



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

Location: 8677 Glen Ellen Drive

Owner/Applicant: Leila Parvizian Braswell and Inger Parvizian

Site Area: 0.85 acres

Zoning: A1 Single Family Residential

Character Area: Suburban

Flood Zone: X (Protected by Levee)

Conveyance Zone: No

Existing Use: Low Density Residential

Request: Exception to *UDC section 9.5.1C - Maximum Size*, to construct a 1,500 sq.ft. accessory structure in the rear yard of the residential property.

Applicant's Reason for Request:

See attached completed application

Board of Adjustment:

January 6, 2025

Findings of Fact

1. The property is a single-family residential lot with driveway access to Glen Ellen Drive (Figure 1).
2. The lot is zoned A1 Single Family Residential, as shown in yellow on the current zoning map (Figure 2). The surrounding land uses are low density residential to the north, south, east and west.

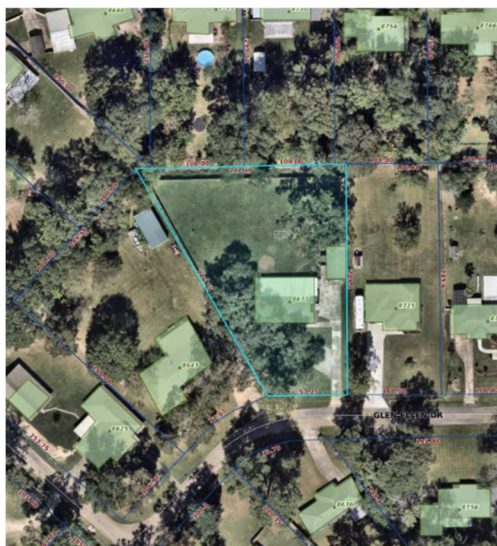


Figure 1: Aerial Photo of the Site

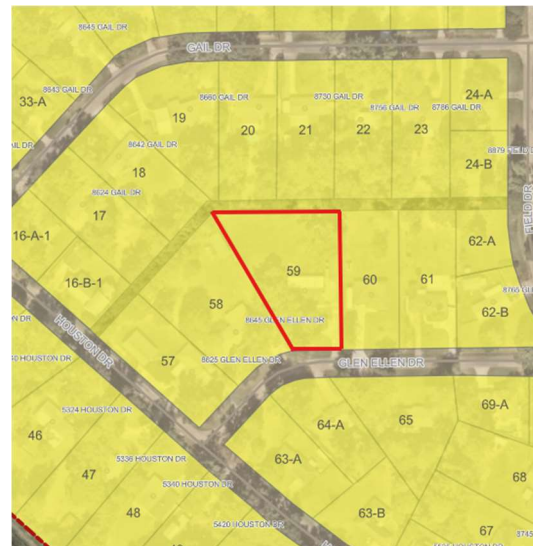


Figure 2: Current Zoning

3. The existing structures on the site include a one-story principal residential building, an enclosed detached garage, and a pier-and-beam shed.
4. The applicants propose to construct a 1,500 sq. ft. (30 ft. by 50 ft.) accessory structure in the rear yard for the purpose of "additional storage and parking space for a boat" (see attached Plot Plan).
5. The applicant does not plan to build a driveway to the proposed structure.
6. The proposed accessory structure would be 8 ft. from the western side boundary and 63 ft. from the rear boundary at its closest point.
7. A 20-foot public utility and drainage servitude is present along the rear boundary of the property (see attached Plat). The proposed accessory structure does not encroach upon the servitude.
8. The proposed accessory structure will have 12 ft. sidewalls with a 4/12 roof pitch to a center ridge. Based on *UDC Figure 11.4: Building Height*, the height of the proposed accessory structure is calculated as 14.9 feet.
9. *UDC Chapter 19* defines a "Rear Yard" as a yard extending across the full width of a lot, the depth of which is the minimum horizontal distance between the property line opposite the front yard and the location of a principal building.
10. Based on the above definition, the rear yard area of this property is calculated at 25,383.75 sq. ft. The proposed 1,500 sq. ft. accessory structure will occupy approximately 5.91% of the rear yard area.
11. The proposed accessory structure exceeds the maximum size of 1,000 sq. ft. allowed under UDC 9.5.1C (see Regulatory Assessment section below).
12. Under *UDC Section 2.3.3.D.9*, the Board of Adjustment (BOA) has the authority to permit the construction of an accessory structure greater than 1,000 square feet on a residential lot, provided that accessory structures on the lot do not exceed 30% of the rear yard area.
13. The combined area of all accessory structures on the lot, including both the existing and proposed structures, will occupy 13.04% of the rear yard, which is within the maximum allowable limit of 30%, as outlined in Table 1.

