

AGENDA
ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING
TUESDAY, APRIL 7, 2015 - 3:00 P.M.
ST. TAMMANY PARISH GOVERNMENT COMPLEX BUILDING
21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS
MANDEVILLE, LOUISIANA

CALL TO ORDER

ROLL CALL

APPROVAL OF THE MARCH 3, 2015 MINUTES

PUBLIC HEARINGS

BOA CASE NO. 15-04-009

Request by owner for variances of signage requirements in a HC-2 Highway Commercial zoning district, for sign area, height, color scheme and setback from front property line. The property is located at 4001 U.S. Highway 190 East Service Road, Covington, Louisiana.

Owner: Clearwater Pools & Spas

BOA CASE NO. 15-04-010

Request by owner for a variance of a front and side yard requirement from 25' and 10' required respectively to approximately 23' and 8' requested, in an A-4 Single Family Residential zoning district. The property is located at 111 Audubon Lane, in Beau Chene Subdivision, Mandeville, Louisiana.

Owner: The Earnest Corporation

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MINUTES

ST. TAMMANY PARISH BOARD OF ADJUSTMENTS MEETING

3:00 PM - TUESDAY, MARCH 3, 2015

**LA HIGHWAY 59/KOOP DRIVE ADMINISTRATIVE COMPLEX BUILDING
MANDEVILLE, LOUISIANA**

The March 3, 2015 meeting of the St. Tammany Parish Board of Adjustments was called to order by the Chairman, Mr. Tim Fandal.

The roll was called as follows:

PRESENT: Mr. Fandal, Mr. Brookter, Mr. Schneider, Mr. Gordon, Mr. Ballantine, Mr. Perry and Mr. Spicuzza (*Mr. Perry and Mr. Spicuzza are alternate members whom did not participate in the voting.*)

ABSENT: None

STAFF PRESENT: Mr. Keller and Mr. Sevante

APPROVAL OF THE MINUTES

Moved by Mr. Ballantine and seconded by Mr. Brookter to accept the February 3, 2015 minutes as typed and delivered.

MOTION CARRIED UNANIMOUSLY

(Mr. Keller requested that the "Old Business" case be brought up first on the agenda since it was related to and possibly impact another case that was on the agenda.)

Moved by Mr. Brookter and seconded by Mr. Schneider to move the "Old Business" case up on the agenda.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 15-02-006

Request by applicant for a variance of a rear yard setback requirement in a Planned Unit Development zoning district from 10' required to approximately 3' requested.

Owner: Harrison Custom Homes, L.L.C.

(A request for the board to reconsider their decision based on new evidence)

(There was discussion on the legal merits of procedure in order to bring this matter up before the board to reconsider...)

Moved by Mr. Ballantine and seconded by Mr. Brookter to reconsider this case.

MOTION CARRIED UNANIMOUSLY

(Mr. Keller stated that based on new evidence presented and researched, the staff found that the zoning commission through the PUD amendment process had granted at least three (3) other waivers for setbacks within this subdivision.)

Mr. Fandal: Ms. Hawley, would you please come up to the podium... and do you have anything to add to Mr. Keller's comments?

Ms. Hawley: Since the last meeting I have went ahead and purchased the lot, so I am the lot owner now.

Moved by Mr. Ballantine and seconded by Mr. Brookter to reconsider and grant the variance for the rear yard setback as requested.

MOTION CARRIED 4 YEAS AND 1 NAY (*Mr. Schneider*)

BOA CASE NO. 15-03-007

Request by owner for a variance of a side yard setback requirement in a Planned Unit Development (P.U.D.) zoning district, from 30' required to approximately 19 ½' requested.
Owner: Darren & Kim Coughing

(Mr. Keller read the staff report into the record...)

Mr. Paul Mayronne, attorney at law, P.O. Box 1810, Covington, Louisiana, appeared on behalf of the owners and made the following initial comments:

- You are obviously familiar with this case since this is similar to the one that you just heard.
- The house plans were drawn up before the change in the policy to have the Board of Adjustment review these requests as opposed to the Zoning Commission.

Mr. Ballantine: What's on the other side of the greenspace?

Mr. Coughling: There is another house.

Moved by Mr. Ballantine and seconded by Mr. Gordon to grant the variance as requested.

MOTION CARRIED UNANIMOUSLY

BOA CASE NO. 15-03-008

Request by owner for a variance of front yard landscape buffer widths along U.S. Highway 190 and Poplar Street in a HC-2 Highway Commercial zoning district, from 20' required to varying depths to 14' to 8' requested.
Owner: Resource Bank (Doug Ferrer, Representative)

(Mr. Fandal recused himself on the voting and discussion of this case since he indicated that he had a business relationship with Resource Bank.)

Mr. Doug Ferrer, 104 South Drive, Covington, Louisiana, appeared on behalf of the owner and made the following initial comments:

- Resource Bank did not build this building.
- We had to repossess the building and it has been vacant from time to time.
- Only 50% of the building was leased since its construction.
- Without parking in the front of the building, we had a hard time trying to get interest in the property.
- We are reducing the size of the building.
- We are refurbishing in order to put in an ATM location.
- We have a good design albeit not perfect.

Mr. Schneider: So how much are you reducing the building by?

Mr. Ferrer: from approximately 6886 square feet to 5880 square feet.

Mr. Steve Stefancik, 107 Royal Drive, Slidell, Louisiana, councilman for district 11, appeared and made the following comments in support of the variance request:

- This site is unusual due to the streets surrounding the property.
- The building sets up “crazy” by not providing any access.
- They couldn’t get any business interested in the property to go in there.
- We want to see something there... the residences behind the building want something there too.
- The building was used by Ochsner and was a good fit but they only used a part of the building and now they are gone.
- I believe this is a hardship because the building is becoming derelict and we need to put something in there, and the property meets all parish regulations (landscaping, parking, retention ponds).
- I ask that you support this variance and see it has a hardship.

Moved by Mr. Ballantine and seconded by Mr. Schneider to grant the variances as requested.

MOTION CARRIED UNANIMOUSLY

OLD BUSINESS

NEW BUSINESS

(Discussion ensued regarding the “Fill Ordinance”, inclusive of the board and staff personnel as well as the director of engineering, Mr. Eddie Williams, and the Honorable Marty Gould, councilman for district 5.)

(Due to the extensive nature of this discussion, please refer to the tape recording for any details required.)

ADJOURNMENT

MR. TIM FANDAL, CHAIRMAN
ST. TAMMANY PARISH BOARD OF ADJUSTMENTS

Disclaimer: These minutes are intended to represent an overview of the meeting and general representation of the testimony given; and therefore, does not constitute verbatim testimony or a transcription of the proceedings.

**ST. TAMMANY PARISH BOARD OF ADJUSTMENT
STAFF ANALYSIS REPORT**

Case File Number: BOA Case No. 15-04-009
Initial Hearing Date: April 7, 2015
Date of Report: March 20, 2015

GENERAL INFORMATION

Applicant(s) Name: Clearwater Pools & Spas
Location of Property: 4001 Highway 190, Covington, Louisiana
Zoning of Property: HC- Highway Commercial
Variance(s) Requested: Sign height, square footage, internal illuminated sign with contrasting background colors and setback from street frontage

OVERVIEW

Clearwater pools has had a sign at said location for many years and recently “gutted” said sign (see picture attached) and replaced it (“after the fact”) with an internal illuminated sign which has a light background and dark lettering scheme, replaced the lettering in between the upper sign and the lower portion, and “bricked-in” the bottom of the sign and added additional lettering (see picture attached).

