



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

**Location:** 9736 Vouvray Drive  
**Owner/Applicant:** Ricky Bravata  
**Site Area:** 0.29 acres  
**Zoning:** R Rural  
**Character Area:** Suburban  
**Flood Zone:** X (protected by levee)  
**Conveyance Zone:** No  
**Existing Use:** Low Density Residential

**Request:** Variance to Sec.7:11.2.1-  
Minimum Yard Standards to reduce the  
rear setback from 25 ft to 20'-9", for a  
building addition for the 2<sup>nd</sup> garage

**Received:** March 19, 2025

**Related Permit:** #SG-25-02-0064

**Applicant's Reason for Request:**  
See attached completed application

**Board of Adjustment:**  
April 7, 2025

**Findings of Fact**

1. The subject site is Lot 23 of the Vignes Lake subdivision, a single-family residential lot with access to Vouvray Dr (Fig.1)
2. The site and surrounding properties are zoned R Rural, with low-density residential development to the north, south, and east, and undeveloped land with a large private lake to the west.
3. The existing dwelling was constructed around 1997. In 2020, the owner added a concrete pad behind the garage for additional vehicle parking (Google Earth Historical Imagery).
4. In early 2025, the owner began constructing a 24 ft by 23 ft metal-framed structure on the existing concrete pad without a permit (Figures 2 and 3). This addition is attached to the rear of the existing garage.



Figure 1: Aerial view of the Site and its surrounding

5. Construction ceased voluntarily in February 2025, and the owner submitted a building addition permit application (SG-25-02-0064) to legalize the structure.
6. The Planning & Zoning Department rejected the permit application because the addition is located 20'-9" from the rear property line, whereas the Rural zoning district requires a minimum 25 ft rear yard setback. The applicant is requesting a variance to allow the reduced rear yard setback to 20'-9" under this application.
7. A 15 ft public utility servitude runs along the rear boundary (see attached plat). The proposed addition does not encroach into this servitude.



Figure 2: Street view of the property and the addition (photo taken by staff planner on 3/20/2025 during site visit)



Figure 3: Photos of the addition at its current condition, submitted by applicant

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### Variance Standard [UDC Sec.7:2.3.3.C]

Variations 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 has a similar size, shape, orientation, and topographical conditions as neighboring lots. No unusual physical conditions exist that would prevent a reasonable building arrangement.*

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: 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 enforcement of the rear setback regulation would require demolition of the partially built metal addition. However, this structure was not legally permitted before construction. The applicant has submitted a retrospective permit application in an effort to legalize the addition.*

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

*Staff Comment: 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: Not applicable.*

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### Public Notification

- The subject property sign was posted on March 20, 2025.



13646 Perkins Rd, 70810 | 225-228-3200 | [planning@stgeorgela.gov](mailto:planning@stgeorgela.gov) | [StGeorgeLA.gov](http://StGeorgeLA.gov)

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

**Property**

Street Address: 9736 Vourray Dr  
 Current Zoning District: \_\_\_\_\_  
 Current Use: \_\_\_\_\_  
 Property Owner: Ricky Bravata

**Applicant**

Property Owner  Other: \_\_\_\_\_  
 Name: Ricky Bravata  
 Business, if applicable: \_\_\_\_\_  
 Mailing Address: 9736 Vourray Dr  
 City, State, Zip: Baton Rouge, LA  
 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.

Ricky Bravata 3/19/23  
 Signature of Applicant Date  
Ricky Bravata 3/19/23  
 Signature of Owner, if not Applicant Date

Received By: <u>RZ</u>	Received Date: <u>3/19/2023</u>
Fee \$ <u>400</u>	Receipt # <u>jr2e</u>
Case # <u>V25-08</u>	Related Case(s): _____
BOA PC Admin Meeting Date: <u>4/7/2023</u>	

**Requested Variance or Waiver**

Section number(s) from which a variance or waiver is requested (from the Code of Ordinances)  
7:11.2.1

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.

**Required Attachments**

- Fees; please speak with a Planner to confirm

**Additional Authorized Representative**

*Only if applicable*

Name: \_\_\_\_\_  
 Email: \_\_\_\_\_

# Zoning Variance Request

Date: 03/22/2025

Ricky Bravata  
9736 Vouvray Dr.  
Baton Rouge, La. 70817  
Email: [REDACTED]  
Cell: [REDACTED]

To: Saint George Zoning Board  
13646 Perkins Rd.  
St. George, LA 70810

Dear Planning and Zoning Board

I am writing to formally request a variance for my property located at 9736 Vouvray Dr. Baton Rouge, La. 70817. The purpose of this request is to obtain permission to build a garage that enters the 25-foot setback. I am requesting a reduced rear setback to 20'-9".

I believe that a variance is warranted in this case.

The modification will benefit by being able to utilize existing slab. Water will drain much better hitting the ground rather than on the on concrete, may backup or delay drainage. Modification will have better appearance and result in an overall increase in property value.

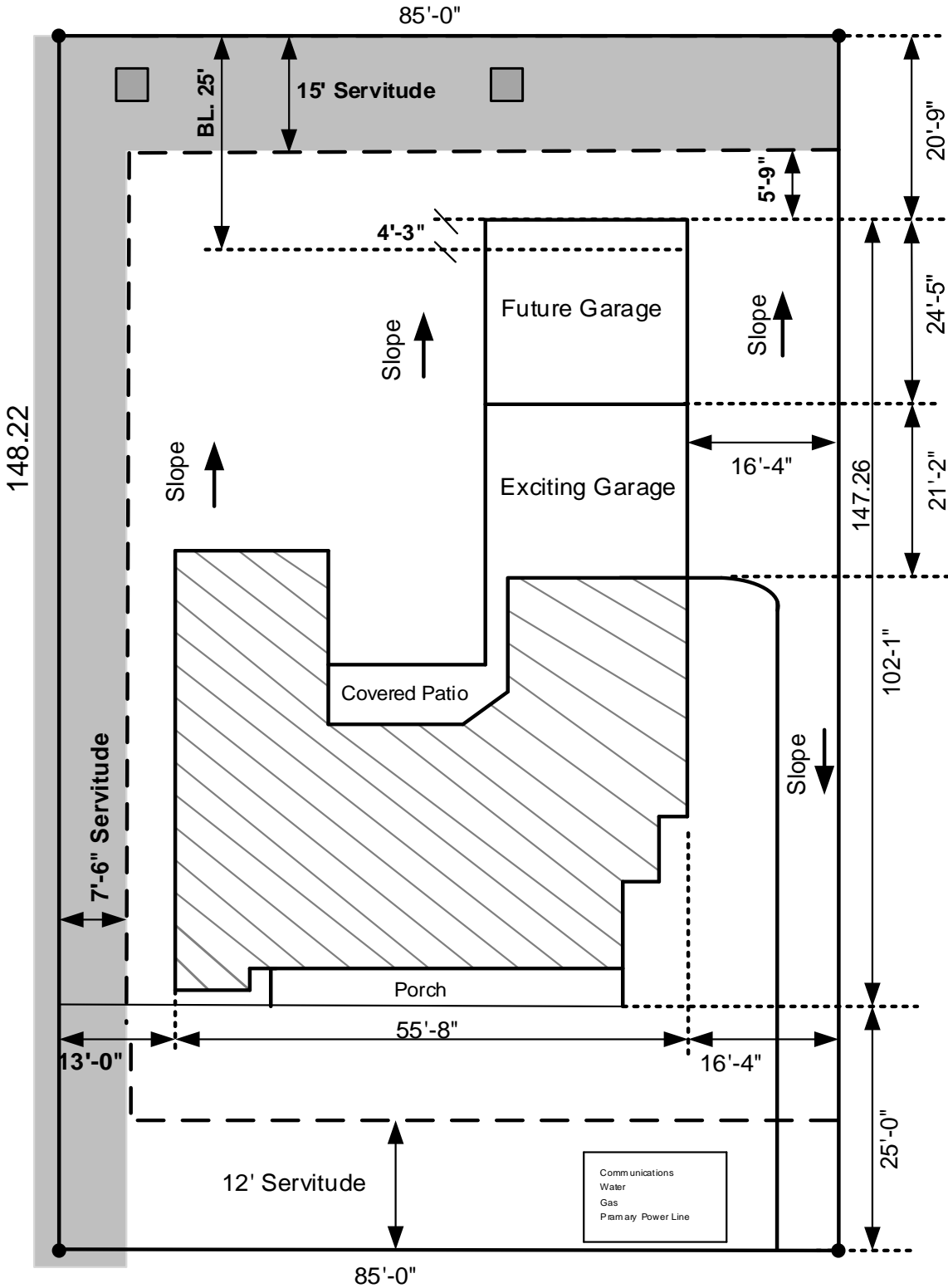
Modification will not create any undue burden on any neighboring residence. My lot backs up to powerlines. Approximately 50 feet away from property line is a large private lake with some gray area between. Only underground drainage resides in servitude.

