

City of Slidell, Louisiana
Board of Zoning Adjustment
Agenda

February 3, 2022 at 7:00pm

Council Chambers, 2045 2nd St, Slidell, LA

Agenda packet available at myslidell.com/planning/boards/bza

For questions or to provide public comment before the meeting,
email BZA1@cityofslidell.org or call (985) 646-4320 (M-F 8am to 4:30pm)



SCAN ME
for the
BZA website

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Minutes.** Review and approve minutes from January 6, 2022 (p. 2-3)
4. **Public Hearings**
 - a. **V22-01:** A request for a variance from area regulations in the A-6 Single-Family Urban district; for property located at 1605 Rue Lemans; identified as Lot 221, Bon Village Subd.; by Burkhardt's AC (p. 4-6)
 - b. **V22-02:** A request for a variance from area regulations in the A-6 Single-Family Urban district; for property located at 122 Bienville Dr; identified as Lot 120, Fountain Estates Subd.; by Burkhardt's AC (p. 7-9)
5. **Other Business**
6. **General and Public Comments**
7. **Adjournment**

The next Board of Zoning Adjustment meeting will be March 10, 2022.



City of Slidell, Louisiana
Board of Zoning Adjustment
Minutes

January 6, 2022 at 7:00 p.m.

Council Chambers, 2045 2nd St, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chairperson Jordan at 7:10 p.m.

Commissioners Present

Shane Jordan, Chair
 Christy West, Vice Chair
 Daniel Laurant
 René LeBreton

Commissioners Not Present

Jim Timmons
 Megan Haggerty

Staff Present

Melissa Guilbeau, Planning Director
 Theresa Alexander, Planner

2. **Pledge of Allegiance**

3. **Minutes.** Motion by Ms. West to approve minutes of December 2, 2021 as written; Mr. Jordan seconded. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

4. **Public Hearings**

- a. **V21-20:** A request for a variance from off-street parking requirements (Sec. 4.2 of Appendix A of the City's Code of Ordinances) for property located at 442 Fremaux Ave; by KB Kaufmann & Co. Inc.

Chairperson Jordan opened the public hearing. David Kaufmann, applicant, explained that a variance was granted a few years back for the property for the existing limestone parking. He stated that his client purchased the property to add a small addition to the building with more parking, which they would like to be limestone to flow with existing limestone parking. He stated that the drive apron and handicap parking would be concrete.

Ms. West made a motion to approve the variance as requested which was seconded by Mr. LeBreton and passed by a vote of 4 YAYS, 0 NAYS, 0 ABSTAIN.

- b. **V21-21:** A request for a variance from area regulations in the A-6 Single-family Urban District and off-street parking requirements (Secs. 2.904 and 4.2 of Appendix A of the City's Code of Ordinances) for property located at 3128 College St; by Davie Shoring

Chairperson Jordan opened the public hearing. Lakisha Baker, owner, stated that she is trying to raise the house so that it will stop getting wet. Ms. West clarified that the variance for the front stairs was required for the elevation and was reasonable. She stated that there was nowhere else to put the AC Unit and clarified that the parking was an existing condition.

Mr. LeBreton made a motion to approve the variances as requested which was seconded by Ms. West and passed by a vote of 4 YAYS, 0 NAYS, 0 ABSTAIN.

- c. **V21-22:** A request for a variance from sign regulations in the C-4 Highway Commercial District (Sec. 2.23 of Appendix A of the City's Code of Ordinances) for property located at 1914 Town Center Pkwy; by TDG-Fremaux LLC

Chairperson Jordan opened the public hearing. Scott Tabary, applicant, explained that the signs are needed to help direct traffic around the site for safety purposes. He stated that the signs are larger than permitted for directional signs because of the amount of information needed on the signs to safely direct 18-wheelers, customers, and vans around the site. He stated that the site is allowed up to 264 sqft of freestanding signage but is only using about 150 sqft total between four signs.

Mr. Jordan made a motion to approve the variance as requested which was seconded by Mr. LeBreton and passed by a vote of 4 YAYS, 0 NAYS, 0 ABSTAIN.

