

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

RE: 703 Hancock Street
Parcel 149N-0-30-052.001
PT6 & PT8, Fourth Ward, Bay St. Louis

HEARING DATE: October 15, 2025

I have reviewed the application for Special Exception submitted by Charles Bonner. The property is located at 703 Hancock Street. It lies in an R-1 Single Family Residential District, where accessory dwellings are only allowed by special exception on parcels exceeding 15,000 square feet.

The applicant is requesting the following:

- A special exception to construct an accessory dwelling in the rear yard of the parcel.

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

- One of the plans, the "pool house" is the accessory dwelling
- The parcel exceeds the 15,000 square foot minimum requirement
- The site plans show plenty of parking areas
- No variance to setback would be required

Jeremy L Burke
Zoning Administrator