



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

Location: 9028 Hill Drive
Owner: Radu Cosman
Applicant: Brian Aguillard
Site Area: 0.255 acres
Zoning: A1 Single Family Residential
Character Area: Suburban
Flood Zone: X (protected by levee)
Conveyance Zone: No
Existing Use: Low Density Residential

Request: Variance to UDC section 7:11.2.1-Minimum Yard Standards to reduce the rear setback from 25 ft to 10 ft for an addition of a garage to the existing single-family dwelling

Applicant’s Reason for Request:
See attached completed application

Board of Adjustment:
March 10, 2025

Findings of Fact

1. The subject site, Lot 374-B-1 of the Inniswold Estates, was created in October 2024 through the subdivision of two lots into three (refer to attached Plat). The property owner of this application owns all three newly subdivided lots, located at 9028, 9038 Hill Drive and 4944 Bluebonnet Road (Figure 1).
2. The site and its surrounding properties are all zoned A1 Single Family Residential. The surrounding land uses include low density residential to the north and south, and an undeveloped site to the west. The two newly subdivided sites to the east are currently vacant following the demolition of a single-family residence (permit #163677).

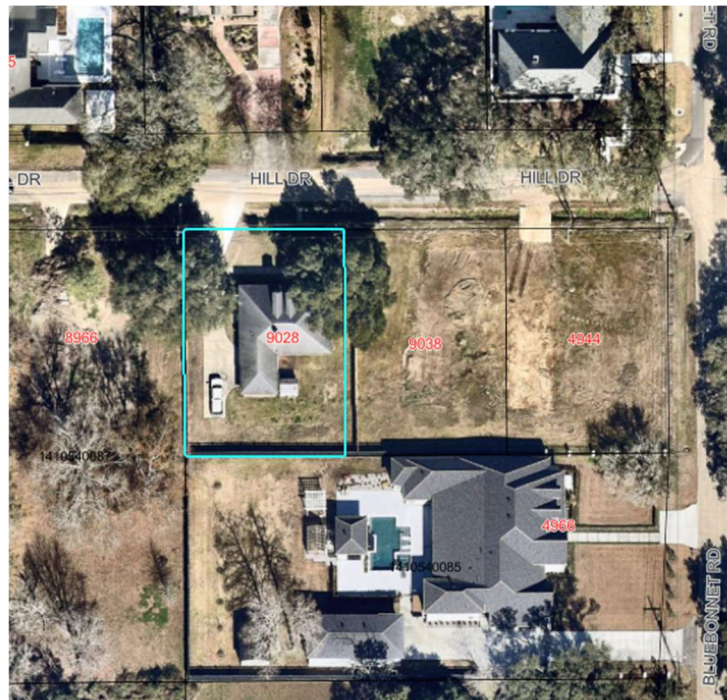


Figure 1: Aerial view of the Site and its surrounding



Figure 2: Google street view of the existing residence on Site (Feb. 2023)

3. The subject site features an existing single-family residence, built around 2006 (based on Google Earth Imagery), with driveway access from Hill Dr. Vehicles are parked under the roofed carport area or on the driveway (Figure 2).
4. The applicant proposes constructing an attached garage to the back of the existing residence (refer to attached exhibit). The exact dimensions of the garage have not been provided.
5. The proposed addition is considered an attached accessory use. The standard yard requirements apply. The A1 zoning district requires a 15 ft front yard, 8 ft side yard, and 25 ft rear yard.
6. The applicant is requesting a variance to allow a 10 ft rear setback where 25 ft is required, to accommodate the planned addition for the garage.
7. Victor Szegfu, owner of 4966 Bluebonnet Rd (Lot 373, Inniswold Estates), provided a consent letter dated 02/17/2025, stating no objection to the requested rear setback reduction.

Variance Standard

In accordance with *UDC Sec.7:2.3.3 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.

Staff Comment: The subject lot appears shallower than most other lots in the neighborhood. However, it was recently approved through a subdivision and meets the minimum lot width and lot area requirements of the A1 zoning district. As a result, its

size, shape, and orientation are not considered unusual within the context of zoning compliance.

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.

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

Staff Comment: Strict application of the rear yard setback does not impose an undue hardship, as the variance request is for a new addition, not to prevent the demolition of an existing structure. The current building is set back approximately 34 ft from the rear lot line. With the required 25-ft rear setback, constructing the proposed garage would necessitate modifying a portion of the existing structure. However, this is considered an inconvenience to the property owner rather than a true hardship.