The applicant states that the sign has been there for 30 years and the tenants in the strip shopping center were in favor of upgrading the sign (see narrative attached).

Due to the fact that parish regulations require that when signs are upgraded, they have to meet current parish code requirements, the applicant needs and is requesting the following variances:

- a.) Maximum sign height from 9' to approximately 16'6" requested,
 - b.) waiver to permit the light background and dark lettering scheme with internal illumination,
 - c.) sign area from a maximum of 70 square feet to approximately 210 square feet requested; and
 - d.) setback from required 5' minimum to property line.
-

STAFF COMMENTS

Due to the fact that the sign has been there for many years and the owner wanted to update said

sign in order to make it more aesthetically pleasing by changing out the old sign faces and adding brick and lettering to the bottom in conformance to parish "monument style" standards for signage, the staff has no objections to items a., c., and d. as mentioned above. However, the staff does not support the internal illumination that calls for the upper sign facing to have a light background with dark lettering. The applicant should either remove the internal illumination or replace the sign facing with a dark background with light lettering.

BOA CASE NO. 15-04-009 (for office use only)

ST. TAMMANY PARISH BOARD OF ADJUSTMENT
(VARIANCE/APPEAL APPLICATION FORM)

(Please print on the following lines below. If a company, please include a contact person name also.)

APPLICANTS NAME: 4001 Highway 190 LLC

MAILING ADDRESS: 4001 Highway 190

CITY/STATE/ZIP: Covington LA 70433

PHONE NUMBER: 985-898-2413 504-577-2438
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: HC-2 Hwy Comm.
4001 Highway 190 Covington LA
Address City State Subdivision (if applicable)

(Please check the applicable boxes below:)

- REQUEST FOR:**
- ☒ A variance of the (Unified Development Code)
 - ☐ Appeal of an adverse decision made by a parish official(s)
 - ☐ Appeal the interpretation by a parish official(s) of the (Unified Development Code)

VARIANCE/APPEAL REQUESTED:

- ☐ building setbacks (reduction of front, side and/or rear yard setbacks)
- ☐ landscape buffers (reduction of front, side and/or rear yard buffer setbacks)
- ☐ landscaping within buffers (reduction of the number of trees, bushes and/or shrubs)
- ☐ parking area requirements (reduction of parking stalls, parking greenspace islands, etc...)
- ☒ Signage requirements (increase of sign area and/or sign height, lighting, coloring, etc...)

☒ other applicant was cited for failure to obtain permit to existing sign
(Specify other variance/appeal on line above)

(Please state on the following lines below your specific request for a variance/appeal:)

Example: Applicant is requesting a variance for a front yard setback requirement from 25' required by the parish, to approximately 20' requested.

Applicant is requesting A VARIANCE FOR A EXISTING SIGN
that the bottom was closed in so that the sign
would cosmetically look better. At one time bottom was closed in
prior.

[Signature]
SIGNATURE OF APPLICANT

3/02/2015
DATE OF APPLICATION

* please see attached photo

Ron Keller

From: Helen Lambert
Sent: Tuesday, March 03, 2015 9:39 AM
To: Ron Keller
Subject: clearwater pool sign

Helen Lambert
Assistant Director, Department of Development
985-898-2529

BEFORE



CLEARWATER

Pools • Spas • Chemicals

"Your Family Fun Store"

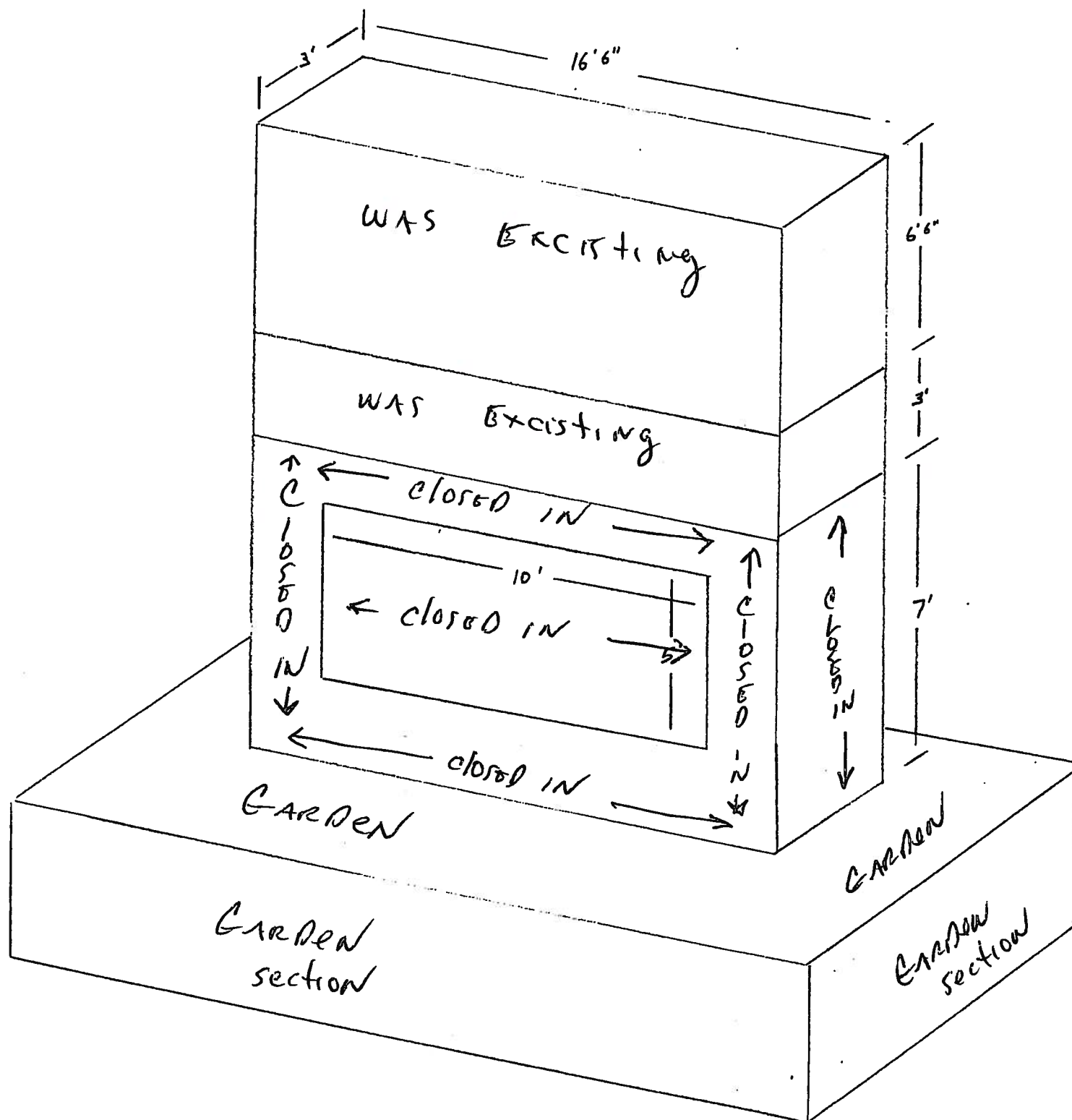
PATIO FURNITURE • FREE WATER TESTING
OUTDOOR KITCHENS • GRILLS • PAVERS

shopatclearwater.c
892-7007

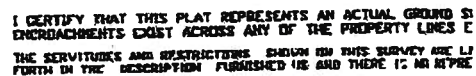
PATINA INTERIO

1000 P.O.
1000 P.O.
1000 P.O.

Clear water Sign



SECTION 37, T7S, R11E
GREENBURG DISTRICT OF LA.
ST. TAMMANY PARISH, LA.



