

NOTICE OF PUBLIC MEETING
Posted June 30, 2022

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

DATE: July 11, 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 June 13, 2022 as sent to each member.	
2.	Hold a Public Hearing to consider the resubdivision of Lots 3 & 4 of Belle Rose Subdivision into Lot 3-A, located in Section 59, T6S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-809). Requested by Livingston Council on Aging [949 Government Dr]	
3.	Hold a Public Hearing to consider the resubdivision of Lots 18 & 19 into Lot 18-A, The Ivy (A Residential Development), City of Denham Springs, LA, Located in Section 48 T6S-R3E, G.L.D., Livingston Parish, Louisiana (RS-810). Requested by Ed Branagan [1102 Ivy Court]	

ZONING COMMISSION

#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of June 13, 2022, as sent to each member.	
2.	Hold a Public Hearing on a Special Use Permit request for Tract# 3-D-2-B, in Section 37, T7S-R3E, G.L.D, City of Denham Springs, Livingston Parish Louisiana for the purpose of a Video Bingo Hall (SUP-112-22). Requested by MFI2, LLC [141 Aspen Square Ste. A]	
3.	Authorize 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]	

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.

SITE DATA:
TOTAL AREA BEING RESUBDIVIDED0.56 ACRES
TOTAL NO. LOTS1
STREETSCITY ROAD
SEWERCITY

LEGEND:
● FD. 1/2" I.R. OR AS SHOWN
○ SET 1/2" I.R. OR AS SHOWN

FLOOD CERTIFICATION:
According to F.I.R.M. Community Panel No. 220113 & Map No. 22063C0205 E, effective date 4-3-12, this property falls in flood zone "AE".
100 Year Flood Elev. 46.7

REFERENCE:
1. "Belle Rose Subdivision...", dated 2-12-1960, by Carey Hodges, C.E.

NOTE:
THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE, NAD 83.

This is to certify that the undersigned is the owner, or legal officer, of the land shown hereon.

SEWERAGE:
No person shall provide or install a method of sewage disposal other than connection to an approved sanitary sewer system, until the method of sewage treatment and disposal has been approved by the Health Unit of Livingston Parish.

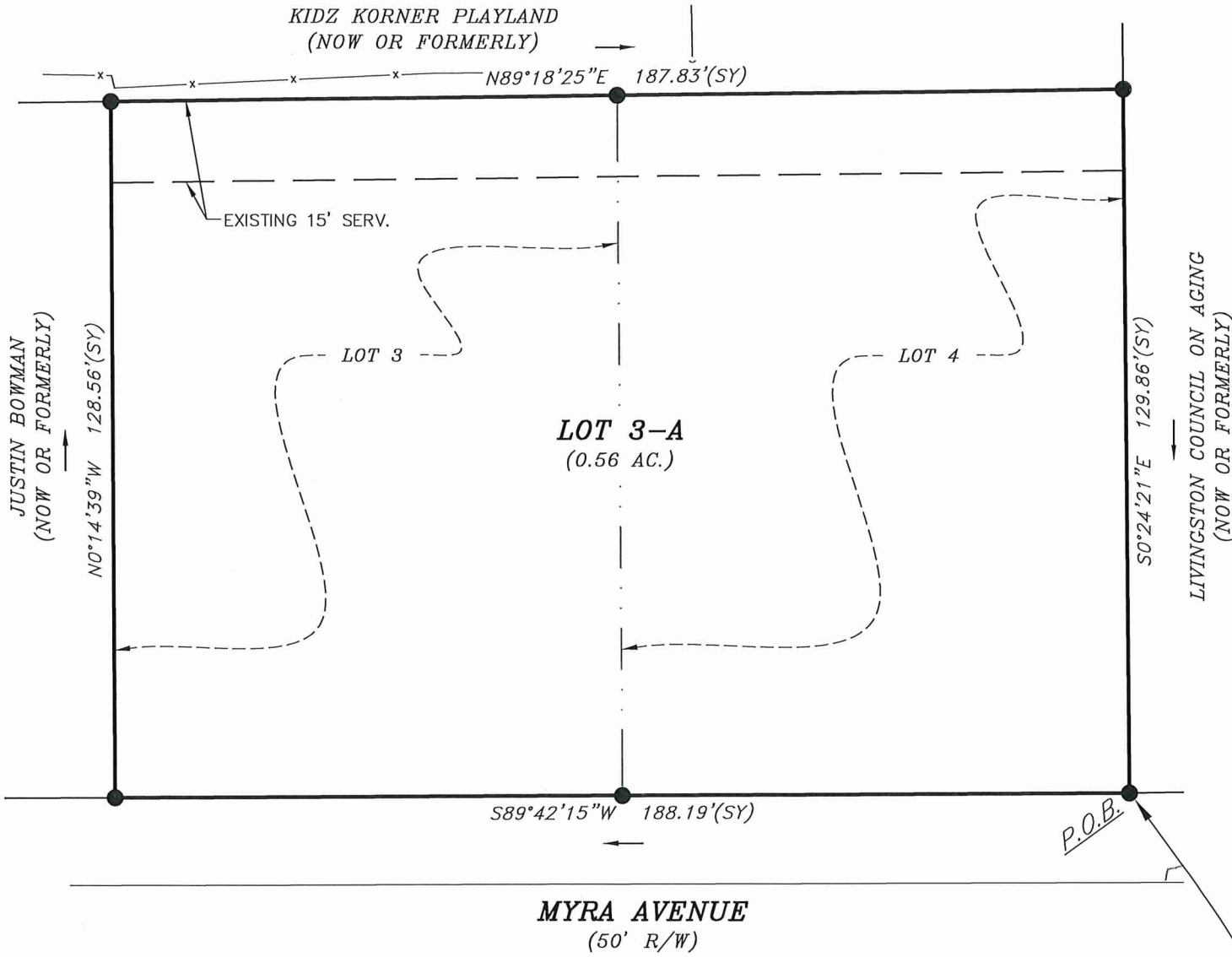
PUBLIC DEDICATION:
The Servitudes and Rights-of-Way shown hereon if not previously dedicated are hereby dedicated to the perpetual use of the public. All areas shown as servitudes are granted to the public for use of utilities, drainage, sewage removal or other proper purposes for the general use of the public. No building structure, or fence shall be constructed, nor shrubbery planted within the limits of any servitude so as to prevent or unreasonably interfere with any purpose for which the servitude is granted.

