



**CITY OF ST. GEORGE
MUNICIPAL SERVICES**

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Staff Report

Case No. V25-09

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

Location: 9363 Gail Drive

Applicant/Owner: Christina Sharon

Site Area: 0.37acre

Zoning: A1 Single Family Residential

Character Area: Suburban

Flood Zone: X and AE

Conveyance Zone: Yes

Existing Use: Low Density Residential

Request: Exception to Sec:7.9.5.2.D.2.b, to increase the height of a solid wooden fence to six (6) and eight (8) feet in the corner side yard of the property.

Received: April 16, 2025

Related Permit: #SG-25-02-0272

Applicant's Reason for Request:

See attached completed application

Board of Adjustment:

May 5, 2025

Findings of Fact

1. This request is the same as Case No. V25-06, which was denied by the Board of Adjustment on April 7, 2025 in a 2-2 vote.
2. This lot is a single-family residential property located at the corner of Gail Dr and W Inniswold Rd, with driveway access to Gail Dr.
3. Under Sec. 7:11.1.2.A.7, for corner lots, the front yard is determined by the narrowest street frontage. Accordingly, the front yard faces Gail Dr, while the corner side yard faces W Inniswold Rd (see Figure 7:11.3 and Figure 1).
4. The lot is zoned A1 Single Family Residential. The surrounding land uses are low density residential to the north, south, east and west.
5. In February 2025, the applicant submitted a Fence Permit application (#SG-25-02-0272) with the City of St. George Building Department for:
 - A 4 ft and 6 ft solid wood fences on property line along W Inniswold Rd, and
 - An 8 ft high solid wooden fences on the rear property line.

The permit was initially rejected due to the proposed 6 ft and 8 ft fence exceeding the 4 ft maximum allowed in the corner side yard.

6. The applicant revised the fence plan, proposing a 4-ft solid fence in the corner side yard, which was approved on 3/10/2025 (see attached approved fence plot plan).

7. As of 3/21/2025, the following has been constructed (Figure 2):
- A 4-ft fence along the corner side yard boundary on W Inniswold Rd.
 - An 8-ft fence along the rear property line, including the portion in the corner side yard that was permitted at 4 feet.



Figure 1: Aerial Photo of the Site and its surrounding



Figure 2: Current fence situation. Photo taken by staff planner during site visit on 3/21/2025.

8. To provide for backyard privacy, the applicant submitted this Variance request seeking an exception to UDC Sec. 7:9.5.2.D.2.b (see attached fence plot plan and diagrams) to allow:
 - The rear portion (66 ft in length) of the corner side fence to be increased to 6 ft in height instead of the maximum 4 ft.
 - The southern portion (14'-3" in length) of the rear fence to remain constructed at 8 ft, instead of the maximum 4 ft.
9. UDC Sec. 7:2.3.3.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.
10. The fences constructed in the corner side yard are at least 15 ft from the edge of the street and are not located within any required sight triangle.