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 February 21, 2025.



CITY OF ST. GEORGE
MUNICIPAL SERVICES

proudly served by IBTS

Application for a

VARIANCE or WAIVER

13646 Perkins Rd, 70810

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: 9028 Hill Dr

Current Zoning District: A1

Current Use: Residential

Property Owner: Radu Cosman

Applicant

Property Owner Other:

Name: Brian Aguilard

Business, if applicable: BUA

Mailing Address: P.O. Box 1407

City, State, Zip: Prairieville, LA 70769

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.

[Signature] Signature of Applicant

2-19-2025 Date

Signature of Owner, if not Applicant Date

Received By: R. J.	Received Date: 2/19/2025
Fee \$ 400	Receipt # 318E
Case # 125-04	Related Case(s):
BOA PC Admin Meeting Date: 3/10/2025	

Requested Variance or Waiver

Section number(s) from which a variance or waiver is requested (from the Code of Ordinances)

Sec 11.2.1

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.

[Empty box for descriptive information]

Required Attachments

Fees; please speak with a Planner to confirm

Additional Authorized Representative

Only if applicable

Name:

Email:



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

Property

Street Address: _____

Current Zoning District: _____

Current Use: _____

Property Owner: _____

Applicant

Property Owner Other: _____

Name: _____

Business, if applicable: _____

Mailing Address: _____

City, State, Zip: _____

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 _____ Date _____

Signature of Owner, if not Applicant _____ Date _____

Received By:	Received Date:
Fee \$	Receipt #
Case #	Related Case(s):
BOA PC Admin Meeting Date:	

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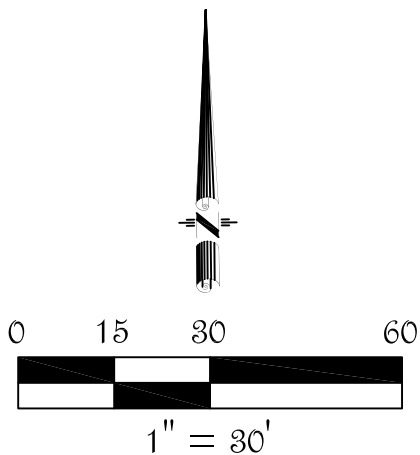
Additional Authorized Representative

Only if applicable

Name: _____

Email: _____

HILL DRIVE
(50' R/W)

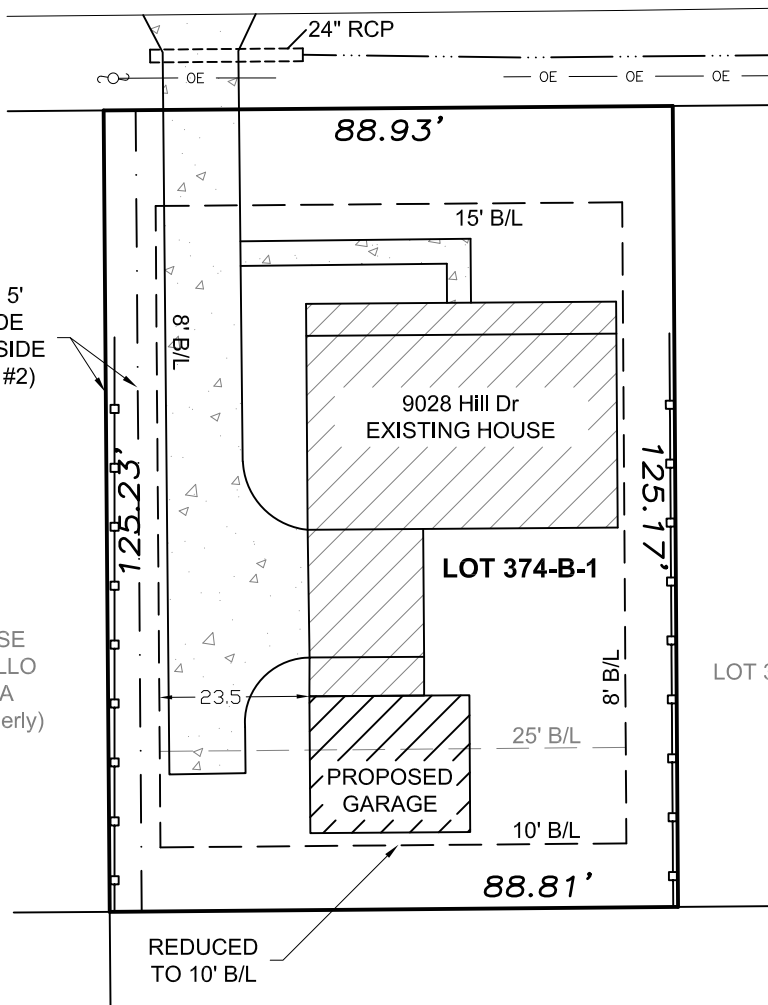


LEGEND:

	POWER POLE
	SEWER MANHOLE
	CATCH BASIN
	SEWER CLEANOUT
	SEWER MANHOLE
	SERVITUDE
	OVERHEAD ELECTRIC
	SEWER LINE
	DITCH
	FENCE
	BUILDING
	CONCRETE

EXISTING 5'
SERVITUDE
OFF EACH SIDE
(REF. MAP #2)

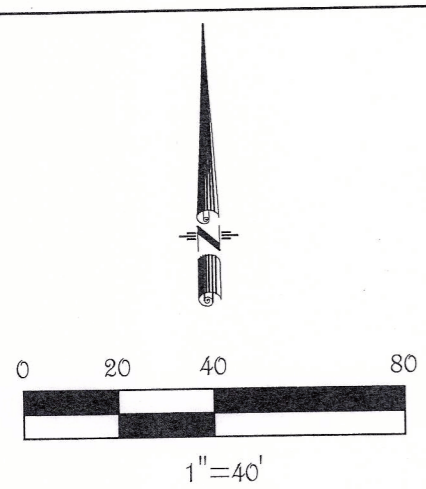
JAMIE JOSE
PASSARIELLO
LOT 375-A
(now or formerly)



VICTOR SZEGFU
LOT 373
(now or formerly)

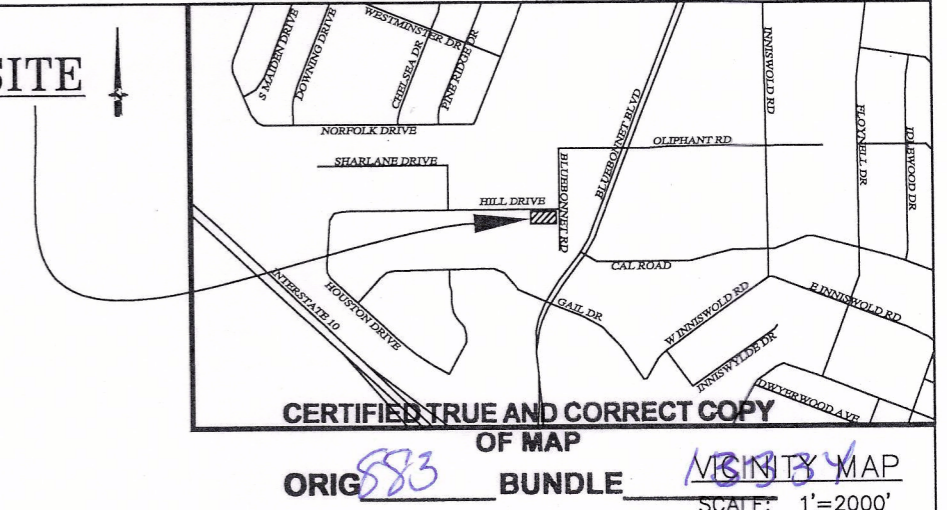
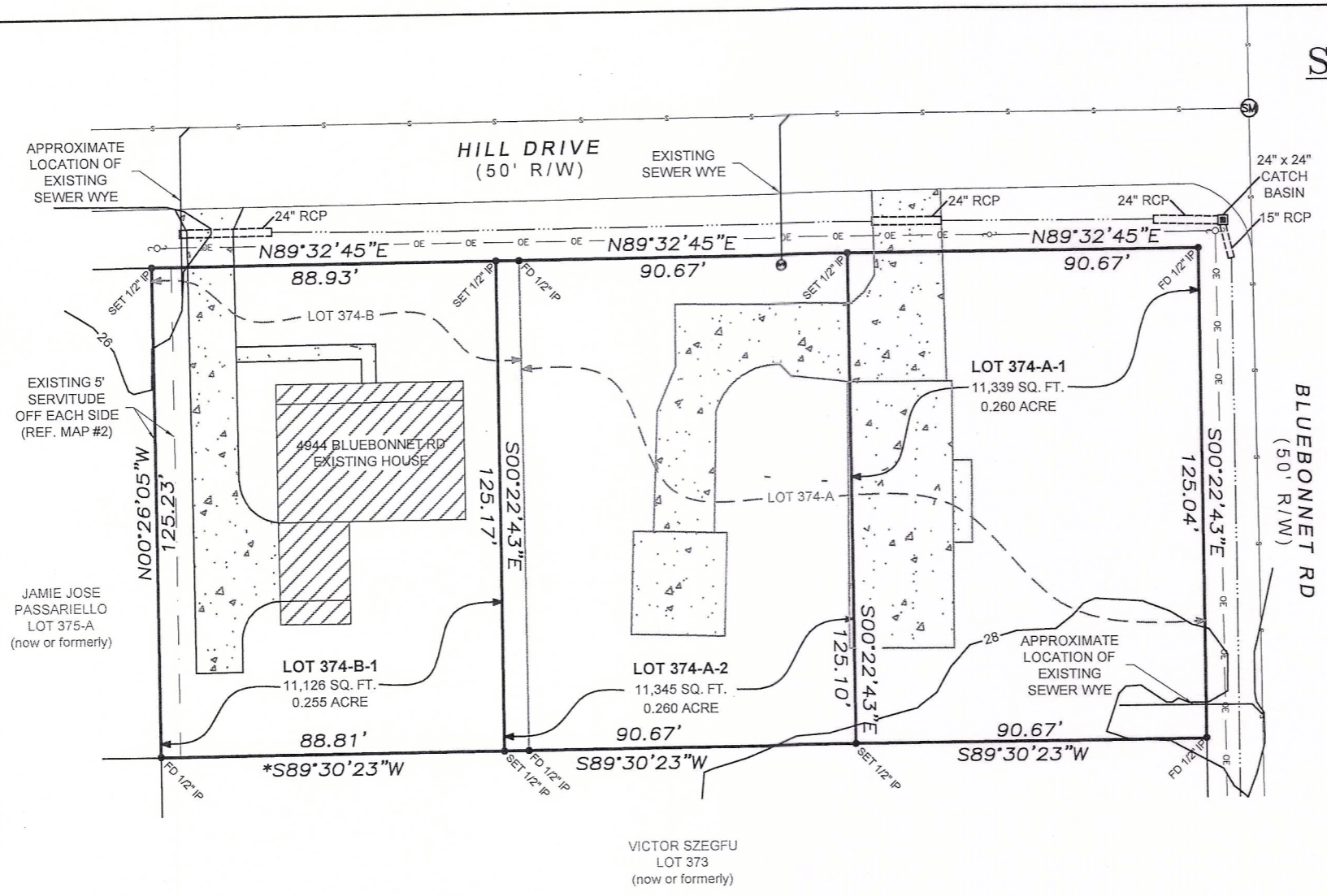
EXHIBIT
OF
LOT 374-B-1
INNISWOLD ESTATES
SECTION 3
SECTION 58, T-7-S, R1-E,
EAST BATON ROUGE PARISH, LA
FOR
RADU COSMAN

9028 Hill Dr



LEGEND:

	POWER POLE
	SEWER MANHOLE
	CATCH BASIN
	SEWER CLEANOUT
	SEWER MANHOLE
	SERVITUDE
	OVERHEAD ELECTRIC
	SEWER LINE
	DITCH
	BUILDING
	CONCRETE



OCT 01 2024
Kare Pope
 East Baton Rouge Parish
 Deputy Clerk of Court

FILL NOTE:
 THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNERS FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND CITY-PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.

REFERENCE MAP(S):
 1. MAP SHOWING THE RESUBDIVISION OF LOT 374, INTO LOTS 374-A & 374-B, INNISWOLD ESTATES SUBDIVISION, SECTION NUMBER 3 FOR HOWARD D. POOR, BY: W. C. HORTON, PLS.
 2. FINAL PLAT OF THE RESUBDIVISION OF LOTS 375, 376 AND 377 INTO LOTS 375A, 375B, 376A AND 377A, INNISWOLD ESTATES SUBDIVISION SECTION NUMBER 3, FOR GULLY AND POOR, BY: WILLIAM J. DAWSON, P.L.S. DATED: 12-12-1956.

DEED RESTRICTION:
 THE CITY OF BATON ROUGE AND THE PARISH OF EAST BATON ROUGE DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THE PLAT.

