

City of Slidell, Louisiana
Board of Zoning Adjustment
Agenda

October 6, 2022 at 7:00pm

Council Chambers, 2045 2nd St, Slidell, LA

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

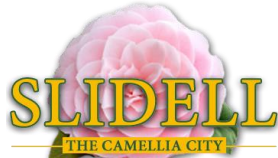
For questions or to provide public comment before the meeting,
email BZA1@cityofslidell.org or call (985) 646-4320 (M-F 8am to 4:30pm)



SCAN ME
for the
BZA website

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Minutes.** Review and approve minutes from September 8, 2022. Meeting originally scheduled for September 1 was postponed due to lack of quorum.
4. **Public Hearings**
V22-24: A request for a variance from Lot Area regulations in the A-6 Single-Family Urban district; for property located at 806 Pine Tree Street, identified as Lot 34, Sq 6 in Pinecrest Subdivision, by Steven Wilt, Contractor.
5. **Other Business**
6. **General and Public Comments**
7. **Adjournment**

The next Board of Zoning Adjustment meeting will be November 3, 2022.



Planning Department

Staff Report

Case No. V22-25

Variance

for Side Yard Setback at 806 Pine Tree St

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

Location: 806 Pine Tree St (Figure 1)

Zoning: A-6 Single-Family Urban

Owner: Marlon Garrett

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

Applicant: Steven Witt, Contractor

BZA Meeting: 10/6/2022

1. Findings.

A. Existing conditions.

- a. The structure is a single-family, slab on grade residence located on Pine Tree Street at the eastern quadrant of the intersection of Pine Tree Street and Lincoln Avenue (Figures 1 and 2).
- b. The required setbacks in the A-6 Single Family Residential District are 25 ft for the front yard and 5 ft for side yards.
- c. The house is in an AE flood zone and its lowest habitable floor is located below the required Design Flood Elevation (DFE) of 12.0 ft above Mean Sea Level (MSL).
- d. 806 Pine Tree Street has two (2) egress doors: one on the front elevation facing Pine Tree Street and a second one on the right-side elevation facing a neighboring home (Figure 2, 3, and 4).

B. Request.

- a. The owner proposes to elevate the existing slab on grade structure 9.02 ft, placing the lowest habitable floor at 14.0 ft above Mean Sea Level (MSL) and 2.0 ft above the City's required Design Flood Elevation (DFE) of 12.0 ft.
- b. The owner proposes retaining two existing egress doors to the structure post elevation.

C. Requirements.

- a. The International Residential Code (IRC) requires "Not less than one egress door shall be provided for each dwelling unit" (IRC, Section R311.2).
- b. Per the International Residential Code (Section R311: Means of Egress), once elevated each egress door will be required to have a Landing. "... a landing or floor on each side of exterior door. The width of each landing shall be not less than the door served. Every landing shall have a dimension of not less than 36 inches measured in the direction of travel."
- c. The exiting direction of travel is away from/at right angle from the side of the building. The stairway leading from the landing to the ground "...shall be not less than 36 inches in clear width...". The 36 inches is exclusive of required guard rails.

- D. Effect of Request.
 - a. Front Access Stairway setback will equal 31.50 ft.
 - b. Right Access Stairway will protrude 3.76 ft (45.12") into the side yard setback leaving a right-side yard setback of 1.24 ft (14.88") (see Table 1).
- E. The Director can approve encroachment of stairs needed for building elevation to within 2 feet (24.0") of side property lines (App. A, Sec. 7.204).

2. Conclusion.

- A. The proposed front yard setback of 31.50 ft meets front yard setback requirements in the A-6 Single Family Residential District.
- B. The proposed right-side yard access setback of 1.24 ft (14.88") does not meet the minimum requirements of the A-6 Single Family Residential District.
- C. The proposed 3.76 ft (45.12") right side access stairway is wider than the IRC's minimum requirement of 36" plus the width of the guard rail.
- D. While only one means of egress is required by the IRC, two means of egress in case of fire is considered prudent.

3. Recommendation.

- A. Approve a variance for a right-side landing and stairway encroachment of 3.33 ft (40.0") and set the new right side yard setback as 1.6 ft (19.2"). A 3.33 ft (40.0") stairway and guard rail would meet the IRC's requirements while minimizing the reduction in the right-side yard setback.

