

NOTICE OF PUBLIC MEETING
Posted August 3, 2022

A public meeting of the Denham Springs Planning and Zoning Commission will be held as follows:

DATE: August 8, 2022
TIME: 6:00 p.m.
PLACE: Council Chambers
116 N. Range Ave
Denham Springs, LA 70726

AGENDA:
**Pursuant to La. R.S. 42:14(D) public comment or input shall be allowed at any time prior to a vote on any agenda item

PLANNING COMMISSION

#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of July 11, 2022 as sent to each member.	

ZONING COMMISSION

#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of July 11, 2022, as sent to each member.	
2.	Hold a Public Hearing on a variance request allowing new stairs to encroach 10’ into an existing 18’ front yard, allowing 8.17’ of front yard between new stairs and property line. 18’ front yard is an existing nonconforming condition, the stairs are now required due to elevating the structure (V-1020). Requested by Denise Curly [317 Allen St]	
3.	Authorize a Public Hearing on a Special Use Permit request for the purpose of a Health Club/Gym on Lot# 2-A-2, in Section 59, T6S-R2E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (SUP-113-22). Requested by CrossFit Upshot, LLC [225 North St]	
4.	Authorize a Public Hearing on a request for a minimum lot size variance request from 0.75 acre to 0.62 acre for the purpose of a Used Auto Sales lot located in Sec 59, T6S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1021). Requested by Jason Giamanco. [815 Florida Ave SW]	
5.	Authorize a Public Hearing on a request for a Sign variance located in Sec 44, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1022). Requested by Arts Council of Livingston Parish. [133 N. Hummel St]	

City of Denham Springs
P.O. Box 1629
Denham Springs, LA 70727-1629

In accordance with the Americans with Disabilities Act, if you need special assistance, please contact the City of Denham Springs 665-8121 describing the assistance that is necessary.

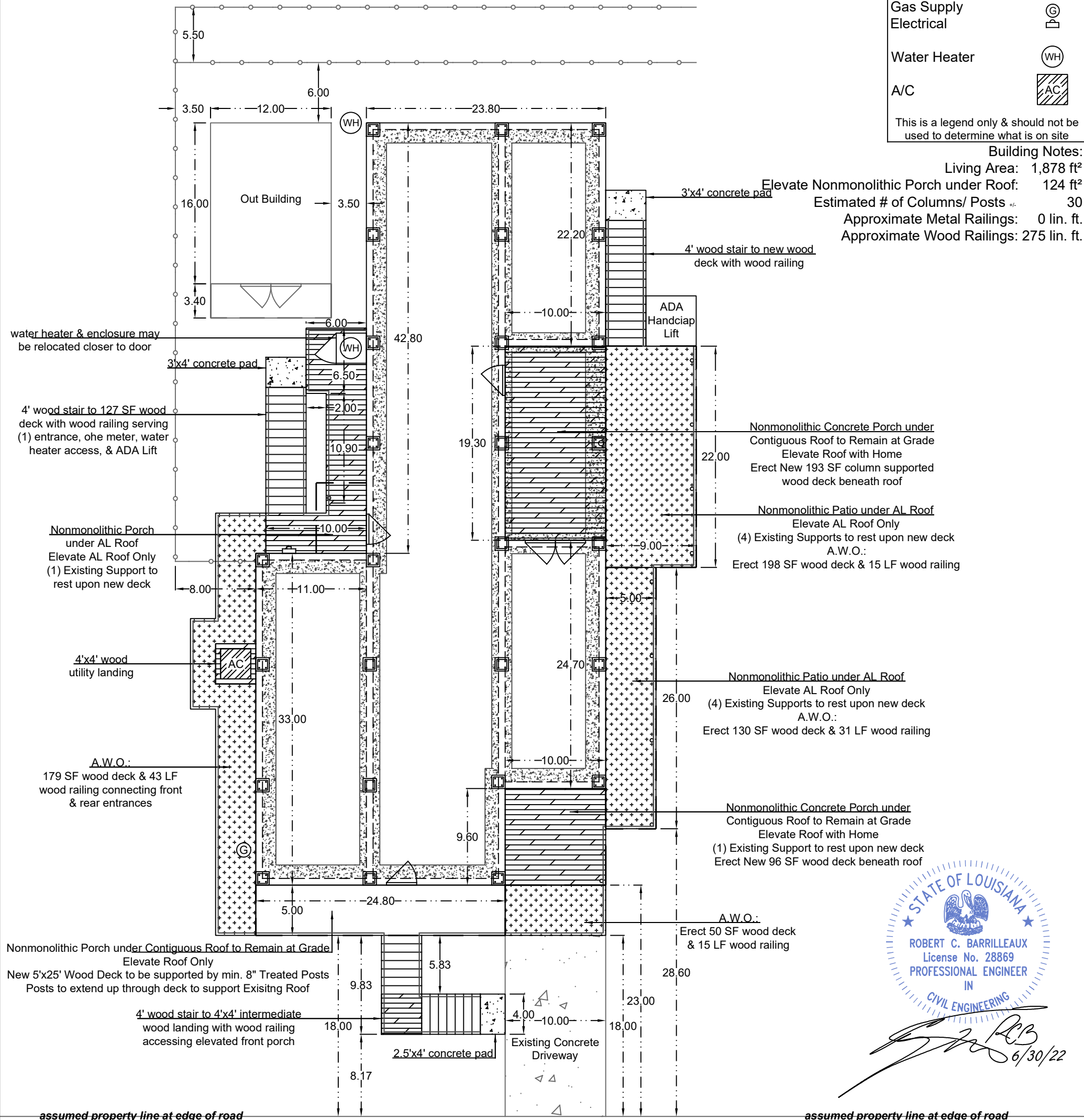
- Existing Grade Beams shown are assumed & shall be field verified once home has been elevated. Placement of columns is to be field verified & revised after home is elevated. New columns are to follow existing grade beams.
- The condition of exterior slabs is determined to the best of the ability of the field engineer. If it is realized a slab on the lift plan is incorrectly labeled monolithic or nonmonolithic, the engineer should be contacted immediately so that structural support can be revised accordingly.
- If grade beams are found to be in a different location than assumed on these plans, engineer should be contacted to verify that steel beams will still support the new layout.

Columns shall be 16"x16" CMU concrete filled columns with the CMU Block forming the 12"x12" mold for the concrete & rebar.

ELEVATION NOTES:

Rule for Elevation is 2012 BFE + 2' = 50.50' NAVD88.

However, the Homeowner has elected to pay for an additional 4.36' of lift height so that the clearance beneath the home is 7.75' (Assuming an existing 2' footing depth). This will put the Top of Bottom Floor at 54.86' NAVD88.



Legend

- 16"x16" CMU Block concrete filled column
- w/ Steel Support
- Steel Pipe Column w/ Steel Support
- New concrete Footing
- Existing Wood Sill
- Water Supply
- Gas Supply
- Electrical
- Water Heater
- A/C

This is a legend only & should not be used to determine what is on site

Building Notes:
Living Area: 1,878 ft²
Elevate Nonmonolithic Porch under Roof: 124 ft²
Estimated # of Columns/ Posts: 30
Approximate Metal Railings: 0 lin. ft.
Approximate Wood Railings: 275 lin. ft.

STATE OF LOUISIANA
ROBERT C. BARRILLEAUX
License No. 28869
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
6/30/22

ADDITIONAL NOTES:

- Additions, alterations or repairs to any structure shall conform to the requirements for a new structure without requiring the existing structure to comply with the requirements of this code, unless otherwise stated. Additions, alterations, repairs & relocations shall not cause an existing structure to become unsafe or adversely affect the performance of the building. [IRC R102.7.1]
- In dwelling units, where the top of the sill of an operable window opening is located less than 24 inches above the finished floor & greater than 72 inches above the finished grade or other surface below on the exterior of the building, the operable window shall comply with one of the following [IRC R312.2.1]:
 - Operable windows with openings that will not allow a 4-inch-diameter sphere to pass through the opening where the opening is in its largest opened position.
- Window opening control devices shall comply with ASTM F2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the net clear opening area of the window unit to less than the area required by Section R310.2.1. [IRC R312.2.2]
- When alterations, repairs or additions requiring a permit occur, the individual dwelling unit shall be equipped with smoke alarms located as required for new dwellings. [IRC R314.3.1]
 - Smoke alarms shall be installed in each sleeping room & outside each separate sleeping area in the immediate vicinity of the bedrooms. [IRC R314.3]
 - Where more than one smoke alarm is required to be installed, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed & all alarms sound upon activation of one alarm. [IRC R314.5]
- For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed & in dwelling units that have attached garages. [IRC R315.1]

Post-Lift Plan
Lift Company: Davie Shoring, Inc.

317 Allen Street
Denham Springs, LA

Robert Barrilleaux & Associates, Inc.
Engineers - Environmental Consultants
ph: (985)-542-0391 fax: (985)-542-6515
42333 Deluxe Plaza Suite 8 Hammond, LA
Engineer - Robert C. Barrilleaux, PE # 28869

Date: Mar 23, 2022 Scale: 1" = 10'
Drawn by: TB Revised:

REFERENCES:

1. FINAL PLAT SHOWING THE RESUBDIVISION OF LOTS 2, 3, 4, & 5 AND A PORTION OF LOT 15, SQUARE 3, OF MILEYS SUBD. INTO LOTS 2-A & 5-A,... BY LOUIS L. HIGGINBOTHAM, P.L.S., DATED 1-24-1997
2. FINAL PLAT OF THE RESUBDIVISION OF A PORTION OF BLOCK 3, MILEYS SUBDIVISION, CITY OF DENHAM SPRINGS,... BY ALVIN FAIRBURN, JR., P.L.S., DATED 12-10-1979
3. MAP SHOWING RESUBDIVISION OF LOTS 13 & 14, BLOCK 3, MILEYS SUBDIVISION, CITY OF DENHAM SPRINGS,... BY JAMIE M. BORDELON, P.L.S., DATED 3-11-2015

FLOOD INFORMATION:

FLOOD ZONE - "AE"
BASE FLOOD ELEVATION - 45.0'
FEMA FIRM PANEL NO. - 220116 0205 E
FEMA FIRM PANEL DATE - 4/3/12

50 0 50 100 150



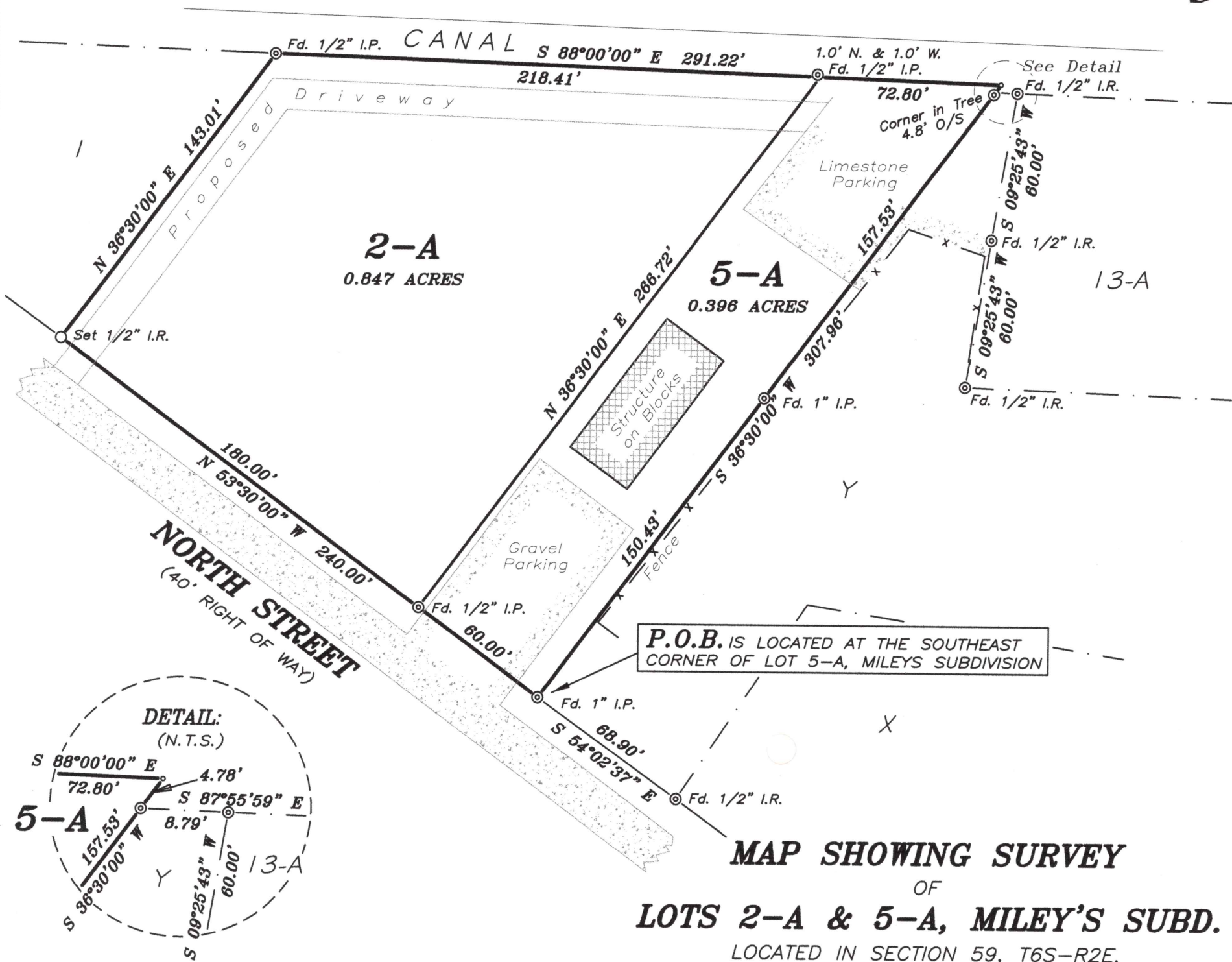
GRAPHIC SCALE - FEET

NOTES:

A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.

BASE BEARING:

* S 36°30'00" W (PER REFERENCE NO.1)



MAP SHOWING SURVEY

OF LOTS 2-A & 5-A, MILEY'S SUBD.

LOCATED IN SECTION 59, T6S-R2E,
CITY OF DENHAM SPRINGS
GREENSBURG LAND DISTRICT
LIVINGSTON PARISH, LOUISIANA
FOR

HENDERSON MANAGEMENT & INVESTMENTS, LLC

THIS SURVEY WAS PREPARED AT THE REQUEST AND FOR THE EXCLUSIVE USE OF:

HENDERSON MANAGEMENT & INVESTMENTS, LLC

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SERVITUDES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS FIRM MADE A FIELD SURVEY OF THE PROPERTY SHOWN HEREON AND THAT THIS MAP IS MADE IN ACCORDANCE WITH FIELD NOTES OF SAID SURVEY. RECORD PLATS AND/OR DESCRIPTIONS. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, UNLESS OTHERWISE SHOWN. THIS SURVEY IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS ESTABLISHED BY THE STATE OF LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, TITLE 46: CHAPTER 25 (PROFESSIONAL AND OCCUPATIONAL STANDARDS) AND MEETS THE REQUIREMENTS FOR A CLASS "C" SURVEY.

Brett J. Martin

BRETT J. MARTIN
PROFESSIONAL LAND SURVEYOR
LICENSE # 5135

MARTIN SURVEYING SOLUTIONS, LLC

10/27/20
DATE



MS



MARTIN SURVEYING SOLUTIONS

P.O. BOX 2102 PONCHATOULA, LA. 70454 (985) 320-3652

Geoportal Map