Table 1. Areas of Accessory Structures in the Rear Yard

| Accessory Structure | Dimensions | GFA | % of the Rear Yard Area |
|---|-------------------|--------------------|--------------------------------|
| Existing detached garage and fenced enclosure surrounding | 32'-10" by 46'-9" | 1,525 sq ft | 6.00% |
| Existing pier-and-beam shed | 12 ft by 24 ft | 288 sq ft | 1.13% |
| Proposed accessory structure for storage and boat parking | 30 ft by 50 ft | 1,500 sq ft | 5.91% |
| TOTAL | | 3,313 sq ft | 13.04% |

14. If the BOA grants this variance, it may consider adding conditions, such as stipulations on the location or other specifics of the proposed structure.

Regulatory Assessment

The proposed accessory structure is assessed against the following applicable standards under UDC Sec. 9.5.1:

| Applicable Rules | Comments |
|---|--|
| <p>A. <i>Requires Principal Use</i></p> <p>1. <i>Accessory uses may not be established prior to the establishment of a principal use on the property,</i></p> <p>2. <i>Accessory structures may not be erected prior to the erection of a principal building on any property,</i></p> | <p><u>Complied.</u></p> <p>The property has an established residential use with an existing principal residential building on it.</p> |
| <p>B. <i>Location</i></p> <p>2. <i>On properties used for residential purposes, accessory uses and structures located more than ten feet from the principal building shall be located in a rear yard and may not encroach into any required rear or side yard setbacks.</i></p> | <p><u>Complied.</u></p> <p>The proposed accessory structure, with a height of 14.9 ft., is located more than 10 feet from the principal building and does not encroach into the required minimum 25 ft. rear or 8 ft. side yard setbacks.</p> |
| <p>C. <i>Maximum Size</i></p> <p><i>Other than in the REA and Rural districts, no accessory structure on a residentially used property may occupy more than 30 percent of the rear yard or exceed 1,000 square feet in area.</i></p> | <p><u>Not Complied.</u></p> <p>The proposed accessory structure of 1,500 sq. ft. occupies approximately 5.9% of the rear yard but exceeds the maximum allowable size of 1,000 sq. ft. in area.</p> <p>An exception to this rule is being requested under this application.</p> |

Case History

- This case is related to Building Permit #SG-24-10-0061.

Public Notification

- The subject property sign was posted on December 18, 2024.



CITY OF ST. GEORGE MUNICIPAL SERVICES

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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: 8677 Glen Ellen
Current Zoning District: A-1
Current Use: Residential
Property Owner: Leila P. Braswell & Inger Parvzian

Applicant

Property Owner Other:
Name: Leila P. Braswell and Inger Parvzian
Business, if applicable:
Mailing Address: 8677 Glen Ellen
City, State, Zip: St. George, 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: Leila Braswell, Date: 12/5/24
Signature of Owner, if not Applicant: Inger Parvzian, Date: 12/5/2024

Table with 2 columns: Received By, Received Date, Fee \$, Receipt #, Case #, Related Case(s), BOA PC Admin Meeting Date.

Requested Variance or Waiver

Section number(s) from which a variance or waiver is requested (from the Code of Ordinances)
9.5.1C Maximum Size of Accessory Structure

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.

