to satisfy the space requirements of said use.
6. The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement, noise, or fume generation or type of physical activity.
7. Utilities and fire protection services with reference to the location and the use shall be available and adequate.

1. The use for which a Special Exception is sought Construct Accessory dwelling on parcel over 15,000 sq ft in R-1 district

2. Grounds upon which it is claimed that the Special Exception shall be granted:

3. A plat or plan, drawn to scale, showing the actual dimensions of the parcel of land to be built upon.

5. Size of building to be erected, and the location of the building upon the lot.

6. Materials to be used (Exterior Finish) and other such information as may be deemed necessary to provide full information regarding intended use.

7. Is the property in question in a sub-division? _____

8. If the property in question is within a sub-division, is there an existing covenant running with the land? —

9. If the answer to question 8 is yes, please state the book and page numbers where the stated restrictive covenants are filed in the Chancery Clerks Office of Hancock County. Book Number — Page Number —

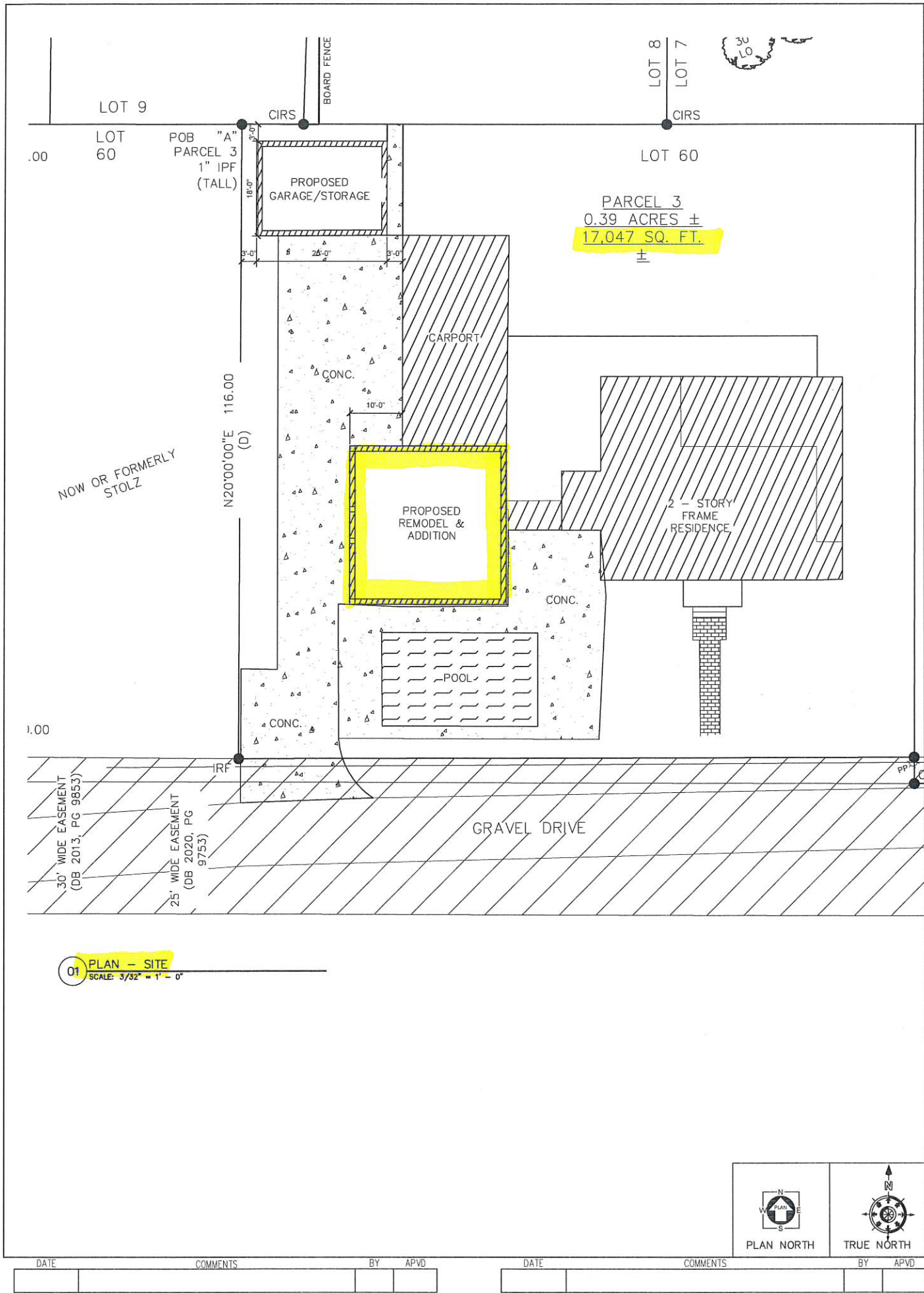
It is warranted in good faith by the owner whose name is signed hereto that all of the above facts are true and correct.


