

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

RE: 928 Old Spanish Trail
Parcel 137Q-0-36-098.000
FRAC S of Gainesville Rd SD of Moscio Chiniche
Est 36-8-14 8-14

Hearing Date: January 14, 2025

I have reviewed the application for Special Exception to the Zoning Ordinance submitted by Eco-Construction LLC. The property is located at 928 Old Spanish Trail. It is zoned R-1 Single Family Residential, where accessory dwellings are only permitted by special exception on parcels exceeding 15,000 square feet.

The applicant is requesting the following:

- A special exception to construct an accessory dwelling on the parcel.

The administration recommends approval of the variance.

- The accessory dwelling will not require any variances
- The parcel is over 15,000 square feet
- Accessory dwellings are common in this neighborhood on large parcels

If I can be of any further assistance in this matter, please feel free to call my office at 228-466-5516.

Sincerely,

Jeremy L. Burke

Zoning Administrator