Kay Granger 6/30/22
LIVINGSTON COUNCIL ON AGING
OWNER OR REPRESENTATIVE DATE

GENERAL NOTES
1. The original drawing of this work is the property of Alvin Fairburn & Assoc., LLC. Reproduction of this print is prohibited except by permission of this firm. Additional information is often added in a continuous updating process. Check for latest revision data before acting on data shown. This firm is not responsible for actions or projects based upon obsolete drawings for which this firm was not specifically consulted.
2. This survey was based on information supplied by the client, no abstract was obtained to verify ownership of this property.
3. Property restrictions, improvements, servitudes, and/or rights-of-way other than those shown may exist on this property and owners or potential buyers should be aware that abstracting the title to this property to show all encumbrances was not within the scope of this survey.
4. Bearings shown are based on reference map No. 1.
5. * Indicates taken from reference and not surveyed.
6. Wetland determination was not requested, and was not included in this survey.
7. (REC) indicates taken from reference, not field verified this survey.
8. (SY) indicates information actually surveyed on the ground.
9. Setbacks: 30' Front, Minimum 5' Side (15' Aggregate), 25' Rear.
10. Zoning: R-1

This is to certify that this plat is made in accordance with Louisiana Revised Statutes 33:5051 et. seq. and conforms to all Parish ordinances governing the subdivision of land. This map is made in accordance with the minimum standards for Boundary Surveys for Class B Survey and it was the intent to subdivide this surveyed tract into the platted subdivision. This certification is specifically restricted to the client for his required subdivision of property only, and does not extend to third parties unless the plat is properly revised by the certifier to reflect same.

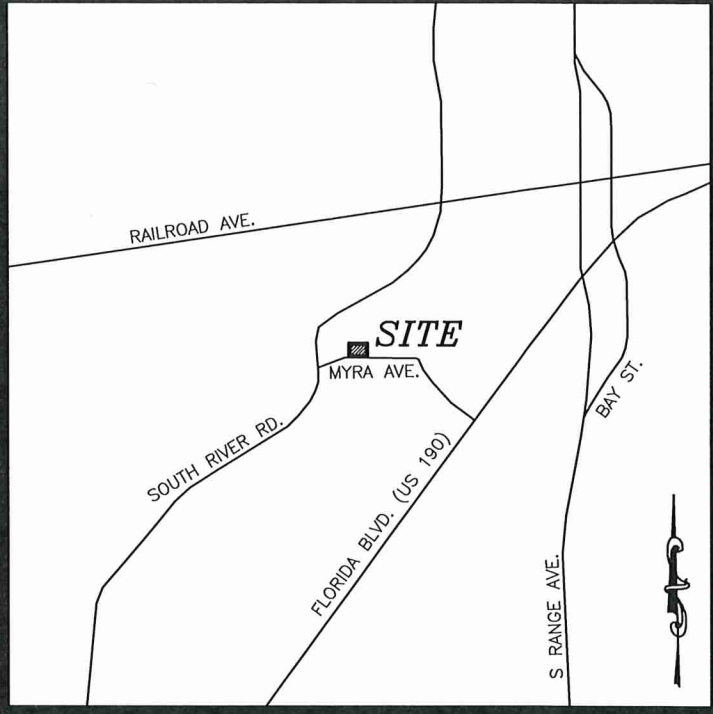
Alvin Fairburn, Jr.
ALVIN FAIRBURN, JR. P.L.S.
DATE: JUNE 22, 2022
FILE: "LIVINGSTON COUNCIL ON AGING"



17-U	46	RB	CB	TJC	AFJR
FB	PGS	PC	CALC.	DWG	CKD



STARTING POINT:
The intersection of the Northern Right of Way of Myra Avenue with Western Right of Way of Williams Street, thence 500'± to the Point of Beginning.



