



City of Slidell, Louisiana  
**Board of Zoning Adjustment**  
**Agenda**

August 5, 2021 at 7:00pm

Council Chambers, 2045 2<sup>nd</sup> St, Slidell, LA

Agenda packet available at [myslidell.com/planning/boards/bza](https://myslidell.com/planning/boards/bza)

For questions or to provide public comment before the meeting,  
email [BZA1@cityofslidell.org](mailto:BZA1@cityofslidell.org) or call (985) 646-4320 (M-F 8am to 4pm)



SCAN ME  
for the  
BZA website

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Minutes.** Review and approve minutes from April 8, 2021 (p. 2)
4. **Public Hearings**
  - a. **V21-09:** A request for a variance from area and parking regulations in the A-6 Single-family Urban District (Sections 2.904, 10.603, and 4.201 of Appendix A of the City's Code of Ordinances) for property located at 647 Ninth St, identified as Lot 73, Wimbledon Estates, City of Slidell, Louisiana, by Acme House Raising (p. 3-6)
5. **Other Business**
  - a. Elect Chairperson for 2021
  - b. Elect Vice Chairperson for 2021
6. **General and Public Comments**
7. **Adjournment**

*The next Board of Zoning Adjustment meeting will be September 2, 2021.*



City of Slidell, Louisiana  
**Board of Zoning Adjustment**  
Minutes

April 8, 2021 at 7:00 p.m.

Council Chambers, 2045 2<sup>nd</sup> St, Slidell, LA

- 1. **Call to Order and Roll Call.** Meeting called to order by Chairperson Grant at 7:38 p.m.

**Commissioners Present**

Lance Grant, Chairman  
Christy West  
Shane Jordan  
Rene LeBreton

**Commissioners Not Present**

Jim Timmons  
Gary Navarre

**Staff Present**

Melissa Guilbeau, Planning Director  
Theresa Alexander, Planner

- 2. **Pledge of Allegiance**

- 3. **Minutes.** Motion by Ms. West to approve minutes of November 5, 2020 as written; Mr. Jordan seconded. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

- 4. **Public Hearings**

- a. **V21-01:** A request for a variance from area regulations in the A-6 Single-family Urban District (Section 2.904 of Appendix A of the City’s Code of Ordinances) for property located at 2910 William Tell Ave, identified as Lot 15A, Sq 8, Salmen Addition, City of Slidell, Louisiana

Chairperson Grant opened the public hearing and recognized Raul Martin, property owner. Mr. Martin explained the variance request was based on required setbacks and small lot size, and that the necessity to elevate the house to meet floodplain regulations results in the stairs encroaching into the front and rear yard setbacks. Chairperson Grant closed the public hearing.

Ms. West made a motion to approve a variance allowing a front yard setback for the stairs at 21.5 feet and a rear yard setback for the stairs at 18.6 feet, which Mr. Jordan seconded. The motion was approved by a vote of 4 YAYS, 0 NAYS, 0 ABSTAIN.

- 5. **Other Business.** There was none

- 6. **General and Public Comments.** There were none.

- 7. **Adjournment.** Meeting adjourned at 7:51 p.m. on motion by Mr. Jordan second by Ms. West and a vote of 4 YAYS, 0 NAYS, 0 ABSTAIN.



Staff Report

**Case No. V21-09**

Variance for Side Yard Setback and Parking  
for Home Elevation at 647 Ninth St

985.646.4320 | 250 Bouscaren St, Ste 203, Slidell, LA 70458 | [planningdept@cityofslidell.org](mailto:planningdept@cityofslidell.org) | [myslidell.com](http://myslidell.com)

