

NOTICE OF PUBLIC MEETING
Posted April 25, 2023

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

DATE: May 8, 2023
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 April 10, 2023 as sent to each member.	
2.	Hold a Public Hearing to consider the Resubdivision of a 0.933-Acre tract and Lot 7 of St. Louis Place Subdivision into Lot 7-A & Lot 7-B, located in Section 25, T6S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-814). Requested by Kelli Varnado. [717 N. Range Ave.]	

ZONING COMMISSION

#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of April 10, 2023, as sent to each member.	

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 RESUBDIVIDED..... 1.92 AC.
TOTAL NO. LOTS..... 2
STREETS..... CITY & STATE ROADS
SEWER..... CITY

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: (R-1) RESIDENTIAL - RURAL SINGLE FAMILY
REQUIRED BUILDING LINE SETBACKS:
FRONT YARD: TWENTY-FIVE (25') FEET
REAR YARD: THIRTY (30') FEET
SIDE YARD: FIVE (5' WITH 15' SIDE YARD AGGREGATE) FEET

FLOOD CERTIFICATION:
ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 220116 & MAP NO. 2206300205 E, EFFECTIVE DATE 4-3-2012, THIS PROPERTY FALLS IN FLOOD ZONE "AE".

REFERENCES:
1. "MAP SHOWING SURVEY OF A CERTAIN 0.933 ACRE TRACT...", DATED 11-15-2005, BY ALVIN FAIRBURN & ASSOCIATES, LLC.
2. "A FINAL PLAT SHOWING THE RESUBDIVISION OF LOT 4A...", DATED 5-25-1995, BY LOUIS L. HIGGINBOTHAM, P.L.S.
3. "MAP SHOWING A LOT ON THE WEST SIDE OF RANGE AVENUE...", DATED 5-26-1955, BY RAY W. BURGESS.

THE UNDERSIGNED IS THE LEGAL OWNER OF THIS PROPERTY ON THE DATE SIGNED.

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.

BUYER BEWARE:
THE STREETS, ROADS, SERVITUDES AND RIGHTS OF WAY IN THIS SUBDIVISION WILL NOT BE MAINTAINED BY THE LIVINGSTON PARISH COUNCIL OR ANY OTHER PUBLIC BODY.

Cynthia A. Lennox 4-5-23
CYNTHIA A LENNOX, OWNER OF 0.933 ACRE TRACT
Kelli C. Varnado 4-4-23
KELLI C VARNADO, OWNER OF LOT 7

CERTIFICATION: THIS IS TO CERTIFY TO THE CLIENT THAT IN 2023, THIS MAP AND THE SURVEY ON WHICH IT IS BASED, WAS MADE UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE 46:XXI, CHAPTER 29, FOR CLASS C SURVEYS AND IT WAS THE INTENT TO ESTABLISH THE SURVEYED BOUNDARY ACCORDING TO REFERENCE MAP #1. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THEIR INDIVIDUAL USE AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT THE SAME.

Alvin Fairburn, Jr.
ALVIN FAIRBURN, JR., P.L.S.
DATE: MARCH 30, 2023
FILE: "VARNADO, KELLI"



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

EDWARD L MORACE, SR
& MARY MORACE
(NOW OR FORMERLY)

EDWARD L MORACE, SR
& MARY MORACE
(NOW OR FORMERLY)

LOT 6
ST. LOUIS PLACE
JASON K HODGES
(NOW OR FORMERLY)

LOT 5
ST. LOUIS PLACE
RYAN BESS, ET ALS
(NOW OR FORMERLY)

LOT 4
ST. LOUIS PLACE
BRAD J JOLLY
(NOW OR FORMERLY)

LOT 3-A
ST. LOUIS PLACE
LAURA G MAY
(NOW OR FORMERLY)

LOT 1
ST. LOUIS PLACE
THOMAS W MARTIN
(NOW OR FORMERLY)

DENHAM SPRINGS CHURCH OF CHRIST
(NOW OR FORMERLY)

LOT 2
THARPE FAMILY INSURANCE, INC
(NOW OR FORMERLY)

LESLIE STREET
(40' R/W)

S84°57'00"E 118.95'(REC)
S85°15'46"E 116.80'(SY)

LOT 7-A
(0.58 AC.)

EXIST. HOUSE

EXIST. BLDG.

EXIST. BLDG.

S54°50'50"E 72.89'(REC)
S59°54'33"E 72.87'(SY)

