

**NOTICE OF PUBLIC MEETING**  
**Posted February 23, 2021**

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

**DATE:** March 8, 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 February 8, 2021 as sent to each member.	
2.	Hold a Public Hearing to consider the Resubdivision Tract B-2 into Tract B-2-A and Tract B-2-B, located in Sec 36 & 59, T6S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-787). Requested by Charles Prescott [908 S. River Rd]	
3.	Hold a Public Hearing to consider the Resubdivision of Lots A, B and D into Lot A-1 and Lot B-1, located in Sec 1, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RS-788). Requested by Mohsen Matroodnejad [791 Lakeview Dr]	

**ZONING COMMISSION**

#	TOPICS	NOTES
1.	Approve the minutes of the previous meeting of February 8, 2021, 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 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]	
4.	Hold a Public Hearing on a Rezoning request from C-3 Commercial to R-1 Residential located in Section 31, T6S-R3E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (RZ-435). Requested by Silverio Ozuna. [312 Edgewood Dr]	
5.	Authorize a Public Hearing on a front yard fence setback variance of 15 feet located in Sec 30, T6S-R3E, G.L.D, City of Denham Springs, Livingston Parish, Louisiana (V-1009). Requested by Jean Anne Tolleson [505 Centerville St NE]	
6.	Authorize a Public Hearing on a variance request for a rear yard and side yard setback variances located in Sec 1, T7S-R2E, G.L.D., City of Denham Springs, Livingston Parish, Louisiana (V-1010). Requested by Mohsen Matroodnejad [791 Lakeview 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.

SITE DATA  
 TOTAL AREA BEING RESUBDIVIDED ..... 4.58 ACRES  
 TOTAL NO. LOTS ..... 2  
 STREETS ..... PARISH ROAD  
 SITES ..... CITY

This is to certify that the undersigned is the owner, or legal officer, of the land shown hereon.  
 No person shall provide or install a method of sewage disposal other than construction of a septic tank or other approved method of sewage disposal as provided in and to be approved by the Health Unit of Unipolitan Parish.

SEWAGE DISPOSITION  
 The Sewage Disposition and Rights-of-Way shown hereon, if not previously dedicated are hereby dedicated to the purpose of a public utility, and the right of the public to use the same for the purpose of installing, maintaining, repairing, or otherwise using the same for the purpose of a public utility is hereby granted. The dedication shall be conclusively irrevocable with any purpose for which the dedication is granted.

OWNER OR REPRESENTATIVE  
  
 DATE: 2-9-21

Lot #	Direction	Length
L1	N42°20'07"W	15.38'
L2	N42°20'07"W	15.38'
L3	N43°28'47"W	18.83'
L4	N23°17'47"W	10.38'
L5	N16°48'02"W	33.38'
L6	N08°29'42"W	11.47'
L7	N08°19'27"W	12.18'
L8	N08°19'27"W	27.25'
L9	S20°21'18"W	28.12'
L10	S20°21'18"W	68.52'
L11	S20°24'47"E	4.87'
L12	S20°24'47"E	42.86'
L13	N08°29'42"W	46.06'
L14	N08°29'42"W	76.06'
L15	S20°20'02"E	27.82'
L16	N42°20'07"W	70.18'
L17	N08°20'07"E	47.47'
L18	S08°27'57"E	72.78'
L19	S08°19'27"E	33.86'
L20	S08°19'27"E	26.87'
L21	S4°46'04"E	26.58'
L22	S20°24'47"E	4.87'
L23	S20°24'47"E	10.11'
L24	S48°24'02"E	7.88'
L25	S48°24'02"E	18.17'