Table 1: Stairway and Setback dimensions			
Element	Required	Proposed	Recommended
Stair width	3.33 ft (40.0")	3.76 ft (45.12")	3.33 ft (40.0")
Setback	5.0 ft (60.0")	1.24 ft (14.88")	1.6 ft (19.2")

Slidellbasicmap



Figure 1: 806 Pine Tree St Location



Figure 2: 806 Pine Tree St Street View Pre Elevation

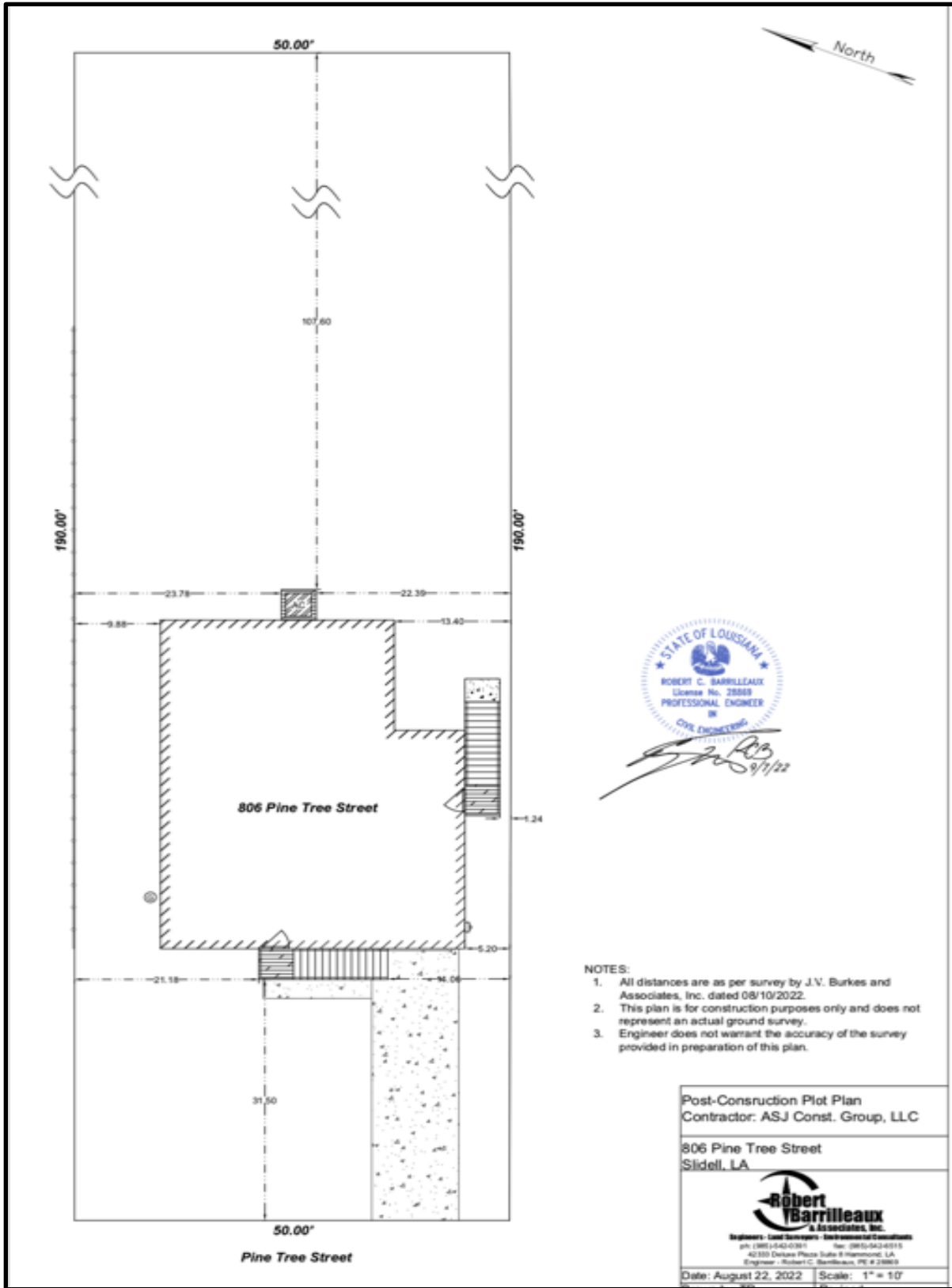
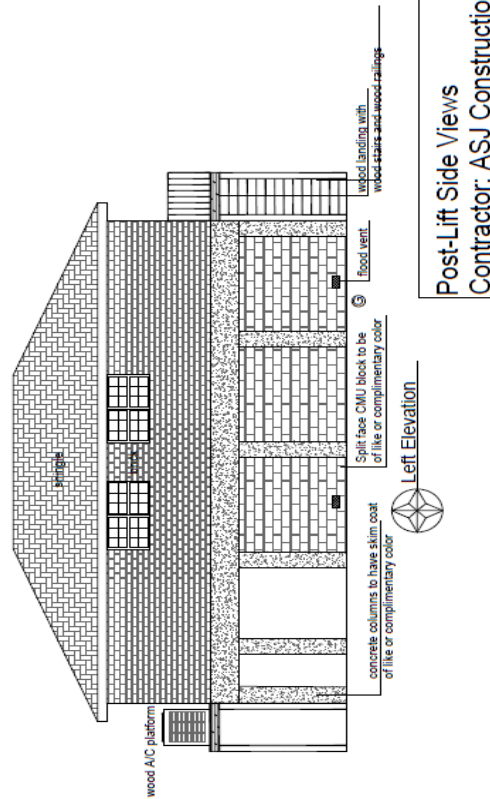
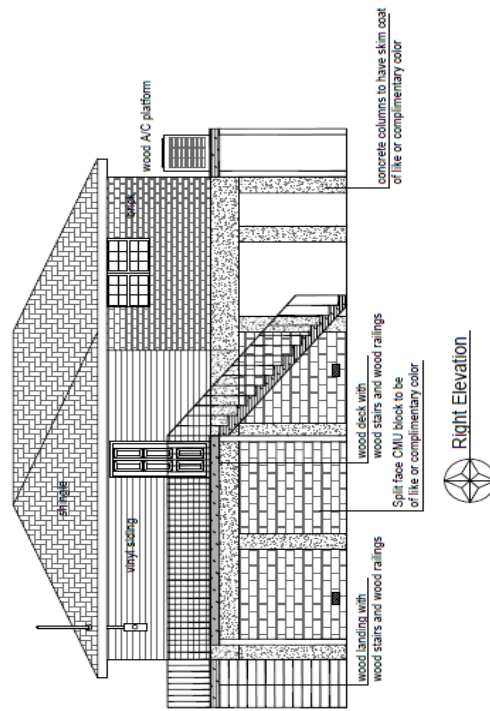
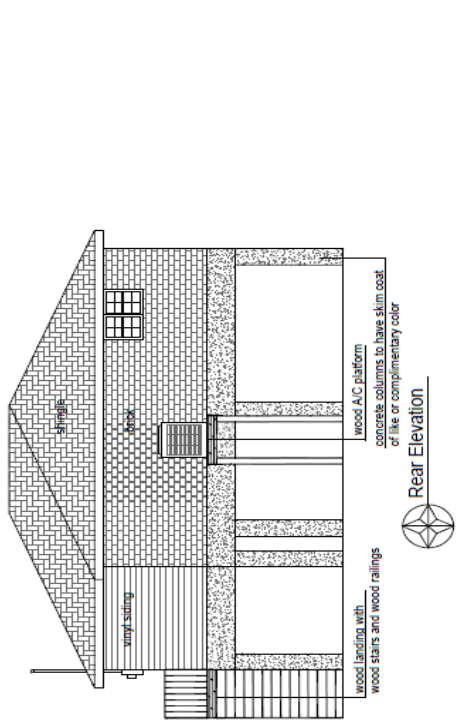
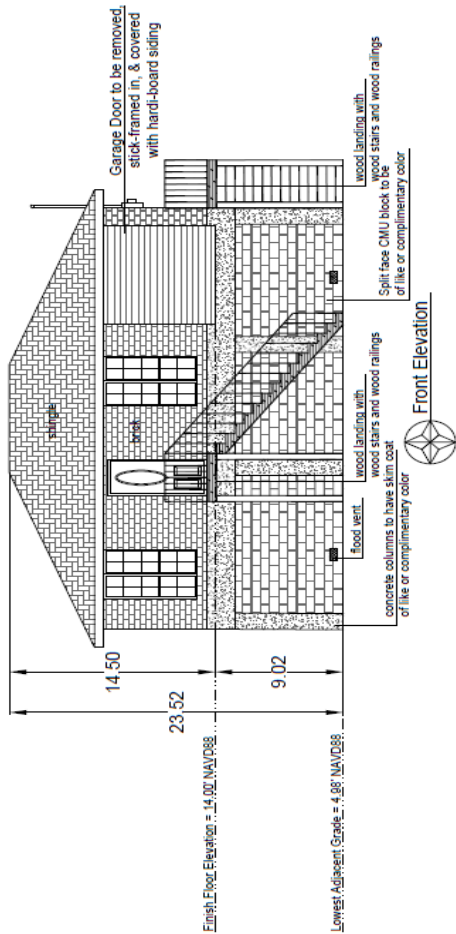


Figure 3: Plot Plan Post Elevation



Post-Lift Side Views
 Contractor: ASJ Construction Group, LLC
 806 Pine Tree Street

Figure 4: Post Elevation Drawings