

NOTICE OF PUBLIC MEETING
Posted September 9, 2021

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

DATE: September 13, 2021
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 August 9, 2021 as sent to each member.	
2.	Approve the minutes of the special meeting of August 17, 2021 as sent to each member	
3.	Hold a Public Hearing to consider the Resubdivision of Lots 1, 2, & 3 Square 21 Shelly’s Homesites into Lot 1A Square 21 located in Sec 1, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-798). Requested by First Pentecostal Church. [128 Walnut St]	
4.	Hold a Public Hearing to consider the Resubdivision of Lots 5 & 6 into Lot 5-A located in Sec 58, T6S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-800). Requested by Tyler D. Williams. [315 Sullivan St]	
5.	Hold a Public Hearing to consider the Resubdivision of and Unnamed 31.886 Tract into Lot RC-1 and an unnamed 28.886 Tract located in Sec 58 & 59, T6S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-801). Requested by Ronnie Chambers. [near 510 S. River Rd]	

ZONING COMMISSION

#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of August 9, 2021, as sent to each member.	
2.	Hold a Public Hearing on a front yard fence setback variance from 20 ft. to 4 ft. located Sec 67, T6S-R2E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (V-1014). Requested by Virginia Ford [2202 Jerlyn Dr]	

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.

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. Zoning: C-1
10. Setbacks: 25' Front, 10' Side & 30' Rear

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.

OWNER OR REPRESENTATIVE
TRAVIS THARP

DATE

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

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: SEPTEMBER 8, 2021
FILE: "FIRST PENTECOSTAL CHURCH"

FLOOD CERTIFICATION:

According to F.I.R.M. Community Panel No. 220116 & Map No. 22063C0205 E, effective date 4-3-12, this property falls in flood zone "AE".
100 Year Flood Elev. 43.7

REFERENCE:

1. "Resubdivision No. 1 of Shelly's Homesites...", dated 11-20-1956, by J.N. Garrett, P.E.

STARTING POINT & POINT OF BEGINNING:

The southern right of way of Juanita Avenue with the intersection of the western right of way of Walnut Street

JUANITA AVENUE

(50' R/W)

EAST (BASE BEARING)
180.00'(REC) 179.82'(SY)

59.82'

120.00'

10' SETBACK

LOT 2
SQUARE 21

LOT 1A
(0.62 AC.)

LOT 3
SQUARE 21

LOT 1
SQUARE 21

10' SETBACK

WEST 180.00'(REC)
N89°59'08"W 179.96'(SY)

FRANK & WANDA MIRE
(NOW OR FORMERLY)

RYMOR, LLC
(NOW OR FORMERLY)

LOT 6
SQUARE 21

LOT 15
SQUARE 21

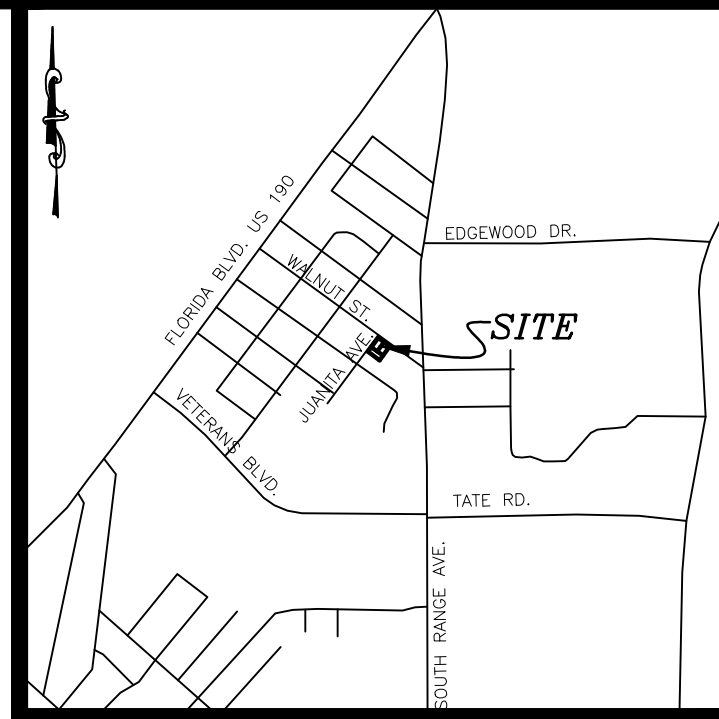
SOUTH 150.00'(REC)
S0°02'21"E 150.01'(SY)