VICINITY MAP
1" = 2000'

Recommended for Approval:
City of Denham Springs
Planning Commission

Fred Banks
Chairman Date

Acting City Engineer Date

Approved:
City of Denham Springs

Gerard Landry
Mayor Date

MAP SHOWING COMBINATION OF
**LOTS 3 & 4 OF
BELLE ROSE SUBDIVISION**
INTO
LOT 3-A
LOCATED IN SECTION 59, T6S-R2E, G.L.D.,
CITY OF DENHAM SPRINGS
LIVINGSTON PARISH, LOUISIANA
FOR
LIVINGSTON COUNCIL ON AGING
DIRECTOR@LIVINGSTONCOA.COM
P.O. BOX 658, DENHAM SPRINGS, LA 70726
(225)664-9343



ALVIN FAIRBURN & ASSOCIATES, LLC.
CONSULTING ENGINEERS ~ ARCHITECTS
LAND SURVEYORS ~ DESIGNERS
LAND DEVELOPMENT CONSULTANTS
1289 DEL ESTE AVENUE
DENHAM SPRINGS, LOUISIANA 70727-1173 (225) 665-1515
JOB NO. S220238-4A

BASE BEARING: *GPS - C4GNET - RTN (LOUISIANA SOUTH ZONE - NAD 83)*
FLOOD ZONE: *"X"* BASE FLOOD ELEVATION: *N/A*
F.E.M.A. F.I.R.M. PANEL NO. *220116 0115 E* DATE: *04/03/12*

DRAWN BY:	<i>CRS</i>
CREW CHIEF:	<i>DEC</i>
TECHNICIAN:	<i>CRS</i>
CHECKED BY:	
CHECKED BY:	

A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.
TOTAL NO. ACRES: 0.663 ACRES
TOTAL NO. LOTS: 1
ZONING: R-1, RESIDENTIAL
SET BACKS: FRONT - 20'
REAR - 20'
SIDELINES - 5 Min. (W/Aggregate of 15')

PUBLIC DEDICATION:

THE STREET AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE, OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT OF WAY IS GRANTED.

EDWARD OR ELIZABETH BRANAGAN

DATE

SEWAGE DISPOSAL:

NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE STATE BOARD OF HEALTH.

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

EDWARD & ELIZABETH BRANAGAN

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:

THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

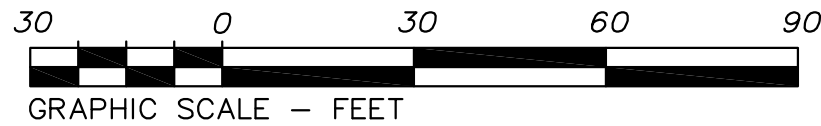
PRELIMINARY

LESTER A. McLIN, JR.
PROFESSIONAL LAND SURVEYOR
LICENSE # 4470
McLIN TAYLOR, INC.

