

TO: Planning and Zoning Board

City of Bay St. Louis

RE: 218 Arcola Court

Parcel No. 136R-0-38-032.000

13 & 14 BLK 4 HANCOCK HEIGHTS SEC 2

HEARING DATE: September 9, 2026

I have reviewed the application for Variance to the Zoning Ordinance submitted by Andrew Osbourn. The property in question is located at 218 Arcola Court and is identified as parcel number 136R-0-38-032.000, with the legal description 13 & 14 BLK 4 HANCOCK HEIGHTS SEC 2. The property is zoned R-1 Single Family District.

The applicant is requesting a variance of 14% to allow an accessory structure to be 64% 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 64% of the floor area of the existing residence. A variance of 14% 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.

- The variance will allow a 30'x40', opposed to a 30'x30' shed
- 218 Arcola Court is a double lot, so the property has plenty of room
- No opposition from the neighborhood

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

Jeremy L. Burke

Zoning Administrator