WALNUT STREET
(50' R/W)

LEGEND:

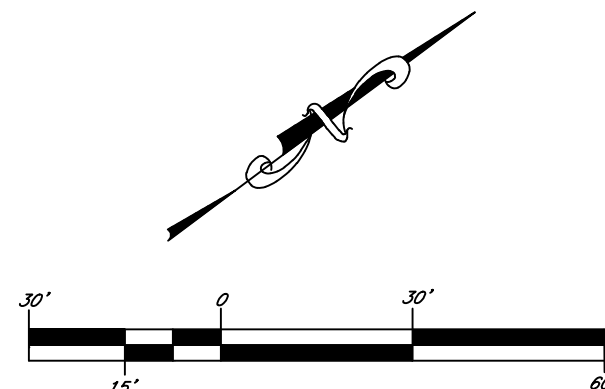
- FD. 1/2" I.P. OR AS SHOWN
- SET 1/2" I.R. OR AS SHOWN

28-I	51	RB	CB	MA	AFJR
FB	PGS	PC	CALC.	DWG	CKD



VICINITY MAP

1"=2000'



MAP SHOWING COMBINATION OF
LOTS 1, 2 & 3
SQUARE 21

SHELLY'S HOMESITES

INTO

LOT 1A SQUARE 21

LOCATED IN SECTION 1, T7S-R2E, G.L.D.,
CITY OF DENHAM SPRINGS
LIVINGSTON PARISH, LOUISIANA

FOR

FIRST PENTECOSTAL CHURCH



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. S210174-4A

SITE DATA:
TOTAL AREA BEING SUBDIVIDED --- 12,387.41 SQ. FT. (0.2844 ACRES)
TOTAL NUMBER OF LOTS --- 1
STREET --- SULLIVAN STREET (RIGHT OF WAY VARIES)

ZONING AND SETBACK REQUIREMENTS:

ZONING: R-1, RESIDENTIAL
FRONT YARD - 30 FEET
REAR YARD - 25 FEET
SIDE YARD - 5 FEET
AGGREGATE WIDTH OF SIDE YARD - 15'
MINIMUM LOT SIZE - 8400.00 SQ. FT.
MINIMUM LOT WIDTH - 70 FEET
MINIMUM LOT LENGTH - 120 FEET
MAX BUILDING HEIGHT: 35 FEET

UTILITY & CITY SERVICES:

SEWAGE DISPOSAL: CITY OF DENHAM SPRINGS
WATER SUPPLY: CITY OF DENHAM SPRINGS
GAS SUPPLY: CITY OF DENHAM SPRINGS
SCHOOL DISTRICTS: LIVINGSTON PARISH PUBLIC SHOOLS
ELECTRIC: ENTERGY
TELEPHONE: AT&T
DRAINAGE DISTRICT: 1
FIRE DISTRICT: 5
RECREATION DISTRICT: DENHAM SPRINGS

WETLANDS:

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

DEDICATION OF SERVITUDE:

THE SERVITUDES, EASEMENTS, AND/OR DRAINAGE RIGHTS-OF-WAYS SHOWN HEREON AND DEDICATED FOR THE USE BY ANY PUBLIC OR PRIVATE ENTITY RELATING TO HEALTH, UTILITY SERVICES, SAFETY AND THE LIKE, NO TREES, SHRUBS OR OTHER PLANTS SHALL BE PLANTED, NOR BUILDING STRUCTURE OR FENCE CONSTRUCTED WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVITUDE IS GRANTED.