5. **Other Business.** There was none.
6. **General and Public Comments.** Mayor Cromer thanked the Board for their service.
7. **Adjournment.** Meeting adjourned at 7:27 p.m. on motion by Mr. LeBreton, second by Mr. Jordan, and a vote of 4 YAYS, 0 NAYS, 0 ABSTAIN.



Staff Report
Case No. V22-01
 Variance
 for Side Setback at 1605 Rue Lemans

985.646.4320 | 250 Bouscaren St, Ste 203, Slidell, LA 70458 | planningdept@cityofslidell.org | myslidell.com

Location: 1605 Rue Lemans (Figure 1)

Owner: Frances Dupre

Applicant: Burkhardt’s AC

Zoning: A-6 Single-Family Urban

Request: Variance from Sec. 2.904 Area regulations for A-6 District

BZA Meeting: 2/3/2022

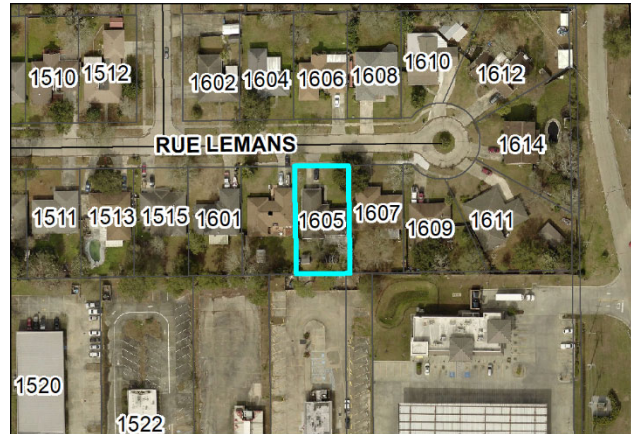


Figure 1. Location map

Current Conditions

1. The subject property is developed with a single-family home (Figure 2).
2. The applicant applied for a building permit to install a generator in the right (west) side yard, set back three feet from the side property line (21-2153; Figure 3).
3. The lot is 70 ft wide.
4. For this lot, the A-6 district requires at least 14 ft of combined side setback, with at least 5 ft on one side.
5. The proposed generator does not meet the minimum side setback (Table 1).
6. The applicant is requesting a variance for the side setback for the new generator, to allow a setback of 3 ft where 7 ft is required.



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

Table 1. Setbacks – App. A, Sec. 2.904		
Category	Required	Provided
Setback, left (east) side	Min 7 ft	7 ft ¹
Setback, right (west) side	Min 7 ft	7 ft (house) 3 ft (generator)