Variances requested:

- (1) Increase the max height of monument sign from 9' to 16'6"**
- (2) Waiver of required internal illumination regulation to allow for light background with dark lettering**
- (3) Increase max size monument sign from 70 square feet to 210 square feet**
- (4) Waiver of required 5' setback from property line**

March 2, 2015

Re: Application for "After the Fact" Variance Request
Citation No. 09463- Violation of 105.1 Permit required

To the Board of Adjustments:

We recently repaired and improved a sign for our business (CLEARWATER POOLS AND SPAS) located at 4001 Highway 190 Covington La. 70433. The sign was erected on the property over 30 years ago. Prior to us enhancing the appearance of our sign, it was not very attractive. We had many customers and friends suggest repeatedly that we repair and improve the look of the sign. Our neighbors on several occasions pointed out that the sign needed to be repaired and improved.

Upon the recommendation of customers and requests of neighbors, we decided to repair and upgrade the appearance of our sign. We were not aware that we needed to obtain a permit to repair and upgrade the appearance of our sign since it was a pre-existing sign. We did know that we needed a permit to perform any electrical work to our sign. We obtained the required electrical permit and passed inspection when it was completed.

After the work to the sign was completed, we received a notice that we violated the parish ordinance by failing to obtain a permit. It is our understanding that we need to remedy this violation by applying for an "after the fact" variance even though it was pre-existing.

We made no modifications to the top two sections of our sign. We simply had the sign company fix the faded wording and lettering on our sign. We made no structural changes to any part of the sign. There was and is an iron pipe that supports the sign.

The following is what we did to the sign: We closed in the bottom of the sign so that the sign would cosmetically have a more appealing look for all that pass by the sign daily. We used expensive stone rock to get the best possible appearance for those people traveling through our parish on Highway 190.

Our neighbors are happy with the changes we made to the sign. We have had a tremendous amount of customers and friends comment on how good the sign looks. We ask that you let us keep the bottom section of the sign closed in as it was at one time in the past. The sign is now an attractive sign that we feel enhances the look of our parish. Requiring us to remove the expensive stone rock would prove a practical difficulty and be an unnecessary hardship. Further, if the variance is denied and we have to remove the base of the sign, a single iron pipe would be left holding the sign reminiscent of those signs on Airline Highway in Jefferson Parish.

We ask that the increase of maximum height, maximum size and internal illumination to allow for light background with dark lettering is granted since the changes approved the

appearance of the sign. We feel if we have to remove the changes we made the sign will look not nearly as nice as it currently does to visitors who come to our Parish.

We ask that the waiver of required 5' setback from property line is granted as the sign has been in this location for over 30 years and if this waiver is not granted it would prove a practical difficulty and be an unnecessary hardship.

The after the fact variance request does not impose an adverse effect on the adjacent neighbors property. In fact, we have included in our application, signed letters from our neighbors in support of the variance requested.

We thought we were doing everything correct. That is why the electrical permit was filed. We did not know that a permit was necessary to do work to an existing sign. We sincerely apologize for not applying for an additional permit prior to the work being done and request that you allow us to have an after the fact variance for our sign.

Thanks,

A handwritten signature in black ink, appearing to read "Peter Gitz", written in a cursive style.

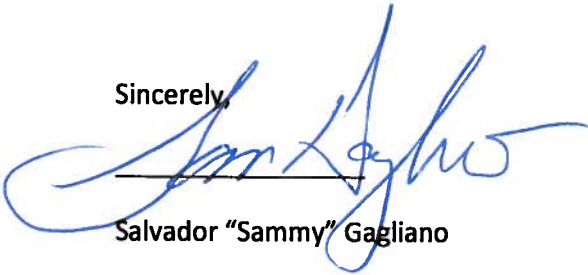
Peter Gitz

CLEARWATER POOLS AND SPAS

To: St. Tammany Parish Government, Department of Planning

I own the building located at 3997 Highway 190 East Service Rd. Covington La. 70433 located by Clearwater Pools and Spas. I feel the improvements that Clearwater did to the sign on their property was a great improvement. I believe it enhances everyone's property value compared to how the sign looked prior to them improving it.

Sincerely,



Salvador "Sammy" Gagliano

2-7-2015

To: Board of Adjustments, St. Tammany Parish Government

From: Brent Cordell, 3999 Highway 190 East Service Rd. Covington, La. 70433

To whom it may concern,

I am the owner of the property next to Clearwater Pools and Spas. I am pleased with the work Clearwater did making their existing sign look much more appealing. I believe it enhances everyone's property value compared to how the sign looked prior to them improving it.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Brent Cordell', written over a horizontal line.

Brent Cordell

985-373-6417
2-2-2015

To The Board of Adjustments:

We own the lot located directly next to the building Clearwater Pools and Spas is located in. We feel the sign looks a tremendous amount better than it previously did prior to Clearwater making the sign look better. In our opinion this is a major improvement cosmetically.

Thanks,

A handwritten signature in blue ink, appearing to read 'Ron Ulfers', with a stylized, cursive script.

Ron Ulfers

**ST. TAMMANY PARISH BOARD OF ADJUSTMENT
STAFF ANALYSIS REPORT**

Case File Number:	BOA Case No. 15-04-010
Initial Hearing Date:	April 7, 2015
Date of Report:	March 20, 2015

GENERAL INFORMATION

Applicant(s) Name:	The Earnest Corporation (Mark Earnest Inman)
Location of Property:	111 Audubon Lane, in Beau Chene Subdivision, Mandeville, Louisiana
Zoning of Property:	A-4 Single Family Residential
Variance(s) Requested:	Front and side yard setbacks

OVERVIEW

The applicant's lot is fronting on a cul-du-sac and coupled with the fact that the lot is irregular in shape, makes it difficult to build a home within the specified building envelope, which one could argue presents a "hardship".

Further, the applicant only needs two (2) very minimal variances; one for approximately 2 square feet in the front yard setback and the same for a side yard setback (see site plan attached where the encroachments into to setback are "circled").

Additionally, the applicant has received approval from the Beau Chen Homeowners Association as well as letters of no objections from several of the residences in the area (see attached).

