



**ST. TAMMANY PARISH**

DEPARTMENT OF PLANNING

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COVINGTON, LA 70434

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*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

*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

## SITE ASSESSMENT

### ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: good

### LAND USE CONSIDERATIONS

#### Surrounding Land Use and Zoning:

Direction	Land Use	Zoning
North	Day Care / Synagogue	C-1 - (Neighborhood Commercial) District
South	Strip Center / Multi family	C-2 - (Highway Commercial) District
East	Single Family	A-3 - (Suburban) District
West	Causeway	

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:

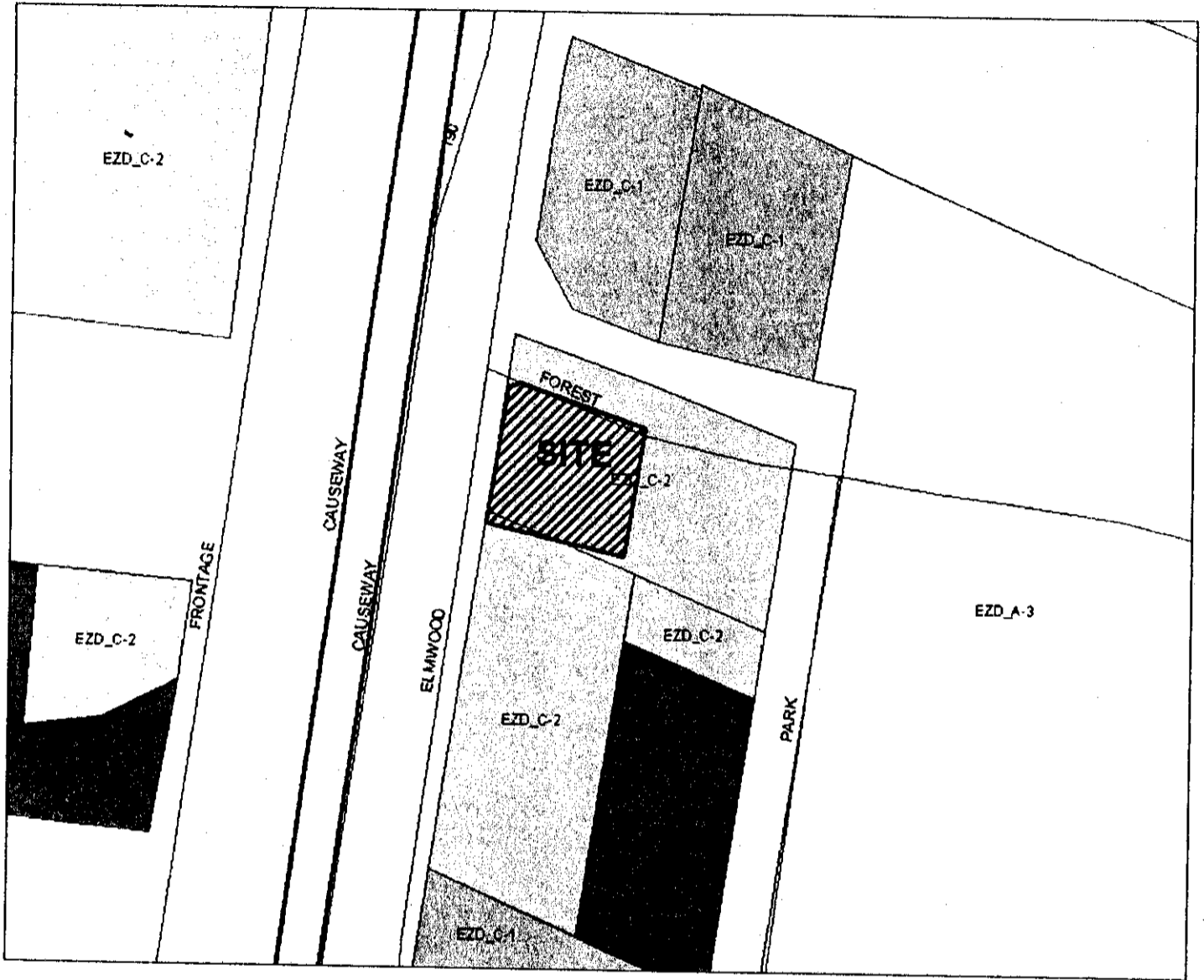
1. All structural members shall be metal.
2. Sign face size be reduced to 400 square feet each side.
3. Sign faces cannot be stacked.
4. Support pole must be monopole and metal.
5. Sign must be setback 15' from highway Right-Of-Way as marked by concrete state ROW marker at intersection.
6. External lighting, 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.  
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CPOS-12117

FOREST

DRIVE

PARK DRIVE

ELMWOOD PLACE

(N60°14'30"-T)  
N66°41'50"E  
13.48'

L. D. H.

S71°35'55"E  
149.51'

S71°21'22"E  
4.40'

(N08°48'E-T)  
N09°03'38"E  
149.57'

LOT 2-A

BILLBOARD  
MULCH BIN  
GREENHOUSE

Fnd. 1 1/2" Iron Pipe

Fnd. 1/2" Iron Pipe

157.33'  
N78°32'36"W

Fnd. 3/4" Iron Pipe

WOOD BLDG.

N76°44'W  
160.0'

LOT 5-A

Fnd. 1/2" Iron Pipe

TRAILER

S08°48'03"W  
144.26'

Set 1/2" Iron Pipe

233.19' (233.82'-T)  
N07°27'43"E

175.23'

Fnd. 3/4" Iron Pipe

S68°26'39"E  
(ref. bearing)

Fnd. 5/8" Iron Rod

LOT 3

334.73'

159.5'

Set 1/2" Iron Pipe

LOT 66

LOT 4

LOT 65

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.

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

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

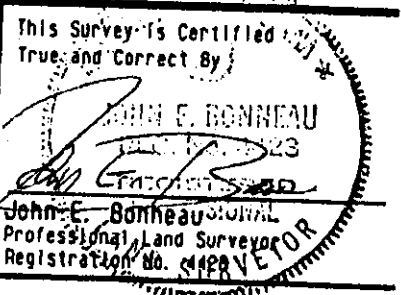
Survey No. 98014  
Date: JANUARY 14, 1998

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. 5428