I have attached supporting documents including, site plans and photos.

I appreciate your consideration of this request and hope to discuss this matter further. Please feel free to contact me at 225 270-7243 or [rbravata@cox.net](mailto:rbravata@cox.net) should you need any additional information.

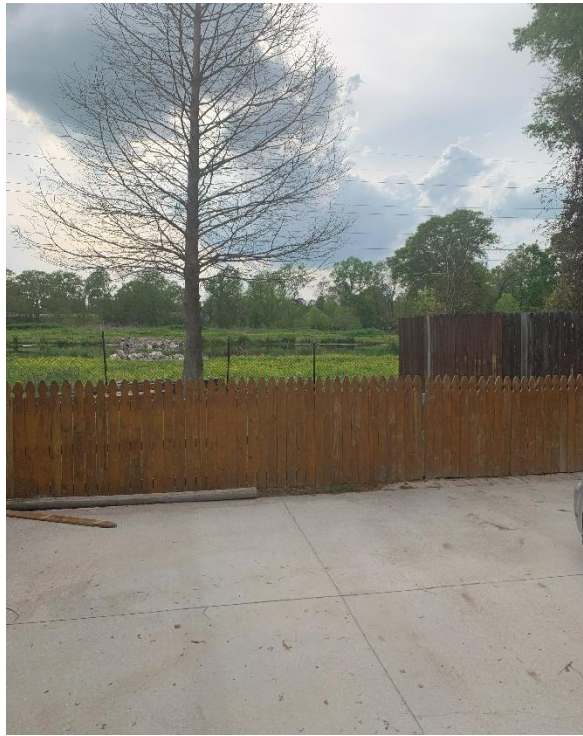
Thank you for your time and attention to this matter.

Sincerely, Ricky Bravata



# Site Plan Vignes Lake

## Lot# 23



Letter of Intent  
In Support of Request for Variance

9736 Vouvray Drive. Baton Rouge, La. 70817

This Letter of Intent is in support of my request for a variance to the rear yard setback. Our zoning requires rear setback of 25 feet. My intention is to add an additional garage. However, the garage will be to the edge of the concrete. I will need to request variance setback of 20'-9" because of 4'-3" into the rear setback.

For

Against

Address: 18914 Nignes Lake Ave  
Baton Rouge, La. 70817

Signature: Bill Collett

Date: 3/25/2025

Letter of Intent  
In Support of Request for Variance

9736 Vouvray Drive. Baton Rouge, La. 70817

This Letter of Intent is in support of my request for a variance to the rear yard setback. Our zoning requires rear setback of 25 feet. My intention is to add an additional garage. However, the garage will be to the edge of the concrete. I will need to request variance setback of 20'-9" because of 4'-3" into the rear setback.

For

Against

Address: 9715 Vouvray Dr. Baton Rouge 70817  
Baton Rouge, La. 70817

Signature: 

Date: 3/26/25

Letter of Intent  
In Support of Request for Variance


9736 Vouvray Drive. Baton Rouge, La. 70817

This Letter of Intent is in support of my request for a variance to the rear yard setback. Our zoning requires rear setback of 25 feet. My intention is to add an additional garage. However, the garage will be to the edge of the concrete. I will need to request variance setback of 20'-9" because of 4'-3" into the rear setback.

For

Against

Address: 9746 Vouvray Drive  
Baton Rouge, La. 70817

Signature: 

Date: 3-25-25

Letter of Intent  
In Support of Request for Variance

9736 Vouvray Drive. Baton Rouge, La. 70817

This Letter of Intent is in support of my request for a variance to the rear yard setback. Our zoning requires rear setback of 25 feet. My intention is to add an additional garage. However, the garage will be to the edge of the concrete. I will need to request variance setback of 20'-9" because of 4'-3" into the rear setback.

For

Against

Address: 18904 Vigors Lake Ave

Baton Rouge, La. 70817

Signature: WJ Baster

Date: 3/25/2025

Letter of Intent  
In Support of Request for Variance

9736 Vouvray Drive. Baton Rouge, La. 70817

This Letter of Intent is in support of my request for a variance to the rear yard setback. Our zoning requires rear setback of 25 feet. My intention is to add an additional garage. However, the garage will be to the edge of the concrete. I will need to request variance setback of 20'-9" because of 4'-3" into the rear setback.