STAFF COMMENTS

Due to the fact that the lot is fronting on a cul-du-sac and is irregular in size, which one could argue presents a "hardship"; and the fact that the encroachments into the front and side yard setbacks amount to less than five (5) square feet, the staff has no objection to the variances as requested.

BOA CASE NO. K-04-090 (for office use only)

**ST. TAMMANY PARISH BOARD OF ADJUSTMENT
(VARIANCE/APPEAL APPLICATION FORM)**

(Please print on the following lines below. If a company, please include a contact person name also.)

APPLICANTS NAME: THE EARNEST CORPORATION (MARK EARNEST INMAN)

MAILING ADDRESS: 105 BEAUCHENE BLVD.

CITY/STATE/ZIP: MONDEVILLE, LA 70471

PHONE NUMBER: 985-845-3565 504-275-9990
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: A-4 Single Fam. Residential

111 AUDUBON LANE MONDEVILLE LA BEAUCHENE
Address City State Subdivision (if applicable)

(Please check the applicable boxes below:)

REQUEST FOR: ☒ A variance of the (Unified Development Code)
☐ Appeal of an adverse decision made by a parish official(s)
☐ Appeal the interpretation by a parish official(s) of the (Unified Development Code)

VARIANCE/APPEAL REQUESTED:

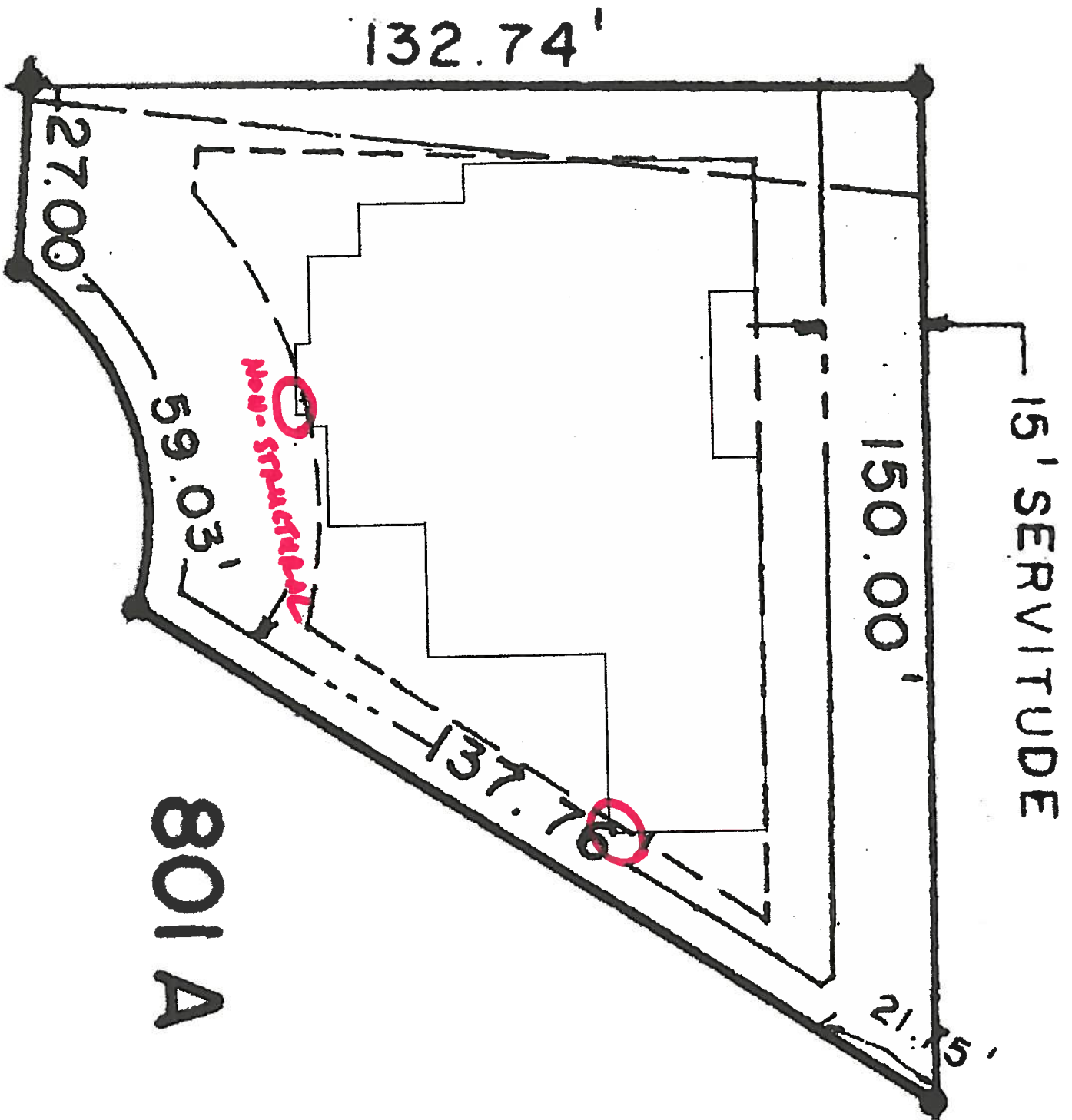
- ☒ building setbacks (reduction of front, side and/or rear yard setbacks)
☐ landscape buffers (reduction of front, side and/or rear yard buffer setbacks)
☐ landscaping within buffers (reduction of the number of trees, bushes and/or shrubs)
☐ parking area requirements (reduction of parking stalls, parking greenspace islands, etc...)
☐ signage requirements (increase of sign area and/or sign height, lighting, coloring, etc...)
☐ other _____
(Specify other variance/appeal on line above)

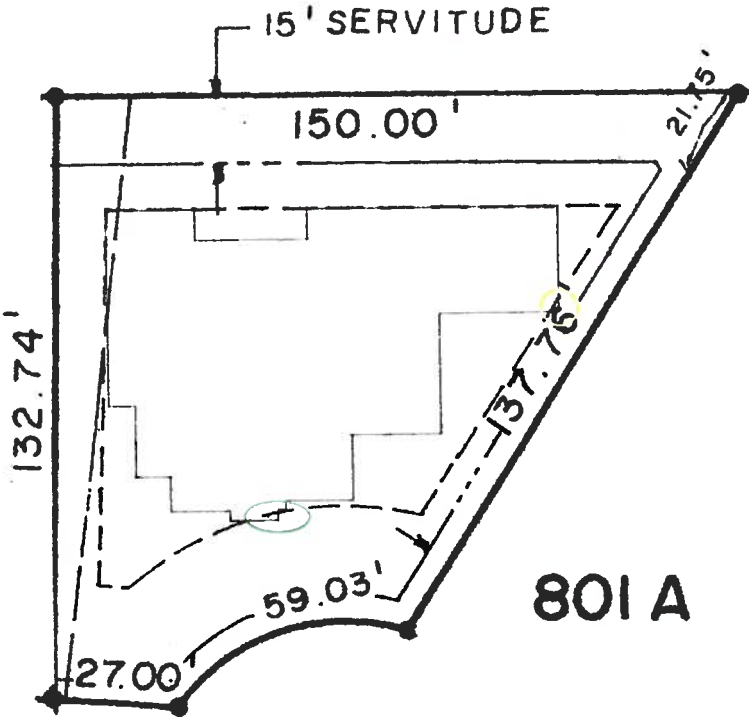
(Please state on the following lines below your specific request for a variance/appeal:)