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.

OWNER/APPLICANT:

TYLER D. WILLIAMS
P.O. BOX 1444
DENHAM SPRINGS, LA 70727

**LOTS 1, 2, 6 & 7
SQUARE 9**

WENDY GILYARD
405 SULLIVAN STREET
PARCEL NO. 0347773
(NOW OR FORMERLY)
(NOT A PART)

TYLER D. WILLIAMS

DATE

**RECOMMENDED FOR APPROVAL
CITY OF DENHAM SPRINGS
PLANNING COMMISSION**

FRED BANKS
CHAIRMAN

DATE

ACTING CITY ENGINEER

DATE

**APPROVED:
CITY OF DENHAM SPRINGS**

GERALD LANDRY
MAYOR

DATE

NOTE:
ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

ELEVATION NOTES

THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM) DATED: APRIL 3, 2012 FLOOD ZONE: X
BASE FLOOD ELEVATION: N/A
COMMUNITY PANEL #: 220116 0205 E

GENERAL NOTES

THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

REFERENCE NOTES

BEARINGS BASED ON GPS OBSERVATIONS USING TOPCON TOPNET LIVE NETWORK

DISTANCES BASED ON VARIOUS LEGAL DESCRIPTIONS: ORIGINAL SUBDIVISION PLAT; A SUBDIVISION BY ALVIN FAIRBURN & ASSOCIATES, LLC, DATED JULY 26, 2016, PLAT BOOK 68, PAGE 309, ENTRY 885099

DATE: AUGUST 8, 2021
SCALE: 1" = 10'
JOB #: 210368

DRAWN BY: RWK
CHECKED BY:

BY:

RICHMOND W. KREBS, SR., PLS, No. 4836

ROSE STREET (SIDE)
(NOT CONSTRUCTED)