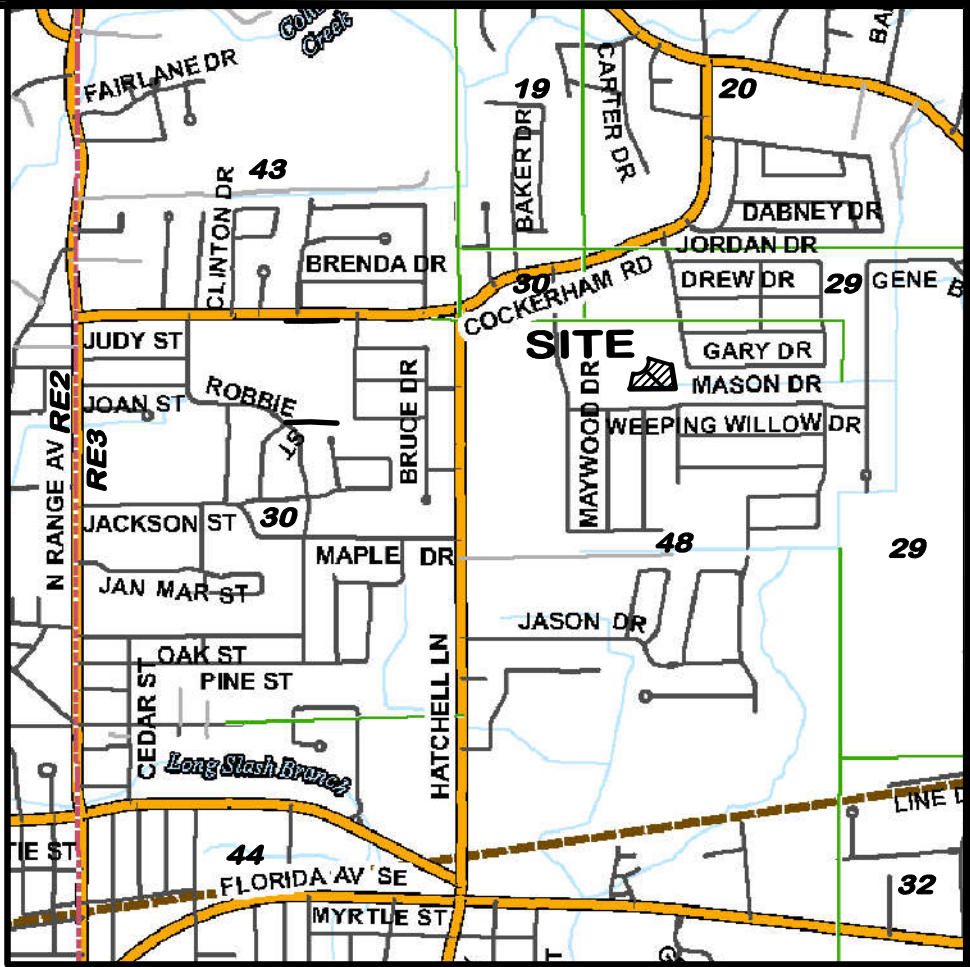
06/28/2022
DATE

REFERENCE:

1. FINAL PLAT OF THE IVY SUBDIVISION LOCATED IN SECTIONS 29, 30 & 48, T6S-R3E., FOR DAVIDSON INVESTMENTS, L.L.C. BY LESTER A. McLIN, JR., DATED OCTOBER 22, 2020.



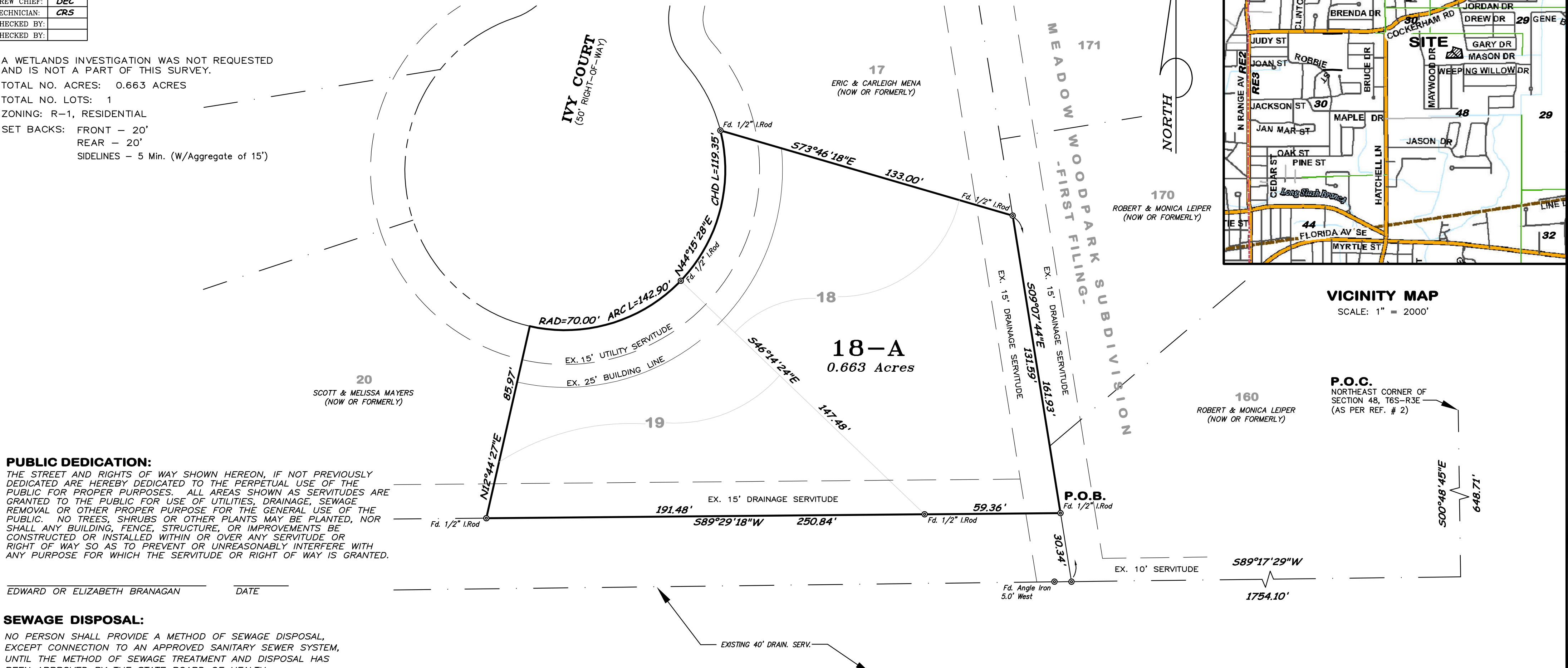
NORTH



VICINITY MAP
SCALE: 1" = 2000'

P.O.C.

