

The meeting was called to order at 6:00pm by Commissioner Claire Durio

The secretary called the roll.

Commissioners Present: Brian Rhinehart, Nixon Adams, Simmie Fairley, Mike Pierce and Claire Durio

Absent: Scott Quillin and Karen Gautreaux

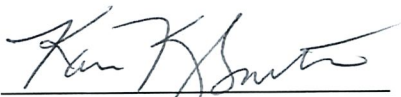
Also Present: Cara Bartholomew, Director Planning Department; Lauren Brinkman, Planner; David Parnell, City Attorney; Alex Weiner, Secretary

As there was no new business for the Planning Commission Ms. Durio moved to the Zoning Commission.



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Alex Weiner, Secretary



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Karen Gautreaux, Chairwoman  
Planning Commission

Brian Rhinehart commenced the Zoning Commission Meeting.

Announcement that written notice of decisions regarding zoning variances will be filed in the Commission's office the following day of this meeting at which time applicable appeal time will begin to run.

New Business

Mr. Rhinehart suggested that they move case Z23-02-01 to the front of the agenda as there were likely many people in attendance for that particular case. Mr. Adams motioned to move case Z23-02-01 to the front of the agenda, Ms. Durio seconded, and the motion passed unanimously.

**Z23-02-01** – Allen and Selene Tingle requests the rezoning of two lots designated B-1 Neighborhood Business District to R-3 Multi-Family Residential District, Square 76 Lots 76-C-1 and 76-C-2, B-1 Neighborhood Business District, Square 76 Lots 76-C-1 and 76-C-2.

Mr. Rhinehart said this was discussed at the last meeting. Mr. Adams added that the uses for the two zonings were discussed and the crowd seemed to prefer the current B-1 zoning. The B-1 district is used as a buffer from the highway for the residential area. B-1 does not allow heavy automotive uses and he does not see a reason to change the zoning.

Allen Tingle, 420 White Ash Loop, Applicant: He does not know where the 10 units came from, he wants to do four or five units. There is an example by Mandeville High School. When he bought the property there was an Exxon station in front, and then the street was rerouted which killed any commercial use. The entrance for the property would be off the boulevard, not through Magnolia Ridge. He is tired of paying taxes on the lot and needs to do something with it. He would either have to build a commercial strip mall and rent out the other units, which he would prefer not to do, or put up four to five townhomes that would benefit the subdivision.

Mr. Adams said he understands the argument, Mr. Tingle said he is trying to work with the subdivision and he took some pictures of the 5-plex at Mandeville High School.

Ms. Durio said there were more people at the last meeting than there are here tonight and the main issue was they had no idea what was planned for the area and they were concerned about the ten units that was allowed. She asked if Mr. Tingle had talked to the neighbors in the last two weeks.

Mr. Tingle said he is unaware where the ten units came from, Ms. Bartholomew clarified that ten units was the maximum allowable.

Mr. Tingle said he would want four to five, mainly four, to give them a nice yard and something that would benefit Magnolia Ridge rather than an office complex with a big parking lot. He would rather have yards and neighbors than a strip mall.

Ms. Durio said that having that information would be helpful to the neighbors.

Ms. Bartholomew clarified that this was just for the rezoning, the townhome use would be required to come back before the commission for Special Use approval. At that point the site plan would be approved. The number could not be restricted at this time, but if they came back for the Special Use approval then they would be approving the site plan.

Mr. Tingle said he never wanted ten units. Ms. Bartholomew said she understood that, however ten units is what the base zoning allowed. Logistically though she was uncertain if ten could fit, that was just what was allowed based on the zoning and math.

Mr. Adams asked if this offshoot was considered part of the Gateway Corridor, Ms. Bartholomew said it was. Mr. Adams wanted to confirm that anything built there would



have to go before Design Review first, Ms. Bartholomew said that was correct.

Mr. Tingle's Father: Former resident of Mandeville and has built about 400 houses in St. Tammany Parish. Everything he has built has been a nice job. If they have to build a commercial development then it would be nice but he thinks that people would rather have four to five townhomes than a strip mall.

