

NOTICE OF PUBLIC MEETING
Posted November 24, 2020

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

DATE: December 14, 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 November 9, 2020 as sent to each member.	
2.	Hold a Public Hearing to consider the Resubdivision of a 1.789-acre Tract into Tract 1-B-4-D-1 and Tract 1-B-4-D-2 located in Sec 44, T6S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-782). Requested by DHS X Ventures and Midbay Enterprises, LLC [Florida Ave in front of Tractor Supply]	
3.	Hold a Public Hearing to consider the Resubdivision of a 1.259-acre Tract into Tract PC-1 and Tract PC-2 located in Sec 58, T6S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-783). Requested by Linda Calcott & H.J. Prochner. [311 Centerville St NW]	
4.	Hold a Public Hearing to consider the Resubdivision of a 2.090-acre Tract into Tracts CM-1, CM-2, and CM-3 located in Sec 67 & 68, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-784). Requested by Chad Matrana [322 Rushing Rd]	

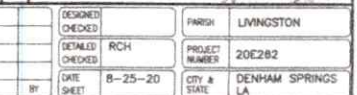
ZONING COMMISSION

#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of November 9, 2020, as sent to each member.	
2.	Hold a Public Hearing on a variance request for a front yard setback Sec 45, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1004). Requested by Trudy Reed [460 Foster St]	
3.	Authorize 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	
4.	Authorize 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	

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.

STEP



SET 5/8" REBAR	
FOULING MONUMENTATION	○
ROOT OF WALK/PROPERTY LINE	●
CENTERLINE OF ROADWAY	—
POINT OF BEGINNING	—
POINT OF COMMENCEMENT	P.O.B.
FORCE (AS NOTED)	P.O.C.
	X

	ASPHALT
	CONCRETE

BASED ON FIRM FLOOD INSURANCE RATE MAP NO. 220116 0205 E (APRIL 3, 2012).
FOR UNDEVELOPED LAND, THE ENTIRE PROPERTY LIES IN FLOOD ZONE "X".

[illegible][illegible]

LINE TABLE		
LINE	LENGTH	BEARING
1	15.12	105° 30' 00"
2	15.12	105° 30' 00"

SEWER:	CITY OF DENHAM SPRINGS
WATER:	CITY OF DENHAM SPRINGS
GAS:	CITY OF DENHAM SPRINGS
ELECTRICITY:	DEMCO
TELEPHONE:	A & T
FIRE DISTRICT:	DENHAM SPRINGS

CHS K VENTURES, LLC

MEMBER

DA

DATE _____

CITY OF CHICAGO CA

CITY OF BOJALIA SERVICES

H. GRIFFIN LAMBERT, MAYOR

[illegible]

RONNY C. HASTY, JR.
P.L.S. NO. 4915
1556 HWY. 80 E
CALHOUN, LA 71225
(504)387-5336

RONNY C. HASTY, JR.
P.L.S. NO. 4915
PROFESSIONAL
LAND SURVEYOR

ENGINEERING
& LAND SURVEYING
P.O. BOX 2653
WEST MONROE, LOUISIANA
71294
1-318-387-5335

PLANNING ITEM #2

BASE BEARING: 5 88°51'00"W (REF. #1)
FLOOD ZONE: "AE"
F.E.M.A. F.I.R.M. PANEL NO. 22016 0209 E
DATE: 4/03/12

DRAWN BY:	CTM
CHECKED BY:	CTM
DATE:	4/03/12

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

1. Total No. of Acres: 1.260 Acres
2. Total No. of Lots: 2
3. Sewage Disposal: City of Denham Springs
4. Water Supply: City of Denham Springs
5. Gas Supply: City of Denham Springs
6. School District: Denham Springs
7. Streets: Asphalt - Centerville Street and Third Street
8. Electricity: Energy
9. Telephone: AT&T
10. Fire District: 3
11. Fire District: 3
12. Recreation District: Denham Springs
13. Zoning: R-1

REFERENCE:

1. SURVEY MAP OF A 1.5 ACRE TRACT LOCATED IN SECTION 58, T6S-R2E, BY SAMUEL N. BROWN, R.L.S., DATED 1-24-1976.
2. PLAT SHOWING SURVEY OF 0.75 ACRES LOCATED IN SECTION 58, T6S-R2E, BY J.C. KERSTENS, C.E., DATED 1-10-1964.

Recommended for Approval:

City of Denham Springs Planning Commission	
Fred Banks Chairman	Date
City Engineer	Date
Approved: City of Denham Springs	
Gerald Landry Mayor	Date