For

Against

Address: 18949 Beaujolaes Ave B.R. 70817  
Baton Rouge, La. 70817

Signature: Patricia D. Demers

Date: 3/26/25

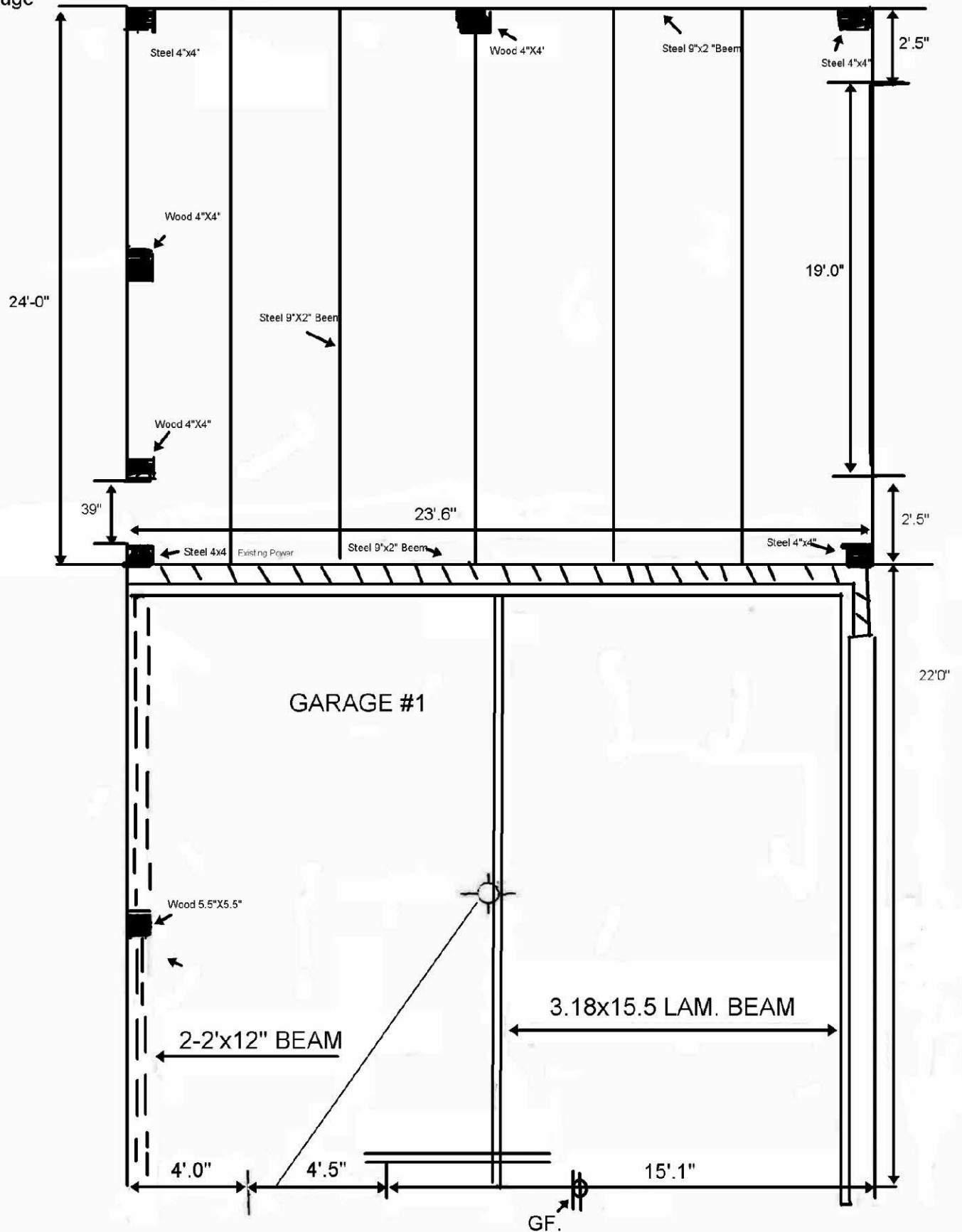
Existing 24'x23' 6" concrete Slab

Height 10'

