



13646 Perkins Rd, 70810 | 225-228-3200 | planning@stgeorgela.gov | StGeorgeLA.gov

Location: 9535 Inniswylde Drive
Owner/Applicant: Bardwell Construction
Site Area: 0.18 acres
Zoning: A2.7 Single Family Residential
Character Area: Suburban
Flood Zone: X (protected by levee)
Conveyance Zone: No
Existing Use: Undeveloped

Request: Variance to *Section 7:11.2.1- Minimum Yard Standards* to reduce the rear setback from 25 ft to 15 ft for a proposed single-family dwelling

Applicant's Reason for Request:
See attached completed application

Board of Adjustment:
April 7, 2025

Findings of Fact

1. The subject site was created in May 2019 as Lot 60 of the Inniswylde Subdivision (refer to attached plat) and remains undeveloped (Fig.1).
2. The site is triangular in shape, with a front yard along Inniswylde Drive. It shares a side lot line with Lot 59 to the north and a rear lot line with Lots 50 and 51 to the west.
3. The site and its surrounding properties are all zoned A2.7 Single Family Residential. The surrounding land uses include low density residential and undeveloped land.
4. The A2.7 zoning district requires a minimum 15 ft front yard, 5 ft side yard, and 25 ft rear yard.
5. The applicant plans to construct a single-family dwelling, with a driveway along the western/rear boundary and an enclosed garage attached at the rear. The applicant is requesting a variance to allow a 15 ft rear setback where 25 ft is required, to accommodate the proposed dwelling.



Figure 1: Aerial view of the Site and its surrounding

Variance Standard

In accordance with Sec.7:2.3.3 C, variances shall only be granted for the purposes listed below when there will be no substantial negative impact on surrounding properties.

1. Yard requirements may be varied only if there is an unusual physical condition of a lot that is not generally prevalent in the neighborhood and which condition, when related to the yard regulations of the zoning district, would prevent a reasonable or sensible arrangement of buildings on the lot.

Applicant's Response: The property presents a unique hardship due to the lot's non-square geometry. Not only is a small parcel, but it is triangle in nature, so it doesn't have a typical "front" or "rear" that a traditional 4 sided lot would.

Staff Comment: Staff agrees that the irregular shape presents challenges. However a thoughtful design for this site can still achieve a reasonable building arrangement within the existing zoning regulations.

2. Yard requirements may be varied in cases where a change or alteration of property has resulted from expropriation proceedings to allow a reasonable use of the property. *Not Applicable.*
3. Yard requirements may be varied when strict application of the regulations would impose an undue hardship, such as the tearing down of a structure, or a portion of a structure, that was legally permitted and is substantially complete. Inconvenience of the property owner or other interested party(s) shall not be considered to demonstrate hardship. *Not Applicable.*
4. In no case may side yards be reduced to less than three feet. *Not Applicable.*
5. In no case may yards be reduced if the reduction would conflict with required landscape buffers or required sight triangles. *Not Applicable.*

Public Notification

- The subject property sign was posted on March 21, 2025.



CITY OF ST. GEORGE MUNICIPAL SERVICES

proudly served by IBTS

Application for a

VARIANCE or WAIVER

13646 Perkins Rd, 70810 | 225-228-3200 | planning@stgeorgela.gov | StGeorgeLA.gov

This application is for variances or waivers to specific regulations as authorized by the UDC.

Property

Street Address: 9535 Inniswyld Dr St George, LA 70809
Current Zoning District: Single Family A-2.7
Current Use: Residential
Property Owner: Bardwell Construction

Applicant

Property Owner Other:
Name:
Business, if applicable: Bardwell Construction
Mailing Address: 7906 Wrenwood Blvd
City, State, Zip: Baton Rouge, LA 70808
Phone #:
Email:

I attest that all information provided with this application is true and correct, and that I am authorized to submit this application. For cases that have a public hearing, I agree that: (a) the City will place a sign on the property and that it will remain throughout the process; and (b) I or a designated representative will attend the public hearing.

Signature of Applicant: [Signature] Date: 3/18/25
Signature of Owner, if not Applicant: [Signature] Date: 3/18/25

Requested Variance or Waiver

Section number(s) from which a variance or waiver is requested (from the Code of Ordinances)
Sec. 7:11.2.1 Single Family Development Standards

This application must include sufficient information to describe the requested variance or waiver. Check which of the following are submitted:

- Site Plan or other drawings. Drawings shall be dimensioned.
Descriptive Information. Describe the specific requested variance in the space below or on attached sheets, including the hardship and reason for the requested variance/waiver.

We are seeking a variance on the prescribed building lines within Sec. 7:11.2.1 Single Family Development Standards. Specifically, reducing the minimum rear yard from 25 ft to 15 ft and the minimum front yard from 15 ft to 10 ft. The property presents a unique hardship due to the lots non-square geometry. Not only is it a small parcel, but it triangle in nature, so it doesnt have a typical "front" or "rear" that a traditional 4 sided lot would. Attached is a site plan and schematic floor plan of what we propose to be built.

