

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: April 28, 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

- This application came before Planning and Zoning in January. One concern with the accessory dwelling was that the living quarters would be near the road. The property owner redesigned the layout of the accessory dwelling and would make, by State, the garage and the living quarters in the building be away from the road.
- A number of letters of support were submitted to support this application to allow the special exception.
- The storage building is already constructed, and it will be converted into living quarters (an 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.

Jeremy L. Burke
Zoning Administrator