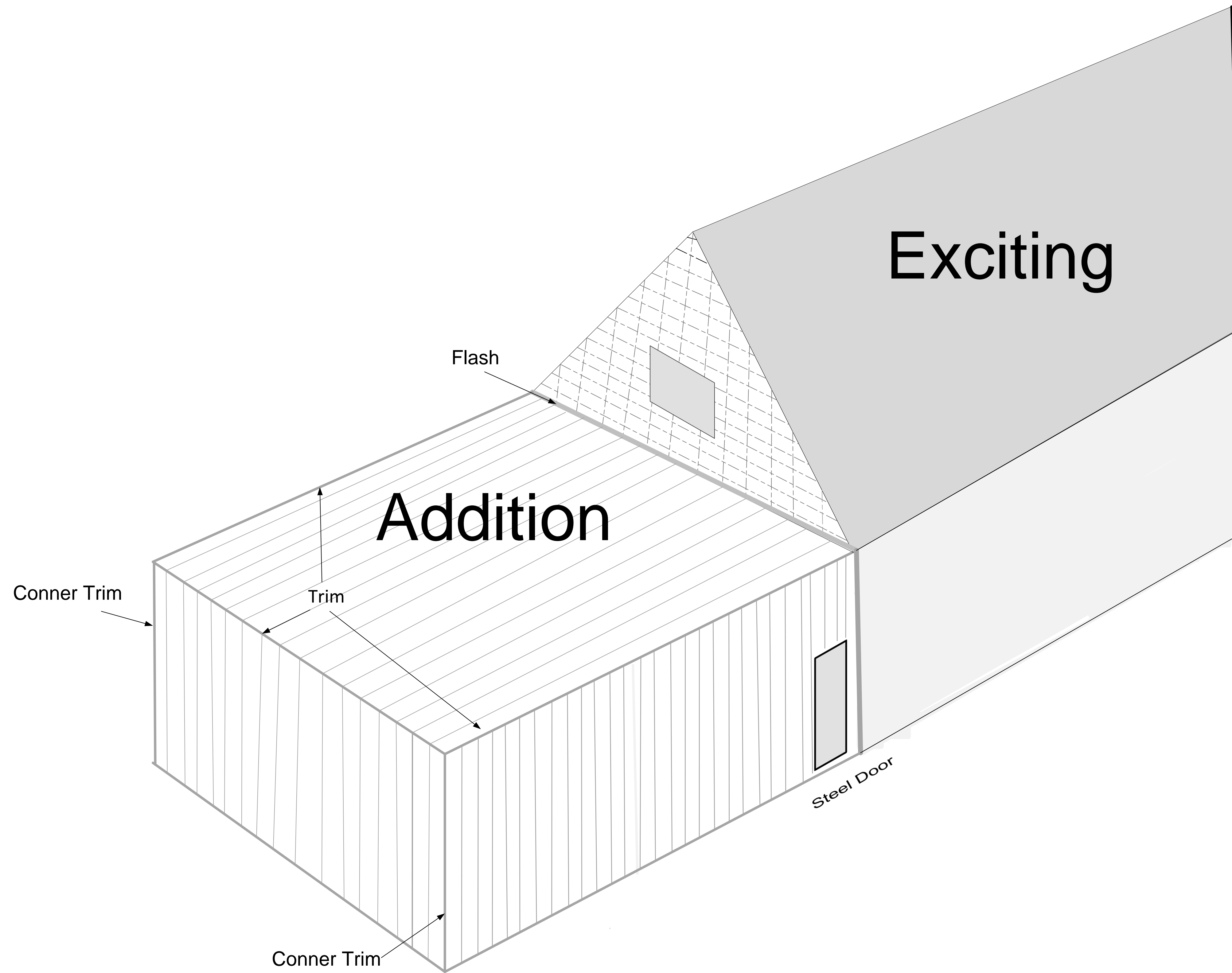
26 Gauge Sloped Roof

3 sides 29 gauge

## FUTURE GARAGE #2

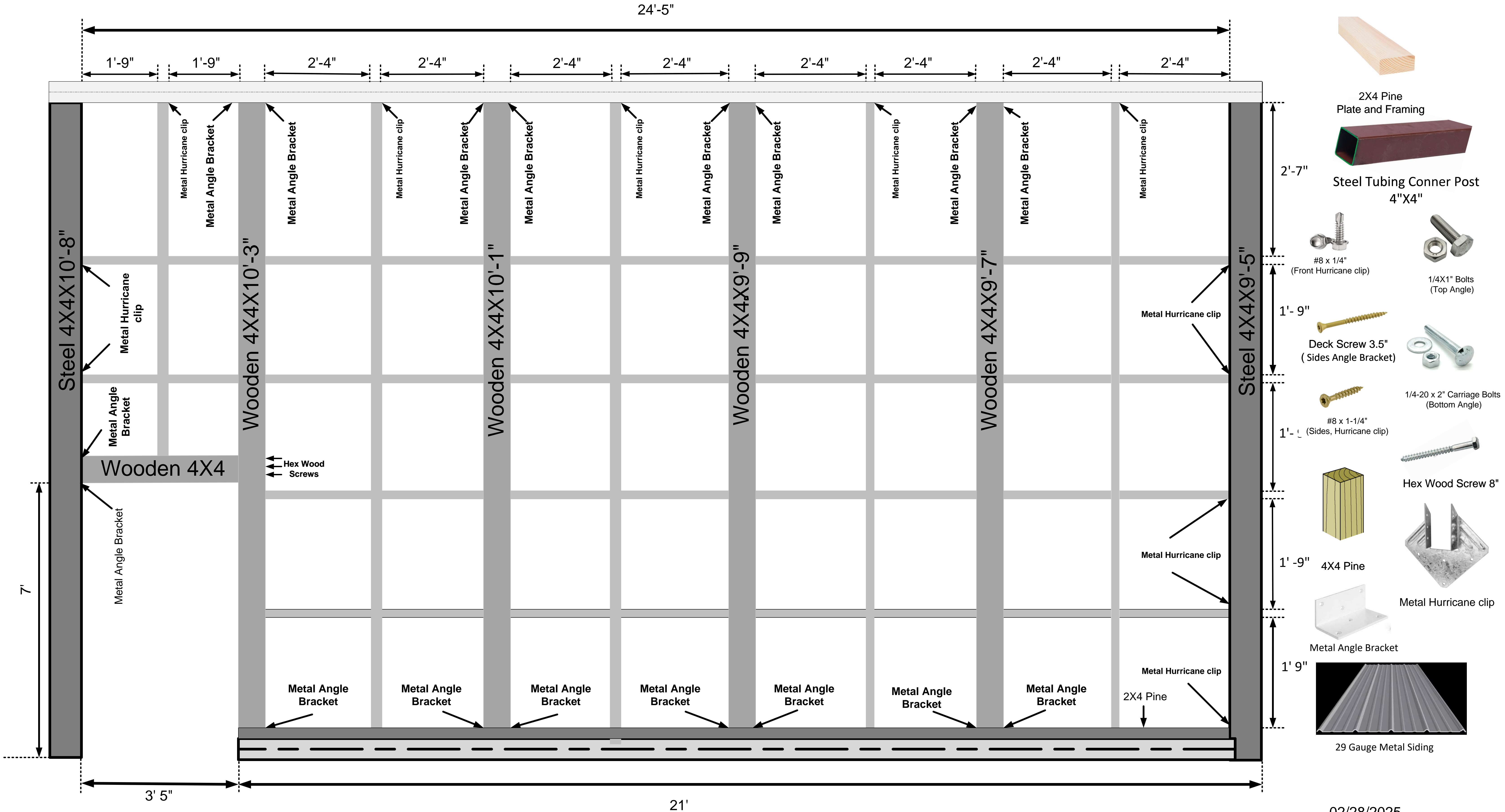


# Rear Roof Line

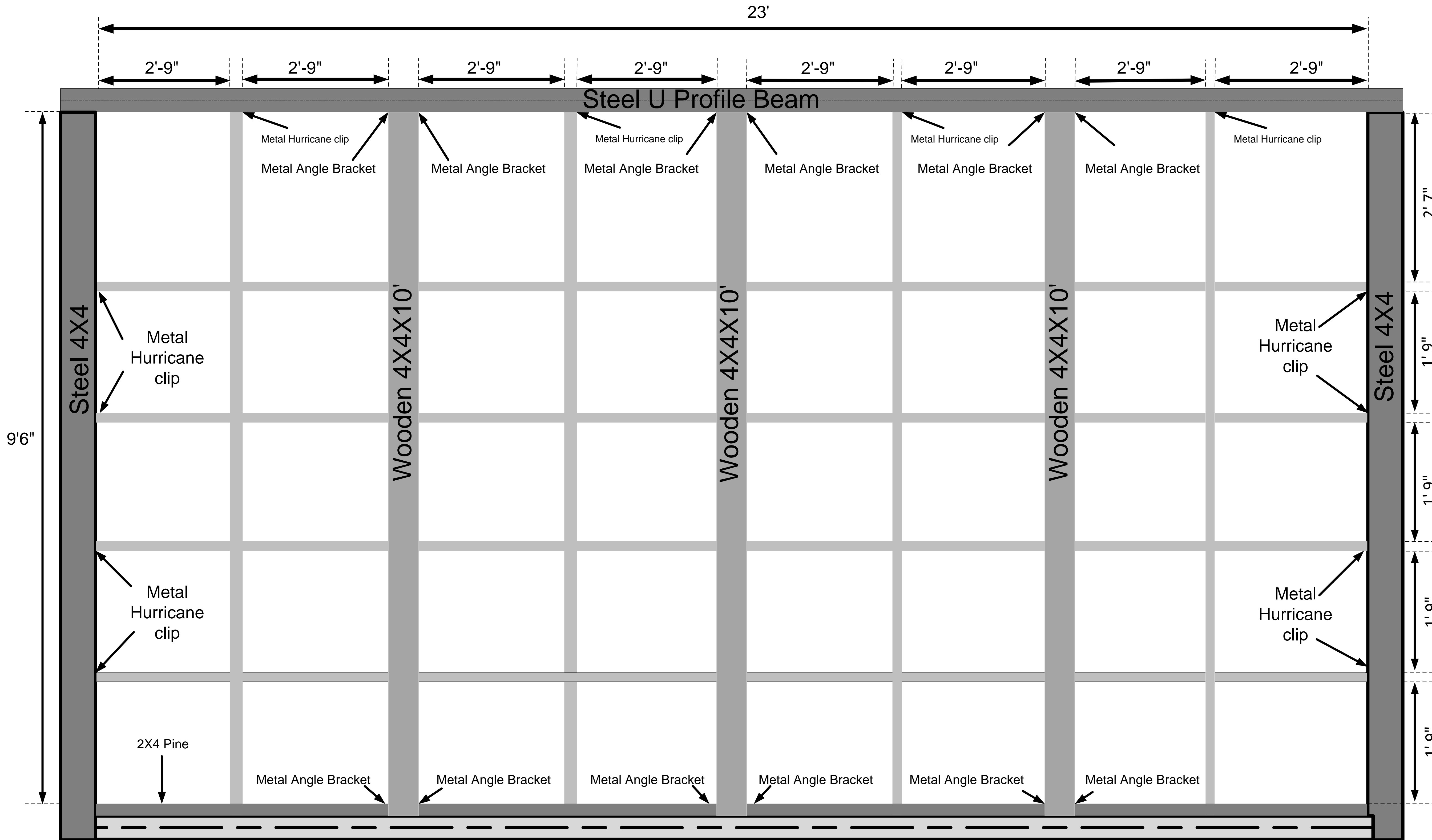