NORTHEAST CORNER OF
SECTION 48, T6S-R3E
(AS PER REF. # 2)



**MAP SHOWING
SURVEY & CONSOLIDATION
OF
Lots 18 & 19
INTO
Lot 18-A
THE IVY
(A RESIDENTIAL DEVELOPMENT)**

LOCATED IN SECTION 48, T 6 S-R 3 E
GREENSBURG LAND DISTRICT
CITY OF DENHAM SPRINGS
LIVINGSTON PARISH, LOUISIANA
FOR

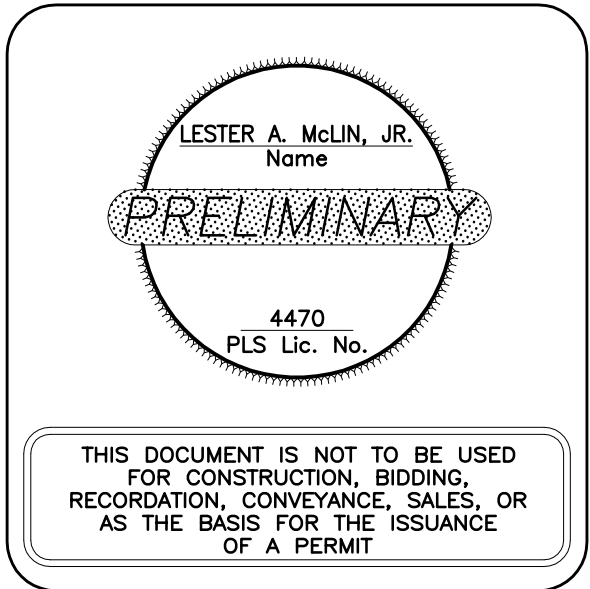
EDWARD & ELIZABETH BRANAGAN



McLin Taylor, Inc.

Engineering and Land Surveying

28339 FROST ROAD LIVINGSTON, LA. 70754 (225)686-1444



Recommended for Approval:

City of Denham Springs Planning Commission

Fred Banks, Chairman Date

City Engineer Date

Approved:
City of Denham Springs

Gerard Landry, Mayor Date

THIS DOCUMENT IS NOT TO BE USED
FOR CONSTRUCTION, BIDDING,
RECORDATION, CONVEYANCE, SALES, OR
AS THE BASIS FOR THE ISSUANCE
OF A PERMIT

GENERAL NOTES:

1. THE ORIGINAL DRAWING OF THIS WORK IS THE PROPERTY OF BEI SURVEYING, LLC & SETH J. MOSBY, P.L.S. REPRODUCTION OF THIS PLAT IS PROHIBITED EXCEPT BY PERMISSION OF THE FIRM/SURVEYOR. ADDITIONAL INFORMATION IS OFTEN ADDED IN A CONTINUOUS UPDATING PROCESS. CHECK FOR LATEST REVISION DATA BEFORE ACTING ON DATA SHOWN. BEI SURVEYING, LLC OR SETH MOSBY, P.L.S., IS NOT RESPONSIBLE FOR ACTIONS OR PROJECTS BASED UPON OBSOLETE DRAWINGS FOR WHICH HE WAS NOT SPECIFICALLY CONSULTED.

2. THIS SURVEY IS BASED SOLELY ON INFORMATION PROVIDED BY THE CLIENT. PROPERTY RESTRICTIONS, IMPROVEMENTS, SERVITUDES, RIGHTS-OF-WAY, EASEMENTS AND/OR OTHER BURDENS, OTHER THAN THOSE NOTED, MAY EXIST ON THIS PROPERTY. OWNERS OR POTENTIAL BUYERS SHOULD BE AWARE THAT ABSTRACTING FOR VERIFICATION OF TITLE AND/OR ACTUAL OWNERSHIP WAS NOT IN THE SCOPE OF THIS SURVEY MADE BY BEI SURVEYING, LLC & SETH J. MOSBY, P.L.S.

3. WETLAND DELINEATION OR DETERMINATION WAS NOT REQUESTED NOR INCLUDED IN THIS SURVEY.

FLOOD CERTIFICATION:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN FLOOD ZONE(S) "AE" OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 220116, MAP NO. 22063C0205E WHICH BEARS AN EFFECTIVE DATE OF 04/03/2012.