Applicant's Signature

6/23/2025
Date

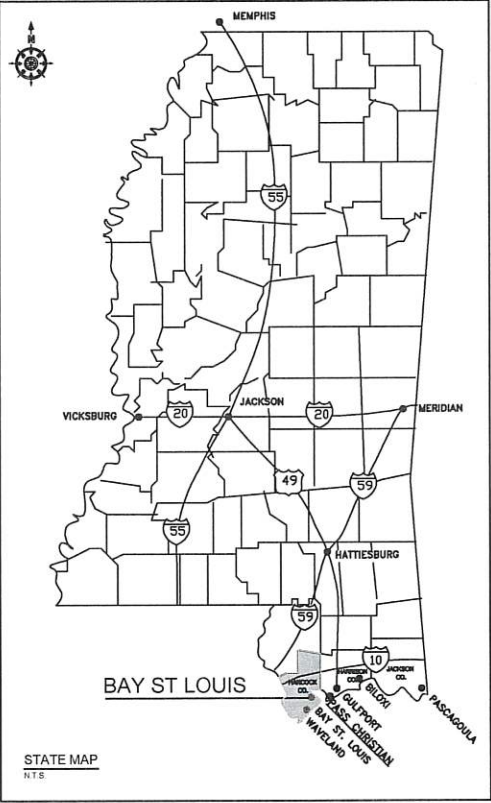
FOR OFFICE USE ONLY

Date of Application received:



PROPOSED NEW CONSTRUCTION FOR
KATHY & MICHAEL
JENNINGS RESIDENCE

131 KELLER ST.
BAY ST. LOUIS, MISSISSIPPI



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- ARCHITECTURAL and CIVIL
- A0.1 COVER SHEET
 - S1.1 FOUNDATION PLAN, NOTES AND DETAILS
 - A1.1 GROUND FLOOR PLAN
 - A1.2 SECOND FLOOR PLAN
 - A1.3 ROOF PLAN
 - A1.4 SCHEDULE & NOTES
 - A2.1 EXTERIOR ELEVATIONS
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 - A5.1 SECTIONS @ STORAGE
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- ELECTRICAL
- E-101 FLOOR PLAN ELECTRICAL

GENERAL NOTES:

- ANY PART OR ITEM OF WORK WHICH IS REASONABLY IMPLIED OR NORMALLY REQUIRED TO MAKE EACH INSTALLATION SATISFACTORILY OPERABLE SHALL BE PERFORMED BY THE CONTRACTOR AND THE EXPENSE THEREOF SHALL BE INCLUDED IN THE APPLICABLE UNIT PRICES OR LUMP SUM PRICES BID FOR THE WORK. IT IS THE INTENT OF THESE SPECIFICATIONS TO PROVIDE THE OWNER WITH COMPLETE OPERABLE SYSTEMS, SUBSYSTEMS, AND OTHER ITEMS OF WORK. ALL MISCELLANEOUS APPURTENANCES SHALL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE APPLICABLE UNIT PRICES OR LUMP SUM PRICES BID FOR THE WORK EVEN THOUGH THESE APPURTENANCES AND ITEMS MAY NOT BE SPECIFICALLY CALLED FOR IN THE SPECIFICATIONS.
- THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO DEFINE THE GENERAL DESIGN AND SCOPE OF THE WORK REQUIRED TO COMPLETE THE WORK. THE CONTRACTOR SHALL INCLUDE ALL COMPONENTS WHICH ARE NORMALLY INCIDENTAL TO THE WORK. THOSE COMPONENTS WHICH ARE NOT SHOWN ON THE DRAWING OR SPECIFIED BUT WHICH ARE REQUIRED AS AN ESSENTIAL AESTHETIC, FUNCTIONAL OR CODE REQUIRED ELEMENT OF THE WORK ARE TO BE INCLUDED.
- TO ESTABLISH THE COMPLETE SCOPE OF ITS WORK AND TO EFFECT CLOSE COORDINATION WITH THE OTHER TRADES, EACH TRADE SHALL COMPLETELY REVIEW THE PLANS AND SPECIFICATIONS, NOT ONLY FOR ITS RESPECTIVE TRADE, BUT FOR THE WORK OF THE OTHER RELATED TRADES AS WELL. TITLES OF DIVISIONS (AND SECTIONS IN SPECIFICATIONS) IDENTIFYING WORK ARE PROVIDED FOR ORGANIZATIONAL AND REFERENCE PURPOSES AND SHALL NOT BE TAKEN AS AN ABSOLUTE SEPARATION OF THE TRADES OR OF THE UNITS OF MATERIAL AND LABOR.
- THE CONTRACTOR SHALL COORDINATE AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS OR GUIDELINES FROM GOVERNING REGULATORY AGENCIES BEFORE PROCEEDING WITH ANY ITEMS OF WORK UNDER OR WITHIN SUCH JURISDICTION(S).
- ALL DIMENSIONS AND TIE-INS GOVERNED BY EXISTING CONDITIONS ARE APPROXIMATE AND ARE NOT GUARANTEED TO BE CORRECT. ALL SUCH DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO PROCEEDING WITH ANY WORK. IF CONDITIONS AND DIMENSIONS VARY FROM THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH WORK WHERE DIMENSIONS ARE NOT SHOWN WITH +/- INDICATIONS ADJUSTMENTS MAY BE MADE TO SUIT FIELD CONDITIONS.
- THE CONTRACTOR SHALL VERIFY CONDITIONS, SERVICES, DIMENSIONS, AND ELEVATIONS OF SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL SUBCONTRACT WITH SUPPLIERS AND FABRICATION AND INSTALLATION COMPANIES WHICH CAN DEMONSTRATE THAT THEY POSSESS THE KNOWLEDGE, EXPERIENCE, AND PROVEN CAPABILITIES TO FULLY PERFORM ALL ASPECTS OF THE WORK REQUIRED WITHOUT OMISSION.

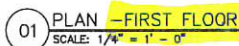


A NEW BUILDING FOR:

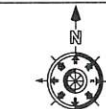
JENNINGS RESIDENCE

131 KELLER AVE., BAY ST. LOUIS, MISSISSIPPI 39520

PROJECT NO.	2024-002
START DATE	01/02/2024
PLOT DATE	
DRAWN BY	JS
CHECKED BY	EHW
SHEET TITLE	COVER SHEET
SHEET NO.	A0.1

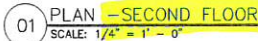


SCALE: $1/4" = 1' - 0"$



A1.1

DATE	COMMENTS	BY	APVD	DATE	COMMENTS	BY	APVD	DATE	COMMENTS	BY	APVD	DATE	COMMENTS	BY	APVD



DATE	COMMENTS	BY	APVD	DATE	COMMENTS	BY	APVD	DATE	COMMENTS	BY	APVD	DATE	COMMENTS	BY	APVD

GENERAL NOTES

NOTES:

1. ALL EXTERIOR DOORS ARE TO BE WEATHERSTRIPPED.
2. CONTRACTOR TO VERIFY EXTERIOR DOORS AND WINDOWS HEAD HEIGHT W/ MANUFACTURER.
3. 2x4 STUD W/ 1/2" GYP. BOARD (INTERIOR WALL) UNLESS NOTED OTHERWISE.
4. INSTALL 2x BLOCKING FOR THE WALL CABINETS, TOWEL BARS, TOWEL RINGS, TOILET TISSUE HOLDERS, STAIR HANDRAILS AND DEADWOOD.

PAINTING:

1. ALL SURFACES SHALL BE CLEAN AND DRY BEFORE PAINTING. PAINT MATERIAL SHALL BE THE BEST MATERIAL AND DELIVERED TO THE JOB IN THEIR ORIGINAL CONTAINERS.
2. EXTERIOR PAINTING, WHERE REQUIRED, SHALL BE ONE COAT OF PRIMER, AND SECOND COAT SHALL BE EXTERIOR LATEX PAINT.
3. GYP. BOARD SURFACES TO BE LEVEL IV.
4. INTERIOR GYP. BOARD SHALL BE ONE COAT OF PRIMER AND SECOND COAT SHALL BE INTERIOR LATEX PAINT, AFTER ALL JOINTS HAVE BEEN TAPED AND FLOATED.
5. INTERIOR TRIM, ONE COAT OR PRIMER AND ONE COAT OF ENAMEL FINISH.
6. EXTERIOR CAULKING SHALL BE TOP QUALITY SILICONE CAULK.