**Location:** 647 Ninth St, Lot 73, Wimbledon Estates  
(Figure 1)

**Owner:** Timothy and Erin Stodard

**Applicant:** Acme House Raising

**Zoning:** A-6 Single-family Urban

**Request:** Variance from Sec. 2.904, Yard Area regulations for A-6 District; Sec. 4.201, Required Parking

**BZA Meeting:** August 5, 2021

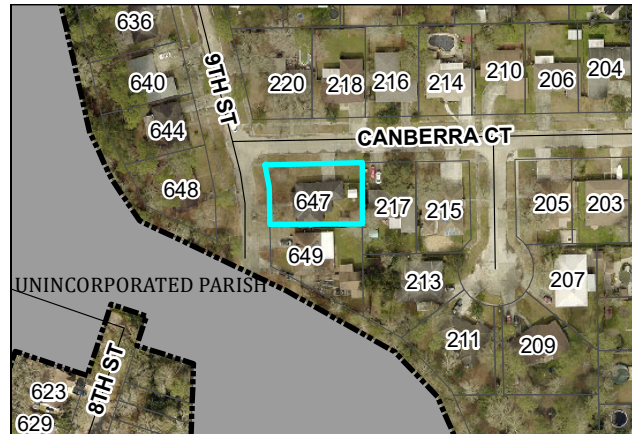


Figure 1. Subject property, aerial

### Current Conditions

1. The subject property is developed with a single-family home (Figure 2) and forms the corner of Ninth St and Canberra Ct. It is zoned A-6.
2. This property was awarded a FEMA grant through the City to elevate the house and all ground-level equipment.
3. The house is being elevated approx. 4 feet, with stairs added in the front, corner side, and rear for access. The A/C condenser unit is being placed in its existing location (interior side) on an elevated platform that is larger than the unit.
4. The A-6 district requires minimum setbacks. The house and new rear access stairs meet all setbacks. The new access stairs in the front and corner side, and the AC platform, do not meet minimum setbacks (Table 1; Figure 4).
5. The Director can approve encroachment of stairs needed for building elevation within up to 10 feet of front and rear property lines and within 2 feet of side property lines (App. A, Sec. 7.204).
6. The proposed front and corner side access stairs are within these allowances (Table 1). The Director approves these stair encroachments required for a building elevation.



Figure 2. Subject property, street view (Jan. 2019)



engineer should be contacted to verify that steel beams (if present) will still support the new layout.

**ELEVATION NOTES:**

Elevation Rule for home will be 2008 DFIRM + 1' = 16.0' NAVD88.  
This will be a 3.57' lift from its current position.