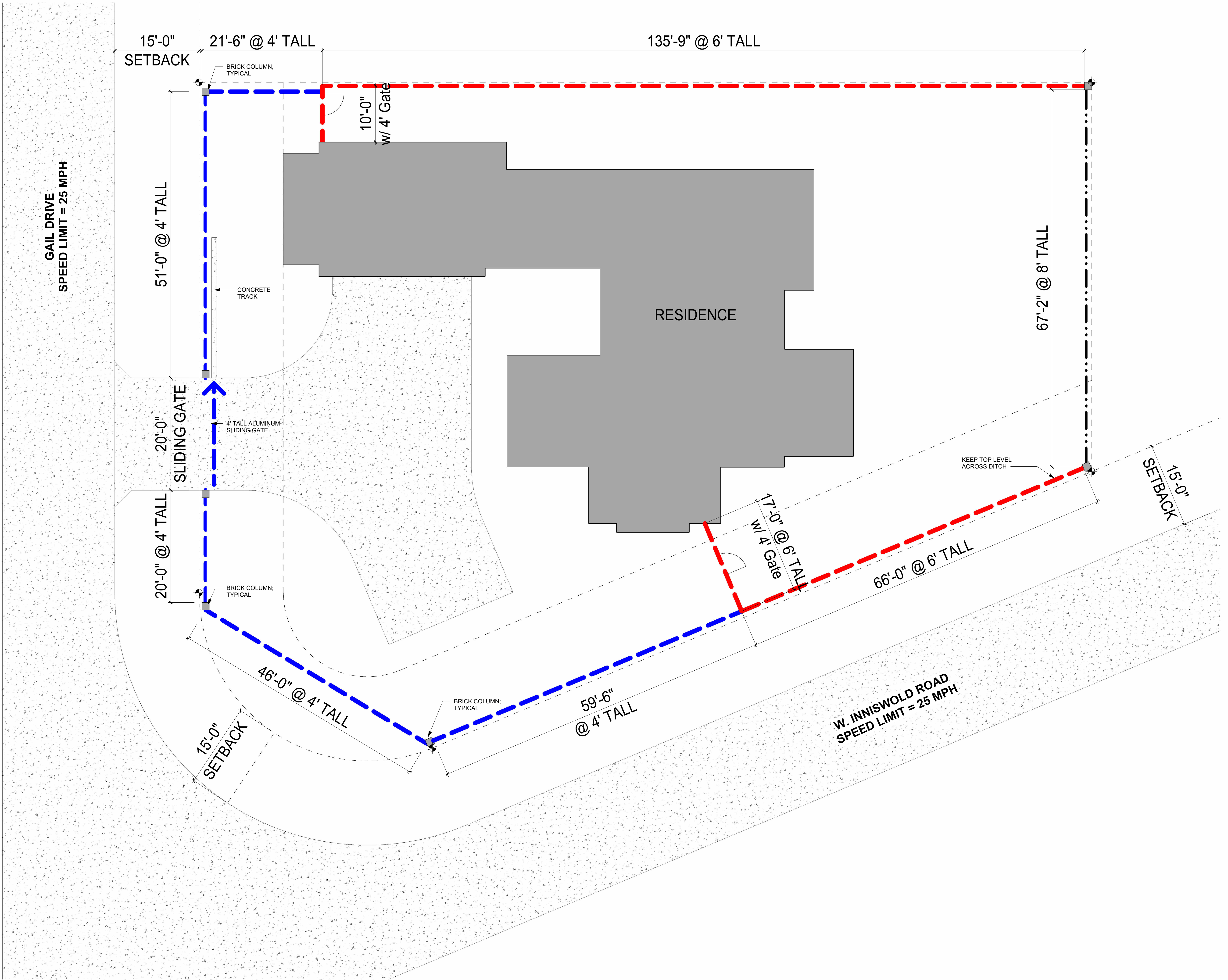
Regulatory Assessment

The proposed and constructed fence in the corner side yard is assessed against the following applicable standards under UDC 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>N/A.</u> There is no servitude shown on the plat.

Public Notification

- The subject property sign was posted on April 18, 2025.



FENCE APPLICATION



6' tall fence for backyard privacy to start here.

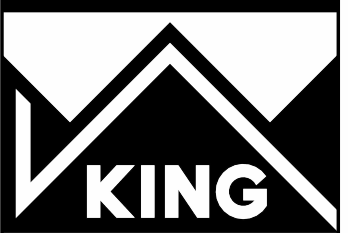
9210



6' tall fence for backyard privacy to start here.