1. Estimate based on aerial photographs

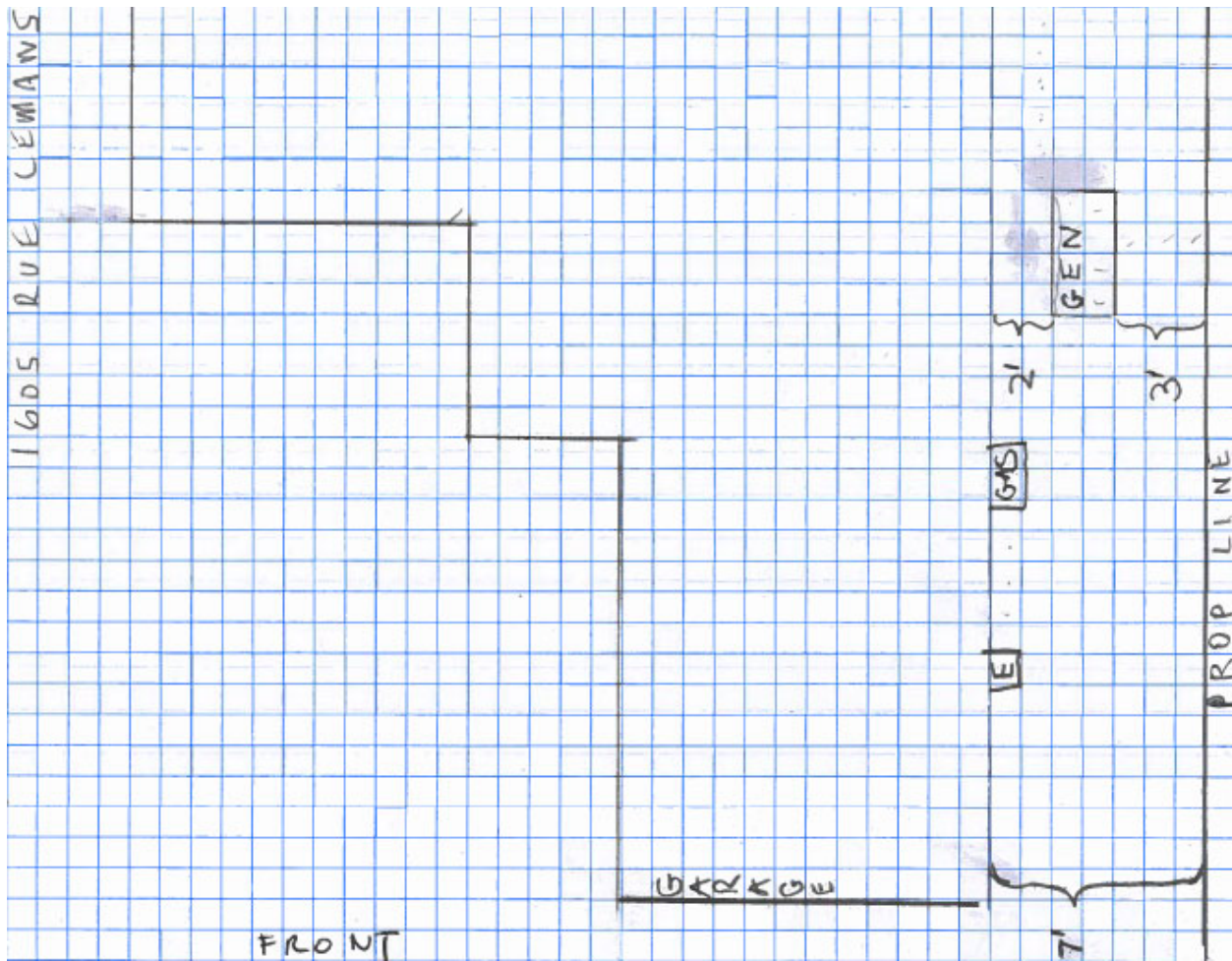


Figure 3. Plot plan

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: The location was acceptable before recent changes (per Ida) and relocating would be at great expense to customer.

- 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: Lots are too small to accommodate recent changes in code.

- 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.

- 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: There will be no negative impact to persons or property.

- 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: There will be no impact to persons or property.

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

Applicant's response: Correct.

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)).



Staff Report
Case No. V22-02
 Variance
 for Side Setback at 122 Bienville Dr

985.646.4320 | 250 Bouscaren St, Ste 203, Slidell, LA 70458 | planningdept@cityofslidell.org | myslidell.com

Location: 122 Bienville Dr (Figure 1)
Owner: Leonard Reed
Applicant: Burkhardt’s AC
Zoning: A-6 Single-Family Urban
Request: Variance from Sec. 2.904 Area regulations for A-6 District
BZA Meeting: 2/3/2022



Figure 1. Location map

Current Conditions

1. The subject property is developed with a single-family home (Figure 2).
2. The applicant applied for a building permit to install a generator in the left (north) side yard, set back three feet from the side property line (21-2232; Figure 3).
3. The lot is 70 ft wide.
4. For this lot, the A-6 district requires at least 14 ft of combined side setback, with at least 5 ft on one side.
5. The proposed generator does not meet the minimum side setback (Table 1).
6. The applicant is requesting a variance for the side setback for the new generator, to allow a setback of 3 ft where 7 ft is required.