BASE FLOOD ELEVATION = 41.0'(NAVD '88)

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERN RIGHT-OF-WAY OF ASPEN SQUARE AVENUE, BEING S89°36'00"W, (AS PER REFERENCE NO. 1)

REFERENCES:

1. "MAP SHOWING RESUBDIVISION OF TRACT 3-D-2 OF THE CALVIN C. FAYARD, JR. PROPERTY...", DATED 08/03/2000, BY WILFRED J. FONTENOT, P.L.S. RECORDED IN THE LIVINGSTON PARISH CLERK OF COURT AS FILE NO. 453710.

ZONING & SETBACKS:

ZONING:
C-4(HEAVY COMMERCIAL)

SETBACKS:
FRONT - 30'
REAR - 20'
SIDE - 3'(COMMERCIAL BUILDING MAY BE BUILT ON PROPERTY LINE)

POINT OF BEGINNING:

THE POINT OF BEGINNING IS 400.00', S89°53'00"W FROM THE NORTHEAST CORNER OF TRACT 3-D, (AS PER REFERENCES)

CERTIFICATION:

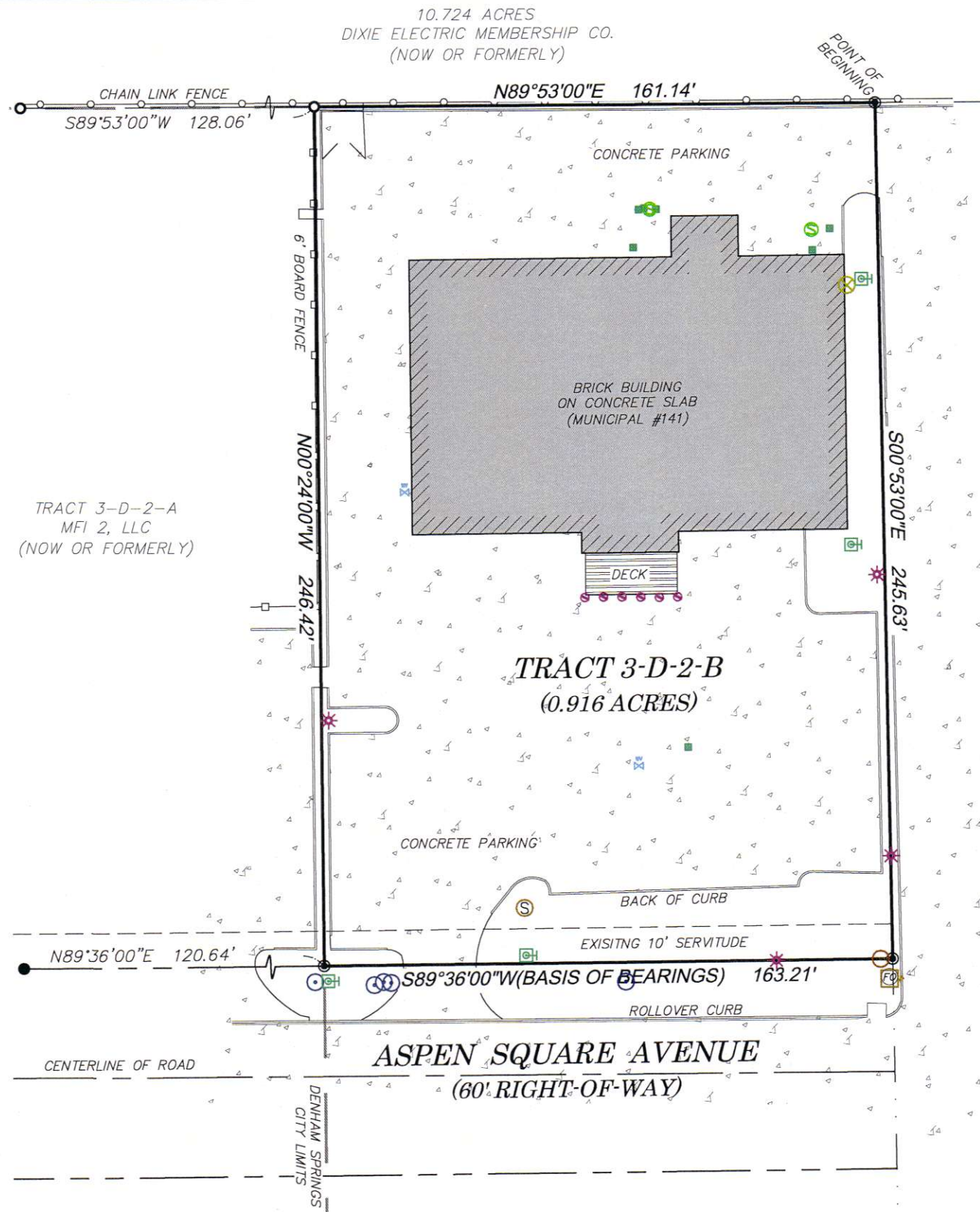
I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECTION, AND IT DOES CONFORM TO THE REQUIREMENTS FOR THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE 46: LXI, CHAPTER 25 FOR A CLASS C SURVEY.