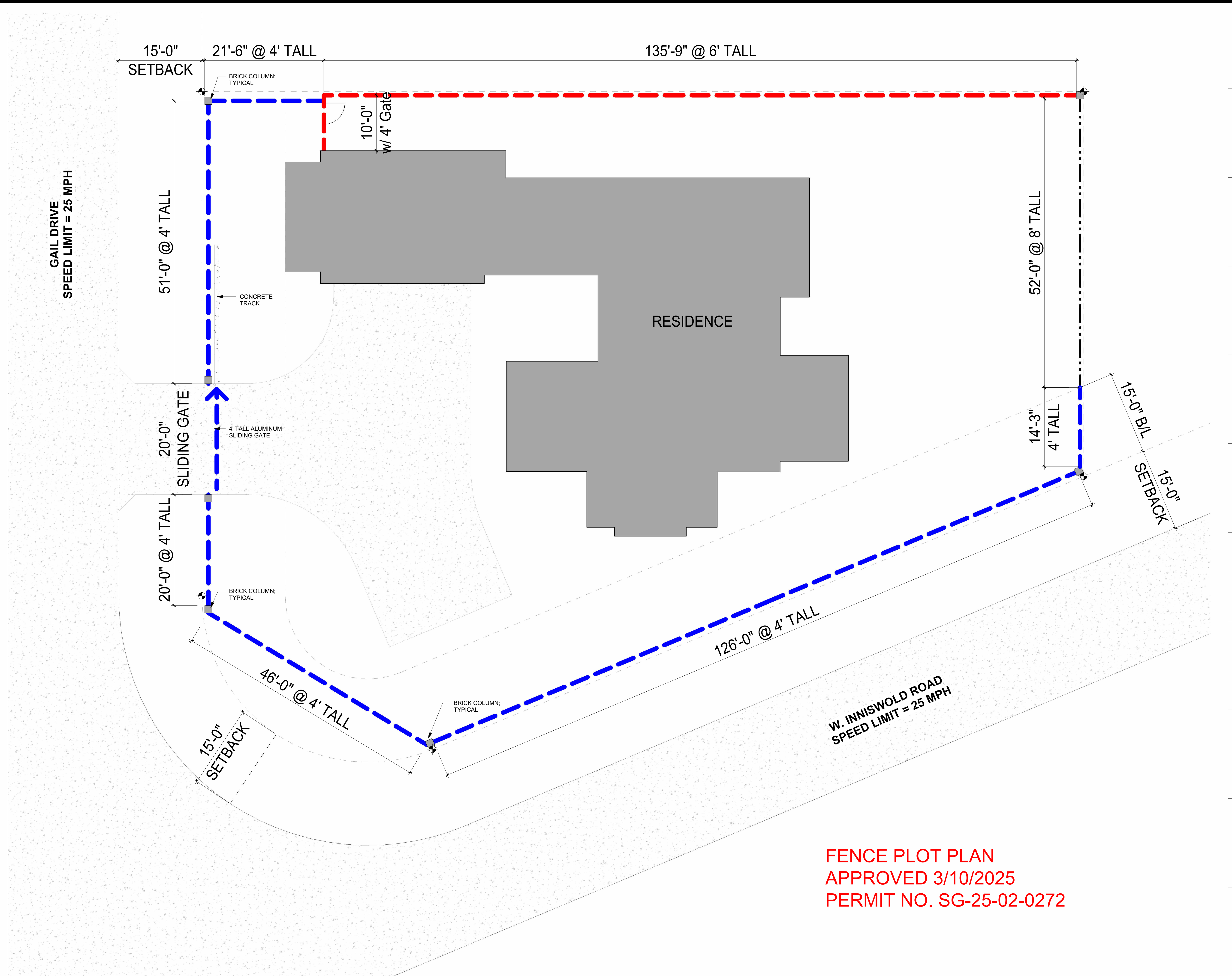


← 6' tall fence for backyard privacy to start here.



THIS SET OF DRAWINGS MAY NOT BE COPIED, SCANNED OR ELECTRONICALLY DISTRIBUTED WITHOUT THE WRITTEN CONSENT OF KING DESIGN, LLC.

FENCE APPLICATION



FENCE PLOT PLAN
APPROVED 3/10/2025
PERMIT NO. SG-25-02-0272

STORMWATER 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 UNIFIED DEVELOPMENT CODE, LATEST REVISION.

PLAT NOTE

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

THE CITY OF BATON ROUGE AND THE PARISH OF EAST BATON ROUGE DO 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 THIS PLAT.

