



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

Location: 10457 Barry Drive
Lot Number: 941-A
Subdivision: Jefferson Terrace
Owner/Applicant: Geoffrey Michelli
Site Area: 0.27 acres
Zoning: A1 Single Family Residential
Flood Zone: X (Protected by Levee)
Conveyance Zone: No
Existing Use: Single Family Residential

Request: Variance to UDC Sec. 11.2.1 - Minimum Yard Standards to reduce the rear setback from 25 ft to 12.75 ft for an addition of a woodworking shop to the existing single-family dwelling.

Applicant’s Reason for Request: The required setback "limits viable placement options for the addition," which would allow the applicant to "work safely and efficiently" on woodworking projects "without impacting the surrounding area." (refer to attached complete application)

Board of Adjustment:
December 2, 2024

Findings of Fact

- Existing Site Conditions: The lot is a single-family residential property with driveway access to Barry Drive (Figure 1).
- Surrounding Zoning & Uses: A1 Single Family Residential (shown in yellow in Figure 2). Existing low density residential to the north, south and east. Jefferson Terrace Park to the west.
- Proposed Addition:
 - Placement: Attached to the existing garage (refer to attached Plot Drawing).
 - Dimensions: 35'x40' (1,350 sq ft).
 - Height: Preferably 12 ft.

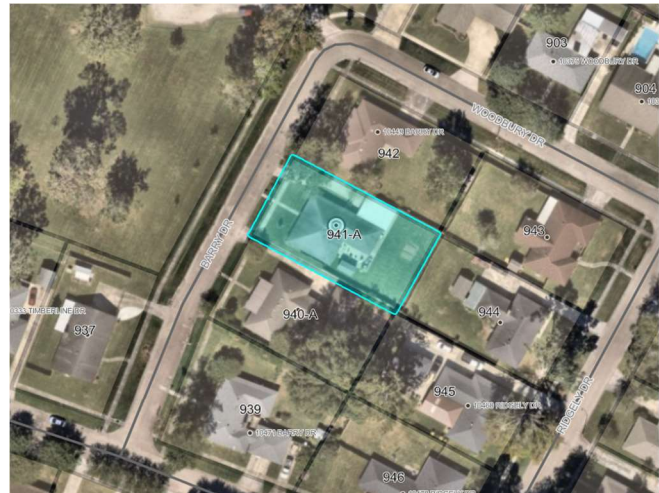


Figure 1: Aerial Photo of the Site and Surrounding Area.

- Construction: Traditional wood framing with an exterior matching the existing building, featuring engineered treated natural wood with a textured finish.
 - Roof: Integrated into the home's roof, using matching architectural shingles in the same color.
4. Minimum Yard Requirements: The A1 zoning district requires a 15 ft front yard, 8 ft side yard, and 25 ft rear yard. The applicant is requesting a variance to allow a 12.75 ft rear setback where 25 ft is required.
 5. Utilities & Servitude: The property includes a 7.5 ft servitude off the rear property line. The electrical line extends from the back of the garage to the eastern rear corner of the lot. The sewer line exits the house at the rear and runs underground toward the rear lot boundary (refer to attached Plat and Plot Drawing). The proposed addition does not encroach into the servitude or on any fixed infrastructure elements.

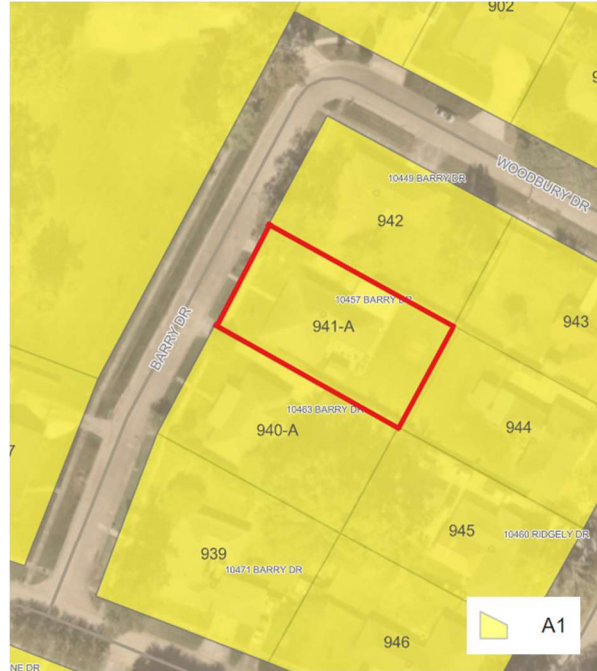


Figure 2: Zoning Map of the Site and Surrounding Area.

Variance Standard

In accordance with *UDC Sec. 2.3.3 C*, variances 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.**

Applicant's Response: I currently have to park my cars in the driveway due to the woodworking equipment in the garage. This impacts my daily use of the property in a way that others in the neighborhood might not experience. The additional structure would improve safety, accessibility, and neighborhood aesthetics by freeing up the driveway space for its intended purpose.

Staff Comment: *The subject lot shares similar size, shape, orientation, and topographical conditions with neighboring lots. The electrical line extends from the back of the garage to the eastern rear corner of the lot. The sewer line exits the house at the rear and runs underground toward the rear lot boundary (refer to attached Plot Drawing). These fixed infrastructure elements may limit the usable space in the rear yard for building purposes.*

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.

Applicant's Response: While my case doesn't involve a formal expropriation, the lack of available space in the garage due to the woodworking equipment limits my ability to use the garage as intended (for vehicle storage). This situation creates a need for additional space in a way that could be seen as analogous to the effect of expropriation.

Staff Comment: *This standard is 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

Applicant's Response: The strict application of the setback regulation would impact the functional use of my property and create practical challenges that go beyond simple inconvenience:

- Limited Use of Garage as Intended: I've already mentioned this, but I'd like to emphasize using my garage for woodworking equipment has forced me to park my vehicles in the driveway, reducing my home's usable space and impacting convenience and safety. This situation affects my ability to use the garage as designed, which others with compliant garages do not face.
- Impact on Property Function and Safety: Without the addition, my vehicles are exposed to the elements, which can lead to wear and tear, potential vandalism, or safety issues. An additional woodworking space would enable a more typical, protected setup for my vehicles and tools. I believe this is something that would align with the neighborhood and reasonable property function.
- No Viable Alternative for Safe Woodworking Space: The layout of my property prevents me from locating the woodworking shop elsewhere in the rear yard due to the location of the electrical service underground, as well as the sewer line exiting my home. This further demonstrates that my property's configuration creates a functional hardship. Having woodworking equipment in the garage, where ventilation and space are inadequate, raises safety issues—such as dust accumulation and equipment access limitations.

Staff Comment: *Strict application of the rear yard setback would not 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.*

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

Staff Comment: This standard is 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: This standard is not applicable.

Public Notification

- The subject property sign was posted on November 15, 2024.



CITY OF ST. GEORGE MUNICIPAL SERVICES

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Application for a VARIANCE or WAIVER

14100 Airline Hwy, 70817 | 225-228-3200 | planning@stgeorgela.gov | StGeorgeLA.gov

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

Property

Street Address: 10457 Barry Drive
Current Zoning District: A1 /
Current Use: Single family residential
Property Owner: Geoffrey Michelli

Applicant

Property Owner Other:
Name: Geoffrey Michelli
Business, if applicable: N/A
Mailing Address: 10457 Barry Drive
City, State, Zip: Baton Rouge, LA 70809
Phone #:
Email:

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.

Signature of Applicant: [Signature] Date: 11/7/24

Signature of Owner, if not Applicant Date

Table with 2 columns: Received By, Received Date, Fee \$, Receipt #, Case #, Related Case(s), Meeting Date. Includes handwritten entries like 'Rouche 2', '4.00', '933802', 'V24-01', '12/02/2024'.

Requested Variance or Waiver

Section number(s) from which a variance or waiver is requested (from the Code of Ordinances)
11.2.1 - Minimum yard standards

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:

I am writing to request a waiver to the 25-foot setback requirement for a proposed addition to my home at 10457 Barry Drive in the City of St. George. The planned addition is a roughly 35-by-40-foot woodworking shop that would enable me to work safely and efficiently on my projects without impacting the surrounding area.

I currently use my garage as a woodworking shop, but the size is inadequate, and I would like to use the garage for its intended purpose, as my family's 2 vehicles currently have to park in the driveway.

The current 25-foot setback requirement presents a challenge due to the size of my rear yard, which limits viable placement options for the addition. To address this, I am seeking approval for a modified setback that will allow the woodworking shop to be situated while maintaining an adequate buffer for privacy and aesthetics.

I am only a hobby woodworker and I do not run a business, nor do I ever plan to.

As shown in the attached drawing, the addition will encroach 12'3" into the 25' setback. This will leave 12'9" of rear yard between the addition and the property line. The addition will not be on top of any utilities, nor will it be near the servitude.

The addition will be constructed with traditional wood framing. The exterior will be clad with the same style and color as the exterior of the home, which is an engineered treated natural wood textured cladding.

My preference is to have a 12' ceiling height, but that may change once I get my general contractor to draw up the blueprints. I prefer to see if this variance will be approved before I spend money on blueprints, if that is acceptable

The roof of the addition will tie into the roof of the home, and will be the same color architectural shingle.

I am more than willing to work with your office to find a solution that respects both the setback requirements and the unique needs of my property. Please let me know if you need further information or would like to schedule a meeting to discuss this proposal.

Thank you very much for your time and consideration.

Sincerely,

Geoffrey Michelli

225-573-4313

gmichelli@gmail.com

10457 Barry Drive

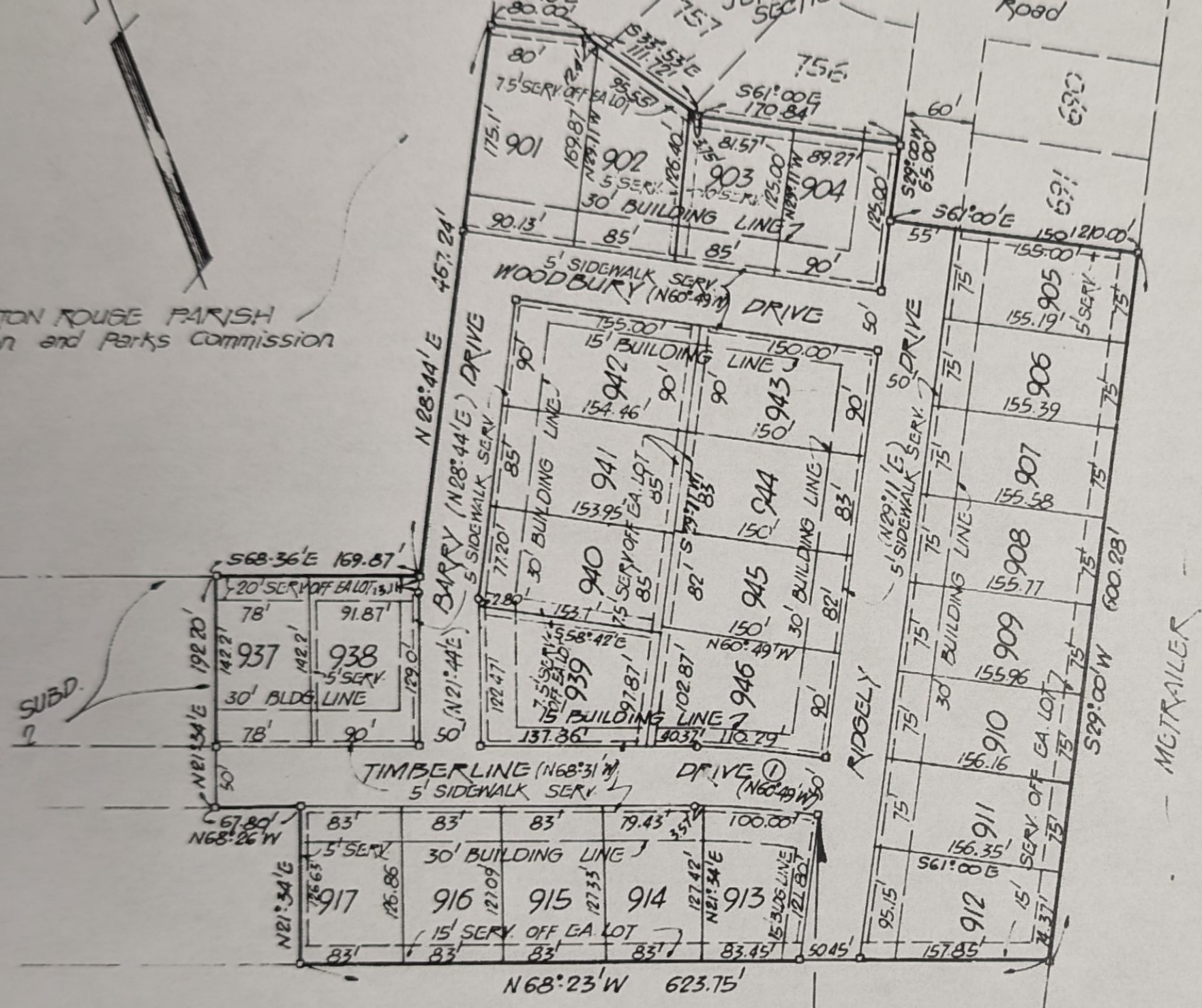
Baton Rouge, LA 70809

EAST BATON ROUGE PARISH
Recreation and Parks Commission



VICINITY MAP
Scale: 1"=2000'

JEFFERSON TERRACE
Section I - Part
FUTURE FILING



CENTERLINE CURVE DATA				
NO.	Δ	T	L	R
1	7°42'	53.55'	106.93'	795.69'

□ Denotes Conc. Monument
A-1 ZONING
CITY STANDARD
SIDEWALKS
SEWER COLLECTION
27 LOTS
9.72 ACRES



This is to certify that this plat is made in accordance with La. revised statutes 33:5051 et. seq. and conforms to all parish ordinances governing the subdivision of land.

Toxie Craft
TOXIE CRAFT, CIVIL ENGINEER

JEFFERSON TERRACE SUBDIVISION

SECTION 5 - PART I
(CONSISTING OF LOTS 901 THRU 917 & 937 THRU 946)

BEING THE SUBDIVISION OF A PORTION OF INNISWOLD ESTATES, LOCATED IN SECTION 58 T. 7 S. R. 1 E. EAST BATON ROUGE PARISH, LOUISIANA

The servitudes and streets right of way shown on this plat are hereby dedicated to the perpetual use of the public for proper purposes, it is further stipulated that no trees, shrubs or other plants may be planted, nor shall any building, fence or other structures or improvements be constructed or installed within or over any servitude so as to prevent or unreasonably interfere with any purpose for which the servitude or right of way is granted.

