

Planning and Zoning Board
City of Bay St. Louis

RE: 513 Main Street
149E-0-29-293.001
PT 568, 1ST WARD, Bay St. Louis

DATE: April 28, 2026

I have reviewed the application for Variance to the Zoning Ordinance submitted by Adam Feola. The property in question is located at 513 Main Street. The property is zoned C-2, Neighborhood Commercial District.

The applicant is requesting a variance to allow for the construction of a pole barn that will exceed the allowable size limit for an accessory structure in relation to 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 218% of the floor area of the existing residence, requiring a variance of 168%.

The primary dwelling on the property is 1,166 square feet. The total parcel size is 17,294 square feet, and the overall parcel coverage would remain under 20% if the accessory structure is permitted.

The administration recommends denying the variance for the following reasons:

- No hardship
- The property owner does have a large parcel
- The applicant could attach the proposed structure to the primary dwelling, which would eliminate the need for a variance; however, this would be difficult given the home's existing construction and layout.
- 513 Main Street is located in a commercial district, so if it were a commercial development rather than a single-family dwelling, there would be no need for a variance.

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

Jeremy L. Burke
Zoning Administrator