Please see the attached Descriptive information and Site Plan

Required Attachments

- Fees; please speak with a Planner to confirm

Additional Authorized Representative

Only if applicable

Name:
Email:

Application for Variance or Waiver
Leila P. Braswell and Inger Parvizian
8677 Glen Ellen
St. George, LA 70809

A variance is requested to build a 30' x 50' accessory building in the rear yard of our home. Our home does not have an accessible attic, nor does it have a true carport/garage after the original garage was enclosed by a previous owner. We are in desperate need of additional storage and parking space for a boat. While our lot is zoned A-1, it is not a typical residential subdivision lot. Our lot is an irregular shape with a rear dimension of 227.8', left dimension 286.75' right dimension 249.4' and front of 57.25' which totals 35,265 sq. ft.

Our rear yard, as per the UDC Definition, which is a yard extending across the full width of a lot, the depth of which is the minimum horizontal distance between the property line opposite the front yard and the location of a principle building, measures 227.8' across the rear, 131.25' to the principle building along the right side, 159.5' across the back of the principle building, and 147.95' along the left side for a rear yard total square footage of 25,383.75 square feet.

Our proposed building would be 1,500' square feet, which is only 5.9% of the rear yard, far less than the 30% maximum imposed by the UDC.

Our proposed building will be set back 8' from the side property line and over 25' from the rear property line as required by UDC 11.2.1 Table 11-A. As our proposed building's peak is higher than 14 feet, we do not qualify for the 2 feet setback allowed in UDC 9.5.1 B-2. Our side walls are 12' with a 4/12 roof pitch to a center ridge.

Thank you,
Leila P. Braswell and Inger Parvizian

LEGEND

Blue = Measurements of Rear Yard

Orange = Proposed building measurements with set backs

Red = Measurements of principle bldg and side yard and existing pier and beam shed

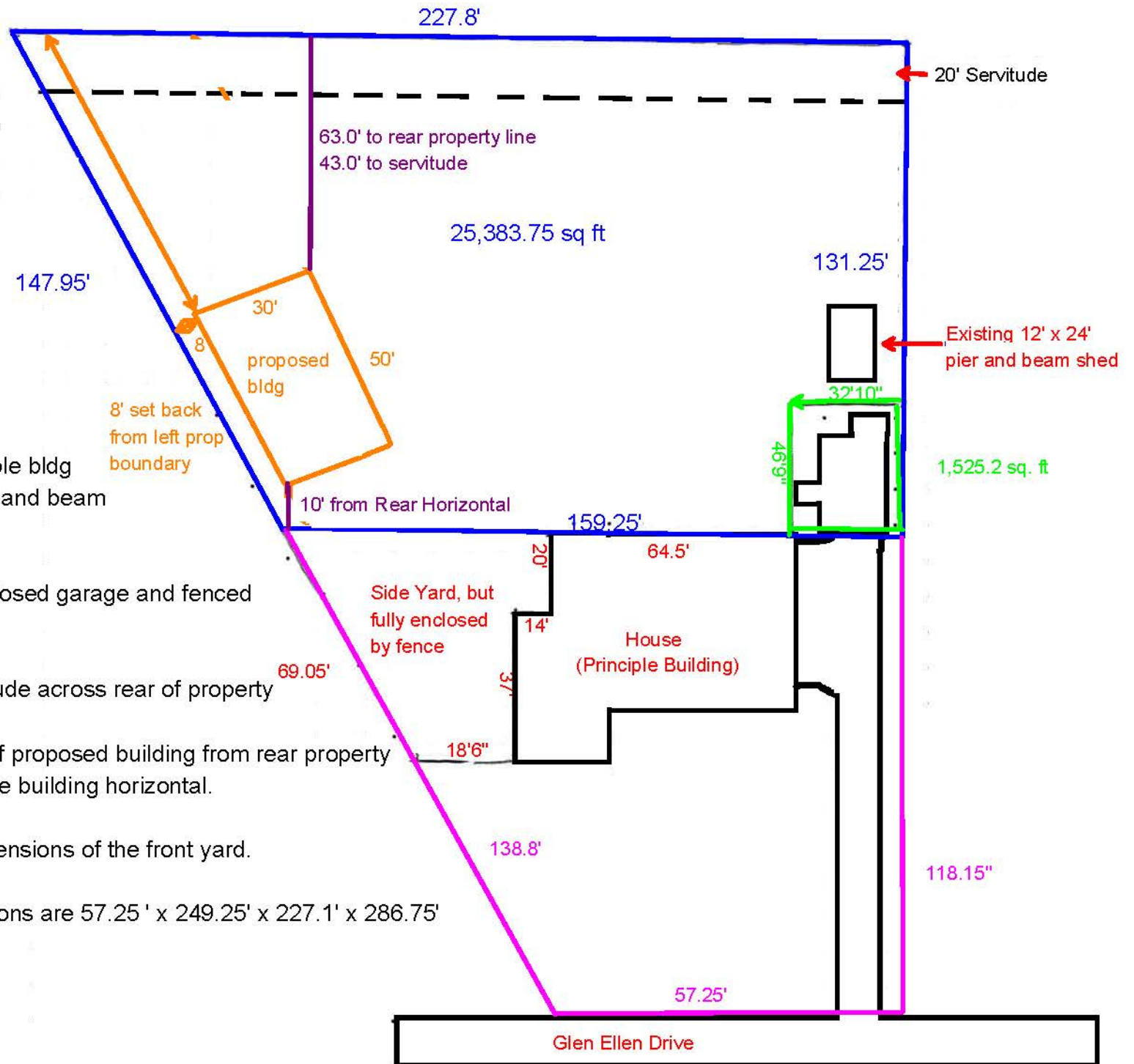
Green = Measurements of enclosed garage and fenced enclosure surrounding

