



City of Slidell, Louisiana
Board of Zoning Adjustment
Agenda

May 4, 2023 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. **Minutes.** Review and approve minutes from January 5, 2023
3. **Public Hearings**
 - a. **V23-01** A request for an exception from supplemental district regulations in the A-6 Single-Family Urban district; for property located at 3074 Carey Street; identified as Lot 12 and Lot 13, Square 16 of Salmen Addition No. 1 to the Town of Slidell, by Ms. JoBeth Baker.
4. **Other Business**
 - a. Continuing Education
5. **General and Public Comments**
6. **Adjournment**

The next Board of Zoning Adjustment meeting will be June 1, 2023.



City of Slidell, Louisiana
Board of Zoning Adjustment
Minutes

January 5, 2023 at 7:00 p.m.

Planning Conference Room, 250 Bouscaren St. Suite 203 Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Vice Chairperson West at 7:02 p.m.

Commissioners Present

Christy West, Vice Chair

Patrick Brady, Sr.

Daniel Laurant-7:09 p.m.

René LeBreton

Jordan Granier

Commissioners Not Present

Billy Provenzano

Staff Present

Danny McElmurray, Planning Director

Theresa Alexander, Planner

Erica Smith, Planning Secretary

2. **Minutes.** Motion by Commissioner LeBreton to approve minutes of December 1, 2022 as written; Commissioner Brady seconded. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

4. **Public Hearings**

a. None

5. **Other Business**

a. **Annual Election of Chairperson and Vice Chairperson**

Commissioner LeBreton nominated Christy West as Chairperson. Commissioner Brady seconded. Commissioner West was elected Board of Zoning Adjustment Chairperson for 2023 by a vote of four YAYS, 0 NAYS, 0 ABSTAIN.

Commissioner West nominated Jordan Granier as Vice Chairperson. Commissioner Brady seconded. Commissioner Granier was elected Board of Zoning Adjustment Vice Chairperson for 2023 by a vote of four YAYS, 0 NAYS, 0 ABSTAIN.

b. **Discussion of 2023 goals and objectives**

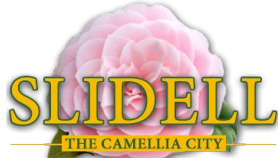
Director McElmurray asked the commissioner what they would want to get out of being on the Board of Zoning Adjustment this year. The commissioners had several ideas for the year 2023, such as a better understanding of codes, updating variance requirements, better understanding of building in flood zones, water ecology, drainage, and “beefing up” the code on renovation and roofing permits.

c. **Continuing Education/Training**

Director McElmurray informed the commission that each member would be required to acquire four hours of continuing education and/or training per year. The one-hour yearly Ethics training will count towards this goal. Director McElmurray also provided a printout with links to other videos and training opportunities available to the members. The commission then viewed a 10-minute video “Zoning and Ordinances” which will also count toward the four required hours.

6. **General and Public Comments.** There were none.
7. **Adjournment.** Meeting adjourned at 8:15 p.m. on a motion by Commissioner LeBreton, seconded by Commissioner Granier, and a vote of 5 YAYS, 0 NAYS, 0 ABSTAIN.

DRAFT for Approval



Planning Department

Staff Report Case No. V23-01

A request for an exception from supplemental district regulations in the A-6 Single-Family Urban district; for property located at 3074 Carey Street; identified as Lot 12 and Lot 13, Square 16 of Salmen Addition No. 1 to the Town of Slidell

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

Location: 3074 Carey St (Figure 1)

Owner/Applicant: Jo Beth Baker

Zoning: A-6 Single-Family Urban

Request: Exception from Sec. 2.2202, Fence Regulations

BZA Meeting: 5/4/2023



Figure 1. Location map

Current Conditions

1. The subject property is developed on an interior lot with a single-family home (Figure 2). It is zoned A-6.
2. All City districts require any fencing constructed within any front yard cannot be over four (4 ft) feet in overall height, with visibility above 1.5 feet unobstructed. The height measurement is measured vertically from the ground level of the adjacent yard (Sec. 2.2202). (Figure 3).



Figure 2. Subject property, street view (Aug. 2022)

3. The applicant currently has a 4-foot chain link fence along her front property line, both side property lines within the front yard, with a 6-foot solid wood fence constructed along both sides from the front of the house to the rear property line.

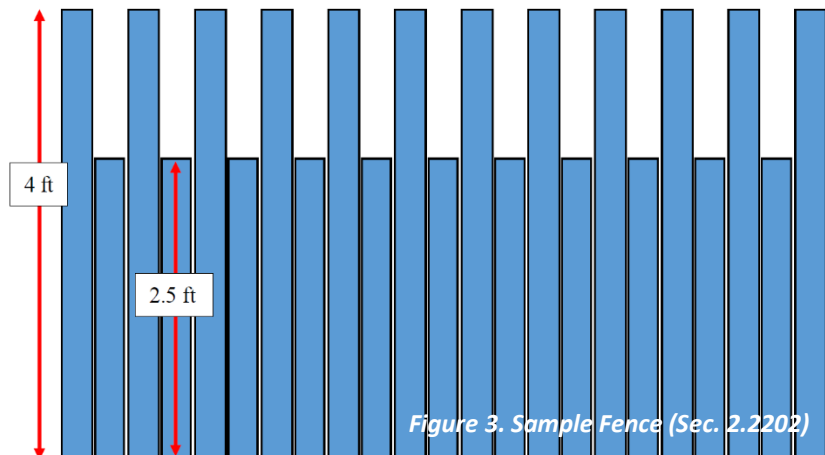


Figure 3. Sample Fence (Sec. 2.2202)

4. The applicant would like to apply for a fence permit to install a 4-foot solid wood fence along the left (northeastern) property line. (Figure 4)

Descriptive Information Provided by the Applicant:

Subject: Request to construct a 4' x 20' fence without spaces.

“My neighbors at 3032 Carey Street moved in next door to me in the beginning of March. When they moved in – two German shepherds appeared at my chain link fence barking all day and into the night.

“My chain link fence gives these shepherds access to see a large part of the street and the rest of the neighborhood causing more barking. They also bark at me and my little sick cat when we try to go outside of our home. My poor pet is fighting for her life and can't feel safe to go outside anymore.

“If I could have permission to have a 4-foot privacy fence without spaces, I believe this will help a lot. This fence will not be in the way of viewing for traffic.

“Any kind of help would be appreciated.”

By: Jo Beth Baker (Figure 5)



Figure 4. Northeastern Property Line

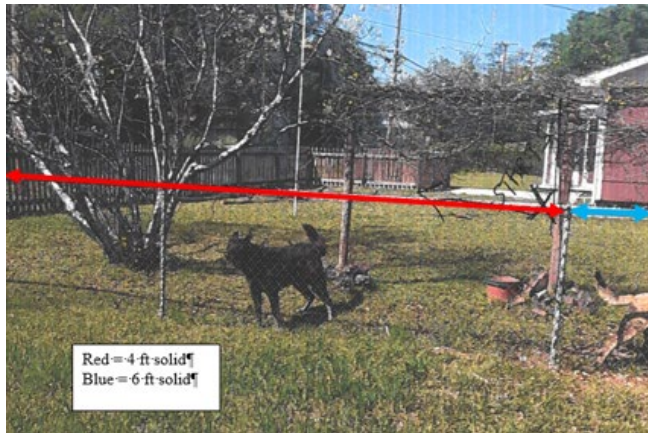


Figure 5. Photos provided by Applicant

Planning Department Finding and Recommendation:

1. Applicant's property is an interior lot. There is an existing chain link fence along the front of her property. Construction of a 4-foot solid fence would not interfere with the safety of pedestrian or vehicular traffic along Carey Street.
2. Because the Planning Department cannot see any public safety or welfare issues with the construction of the proposed 4-foot solid fence along the northeastern property boundary within applicant's front yard, the Department recommends approving this exception to Sec. 2.2202.