NO INFORMATION ON THESE PROPERTYS

LOT 4, SQUARE 8

LOT 3, SQUARE 8

LOT 2, SQUARE 8

LOT 5

LOT 6

LOT 5-A

AREA = 15,956.39 SQ. FT.
OR 0.3663 ACRES

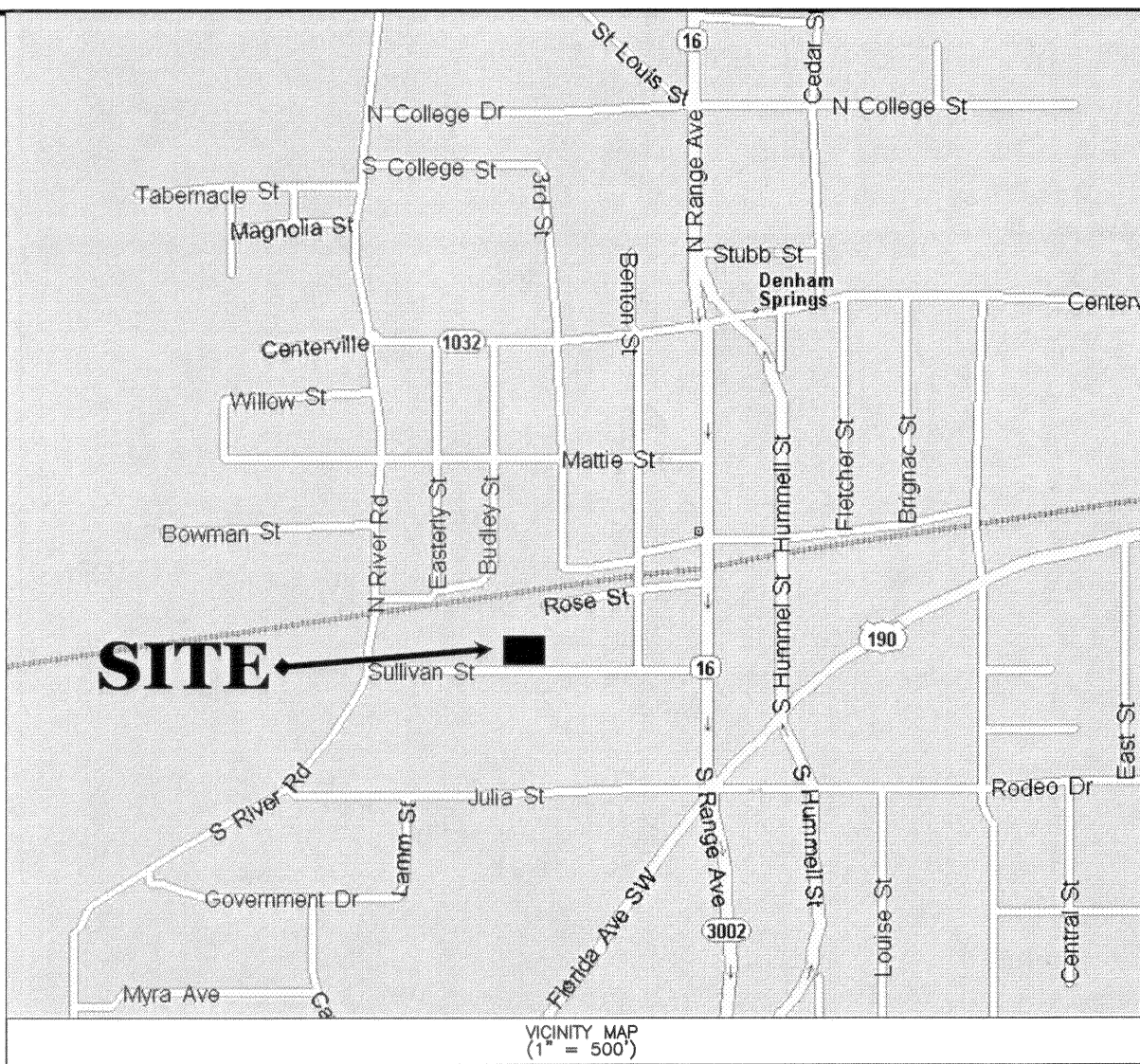
LOT 7, SQUARE 8
NO INFORMATION ON THIS PROPERTY

SULLIVAN STREET
(ASPHALT ROAD - RIGHT OF WAY VARIES)

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.