Black Dashed Line = 20' servitude across rear of property

Purple = Setbacks of proposed building from rear property line and rear principle building horizontal.

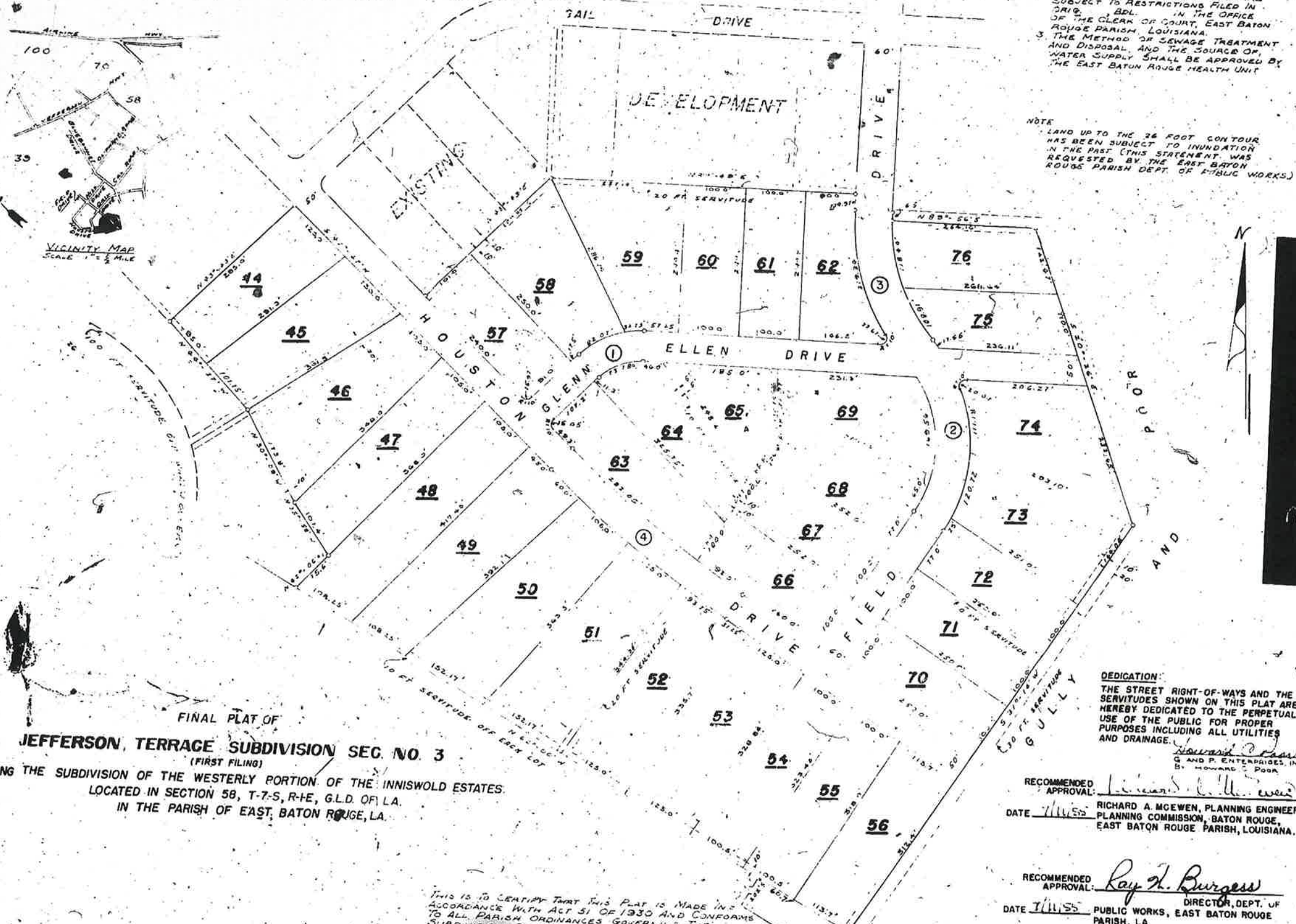
Light purple = dimensions of the front yard.