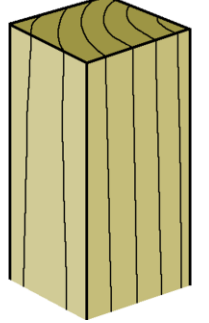







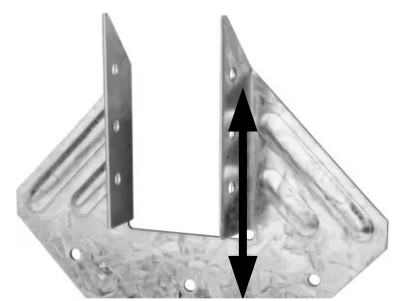

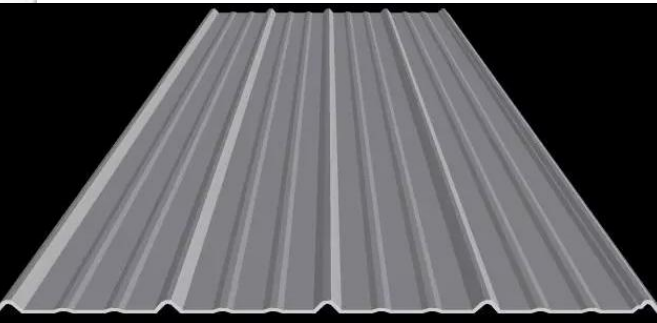


# Rear Wall Framing

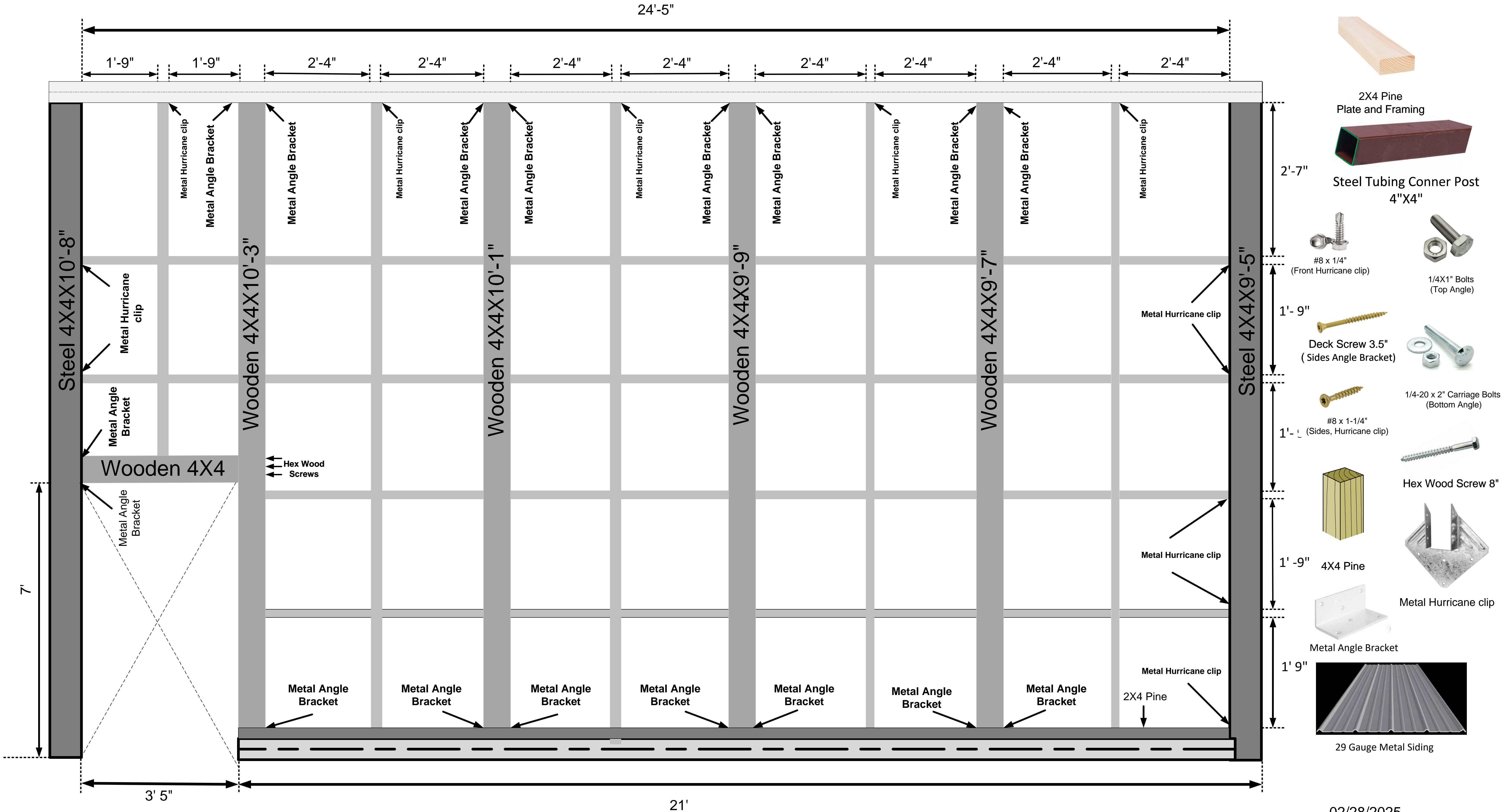