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 USES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWER REMOVAL, OR OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, 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 IS GRANTED.

SEWAGE DISPOSAL

NO PERSON SHALL PROVIDE 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 HEALTH UNIT OF EAST BATON ROUGE PARISH

LAND OWNER:

Margarite Francis 11/3/19
MARGARITE FRANCIS DATE

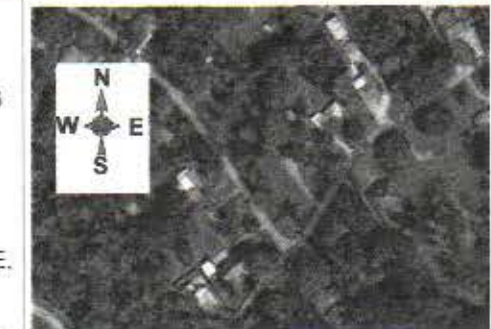
Pg. 66
A1/38.05-1
Parish/70809

APPROVED:

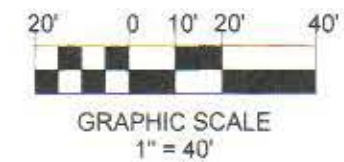
Frank M. Duke 11/9/2017
FRANK M. DUKE, FAICP DATE
PLANNING COMMISSION DIRECTOR
OR HIS DESIGNATE EAST BATON ROUGE
CITY-PARISH PLANNING COMMISSION
C-1306449
50387-99
FILE NO.

GENERAL NOTES:

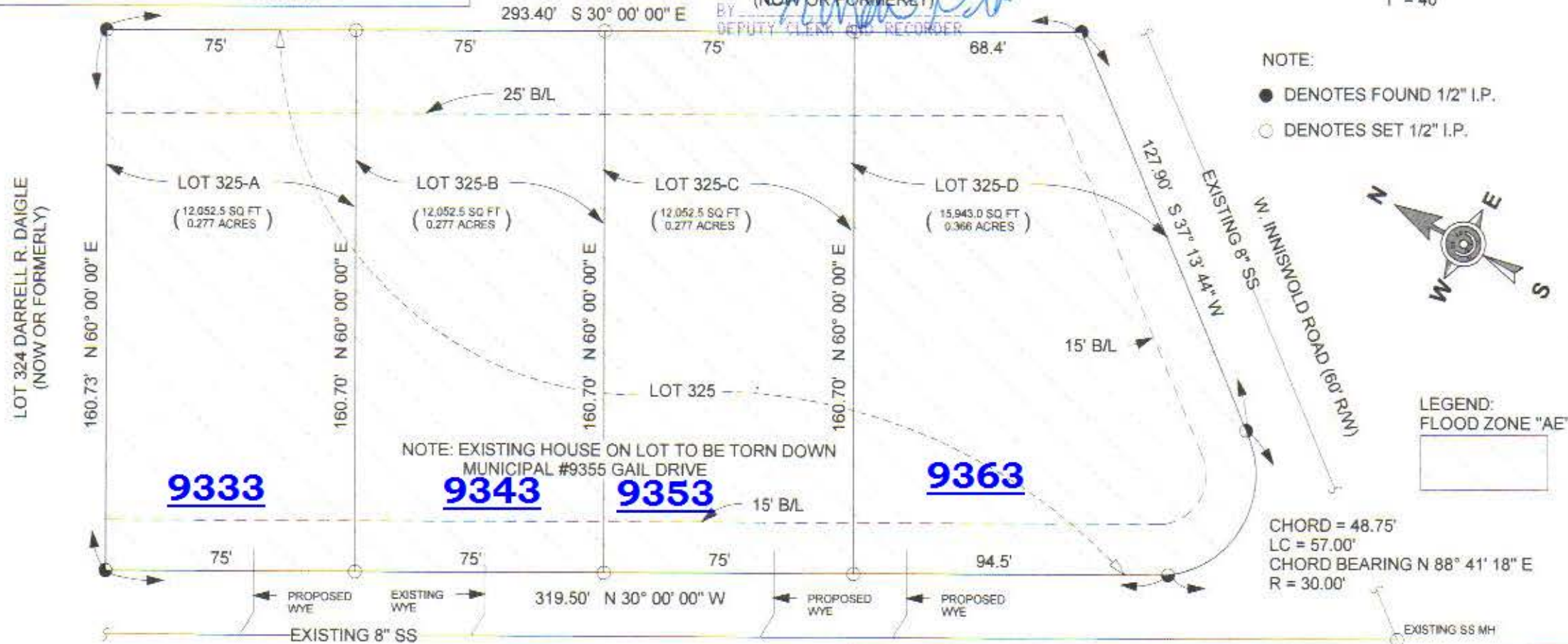
1. FLOOD NOTE: IN ACCORDANCE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE PANEL NO. 22033C0-0265F, FOR EAST BATON ROUGE PARISH, LOUISIANA, LATEST REVISION JUNE 19, 2012. THE PROPERTY HEREON IS LOCATED IN FLOOD ZONE "AE". BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND CURRENT BASE FLOOD ELEVATIONS SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.
2. REFERENCE MAP: (1) MAP OF JEFFERSON TERRACE AND INNISWOLD ESTATES BY, TOXIE CRAFT, CIVIL ENGINEER, DATED JULY 1, 1953. (2) MAP SHOWING THE SURVEY OF LOT 325, INNISWOLD ESTATES FOR RALPH H. FRANCIS.
3. BASIS OF BEARING: (N 60° 00' 00" E), BEING THE PROPERTY LINE BETWEEN LOTS 324 & 325, REFERENCED FROM MAP NO. 1 MENTIONED ABOVE.
4. NO ATTEMPT HAS BEEN MADE BY PHILLIP J. THOMAS, P.L.S., TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
5. ZONING: A1
6. WATER: BATON ROUGE WATER ENERGY
ELECTRIC & GAS: ENTERGY
FIRE: ST GEORGE FIRE DEPT #2
SEWER: WSTN
EXISTING LAND USE: LDR
FUTURE LAND USE: RN
SCHOOL DISTRICT: EBRP-9
LOT ID#: 1640663153
7. ACREAGE: 1.20 ACRES
ORIG: 610 BNDL: 12852
11/13/2017 2:35:47 PM
8. NO MAJOR CONTOURS CROSS SITE
9. 100 YEAR BASEFLOOD ELEVATION: 25.0
FILED AND RECORDED
EAST BATON ROUGE PARISH, LA
BOUC HELBORN
CLERK OF COURT AND RECORDER
10. INUNDATION ELEVATION: 25.0
CUSTOMER PROVIDED COPY FOR
RECORDING
LOT 325 JEFFREY L. HUCKABY
(NOW OR FORMERLY)
BY *Phillip J. Thomas*
DEPUTY CLERK AND RECORDER



★ SITE LOCATION
GAIL ROAD & W INNISWOLD ROAD
SCALE: 1" = APPROX 500'



NOTE:
● DENOTES FOUND 1/2" I.P.
○ DENOTES SET 1/2" I.P.



9300 GAIL DRIVE (60' RW)
MAP SHOWING THE SURVEY AND SUBDIVISION
OF LOT 325, INNISWOLD ESTATES (SECTION 3)
LOCATED IN
SECTION 58, T-7-S, R-1-E
GREENSBURG LAND DISTRICT
EAST BATON ROUGE PARISH, LOUISIANA
INTO LOTS 325-A, 325-B, 325-C, & 325-D
FOR
MARGARITE FRANCIS



CERTIFICATION:
THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. REVISED STATUTES 33:5051 ET. SEQ. AND APPLICABLE STANDARDS OF PRACTICE AS STIPULATED IN L.A.C. TITLE 46, SECTION 2501, ET. SEQ FOR CLASS "C" SURVEY, CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISIONS OF LAND.
Phillip J. Thomas 11/9/2017
PHILLIP J. THOMAS, P.L.S. DATE
LA REGISTRATION NO. 04682
PHONE NO. 225-938-2282