The full lot dimensions are 57.25' x 249.25' x 227.1' x 286.75'



PLAN BOOK 27 PAGE 9

| LINE | P.C. | P.T. | CHORD | ANGLE | AREA | PERIMETER |
|------|----------|----------|--------|---------|--------|-----------|
| 1 | 1+38.00 | 2+33.45 | 477.31 | 119.94 | 5,207 | 34.43 |
| 2 | 16+11.80 | 16+24.33 | 75.75 | 22.15 | 176.73 | 32.283 |
| 3 | 18+24.33 | 17+30.52 | 48.17 | 33.74 | 132.70 | 25.629 |
| 4 | 2+33 | 3+71.83 | 117.00 | 1373.43 | 130.00 | 214.57 |



NOTES:
 1. IRON PIPES PLACED AT ALL CORNERS.
 2. THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO RESTRICTIONS FILED IN 3191, BDL, IN THE OFFICE OF THE CLERK OF COURT, EAST BATON ROUGE PARISH, LOUISIANA.
 3. THE METHOD OF SEWAGE TREATMENT AND DISPOSAL, AND THE SOURCE OF WATER SUPPLY, SHALL BE APPROVED BY THE EAST BATON ROUGE HEALTH UNIT.

NOTE:
 LAND UP TO THE 24 FOOT CONTOUR HAS BEEN SUBJECT TO INUNDATION IN THE PAST (THIS STATEMENT WAS REQUESTED BY THE EAST BATON ROUGE PARISH DEPT. OF PUBLIC WORKS).

FINAL PLAT OF
JEFFERSON TERRACE SUBDIVISION SEC. NO. 3
 (FIRST FILING)
 BEING THE SUBDIVISION OF THE WESTERLY PORTION OF THE INNISWOLD ESTATES,
 LOCATED IN SECTION 58, T-7-S, R-1-E, G.L.D. OF LA.
 IN THE PARISH OF EAST BATON ROUGE, LA.

DEDICATION:
 THE STREET RIGHT-OF-WAYS AND THE SERVITUDES SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES INCLUDING ALL UTILITIES AND DRAINAGE.

RECOMMENDED APPROVAL:
 DATE 7/15/55
 RICHARD A. MGEWEN, PLANNING ENGINEER,
 PLANNING COMMISSION, BATON ROUGE,
 EAST BATON ROUGE PARISH, LOUISIANA.