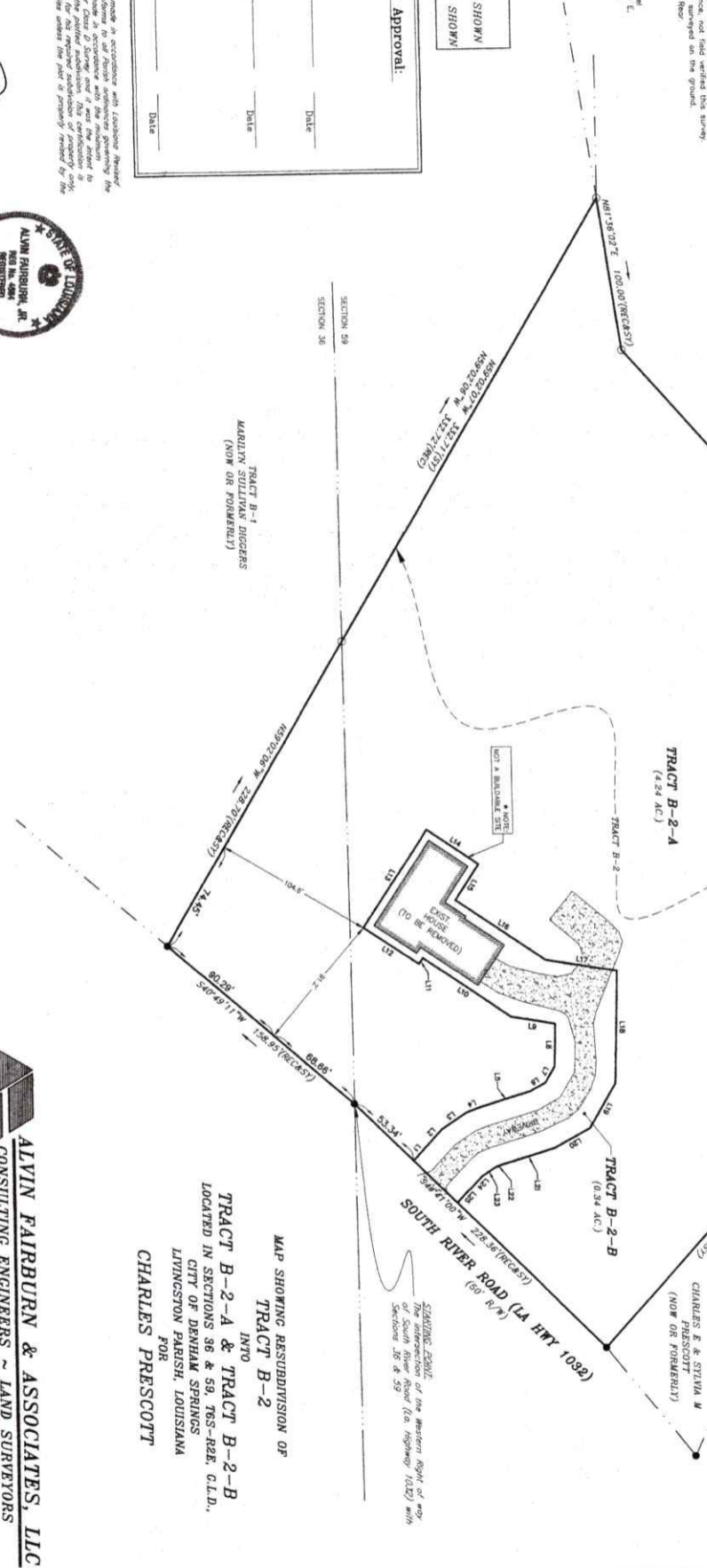
CHARLES E. & SYLVIA M.  
 (NOW OR FORMERLY)

TRACT B-2-A  
 (4.24 AC.)

TRACT B-2-B  
 (0.34 AC.)

TRACT B-2-C  
 (0.34 AC.)

TRACT B-1  
 MARILYN SULLIVAN DICERS  
 (NOW OR FORMERLY)



PLANNING  
 ITEM #  
 2

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

Recommended for Approval:  
 City of Denham Springs  
 Planning Commission

Fred Banks  
 Chairman \_\_\_\_\_ Date \_\_\_\_\_  
 Acting City Engineer \_\_\_\_\_ Date \_\_\_\_\_  
 Approved: \_\_\_\_\_  
 City of Denham Springs  
 Ord. Landry \_\_\_\_\_ Date \_\_\_\_\_  
 Mayor

This is to certify that this plat is made in accordance with Louisiana Revised Statutes Article 1501 et seq. and conforms to all technical requirements governing the subdivision of land. This survey is for the purpose of subdividing the land shown hereon into lots, tracts, blocks, or other divisions of land. This subdivision is subject to the approval of the City of Denham Springs and the approval of the State of Louisiana. This subdivision is subject to the approval of the State of Louisiana. This subdivision is subject to the approval of the State of Louisiana. This subdivision is subject to the approval of the State of Louisiana.



ALVIN FAIRBURN, JR., P.L.S.  
 DATE: FEBRUARY 2, 2021  
 FILE: PRESCOTT, CHARLES...