Required Attachments

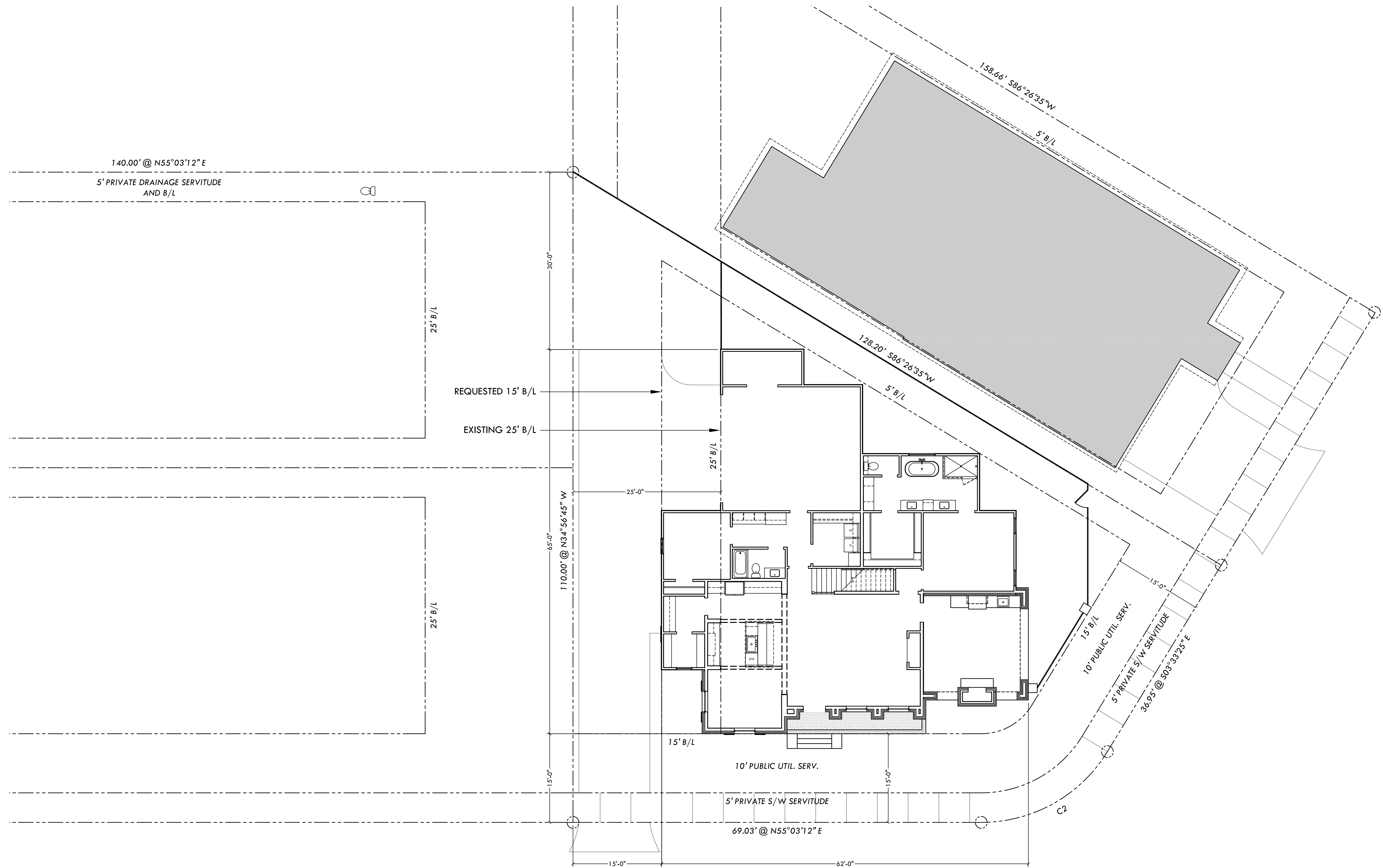
Fees; please speak with a Planner to confirm