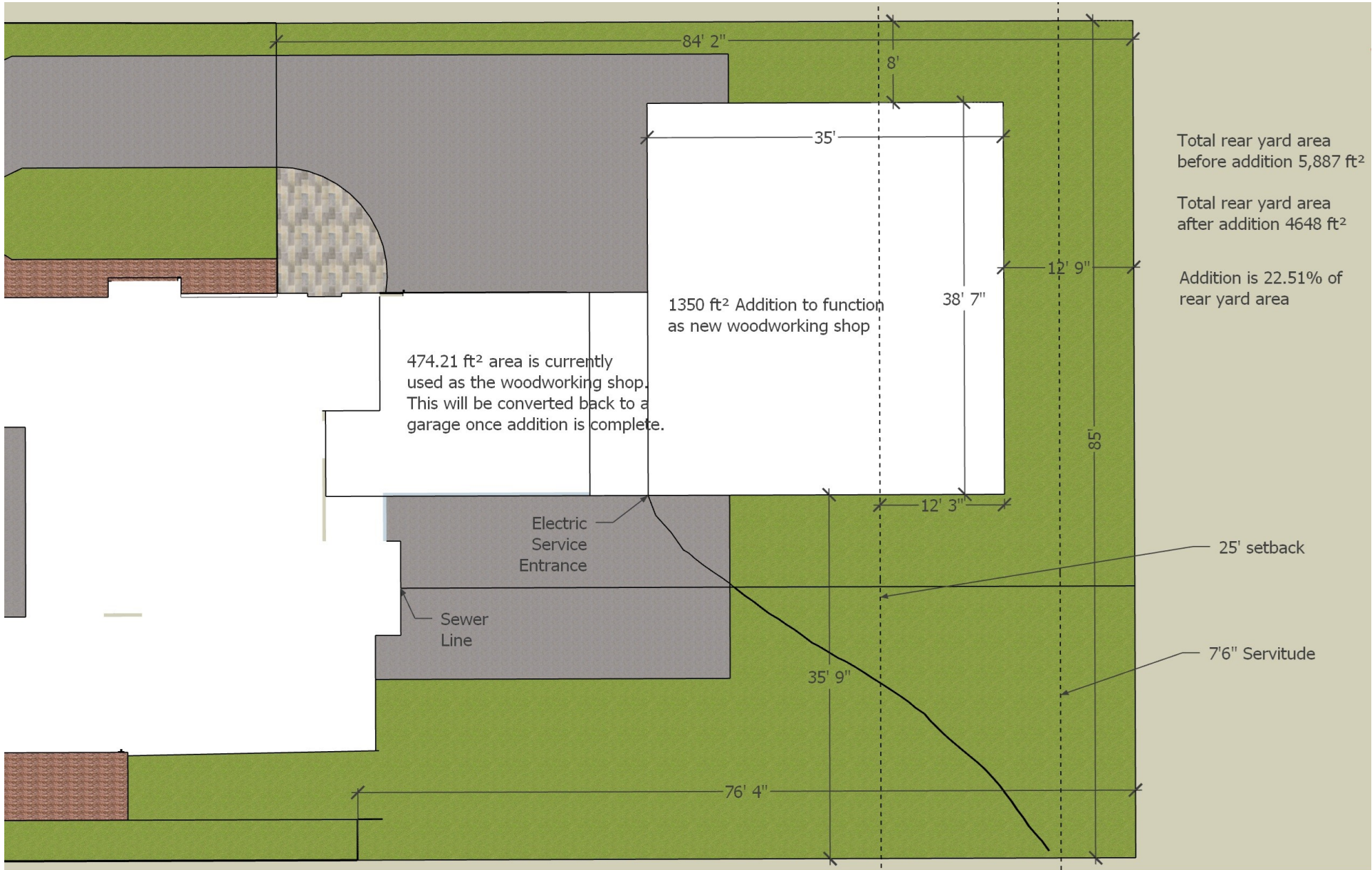
Date: 10-6-66

Durward Gully
DURWARD GULLY, OWNER

BENCH MARK
Top Conc. Mon.
Elev. 35.90

GULLY AGENCY

FINAL PLAT OF



Total rear yard area before addition 5,887 ft²

Total rear yard area after addition 4648 ft²

Addition is 22.51% of rear yard area

Rachel Zhou

From: Geoff Michelli <gmichelli@gmail.com>
Sent: Thursday, November 14, 2024 3:44 PM
To: Rachel Zhou
Cc: COSG Planning
Subject: Re: Request for Further Information for 10457 Barry Drive (V24-01)

Follow Up Flag: Follow up
Flag Status: Flagged

Rachel,

I thought of another point that I think should be helpful.

First, allow me to give you a brief piece of history about my family. My father was an avid hobbyist woodworker, his brother was a general contractor who built residential homes. My paternal grandfather was a cabinet maker. As you can see, woodworking runs in my family. My father passed away in 2022. I inherited all of his tools, some of which he inherited from his father. This was the reason I had to turn my garage into a woodworking shop. I have 3 generations worth of tools, some of them fairly large, that I use. Many of the older tools are made of cast iron, and will rust almost instantly if they are exposed to the high humidity weather we have. I have very limited space in the garage now, which is why I need to have a larger shop. That way, I can keep all the tools that I inherited and use them safely, while returning the garage to a space where my wife and I can park our vehicles once again.

I hope this helps add some justification to my request.

Thank you,
Geoff Michelli

On Thu, Nov 14, 2024 at 12:52 PM Geoff Michelli <gmichelli@gmail.com> wrote:

Hi Rachel,
Here are my responses:

UDC 2.3.3.C

Variances 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.

Applicant's response:

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not experience. The additional structure would improve safety, accessibility, and neighborhood aesthetics by freeing up the driveway space for its intended purpose.

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Applicant's response:

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Hopefully, my responses show that the proposed addition would allow me to restore standard residential use of the garage for vehicle parking while keeping the woodworking shop safely and reasonably housed.

I would be happy to discuss these points further if that would help.

Thank you,

Geoff Michelli

On Thu, Nov 14, 2024 at 10:30 AM Rachel Zhou <Rachel.Zhou@stgeorgela.gov> wrote:

Morning Geoff,

Thank you again for your variance application. To better support your request, we kindly ask that you provide your responses to each of the following variance standards to the best of your ability. Please specify why you believe the variance request should be granted based on the criteria outlined below. If a purpose does not apply, please indicate this by typing "N/A."

UDC 2.3.3.C

Variances shall only be granted for the purposes listed below when there will be no substantial negative impact on surrounding properties.

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Applicant's response:

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Applicant's response:

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.

Applicant's response:

Please let me know if you have any questions. I look forward to receiving your responses.

Warmly,



**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: Geoff Michelli <gmichelli@gmail.com>
Sent: Thursday, November 7, 2024 1:11 PM
To: Rachel Zhou <Rachel.Zhou@stgeorgela.gov>
Subject: Re: Variance request

Thank you for your time today, Rachel, and thank you for all your help with my variance application.

As discussed, I've attached the electronic copies in PDF format of everything.

I look forward to hearing from you once your team has reviewed my application.

Thank you again,

Geoff Michelli