# Side Wall Framing

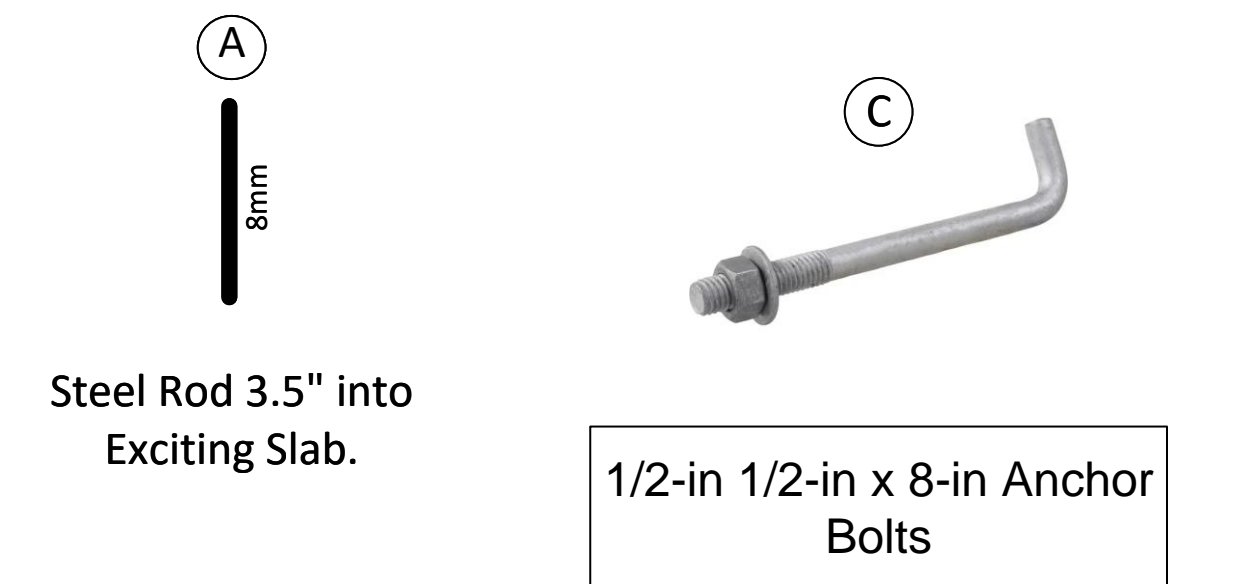
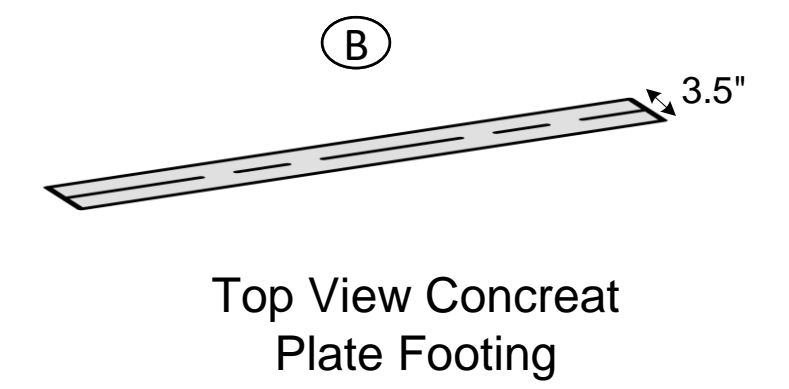
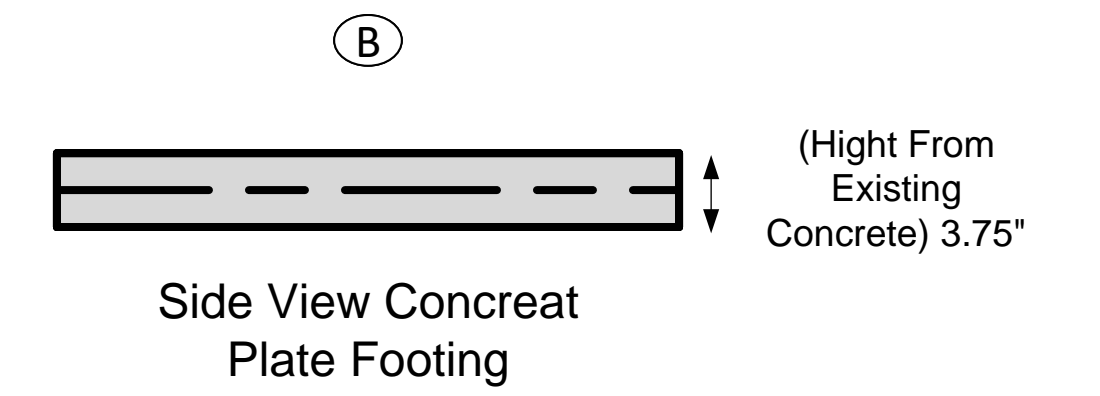
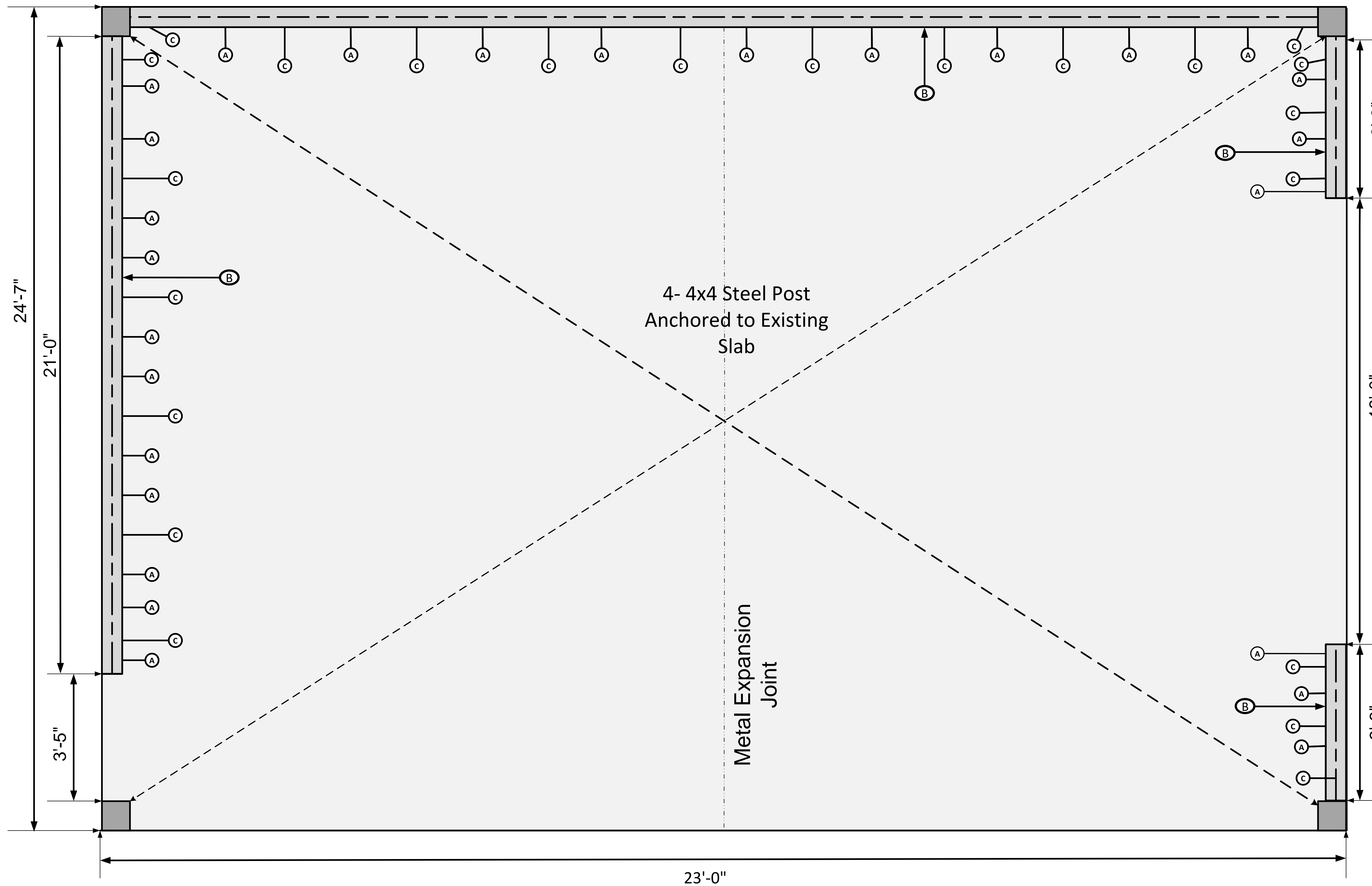


