

TO: Planning and Zoning Board

City of Bay St. Louis

RE: 5027 Elbrus St

Parcel No. 139B-0-40-052.000

28-29 BLK 1010 UN 10 SHORELINE PARK S/D

HEARING DATE: September 9, 2026

I have reviewed the application for Variance to the Zoning Ordinance submitted by James Dale. The property in question is located at 5027 Elbrus St and is identified as parcel number 139B-0-40-052.000, with the legal description 28-29 BLK 1010 UN 10 SHORELINE PARK S/D. The property is zoned R-1A Single Family District.

The applicant is requesting a variance of 35% to allow an accessory structure to be 85% of the size of the primary dwelling.

According to Section 1002.2 (C):

“An accessory structure shall be no more than fifty (50) percent of the floor area of the principal structure without approval of the City Council after review and recommendation of the Planning & Zoning Commission.”

The proposed accessory structure will be 85% of the floor area of the existing residence. A variance of 35% will be needed to allow the accessory structure to exceed the maximum allowed size in relation to the primary structure.

The administration recommends approving the variance.

- Letter of support from a number of neighbors
- This will be open-air storage for two boats
- The dwelling is one 848-square-foot

If I can be of any further assistance in this matter, please feel free to contact my office.

Jeremy L. Burke