

**Bay St. Louis  
Special Exception Application**

Online Request #: APP-1164

Project #: PZ-2026-1

Submitted by:  
Patrick Cleveland  
pbcsvm@hotmail.com

Location: **560 ST JOHN ST**

City: **Bay St. Louis** State: **MS** Zip: **39520**

**Contact Information**

**Applicant's Contact Information**

Title: First Name: **Patrick** Last Name: **Cleveland** Suffix:

Business Name: **South MS Veterinary Clinics**

Mailing Address: **P.O. Box 1475**

City: **Kiln** State: **MS** Zip: **39556**

Email Address: **pbcsvm@hotmail.com**

Cell Phone: **(228) 493-0231** Work Phone: **(228) 586-0062** Home Phone:

**Property Owner's Contact Information**

Title: First Name:    Last Name: Suffix:

Business Name:

Mailing Address:

City: State:    Zip:

Email Address:

Cell Phone: Work Phone: Home Phone:

**Application Questionnaire** (\* denotes required question)

**Special Exception**

**Legal Description of Property to be Considered for Variance \*** BLK 2 16, W. 50' TOULME SUBD



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(As described in the Hancock County Tax Rolls.)

**Parcel Number(s) \***

137H-0-45-097.000

(As described in the Hancock County Tax Rolls.)

**Present Zoning \***

C-2 Neighborhood Commercial District

**Present Use of Building/Property \***

Vacant

**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 Clark 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.

**Article XIII Continued**

**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.



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**What is the use for which a Special Exception is sought? \***

We are requesting a special exception to allow a small animal clinic, with or without boarding, within a C-2 Neighborhood Commercial District.

**Grounds Upon Which it is Claimed that the Special Exception Shall be Granted \***

The location previously operated as a veterinary clinic for 40 years.

**Size of the Building to be Erected and the Location of the Building Upon the Lot \***

There currently is a 1546 sq ft building that will be utilized for a veterinary clinic.

**Materials to be Used (Exterior Finish) and Other Such Information as may be Deemed Necessary to Provide Full Information Regarding Intended Use \***

The building is brick and cinder block.

**Is the property in question in a subdivision? \***

No

**Applicant Acknowledgment \***

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 \***

Patrick Cleveland

## Documents Uploaded

The following documents are attached to the Application.

**Plat or Plan**

**clinic.pdf**



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