11-1	38	RB	CB	T.C	AFJR
FB	PSS	PC	CALC.	DWG	CAD



ALVIN FAIRBURN & ASSOCIATES, LLC  
 CONSULTING ENGINEERS ~ LAND SURVEYORS  
 LAND DEVELOPMENT CONSULTANTS ~  
 PROJECT DESIGNERS

1289 DEL ESTE AVE  
 DENHAM SPRINGS, LOUISIANA 70726  
 (225) 665-1815  
 JOB NO. S200042-2A

MAP SHOWING RESUBDIVISION OF  
 TRACT B-2  
 INTO  
 TRACT B-2-A & TRACT B-2-B  
 LOCATED IN SECTIONS 36 & 39, T6S-R2E, CLD,  
 LIVINGSTON PARISH, LOUISIANA  
 FOR  
 CHARLES PRESCOTT

STARTING POINT  
 The intersection of the western right-of-way  
 of South 58 & 59

# PLANNING TITLE 5 & ZONING ATTEN 6

**SITE DATA**  
 TOTAL AREA BEING SUBDIVIDED --- 13,864.45 SQ. FT. (0.7774 ACRES)  
 TOTAL NUMBER OF LOTS --- 2  
 STREET --- LAKEVIEW DRIVE (SOUTH RIGHT OF WAY)

**ZONING AND SETBACK REQUIREMENTS:**  
 ZONING: R-1  
 FRONT YARD --- 10 FEET  
 REAR YARD --- 25 FEET  
 SIDE YARD --- 5 FEET  
 MINIMUM LOT SIZE --- 8400.00 SQ. FT.  
 MAX BUILDING HEIGHT: 35 FEET

**UTILITY & CITY SERVICES**  
 SEWERAGE: DENHAM SPRINGS  
 WATER SUPPLY: CITY OF DENHAM SPRINGS  
 GAS SUPPLY: CITY OF DENHAM SPRINGS  
 SCHOOL DISTRICTS: LIVINGSTON PARISH PUBLIC SCHOOLS  
 FIRE DEPARTMENT: CITY OF DENHAM SPRINGS  
 TELEPHONE: AT&T  
 DRAINAGE DISTRICT: 1  
 PARISH DISTRICT: 3  
 RESOLUTION DISTRICT: DENHAM SPRINGS

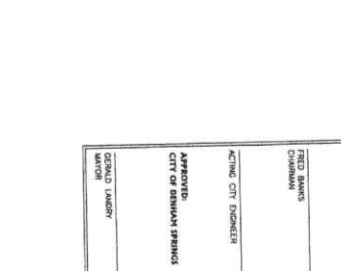
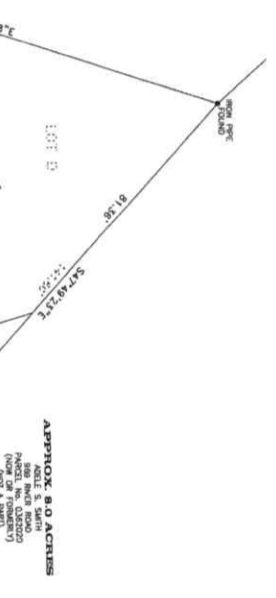
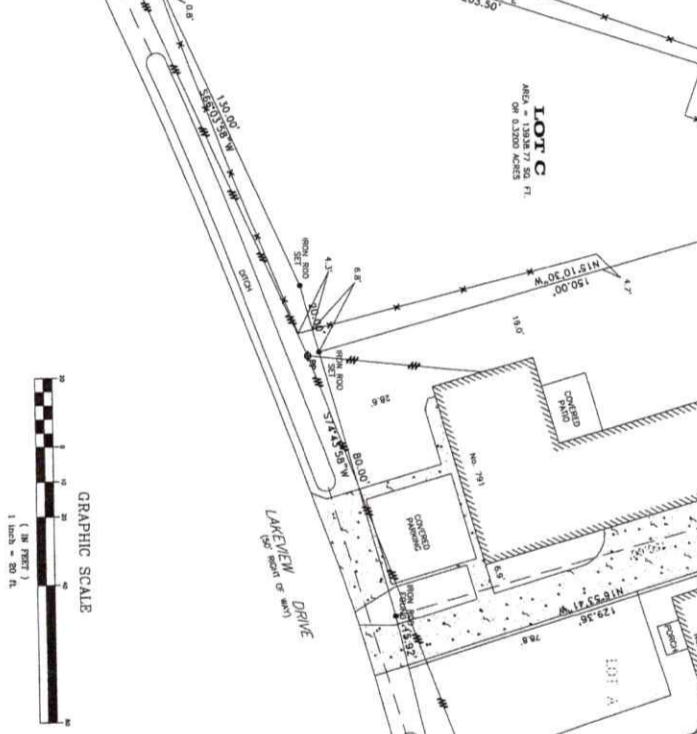
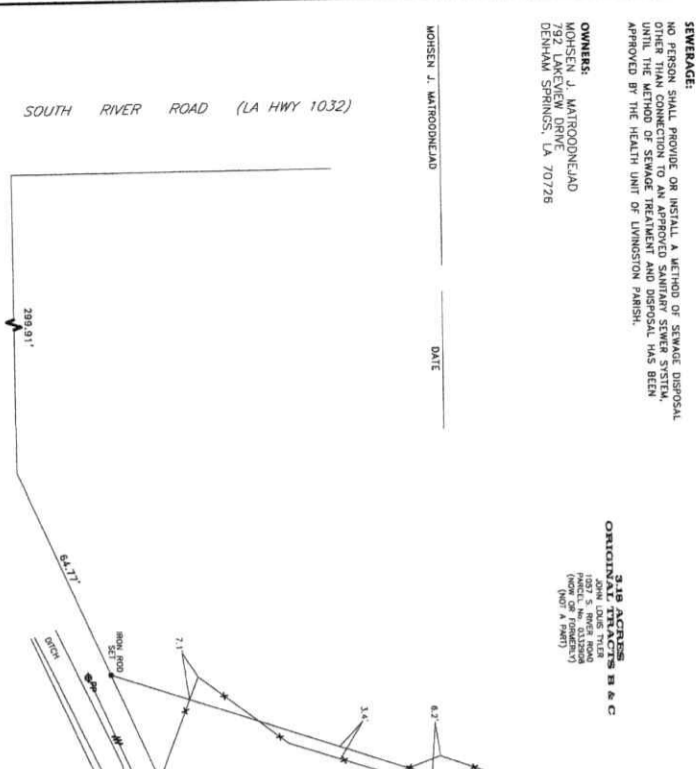
**WETLANDS:**  
 A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT PART OF THIS SURVEY