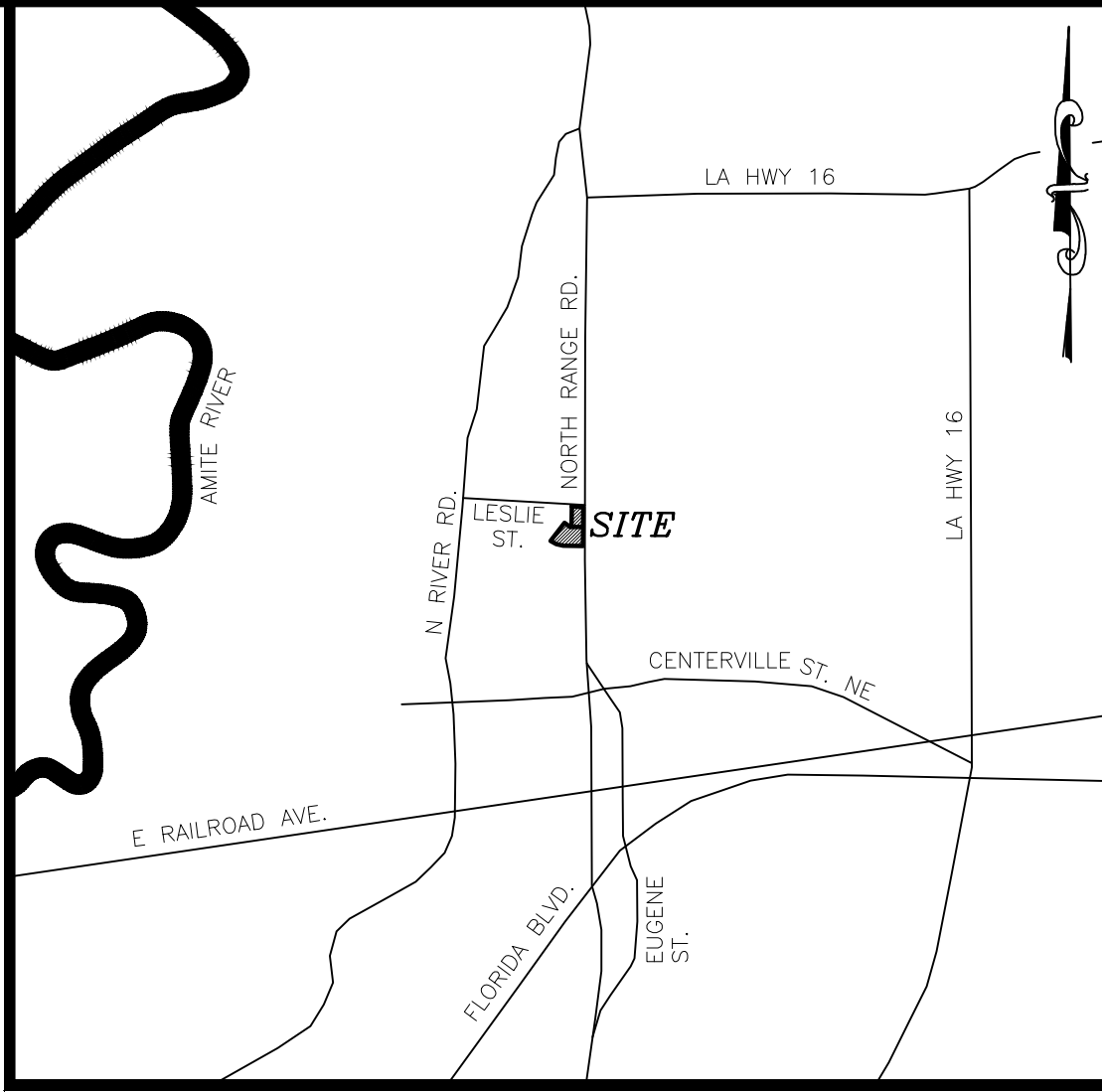
N37°21'14"E(REC)
N35°18'44"(SY)
21.18'(SY)

S89°33'02"E 133.60'(SY)

NORTH RANCE AVENUE (LA HWY 16)
(R/W VARIES)

5021'00"E(BASE BEARING)407.28'(SY)407.30'(REC)

STARTING POINT &
POINT OF BEGINNING:
THE INTERSECTION
OF THE WESTERN
RIGHT-OF-WAY OF
NORTH RANCE ROAD
WITH THE SOUTHERN
RIGHT-OF-WAY OF
LESLIE STREET.



VICINITY MAP
1" = 2000'

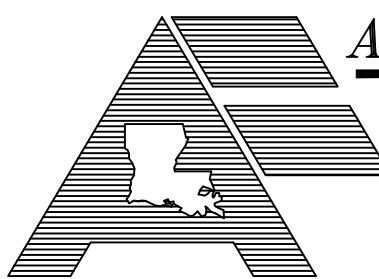


LEGEND:

- FD. 1/2" IRON PIPE
- FD. 1/2" IRON ROD
- SET 1/2" IRON ROD

MAP SHOWING EXCHANGE OF PROPERTY BETWEEN
A 0.933 ACRE TRACT
AND
LOT 7 OF
ST. LOUIS PLACE SUBDIVISION
INTO
LOTS 7-A & 7-B
LOCATED IN SECTION 25, T6S-R2E, G.L.D.,
CITY OF DENHAM SPRINGS
LIVINGSTON PARISH, LOUISIANA
FOR
KELLI VARNADO
6788 SPRINGWOOD BLVD.
DENHAM SPRINGS, LA 70726
TELEPHONE: 225-335-1170
EMAIL: KELLI_COVINGTON@YAHOO.COM

49-Z	43	RB	CB	TJC	AFJR
FB	PGS	PC	CALC.	DWG	OKD



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. S230070-3A