-  4X4 Pine Post
-  2X4 Pine Plate and Framing
-  Steel Tubing Conner Post 4"X4"
-  1/4X1" Bolts (Top Angle)
-  #8 x 1/4" (Front Hurricane clip)
-  #8 x 1-1/4" (Sides, Hurricane clip)
-  1/4-20 x 2" Carriage Bolts (Bottom Angle Bracket)
-  Deck Screw 3.5" (Sides Angle Bracket)
-  Metal Hurricane clip
-  Metal Angle Bracket 1' 9"
-  29 Gauge Metal Siding

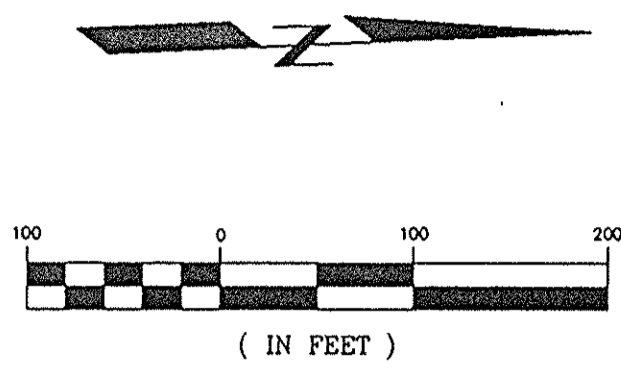
# Rear Wall Framing



# Footing Details



Existing Slab  
Class M 3800 PSI/WRDA  
Fiber Mesh\Future  
Footing 4000 PSI



**LEGEND**

- ⊙ PROPOSED JUNCTION BOX
- ⊙ EXIST. JUNCTION BOX
- ▨ PROPOSED DBL. SIDE INLET
- ▨ PROPOSED SINGLE SIDE INLET
- PROPOSED PIPE
- EXIST. PIPE
- ▬ LIMITS OF DRAINAGE AREA
- SWALE DITCH
- DIRECTION OF FLOW
- ⊙ A-5 DESIGN POINT
- ▨ PROPOSED GRATE INLET
- ▨ PROPOSED WEIR INLET

**CERTIFICATION FOR DRAINAGE DESIGN**

I HEREBY CERTIFY THAT I HAVE PERFORMED THE NECESSARY HYDRAULIC CALCULATIONS, AND THAT ADEQUATE DRAINAGE OUTFALL CAPACITY CURRENTLY EXISTS FOR A 10 YEAR DESIGN STORM ORIGINATING FROM THIS DEVELOPMENT (INCLUDING ANY OFF-SITE DRAINAGE) FROM THE ON-SITE POINT OF DISCHARGE TO THE NEAREST EAST BATON ROUGE PARISH DEPARTMENT OF PUBLIC WORKS APPROVED DRAINAGE OUTFALL AS SHOWN ON THE OFFICIAL STREAM INDEX MAP, OR DESIGN PROVISIONS HAVE BEEN INCORPORATED INTO THIS DEVELOPMENT TO LIMIT THE DISCHARGE FROM THIS SITE TO PRE-DEVELOPMENT CONDITIONS

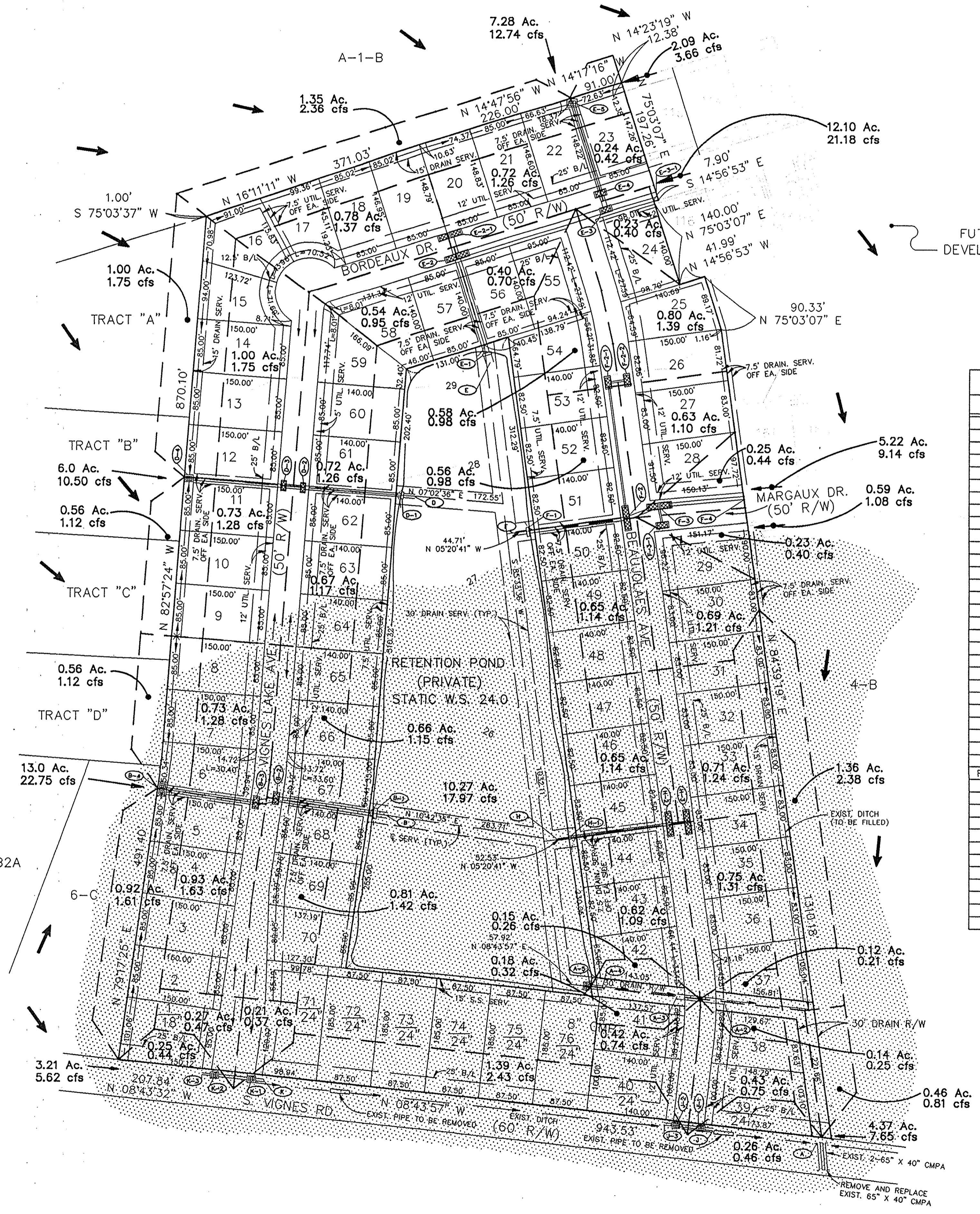
Jeffery K. Cook, P.E.

NOTE: RETENTION POND AND SHORELINE ARE TO BE PRIVATELY OWNED AND MAINTAINED AND WILL NOT BE OWNED OR MAINTAINED BY THE CITY-PARISH.