LEGEND

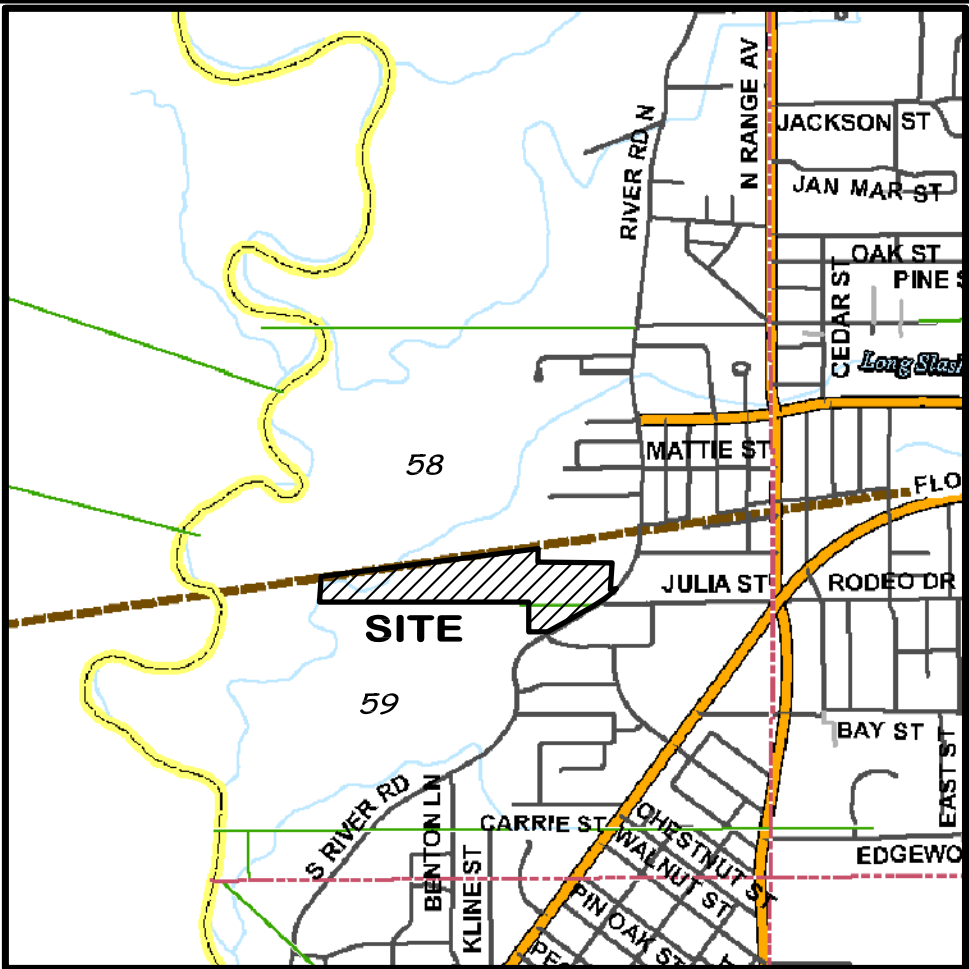
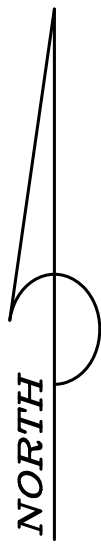
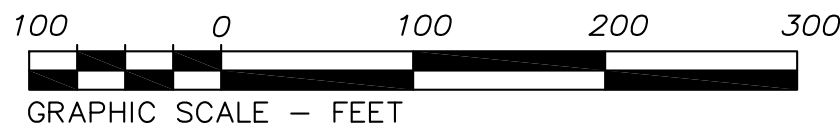
D = CULVERT , DRAIN LINE
WM = WATER METER
X-X-X = FENCE

BASE BEARING: *GPS - CAGNET - RTN (LOUISIANA SOUTH ZONE - NAD 83)*
FLOOD ZONE: *"X" & "AE"* BASE FLOOD ELEVATION: *N/A*
F.E.M.A. F.I.R.M. PANEL NO. *220116 0205 E* DATE: *04/03/2012*

