



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

Location: 11543 Rue Concord
Owner: TEN G PROPERTY, LLC
Applicant: Brandon Gawlik
Site Area: 0.31 acre
Zoning: A1 Single Family Residential
Character Area: Suburban
Flood Zone: X (Protected by Levee)
Conveyance Zone: No
Existing Use: Low Density Residential

Request: Exception to *UDC* section 9.5.2.D.2.b, to permit an increase in the height of a solid wooden fence to six (6) feet in the corner side yard of the property.

Applicant's Reason for Request:
 See attached completed application

Board of Adjustment:
 January 6, 2025

Findings of Fact

1. This lot is a single-family residential property located at the corner of Rue Concord and Diron Circle, with driveway access to Diron Circle. Under *UDC* Sec. 11.1.2.A.7, on corner lots, the front yard shall be the yard with the narrowest dimension fronting on a street. Consequently, the front yard of this property faces Rue Concord, while the corner side yard faces Diron Circle (refer to *UDC* Figure 11.3 Corner Side Yards and Figure 1).



Figure 1: Aerial Photo of the Site

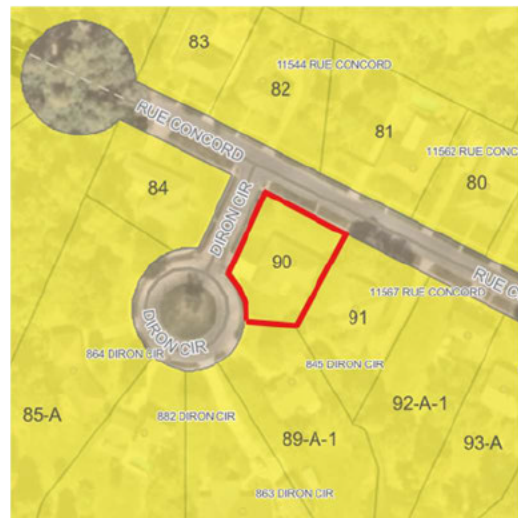


Figure 2: Current Zoning

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 north, south, east and west.
3. Previously, there were 4-ft.-high wooden fences in the corner side yard and rear yard with approximately 50% transparency (Figure 3). These fences were constructed without a fence permit issued by the City of East Baton Rouge (refer to email confirmation from Nicholas Vasquez dated 12/19/2024).



Figure 3: Google Street View of the Corner Side Yard, June 2023.

4. On 11/25/2024, the applicant submitted a Fence Permit application (#SG-24-11-0194) with the City of St. George Building Department for new 6-ft.-high solid wood fences in the corner side yard, rear yard, and side yard. This fence permit application is currently on hold pending this variance request.
5. Concurrently, the applicant submitted this Variance application requesting an exception to *UDC Sec. 9.5.2.D.2.b* to allow a 6-ft.-high fence in the corner side yard, exceeding the 4-ft. maximum height permitted by the rule (see detailed Regulatory Assessment in the section below).
6. The applicant requested the variance to provide "security and privacy" for his wife and children, as detailed in the attached email dated 12/23/2024.
7. *UDC Sec. 2.3.3.D.7* gives the Board the authority to permit an increase in the height of a fence or wall in a front or corner side yard, provided that the fence or wall is set back at least 15 feet from the edge of the street and is not located within any required sight triangle.
8. According to the plot plan submitted by the applicant on 12/16/2024, the fences in the corner side yard are at least 15'-6" from the edge of the street.
9. In an email dated 12/23/2024, the applicant stated that "all fence posts were set at a minimum of 5 feet from the sidewalk and a minimum of 15 feet from the edge of the street."
10. A site visit on 12/18/2024 revealed that the 6-ft.-high solid wood fences had been constructed in the corner side yard, rear yard, and side yard without prior approval of a fence permit or a variance request (Figures 4 & 5).

11. A follow-up site visit on 12/19/2024 confirmed most of the fence meets the 15-ft. setback from the street, but at the most restrictive points, it measures 14.5 ft. from the street and 4.5 ft. from the sidewalk (Figures 6 & 7).
12. The constructed fences are not located within any required sight triangle.



Figure 4: Photo 1 of the constructed fence in the corner side yard, 12/18/2024.



Figure 5: Photo 2 of the constructed fence in the corner side yard, 12/18/2024.



Figure 6: Fence measured 4 ft. 6 in. from the back of the sidewalk on 12/19/2024.



Figure 7: Fence measured 14 ft. 6 in. from the edge of the street on 12/19/2024.