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

Table 1. Setbacks – App. A, Sec. 2.904		
Category	Required	Provided
Setback, left (north) side	Min 7 ft	7 ft (house) 3 ft (generator)
Setback, right (south) side	Min 7 ft	7 ft ¹

1. Estimate based on aerial photographs

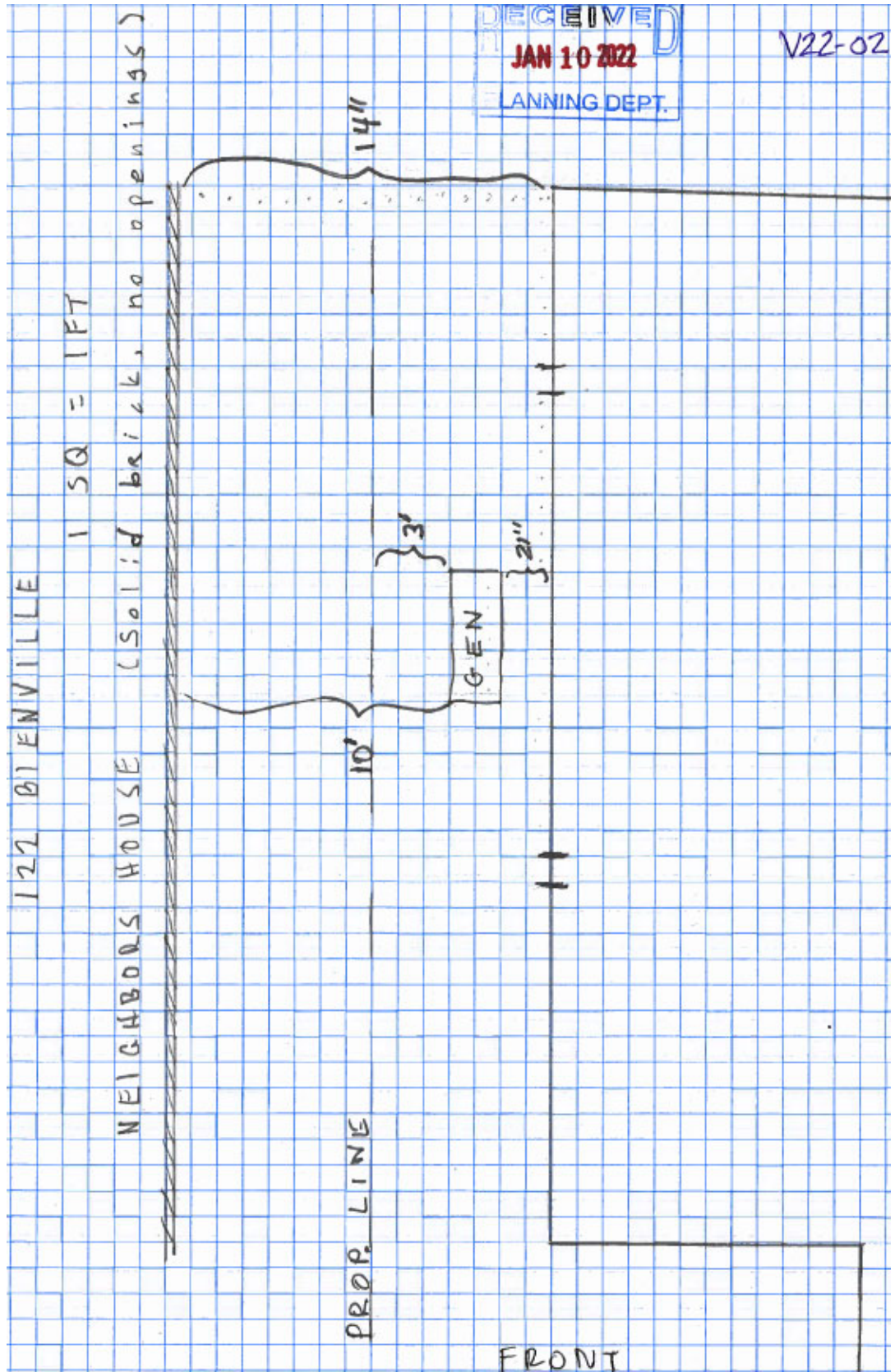


Figure 3. Plot plan

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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: The generator would have to be relocated at significant expense to customer.

- 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: The lots do not accommodate the recent changes in code.

- 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.

- 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: It will have no detrimental effect.

- 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: It will have no negative impact.

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

Applicant’s response: Correct.

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)).