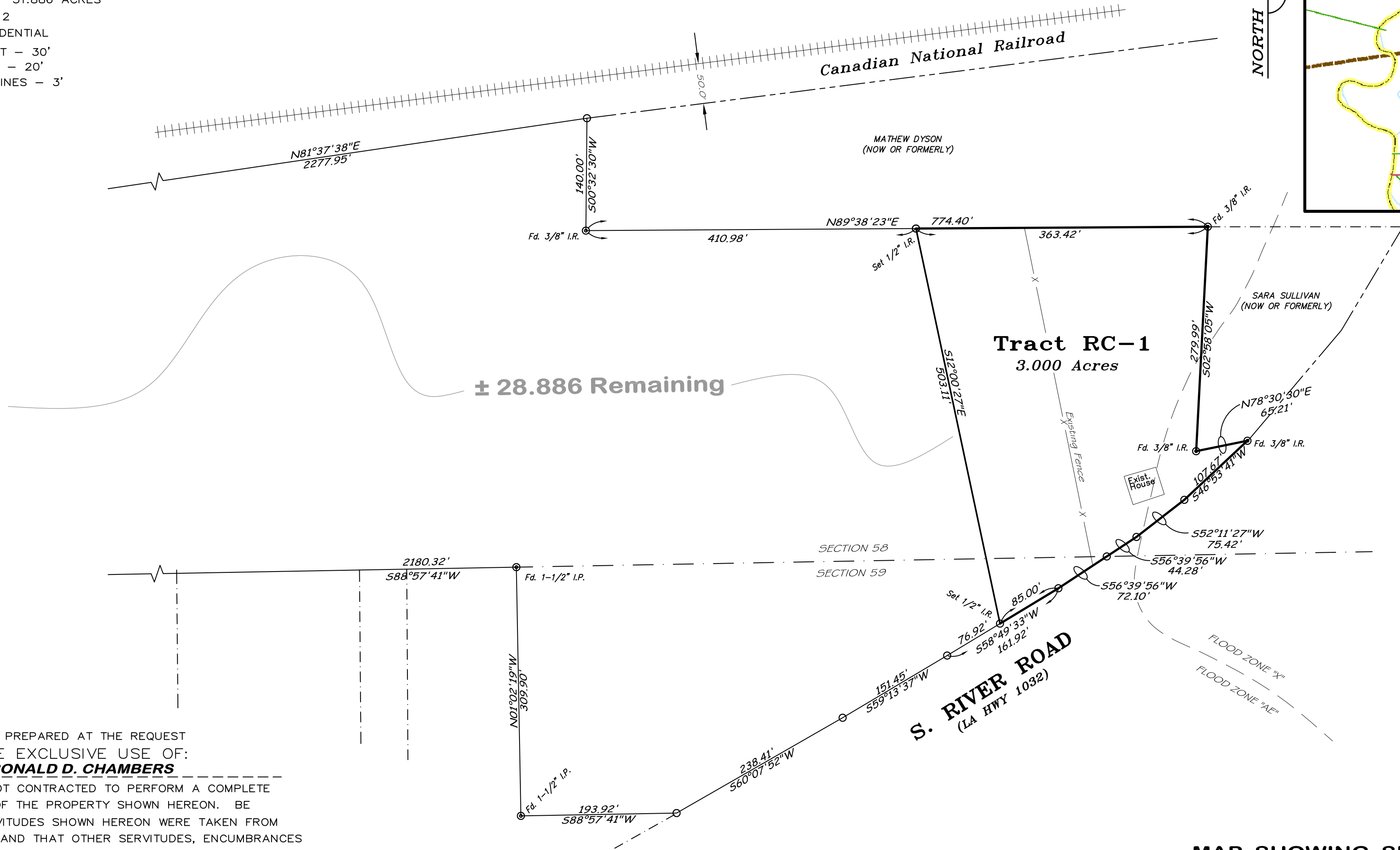
DRAWN BY:	PLV
CREW CHIEF:	DEC
TECHNICIAN:	PLV
CHECKED BY:	
CHECKED BY:	

A WETLANDS INVESTIGATION WAS NOT REQUESTED
AND IS NOT A PART OF THIS SURVEY.
TOTAL NO. ACRES: 31.886 ACRES
TOTAL NO. LOTS: 2
ZONING: R-1, RESIDENTIAL
SET BACKS: FRONT - 30'
REAR - 20'
SIDELINES - 3'

- REFERENCE:
- MAP SHOWING SURVEY OF A 31.886 ACRE TRACT
LOCATED IN SECTION 58 & 59, T6S-R2E,...
BY G.L. LESSARD SR., P.L.S., DATED 05-28-2003.
 - FINAL PLAT SHOWING THE REMOVAL OF TRACT "A" FROM 5.15 ACRE TRACT,
FOR VICTOR POLITO, BY W.J. FONTENOT, P.L.S., DATED 03-14-1983.