Regulatory Assessment

The proposed and constructed fence in the corner side yard is assessed against the following applicable standards under *UDC Sec. 9.5.2.D*:

#	Applicable Rules	Comments
2.a	<i>Fences or walls may be a maximum height of eight feet.</i>	<u>Complied.</u> The fences have a height of 6 feet.
2.b	<i>Fences or walls greater than four feet in height may not be located within any front or corner side yard unless the fence or wall is less than 30 percent solid, providing a minimum of 70 percent transparency.</i>	<u>Not Complied.</u> The 6 ft. fence located within the corner side yard does not provide a minimum of 70% transparency. An exception to this rule is being requested under this application.
3.a	<i>Fences and walls must be located a minimum of 15 feet from the edge of any street and a minimum of 5 feet from the backside of any sidewalk.</i>	<u>Not Complied.</u> The dimensions provided in the Plot Plan meet the minimum setback requirements. However, constructed fences are measured at 14.5 ft. from the edge of Diron Circle and 4.5 ft. from the back of the sidewalk at its most restrictive points.
3.b	<i>Fences or walls may not be located within any required drainage, utility or similar servitude without the consent of the entity in whose favor the servitude has been granted.</i>	<u>Complied.</u> There is a 5 ft. Sidewalk Servitude along the front and corner side yard boundaries (see attached Plat). Fences are not located within any servitude.

Case History

- This case is related to Fence Permit #SG-24-11-0194.

Public Notification

- The subject property sign was posted on December 18, 2024.



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

Property

Street Address: 11543 RUE CONCORD
 Current Zoning District: A1
 Current Use: SINGLE FAMILY
 Property Owner: BRANDON GAWLIX

Applicant

Property Owner Other: _____
 Name: BRANDON GAWLIX
 Business, if applicable: _____
 Mailing Address: 11543 RUE CONCORD
 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) for a designated representative will attend the public hearing.

[Signature] 11/25/24
 Signature of Applicant Date

 Signature of Owner, if not Applicant Date

Received By: <u>Rachel Z</u>	Received Date: <u>11/25/2024</u>
Fee \$ <u>400</u>	Receipt # <u>962B (4565)</u>
Case # <u>V24-02</u>	Related Case(s):
<u>BOA</u> PC Admin Meeting Date: <u>1/6/2025</u>	

Requested Variance or Waiver

Section number(s) from which a variance or waiver is requested (from the Code of Ordinances)
9.5.2 #7 Sec. 9.5.2 D.2.b (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.