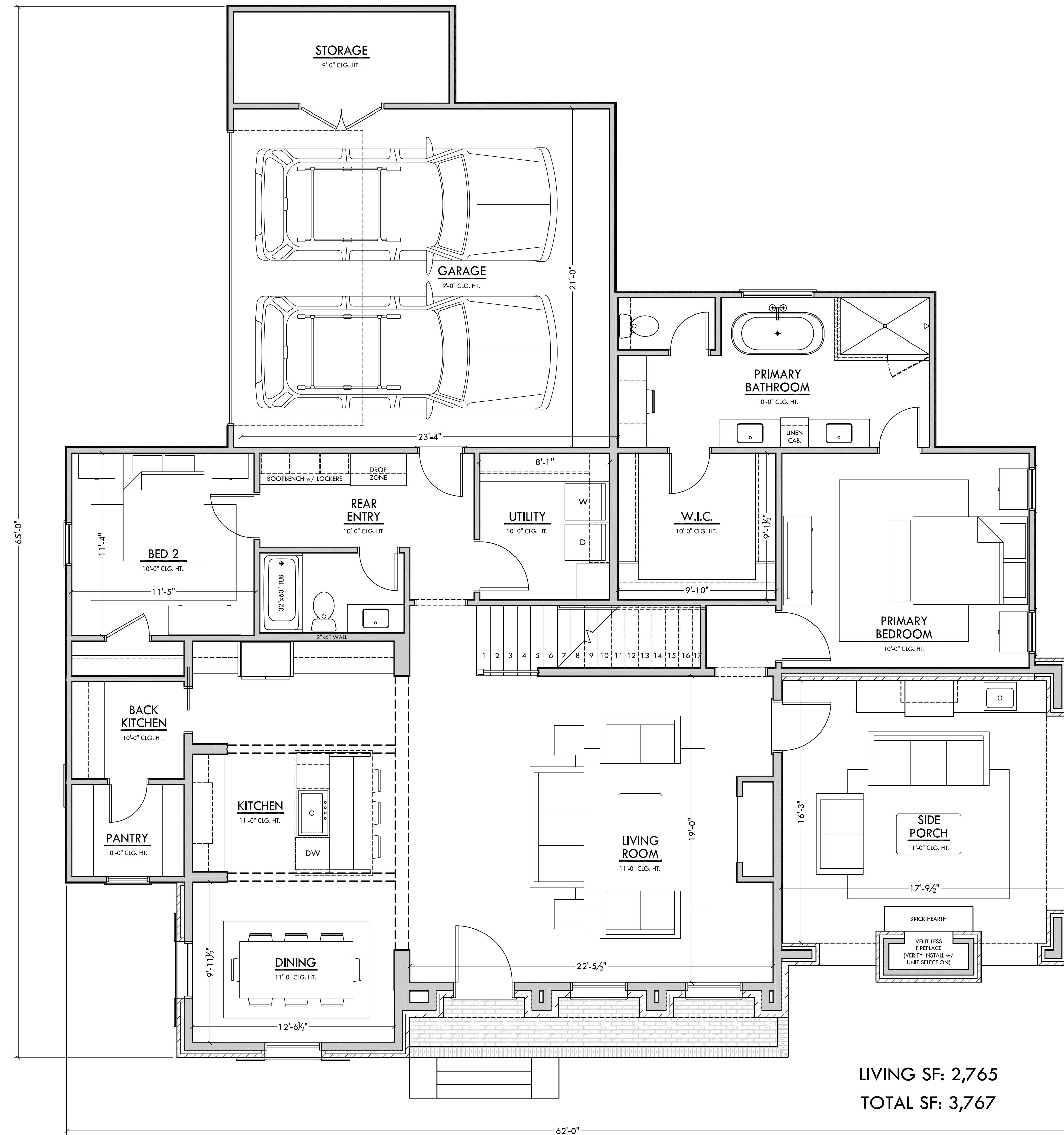
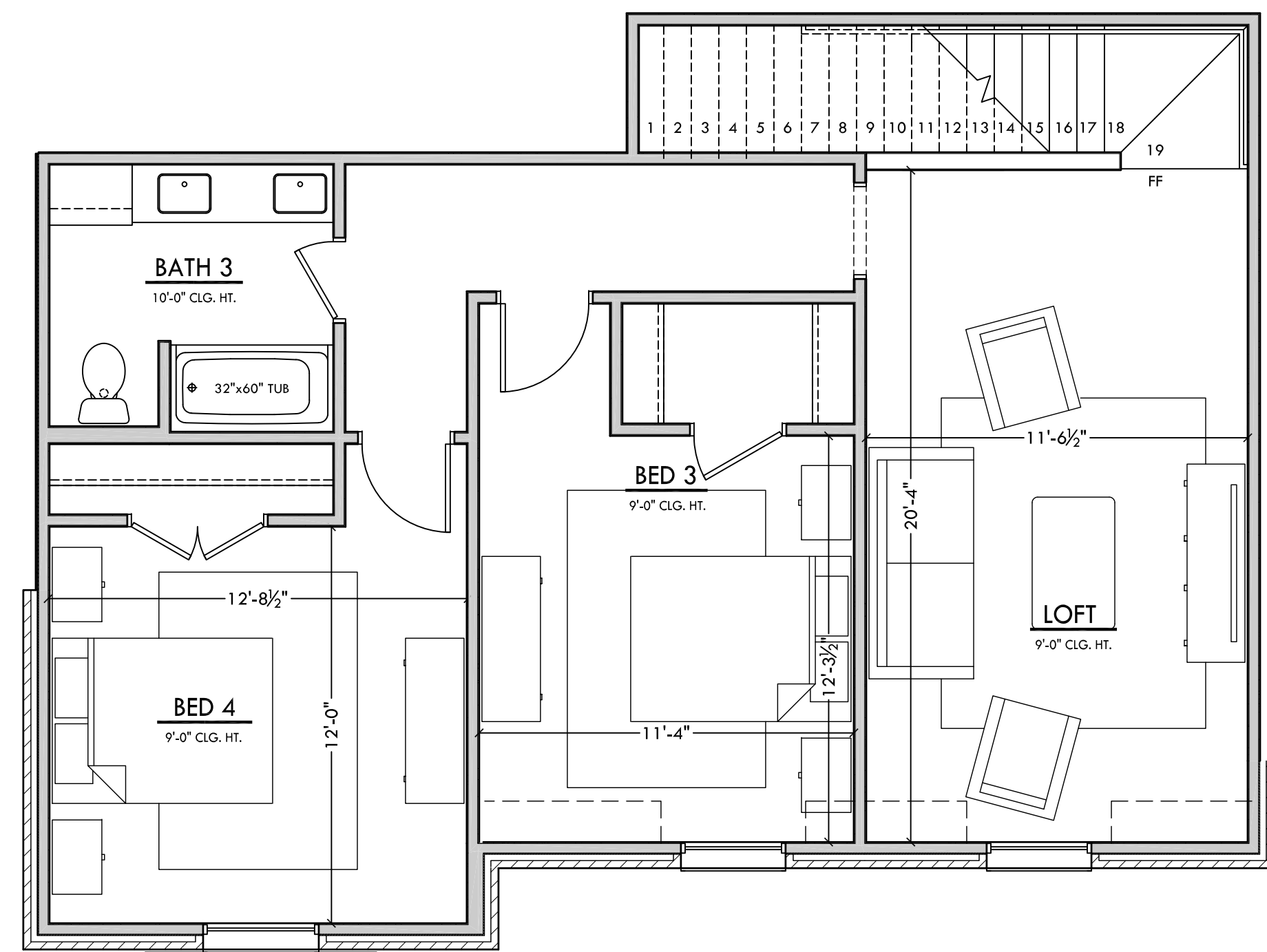
Additional Authorized Representative

Only if applicable

Name:
Email:

Table with 2 columns: Field (Received By, Fee, Case #, BOA, PC, Admin, Meeting Date) and Value (RZ, 400, V25-07, 417/2025, etc.)





LIVING SF: 2,765
TOTAL SF: 3,767

PROPOSED FLOOR PLAN



PROPOSED ELEVATION

Inniswylde HOA
7906 Wrenwood Blvd, Suite A
Baton Rouge, LA 70809

March 18, 2025

St George Board of Adjustment

RE: Lot 60 Inniswylde
Rear Yard setback variance

To Whom It May Concern:

The Declarant and President of the Inniswylde HOA requests that the waiver for rear yard setback for the owner of lot 60 in Inniswylde be **APPROVED**.