Sam Burguieres, 754 Magnolia Ridge Drive West: Former member of the Magnolia Ridge HOA board and was instrumental in putting together the latest deed restrictions and covenants. The issue as he understands is going from B-1 to R-3. He understands the intention of the owner, but he could sell the property and something different could come back. The residents do not have any protection on something out of character being built.

Ms. Durio said it would have to go to Design Review based on the location and asked if it was restricted to four or five units would his position be the same. Mr. Burguieres said possibly, but what was here was a straight change in zoning. After that they have no control. If it was a business of similar type along the strip then it would be fine. This change leaves them open without any deeds or restrictions on what it would look like. R-3 raises a flag from the subdivision standpoint.

Michael Greer, 745 Massena: The Master Plan is the guiding document for the development of the City. It is given deference and the CLURO is the set of laws trying to implement the Master Plan and it should not be taken lightly. An area can be given a different zoning designation than the surrounding properties, but that is usually done if it serves a public benefit or is useful to the other properties in the area. No such benefit was mentioned until this evening and they suspected harm as multi family would adversely affect their property values. The change from B-1 to R-3 is a big change and it looks like spot zoning. He read the B-1 purpose from the CLURO which is as follows: The purpose of the B-1 neighborhood business district shall be to provide sites for small-scale service and retail establishments to support adjacent residential neighborhoods. This district includes personal service and retail or office establishments, which are 3,000 square feet or less, which conduct all business operations within an enclosed facility, and which do not present any adverse impact on the peace, appearance or value of adjacent residential areas. B-1 is for avoiding strip malls when abutting residential neighborhoods. The CLURO should be honored unless there is a good reason not to.

Mr. Tingle said that townhomes would increase their property values as they would be new homes with fences and would look better than the woods that are currently there. If a strip mall was built, then there would be different people coming in and renting the units and he cannot control that. If there are concerns from the HOA about deed restrictions, then he can join the HOA. He does not want to rent the units, he wants to sell them. This would benefit Magnolia Ridge as the houses would be worth more than the houses they are living in now as they would be located on the main boulevard. If he builds a 10,000 sqft commercial building he cannot control who rents out the units, he can control building four townhouses on the boulevard which would join the HOA.

Ms. Durio asked what the maximum square footage is on B-1 buildings, Ms. Bartholomew said it was 15,000 sqft with the maximum unit being 3,000 sqft.

Ms. Durio said that they heard from a lot of people at the last meeting who did not know what was going to be built. They can restrict the number of units being built tonight, but joining the HOA and the aesthetics of the building is something that would have to be worked out between the subdivision and the applicant.

Ms. Bartholomew clarified that the zoning is the issue tonight, the amount of units cannot be restricted at this meeting, that would be when the Special Use approval for the townhomes came through. She added that the property owner can work something out with the HOA, but for the City it would honor the zoning and then the townhomes would



come before the Commission.

Ms. Durio said her concern was if the commission voted tonight when could they resubmit if they work something out after. Ms. Bartholomew said that for the zoning there is nothing to condition. Ms. Durio asked if the commission denied the request tonight, and then they work something out how long until the applicant could resubmit. Ms. Bartholomew said it would be a year. He could withdraw his request and work something out.

Mr. Rhinehart said that Magnolia Ridge would like to see something in their best interest. There seems to be more of a meeting of the minds from the last meeting to tonight with a potential approach where the change in zoning might be more beneficial than what it currently is. Would it be an appropriate approach to withdraw the application and work something out with the residents and then come back.

Ms. Durio added that this was a packed room last meeting of people opposed to the idea. She is not sure if they would feel differently after hearing the proposal but if something could be worked out outside of the meeting that would be a better position as otherwise it is a year until the applicant could reapply. There was not the benefit of the applicant's presence at the last meeting.

Ms. Bartholomew reminded everyone that this is just a recommendation to the city council. Ms. Durio said that the commission could make a recommendation and there would be some time to work things out and the council could feel differently.

Mr. Tingle asked if he could postpone for thirty days. Ms. Durio said he could withdraw and then resubmit, or they could recommend denial. The decision has to go to the council anyway and something could be worked out before then.