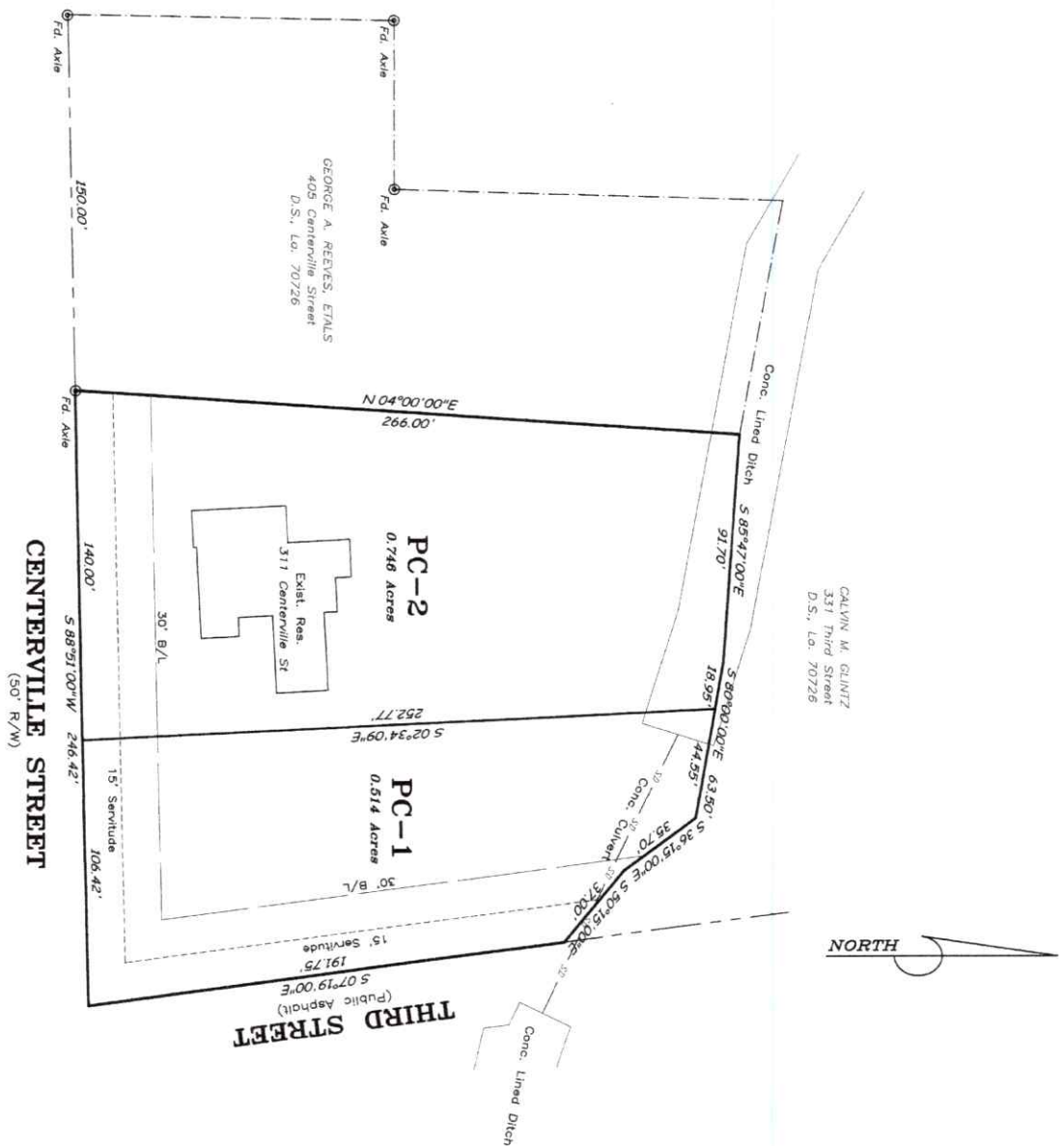
THIS SURVEY WAS PREPARED AT THE REQUEST AND FOR THE EXCLUSIVE USE OF:

LINDA CALCOTT & H.J. PROCHNER

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 INTEREST IN OBTAINING THE TRACT DATA FOR THE PLANNING PURPOSES.



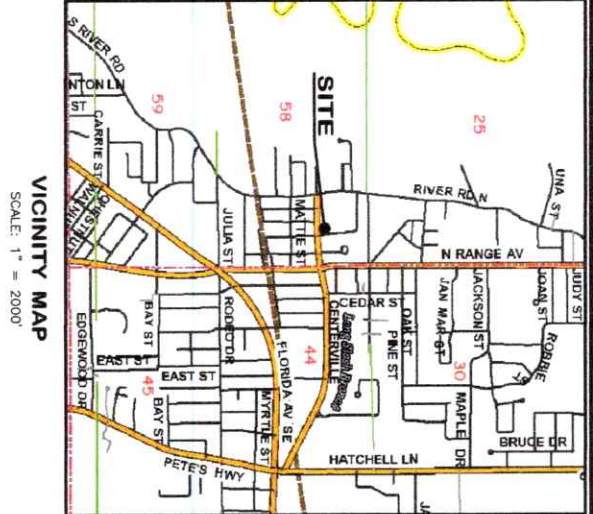
PLANNING ITEM #3

MAP SHOWING SURVEY & DIVISION

1.259 Acre Tract INTO

Tracts PC-1 & PC-2

LOCATED IN SECTION 58, T 6 S-R 2 E GREENSBURG LAND DISTRICT CITY OF DENHAM SPRINGS LIVINGSTON PARISH, LOUISIANA



LESTER A. MCILIN, JR.

