

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

RE: 120 Citizen Street
Parcel 149N-0-30-050.000
Legal Description: PT 3 Fourth Ward Bay St. Louis

HEARING DATE: March 11, 2026

I have reviewed the application for Special Exception and Variances submitted by Betty Guillot. The property is located at 120 Citizen Street and is identified as Parcel 149N-0-30-050.000 (Legal Description: PT 3 Fourth Ward Bay St. Louis). The parcel contains 12,997 square feet and is zoned R-1 Single Family Residential District.

Accessory dwellings within the R-1 Single Family District are permitted only by special exception on parcels meeting the 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.
- A variance of 2,003 square feet from the required 15,000-square-foot minimum lot size.
- A variance of 5 feet to the side yard setback, resulting in a 3-foot side yard setback for the accessory dwelling.
- A variance of 12 feet to the rear yard setback, resulting in an 8-foot rear yard setback for the accessory dwelling.

The administration's recommendation is to deny the special exception and variances.

- Accessory dwellings are common in this neighborhood
- The position of the accessory dwelling location is a result of the location of protected live oak trees
- The accessory dwelling design has already been approved by the Historical Preservation Commission
- An accessory structure, such as a garage, shed, or carport, would be allowed by right

Jeremy L. Burke
Zoning Administrator