



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

Location: 11812 Oak Shadow Ave
Applicant/Owner: Fran Hitt
Site Area: 3.66ac
Zoning: A1 Single Family Residential
Character Area: Suburban
Flood Zone: X
Conveyance Zone: No
Existing Use: Low Density Residential

Request: Exception to *UDC* section 9.5.2.D.2.b, to increase the height of a solid wooden fence to eight (8) feet in the front yard of the property.
Related Permit: #SG-25-02-0249
Applicant’s Reason for Request: See attached completed application
Received: March 17, 2025
Board of Adjustment: April 7, 2025

Findings of Fact

1. The site, Tract 9-A-2 of Oakbrook Subdivision, is a flag lot subdivided from Tract 9-A in July 2023 (EBR Cases No. CS-10-23 & 54249-CUP). It contains a single-family dwelling built in early 2024 (Figure 1).
2. The property does not have direct street frontage on Oak Shadow Ave due to a drainage ditch within a 75-ft public drainage servitude tangent to the cul-de-sac.
3. The lot shares primary access with Tract 9-A-1 via a 50-ft private access servitude, which includes a bridge over the ditch.
4. Access to the site continues via a 50-ft and 30-ft private

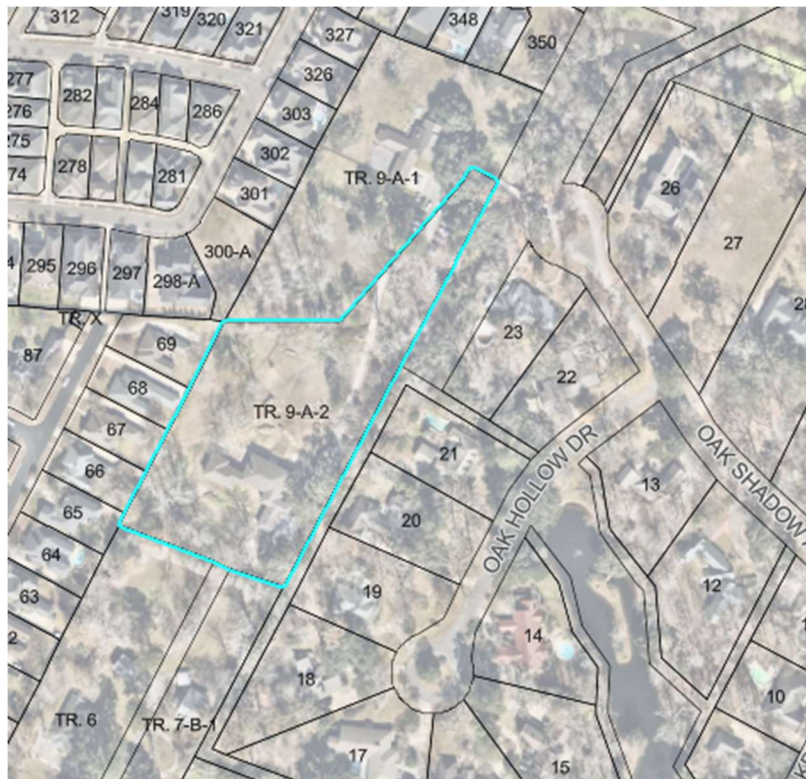


Figure 1: Aerial View of the Site and its surrounding

servitude along a portion of the shared boundary of Tracts 9-A-1 and 9-A-2 (see attached plat).

5. The surrounding zoning is primarily A1 Single Family Residential, with PUD-1-04 to the northwest. Land uses in the area are all low density residential.
6. An existing 8 ft solid wooden fence runs along the west property boundary, aligning with the former rear boundary of parent lot Tract 9-A.
7. An approximately 4 ft chain-link fence currently exists along the rear portion of the east boundary, where the lot abuts a 20 ft common property owned by Oakbrook Civic Association, designated as a neighborhood walking trail. Lots 19-21 of Oakbrook also abut this trail at their rear boundaries.
8. The applicant wishes to replace the deteriorated chain-link fence with an 8 ft solid wooden privacy fence along the east boundary, from the 30 ft private drainage servitude line to the rear.
9. In February 2025, the applicant submitted a Fence Permit application (#SG-25-02-0249) with the City of St. George Building Department for:
 - A 4 ft picket fence along the rear boundary
 - An 8 ft solid wooden fences along the above-mentioned portion of the east property line.
10. The permit was initially approved but later revoked due to the 8 ft fence exceeding the 4 ft front yard height limit based on a strict interpretation of general fence standards. As the UDC lacks specific yard designations for flag lots, the standard yard definition was applied.
11. UDC Chapter 19 defines a front yard as “a yard extending across the full width of a lot, the depth of which is the minimum horizontal distance between the street right-of-way on which the lot faces and the location of a principal building.”
12. A stop-work order was issued, leading the applicant to revise the fence plan. A 4 ft solid fence in the front yard was approved on 3/16/2025.
13. The applicant now requests an exception to *UDC Sec. 9.5.2.D.2.b* to allow an 8 ft fence in the front yard (the Blue section in Exhibit A).
14. *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.
15. The fences proposed in the front yard are at least 250 ft from the edge of the street and are not located within any required sight triangle.