SEE ATTACHED

Required Attachments

- Fees; please speak with a Planner to confirm

Additional Authorized Representative

Only if applicable
 Name: _____
 Email: _____



Map data ©2024, Map data ©2024 20 ft



11543 Rue Concord

Building



Directions



Save



Nearby



View on phone

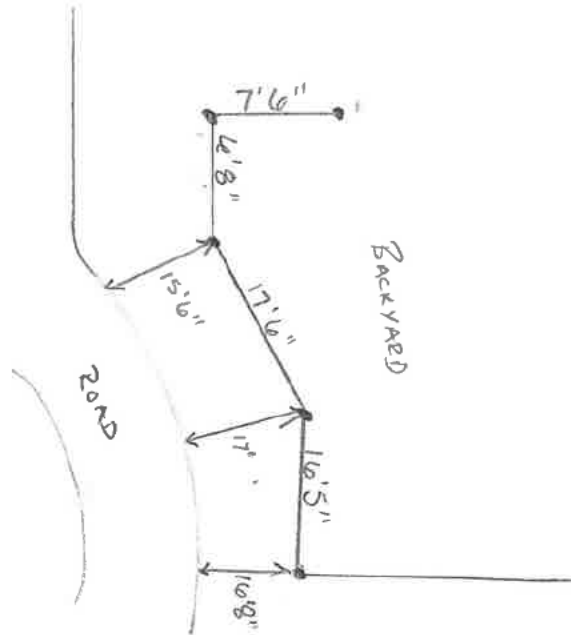


Share



11543 Rue Concord, Baton Rouge, LA 70810

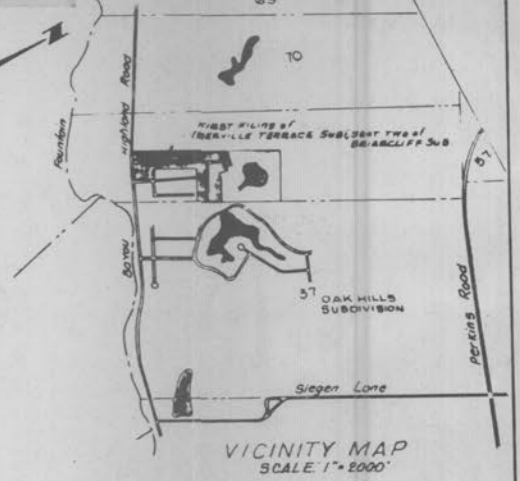
Photos



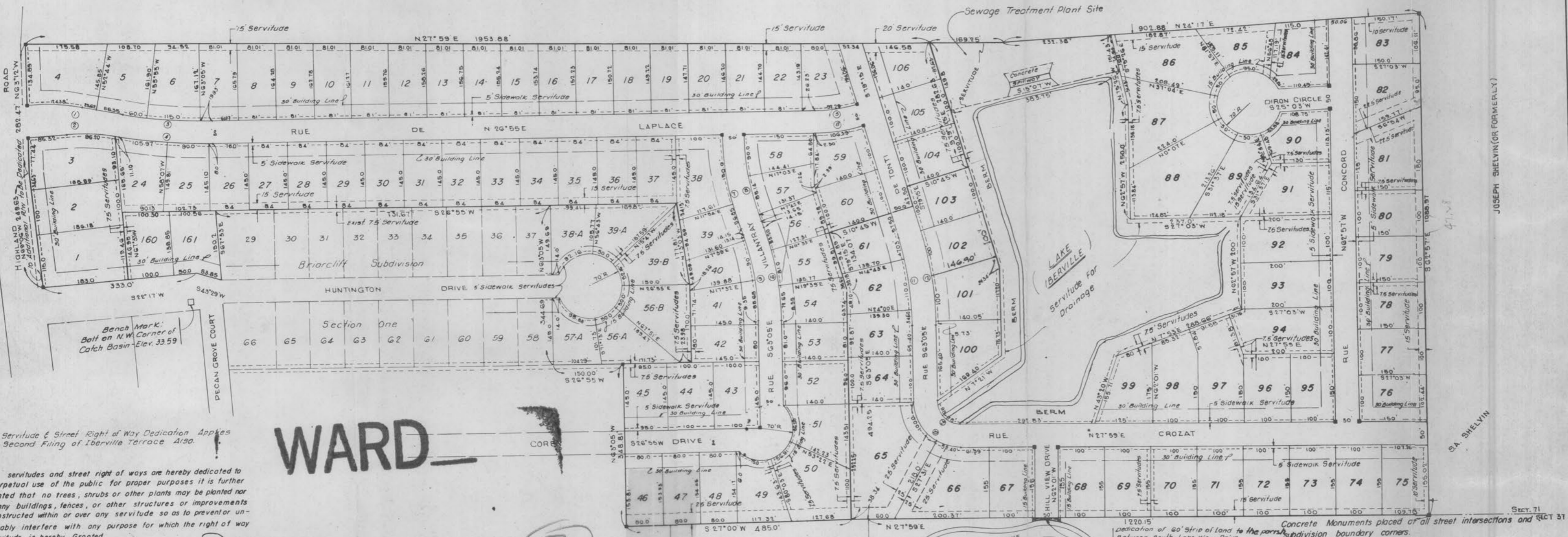
Curve #	Δ	Tangent	Radius	Length
1	14°00'	62.50'	509.04	104.38
2	14°00'	55.64	453.17	107.30
3	10°21'	97.74	1079.12	94.93
4	10°21'	102.26	1129.12	203.87
5	16°10'	46.45	327.06	92.29
6	16°10'	53.65	377.06	106.33
7	20°42'	104.57	572.56	206.85
8	20°42'	95.44	522.56	188.79
9	20°42'	95.44	522.56	188.79
10	20°42'	104.57	572.56	206.85
11	16°10'	46.45	327.06	92.29
12	16°10'	53.65	377.06	106.33
13	08°56'	99.53	101.40	137.40
14	08°56'	50.45	51.40	79.78

REVISED JUNE 21, 1974 TO SHOW CORRECT REAR 9 EAST LOT DIMENSIONS OF LOT 102, IBERVILLE TERRACE SUBD., 2ND FILING

APPROVED: *Richard A. McEwen by C. Beemel*
 RICHARD A. MCEWEN, PLANNING DIRECTOR
 PLANNING COMMISSION
 EAST BATON ROUGE PARISH, LA. W. S. SLAUGHTER
 P. 7408
 June 28, 1974



THEO N FARRIS



WARD

The servitudes and street right of ways are hereby dedicated to perpetual use of the public for proper purposes it is further stipulated that no trees, shrubs or other plants may be planted nor any buildings, fences, or other structures or improvements constructed within or over any servitude so as to prevent or unreasonably interfere with any purpose for which the right of way servitude is hereby granted.