VICINITY MAP
SCALE: 1" = 2000'



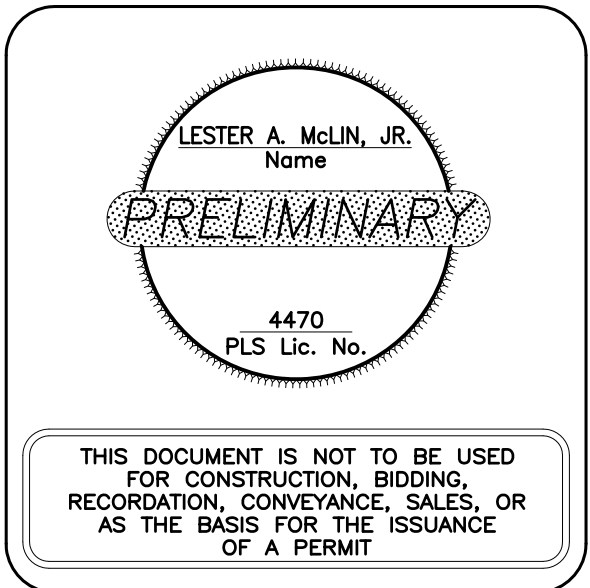
THIS SURVEY WAS PREPARED AT THE REQUEST
AND FOR THE EXCLUSIVE USE OF:
RONALD D. CHAMBERS

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.

8/24/2021
DATE



Recommended for Approval: <i>City of Denham Springs Planning Commission</i>	
<i>Fred Banks, Chairman</i>	<i>Date</i>
<i>City Engineer</i>	<i>Date</i>
Approved: <i>City of Denham Springs</i>	
<i>Gerard Landry, Mayor</i>	<i>Date</i>

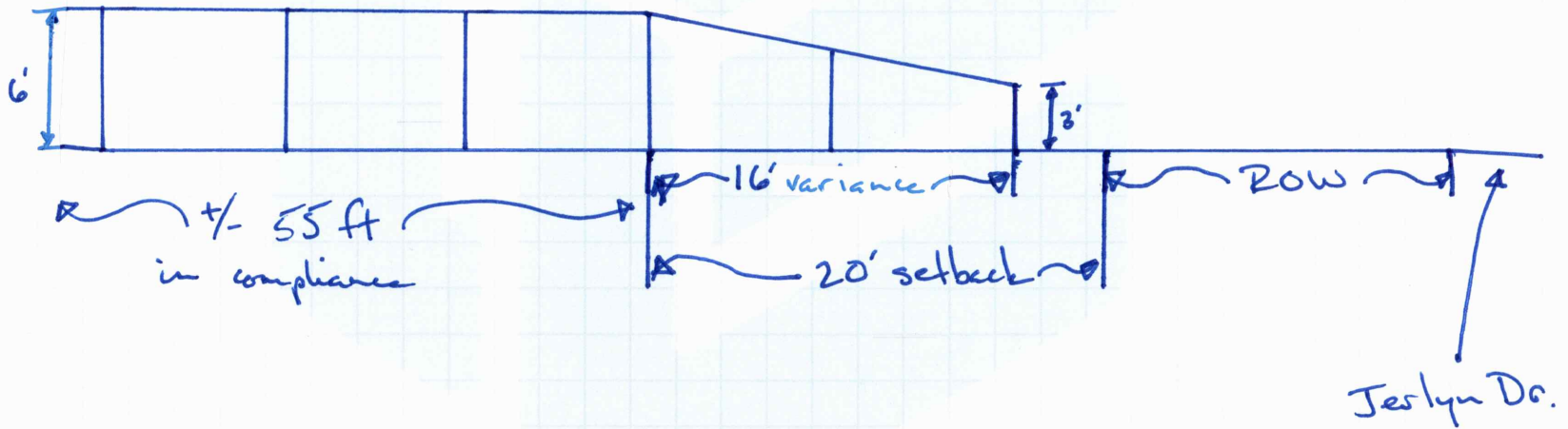
MAP SHOWING SURVEY & REMOVAL
OF
Tract RC-1
FROM A
±31.886 Acre Tract
LOCATED IN SECTIONS 58 & 59, T 6 S - R 2 E
GREENSBURG LAND DISTRICT
LIVINGSTON PARISH, LOUISIANA
FOR
RONALD D. CHAMBERS