Mr. Rhinehart said he could withdraw tonight, meet with Magnolia Ridge and then reapply. The commission would then go through the regular process. Ms. Bartholomew said the commission could postpone until the next meeting if the applicant requests it. Mr. Rhinehart said it might be cleaner to withdraw and start the process over. That way they are not on the clock. The idea is to do the least impactful thing to Magnolia Ridge.

Mr. Tingle said that he would withdraw his request and come back.

Mr. Adams asked if there was a time limit on acting on an ordinance as this was a recommendation on an ordinance. Ms. Bartholomew said this is not an ordinance as it has not gone before the council yet.

Mr. Parnell said there is a time limit on acting on the recommendation from the commission, but they have not made a recommendation yet as the application was withdrawn.

Mr. Adams said that it usually comes back to the commission after an ordinance is made, is it going to come back before them again? Ms. Bartholomew said for rezoning the process is to go before the commission first, and then the council votes to pick it up or not.

Mr. Rhinehart allowed for the room to clear before proceeding with the next case

**V23-02-03** – Juan Fonseca requests a variance to CLURO Section 8.1.3. Supplemental Fence and Wall Regulations, Square H Lot 99A, R-1 Single Family Residential District, 499 Devon

Robert Barnett, P.O. Box 4269, Covington: He said he has just been retained by the owner and is asking for a continuance. He has spoken with the staff to try and work with them so he is asking for an additional two weeks.

Mr. Rhinehart asked if this is where the application is withdrawn, Ms. Bartholomew said



they are just asking to postpone until the next meeting.

Mr. Adams said there were quite a few concerns brought up at the last meeting, is the intention to address those concerns? Mr. Barnett said he was not familiar with the concerns but he will find out, he was only just retained.

Mr. Barnett asked who would have the complaints. Ms. Durio said the complaints were included in the packet with the comments and a copy of that can be provided to him.

Ms. Durio made a motion to grant the continuance, Mr. Rhinehart seconded, and the motion passed unanimously.

Mr. Barnett asked when the next date would be, Mr. Weiner said it would be March 14<sup>th</sup>.

**V23-02-04** – Cayman Sinclair requests a variance to CLURO Section 8.1.3. Supplemental Fence and Wall Regulations, Square 87A Lot 15A, R-1 Single Family Residential District, 2640 Monroe

Mr. Rhinehart asked if the fences that the applicant took pictures of are front yard or backyard fences. Ms. Bartholomew said they were backyards facing Monroe Street. Mr. Rhinehart asked if backyards were allowed to have fences of that height. Ms. Bartholomew said no, if it is on the streetside it does not matter if it is the front yard or backyard. She added that wrought iron fences were allowed to be 5 ½ feet tall.

Mr. Pierce asked if the hazardous condition leniency only applied to subdivisions. Ms. Bartholomew said that was requested as part of the subdivision approval process.

Mr. Adams said he knows the problems that fences can create with a wall alongside of the road, but all the fences seem to look awful. This is an exception. The main thing when looking at an exception is if the request takes away from the character of the community, and fences can do both, and what the neighbors feel about it. He does not think this fence is out of character for the neighborhood.

Ms. Durio said it is an attractive fence but that is not the issue. Typically a variance for height is done before construction not after so the commission cannot take into account the fact that it is already built. By granting an exception without a special reason the commission is agreeing that this should be permitted. She is not sure the commission has the authority to allow an exception if it does not meet that criteria.

Mr. Adams said he disagrees a bit as a variance or exception is asking to break the rules. What should be done is to require a green buffer to break up the wall of fences. The 7ft height was chosen as anything higher would probably need engineered plans.

Mr. Rhinehart asked how many votes were needed to pass tonight, Ms. Bartholomew said four were required.

Cayman Sinclair, 2640 Monroe, Applicant: There is a misconception about the fence being illegally built. He hired a fence company and thought they got a permit. He did not intend to sneak by the regulations. He said he was previously robbed in Mandeville and had a stalker and the police investigated both. He had a 4ft fence that the guy just went over so he has safety concerns. The house also sits in a unique with 86 windows. He could move the mailbox and make it the backyard.