RECOMMENDED APPROVAL:
 DATE 7/15/55
 RAY H. BURGESS, DIRECTOR, DEPT. OF
 PUBLIC WORKS, EAST BATON ROUGE
 PARISH, LA.

THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH ACT 51 OF 1930 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.
 TOXIE CRAFT, CIVIL ENGINEER

BATON ROUGE, LA.
 JUNE 25, 1955
 SCALE 1" = 100'

Filed
 July 19, 1955

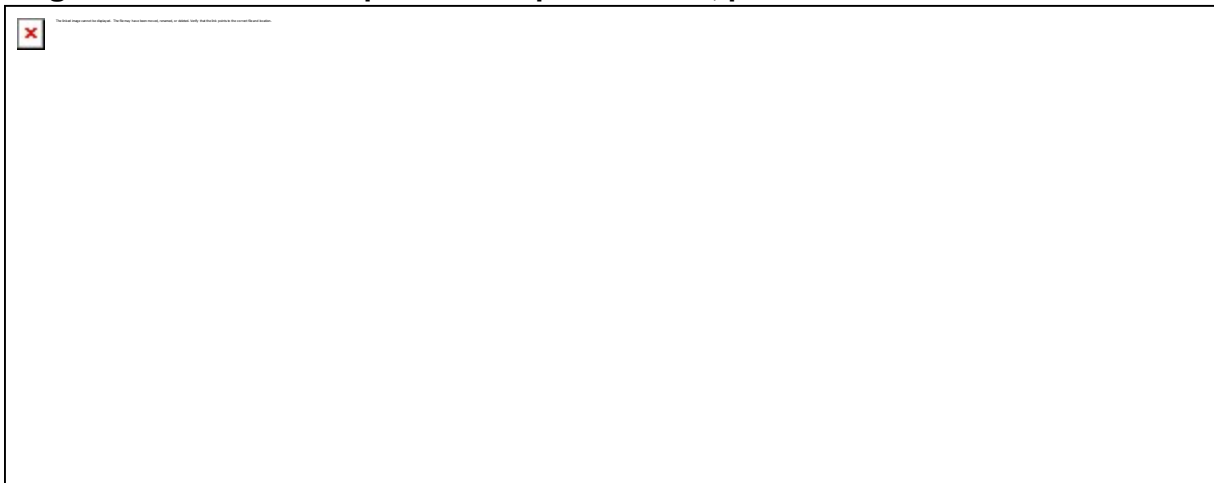
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Rachel Zhou

From: David deBlieux <daviddeblieux@gmail.com>
Sent: Monday, December 23, 2024 12:12 PM
To: Rachel Zhou
Cc: COSG Planning
Subject: Re: Comments for Variance at 8677 Glen Ellen Dr (V24-03)
Attachments: image002.png; 2024.12.23 Variance APP Plot with all dimensions.pdf

Rachel,

- Kindly confirm that the accessory structure will be constructed in accordance with the building plans dated 09/24/2024, as submitted under Building Permit **SG-24-10-0061**. **Yes. The building plans that were submitted are the plans.**
- Please refer to UDC Figure 11.4 (attached below for your reference) to determine the height of the structure and correct the structure height accordingly in your written statement if necessary. **I spoke to the building designer at Mallet Buildings this morning. He told me that the building height is 14' 9" at the midpoint of the pitched roof, per the UDC definitions.**



- Please include all lot boundaries to the plot plan. **Please see the attached plot plan with the additional lot boundaries included.**
- Review the attached mark-up and correct the distance between the proposed structure and the boundaries. **Please see the corrected plot plan**
- Confirm whether you plan to construct any driveway or access leading to the proposed accessory structure. If yes, provide details in your revised submission. **I am not building a driveway to the building.**

Please let me know if you have any additional questions or concerns.

