

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

RE: Parcel 137J-0-44-270.000  
ALL 49,50 & PT48&51 BALLENTINE

HEARING DATE: October 9, 2024

I have reviewed Celina LeBlanc's application for Special Exceptions. The property is located at 411 Ballentine Street. It lies in an R-2 Residential Two-Family District, which only allows accessory dwellings by special exceptions on parcels over 15,000 sq ft.

**The applicant is requesting the following:**

**1) A special exception to allow an accessory dwelling on the parcel.**

**The administration's recommendation is to approve the special exception.**

- The applicant has adequate parking for both the primary dwelling and the accessory dwelling.
- This application was presented and approved by P&Z in June 2024 and August 2024 but failed at the June 2024 City Council meeting.
- The parcel is over 15,000 square feet.
- A document in the packet includes support from many neighbors, including neighbors next door to this property.
- The applicant plans to convert the property's accessory structure into an accessory dwelling. The converted structure must meet all the IRC 2018 building code requirements.
- This application is comparable to the special exception request of 605 Beyer Drive, approved in May 2024 by BSL City Council, and 810 North Beach Boulevard, approved in July 2023 by BSL City Council. In both cases, the property owner converted an accessory structure into an accessory dwelling.
- The packet includes a email from the property owner explaining the reasons for requesting the special exception.
- The request fits in the characteristics of the neighborhood

Jeremy L Burke  
Zoning Administrator