

**NOTICE OF PUBLIC MEETING**  
**Posted December 23, 2020**

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

**DATE:** January 11, 2020  
**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 December 14, 2020 as sent to each member.	

**ZONING COMMISSION**

#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of December 14, 2020, as sent to each member.	
2.	Hold a Public Hearing on a variance request for an Accessory Building Height variance from 16 ft. to 28 ft. Sec 36, T6S-R2E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (V-1005). Requested by Lesby Santos [1263 N. Woodcrest Ave]	
3.	Hold a Public Hearing on a front yard fence setback variance from 20 ft. to 10 ft. Sec 67, T6S-R2E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (V-1006). Requested by Virginia Ford [2202 Jerlyn Dr]	
4.	Hold a Public Hearing on a front yard setback from 30 ft. to 20 ft. and a rear yard setback from 25 ft. to 20 ft. on Lots 1-61 in Section 29, 30, 48, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1007). Requested by Davidson Investments, LLC. [Cockerham Rd]	
5.	Authorize a Public Hearing on variance request for a rear yard setback variance from 20 ft. to 10 ft. located in Sec 45, T6S-R2E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (V-1008). Requested by Ilgen Construction, LLC [440 Eugene 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.

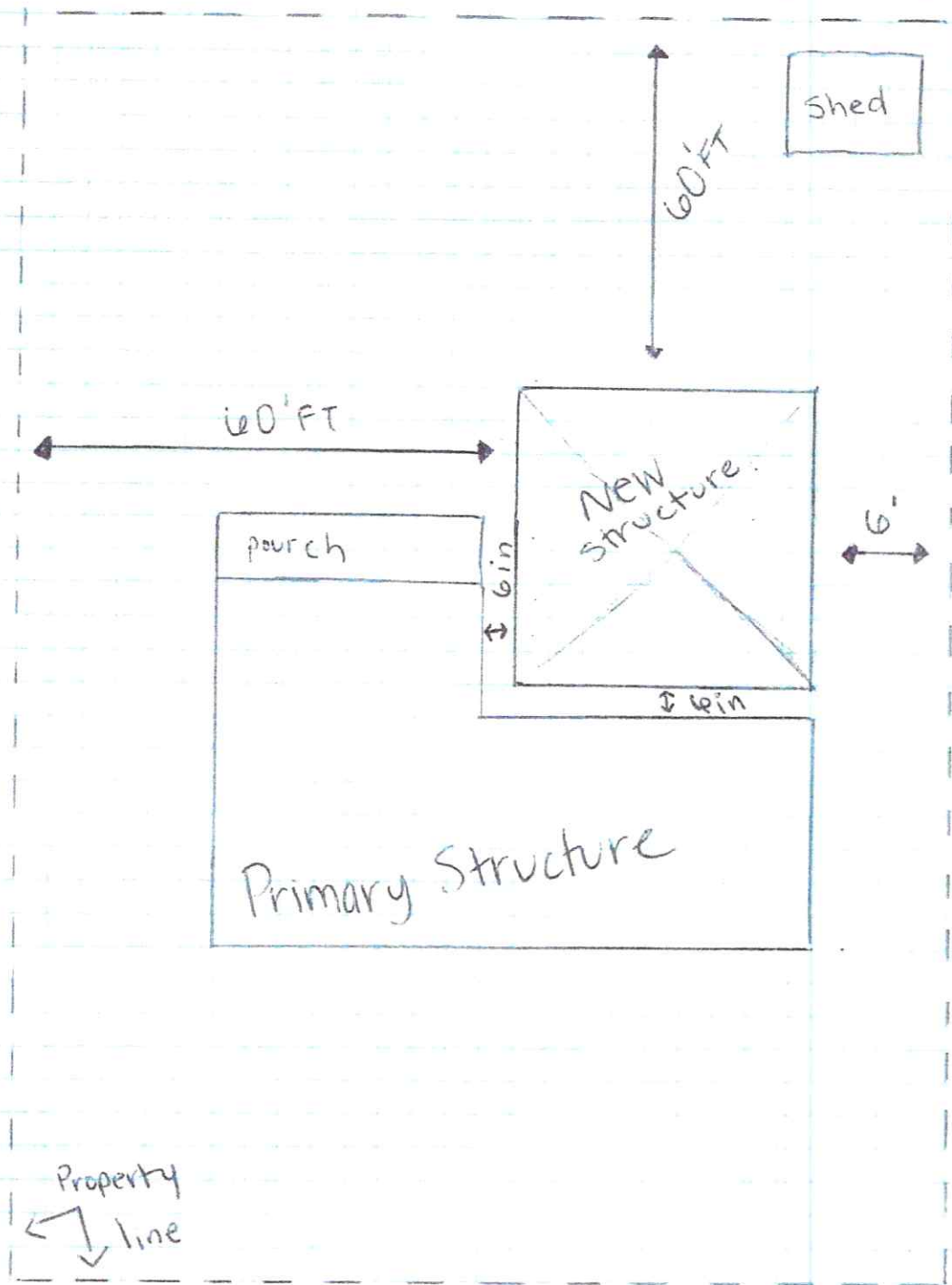


Figure 1. Site Plan

**ZONING  
ITEM  
# 2**

Fig. 2

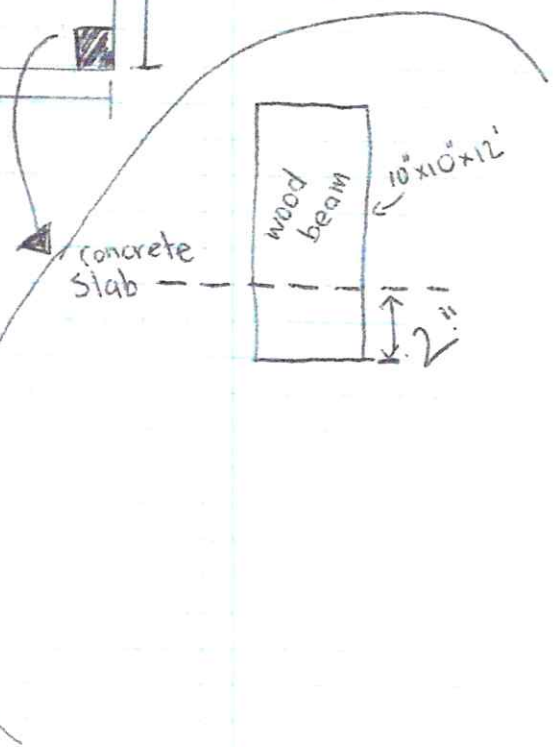
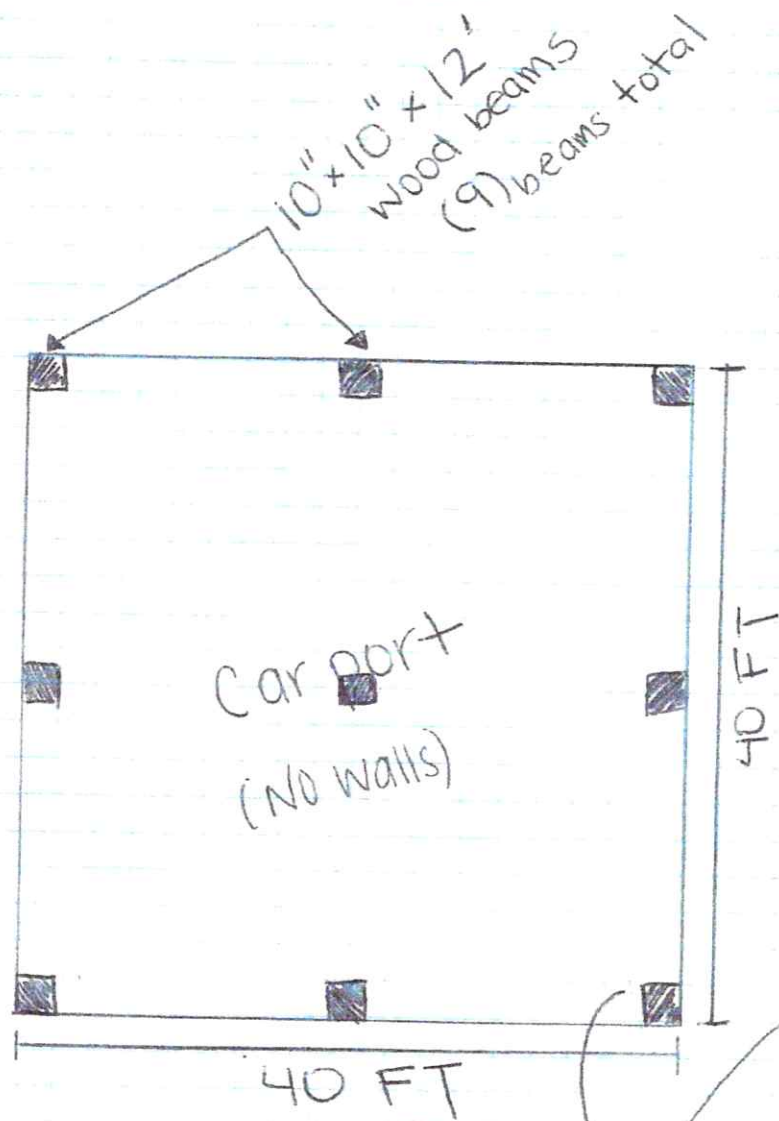
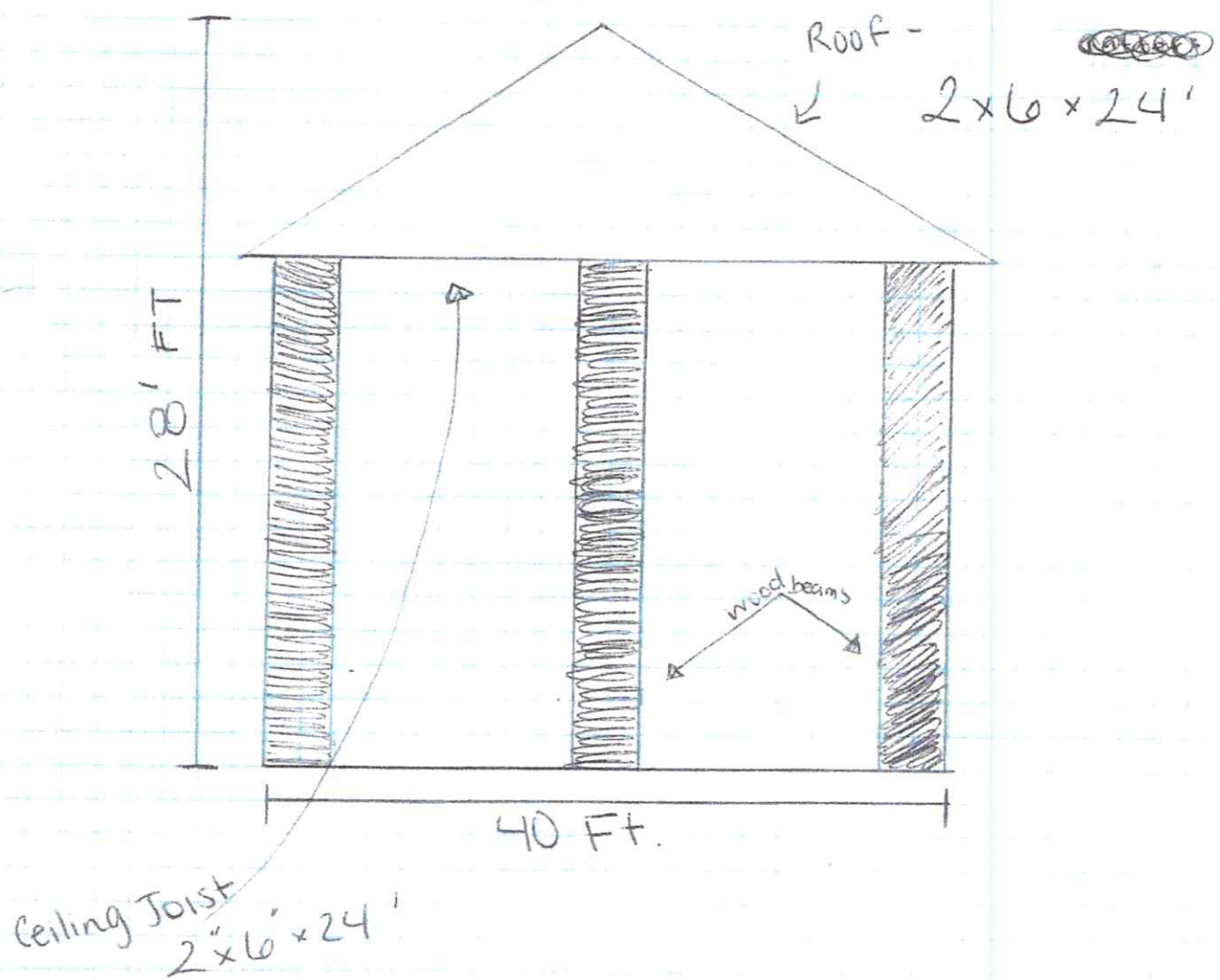


Figure 2. Floor Plan & Figure 3. Foundation Details



Construction Details  
Figure 9. ~~Foundation~~ Details



Sec. 14.04. - Exceptions and modifications to accessory buildings and structures.

14.04.1 Except as hereinafter provided (for a corner lot see section 14.0, paragraph 3) any accessory building may be built in a required side yard if no part of such accessory building is less than five feet from any side and rear lot line and no portion of such building is located in the required front yard.

14.04.2 A carport, attached to or detached from the main building, may be constructed in a required side yard and may be attached to an enclosed accessory building provided that no wall of such accessory building is less than 40 feet from the front lot line nor less than five feet from the side lot line; that every part of the projection of such carport is at least three feet from the side lot line; that the combined length of such carport and accessory buildings does not exceed 40 feet; and that the height of such carport or accessory building does not exceed the height of the principal or main building or structure, but no more than 16 feet in height. A carport attached to the main building shall be unenclosed on the street side and on both sides approximately paralleling the side lot line. A carport allowed under this paragraph shall be maintained perpetually unenclosed as required, unless a variance is granted by the board of aldermen after a recommendation by the zoning commission.

14.04.3 No accessory structure shall be constructed by any lot prior to the time of construction of the principal structure to which it is accessory.

14.04.4 The combined gross area of all accessory buildings or portions thereof located in required side and rear yards shall not exceed 40 percent of the required rear yard area, nor shall more than one accessory building cover any part of a required side yard. The exception is that 100 percent of the required rear yard area may be used in a commercial district for a covered and enclosed off-street parking structure provided that accessory buildings are not built on the side or rear lot lines, and shall not be located closer than three feet from either side or rear lot line.

14.04.5 On corner lots where a side yard or a front yard on a side street is required, there shall be a minimum distance between any accessory building and the side street line not less than the requirements in section 14.03. Furthermore, where a lot adjoining the rear of a corner lot fronts on the side street, no part of any accessory building on the corner lot within 15 feet of the common lot line shall project beyond the prolongation of the front yard line of the lot in the rear, provided, however, that this limitation shall not reduce the length of the buildable area of the accessory building to less than 20 feet. In cases where the determination of the side yard can be established through other sections of this ordinance, the more restrictive criteria shall apply.

14.04.6 Filing station pumps and pump islands, without canopies or with canopies attached to a main building, may occupy the required yards; provided, however, that pumps, pump islands, and canopies are not less than 15 feet from street right-of-way lines.

14.04.7 Accessory swimming pools, open and unenclosed, may occupy a required rear or side yard provided they are not located closer than six feet to a rear lot or ten feet to an interior side lot line. A walk space at least three feet wide shall be provided between pool walls. Every swimming pool shall be protected

by a safety fence which shall be no less than six feet high.

14.04.8 Permitted accessory storage of a boat or boat trailer shall not be conducted in a required front yard.

14.04.9 Power plants, heating or refrigerating plants or apparatus or machinery not a part of the main building and when accessory to be permitted in the buildable area or required side or rear yards only when so placed and operated as to cause the least inconvenience to owners and tenants of adjoining lots and buildings; and provided that all of the above-mentioned activities comply with existing ordinances and do not cause serious annoyance or injury to occupants of adjoining premises by reason of the emission of odors, fumes, or gases, dust, smoke, noise or vibration, light, glare, or other nuisances.

14.04.10 Temporary buildings, used in connection with construction work only, may be located in any district during the period of construction, but such temporary buildings shall be removed upon completion of such construction work.

(Ord. of 7-23-90; Ord. No. 13-01, art. I, 2-5-13)

## Sec. 14.05. - Exception and modifications to use regulations.

14.05.1 More than one main institutional, public, semi-public, commercial or industrial building may be located upon a lot or tract of record, provided that no such building or portion thereof is located outside the buildable area of the lot.

14.05.2 For the purpose of the side yard and lot frontage regulations, a two-family, three-family, or four-family dwelling, a group of town houses, a multiple-family dwelling, electric substation, telephone exchanges, or telephone repeater structures for public utility purposes shall be considered as one building occupying one lot.

14.05.3 *Fences.*

14.05.3.1 *Permit required.* Before commencing construction on any type of fence, whether residential, commercial or industrial, a permit issued under chapter 22 of this Code shall be obtained from the building official.

14.05.3.2 *Fence and height restrictions.* Notwithstanding any subdivision or development restrictions, a fence, wall or hedge **not more than eight feet in height may project into or enclose any required front or side yard provided, however, that no fence, shrubbery, or obstruction of any type shall be permitted into required front yards less than 20 feet of any street right-of-way or property line.** Furthermore, on corner lots, no fence, shrubbery, or obstruction shall be permitted into required front and side yards, with a triangular area as defined by Section 2.06. Fences, walls, or hedges may project into or enclose other required yards provided such fences, walls, or hedges do not exceed a height of eight feet.

14.05.3.3 *Fence construction materials.* Fences must be constructed with wood, chain link, masonry, wrought iron or other like materials. No barbed wire or other hazardous material shall be used in fence construction, except that commercial or industrial fences may be permitted to contain security wire on the top part of the fence. No electrified fences shall be permitted.

14.05.3.4 *Fence height defined.* Height shall be measured from the ground, at a point where the fence makes contact with the ground, to the highest part of the fence. But, a fence which is constructed with standard eight foot boards must be built so that three-fourths of the fence shall be no higher than a maximum of two inches off the ground.

14.05.3.5 *Exceptions.*

1. Notwithstanding section 14.05.3.2, fence heights greater than eight feet will be permitted in the following circumstances:
  - a. Decorative posts, post lights, columns, column decorations, gates and the like which are integral parts of an eight-foot fence may extend higher than eight feet but shall not exceed a height of ten feet.
  - b. Fence heights up to ten feet will be permitted along a boundary between a residential district and a commercial or industrial district. Permit applications for



fences ten feet in height must be accompanied by drawings signed and stamped by a professional of record.

- c. Fence heights up to ten feet will be permitted along a boundary between a residential property and a commercial property and along a boundary between commercial properties. The ten-foot height requirement between commercial properties may, in some cases, be extended by security wire pursuant to the commercial permit application. The allowance of an extension of a commercial property fence by security wire shall be determined by the building inspector on an individual basis. Permit applications for fences ten feet in height must be accompanied by drawings signed and stamped by a professional of record.
- d. A fence which has a height greater than eight feet which is already existing upon the effective date of this ordinance is exempt from these substantive amendments.
- e. Developers may apply for a blanket height variance to include an entire subdivision if desired.

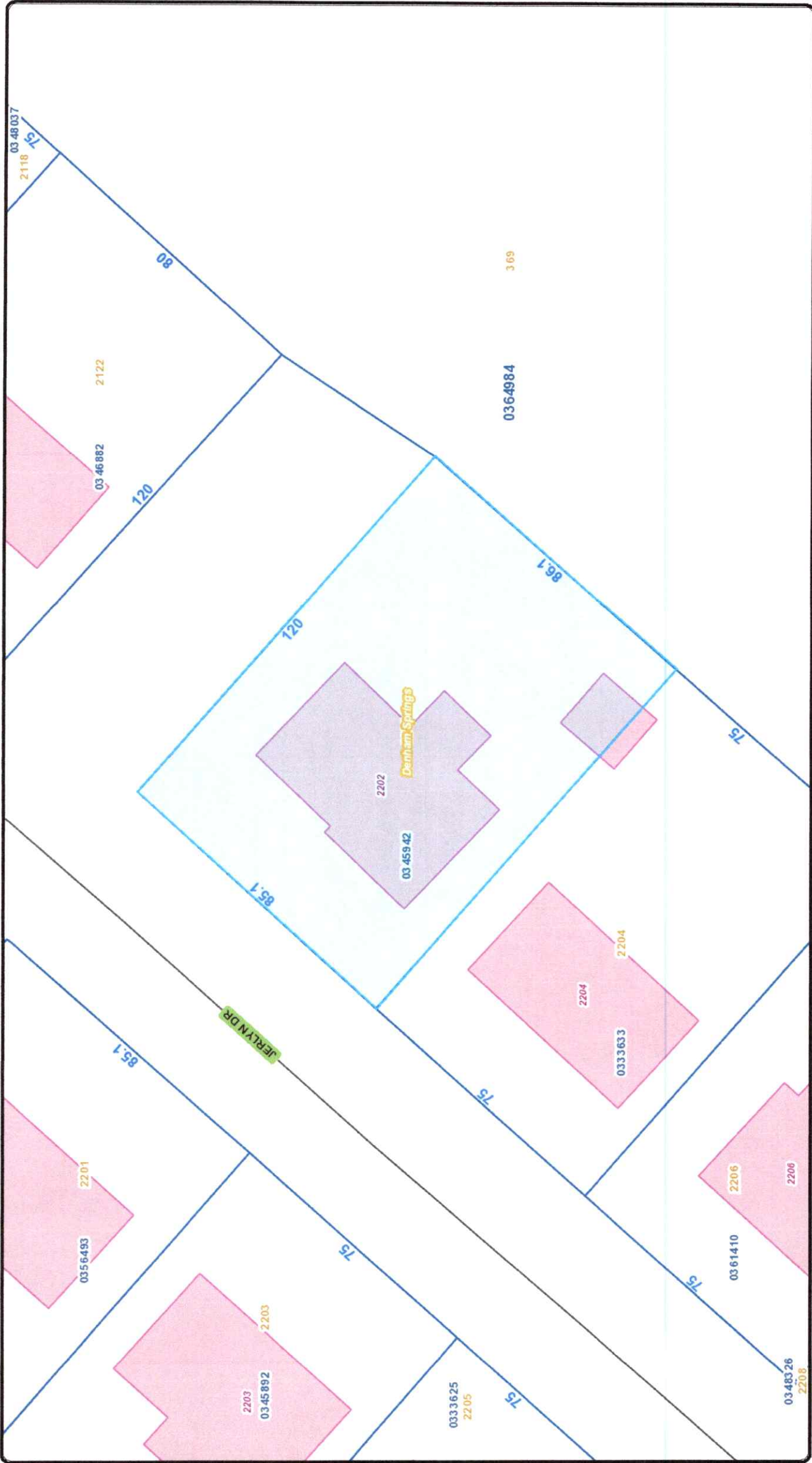
14.05.3.6 *Variances.* For any other situation or circumstance not addressed by the planning and zoning or subdivision regulations nor itemized in this section, the property owner shall apply for a variance. Before being granted, variances must be considered on an individual basis and approved by the city council.

14.05.4 Existing railroads may continue to be operated and maintained irrespective of where located, but no new railroad line or their accessory structures may be erected in residential or commercial districts unless approved by the board of aldermen.

14.04.5 *Satellite disks.* Satellite disk antennas are accessory uses of a lot and thus may not interfere with the required side or front yards established by this ordinance. Disks shall be placed in a rear yard in residential districts and in residential uses of property. Front or rear yards may be used for disk placement in commercial and industrial zones.

(Ord. of 7-23-90; Ord. No. 04-34, art. I, 12-14-04; Ord. No. 18-08, 11-13-18)





DISCLAIMER: Every reasonable effort has been made to assure the accuracy of the data presented. The Livingston Parish Assessor's Office makes no warranties, express or implied, regarding the completeness, reliability or suitability of the site data and assumes no liability associated with the use or misuse of said data. The Assessor retains the right to make changes and update data on this site at anytime without notification. The parcel data on the base map is used to locate, identify and inventory parcels of land in the Parish of Livingston only, and is not to be used or interpreted as a legal survey or legal document. Additional data layers not originating in the Assessor's Offices are also presented for informational purposes only. Before proceeding in any legal matter, all data should be verified by contacting the appropriate parish or municipal office.



# ZONING ITEM# 4

BASE BEARING: GPS - CAGNET - RTN (LA SOUTH ZONE - NAD 83)  
FLOOD ZONE: "X" BASE FLOOD ELEVATION: N/A  
F.E.M.A. F.I.R.M. PANEL NO. 220118 0112 E DATE: 4/08/18

DRAWN BY: KAS  
CHECKED BY: KAS  
DESIGNED BY: LAM  
CHECKED BY: CBM  
DATE: 10/22/2020

## GENERAL NOTES:

- TOTAL AREA: 19.842 Acres
- TOTAL NO. LOTS: 58, CA-1 THRU CA-3
- ELECTRICITY: INTERITY
- TELEPHONE: A T & T
- GAS: CITY OF DENHAM SPRINGS
- WATER: CITY OF DENHAM SPRINGS
- SEWER: CITY OF DENHAM SPRINGS
- SCHOOL DISTRICT: DENHAM SPRINGS
- STREETS: PRIVATE - 3" ASPHALT OVER 10" SOIL CEMENT BASE, CURB & GUTTER (50' R/W)
- FIRE DISTRICT: CITY OF DENHAM SPRINGS
- DRAINAGE DISTRICT: No. 1
- RECREATION DISTRICT: DENHAM SPRINGS
- ZONING: R-1
- BUILDING LINES: FRONT - 20' (LOTS 1-35)  
FRONT - 30' (LOTS 36-58)  
REAR - 20'  
SIDE LINES - 15' AGGREGATE, 5' MINIMUM
- A 1/2" ROAD TO BE SET AT EACH LOT CORNER
- ⊙ DENOTES PL. 1/2" ROAD UNLESS OTHERWISE SHOWN
- A WETLAND DELINEATION WAS COMPLETED FOR THIS SITE BY HYDRO AND SHOWN ON A MAP DATED 10/31/2018

REFERENCE BENCHMARK: GPS-CAGNET-RTN (NAD 1983)

## Recommended for Approval:

City of Denham Springs  
Planning Commission

11/18/2020  
Date

11/18/2020  
Date

Approved:  
City of Denham Springs

11/18/2020  
Date

REVISED 11/18/2020: TO REVISE FRONT BUILDING LINES TO 20'

## APPROVED BY:

City of Denham Springs

Gerard Landry  
Mayor

PRELIMINARY

11/18/2020  
DATE

11/18/2020  
DATE

11/18/2020  
DATE

80 0 80 160 240  
GRAPHIC SCALE - FEET

NORTH



VICINITY MAP

SCALE: 1" = 200'

## REFERENCE:

- MAP OF LAND IN SECTIONS 29 & 48, T6S-R3E, BY C.M. MOORE, C.E. & L.S., DATED 1-15-1938.
- FINAL PLAT OF MEADOW PARK SUBDIVISION, FIRST FILING LOCATED IN SECTIONS 30, 29 & 48, T6S-R3E, BY ALVIN FAIRBURN, JR., P.L.S., DATED 2-10-1995 AND LAST REVISED 2-28-1996.
- FINAL PLAT OF THE WILLOWS SUBD., FIRST FILING LOCATED IN SECTIONS 30 & 48, T6S-R3E, BY ALEX THERIOT, JR., R.L.S., DATED 9-28-1978.
- FINAL PLAT OF THE WILLOWS SUBD., 2ND FILING LOCATED IN SECTION 48, T6S-R3E, BY ALEX THERIOT, JR., R.L.S., DATED 12-1-1978 AND REVISED 1-8-1979.
- FINAL PLAT OF THE WILLOWS SUBD., 3RD FILING LOCATED IN SECTION 48, T6S-R3E, BY W.J. FONTENOT, P.L.S., DATED 3-8-1984.
- SURFACE LEASE AND SERVITUDE AGREEMENT, EFFECTIVE JANUARY 15, 2014, BY AND BETWEEN HENRY JAMES COCKERHAM, ET AL AS GRANTORS, AND HILCORP ENERGY L.P., AS GRANTEE, BY RIC BAJO & ASSOCIATES



CURVE TABLE				
LOT	RADIUS	ARC LEN.	CH. DIST.	CH. BRG.
C1	225.00'	67.66'	67.41'	S17°44'38"E
C2	225.00'	27.51'	27.49'	S22°51'23"E
C3	225.00'	40.15'	40.10'	S14°14'29"E
C4	225.00'	78.02'	77.63'	S00°48'16"W
C5	225.00'	67.02'	66.78'	S00°35'42"E
C6	225.00'	10.99'	10.99'	S09°20'17"W
C7	30.00'	27.20'	26.27'	S15°13'59"E
C8	70.00'	357.79'	77.42'	N74°46'33"W
C9	70.00'	32.96'	32.66'	S27°42'52"E
C10	70.00'	70.84'	67.86'	S14°46'02"W
C11	70.00'	72.96'	68.92'	S73°15'01"W
C12	70.00'	72.06'	68.92'	N47°46'07"W
C13	70.00'	69.73'	66.89'	N10°15'41"E
C14	70.00'	40.14'	39.59'	N55°13'35"E
C15	30.00'	33.69'	31.94'	N39°29'05"E
C16	175.00'	50.23'	50.06'	N00°54'21"W
C17	175.00'	32.92'	32.87'	N01°55'42"E
C18	175.00'	17.31'	17.31'	N06°17'41"W
C19	18.50'	29.06'	26.16'	N54°07'44"W
C20	175.00'	32.45'	32.40'	S75°33'32"W
C21	225.00'	75.56'	75.21'	S79°52'03"W
C22	225.00'	39.81'	39.76'	S79°18'55"W
C23	225.00'	35.71'	35.71'	S84°56'11"W
C24	18.50'	29.06'	26.16'	S44°29'18"W
C25	100.00'	82.38'	80.07'	N23°05'14"E
C26	100.00'	44.93'	44.55'	N12°21'37"E
C27	100.00'	37.44'	37.23'	N35°37'33"E
C28	225.00'	66.58'	66.34'	N59°09'49"E
C29	225.00'	53.00'	52.88'	N53°26'04"E
C30	225.00'	13.58'	13.58'	N61°24'43"E
C31	18.50'	32.37'	28.40'	N13°30'38"E
C32	18.50'	29.06'	26.16'	S71°21'32"E
C33	175.00'	32.63'	32.43'	S17°44'38"E
C34	175.00'	46.56'	46.42'	S18°44'13"E
C35	175.00'	6.07'	6.07'	S10°07'19"E
C36	18.50'	29.06'	26.16'	S35°52'16"W
C37	225.00'	41.72'	41.66'	S75°33'32"W
C38	225.00'	18.35'	18.35'	S78°32'03"W
C39	225.00'	23.37'	23.36'	S73°13'19"W
C40	175.00'	58.77'	58.50'	S79°52'03"W
C41	18.50'	29.06'	26.16'	N45°30'42"W
C42	50.00'	41.19'	40.03'	N23°05'14"E
C43	175.00'	51.79'	51.60'	N55°09'49"E
C44	1939.86'	75.54'	72.54'	N74°17'17"E
C45	1939.86'	75.53'	75.53'	N72°02'32"E
C46	1939.86'	75.53'	75.53'	N69°41'35"E
C47	1939.86'	144.54'	144.51'	N66°23'02"E

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

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

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.

11/18/2020  
DATE

11/18/2020  
DATE

11/18/2020  
DATE



## RESTRICTIONS:

ALL LOTS ARE SUBJECT TO DECLARATION OF RESTRICTIVE COVENANTS  
FILED AS AN ADJUNCT HERETO.

## 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.

## DEDICATION:

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF  
THE LAND SHOWN HEREON.  
THE STREETS 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 PURPOSES FOR THE GENERAL USE OF THE  
PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR  
SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENT 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.

11/18/2020  
DATE

11/18/2020  
DATE

11/18/2020  
DATE

SUBMITTAL DATE: 10/22/2020

## REVISED FINAL PLAT OF THE IVY

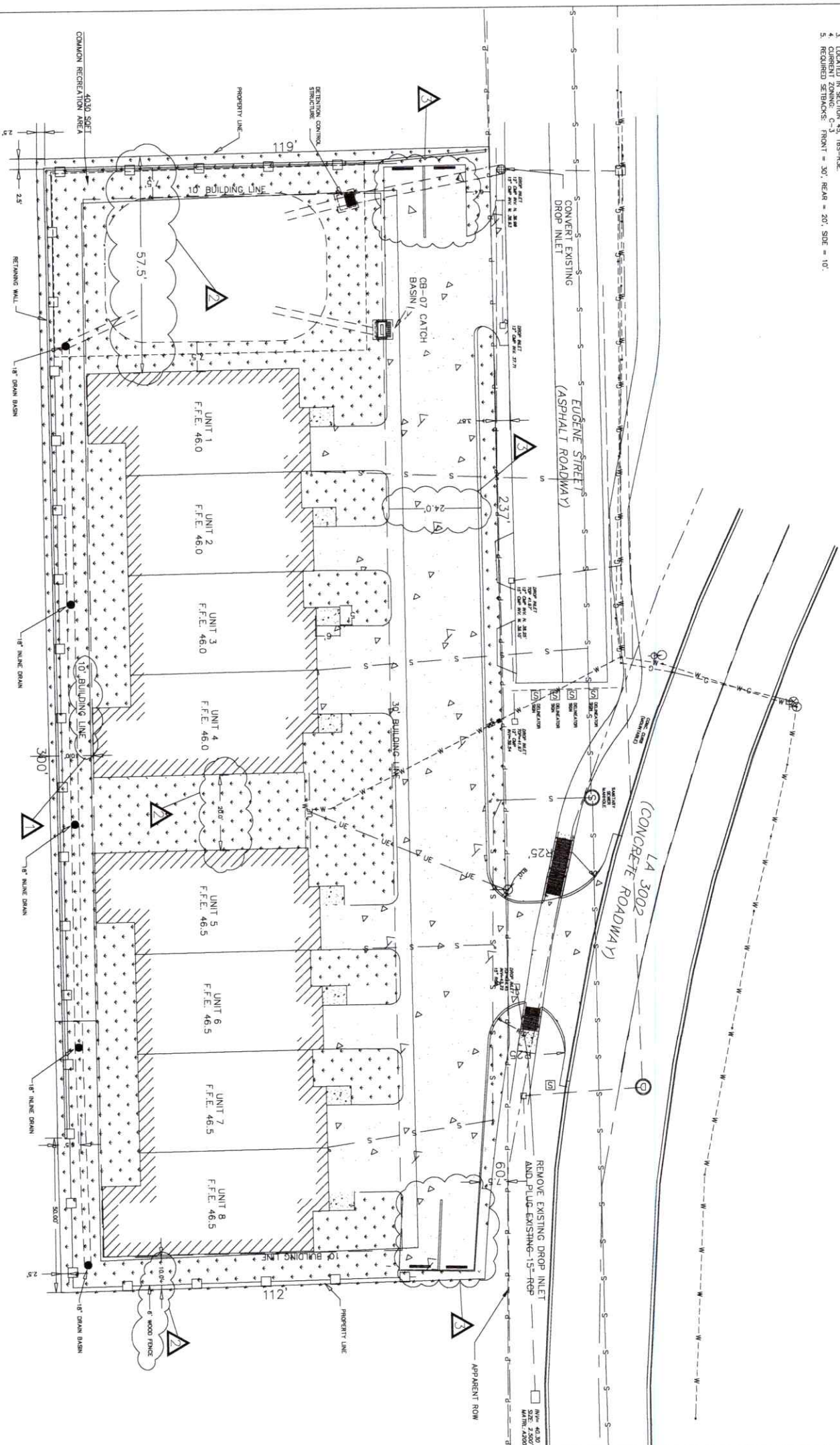
(A RESIDENTIAL DEVELOPMENT)  
LOCATED IN SECTIONS 29, 30 & 48, T6S-R3E  
GREENSBURG LAND DISTRICT  
CITY OF DENHAM SPRINGS  
LIVINGSTON PARISH, LOUISIANA  
FOR  
DAVIDSON INVESTMENTS, LLC  
PO Box 605  
Denham Springs, LA 70727  
(225) 413-6418  
Haroldadavidson@gmail.com



McLin Taylor, Inc.  
Engineering and Land Surveying  
8000 PINEY ROAD, LIVINGSTON, LA 70054 (504) 988-1444



- NOTES:
1. AS PER FROM FROM MAP NO. 2248-0308E, DATED 04.03.2012, COMMUNITY ZONE "NE" OF THE PARISH OF LIVINGSTON, LA. THIS PROPERTY LIES WITHIN FLOOD ZONE "NE" WITH A BASE FLOOD ELEVATION (BFE) = 45.5'.
  2. TOTAL BUILDING SPACE SQUARE FOOTAGE = 11740 SQUARE FEET.
  3. LOCATED IN ZONE "C-2.0".
  4. REQUIRED SETBACKS: FRONT = 30', REAR = 20', SIDE = 10'.



SHEET C-2.0

CITY DENHAM SPRINGS  
PARISH LIVINGSTON  
STATE LA  
DESIGNED S. BROCATO  
CHECKED S. BROCATO  
DATE 05/29/2020

NO.	DATE	REVISION DESCRIPTION	BY
3	11/24/20	ADDED PARKING SPACES AND WIDENED ACCESS ROAD	S. BROCATO
2	11/24/20	ANN. BUILDING SEPARATION AND PROPERTY LINES	S. BROCATO
1	11/24/20	EDITED AND ANN. BUILDING LINE AND FENCE HEIGHT	S. BROCATO

CERTIFICATION



02/24/2020

SITE PLAN

17-5037 LA 3002 & EUGENE STREET



C-2.0

ZONING  
ITEM  
#5