Seth J. Mosby

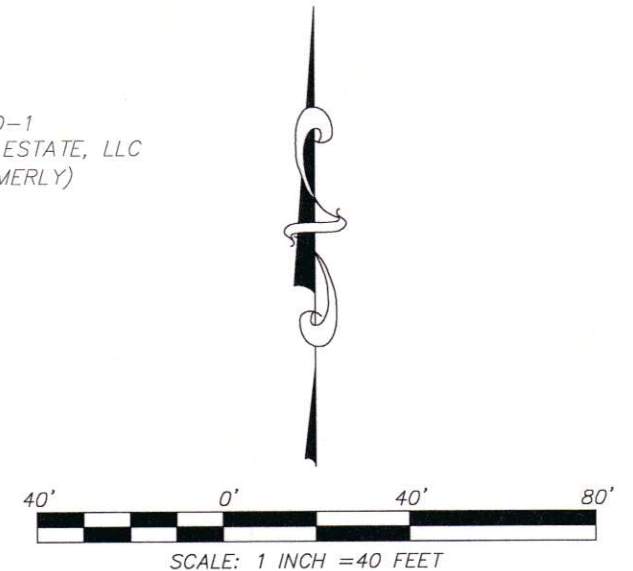
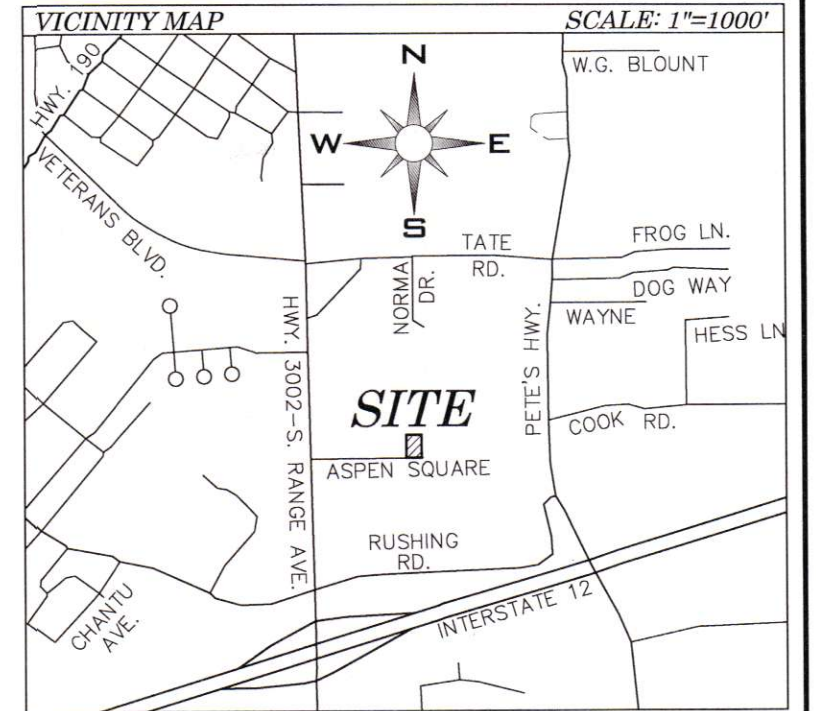
SETH J. MOSBY, P.L.S., P.S.
PROFESSIONAL LAND SURVEYOR #5073
DATE: MAY 20, 2022
FILE: "ASPEN SQUARE - MFI 2, LLC..."



TRACT 3-D-2-A
MFI 2, LLC
(NOW OR FORMERLY)



LEGEND		
○ FOUND 1/2" IRON PIPE	⊙ WATER METER	☐ TELEPHONE PEDASTAL
● SET 1/2" IRON ROD	■ SEWER CLEAN OUT	Ⓢ SIGN
● FOUND 1/2' IRON ROD	Ⓢ SANITARY SEWER MANHOLE	Ⓢ FIBER OPTIC MARKER
● PARKING BOLLARD	Ⓢ WATER VALVE	Ⓢ CABLE TV PEDESTAL
★ SECURITY LIGHT	Ⓢ IRRIGATION VALVE	Ⓢ GAS METER & VALVE



PROJECT TITLE:

MAP SHOWING SURVEY OF
TRACT 3-D-2-B,
FORMERLY A PORTION OF THE
CALVIN C. FAYARD, JR. PROPERTY,
LOCATED IN SECTION 37, TOWNSHIP 7 SOUTH - RANGE 3 EAST,
GREENSBURG LAND DISTRICT,
CITY OF DENHAM SPRINGS, LIVINGSTON PARISH, LOUISIANA,
MFI 2, LLC

JOB NO.: 22-070

FIELD BOOK: SEE FOLDER

PARTY CHIEF: SJM

DRAWING: SJM

PHONE: 225-715-8307
EMAIL: beisurveys@gmail.com
ADDRESS: 16709 AMY LANE
FRENCH SETTLEMENT, LA, 70733

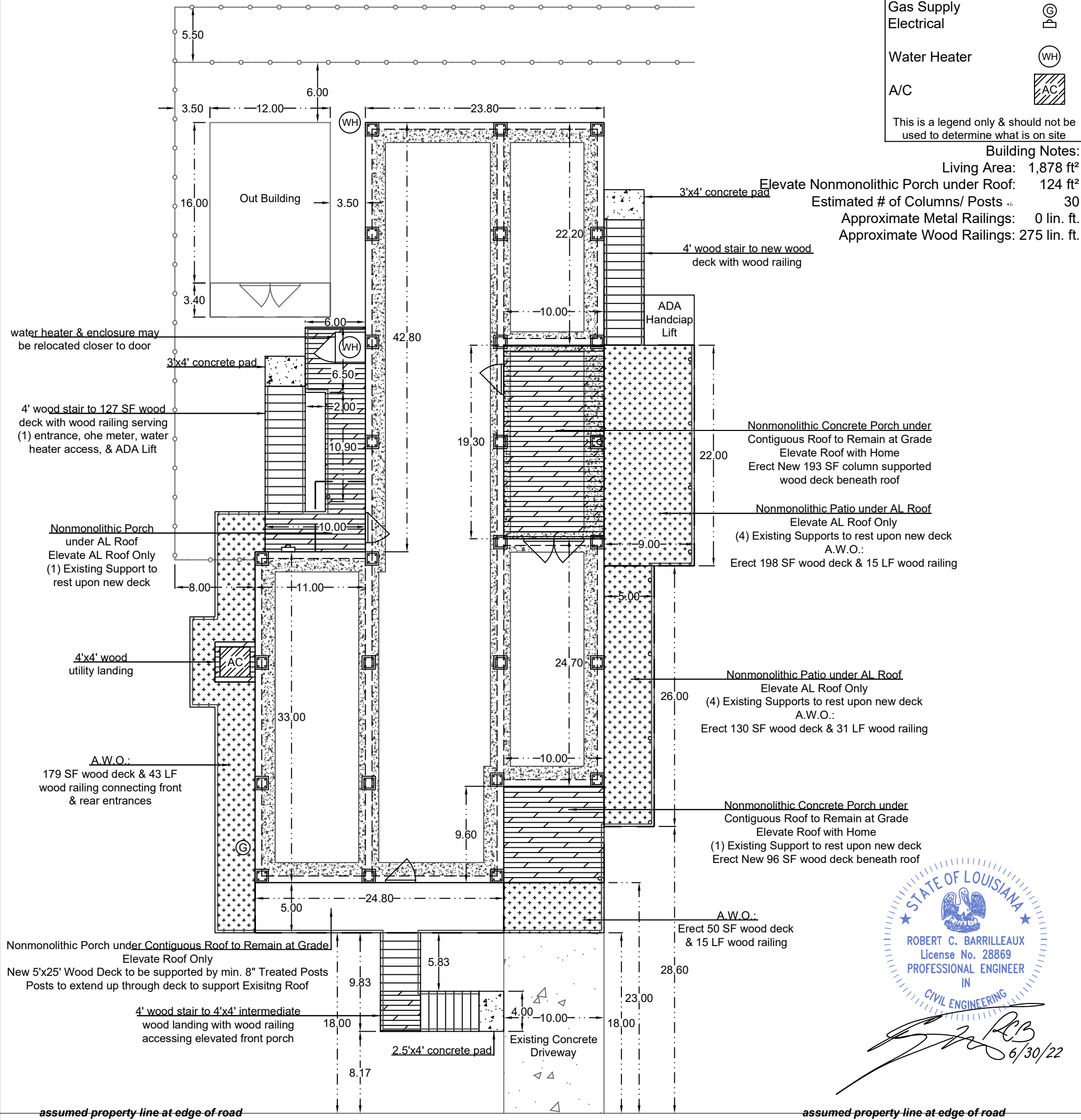
- Existing Grade Beams shown are assumed & shall be field verified once home has been elevated. Placement of columns is to be field verified & revised after home is elevated. New columns are to follow existing grade beams.
- The condition of exterior slabs is determined to the best of the ability of 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.



assumed property line at edge of road Allen Drive (45.18 NAVD88) assumed property line at edge of road

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: