



DEPARTMENT OF PLANNING  
 P. O. BOX 628  
 COVINGTON, LA 70434  
 PHONE: (985) 898-2529  
 FAX: (985) 898-3003  
 e-mail: [planning@stp.gov.org](mailto:planning@stp.gov)

1 appeal / 1 /  
 Kevin Davis  
 Parish President  
*Appeal 1*

**THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.**

**APPEAL REQUEST**

DATE: 12/9/05

**CP05-12-117 - Use: Billboard Replacement**

Zoning: C-2 (Highway Commercial) District  
 Use Size: 840 sq. ft.  
 Petitioner: Adolph Ringen  
 Owner: Louisiana Landscape Specialty, INC.  
 Location: Parcel located on the southeast corner of North Causeway Blvd Service Road & Forest Lane, being lot 2-A, Forest Park Subdivision, S38, T8S, R11E, Ward 4, District 10  
 Council District: 10

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW  
 SIGNATURE

*Adolph Ringen*  
 \_\_\_\_\_  
 (SIGNATURE)

ADOLPH RINGEN

78011 Hwy 25

FOLSOM, LA. 70437

PHONE #: 985-796-0402 (FAX #)

985-796 3001 - Phone #

985-778 1107 - cell #



# CONDITIONAL USE PERMIT STAFF REPORT

Date: November 23, 2005  
CASE NO.: CP05-12-117  
Posted: 11/16/05

Meeting Date: December 6, 2005  
Determination: Denied

**PETITIONER:** Adolph Ringen  
**OWNER:** Louisiana Landscape Specialty, INC.  
**PROPOSED USE:** Billboard Replacement  
**PREVIOUS/CURRENT USE:** Billboard  
**SQ. FT. OF USE:** 840 sq. ft.  
**GROSS AREA LOT SIZE:** 23,920 sq. ft.  
**ZONING CLASSIFICATION:** C-2 (Highway Commercial) District  
**LOCATION:** Parcel located on the southeast corner of North Causeway Blvd Service Road & Forest Lane, being lot 2-A, Forest Park Subdivision; S38, T7S, R11E; Ward 4, District 10

## ACCESS ROAD INFORMATION

Type: Parish

## SITE ASSESSMENT

Road Surface: 2 lane asphalt

Condition: good

## LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

### Direction

North

South

East

West

### Land Use

Day Care / Synagogue

Strip Center / Multi family

Single Family

Causeway

### Zoning

C-1 - (Neighborhood Commercial) District

C-2 - (Highway Commercial) District

A-3 - (Suburban) District

Existing development? Yes

Multi occupancy development? No

## STAFF COMMENTS:

Petitioner is requesting a Conditional Use permit for a Billboard Replacement. The site is located on the southeast corner of North Causeway Blvd Service Road & Forest Lane, being lot 2-A, Forest Park Subdivision. The site is also the current location of an operating landscape sales.

The petitioner is proposing to replace a stacked 840 square foot billboard damaged more than 50% by the hurricane. The replacement billboard proposed is the same size and structure as the one damaged, however does not meet current standards. The new billboard must meet current standards because the billboard was damaged more than 50% and demolished afterward.

Parish standards call for any billboard over 400 square feet may be replaced with a billboard not more than 400 square feet in size for each side. Parish standards also call for a monopole support of signs 400 square feet in size, and all structural members be metal instead of wooden. Parish code strictly prohibits stacked billboards.

## STAFF RECOMMENDATIONS:

The staff recommends denial of this proposal.

If the commission wishes to approve, staff recommends it be subject to all applicable regulations and the following conditions:

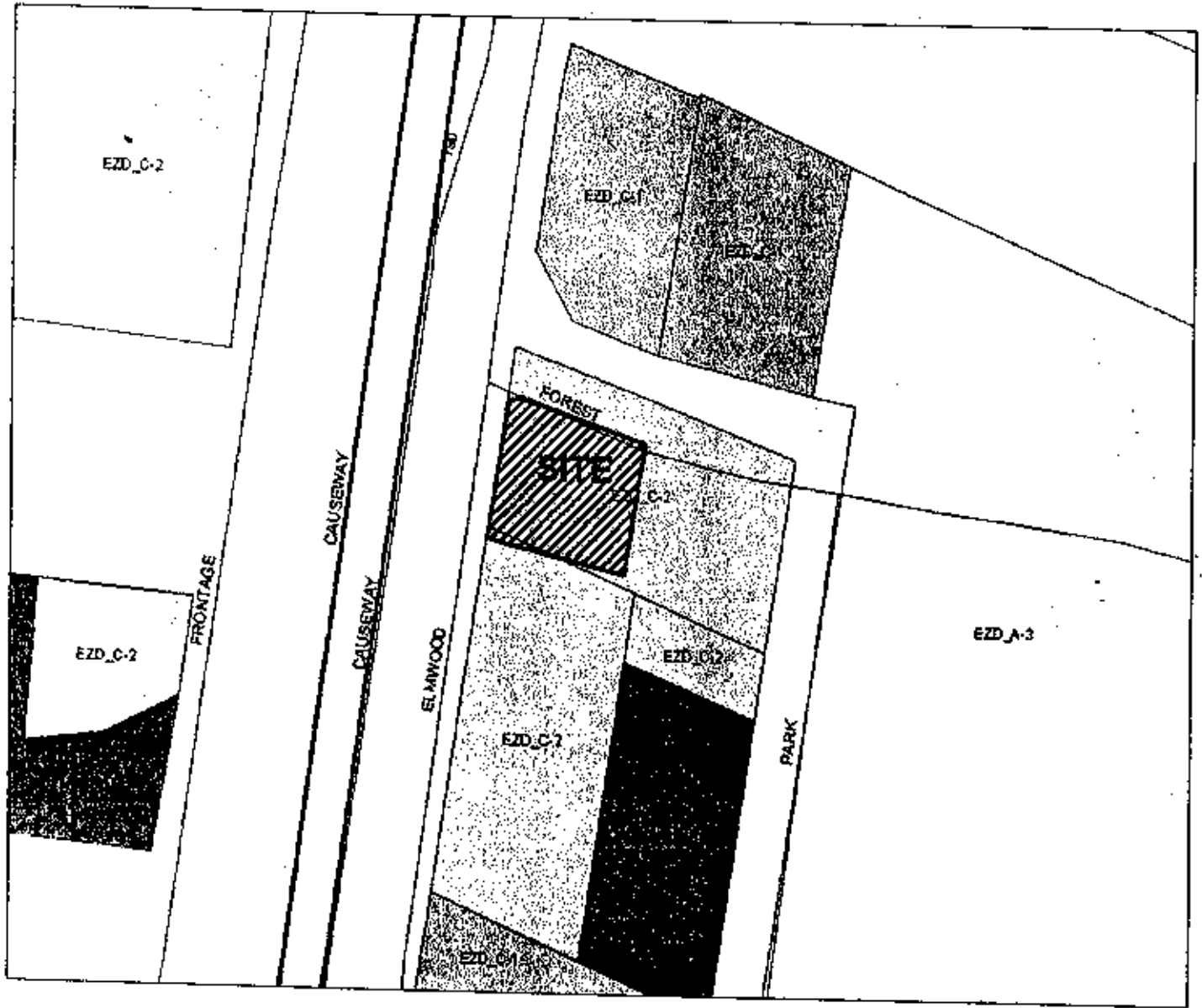
1. All structural members shall be metal.
2. Sign face size be reduced to 400 square feet each side.
3. Sign faces cannot be stacked.
4. Support pole must be monopole and metal.
5. Sign must be setback 15' from highway Right-Of-Way as marked by concrete state ROW marker at intersection.
6. External lighting, such as flood lights, thin line and goose neck reflectors are permitted provided the light source is directed on the face of the sign and is effectively shielded so as to prevent beams or rays of light from being directed into any portion of the main travel way of the highway system, or into a residential use area.

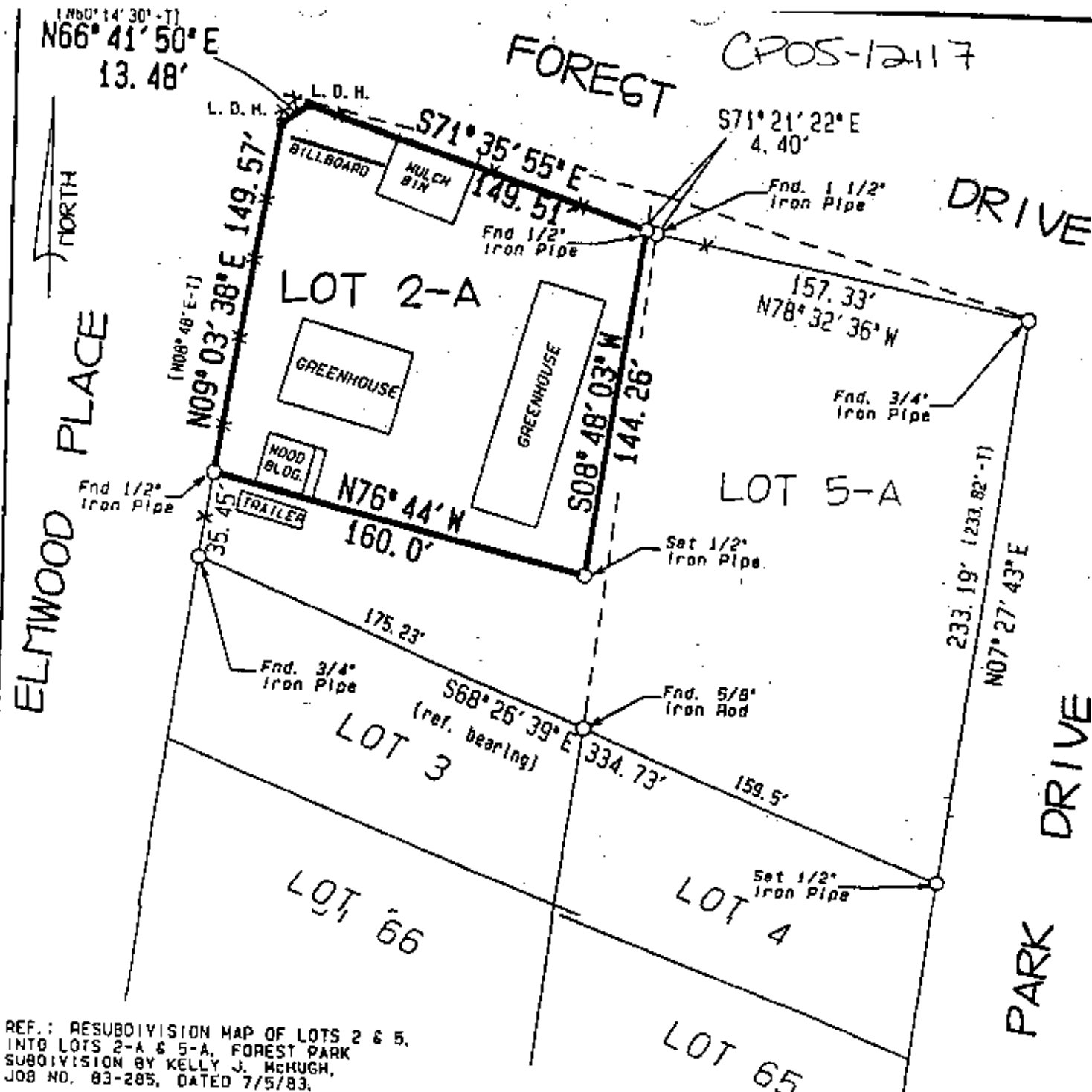
## NOTE TO PETITIONER

There is a 10 day appeals period following the Zoning Commission decision. If the request is approved, permits will not be issued until this 10 day period has elapsed. The petitioner shall have one year to obtain the appropriate building permits or occupy the site from the date of approval of the St. Tammany Parish Zoning Commission, unless otherwise stipulated by the St. Tammany Parish Zoning Commission.

CASE NO.:  
PETITIONER:  
OWNER:  
PROPOSED USE:  
PREVIOUS/CURRENT USE:  
SQ. FT. OF USE:  
GROSS AREA LOT SIZE:  
ZONING CLASSIFICATION:  
LOCATION:

CP05-12-117  
Adolph Ringen  
Louisiana Landscape Specialty, INC.  
Billboard Replacement  
Billboard  
840 sq. ft.  
23,920 sq. ft.  
C-2 (Highway Commercial) District  
Parcel located on the southeast corner of North Causeway Blvd Service Road & Forest Lane, being lot 2-A, Forest Park Subdivision; S38, T8S, R11E; Ward 4, District 10





REF.: RESUBDIVISION MAP OF LOTS 2 & 5, INTO LOTS 2-A & 5-A, FOREST PARK SUBDIVISION BY KELLY J. McHUGH, JOB NO. 83-285, DATED 7/5/83.

NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

File No. 97-9033

Note: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A. In accordance with Community Panel No. 225205 0240 E : Revised: AUGUST 16, 1995

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

**SURVEY MAP OF  
LOT 2-A, FOREST PARK SUBDIVISION**

**in  
St. Tammany Parish, Louisiana  
for**

**RML CORPORATION, FIRST AMERICAN TITLE  
INSURANCE COMPANY, FIRST NATIONAL BANK  
OF COMMERCE AND VEZINA AND GATTUSO**

Survey No. 98014  
Date: JANUARY 14, 1998

Drawn by: RMK/JEB  
Revised:

Scale: 1" = 60'

**JOHN E. BONNEAU & ASSOCIATES, INC.**  
 Professional Land Surveyors • Planners and Consultants  
 1011 N. CAUSEWAY BLVD. - SUITE 34 • MANDEVILLE, LA. 70471 (504) 626-0808  
 SLIDELL (504) 643-2508 • MANDEVILLE (504) 626-3546 • N. O. (504) 456-2042  
 FAX NO. (504) 626-0057

This Survey is Certified True and Correct by

**JOHN E. BONNEAU**  
 Professional Land Surveyor  
 Registration No. 2349

417 N. Theard Street, Covington, Louisiana 70433  
(phone) 985-898-0504 (fax) 985-898-0840

**Wynne, Goux, & Labello,  
Attorneys At Law, L.L.C.**

*Tabled 1-5-06*

*Appeal #1  
CP 05-12-117*

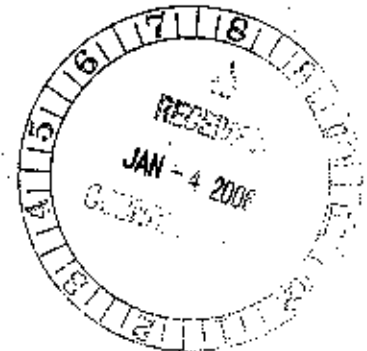
**Fax**

*Henry*

To:	Diane	From:	Katie for Vincent F. Wynne, Jr.
Fax:	985-898-2593	Pages:	2 (including cover)
Phone:		Date:	January 3, 2006
Re:	Appeal # 6 tabled	CC:	

- Urgent   
 For Review   
 Original to Follow   
 Please Reply   
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• Comments



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# WYNNE, GOUX & LOBELLO

## ATTORNEYS AT LAW

A LIMITED LIABILITY COMPANY

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VINCENT F. WYNNE, JR.\*  
JEREMY D. GOUX\*  
VINCENT J. LOBELLO\*\*  
MARTHA D. BOWDEN\*  
MELISSA H. BRINK\*  
\*Limited Liability Company  
\*\*Professional Law Corporation

Of Counsel:  
SILVIA G. MULLER

January 3, 2006

St. Tammany Parish Government  
21490 Koop Drive  
Mandeville, LA. 70471

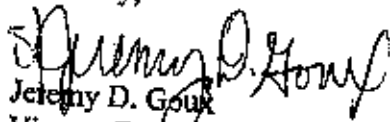
Re: *Petitioner: Adolph Ringen*  
*Case No.: CP05-12-117*  
*Appeal No.: 6*

To Whom It May Concern:

We have the pleasure of representing Mr. Ringen in regards to the above captioned matter. However, we were only recently retained on December 30, 2005 and will not have had adequate time to review the file prior to the meeting scheduled for Thursday January 5, 2006. Therefore, we would request that this matter, case number CP05-12-117, appeal number 6, be tabled.

Please advise of the new date at your earliest convenience.

Sincerely,

  
Jeremy D. Goux  
Vincent F. Wynne, Jr.

/ka

**Diane Hueschen**

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**From:** Diane Hueschen  
**Sent:** Wednesday, January 04, 2006 9:43 AM  
**To:** 'Larry Burch'  
**Cc:** henry; Mike Sevante; Kay Koppenol; Sidney Fontenot; Neil Hall  
**Subject:** RE: Council meeting - billboard appeal

Please be advised that a written request was received from applicant's attorneys to table Appeal #6 on CP05-12-117. Councilman Henry Billiot has agreed to the request. Therefore, this item will not be heard at the January 5 meeting, but will be placed on the agenda for the February 2, 2006 Parish Council meeting. Please feel free to contact me if you have any questions.

Diane Hueschen  
St. Tammany Parish  
Council Clerk  
985-898-2591

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**From:** Larry Burch [mailto:lurchia@airmail.net]  
**Sent:** Wednesday, January 04, 2006 8:17 AM  
**To:** Henry Billiot  
**Subject:** Council meeting - billboard appeal

Item #6 on the Council Agenda (Appeals) for January 5 is an Appeal of "the Zoning Commission DENIAL on December 6, 2005 of a conditional use permit for an 840 sq. ft. billboard replacement on the southeast corner of North Causeway Boulevard Service Road and Forest Lane,..."

I request you support the Zoning Commission's unanimous denial. This sign should be torn down.

- The sign is in the Mandeville Gateway Corridor at the entry to Forest Park Subdivision. The entry to our parish should not be blighted with bill boards.
- The sign was substantially damaged (>50%) during Hurricane Katrina and apparently rebuilt without a permit.
- The Appeal states that the sign is 840 square feet when in reality it appears to have FOUR sign faces with over 2100 square feet of sign space (four faces with over 500 square feet each).
- The sign has almost zero setback from the street property line.
- It is situated in an inappropriate location at the front of a residential subdivision, homes only a few hundred feet away.

I appreciate your support and consideration in removing this eyesore.

Thanks

778-3926