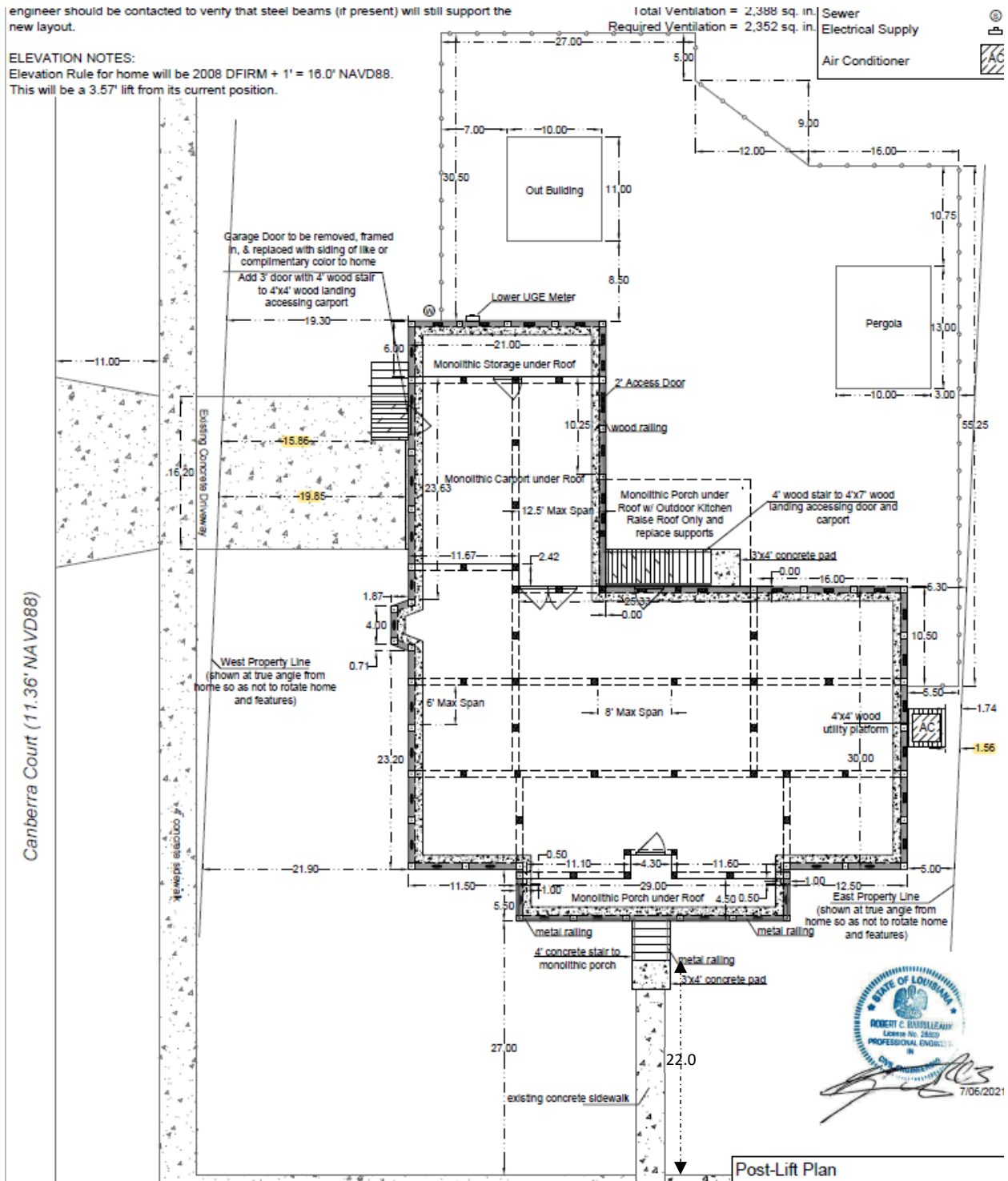


Figure 4. Proposed Site Plan

---

## Standards for Variances

The Board of Adjustment has the power to “hear and decide upon...appeals for variances where exceptional and peculiar hardship would be caused by enforcement of the regulations in this ordinance and where such variance would not substantially deviate from the intent of this ordinance but not otherwise.” The board is not authorized to grant a variance in the use of land or to take any other action resulting in the change of a district boundary. (App. A-Zoning, Part 7, Sec. 7.2 – Powers of the board)

The Board of Adjustment shall not vary the regulations of the ordinance unless it makes findings based on the evidence presented that each of the following standards are met (App. A, Part 7, Sec. 7.202(B)):

- 1) Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if a strict letter of regulations were not carried out.

*Applicant’s response:* These two variances are created by elevating the house to the required height by FEMA and the City of Slidell.

- 2) The conditions upon which the petition for a variation is based are unique to the property for which the variance is sought and are not applicable, generally, to other property within the same zoning classification.

*Applicant’s response:* Correct. The variance is created by elevating the house to the required height by FEMA and the City of Slidell.

- 3) The alleged difficulty or hardship is caused by the ordinance and has not been created by any person presently having an interest in the property.

*Applicant’s response:* Correct. The variance is created by elevating the house to the required height by FEMA and the City of Slidell.

- 4) The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

*Applicant’s response:* Neither variance would be detrimental to the neighborhood.

- 5) The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property value within the neighborhood.

*Applicant’s response:* The variances would not inpair(sic) adequate light or increase congestion, danger of fire, endanger public safety. Elevation of the home will actually add value to the home and neighborhood.

- 6) The variation will not serve as a precedent which, in effect, will rewrite a provision of this ordinance.

*Applicant’s response:* Variance should not serve as a precedent.

It is within the board’s authority to impose conditions and restrictions upon the premises subject to this variance request as necessary to comply with the standards established, to reduce or minimize the effect of variations upon other property within the neighborhood, and to better carry out the general intent of the ordinance (App. A, Part 7, Sec. 7.202(C)).