BASE BEARING:	*S17°40'00"E (REF. #1)
FLOOD ZONE:	"A/E"
F.E.M.A. F.I.R.M. PANEL NO.	22016 0205 E
DATE:	4/3/12
BASE FLOOD ELEVATION:	N/A
DRAWN BY:	PLV
CHECKED BY:	PLV
TECHNICIAN:	PLV
CREW CHIEF:	BAH

A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.
TOTAL NO. ACRES: 2.090 ACRES
TOTAL NO. LOTS: 3
COUNCIL DISTRICT: 5
ZONING: C-3, COMMERCIAL
SET BACKS: FRONT - 30'
REAR - 20'
SIDELINES - 3'

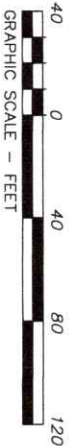
- REFERENCE:**
1. A PLAT OF SURVEY OF A LOT CONTAINING 2.1 ACRES... LOCATED IN SECTION 40, 67, & 68, T7S-R2E... BY J.C. KERSTENS, C.E., DATED 06-20-1987.
 2. PROPERTY PLAT FOR JOHN S. BURNETT, A CERTAIN TRACT OF LAND LOCATED IN SECS 67 & 68, T7S-R2E... BY ALEXANDRE THERIOT, JR., C.E., DATED 1-25-1964.
 3. PLAT OF BEAU VILLAGE SUBDIVISION, 1ST FILING... LOCATED IN SECTIONS 40 & 68, T7S-R2E... BY M.M. MCWELL, P.E., AS APPROVED 6-3-1972.

AND FOR THE EXCLUSIVE USE OF:
CHAD MATRANA
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.

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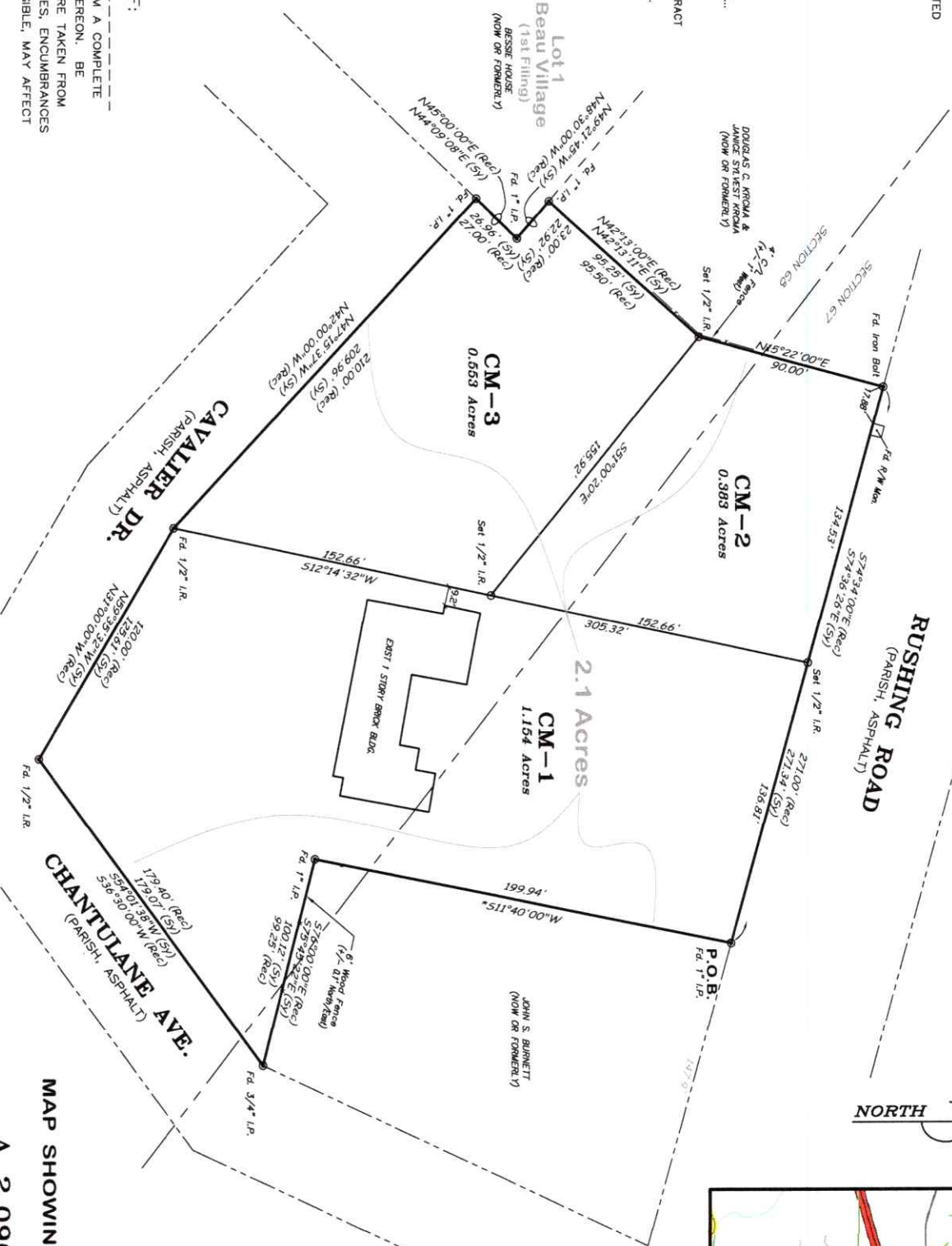