Mr. Adams said the backyard is dependent on the frontage of the lot, Ms. Bartholomew added that it was along the street so it does not matter it would have to be 4'.

Nicholas Cressy, 2711 Monroe: He likes the fence. He does not understand how the fence along Florida Extension can be 7' due to the high traffic street and Monroe Street used to be

Highway 1087. He has to look at it everyday and does not mind it.

Jason Stewart, 2625 Monroe: It looks great especially at night with the landscape lights. There is ivy nearby which will eventually cover the fence. There is no objection from him and he feels like it adds to the character of the area and blocks the taller vehicles from view.

Mr. Pierce asked what the distance off the street the fence was, Ms. Bartholomew said it was 20.69' off the street. Mr. Pierce asked if the requirement would be 25', Ms. Bartholomew said the requirement is from the property line, it would be 15' from the property line. She added that the fence was located on the property line.

Ms. Durio asked if the other fences that were shown were closer to the street. Ms. Bartholomew said the majority would probably not be, but the Right of Way could vary. It is typically about a 60' Right of Way and the property line is usually ten to twenty feet from the edge of the street.

Mr. Adams made a motion to approve the case as submitted, Mr. Fairley seconded, and the motion passed with a vote of 4-1 with commissioner Durio voting against.

**V23-02-05** – Cayman Sinclair requests a variance to CLURO Section 8.1.3. Supplemental Fence and Wall Regulations, Square 87A Lot 21A, R-1 Single Family Residential District, 2646 Monroe

Mr. Pierce said that there was some leniency for the other one due to the high traffic on Monroe. He does agree with Ms. Durio that he does not want a wall along Monroe. This is different due to the side street.

Mr. Sinclair said that it can be 6' along the side street, Ms. Bartholomew reiterated that anything along a streetside has to be 4' in height. The portions of the fence that are 4' are in compliance. Mr. Sinclair asked if he left the fence 4' on Monroe, Ms. Bartholomew said it would be compliant.

Ms. Durio said the lower fence would protect the yard privacy.

Mr. Sinclair said the original fence along Carondelet was 6'. Ms. Bartholomew said that once it was removed it has to be compliant.

Mr. Adams asked if the height was legal since he was replacing an existing fence, Ms. Bartholomew said if he was replacing boards it would be allowed, but once it comes down it has to be compliant.

Ms. Durio asked what was across the street from the 6' portion along Carondelet, Ms. Bartholomew said it was another little fence.

Ms. Durio thinks with the 4' in front of the house it would be less walled off to the neighborhood. The Carondelet side seems to face a fence or backyard across the street.

Mr. Sinclair said that was where the carport and trampoline were located, which is why the fence was 6'.

Mr. Adams said this case is different than the last one, not sure if this fence gives anything to the community.

Mr. Sinclair said it used to be a picket fence and he tried to save it but it was rotten.

Ms. Durio said this house is not a modern style house like the last case it is more traditional.

Ms. Bartholomew wanted to clarify that Mr. Sinclair was removing the request for the 6'



portion along Monroe Street and just wanted the 6' along Carondelet Street. Mr. Sinclair said that was correct, he would just stain it.

Nicholas Cressy, 2711 Monroe Street: His grandparents lived at the property and if he went with a 4' fence along Carondelet you would be able to see into the carport.

Mr. Rhinehart made a motion to approve the case with the condition that the fence along Monroe Street does not exceed 4' in height, Mr. Adams seconded, and the motion passed with a vote of 4-1 with commissioner Pierce voting against.

Ms. Durio suggested the stain match the house.

**V23-02-06** – Layton Fernandez requests a variance to CLURO Section 5.2.3.2. Drainage Overlay District and Fill Sub-Area A, Square 47 Lot 47C1A, TC Town Center District, 2032 Woodrow

Ms. Bartholomew reminded the Commission that this case would not be voted on tonight due to advertising constraints, and would be voted on at the next meeting.

Mr. Adams asked if Design Review had looked at this, Ms. Bartholomew said they already approved it and it needed more fill for the construction. Mr. Adams asked if the added fill would change the look, Ms. Bartholomew said it would not.

Mr. Rhinehart said he understood the original site plan had permeable paving in the parking area which is not allowed but what changed with the most recent site plan that would require the additional fill. Why was it not required on the original plan? Ms. Bartholomew said that when the originally came before the commission for the Special Use approval there was not an engineering plan completed yet. The pervious/impervious has not changed, the amount of fill changed due to them getting the grade shots and having to meet BFE +2'.

Mr. Adams said that Town Center had a lot of time spent developing it and there have been some tradeoffs. Trying to get the lots built for the last 10-15 years and this is not a stretch to get something on the lot.

Ms. Durio said the application seemed to be well documented and the amount of fill being asked for was not excessive.

**V23-02-07** – Nicholas and Jessika Cressy request a variance to CLURO Section 9.2.5.2. Vegetation Protection Zones, Square B Lot 23A, R-1 Single Family Residential District, 2711 Monroe

Mr. Adams said this tree has an enormous canopy that is about 5,000 sqft. The encroachment would be less than 1% and he agrees with the assessment done by Mr. Guidry. Ms. Durio added that she lives nearby and the tree is enormous.

Ms. Durio made a motion to approve the case as submitted, Mr. Rhinehart seconded, and the motion passed unanimously.

**V23-02-08** – Allison and Heath Moss request a variance to CLURO Section 5.2.3.2. Drainage Overlay District and Fill Sub-Area A, Square 8 Lot 6, R-1 Single Family Residential District, 216 Lamarque

Mr. Rhinehart said this was discussed at the last meeting.

Roxanne Luquet, 1801 Claiborne: The previous owner to the property put in fill which flooded the property at 1805 and 1807 Claiborne which she also owned and wanted to see if this would cause any extra drainage to her property.

Ms. Bartholomew said that there was a drainage plan submitted with the permit and Public Works and the City Engineer both stated that there would be no adverse impact.

Mr. Adams asked if there was anything that could be done for this area, Ms. Bartholomew said that Public Works could go out and see if there were any suggestions.

Ms. Durio asked if the pool contractor was here, as some of the comments he made at the last meeting could be helpful.

Corey Theriot, Pool Contractor: There will be a 5" gap from the waterline which will retain about 1300 gallons of water. That water will be released slowly through a one-inch pipe. All pools have some freeboard to catch water, it would catch everything in a normal rain event.

Ms. Durio asked if the overflow would drain into the yard or the stormwater system. Mr. Theriot said it would drain into the yard. There is no drain to the ditch for that, but the yard does have a turtle back so it would drain to the sides and the swale. It is the same amount of surface area being captured now so there would be no adverse impact it would just slow the time that rain is released.

Ms. Durio said it would be the same amount draining just slower, Mr. Theriot said that was correct.

Ms. Luquet said that they are asking to raise the top height of the pool, she is concerned about the ground level being raised. Ms. Durio said the only thing they are asking for is the edge.

Mr. Adams made a motion to approve the case as submitted, Mr. Rhinehart seconded, and the motion passed unanimously.

#### **Public Comment**

Ms. Bartholomew said the next LSU Property meeting will be on March 7<sup>th</sup> and will be a wrap up meeting so we can start with a work session on March 20<sup>th</sup>. Ms. Durio said there would be meetings on the 7<sup>th</sup>, 14<sup>th</sup>, 20<sup>th</sup>, and 28<sup>th</sup>. Ms. Bartholomew said that was correct.

Mr. Weiner said that the meetings on March 7<sup>th</sup> and 14<sup>th</sup> would be at the community center due to the council chambers receiving some A/V upgrades.

Ms. Durio motioned to adjourn the meeting, Mr. Fairley seconded, and all were in favor. The meeting was adjourned at 7:26pm.



Alex Weiner, Secretary



Brian Rhinehart, Chairman  
Zoning Commission



**Alex Weiner**

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**From:** kristi king [REDACTED]  
**Sent:** Monday, February 13, 2023 10:33 PM  
**To:** Alex Weiner  
**Subject:** Rezoning of Square 76 Lots 76-C-1 and 76-C-2

Dear Secretary Weiner,

As 23 year residents of Magnolia Ridge subdivision, my husband and I have seen many changes in our community and in the landscape surrounding our neighborhood. The most significant of which is the egress from the front of our subdivision when the East Causeway Approach was rerouted, rendering residents unable to turn left onto the Approach.

We are writing to contest the rezoning of [REDACTED] of the lots adjacent to the entrance to Magnolia Ridge Subdivision. The lot in question appears to be approximately the same size as the lot adjacent to it, where the Cleco building is located. A multi-family residential area in this small space will congest this area, wipe out green space and degrade our property value. Additionally this will sandwich our subdivision between multi-family developments at both the front and back of the subdivision.

We respectfully request the Planning and Zoning Commission decline the rezoning of the referenced property that is adjacent to our subdivision's entrance on Magnolia Ridge Boulevard.

Sincerely,

Kristi & Jeff King  
811 Magnolia Ridge Drive  
Mandeville, LA 70448

Kristi [REDACTED]  
Jeff [REDACTED]

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Kristi King

## Alex Weiner

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**From:** Peter Toomey [REDACTED]  
**Sent:** Monday, February 27, 2023 1:37 PM  
**To:** Alex Weiner  
**Subject:** 2640 Monroe Street 6' fence variance.

**Peter Toomey**  
**2420 Mathis St.**  
**Mandeville, La 70448**  
**Contact:** [REDACTED]  
**Email:** [REDACTED]

Dear Alex,

My name is Peter Toomey and reside at 2420 Mathis St. I have been a resident since 1973. I have watched the Property located 2640 transform into what should be standard and not the exception with regards to the 6' fencing height. Numerous other properties on Monroe St. have 6' privacy fencing that is not aesthetically pleasing as this fence. If it is about the aesthetics, then lowering the fence height to 4' would not allow for privacy. Defeating its purpose. It's abhorrent that of all the fencing on Monroe St. the one that looks the best now has a height issue. The fencing should be allowed to remain as is.

Thank you in advance for hearing my opinion on this issue.

Peter Toomey



## Alex Weiner

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**From:** Kelly Sullivan [REDACTED]  
**Sent:** Monday, February 27, 2023 1:17 PM  
**To:** Alex Weiner  
**Subject:** Fence at 2640 Monroe

Alex,

This is for the P & Z meeting in support of leaving the Sinclair fence in place.

Planning and zoning commission

This is concerning the Sinclair's variance request for their fence located at 2640 Monroe Street.

We are the neighbors on the South east side of the residence.

We love the quality, design, and renovation on the house and fence located on Monroe. It is keeping with the mid century style. The fence height at 6 feet fits the design and architectural aesthetics. Also, the Sinclairs have a lot of vehicles in their driveway right on Monroe and the 6 foot fence shields it from all of the traffic passing in front!

The fence is a beautiful addition in comparison to several other 6ft fences along Monroe street that have not been properly maintained. Many are higher than 6 feet all along Monroe on the Southside.

We believe the fence makes our neighborhood more desirable and upscale.

Thank you for your consideration in allowing the 6ft fence to remain..

Kelly and Isabel Sullivan  
412 Wilkinson St.

Kelly C. Sullivan

## Alex Weiner

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**From:** Jennifer Schaff-Mutter [REDACTED]  
**Sent:** Monday, February 27, 2023 1:35 PM  
**To:** Alex Weiner  
**Subject:** Sinclair fence on Monroe

Hi Alex, I just heard the city may make the Sinclair's reduce the height of their fence. First of all, their fence is one of the nicest fences on Monroe, I'm not sure why the city would choose to mess with this one when I pass so many awful, ugly, run-down fences on Monroe. The way his house sits, the fence is needed for privacy as well as hiding his Many work vehicles and equipment. I would personally rather see his pretty fence instead of his cars and pool. If you want to fix the aesthetics of Monroe Street, maybe pick on one of the homeowners who do not take care of their fence. The height is also the same as many others on Monroe. I am both a neighbor and real Estate agent in Old Mandeville and do not understand why this is being asked of them....

Thank you for your consideration.

