



City of St. George, Louisiana  
**Board of Adjustment**  
**Minutes**

Monday, November 3, 2025 at 5:00pm  
 St. George City Hall, 14100 Airline Hwy, St. George, LA 70817

**1. Call to Order and Pledge of Allegiance.** Christina Peck called the meeting to order at 5:00pm.

**2. Roll Call**

**Board Member Present**

Christina Peck, Chair  
 Sam Speer, Vice Chair  
 Robert Douglas

**Board Member Absent**

Braden Jones  
 Sheila Lewis

**Others Present**

Bryant Dixon, Planning Director  
 Rachel Zhou, Senior Planner  
 Collin Lindrew, Senior Planner  
 Joann Nguyen, Planning Technician  
 Mark Balkin, Counsel

**3. Minutes.** Robert Douglas moved to approve the October 6, 2025 minutes; Sam Speer seconded. Without objection, the minutes were approved.

**4. Public Hearing**

- a. **V25-18 Exception for Accessory Structure Location:** This 0.45-acre property is located at 18021 Harbour Town Ct. The applicant requests a variance to Sec. 7:9.5.1.B to build an accessory structure in the front yard of the existing residential property in the R Rural Zoning District. The Board has the authority to permit the variance under Sec. 7:2.3.3.C. (Applicant: Dilsad Meraler, Daphne Construction, on behalf of Rondi Cowart)

Christina Peck noted that the applicant was not in attendance to present the variance request. The Board discussed to defer the item to the next scheduled meeting.

Motion to defer to December 1, 2025: Sam Speer; seconded by Robert Douglas  
 Yea: 3 (Sam Speer, Robert Douglas, Christina Peck)  
 Nay: 0

Motion passed and V25-18 was deferred to December 1, 2025.

- b. **V25-19 Variance to Reduce Rear Yard Setback:** This 0.28-acre property is located at 321 Autumn Oak Dr. The applicant requests a variance to Sec. 7:11.2.1 to reduce the rear yard setback from 25 ft to 10 ft, for a proposed addition to a single-family dwelling in the A1 Single Family Residential Zoning District. The Board has the authority to permit the variance under Sec. 7:2.3.3.C. (Applicant: Dylan Jenks)

Dylan Jenks explained that the proposed addition would be 21 feet from the rear property line and requested a variance to reduce the required setback from 25 feet to 21 feet.

Sam Speer observed that a servitude runs along the rear of the property and appears to reach the existing structure, suggesting that any proposed addition might encroach upon it. Mark Balkin stated that the Engineering Department will not issue a permit for construction within the servitude.

Dylan Jenks confirmed that a survey has not yet been completed and asked if there is a consequence if the request was denied. Christina Peck responded that reapplication is allowed, but a new filing fee would be required, and the item would need to be placed on a future agenda.

Christina Peck opened the public hearing. No one spoke.

Christina Peck closed the public hearing.

Christina Peck made a motion to approve the variance requested by the homeowner, which involves reducing the rear yard setback by 4 feet from 25 feet to 21 feet.

Motion to approve: Sam Speer; seconded by Robert Douglas

Yea: 3 (Sam Speer, Robert Douglas, Christina Peck)

Nay: 0

Motion passed and V25-19 was approved.

- c. **V25-20 Exception for Accessory Structure Location:** This 9.60-acre property is located at 16312 Highland Rd. The applicant requests a variance to Sec. 7:9.5.1.B to build an accessory structure in the front yard of the existing residential property in the R Rural Zoning District. The Board has the authority to permit the variance under Sec. 7:2.3.3.C. (Applicant: Gerald Walter, Walter, LLC, on behalf of Ronald Sylvest)

Gerald Walter presented a request to build a barn accessory structure on the property, provided a referencing a map to show its proposed location.

Christina Peck opened the public hearing.

Billy Aguiard shared his interpretation of the property layout and spoke in support of the variance request.

Christina Peck closed the public hearing.

Motion to approve: Sam Speer; seconded by Robert Douglas  
Yea: 3 (Sam Speer, Robert Douglas, Christina Peck)  
Nay: 0

Motion passed and V25-20 was approved.

**5. Other Business**

- a. Adopt 2026 Meeting Calendar for Board of Adjustment

Motion to approve: Sam Speer; seconded by Robert Douglas.  
Yea: 3 (Sam Speer, Robert Douglas, Christina Peck)  
Nay: 0

Motion passed and 2026 Meeting Calendar was adopted.

**6. General and Public Comments:** None.

- 7. Adjournment.** Sam Speer moved to adjourn; Robert Douglas seconded. Without objection, the meeting was adjourned at 5:29pm.