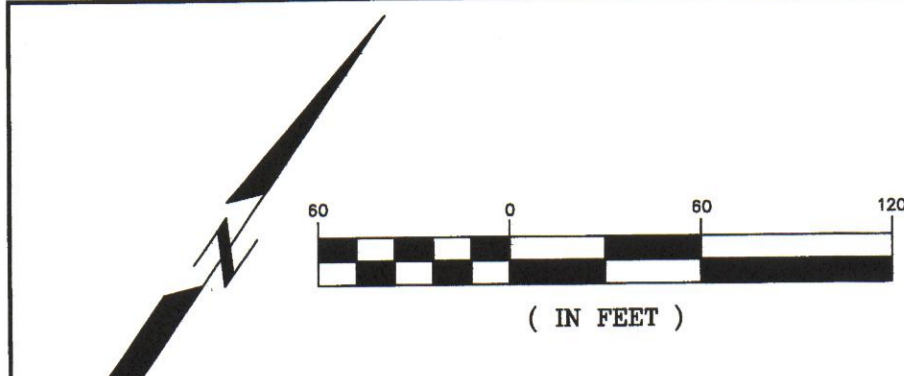
The requested waiver is beneficial to the community because it allows garage and driveway to be set back from the road while drawing the front of the home forward. We also understand that the current setbacks from original developer are problematic to putting the lot into commerce.

Respectfully submitted



P. Scott Bardwell
Declarant and President
Inniswylde HOA

PROVIDED COPY FOR
FILED AND RECORDED



REFERENCE MAP:
1 MAP SHOWING SURVEY OF SOUTH 100' LOT 340, SOUTH 320' LOT 341, LOT 251, SOUTH 400' LOT 250 - INNISWOLD ESTATES (SECTION 2), BY PHILLIP J. THOMAS, DATED JUNE 22, 2017
2 MAP SHOWING SURVEY OF LOTS 247-A-1, 247-B, & 248 - INNISWOLD ESTATES (SECTION 2), BY PHILLIP J. THOMAS, DATED JUNE 22, 2017
* **BASIS OF BEARING:** N34°56'07" W
BEING THE EASTERLY PROPERTY LINE OF LOT 341
BEARINGS ARE REFERENCED TO LA STATE PLANE GRID, SOUTH ZONE 1702
* **BENCHMARK:** 29.05'
LOCATED ON THE EASTERN CATCHBASIN BOLT ALONG THE NORTHERN RIGHT-OF-WAY LINE OF INNISWYLD DRIVE BETWEEN LOTS 34 & 49 AS SHOWN ON SURVEY

UTILITY SERVICE SERVITUDE
WHERE UNDERGROUND ELECTRICAL UTILITY SERVICE IS PROVIDED FOR THE SUBDIVISION, RESTRICTIONS SHALL INCLUDE A REQUIREMENT THAT THE OWNER OF EACH LOT SHALL FURNISH AN ELECTRIC SERVITUDE FROM THE SOURCE OF SUPPLY TO HIS METER LOCATION FOR RECEIPT OF ELECTRICAL SERVICE ON THE LOT (SECTION 4.3.5(E)(1) OF THE UNIFIED DEVELOPMENT CODE)

GRADING INSTRUCTIONS:
AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER, HIS CONTRACTOR OR HIS REPRESENTATIVE TO GRADE EACH LOT SO THAT THE STORM DRAINAGE RUNOFF CONFORMS TO THE APPROVED DRAINAGE LAYOUT, UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF DEVELOPMENT (METRO ORD 11135)

NOTE:
A PRIVATE WATER QUALITY MAINTENANCE COVENANT HAS BEEN EXECUTED AND RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF EAST BATON ROUGE PARISH AS ORIGINAL 471, AND BUNDLE 12368

NOTE:
THE CITY OF BATON ROUGE/EAST BATON ROUGE PARISH IS NOT RESPONSIBLE FOR THE MAINTENANCE AND/OR UPKEEP OF PRIVATE STREETS

SIGHT TRIANGLE NOTE:
NO PLANTINGS, FENCES OR PARKING AREA TO BE CONSTRUCTED WITHIN SIGHT TRIANGLES SO AS TO INTERFERE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE

NOTE:
NO ATTEMPT HAS BEEN MADE BY CENTERLINE ENGINEERING & LAND SURVEYING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE

NOTE:
AT THE ENTRANCES TO THE SUBDIVISION, A "PRIVATE ROAD, NO PUBLIC MAINTENANCE" SIGN WILL BE REQUIRED AND WILL BE FIELD VERIFIED BY THE DEPARTMENT OF DEVELOPMENT IN THE INSPECTION OF PRIVATE SERVITUDE OF ACCESS

STANDARD SIDEWALK NOTE:
IT SHALL BE THE DUTY OF EACH INDIVIDUAL LOT OWNER TO MAINTAIN THAT PORTION OF SIDEWALK WHICH IS ON OR ADJACENT TO HIS/HER PROPERTY. THE CITY-PARISH SHALL HAVE NO RESPONSIBILITY FOR LIABILITY OR MAINTENANCE OF THE SIDEWALKS CODE OF ORDINANCES CHAPTER 3, SEC. 2171.

FILL NOTE:
VARIOUS LOTS WITHIN INNISWYLD SUBDIVISION HAVE RECEIVED FILL DURING THE SUBDIVISION CONSTRUCTION PHASE OF THE PROJECT. EACH BUILDER/OWNER SHALL BE RESPONSIBLE FOR INDEPENDENTLY INVESTIGATING THE SOIL CONDITIONS OF THE LOT AND SHALL FURNISH COMPACTION DATA TO THE PERMIT OFFICE PRIOR TO COMMENCING CONSTRUCTION TO ENSURE BUILDING CODE COMPLIANCE FOR APPROPRIATE FOUNDATION/SLAB DESIGN

REVISED: 01-03-22
TO CHANGE THE TRACT B DESIGNATION FROM COMMON AREA TO PRIVATE TRACT

RD COMMERCIAL DEVELOPMENT GROUP, LLC
OWNER - TRACT B
DATE: 1-4-22

APPROVED: [Signature]
PLANNING DIRECTOR OR HIS DESIGNEE
EAST BATON ROUGE CITY/PARISH
PLANNING COMMISSION

DATE: 01/10/2022
FILE NO: 51487(3-8-17)
P. 3996680

TO REDUCE THE 15' PRIVATE DRAINAGE SERVITUDE ON LOTS 13-14, 36-37 & 51-52 FROM 15' TO 10'

M3 BUILDERS, LLC
OWNER - LOTS 51
DATE: 1-4-22

APPROVED: [Signature]
PLANNING DIRECTOR OR HIS DESIGNEE
EAST BATON ROUGE CITY/PARISH
PLANNING COMMISSION

DATE: 1/4/22
FILE NO: 51487(3-8-17)
P. 3996680

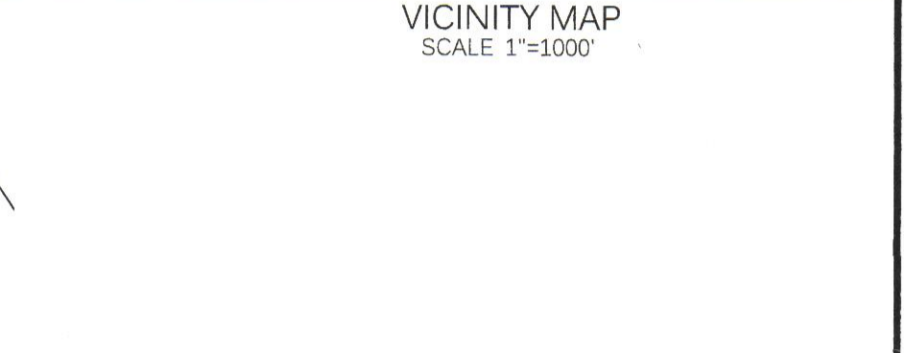
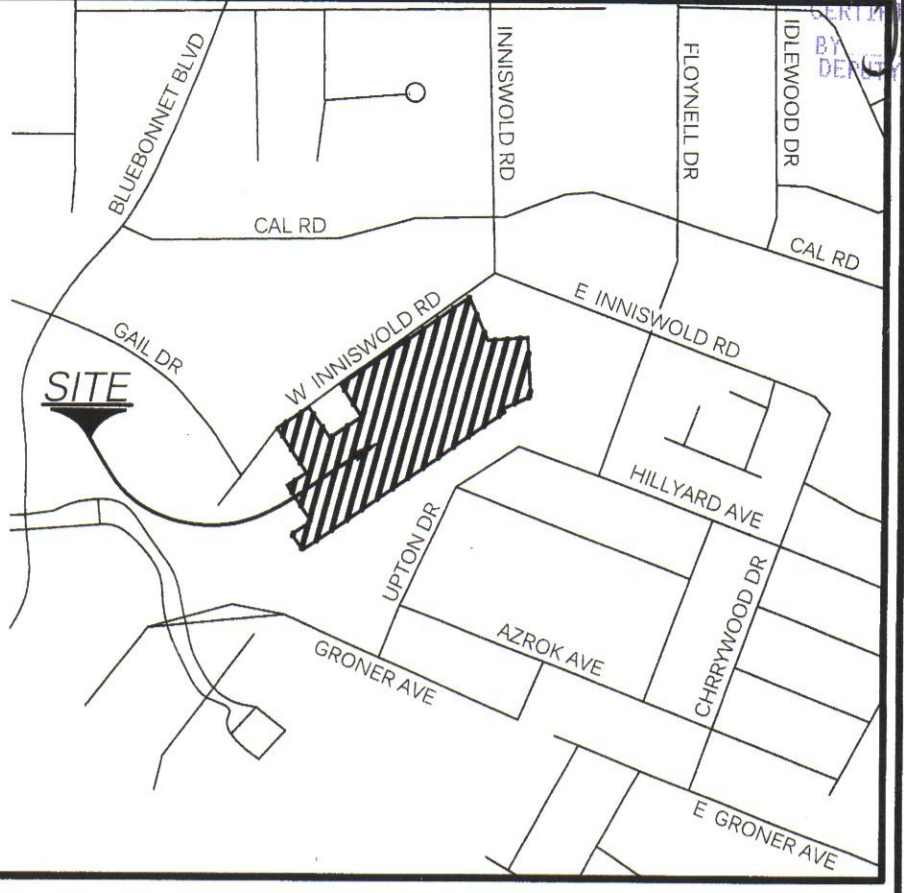
Parcel Line Table

Line #	Length	Direction
L1	11.67	N85° 11' 37.06"E
L2	11.76	N69° 48' 36.46"E
L3	17.21	N56° 40' 43.29"E
L4	28.65	N63° 02' 49.99"E
L5	71.97	N55° 44' 38.25"E

Parcel Line Table

Line #	Length	Direction
L6	116.94	N54° 48' 02.35"E
L7	26.50	N44° 12' 39.12"E
L8	15.20	N55° 28' 03.89"E
L9	11.99	N47° 56' 11.82"E
L10	20.04	N33° 38' 49.01"E

NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE, ABANDONED OR RELOCATED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE THE EXACT LOCATIONS INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AT THE TIME OF THE SURVEY.