Debra H. Brand
EAST BATON ROUGE PARISH ASSESSOR'S OFFICE

FINAL PLAT OF IBERVILLE TERRACE SUBDIVISION
 FIRST & SECOND FILING
 AND
BRIARCLIFF SUBDIVISION, SECTION TWO

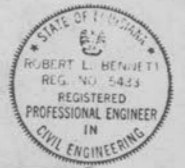
LOCATED IN SECTION 71, T-8-S, R-1-E, EAST BATON ROUGE PARISH, LOUISIANA A

OR
LOUISIANA INVESTMENT SHARES INC.
 P.O. Box 55, Duplessis, La.

and 106 only

Approved For The Second Filing of Iberville Terrace
 June 10, 1967
 P. 2794
 Approved: *Richard A. McEwen by C. Beemel*
 Richard A. McEwen, Planning Director
 Planning Commission, Baton Rouge, La.
 East Baton Rouge Parish, Louisiana
 Date: *Sept 11, 1967*

Recommended for Approval
Ray W. Burgess
 Ray W. Burgess, Director
 Department of Public Works, Baton Rouge
 East Baton Rouge Parish, Louisiana
 Date: *8-22-67*



Concrete Monuments placed at all street intersections and subdivision boundary corners.
 Acreage in Iberville Terrace Subd First Filing 23.22 Ac.
 Acreage in Briarcliff Subd Section Two 2.97 Acres
 No person shall provide or install a method of sewage treatment to an approved sanitary sewer system which has been approved by the East Baton Rouge Parish Dept of Public Works
 The method of sewage treatment and disposal and the source of the water supply shall be approved by the East Baton Rouge Parish Health Unit.
 This plat is made in accordance with La. revised statutes 33:5051 et seq. and conforms with all parish ordinances governing the Subdivision of land.

Located outside the C.S.D.
 Zoned A-1
 Water supplied by Baton Rouge Water Co
 City Standard

R. L. Bennett
 Bennett & Associates, Consulting Engineers
 15045 Florida Boulevard
 Baton Rouge, Louisiana

P. 2547
Richard A. McEwen
 Richard A. McEwen, Planning Director
 Planning Commission, Baton Rouge
 East Baton Rouge Parish, LA.
 Date: *April 12, 1967*
 Recommended for approval
Ray W. Burgess
 Ray W. Burgess, Director
 Department of Public Works, Baton Rouge
 East Baton Rouge Parish, Louisiana
 Date: *4-12-67*

MAP DEPT.
 Lots 1 through 104 thru 106 comprise Iberville Terrace Subdivision, First Filing
 Lots 38-A, 39-A, 39-B, 56-B, 56-A, 57-A, 160 & 161 To Be Briarcliff Subdivision, Section Two
 Lots 61 thru 103 comprise Iberville Terrace Subdivision, Second Filing

BATON ROUGE, LA.
 MARCH 22, 1967

F-26

Rachel Zhou

From: Nicholas Vasquez
Sent: Thursday, December 19, 2024 2:11 PM
To: Rachel Zhou
Subject: 11543 Rue Concord - Fence

Good day, Rachel,

No records of any fence permits were ever pulled for 11543 Rue Concord since the existence of this property's home construction.

Sincerely,



Nicholas Vasquez, CBO, CFM
Chief Building Official

Phone: (225) 228-3200

Email: Nicholas.Vasquez@stgeorgela.gov

Web: StGeorgeLA.gov

Rachel Zhou

From: Brandon Gawlik <BLGawlik@vvtgreen.com>
Sent: Monday, December 23, 2024 1:51 PM
To: Rachel Zhou
Cc: COSG Planning
Subject: RE: Variance Application for 11543 Rue Concord

Rachel,

I am writing in response to your email below.

The proposed fence height is 6 foot and wood pickets.

With regard to the hardship, please note this is actually our back yard and not a side yard. I need security and privacy for my wife and children. Diron Circle (the cul de sac) and the end of the street of Rue Concord is extremely busy. Often trucks with workers rest in the cul de sac and/or wait for gate access to the back neighborhood at the end of Rue Concord. They park in Diron Circle which is our back yard. Also, our neighbors can see directly into our backyard. This is a safety concern and very uncomfortable for my wife and children. My wife is a lawyer and works for our family owned businesses from home. She is often concerned about the trucks, traffic and neighbors. The 6 foot variance provides my family with added security and privacy. Again, this is our back yard and not a side yard.