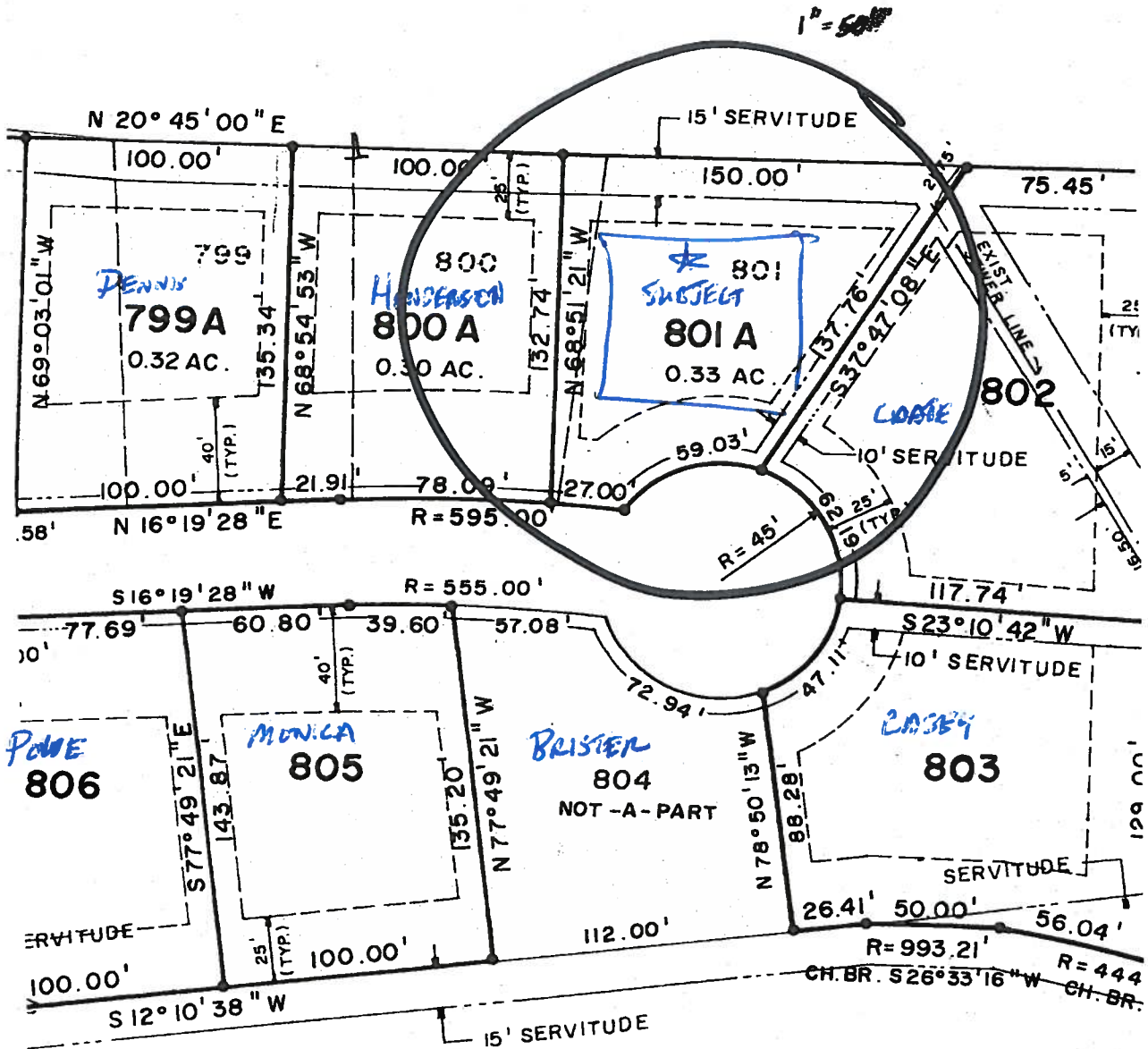
Where Front Door Steps - Side Garage Corner Encroach
on Building Setback Line. Garage Encroachment to
Front Street Area About a Total of 25F in Area EQ. Due to Cul-De-Sac.

[Signature]
SIGNATURE OF OWNER/APPLICANT

3/2/2015
DATE OF APPLICATION







SCALE: 1" = 50'

BEAU CHÊNE HOMEOWNERS ASSOCIATION, INC.

105 Beau Chêne Blvd., Suite 100

Mandeville, LA 70471

www.bchoa.org

(985) 231-6285

Fax (985) 231-6286

February 26, 2015

Mark Inman
424 Marina Oaks Dr.
Mandeville, LA. 70471

Re: Lot 801A

Dear Mark:

The Environmental Control Committee (ECC) has granted your request to grant 2 variances for the above referenced lot. The request for a 2 foot variance into the side setback, so that a corner of the garage may protrude into the 10 foot side setback on the right side (facing the lot from the street), is granted. The request for a 2 foot variance into the front setback for the front stoop is also granted. Please note that by Beau Chene's requirements this latter variance is not even necessary because the front stoop overhang is not connected to the ground by columns or posts, and in such situations the stoop is not even seen as a setback violation. The ECC certainly took into consideration the fact that you had obtained written approval by all the other property owners in Section 3, Phase1, Parcel 28, except from Pat and Joe Brister. (Since Ms. Brister is St. Tammany parish President and you will be requesting a variance from the Parish it is understandable why she would abstain from responding.)

Enclosed is a copy of the approved plat and related front elevation. Please note this approval is not approval to begin construction as the house plans must still be submitted along with an application and requisite fees.

Please contact me should you have any questions.

Sincerely Yours,



William E. Maier
Manager and ECC Secretary

Date:

Resident Name: Mr. James G. Coate, Jr.

Mailing Address: 401 Marina Oaks Drive, Mandeville, LA 70471

Dear Beau Chene Homeowner's Association & St. Tammany Parish Board of Adjustments,

I am the owner of Lot 802 which is directly adjacent to lot 801A which is owned by The Earnest Corporation. Mark Earnest Inman on behalf of The Earnest Corporation and himself and his wife as future owners of Lot 801A at 111 Audubon Lane in Mandeville, LA presented their proposed building plans which require the following variances to be built as drawn:

1. 2' variance on the side building setback to accommodate the front corner of the garage
2. 2' variance on the front building setback to accommodate the non-structural door stoop

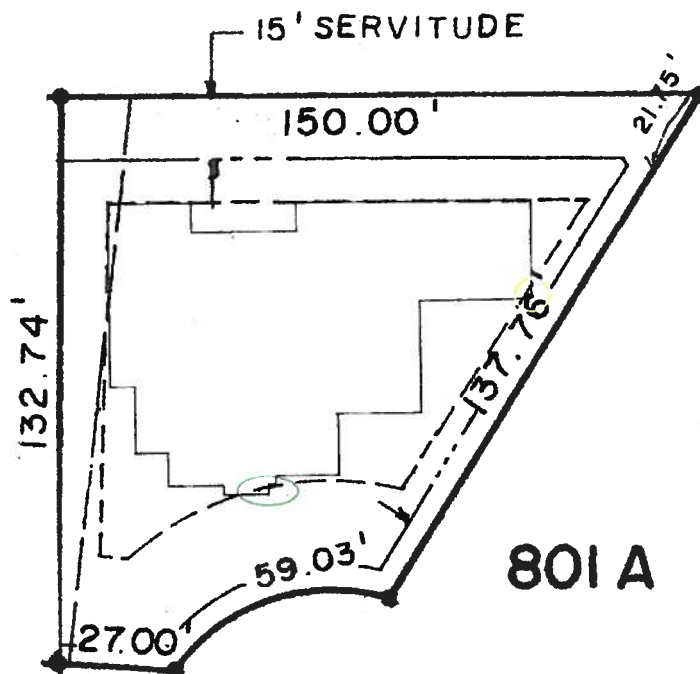
After reviewing the plans, I am in favor of approving the variance to the building setback in both cases.