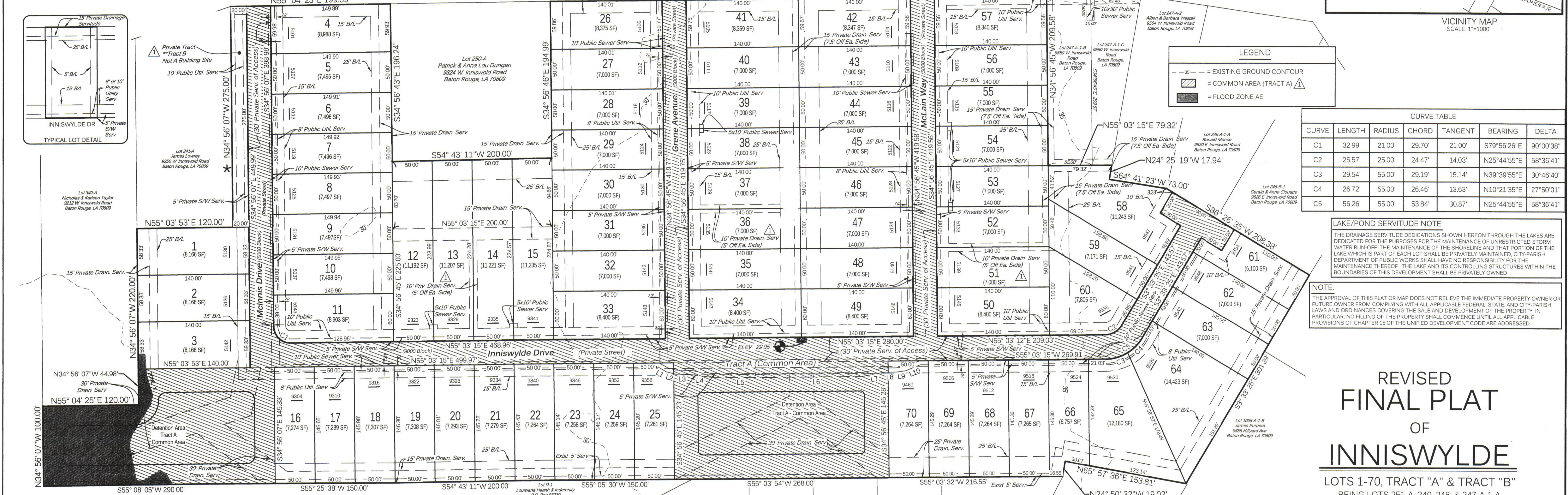


CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	TANGENT	BEARING	DELTA
C1	32.99'	21.00'	29.70'	21.00'	S79°56'26"E	90°00'38"
C2	25.57'	25.00'	24.47'	14.03'	N25°44'55"E	58°36'41"
C3	29.54'	55.00'	29.19'	15.14'	N39°39'55"E	30°46'40"
C4	26.72'	55.00'	26.46'	13.63'	N10°21'35"E	27°50'01"
C5	56.26'	55.00'	53.84'	30.87'	N25°44'55"E	58°36'41"

LAKE/POND SERVITUDE NOTE:
THE DRAINAGE SERVITUDE DEDICATIONS SHOWN HEREON THROUGH THE LAKES ARE DEDICATED FOR THE PURPOSES FOR THE MAINTENANCE OF UNRESTRICTED STORM WATER RUN-OFF. THE MAINTENANCE OF THE SHORELINE AND THAT PORTION OF THE LAKE WHICH IS PART OF EACH LOT SHALL BE PRIVATELY MAINTAINED. CITY-PARISH DEPARTMENT OF PUBLIC WORKS SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE THEREOF. THE LAKE AND ITS CONTROLLING STRUCTURES WITHIN THE BOUNDARIES OF THIS DEVELOPMENT SHALL BE PRIVATELY OWNED.

NOTE:
THE APPROVAL OF THIS PLAN OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND CITY-PARISH LAWS AND ORDINANCES REGARDING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILLING OF THE PROPERTY SHALL COMMENCE UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.



REVISED
FINAL PLAT
OF
INNISWYLD
LOTS 1-70, TRACT "A" & TRACT "B"
BEING LOTS 251-A, 249, 248, & 247-A-1-A
AND
THE DEDICATION OF A 10' X 30' PUBLIC SEWER SERVITUDE,
10' PUBLIC UTILITY SERVITUDE & 15' PRIVATE DRAINAGE SERVITUDE
ON
LOTS 297-A-1-B & 297-A-1-C
OF
INNISWOLD ESTATES, SECTION 2
LOCATED IN SECTION 58, T7S, R1E
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA
LOT 251-A CITY PARISH ID #1640663132
LOT 249 CITY PARISH ID #1640663134
LOT 248 CITY PARISH ID #1640663135
LOT 247-A-1-A CITY PARISH ID #1640666351
LOT 247-A-1-B CITY PARISH ID #1640667532
LOT 247-A-1-C CITY PARISH ID #1640667533
FOR
RD COMMERCIAL DEVELOPMENT, LLC
8708 JEFFERSON HWY. STE. B
BATON ROUGE, LA 70809

SEWERAGE
NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH RESTRICTIONS

ALL LOTS ARE SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FILED AS AN ADJUNCT HEREON. THE CITY-PARISH DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS, HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT DEDICATION