PLUMBING NOTES:

1. PLUMBING FIXTURES SHALL BE INSTALLED AND CONNECTED TO SEWER LINES. PROVIDE WATER VALVES AND STOPS IN THE HOT & COLD WATER LINES TO ALL NEW PLUMBING FIXTURES.
2. ALL WATER PIPING SHALL BE PEX WATER LINES. NIPPLE CONNECTIONS AT FIXTURES SHALL BE COPPER.
3. ALL PLUMBING, WASTE AND VENT, SHALL BE ABS (VERIFY W/ OWNER) ABOVE GRADE.

SAFETY:

1. BEDROOM WINDOWS COMPLY WITH THE FOLLOWING EMERGENCY EGRESS PROVISIONS OF CABO ARTICLE 3102: ONE EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OF EXTERIOR DOOR OR OTHER OPENING FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM INSIDE TO FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES.
2. DRAWINGS BASED ON ANDERSEN MANUFACTURER WINDOW COMPANY. CONTRACTOR TO OBTAIN ROUGH OPENING SIZES FROM WINDOW MANUF.
3. SMOKE DETECTORS TO BE INSTALLED IN COMPLIANCE WITH ALL APPLICABLE CODES.
4. CARBON MONOXIDE DETECTORS TO BE INSTALLED IN ALL ROOMS WITH GAS-FIRED APPLIANCES.

GLASS NOTES:

1. ALL GLASS IN EXTERIOR DOORS AND WINDOWS TO BE DOUBLE GLAZED IMPACT RESISTANT.
2. ALL EXTERIOR WINDOWS/OPENINGS SHALL BE PROVIDED WITH ONE OF THE FOLLOWING: OPERABLE SHUTTERS, ANCHORABLE MIN. 5/8" THICK PLYWOOD, INSTALLABLE CORRUGATED STEEL PANELS OR IMPACT RESISTANT GLASS. SEE SPEC BELOW.
3. IMPACT RESISTANT GLASS TO MEET ASTM E-1886 AND E-1996/VMDA HALLMARK PROGRAM.

CODE COMPLIANCE:

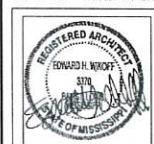
1. ALL CONSTRUCTION TO MEET OR EXCEED ALL REQUIREMENTS OF:
 - 1.1. THE 2015 INTERNATIONAL RESIDENTIAL CODE AND
 - 1.2. HIGH WIND STANDARDS CHAPTER 3 SECTION R301.2.1.1, SOUTHERN BUILDING CODE CONGRESS AND
 - 1.3. INTERNATIONAL CODE COUNCIL (ICC) STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH WIND REGIONS (ICC600).
2. DESIGN WIND SPEED = 140 MPH.

WALL ASSEMBLY:

- 1 1-HR RATED WALL ASSEMBLY - U305.
2x4 @ 16" O.C. WITH ONE LAYER OF
GWB EACH SIDE AND ONE LAYER OF 1/2"
PLYWOOD-X SHEATHING ON THE GARAGE SIDE OF
WALL. ALL GWB JOINTS (INCLUDING CEILING AND
WALL CONNECTIONS) TO BE FIRE TAPED AND
CAULKED.
- 2 1-HR RATED WALL ASSEMBLY - U305.
2x4 @ 16" O.C. WITH ONE LAYER OF 5/8" FIRE RATED
GWB EACH SIDE. ALL GWB JOINTS (INCLUDING
CEILING AND WALL CONNECTIONS) TO BE FIRE
TAPED AND CAULKED. NOTE 2x4 PLUMBING
TO RECEIVE 5/8" MRWB ON EXPOSED SIDE AND NO
SHEATHING ON SIDE FACING 1-HR WALL.



144 Main Street, Bay St. Louis, Mississippi 39520
228-467-4236 FAX 228-467-4233



A NEW BUILDING FOR:
JENNINGS RESIDENCE
331 KELLER AVE., BAY ST. LOUIS, MISSISSIPPI 39520

PROJECT NO.

2024-002

START DATE

01/02/2024

PLOT DATE

DRAWN BY

JS

CHECKED BY

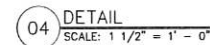
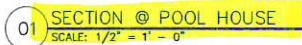
EHW

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SHEET TITLE
SECOND
FLOOR PLAN

SHEET NO.

A1.2



DATE				COMMENTS				BY		APVD	