



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

Monday, January 5, 2026 at 5:00pm  
St. George Fire Department, 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**

Braden Jones  
Sheila Lewis  
Christina Peck, Chair  
Sam Speer, Vice Chair  
Robert Douglas

**Board Member Absent**

**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 December 1, 2025 minutes; Sheila Lewis seconded. Without objection, the minutes were approved.

**4. Public Hearing**

- a. **V-25-0101 Variance to Reduce Rear Yard Setback:** This 0.29-acre property is located at 17518 Sweet Olive Ave. The applicant requests a variance to Sec. 7:11.2.1 to reduce the rear yard setback from 25 ft to 21 ft, for an addition to a single-family dwelling in the R Rural Zoning District. The Board has the authority to permit the variance under Sec. 7:2.3.3.C. (Applicant: Dan Weber on behalf of Cynthia Swanson)

Dan Weber proposed to construct a garage extending into the setback, with finishes and materials matching the existing home, and with HOA approval provided.

Chair Peck inquired whether the HOA approval letter had been provided to staff, and Dan Weber confirmed it had.

Sam Speer asked about the construction status. Dan Weber responded that work began after HOA approval but was stopped by code enforcement due to the lack of a building permit.

Braden Jones questioned the distance to the rear property line. Dan Weber explained that the addition would be 21 feet away, resulting in a four foot encroachment.

Sam Speer asked why construction began without a permit. Dan Weber believed subdivision approval was sufficient and noted that the structure is not for living space and has no plumbing, heating, or air conditioning.

Chair Peck opened the public hearing.

Dean Brignac raised no objection to the proposed construction.

Jeannie Woodring stated the Rose Hill Subdivision HOA unanimously approved the project, noted minimal homeowner concern, and indicated the addition would be compatible with the existing home.

Commented in opposition, via email prior to the meeting: Scott Strain (received 1/1/2026)

Chair Peck read a public comment from Scott Strain, and Dan Weber responded that similar setback encroachments exist and that nearby structures are closer to the property line.

Priscilla Head raised concerns that the work was completed without a permit and questioned whether inspections had been conducted.

Mark Balkin clarified the Board of Adjustment is only considering the setback request and the building permit issue is handled separately by City building official.

Chair Peck explained the item was brought before the board because the permit application was denied due to a setback violation.

Sam Speer asked if the contractor was licensed. Dan Weber said he is acting as his own contractor, which state law allows for projects under \$75,000.

Chair Peck closed the public hearing.

Motion to approve: Sam Speer; seconded by Robert Douglas

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

Nay: 2 (Braden Jones, Sheila Lewis)

Motion passed and V-25-0101 was approved.

b. **V-25-0102 Variance to Reduce Side Yard Setback and Exception for Fence**

**Height:** This 0.36-acre property is located at 19101 Bellerive Ct. The applicant requests a variance to Sec. 7:11.2.1 to reduce the side yard setback from 5 ft to 4 ft, for an addition to an existing residential structure, and an exception to Sec. 7:9.5.2.D to allow for a brick wall in the front yard that exceeds the maximum 4 ft height in the R Rural Zoning District. The Board has the authority to permit the variance under Sec. 7:2.3.3.C. (Applicant: Adam Coley, Structure Construction Group, on behalf of Sherri McCaroll)

Ryan Martino explained the proposed setback encroachment is minimal and occurs at the rear corner of the structure. The fence height request applies to a side yard on a corner lot that meets required setback and pool standards.

Sam Speer stated the setback appears to function as a rear yard setback based on the layout of the property. Ryan Martino clarified the lot arrangement as it relates to the variance request.

Mark Balkin inquired about the type of fencing being installed along the property. Ryan Martino explained that the brick wall extends from the rear of the house toward the property line, where it then turns and transitions into a steel fence.

Sam Speer asked whether the HOA had reviewed the plans. Ryan Martino indicated that he is certain HOA approval has already been obtained.

Collin Lindrew asked whether the addition is attached to an existing structure and whether it is located more than 10 feet from the existing building. Ryan Martino responded that the addition is not attached, and that the rear corner shows a separation of 15 feet 5 inches.

Christina Peck opened the public hearing. No one spoke.

Christina Peck closed the public hearing.

Motion to approve: Braden Jones; seconded by Sam Speer

Yea: 5 (Braden Jones, Sheila Lewis, Sam Speer, Robert Douglas, Christina Peck)

Nay: 0

Motion passed and V-25-0102 was approved granting a variance to reduce the side yard setback from 5 feet to 4 feet for an accessory structure and permitting an exception to install a 6-foot brick wall within the corner side yard.

- c. **V-25-0103 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 21 ft to 15 ft, for an addition to the rear of the existing residential structure 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 submitted a revised drawing to reflect survey findings confirming the servitude location and to request an additional one foot consistent with the previously approved four foot addition.

Sam Speer asks for clarification that the proposed structure has been reduced by three feet since the previous meeting. Dylan confirms that the proposed structure was reduced by three feet.

Christina Peck opened the public hearing. No one spoke.

Christina Peck closed the public hearing.

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

Motion passed and V-25-0103 was approved.

- d. **V-25-0104 Variance to Reduce Rear Yard Setback:** This 0.11-acre property is located at 3854 Soledad Dr. The applicant requests a variance to Sec. 7:11.2.1 to reduce the rear yard setback from 25 ft to 20 ft, for a garage of a new residential structure in the R Rural Zoning District. The Board has the authority to permit the variance under Sec. 7:2.3.3.C. (Applicant: Mitchell Wood on behalf of Vernice Breaux)

Mitchell Wood stated the design was based on a 20-foot rear setback and that he was not aware of the 25-foot setback requirement.

Vernice Breaux explained the requested variance would provide the necessary garage space to accommodate accessibility needs and allow for reduced yard maintenance as they downsize.

Christina Peck opened the public hearing. No one spoke.

Christina Peck closed the public hearing.

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

Motion passed and V-25-0104 was approved.

## 5. Other Business

- a. **Planning Commission Training:** Braden Jones completed the mandated four-hour training provided by Villavaso & Associates on December 16, 2025. This training fulfills the obligations outlined in Louisiana Act 859 and Revised Statute Title 33, Section 103.1.

## 6. General and Public Comments

7. **Adjournment.** Sam Speer moved to adjourn; Braden Jones seconded. Without objection, the meeting was adjourned at 5:49pm.