



City of St. George, Louisiana
Board of Adjustment
Minutes

Monday, September 8, 2025 at 5:00pm
St. George City Hall, 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
Robert Douglas

Board Member Absent

Sam Speer, Vice Chair

Others Present

Melissa Guilbeau, Interim
Planning Director
Rachel Zhou, Senior Planner
Joann Nguyen, Planning
Technician
Scot Byrd, Program Director
Mark Balkin, Counsel

3. Minutes. Robert Douglas moved to approve the August 4, 2025 minutes; Sheila Lewis seconded. Without objection, the minutes were approved.

4. Public Hearing

- a. **V25-14 Variance to Reduce Side Yard Setback:** This 1.42-acre property is located at 10543 Manchac Reserve Dr. The applicant requests a variance to Sec. 7:11.2.1 to reduce the side yard setback from 25ft to 7ft for an accessory structure in the R Rural Zoning District. The Board has the authority to permit the variance under Sec. 7:2.3.3.C (Applicant: Ionut Hecht)

David Markey presented the request.

Christina Peck opened the public hearing.

Councilmember Max Himmel spoke in support of the request, citing observations made during a personal site visit.

Christina Peck closed the public hearing.

Motion to approve to reduce the side yard setback specifically, and only, for the accessory structure as presented in the application: Robert Douglas; seconded by Braden Jones.

Yea: 4 (Braden Jones, Sheila Lewis, Robert Douglas, Christina Peck)

Nay: 0

Motion passed and V25-14 was approved as requested.

- b. **V25-15 Variance to Reduce Side and Rear Yard Setbacks:** This 0.26-acre property is located at 9028 Hill Dr. The applicant requests a variance to Sec. 7:11.2.1 to reduce side yard setback from 8ft to 6ft and rear yard setback from 25ft to 13ft, for an accessory structure in A1 Single Family Residential Zoning District. The Board has the authority to permit the variance under Sec. 7:2.3.3.C (Applicant: Radu Cosman)

Radu Cosman requested approval for the accessory structure, which he believes adds value to the property.

Christina Peck asked for clarification regarding the applicant's previous submission. She noted that the earlier application only requested a reduction in the rear setback. The current application includes two variance requests: one to reduce the side yard setback from 8ft to 6ft, and another to reduce the rear setback from 25ft to 13ft. She asked the applicant to confirm whether this was accurate.

Radu Cosman said he first applied to reduce the rear setback to construct an attached garage but changed to a detached carport because of budget limits. His original intent was to position the structure closer to his neighbor's property; however, the final placement was farther from the neighboring house. He relocated the structure toward the street but was unaware of the side setback.

Braden Jones noted that while there are no electrical and water, structural code requirements still apply, which is his main concern.

Mark Balkin referenced the staff report indicating carport was built without a permit as reviewed in an administrative hearing, and code enforcement returned it due to the need for a variance; once approved, a building permit will be required.

Christina Peck clarified that regardless of whether the requested variances are approved, the applicant would still be required to complete the standard building permit process.

Christina Peck opened the public hearing. No one spoke.

Christina Peck closed the public hearing.

Motion to approve to reduce the side and rear yard setbacks specifically, and only, for the accessory structure as presented in the application: Sheila Lewis; seconded by Robert Douglas.

Yea: 4 (Braden Jones, Sheila Lewis, Robert Douglas, Christina Peck)

Nay:0

Motion passed and V25-15 was approved.

5. Other Business

- a. **CRPC Training:** Sheila Lewis completed the mandated four-hour training provided by the Capital Region Planning Commission (CRPC) on August 23, 2025. This training

fulfills the obligations outlined in Louisiana Act 859 and Revised Statute Title 33, Section 103.1.

Christina Peck confirmed Ms. Lewis's training.

Sheila Lewis shared her excitement about attending the training session hosted by the CRPC. She described the training as informative and noted several key takeaways.

6. General and Public Comments: None.

7. Adjournment. Braden Jones moved to adjourn; Robert Douglas seconded. Without objection, the meeting was adjourned at 5:17pm.