ALL AREAS SHOWN AS SERVITUDES, OTHER THAN PRIVATE SERVITUDES, AND AS LIMITED HEREIN, ARE GRANTED FOR USE OF SPECIFIED UTILITIES (RESTRICTED BELOW), DRAINAGE, SEWERAGE REMOVAL, OR OTHER PROPER PURPOSE FOR THE USE OF THE PUBLIC AS GRANTED BY GRANTOR, ALL SUBJECT TO THE RESTRICTIONS HEREIN. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE, OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED. THE GRANT HEREIN FOR PUBLIC USE IS LIMITED TO TRADITIONAL UTILITIES SUCH AS ELECTRICAL, GAS SERVICE, AND ADDITIONALLY, THOSE INFORMATION TECHNOLOGIES SPECIFICALLY PERMITTED BY GRANTOR. NOTHING HEREIN SHALL BE CONSTRUED AS A GRANT OF USE OR SERVITUDE OF ANY NATURE OR DESCRIPTION TO COX, LLC, COMCAST, LLC, COX COMMUNICATIONS, LLC, COX CABLE, LLC, COX COMMUNICATIONS OF BATON ROUGE, INC., COX COMMUNICATIONS OF BATON ROUGE II, INC., COX COMMUNICATIONS, INC., COX COMMUNICATIONS LOUISIANA, LLC, COX COMMUNICATIONS, INC., COX COMMUNICATIONS, COX CONNECTIONS, OR ANY AFFILIATE, RELATED COMPANY, SUBCONTRACTOR, JOINT VENTURE, OR PARTNER OF ANY COX ENTITY. THE INSTALLATION OF ANY SERVICES OR SYSTEMS PROVIDING, OR WHICH SEEK TO PROVIDE, VIDEO, AUDIO, INTERNET, TELEPHONE, DATA, OR OTHER SIMILAR SERVICES SHALL, FOR A PERIOD OF TEN (10) YEARS AFTER THE INITIAL DATE OF APPROVAL BY THE EAST BATON ROUGE PLANNING DIRECTOR OR HIS DESIGNEE, REQUIRE THE SPECIFIC WRITTEN CONSENT OF RD COMMERCIAL DEVELOPMENT GROUP, LLC. GRANTOR SPECIFICALLY GRANTS A SERVITUDE TO AT&T, AND ITS AFFILIATES AND SUBSIDIARIES.

COMMON AREA DEDICATION
THE AREA SHOWN ON THIS PLAT AND DESIGNATED AS "COMMON AREA" IS HEREBY DEDICATED FOR RECREATIONAL PURPOSES FOR THE COMMON USE AND ENJOYMENT OF INNISWYLD HOMEOWNERS, AND IS NOT DEDICATED FOR THE GENERAL USE OF THE PUBLIC. MAINTENANCE OF THE COMMON AREA SHOWN HEREON WILL BE BY THE INNISWYLD HOMEOWNERS ASSOCIATION, EXCEPT THOSE PUBLIC SERVITUDES WHICH ARE DULY DEDICATED FOR PUBLIC USE.

PRIVATE SERVITUDE DEDICATION
THE SERVITUDES DESIGNATED HEREON AS "PRIVATE SERVITUDES" ARE HEREBY RESERVED FOR THE USE OF THE INNISWYLD PROPERTY OWNERS ASSOCIATION (I.P.O.A.), ITS SUCCESSORS AND ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE I.P.O.A. THE CITY OF BATON ROUGE/PARISH OF EAST BATON ROUGE SHALL HAVE THE RIGHT OF ENTRY INTO THE "PRIVATE SERVITUDE OF ACCESS" FOR ACCESS TO THE "PRIVATE SERVITUDES". THE SALES OF ANY PROPERTY SHOWN HEREON BY REFERENCE TO THIS PLAT SHALL NOT CONSTITUTE A DEDICATION TO THE PUBLIC OF ANY "PRIVATE SERVITUDE" SHOWN HEREON. FURTHERMORE, THE PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY IMPROVEMENTS LOCATED WITHIN THE "PRIVATE SERVITUDES". THE "PRIVATE SERVITUDES" ARE FURTHER GRANTED FOR THE NON-EXCLUSIVE USE OF ALL PUBLIC UTILITY COMPANIES WHICH PROVIDE PUBLIC UTILITIES TO THE I.P.O.A. AND THE USE OF SAID "PRIVATE SERVITUDES" BY SAID UTILITY COMPANIES SHALL BE LIMITED TO THOSE "PRIVATE SERVITUDES" IN WHICH THE RESPECTIVE PUBLIC UTILITY COMPANY'S FACILITIES ARE LOCATED. FURTHER, INSTALLATION OF ANY NEW FACILITIES (EXCLUDING ADDITIONAL SERVICE TIE-INS TO EXISTING FACILITIES WITHIN ANY NEW OR EXISTING "PRIVATE SERVITUDE"), BY ANY COMPANY, SHALL BE SUBJECT TO PRIOR WRITTEN APPROVAL OF THE I.P.O.A., ITS SUCCESSORS AND ASSIGNS. THE CITY-PARISH IS NOT RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF PRIVATE STREETS, THE MAINTENANCE AND UPKEEP OF PRIVATE STREETS ARE THE RESPONSIBILITY OF THE PROPERTY OWNERS ABUTTING OR FACING SUCH PRIVATE STREETS, OR ANY HOME OWNER ASSOCIATION ASSOCIATED WITH ANY OF THE LOTS DESCRIBED AND INCLUDED IN THIS SUBDIVISION.

PUBLIC SEWER DEDICATION (FOR PUBLIC SEWERS IN PRIVATE SUBDIVISIONS)
ALL AREAS SHOWN AS "PUBLIC SEWER SERVITUDES" ARE GRANTED TO THE PUBLIC FOR REMOVAL OF SEWAGE (WHICH SHALL INCLUDE THE RIGHT TO EXCAVATE FOR MAINTENANCE OR REPAIR WITHIN THE "PUBLIC SEWER SERVITUDES") AND FOR NO OTHER PURPOSE. NO BUILDING, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED, AND NO PLANTING SHALL BE PLANTED WITHIN THE LIMITS OF ANY PUBLIC SEWER SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVITUDE IS GRANTED. THE PUBLIC SHALL ONLY BE RESPONSIBLE FOR MAINTAINING PUBLIC SANITARY SEWER IMPROVEMENTS LOCATED WITHIN THE "PUBLIC SEWER SERVITUDES" AND SHALL NOT BE RESPONSIBLE FOR, NOR BE OBLIGATED TO REPAIR OR REPLACE ANY EXCAVATED AREA, PAVED AREA, FENCE OR OTHER PRIVATE IMPROVEMENTS CONSTRUCTED ON OR INSTALLED WITHIN THE "PUBLIC SEWER SERVITUDES", WHICH REPAIRS OR REPLACEMENTS SHALL BE AT THE SOLE EXPENSE OF THE OWNERS, THEIR HEIRS, SUCCESSORS, OR ASSIGNS.