Sincerely,



Mr. James G. Coates, Lot Owner

Audubon Lane, Mandeville, LA 70471



Date: 2/22/2015 | 2:14 PM PT

Resident Name: Mr. & Mrs. James Henderson

Mailing Address: 109 Audubon Lane, Mandeville, LA 70471

Dear Beau Chene Homeowner's Association & St. Tammany Parish Board of Adjustments,

I am a resident at 109 Audubon Lane in Mandeville, LA and neighbor adjacent to 111 Audubon Lane. Mark Earnest Inman on behalf of The Earnest Corporation and himself and his wife as future owners of Lot 801A at 111 Audubon Lane in Mandeville, LA presented their proposed building plans which require the following variances to be built as drawn:

1. 2' variance on the side building setback to accommodate the front corner of the garage
2. 2' variance on the front building setback to accommodate the non-structural door stoop

After reviewing the plans, I am in favor of approving the variance to the building setback in both cases.

Sincerely,

DocuSigned by:

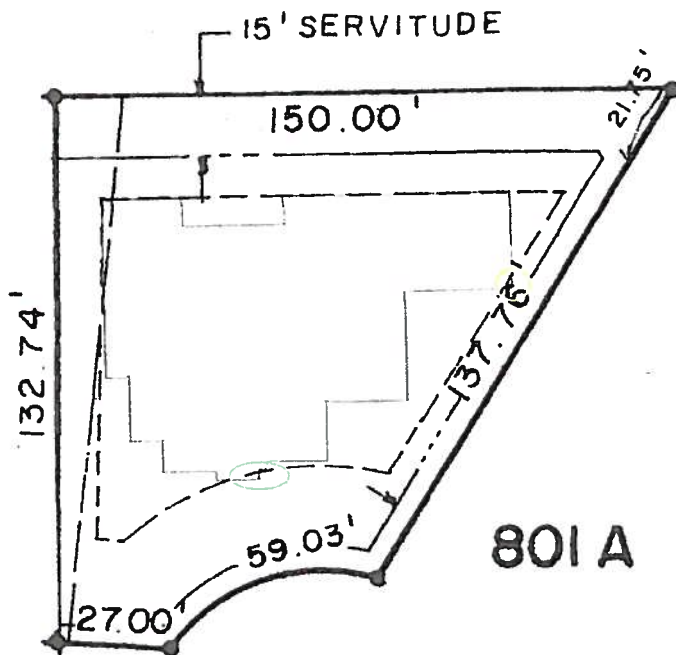
Jim Henderson

James Henderson, Homeowner
Audubon Lane, Mandeville, LA 70471

DocuSigned by:

Angelika Henderson

Angelika Henderson, Homeowner



Date:

Resident Name: Dr. Richard E. Casey

Mailing Address: 106 Longwood Drive, Mandeville, LA 70471

Dear Beau Chene Homeowner's Association & St. Tammany Parish Board of Adjustments,

I am the owner of Lot 803 as of January 20, 2015. Mark Earnest Inman on behalf of The Earnest Corporation and himself and his wife as future owners of Lot 801A at 111 Audubon Lane in Mandeville, LA presented their proposed building plans which require the following variances to be built as drawn:

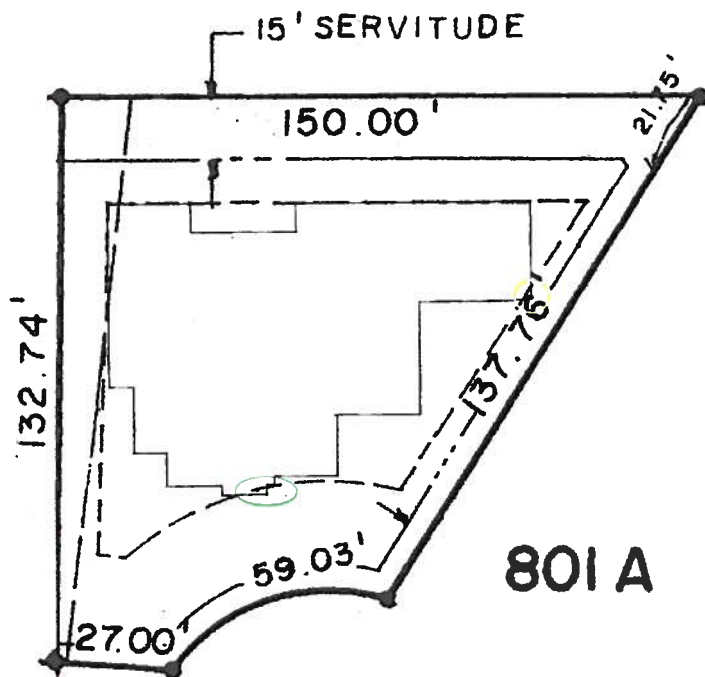
1. 2' variance on the side building setback to accommodate the front corner of the garage
2. 2' variance on the front building setback to accommodate the non-structural door stoop

After reviewing the plans, I am in favor of approving the variance to the building setback in both cases.

Sincerely,



Dr. Richard Casey, Lot Owner
Audubon Lane, Mandeville, LA 70471



Date:

Resident Name: Mr. & Mrs. Thomas De Brock

Mailing Address: 102 Audubon Lane, Mandeville, LA 70471

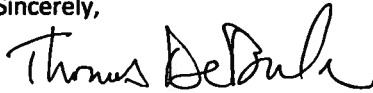
Dear Beau Chene Homeowner's Association & St. Tammany Parish Board of Adjustments,

I am a resident at 102 Audubon Lane in Mandeville, LA. Mark Earnest Inman on behalf of The Earnest Corporation and himself and his wife as future owners of Lot 801A at 111 Audubon Lane in Mandeville, LA presented their proposed building plans which require the following variances to be built as drawn:

1. 2' variance on the side building setback to accommodate the front corner of the garage
2. 2' variance on the front building setback to accommodate the non-structural door stoop

After reviewing the plans, I am in favor of approving the variance to the building setback in both cases.

