



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

Location: 19347 North Trent Jones Drive
Owner: Alita Wynn
Applicant: Kyle Treloar, Pinnacle Exterior Construction
Site Area: 0.29 acres
Zoning: A1 Single Family Residential
Character Area: Suburban
Flood Zone: X (Protected by Levee)
Conveyance Zone: No
Existing Use: Low Density Residential

Request: Exception for an outdoor kitchen, and Variance to UDC sections 9.5.1B & 11.2.1 to reduce the side and rear setbacks for the accessory structure that contains the outdoor kitchen.
Applicant’s Reason for Request:
See attached completed application
Board of Adjustment:
February 3, 2025

Findings of Fact

1. The subject site is Lot 44 of the Santa Maria subdivision, a single-family residential lot with driveway access to North Trent Jones Dr (Figure 1). The site includes an existing principal residence and a rear yard swimming pool.
2. The lot is zoned A1 Single Family Residential, as shown in yellow on the current zoning map (Figure 2). The surrounding land uses are low density residential to the south, east and west, and Santa Maria Golf Course to the north.



Figure 2: Aerial Photo of the Site

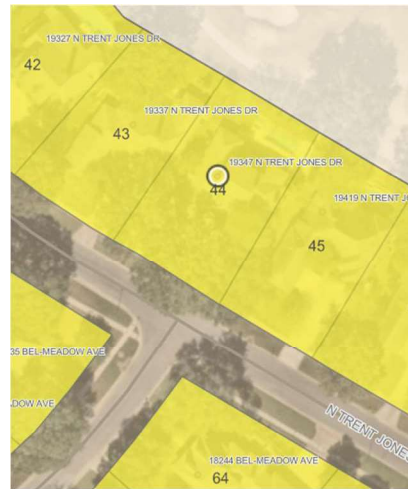


Figure 2: Current Zoning

3. The applicant proposes constructing a 355 sq. ft. accessory structure (23'-8" by 15'-0") in the rear yard. The structure features a 257.5 sq. ft. roofed and unenclosed outdoor kitchen and living area, along with a 97.5 sq. ft. enclosed space for a ½ bath and storage. The mean roof height is 12'-4½".
4. *UDC Chapter 19* defines outdoor kitchen as "an area outside of the principal structure designed for the preparation of food that is located in the rear yard that may be roofed but is open on at least two sides."
5. The proposed structure meets the definition of an "outdoor kitchen", as it serves as a separate food preparation space open on three sides and located in the rear yard.
6. Under *UDC Section 2.3.3.D.8*, the Board of Adjustment (BOA) has the authority to permit the construction of an outdoor kitchen. Such a kitchen shall be located in the rear yard and located at least 3 feet from any side lot line and 10 feet from any rear lot line.
7. The proposed outdoor kitchen complies with the above requirements, being located in the rear yard, 5 ft. from the western side boundary, and 15 ft. from the rear boundary at its closest point.
8. However, the accessory structure does not meet the minimum setbacks required by *UDC 9.5.1.B*, which mandates that accessory structures less than 10 ft. from the principal building adhere to the principal building setbacks of 8 ft. from the side lot line and 25 ft. from the rear lot line per *UDC Sec. 11.2.1* (see Regulatory Assessment section below). The applicant is requesting a variance to reduce these setbacks.
9. Under *UDC Section 2.3.3.C*, the BOA has the authority to vary yard requirements for the purposes listed in the Variance Standard section below.
10. A 15-foot public utility servitude runs along the rear boundary of the property (see attached Plat). The structure's roof overhang encroaches on this servitude. The applicant must obtain a Letter of No Objection from the relevant utility agencies or adjust the structure to remove the encroachment.
11. If the BOA grants this variance, it may consider adding conditions, such as stipulations on the location or other specifics of the proposed structure.

Regulatory Assessment

The proposed accessory structure is assessed against the following applicable standards under UDC Sec. 9.5.1:

| Applicable Rules | Comments |
|---|--|
| <p>A. Requires Principal Use</p> <ol style="list-style-type: none"> 1. Accessory uses may not be established prior to the establishment of a principal use on the property 2. Accessory structures may not be erected prior to the erection of a principal building on any property | <p><u>Complied.</u></p> <p><i>The property has an established residential use with an existing principal residential building on it.</i></p> |
| <p>B. Location</p> <ol style="list-style-type: none"> 1. Any accessory structure less than ten feet from the principal building on a property shall be considered as part of the principal building and shall not encroach into any setbacks required for the principal building. | <p><u>Not Complied.</u></p> <p><i>The proposed accessory structure is located 8'-8 7/8" (less than ten feet) from the principal building, making it part of the principal building.</i></p> <p><i>In the A1 zoning district, the principal building must have a minimum of 25 ft. rear yard and 8 ft. side yard [UDC Sec. 11.2.1].</i></p> <p><i>The proposed structure is set 15 ft. from the rear lot line and 5 ft. from the side lot line.</i></p> <p><i>A variance is requested under this application to allow these reduced setbacks.</i></p> |
| <p>C. Maximum Size</p> <p>Other than in the REA and Rural districts, no accessory structure on a residentially used property may occupy more than 30 percent of the rear yard or exceed 1,000 square feet in area.</p> | <p><u>Complied.</u></p> <p><i>UDC Chapter 19 defines a "Rear Yard" as a yard extending across the full width of a lot, the depth of which is the minimum horizontal distance between the property line opposite the front yard and the location of a principal building.</i></p> <p><i>Based on the above definition, the rear yard area of this property is calculated at 3,250 sq. ft. The proposed 355 sq. ft. accessory structure will occupy approximately 10.9% of the rear yard area.</i></p> |

Variance Standard

In accordance with *UDC Sec. 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.

Staff Comment: The subject lot shares similar size, shape, orientation, and topographical conditions with neighboring lots. The 15 ft. utility servitude along the rear boundary may limit the buildable space for certain accessory structures.

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.

Staff Comment: This standard is 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

Staff Comment: Strict application of the side and rear yard setbacks would not impose an undue hardship.

4. In no case may side yards be reduced to less than three feet.

Staff Comment: This standard is not applicable.

5. In no case may yards be reduced if the reduction would conflict with required landscape buffers or required sight triangles

Staff Comment: This standard is not applicable.

Case History

- This case is related to Building Permit #SG-24-12-0158.

Public Notification

- The subject property sign was posted on January 17, 2025.



**CITY OF ST. GEORGE
MUNICIPAL SERVICES**
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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: 19347 Trent Jones Dr.
 Current Zoning District: A1
 Current Use: Residence
 Property Owner: Alita Wynn

Applicant

Property Owner Other: _____
 Name: Kyle Treloar
 Business, if applicable: Pinnacle Exterior Construction
 Mailing Address: 18325 Jefferson Hwy.
 City, State, Zip: Baton Rouge, LA 70817
 Phone #: [REDACTED]
 Email: [REDACTED]

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] f65ff007-5610-408e-b90a-8b27c1738e80 1/14/25
 Signature of Applicant Date

 Signature of Owner, if not Applicant Date

| | |
|--|---------------------------------------|
| Received By: <u>Rachel Z</u> | Received Date: <u>1/15/25</u> |
| Fee \$ <u>400</u> | Receipt # <u>FWHk</u> |
| Case # <u>V25-01</u> | Related Case(s): <u>SG-24-12-0158</u> |
| BOA PC Admin Meeting Date: <u>2/3/25</u> | |

Requested Variance or Waiver

Section number(s) from which a variance or waiver is requested (from the Code of Ordinances)
~~Chapter 9 [UDC 9.5.1B]~~
Exception for an outdoor kitchen, and Variance to UDC 9.5.1B & 11.2.1 to reduce the side and rear setbacks for the accessory structure that contains the outdoor kitchen. (RZ)

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 requesting an approval for the outdoor kitchen for this residence for the Wynn Family under the exemption provided in the UDC quoted below.

"Note: The applicant may apply for a Variance/Waiver application. The Board of Adjustment have the authority to permit the construction of an outdoor kitchen. Such a kitchen shall be located in the rear yard and located at least three feet from any side lot line and ten feet from any rear lot line [UDC 2.3.3.D]. For more information, please contact City of St. George Planning and Zoning Department.

Required Attachments

- Fees; please speak with a Planner to confirm

Additional Authorized Representative

Only if applicable

Name: _____
 Email: _____

GRADING INSTRUCTIONS:

As part of the house construction, it shall be the responsibility of the landowner or his representative to maintain the proposed drainage layout unless otherwise approved by the Department of Public Works.

NOTE:

It shall be the responsibility of each individual lot owner to maintain that portion of sidewalk which is adjacent to the lot. The City of Baton Rouge shall have no responsibility for the maintenance of the sidewalks.

REVISIONS:

1. Correct boundary dimension along lots 43
2. 10' Utility Sidewalk on Lot 109.
3. Add 8' x 12' Utility Sidewalk & 10' Sewer.
4. Correct 30' U.S.R. Sewer on Lot 1, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 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2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183,