APPROVED:
PLANNING COMMISSION
CITY OF BATON ROUGE AND
PARISH OF EAST BATON ROUGE

DATE: 05-29-2019
FILE NO: 51487(3-8-17)
P. 3996680

RECOMMENDED FOR APPROVAL:
DEPARTMENT OF DEVELOPMENT
CITY OF BATON ROUGE AND
PARISH OF EAST BATON ROUGE

DATE: 05-29-2019
FILE NO: 51487(3-8-17)
P. 3996680

APPROVED:
PLANNING COMMISSION
CITY OF BATON ROUGE AND
PARISH OF EAST BATON ROUGE

DATE: 05-31-2019
FILE NO: 51487(3-8-17)
P. 3996680

TRAFFIC IMPACT FEE CERTIFICATION
THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 1, THROUGH 70, HAS PURCHASED TRAFFIC IMPACT FEE CREDITS FROM DB MIDWAY, LLC, IN THE AMOUNT OF \$.760 PER LOT, FOR A TOTAL OF \$ 53,200. IN ACCORDANCE WITH THE EAST BATON ROUGE PARISH TRAFFIC IMPACT FEE POLICY. THE CREDITS PURCHASED WERE BASED ON A RESIDENTIAL LAND USE TYPE WITH DWELLING UNITS OF MINIMUM GRASS LIVING AREA RANGING FROM 2,000 SQ FT TO 2,999 SQ FT.

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WETLANDS DETERMINATION
A WETLANDS DETERMINATION WAS NOT REQUESTED AND IS NOT BEING PROVIDED AS PART OF THIS PLAT.
BASE FLOOD ELEVATIONS AND RECORD INUNDATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE EAST BATON ROUGE PARISH FLOOD PLAN ADMINISTRATOR.
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES "AE" & "X" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 22035C 0285F, DATED 5/19/2012.

DATE: 05-29-2019
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STORMWATER MANAGEMENT
AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORMWATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 15.13 OF THE UNIFIED DEVELOPMENT CODE, LATEST REVISION.

DATE: 05-29-2019
FILE NO: 51487(3-8-17)
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DATE: 05-29-2019
FILE NO: 51487(3-8-17)
P. 3996680

WASTEWATER IMPACT FEE CERTIFICATION
THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 1, THROUGH 70, HAS PAID \$ 1,075.00 PER LOT FOR A TOTAL OF \$ 75,250. (CHECK NO. 3179) IN WASTEWATER IMPACT FEES IN ACCORDANCE WITH ORDINANCE 10043, EBROSCO ORDINANCE 1242 AS AMENDED, ADOPTED SEPTEMBER 28, 1994, BY THE METROPOLITAN COUNCIL OF BATON ROUGE, LA. THIS PLAT IS MADE IN ACCORDANCE WITH LA 33:951, ET SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

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FILE NO: 51487(3-8-17)
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GENERAL NOTES
1 ZONING SINGLE FAMILY RESIDENTIAL (A27)
2 BUILDING SETBACKS
FRONT 15'
REAR 25'
SIDE 25'
3 SEWAGE DISPOSAL WSTN
100 YEAR FLOOD ELEVATION 25.0'
4 FLOODING ELEV. N/A
10 YEAR DESIGN W.S. 23.3' & 28.5'
5 FLOOD ZONE AE & X
6 ELECTRIC CO. CATEGORY
GAS CO. ENERGY
7 WATER BATON ROUGE WATER CO
8 TELEPHONE AT&T
9 ACRES: 15.8 ACRES
10 NO OF LOTS 70 AND 2 TRACTS
11 DENSITY 436 UNITS PER ACRE
12 EXISTING LAND USE: LOW DENSITY RESIDENTIAL (LDR)
13 FUTURE LAND USE: RESIDENTIAL NEIGHBORHOOD (RN)
14 STREETS 22' CONCRETE WITH 2' CURB AND GUTTER WITHIN A 30' PRIVATE SERVITUDE OF ACCESS (CITY STANDARD S/D-02A)
15 FIRE DISTRICT ST. GEORGE FIRE DISTRICT #2
16 DRAINAGE VIA CURB AND GUTTER ROADWAY WITH CURB INLETS AND SUBSURFACE DRAINAGE
17 SCHOOLS: EBR-9
18 STREET LIGHT MAINTENANCE RESPONSIBILITY: ENERGY
19 1/2" IRON PIPES SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED
20 HOUSES ARE SERVED BY INDIVIDUAL MAILBOXES

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DATE: 05-29-2019
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PROFESSIONAL LAND SURVEYOR
ROBERT W. OVERALL
LICENSE NO. 4935
1/1/17

CALL BEFORE YOU DIG.

CENTERLINE ENGINEERING & LAND SURVEYING, LLC
200 Government St., Ste. 200 Baton Rouge, LA 70802
(225) 412-4848 centerlineco.com

DATE: 05-20-19
DESIGNED: BJB
CHECKED: RWO
FILE: 16-2061P2
51487-3

March 18, 2025

Traditions Construction, LLC
8128 Highland Road
Baton Rouge, LA 70808

St George Board of Adjustment

**RE: Lot 60 Inniswylde
Rear Yard setback variance**

To Whom It May Concern:

Our company owns lot 50 which is adjacent to Bardwell's lot 60 that is being considered for a rear setback variance from 25' to 15'. We offer **NO OBJECTION** to the request for the variance and understand the hardship placed on lot 60.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'M. B. S.', written in a cursive style.

Traditions Construction, LLC