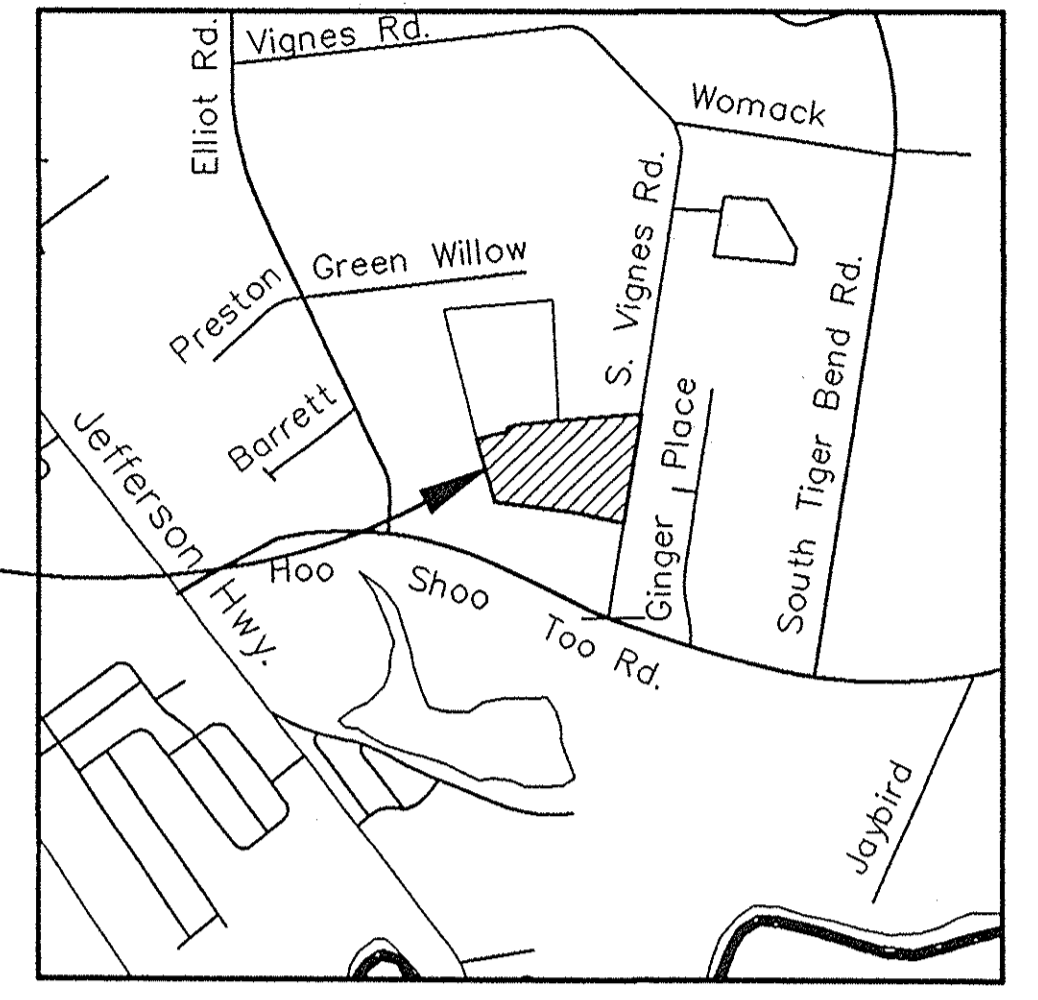
NOTE: CONTRACTOR SHALL PLACE SUITABLE EXCAVATED MATERIAL AS DIRECTED BY THE ENGINEER AND DISPOSE OF ALL UNSUITABLE EXCAVATED MATERIAL OFFSITE IN AN APPROPRIATE MANNER

**GENERAL INSTRUCTIONS**

AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE LAND OWNER OR HIS REPRESENTATIVE TO GRADE EACH LOT SO THAT THE STORM DRAINAGE RUNOFF CONFORMS TO THIS APPROVED DRAINAGE LAYOUT UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.



VIGNES LAKE FIRST FILING



VICINITY MAP  
1"=2000'

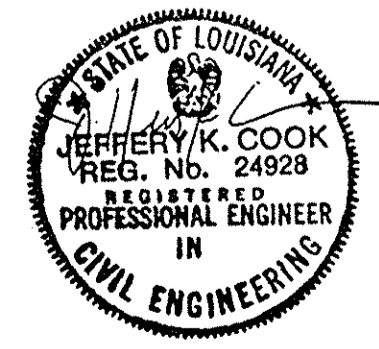
FUTURE DEVELOPMENT

**PIPE CHART**

FROM	TO	LENGTH	SIZE	Q (cfs)
A-2	A-3	80'	5' X 4'	66.46
A-4	A-5	24'	5' X 4'	65.88
B	B-1	20'	54" CMP	30.96
B-1	B-2	162'	48"	30.96
B-2	B-3	28'	42"	28.39
B-3	B-4	150'	42"	25.48
D	D-1	20'	42" CMP	18.83
D-1	D-2	162'	36"	18.83
D-2	D-3	28'	36"	16.40
D-3	D-4	150'	30"	13.37
E	E-1	20'	60" CMP	45.04
E-1	E-2	162'	54"	45.04
E-2	E-3	248'	48"	40.76
E-3	E-4	28'	42"	19.18
E-4	E-5	156'	36"	18.76
E-2	E-2-1	28'	15"	1.37
E-3	E-3-1	86'	42"	21.18
F	F-1	20'	42" CMP	15.49
F-1	F-2	162'	36"	15.49
F-2	F-3	54'	30"	13.37
F-3	F-4	138'	30"	9.14
F-3	F-3-1	28'	15"	2.69
F-2	F-2-1	220'	15"	2.37
F-2-1	F-2-2	28'	15"	1.39
H	H-1	20'	24" CMP	4.78
H-1	H-2	162'	18"	4.78
H-2	H-3	28'	15"	7.55
J	J-1	24'	24"	10.82
J-1	J-2	24'	28"X20" CMPA	10.07
J-2	J-3	24'	24"	9.33
K	K-1	24'	24"	6.90
K-1	K-2	44'	28"X20" CMPA	6.53
K-2	K-3	24'	18"	6.06

- GENERAL NOTES**
- PROPERTY ZONING: RURAL
  - CALC. 100 YR. FLOOD ELEV.: 27.0
  - INUNDATION ELEV.: 25.5 (ALONG CLAYCUT BAYOU - 1983)
  - ACERAGE: 32.98 AC.
  - NO. OF LOTS: 76
  - DESIGN WATER SURFACE ELEV.:
    - ⊙ B,D,E,F,H: 26.16
    - ⊙ A: 24.00

▨ INDICATES AREA BELOW 100 YR. FLOOD (ELEV.: 27.0)



DRAINAGE LAYOUT  
OF  
**VIGNES LAKE**  
FIRST FILING

**GWS Engineering, Inc.**  
Engineering Consultants - Land Surveyors

DESIGNED: JKC	CAOFILE: 442D11
DETAILED: SNE	DATE: 11/2/95
CHECKED: GWS	SHEET NO: 6

7520 Perkins Rd. • Suite 290 • Baton Rouge, LA 70808