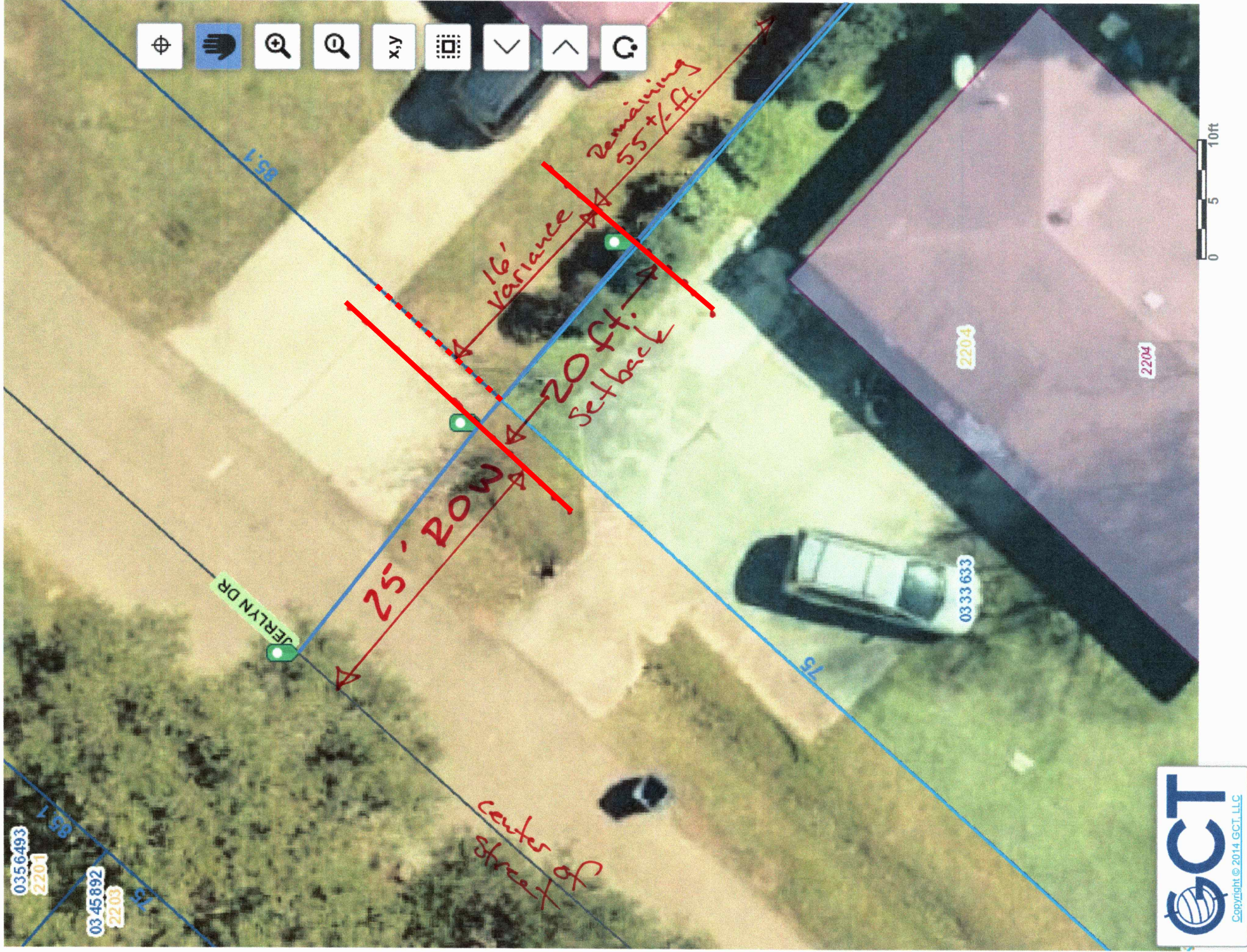


McLin Taylor, Inc.
Engineering and Land Surveying

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

2202 Jerlyn Dr







req'd 20'
setback

(VARIANCE)
16' of fence
height decreases
from 6 ft. to 3 ft.

ROW

Jerlyn Dr

