

City of Slidell, Louisiana
Board of Zoning Adjustment
Agenda

September 1, 2022 at 7:00pm

Council Chambers, 2045 2nd St, Slidell, LA

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

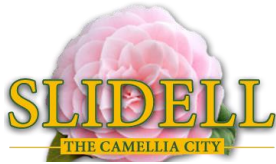
For questions or to provide public comment before the meeting,
email BZA1@cityofslidell.org or call (985) 646-4320 (M-F 8am to 4:30pm)



SCAN ME
for the
BZA website

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Minutes.** Review and approve minutes from August 4, 2022.
4. **Public Hearings**
 - a. **V22-21:** A request for variances from signage and parking regulations in the C-4 Highway Commercial district; for property located at 1121 Gause Blvd; identified as a 0.4211 ac parcel bounded by the W-14 Drainage Canal, Gause Blvd, and Fourteenth St, by Creative Kidz Slidell, through Felicia Magee
5. **Other Business**
 - a. Required Training – Ethics Certificate Updates
6. **General and Public Comments**
7. **Adjournment**

The next Board of Zoning Adjustment meeting will be October 6, 2022.



City of Slidell, Louisiana
Board of Zoning Adjustment
Minutes

August 4, 2022 @ 7:00 p.m.

Council Chambers, 2045 2nd Street, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chairperson Jordan at 7:00 p.m.

Commissioners Present

Shane Jordan, Chair
Christy West, Vice Chair
René LeBreton
Patrick Brady

Commissioners Not Present

Jim Timmons
Megan Haggerty
Daniel Laurant

Staff Present

Theresa Alexander, Planner
Alexandra Carter, Desire Line

2. **Pledge of Allegiance.**

3. **Minutes.** Motion by Chairperson Jordan to approve minutes of June 2, 2022 as written; Ms. West seconded. A vote of 4 YAYS, 0 NAYS, and 0 ABSTAIN approved the minutes.

4. **Public Hearing**

- a. V22-19: A request for a variance from area regulations in the C-4 Highway Commercial district; for property located at 3154 Ponchartrain Drive; identified as Lots 3-A-1-B. Tammany Mall Subdivision, by Christian Legrand.

- Chairperson Jordan introduced the item and ask if there was anyone from the public wishing to speak.
- Mr. Legrand, the property owner and applicant, rose and addressed the board. Mr. Legrand presented the board with a packet of information and images relevant to the requested variance (attached herein) reviewing all items on page 1a, discussing drainage and flooding problems in the parking areas, advising that the petition would facilitate covering an existing area near the parking lot because they regularly have people waiting outside. He advised the board that they have limited expansion opportunities given existing driveways. Ms. West requested clarification as to the location of the proposed canopy necessitating the variance request. Mr. Legrand referred to sheet 1h (attached) and pointed out the existing canopy associated with the request.
- Mr. Brady requested clarification regarding why the variance was not applied for before the structure was built and confirmation the request was a variance “after the fact.”
- Mr. Legrand confirmed the request is “after the fact,” and that construction began with a permit approved from the City pending approval of a variance. He advised the July meeting where his request would have been heard was cancelled due to a lack of a quorum, and they decided to proceed with construction of the canopy to avoid the logistical costs of delay.

- Ms. Carter reviewed the staff report, including existing conditions, staff findings, the applicant's request, and conclusions.
- Ms. West inquired as to whether the request included cutting the structure back to the roof eaves. Ms. Legrand confirmed they did and could warrant a reduced variance of 12 instead of 14 feet, but he could not confirm the exact measurement. Ms. Carter advised against amending the variance request unless and until the applicant could confirm with certainty that the measurement was accurate.
- Mr. LeBreton acknowledged that the existing posts and concrete pad had been in use for years, and Ms. West acknowledged the existing landscaping amenities.
- Mr. Legrand acknowledged the need for the request was connected to the challenge of being at the end of a drainage line that increases flooding within their parking lot, which he is working with the City to address. He acknowledged the shelter supports a location for his patrons to wait in the rain, separated from the frequently flooded parking area.
- Ms. West and Mr. LeBreton inquired as to whether the variance request could be reduced in accordance with the staff report, which indicated a lesser request if the structure were built to the support posts. Mr. LeBreton and Ms. West discussed the option of reducing the encroachment to account for needed gutters.
- Mr. Legrand advised the roof and associated rainfall runoff falls directly into the adjacent ditch. Mr. Legrand advised these structural changes would require that he remove the roof entirely.
- Ms. Carter advised that when the staff report was originally drafted, the staff considered ways to reduce the encroachment within the front yard. She indicated changing conditions, such as the structure being fully constructed at the time of the hearing, reduced the opportunity to reduce the size of the encroachment.
- Mr. Legrand reiterated the delay in meeting as a result of a lack of a quorum, and the missed opportunity to discuss other alternatives with the board earlier in the construction phase.
- Mr. LeBreton, Ms. West, Mr. Brady and Mr. Jordan responded that it would have been appropriate for the variance request to be considered in advance of any construction taking place, and the City needed to emphasize to its citizens the importance of coming in for a permit and ensuring all requirements of the Code are met prior to construction. Mr. LeBreton inquired as to whether any additional construction activities were planned for the site.
- Mr. Legrand advised they are limited in space and had no additional plans to expand the restaurant at this time.
- Mr. LeBreton made a motion to approve the variance as requested. Ms. West clarified that this was for a 5' 6" encroachment in the front yard. Mr. LeBreton confirmed. Ms. West seconded the motion. The motion was approved by a result of 4 YAYS, 0 NAYS, and 0 ABSTENTIONS.

5. **Other Business.** Ms. Alexander reminded the Board members to complete and send their required ethics training.

6. **General and Public Comments.** Alexandra Carter introduced herself as the President and CEO of Desire Line, and advised she and her team are providing staff support to the Planning and Development Department while they seek to fill open positions.
7. **Adjournment.** Meeting adjourned at 7:35 p.m. on motion by Chairperson Jordan, second by Mr. LeBreton, and a vote of 4 YAYS, 0 NAYS, and 0 ABSTENTIONS.

The next Board of Zoning Adjustment meeting will be held Thursday, September 1, 2022.

DRAFT for Approval