David
225-287-1232

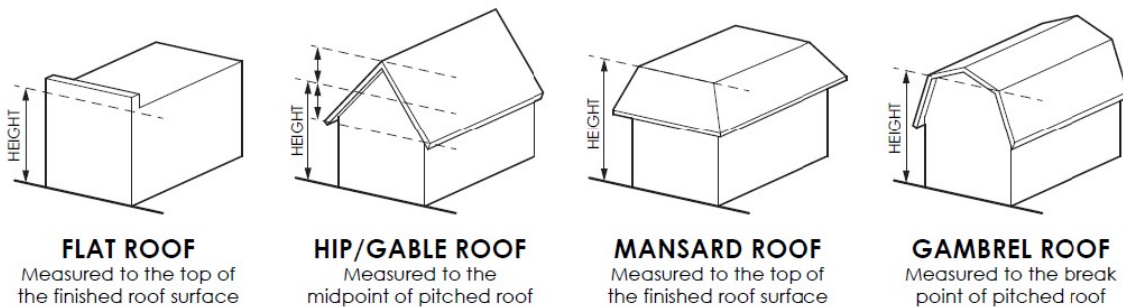
On Fri, Dec 20, 2024 at 10:54 AM Rachel Zhou <Rachel.Zhou@stgeorgela.gov> wrote:

Hi David,

Thank you for addressing the initial comments on your submission. To proceed, please review and respond to the following items by **12/25**:

- Kindly confirm that the accessory structure will be constructed in accordance with the building plans dated 09/24/2024, as submitted under Building Permit **SG-24-10-0061**.
- Please refer to UDC Figure 11.4 (attached below for your reference) to determine the height of the structure and correct the structure height accordingly in your written statement if necessary.

Figure 11.4
Building Height



- Please include all lot boundaries to the plot plan.
- Review the attached mark-up and correct the distance between the proposed structure and the boundaries.
- Confirm whether you plan to construct any driveway or access leading to the proposed accessory structure. If yes, provide details in your revised submission.

If you have any questions or require additional guidance, please feel free to contact me.



CITY OF ST. GEORGE
MUNICIPAL SERVICES

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Rachel Zhou

Planner II

Phone: (225) 228-3200

Email: Rachel.Zhou@stgeorgela.gov

Web: StGeorgeLA.gov

From: David deBlieux <daviddeblieux@gmail.com>
Sent: Thursday, December 5, 2024 11:11 AM
To: Rachel Zhou <Rachel.Zhou@stgeorgela.gov>
Subject: Re: Comments for Variance at 8677 Glen Ellen Dr (V24-03)

Rachel,

Attached please find the following

1. Variance application signed by Leila Braswell and Inger Parvizian with supporting documents including updated site plan with rear yard dimensions and servitude and proposed building with setbacks
2. Plats(s) of the property from the EBR Clerk's Office
3. Height Confirmation. The proposed building has 12" side walls and a peaked roof. The roof grade is 4/12, so the peak will be taller than 14'

Please let me know if you see anything that needs to be clarified.

Thank you,

David & Leila & Inger

225-287-1232

On Wed, Dec 4, 2024 at 12:27 PM Rachel Zhou <Rachel.Zhou@stgeorgela.gov> wrote:

Hi David,

As discussed over the phone, please address the following matters regarding the application:

- **Owner Signatures:** Leila P. Braswell and Inger Parvizia are listed as the property owners. Please ensure their signatures are included on the application form (under "Signature of Owner").
- **Copy of Plat:** Provide a copy of the plat for the property, including the location of the servitude.
- **Updated Site Plan:** Update the site plan to show the location of all existing building and structures on site, and the proposed structure, including its dimensions, setbacks, and the location of the existing servitude.
- **Definition of Rear Yard:** Please note the following definition for rear yard under the UDC for calculating the percentage - *a yard extending across the full width of a lot, the depth of which is the minimum horizontal distance between the property line opposite the front yard and the location of a principle building.* Please update your drawing and calculation based on this definition.
- **Height Confirmation:** Confirm that the height of the proposed structure is 12 feet, as indicated in the detail sheets submitted under the building permit application **SG-24-10-0061**.

Thank you, and please let me know if you have any questions.



**CITY OF ST. GEORGE
MUNICIPAL SERVICES**

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Rachel Zhou

Planner II

Phone: (225) 228-3200

Email: Rachel.Zhou@stgeorgela.gov

Web: StGeorgeLA.gov