Recommended for Approval:
City of Denham Springs Planning Commission
Fred Bonks, Chairman
Date



RUSHING ROAD
(PARISH, ASPHALT)

NORTH



VICINITY MAP
SCALE: 1" = 2000'



**PLANNING
ITEM #4**

**MAP SHOWING SURVEY & DIVISION
OF**

**A 2.090 ACRE TRACT
(Called 2.1 Acres)**

INTO

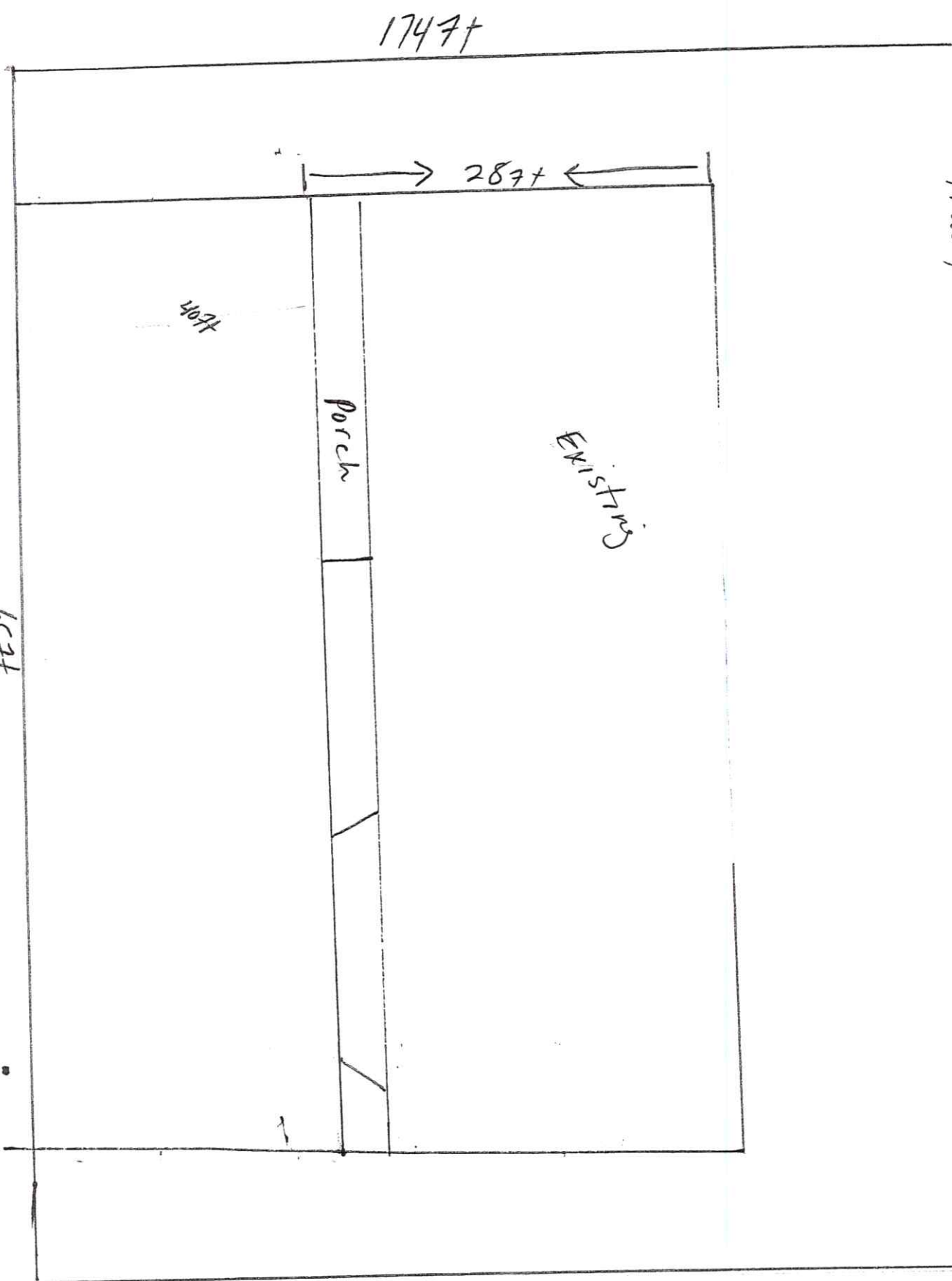
TRACTS CM-1, CM-2, & CM-3

LOCATED IN SECTIONS 67 & 68, T 7 S-R 2 E

GREENSBURG LAND DISTRICT

ZONING ITEM #2

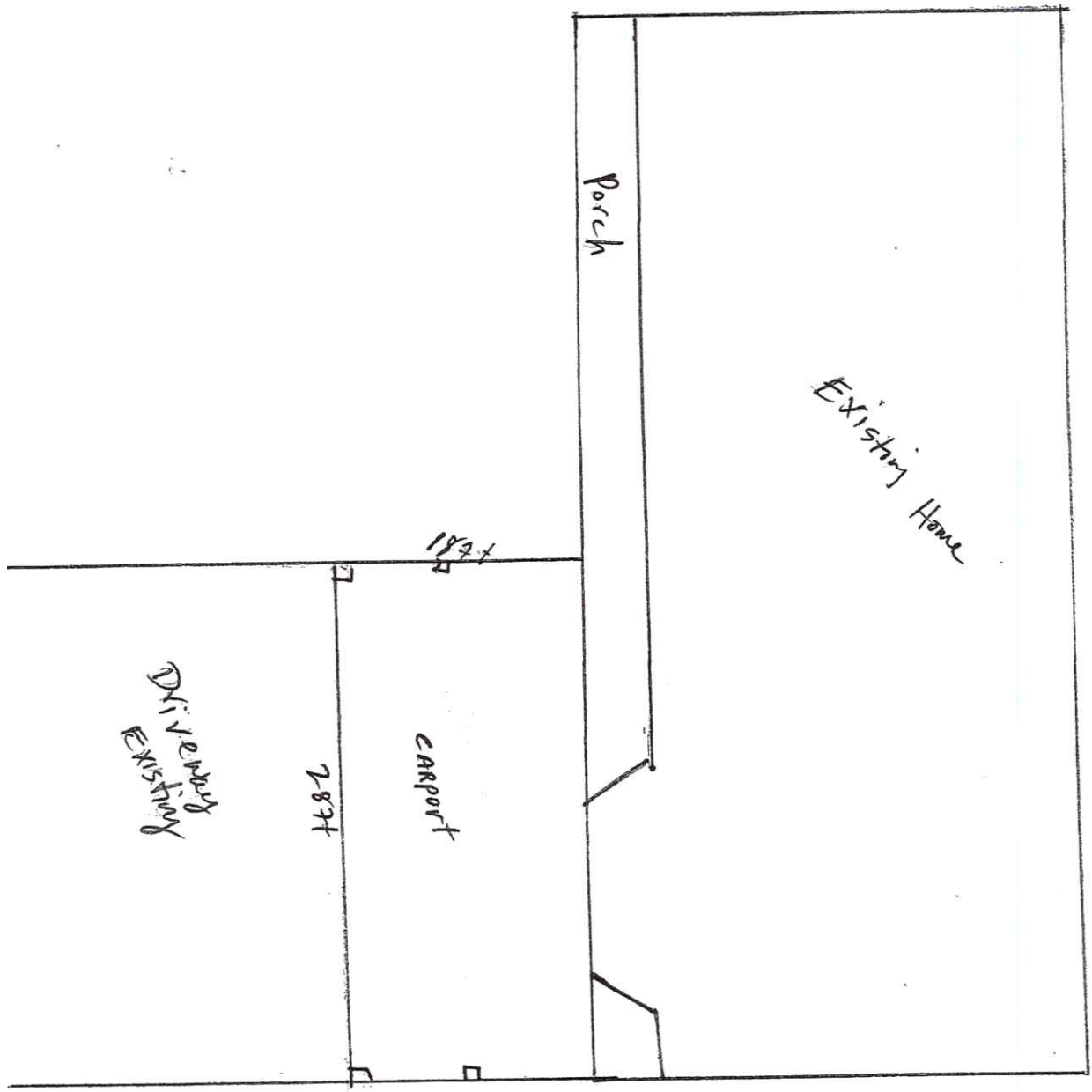
Trudy Reed



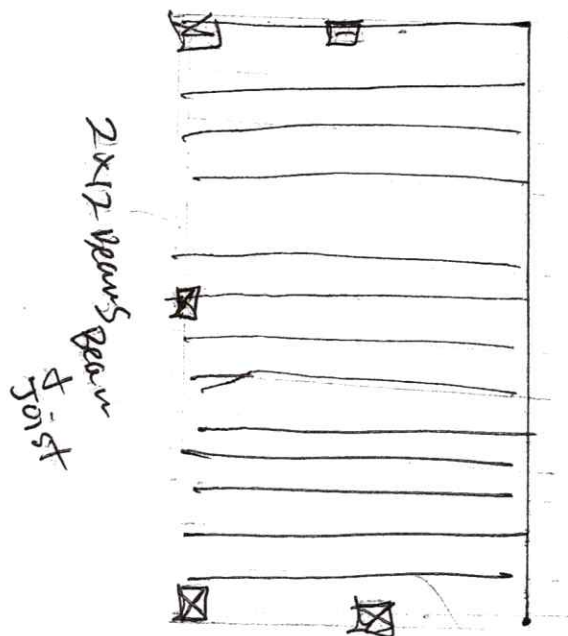
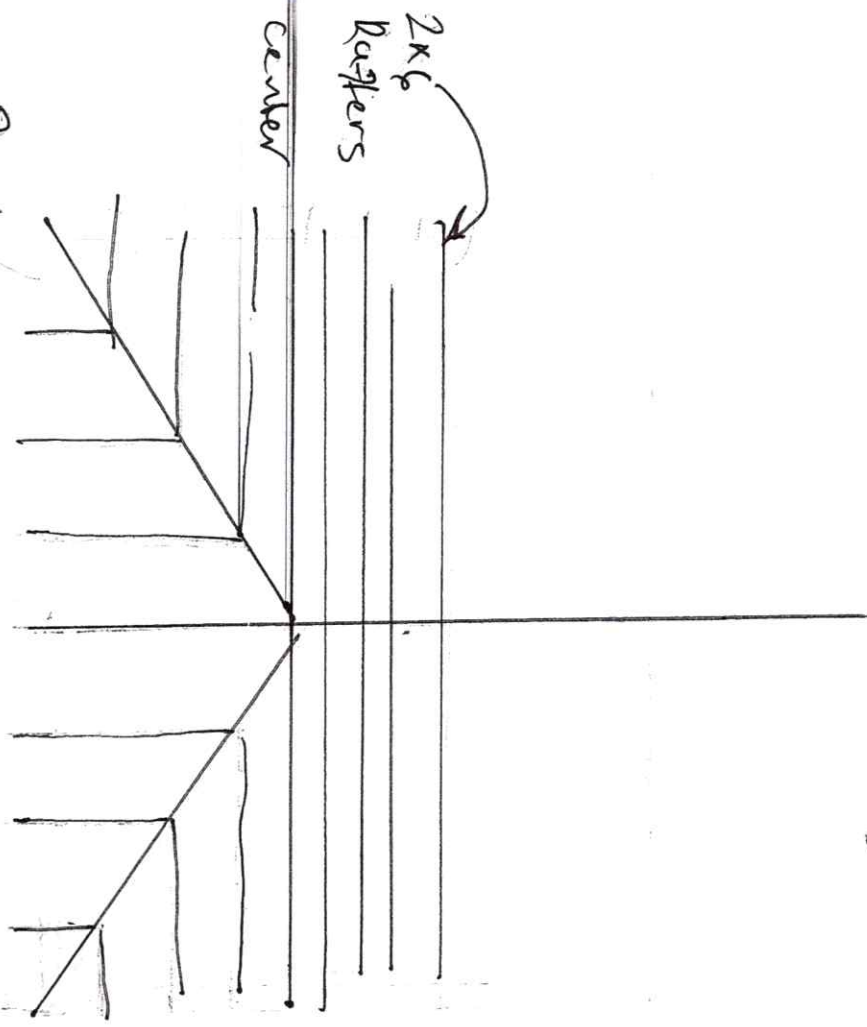
(N.S.)