Jenny and Shane Mutter  
136 Lafitte St

Jennifer Schaff-Mutter, REALTOR  
Latter & Blum Inc.  
1151 N. Causeway Blvd.  
Mandeville, LA 70471  
Cell: [REDACTED]  
Efax: [REDACTED]  
Office: [REDACTED]

Licensed by the Louisiana Real Estate Commission

BEWARE OF CYBER FRAUD- Before wiring any funds, call intended recipient at a number you know is valid to confirm the instructions and be very wary of any requests to change wire instructions you already received.



## Alex Weiner

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**From:** Jennifer Boudreaux [REDACTED]  
**Sent:** Monday, February 27, 2023 10:17 AM  
**To:** Alex Weiner  
**Subject:** 2640 & 2646 Monroe St

I am writing in response to the variances requested by Cayman Sinclair for 2640 Monroe St and 2646 Monroe St.

I am in favor of the variance request for 2640 Monroe St. As a neighbor, I appreciate the time and effort the Sinclair family has invested into updating this property. I feel that the project is well thought out, cohesive and aesthetically pleasing. As I drive down Monroe St the fence does not feel out of place as most of the fences are that same height due to being side yard fences. I know this is a front yard fence but you must take into account the unique way the house is oriented on the lot and the mid century modern style with huge windows. These inherited characteristics of the property cost the family a great deal of privacy.

Also to note, the fence abuts an existing 6 ft fence on their property that faces Monroe St. I think the fence looks nice and I have no problem with the fence remaining at the 6ft height.

I also do not have a problem with the fence corner for 2646 Monroe St. I use the intersection of Carondolet and Monroe St multiple times a week. I have full visibility on that corner.

Thank you,

Jenn Boudreaux  
2603 Lakeshore Dr  
Mandeville, La 70448

Sent from my iPhone

## Alex Weiner

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**From:** Hilda Drennan [REDACTED]  
**Sent:** Sunday, February 26, 2023 6:10 PM  
**To:** Alex Weiner  
**Subject:** 2640 Monroe St Request for Sinclair's variance for 6 foot fence in front of their property

Dear Alex,

We are the neighbors to the Sinclair property.

We feel the Sinclairs should be able to keep the beautiful existing 6 foot fence on Monroe Street.

We feel the quality and look of the fence enhances the property from the street. It has beautiful trees in front of it with Landscaping and up lighting!

It looks great when passing during the day and especially at night.

The fence height at 6 feet fits the look of the house and property.

They have put so much time and money into making the property look beautiful for all of our residents and neighbors!

Thank you for your consideration!!

Hilda and Wally Drennan



## Alex Weiner

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**From:** Gail Byrd [REDACTED]  
**Sent:** Saturday, February 25, 2023 4:03 PM  
**To:** Alex Weiner  
**Subject:** Cayman's Monroe St. fence

Hey Alex,

I feel that the city should allow Cayman to keep his fence. Not sure the city's reason for lowering it to 4'. I personally think it's very attractive. Practically speaking asking him to lower it would force him to incur an added expense plus make his home and property more vulnerable to vandalism.

Hoping the city will rethink this issue.

Thanks and have a great day!

Gail Byrd  
422 Wilkinson St.  
[REDACTED]

## Alex Weiner

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**From:** Lauren Keim [REDACTED]  
**Sent:** Monday, February 27, 2023 10:34 AM  
**To:** Alex Weiner  
**Subject:** Sinclair fence

To whom it may concern,

I am writing in regards to Cayman Sinclair's fence. I live directly across the street from the Sinclair's at 2615 Monroe. I think the Sinclair's have done a beautiful job fixing their house across the street and adding the fence. It truly beautifies Monroe Street. I feel very lucky to look across the street at the fence and the lighting they placed, it truly is very pretty. I am happy that they did but the fence at the height they did because they do have a lot of vehicles and if it was any lower it would not be as pretty due to seeing all the vehicles that they have. I do not think they should have to lower their fence, I think it is perfect the way it is, by giving them the privacy they need as well as blocking us from seeing all of their vehicles. Please call me if you have any questions.

Thank you,

Chad and Lauren Keim  
2615 Monroe St  
[REDACTED]

Sent from my iPhone