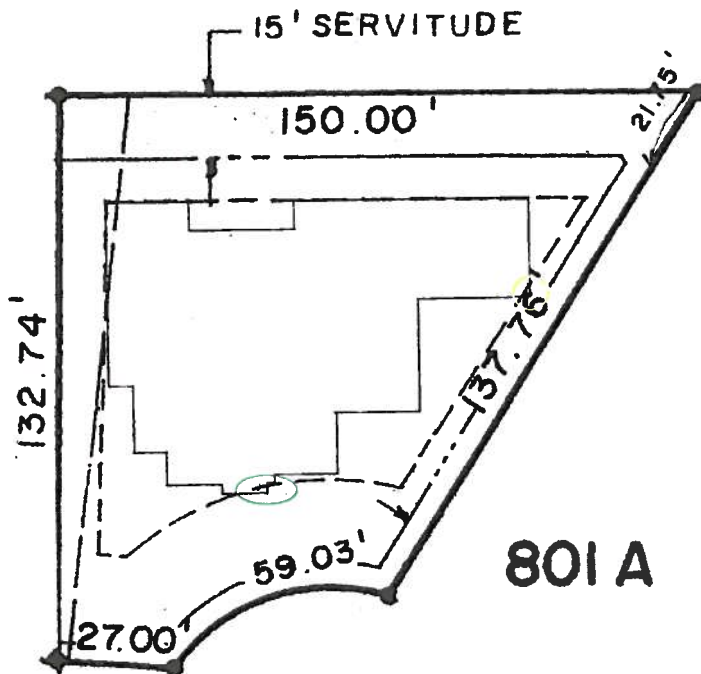
Sincerely,



Thomas De Brock, Homeowner
Audubon Lane, Mandeville, LA 70471



Kim De Brock, Homeowner



Date:

Resident Name: Ahmet Erentock & Elizabeth Erentock

Mailing Address: 103 Audubon Lane, Mandeville, LA 70471

Dear Beau Chene Homeowner's Association & St. Tammany Parish Board of Adjustments,

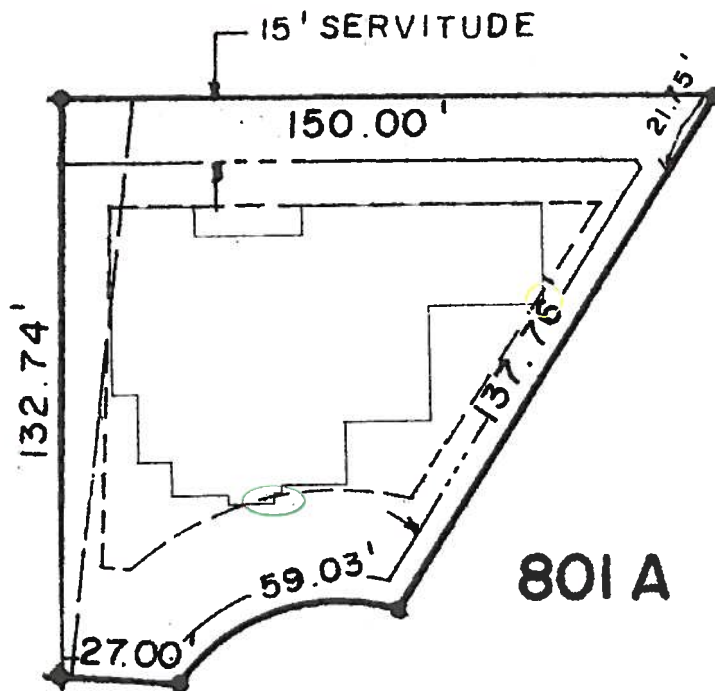
I am a resident at 103 Audubon Lane in Mandeville, LA. Mark Earnest Inman on behalf of The Earnest Corporation and himself and his wife as future owners of Lot 801A at 111 Audubon Lane in Mandeville, LA presented their proposed building plans which require the following variances to be built as drawn:

1. 2' variance on the side building setback to accommodate the front corner of the garage
2. 2' variance on the front building setback to accommodate the non-structural door stoop

After reviewing the plans, I am in favor of approving the variance to the building setback in both cases.

Sincerely,

Elizabeth Erentock / *Ahmet Erentock*
Ahmet Erentock, Homeowner Elizabeth Erentock, Homeowner
Audubon Lane, Mandeville, LA 70471



Date:

Resident Name: ~~Mr. William Powe~~

Mailing Address: ~~5500 PRYTANIA ST #318 NEW ORLEANS, LA 70115~~

Dear Beau Chene Homeowner's Association & St. Tammany Parish Board of Adjustments,

I am a resident/owner at 104 Audubon Lane in Mandeville, LA. Mark Earnest Inman on behalf of The Earnest Corporation and himself and his wife as future owners of Lot 801A at 111 Audubon Lane in Mandeville, LA presented their proposed building plans which require the following variances to be built as drawn:

1. 2' variance on the side building setback to accommodate the front corner of the garage
2. 2' variance on the front building setback to accommodate the non-structural door stoop

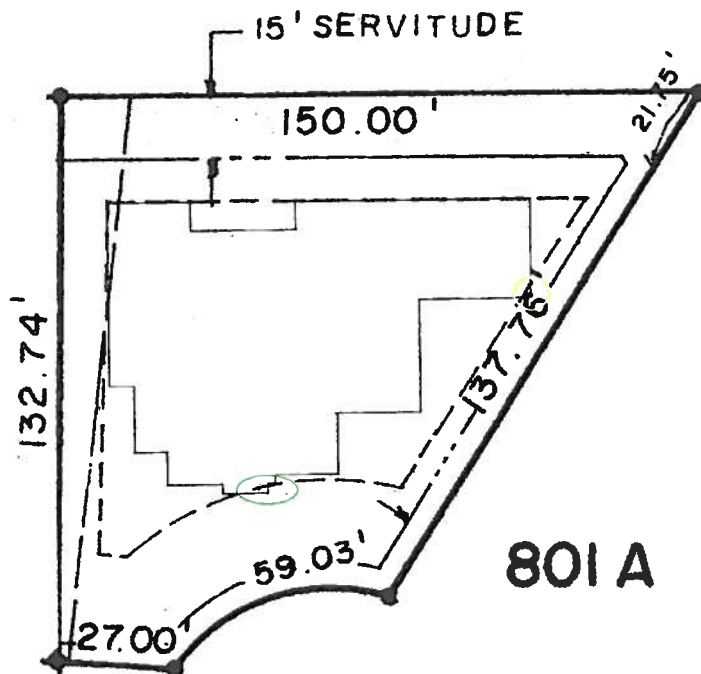
After reviewing the plans, I am in favor of approving the variance to the building setback in both cases.