Site Plan

603



Existing



2x10 Joist
16" center
with double laces
strong

~~lost post~~
with anchor

$\frac{e}{\pi}$ Overhang

$N+5$

$N+7$

2x6 Vectors
2x6 ridges
Hurdle to beam

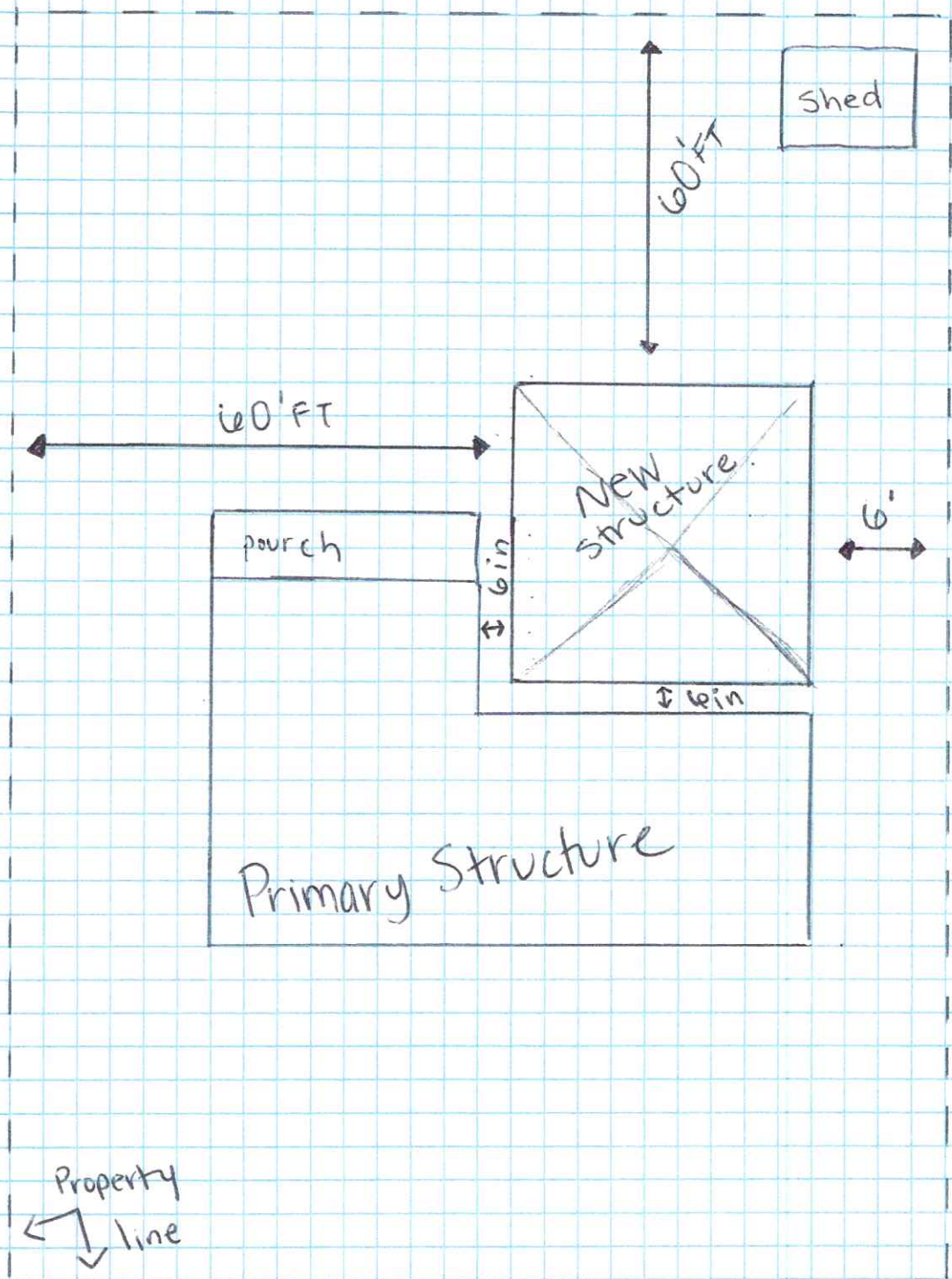


Figure 1. Site Plan

ZONING
ITEM
#3

Fig. 2

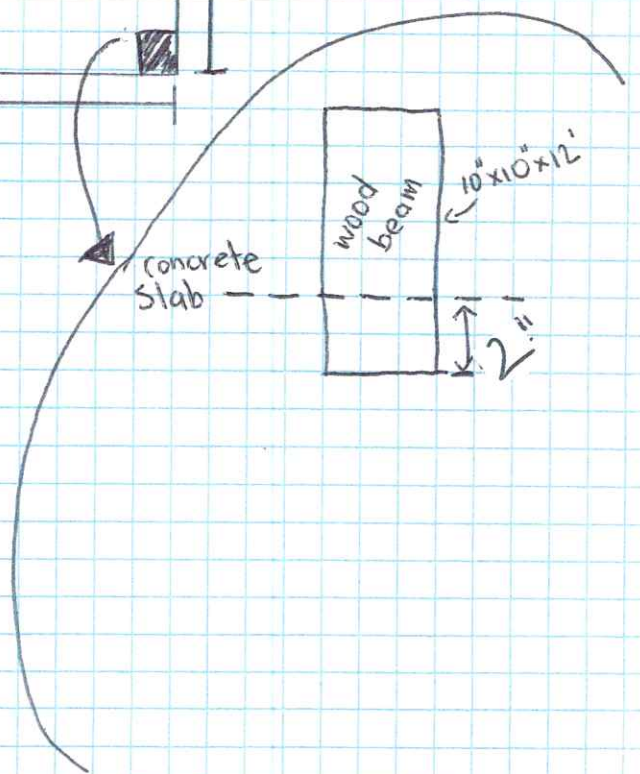
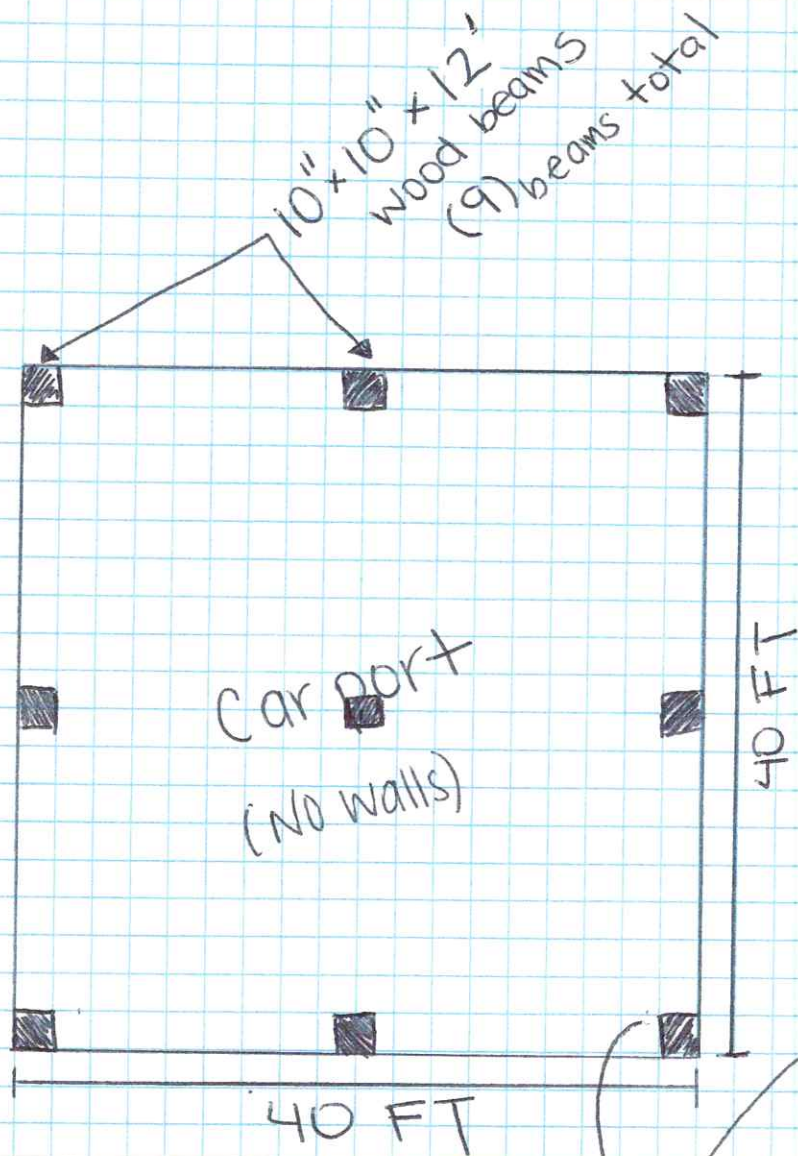


