

TO: Planning and Zoning Commission
City of Bay St. Louis
RE: 312 DeMontluzin Avenue
Parcel 149F-0-29-262.000
Parcel 149F-0-29-280.000

HEARING DATE: January 14, 2026

An application for Special Exception submitted by John Robin. The properties are located at 312 DeMontluzin Avenue and consist of Parcel 149F-0-29-262.000 (Legal Description: 10, PT 11 BLK 5 Perkins S/D) and Parcel 149F-0-29-280.000 (Legal Description: 455F First Ward Bay St. Louis). The combined lot size is 11,639 square feet. The parcels lie within an R-2 Two Family Residential District, where accessory dwellings are permitted only by special exception on parcels with a minimum lot size of 15,000 square feet.

The applicant is requesting the following:

- A special exception to allow an accessory dwelling on a lot under 15,000 square feet.

The administration recommends denying the special exception

- The storage building is already constructed, and that is the building that would be converted into living quarters (accessory dwelling). The accessory dwelling would not meet the setback requirements
- The combined parcels do not meet the 15,000 sq ft minimum lot requirement
- Adequate parking space exists to accommodate the proposed accessory dwelling.
- The storage building, which would become the accessory dwelling, is setback less than ten feet from the pavement of State Street

Jeremy L. Burke
Zoning Administrator