- GENERAL NOTES:**
1. BASIS OF BEARING:
 *N89°30'25"E, NORTH PROPERTY LINE OF LOT 374-B.
 2. THE WORDS "CERTIFY", "CERTIFIES", OR "CERTIFICATION" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF, AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
 3. B.M. AGUILLARD & ASSOCIATES, LLC, HAS NOT AND DOES NOT PROVIDE DELINEATION OF JURISDICTIONAL WETLANDS.
 4. NO ATTEMPT HAS BEEN MADE BY MYSELF TO VERIFY ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT SHOWN ON REFERENCE MAP(S) OR FURNISHED BY THE CLIENT OR HIS REPRESENTATIVES.
 5. ALL PROPOSED CHANGES OR MODIFICATIONS TO THE PARCEL(S) SHOWN HEREIN SHALL BE IN ACCORDANCE WITH THE EAST BATON ROUGE PARISH UNIFIED DEVELOPMENT CODE, UDC. ANY ACTS OF OMISSION OR DEFICIENCIES REGARDLESS OF CAUSE BY THE OWNER, SURVEYOR, OR PARISH, SHALL NOT RELIEVE THE OWNER OF HIS/HER DUTY TO CONFORM TO THE LATEST OFFICIAL REVISED EDITION OF THE UDC.
 6. ZONING: A1
 7. SETBACK PER ZONE: FRONT- 15'
 SIDE- 8'
 REAR-25'
 CORNER SIDE -15'
 8. CPPC PROPERTY ID'S: 1410541221, 1410541222
 9. EXISTING LAND USE: LDR
 10. FUTURE LAND USE: RN
 11. CHARACTER AREA: SUBURBAN
 12. UTILITIES: ELECTRIC - ENTERGY
 GAS - ENERGY
 SCHOOL DISTRICT - EBR-9
 WATER - BATON ROUGE WATER CO
 FIRE DISTRICT - ST. GEORGE FIRE DISTRICT #2
 SEWER - WSTN

WD 3-0
2327015
2327023

**PLAT SHOWING A SUBDIVISION
 OF
 LOTS 374-A & 374-B
 INNISWOLD ESTATES SUBDIVISION
 INTO
 LOTS 374-A-1, 374-A-2 & 374-B-1
 LOCATED IN SECTION 58, T-7-S, R-1-E
 GREENSBURG LAND DISTRICT
 EAST BATON ROUGE PARISH, LA
 FOR
 RADU COSMAN**

FLOOD ZONE NOTE:
 THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE SHADED X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 22033C 0265F AND DATED 06/19/2012. 100-YEAR FLOOD ELEVATION: 25.0'. INUNDATION ELEVATION: 25.0'.

STORM WATER MANAGEMENT:
 AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORM WATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 15.13 OF THE UDC, LATEST VERSION.

SEWER DISPOSAL NOTE:
 NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH AUTHORITY.

PUBLIC DEDICATION:
 THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE OR OTHER STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY WAS GRANTED. ALL RIGHT-OF-WAYS AND SERVITUDES GRANTED HEREON ARE FOR PUBLIC USE ONLY, THE TITLE OF WHICH SHALL REMAIN WITH THE OWNER.

Radu Cosman
 RADU COSMAN DATE 09.27.24

Brian M. Aguillard 10/01/2024
 PLANNING COMMISSION CHAIRMAN (OR HIS DESIGNEE) DATE
 EAST BATON ROUGE CITY/PARISH
 54890-SS
 13388996

CERTIFICATION:
 THIS IS TO CERTIFY THAT THIS SURVEY SHOWN HEREIN WAS ACTUALLY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND THAT THIS MAP AND THE "FIELD SURVEY" ON WHICH IT IS BASED CONFORM TO THE "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A "C" CLASS SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND COMPLIES WITH LA RS 33:5051.

Brian M. Aguillard
 BRIAN M. AGUILLARD P.E., P.L.S. DATE 9-25-2024



	SCALE: 1"=40'	DATE: 09/25/2024	SHEET: 1 OF 1
	DRAWN BY: DDL	CHECKED: BMA	PROJECT: 2024152
B.M. Aguillard & Associates, LLC P. O. Box 1407 Prairieville, LA 70769 Phone: (225) 445-1894 Fax: (225) 673-3544			

Victor Szegfu

4966 Bluebonnet Rd

Baton Rouge, LA 70809

To whom it may concern:

I live on Lot 373, Inniswold Estates at 4966 Bluebonnet Rd directly behind Lots 374-A-1, 374-A-2 AND 374-B-1 owned by Mr. Radu Cosman.

I have no objection to Mr. Cosman reducing the rear setback on his lots from 25' to 10'.

Regards,

Victor Szegfu



2-17-25