Figure 2. Floor Plan & Figure 3. Foundation Details

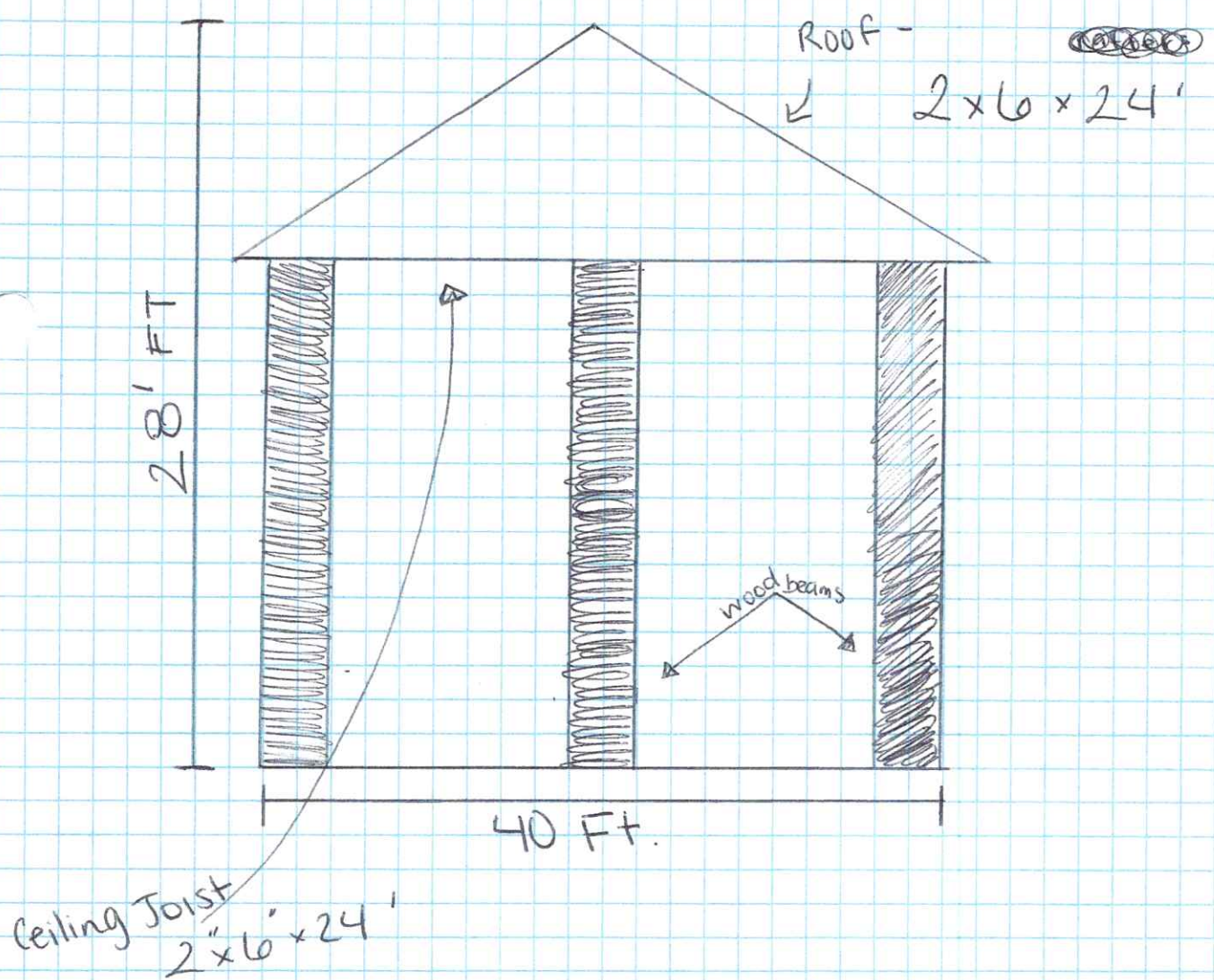


Figure 9. Construction Details
~~Foundation~~ ~~Details~~

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)