



City of St. George, Louisiana
Board of Adjustment
Minutes

Monday, April 6, 2026 at 5:00pm
St. George Fire Department, 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
Sam Speer, Vice Chair
Robert Douglas

Others Present

Bryant Dixon, Planning Director
Collin Lindrew, Senior Planner
Joann Nguyen, Planning Technician
Sherri Morris, Counsel

Board Member Absent

3. Minutes. Robert Douglas moved to approve the March 2, 2026 minutes; Sheila Lewis seconded. Without objection, the minutes were approved.

4. Public Hearing

a. V-26-0003 Variance to Reduce Side Yard Setback: This 0.17-acre property is located at 14406 Caroline Way. The applicant requests a variance to Sec. 7:11.1.2 to reduce the rear side yard setback from 5ft to 2ft in the R Rural Zoning District. (Applicant: Steven Nguyen)

Steven Nguyen, the property owner, requested approval to reduce setback for an existing pergola that was built without a permit.

Chair Peck opened the public hearing. No one spoke.

Chair Peck closed the public hearing.

Chair Peck noted that Sec. 7.2.3.3(C) specifies that side yards "in no case" may be reduced to less than 3 ft, and questioned whether the Board has the authority to grant the applicant's request for a 2 ft setback. She observed that the structure appears to exceed both the fence height and the roofline.

Chair Peck requested clarification from legal counsel regarding the Board's authority to approve the variance. Counsel Morris advised that the Board lacks authority to approve the variance, as the code's "in no case" language prohibits reducing the side

yard below the minimum requirement, and the structure has already been constructed.

Sam Speer questioned why the case was presented before the Board if it lacked authority to grant the variance. Counsel Morris clarified that the property owner has the right to apply, have the request reviewed, and appeal any decision.

Chair Peck asked whether the Board was required to take action given its lack of authority to grant the variance. Counsel Morris confirmed that action is necessary in order for the applicant to proceed. Sam Speer recommended a 60-day deferral, noting the absence of a survey and the need to verify the property line.

Motion to defer: Sam Speer; seconded by Sheila Lewis

Yea: 5 (Braden Jones, Sheila Lewis, Sam Speer, Robert Douglas, Christina Peck)
Nay: 0

Motion passed and V-26-0003 was deferred for 60 days.

- b. **V-26-0006 Variance to Reduce Rear Yard Setback:** This 0.58-acre property is located at 3226 Coates Xing. The applicant requests a variance to Sec. 7:11.1.2 to reduce the rear yard setback from 25ft to 10ft, in the A1 Single Family Residential Zoning District. The Board has the authority to permit the variance under Sec. 7:2.3.3.C. (Applicant: Christopher Breaux)

Christopher Breaux, the property owner, explained that he is seeking to maximize his outdoor living space and has obtained HOA approval to reduce the rear yard setback.

Chair Peck asked whether the outdoor kitchen had already been constructed, and Christopher Breaux responded that it had not and noted that the HOA approval letter had been emailed.

Christina Peck opened the public hearing. No one spoke.

Christina Peck closed the public hearing.

Motion to approve: Sam Speer; seconded by Braden Jones

Yea: 5 (Braden Jones, Sheila Lewis, Sam Speer, Robert Douglas, Christina Peck)
Nay: 0

Motion passed and V-26-0006 was approved.

- c. **V-26-0008 Variance to Street Yard Wall Height:** This 0.44-acre-property is located on 17939 Crossing Blvd. The applicant requests a variance to Sec. 7:9.5.2 to allow a brick wall greater than 4 ft in height in the street yard, in the A1 Single Family Residential Zoning District. The Board has the authority to permit the variance under Sec. 7:2.3.3.C. (Applicant: Reagan Waguespack, on behalf of Troy Rispono)

Regan Waguespack, representing the owner, requested a variance to construct a 7 ft brick wall in the side yard of their corner lot. The property owner cited numerous accidents at the intersection and noted that similar structures exist in the surrounding neighborhood.

Chair Peck asked about the offset distance from the edge of the road to the proposed wall, which the applicant estimated to be about 30 ft. Brian Aguillard, who surveyed the property line, clarified that the road is approximately 30 ft from the property line.

Christina Peck opened the public hearing. No one spoke.

Christina Peck closed the public hearing.

Motion to approve: Sam Speer; seconded by Braden Jones

Yea: 5 (Braden Jones, Sheila Lewis, Sam Speer, Robert Douglas, Christina Peck)

Nay:0

Motion passed and V-26-0008 was approved.

5. Other Business

6. General and Public Comments

- 7. Adjournment.** Robert Douglas moved to adjourn; Sam Speer seconded. Without objection, the meeting was adjourned at 5:24pm.