Due to the nonuniformity of the sidewalk from the dimensions from the street all fence posts were set at a minimum of 5 feet from the sidewalk and a minimum of 15 feet from the edge of the street.

Brandon Gawlik

From: Rachel Zhou <Rachel.Zhou@stgeorgela.gov>
Sent: Tuesday, December 17, 2024 4:57 PM
To: Brandon Gawlik <BLGawlik@vvtgreen.com>
Cc: COSG Planning <planning@stgeorgela.gov>
Subject: RE: Variance Application for 11543 Rue Concord



External (rachel.zhou@stgeorgela.gov)



Hi Brandon,

Thank you for submitting the dimensioned drawing yesterday. Your drawing indicates that the proposed fence will be located a minimum of 15 feet from the edge of any street.

Could you please confirm that the fence will also be located a minimum of 5 feet from the backside of any sidewalk?

I would also like to follow up on our request for a written description of your variance request. Specifically, please provide:

- The proposed fence **height and material**
- A detailed explanation of the specific hardship you are facing
- The reason for the variance and how it pertains to your request

Please submit this written description **by 12/25** so we can proceed with your application review.

If you have any questions or need clarification, feel free to reach out.



**CITY OF ST. GEORGE
MUNICIPAL SERVICES**

proudly served by **IBTS**

Rachel Zhou
Planner II

Phone: (225) 228-3200

Email: Rachel.Zhou@stgeorgela.gov

Web: StGeorgeLA.gov

From: Brandon Gawlik <BLGawlik@vvtgreen.com>
Sent: Monday, December 16, 2024 9:50 AM
To: Rachel Zhou <Rachel.Zhou@stgeorgela.gov>
Cc: COSG Planning <planning@stgeorgela.gov>
Subject: Re: Variance Application for 11543 Rue Concord

Rachel,

I'm actually heading your way to drop off drawing with measurements. I just got back to town Friday night. See you shortly.

Brandon Gawlik
Vanguard

On Dec 16, 2024, at 9:40 AM, Rachel Zhou <Rachel.Zhou@stgeorgela.gov> wrote:

<inky-injection-inliner-

6f42d488d348cfcfd86bff9497caf9f6a.png>

External

(rachel.zhou@stgeorgela.gov)

209b06d63f3139b7bbda71 <ink

Hi Brandon,

Following up on this request.

Thank you.

<image001.jpg>

Rachel Zhou
Planner II

Phone: (225) 228-3200

Email: Rachel.Zhou@stgeorgela.gov

Web: StGeorgeLA.gov

From: Brandon Gawlik <BLGawlik@vvtgreen.com>
Sent: Monday, December 2, 2024 10:40 PM
To: Rachel Zhou <Rachel.Zhou@stgeorgela.gov>
Cc: COSG Planning <planning@stgeorgela.gov>
Subject: Re: Variance Application for 11543 Rue Concord

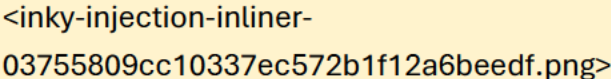
Rachel,

Sorry I'm just getting this. Our firewall had it blocked. I will get on this tomorrow and get to you ASAP.

Thanks,

Brandon Gawlik

On Nov 26, 2024, at 5:44 PM, Rachel Zhou <Rachel.Zhou@stgeorgela.gov> wrote:

	Caution: External (rachel.zhou@stgeorgela.gov) First-Time Sender	209b06d63f3139b
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Hi Brandon,

Thank you for submitting your variance application yesterday. I wanted to follow up on a few items regarding your application form:

1. Please confirm that the Section number for the requested variance is **Sec. 9.5.2 D.2.b** (currently stated as 9.5.2#7):
"Fences or walls greater than four feet in height may not be located within any front or corner side yard unless the fence or wall is less

than 30 percent solid, providing a minimum of 70 percent transparency."

2. Please provide a written description of your request, including the specific hardship and the reason for the variance.
3. Submit a dimensioned drawing or site plan showing the proposed fence's location and height within the corner side yard. The drawing should also demonstrate that the fence is set back at least 15 feet from the edge of the street.

I look forward to receiving the additional details to complete your application.

Thank you, and Happy Thanksgiving!

<image001.jpg>

Rachel Zhou

Planner II

Phone: (225) 228-3200

Email: Rachel.Zhou@stgeorgela.gov

Web: StGeorgeLA.gov