Regulatory Assessment

The proposed and constructed fence in the front yard is assessed against the following applicable standards under Sec. 7:9.5.2.D:

#	Applicable Rules	Comments
2.a	<i>Fences or walls may be a maximum height of eight feet.</i>	<u>Complied.</u> Maximum fence height of 8 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> 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>Complied.</u>
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>

Public Notification

- The subject property sign was posted on March 21, 2025.



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

Property

Street Address: 11812 Oak Shadow Ave.
 Current Zoning District: A1
 Current Use: low density residential
 Property Owner: Fran Hitt

Applicant

Property Owner Other: _____
 Name: Fran Hitt
 Business, if applicable: _____
 Mailing Address: 11812 Oak Shadow Ave.
 City, State, Zip: Baton Rouge, LA 70810
 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.

Fran Hitt 3/17/2025
 Signature of Applicant Date

 Signature of Owner, if not Applicant Date

Requested Variance or Waiver

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

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: _____

Received By: <u>RZ</u>	Received Date: <u>3/17/2025</u>
Fee \$ <u>400</u>	Receipt # <u>fvoa</u>
Case # <u>V25-05</u>	Related Case(s): <u>SG-25-02-0249</u>
BOA PC Admin Meeting Date: <u>4/17/2025</u>	

To: City of St. George Board of Adjusters

From: Tucker and Fran Hitt

Date: March 18, 2025

Subject: Fence Exception Request

Dear City of St. George Board of Adjustment (“BOA”):

We are requesting that the BOA grant us an exception to the City of St. George UDC (“UDC”) Section 9.5.2.D.2.b, which provides “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.” We are requesting that an exception be granted to allow for a permit of an 8-foot wooden privacy fence that runs along our front yard boundary line past the front of our house, as depicted on Exhibit A attached hereto (the “Proposed Fence”). While this part of our yard may be considered a front yard, our yard is very atypical for our neighborhood, and as such, granting this exception will not impact our neighborhood.

Under UDC Section 2.2.3.D.4, the BOA has the direct authority to permit exceptions to UDC Section 9.5.2.D.2.b. Specifically, the BOA may “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.”

For the reasons discussed below, an exception from the BOA under these circumstances is appropriate and warranted. First, the Proposed Fence is in compliance with the requirements of the exception as it is at least 250 feet from the edge of the nearest street and not located within any required sight triangle, as depicted on Exhibit B. Second, the current chain-link fence in place of the Proposed Fence is dilapidated and in need of replacing, as depicted on Exhibit C attached hereto. Third, the purpose of Section 9.5.2.D.2.b is not furthered by disallowing the Proposed Fence. As depicted on Exhibits A and B, our lot is atypical from a standard grid and block lot and does not run in the same direction as our neighbors. Moreover, the Proposed Fence will run along a walking trail where it is common that other neighbors have similar privacy fences as shown on Exhibit D attached hereto. Other examples of 8-foot privacy fences in front yards throughout the neighborhood are also shown on Exhibit D.

The Proposed Fence does not block any street view from any home, which was likely the intent behind Section 9.5.2.D.2.b prohibiting such fences. Because we fit the parameters of the exception, the atypical nature of our parcel and the consent of our adjacent neighbor, the exception in this scenario should be granted by the BOA.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Tucker Hitt".

J. Tucker Hitt
11812 Oak Shadow Dr.
225-274-6720
Tucker@hytorcla.com

Exhibit A

Style of Proposed Fence:



Exhibit B

Location of Proposed Fence (Blue) and Location of Nearest Street, Oak Hollow Drive:



Exhibit C

Existing Fence Condition:



Exhibit D

Similar Fences in Neighborhood Front Yards:





Solid Fencing on Common Property in Neighborhood:



