



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

Monday, January 6, 2025 at 5:30pm  
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 5:30pm.

**2. Roll Call**

**Board Member Present**

Braden Jones  
Sheila Lewis  
Christina Peck  
Robert Douglas  
Sam Speer

**Board Member Absent**

**Others Present**

Melissa Guilbeau, Interim  
Planning Director  
Rachel Zhou, Planner  
Mark Balkin, counsel

**3. Minutes.** Robert Douglas moved to approve the December 2, 2024 minutes; Sheila Lewis seconded. Without objection, the minutes were approved.

**4. Public Hearing**

- a. **V24-02 Exception for Fence Height:** This 0.31-acre property is located at 11543 Rue Concord, Lot 90, Iberville Terrace. The applicant requests an exception to UDC Sec. 9.5.2.D.2.b to increase the fence height from 4 ft. to 6 ft. in the corner side yard in the A1 Single Family Residential Zoning District. The Board has the authority to permit this exception under Sec. 2.3.3.D.7. (Applicant: Brandon Gawlik)

Brandon Gawlik, the applicant, provided an overview of the request, explaining the purpose and justification for the proposed fence height.

Christina Peck inquired if the fence was already constructed and asked why it was built prior to the approval. The applicant confirmed the fence had been constructed and stated he was unaware of the fence permit requirements.

Sam Speer spoke in favor of the request, noting the unique orientation of the house and property and agreeing with the applicant's concerns about privacy.

Nicholas Vasquez, St. George Chief Building Official, spoke to clarify the UDC rules regarding fences and walls in the corner side yard.

Christina Peck closed the public hearing, commented on the visual impact of a consistent 6-ft fence along the corner side and rear yards, and emphasized the importance of obtaining approvals prior to construction.

Motion to approve: Sam Speer; seconded by Robert Douglas  
Yea: 5 (Braden Jones, Sheila Lewis, Christina Peck, Sam Speer, Robert Douglas)  
Nay: 0

Motion passed and V24-02 was approved.

- b. **V24-03 Exception for Accessory Structure Maximum Size:** This 0.85-acre property is located at 8677 Glen Ellen Drive, Lot 59, Jefferson Terrace. The applicant requests an exception to UDC Sec. 9.5.1.C to build an accessory structure of 1,500 sq. ft. in the rear yard in the A1 Single Family Residential Zoning District. The Board has the authority to permit this exception under Sec. 2.3.3.D.9. (Applicant: Leila P. Braswell and Inger Parvzian)

Leila P. Braswell, the applicant, and her husband David deBlieux, provided an overview of the request, outlining site conditions and justifying the need for the proposed accessory structure.

Sam Speer confirmed the proposed and existing accessory structures comply with the 30% maximum rear yard coverage requirement based on his calculation.

Christina Peck inquired about the uses of the two existing accessory structures. The applicant clarified.

Sam Speer acknowledged the intended use of the proposed structure for boat parking and inquired about access. The applicant clarified that boat access is via an existing gate on the west side yard of the property.

Sam Speer inquired about tree removal plans. The applicant confirmed no trees would be removed and the proposed structure is outside their root zones.

Max Himmel, Councilman of the City of St. George, verified the existing site conditions based on his site visit observations.

Braden Jones inquired about the structure's height. David deBlieux addressed the question.

Motion to approve: Sam Speer; seconded by Sheila Lewis  
Yea: 3 (Sheila Lewis, Sam Speer, Robert Douglas)  
Nay: 2 (Braden Jones, Christina Peck)

Motion passed and V24-03 was approved.

**5. Other Business:** None

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

**7. Adjournment.** Sam Speer moved to adjourn; Braden Jones seconded. Without objection, the meeting was adjourned at 6:03pm.