Sincerely,

Brenda Powe

William Powe, Homeowner

Audubon Lane, Mandeville, LA 70471



Date:

Resident Name: Christopher C. Inman & Margie E. Inman
Mailing Address: 105 Audubon Lane, Mandeville, LA 70471


Dear Beau Chene Homeowner's Association & St. Tammany Parish Board of Adjustments,

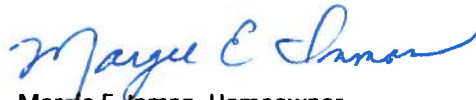
I am a resident at 105 Audubon Lane in Mandeville, LA. Mark Earnest Inman on behalf of The Earnest Corporation and himself and his wife as future owners of Lot 801A at 111 Audubon Lane in Mandeville, LA presented their proposed building plans which require the following variances to be built as drawn:

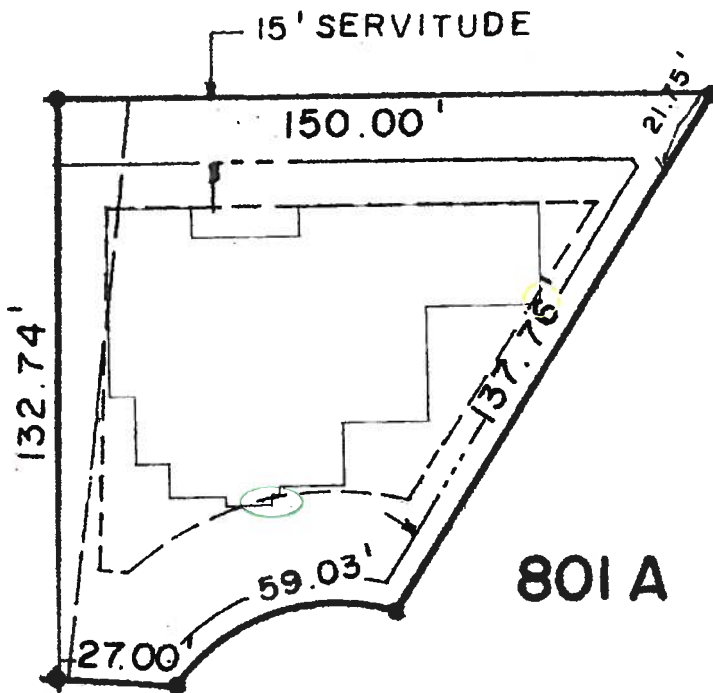
1. 2' variance on the side building setback to accommodate the front corner of the garage
2. 2' variance on the front building setback to accommodate the non-structural door stoop

After reviewing the plans, I am in favor of approving the variance to the building setback in both cases.

Sincerely,


Christopher C. Inman, Homeowner
Audubon Lane, Mandeville, LA 70471


Margie E. Inman, Homeowner



Date:

Resident Name: Dr. Ronald A. Monica & Mrs. Irene W. Monica

Mailing Address: 106 Audubon Lane, Mandeville, LA 70471

Dear Beau Chene Homeowner's Association & St. Tammany Parish Board of Adjustments,

I am a resident/owner at 106 Audubon Lane in Mandeville, LA. Mark Earnest Inman on behalf of The Earnest Corporation and himself and his wife as future owners of Lot 801A at 111 Audubon Lane in Mandeville, LA presented their proposed building plans which require the following variances to be built as drawn:

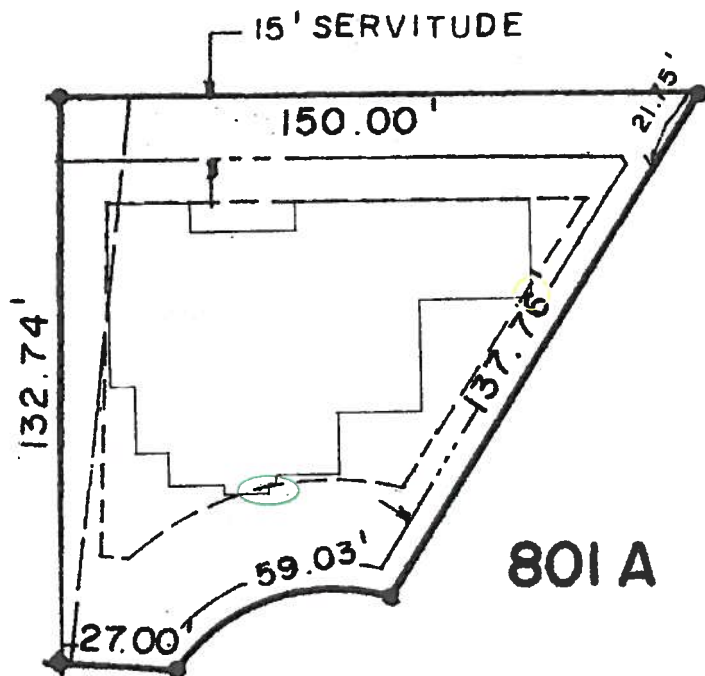
1. 2' variance on the side building setback to accommodate the front corner of the garage
2. 2' variance on the front building setback to accommodate the non-structural door stoop

After reviewing the plans, I am in favor of approving the variance to the building setback in both cases.

Sincerely,

Irene W. Monica
Mrs. Irene W. Monica, Homeowner
Audubon Lane, Mandeville, LA 70471

DR. R. A. Monica
Dr. Ronald A. Monica, Homeowner



Date: February 20, 2015

Owners Names: Gerald F. Dennis, Jr., Gerald F. Dennis, Sr., Gerrett M. Dennis, James Dennis, Evarist J. Dennis III, Evarist J. Dennis IV, Jeffery Dennis

Property Address: 107 Audubon Lane, Mandeville, LA 70471

Mailing Address for Owners: 166 Lazy Creek, Mandeville, LA. 70471

Dear Beau Chene Homeowner's Association & St. Tammany Parish Board of Adjustments,

I have Power of Attorney for the owners of 107 Audubon Lane in Mandeville, LA, and have the approval of the other six owners of 107 Audubon Lane to sign this request for a variance.

Mark Earnest Inman on behalf of The Earnest Corporation and himself and his wife as future owners of Lot 801A at 111 Audubon Lane in Mandeville, LA presented their proposed building plans which require the following variances to be built as drawn:

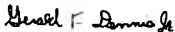
1. 2' variance on the side building setback to accommodate the front corner of the garage
2. 2' variance on the front building setback to accommodate the non-structural door stoop

After reviewing the plans, we are in favor of approving the variance to the building setback in both cases.

Sincerely,

Gerald F. Dennis, Jr. by Power of Attorney for the Owners
of 107 Audubon Lane as listed above

DocuSigned by:



2/26/2015 | 8:57 AM PT

867B0D80C637413...

Name

Date

Date:

Resident Name: Mr. & Mrs. Joseph Brister

Mailing Address: 108 Audubon Lane, Mandeville, LA 70471

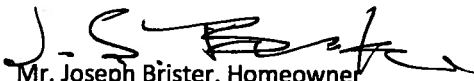
Dear Beau Chene Homeowner's Association & St. Tammany Parish Board of Adjustments,


I am a resident/owner at 108 Audubon Lane in Mandeville, LA. Mark Earnest Inman on behalf of The Earnest Corporation and himself and his wife as future owners of Lot 801A at 111 Audubon Lane in Mandeville, LA presented their proposed building plans which require the following variances to be built as drawn:

1. 2' variance on the side building setback to accommodate the front corner of the garage
2. 2' variance on the front building setback to accommodate the non-structural door stoop

After reviewing the plans, I am in favor of approving the variance to the building setback in both cases.

Sincerely,


Mr. Joseph Brister, Homeowner
Audubon Lane, Mandeville, LA 70471


Mrs. Pat Brister, Homeowner