**DEDICATION OF SERVITUDES:**  
 THE SERVITUDES, EASEMENTS, AND/OR DRAINAGE RIGHTS, IF ANY, WHICH ARE NECESSARY 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 THE NECESSARY INTERFERENCE WITH THE PURPOSE FOR WHICH THE SERVITUDE IS GRANTED.

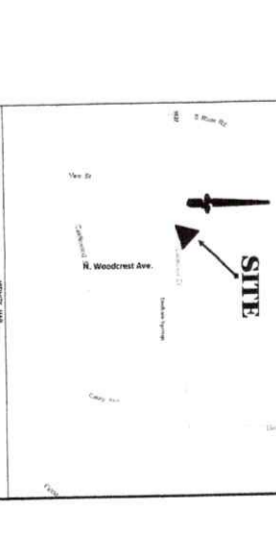
**BUYER BEWARE:**  
 'STREETS, SERVITUDES AND RIGHT-OF-WAYS IN THE SUBDIVISION WHICH DO NOT JOIN OR CONNECT WITH AN EXISTING SYSTEM SHALL BE MAINTAINED BY THE LIVINGSTON PARISH COUNCIL OR ANY OTHER PUBLIC BODY'

**SEWERAGE:**  
 NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWER DISPOSAL OTHER THAN CONNECTION TO AN EXISTING SYSTEM, OR TO A SYSTEM WHICH HAS BEEN APPROVED BY THE HEALTH UNIT OF LIVINGSTON PARISH.

**OWNERS:**  
 MOHSEN J. MATROODNEJAD  
 792 LAKEVIEW DRIVE  
 DENHAM SPRINGS, LA 70728



RECOMMENDED FOR APPROVAL			
PLANNING COMMISSION			
FIELD MARKS CHAIRMAN	DATE		
ACTING CITY ENGINEER	DATE		
APPROVED CITY OF DENHAM SPRINGS	DATE		
GENERAL LAND SURVEY MANOR	DATE		



**NOTE:**  
 ALL LINES ARE TO BE MEASURED OR VERIFIED. SOME LINES MAY NOT BE TO SCALE FROM DATA. IRREGULARITY OF SURVEY AREA, OVER THE SCALE, BEING THE RESULT OF THE CORRECTION FOR CURVATURE OF THE EARTH.

**ELEVATION NOTES:**  
 THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FOLLOWING FLOOD ZONE DATA: FLOOD ZONE #2 (FLOOD ZONE #1)  
 (FLOOD ZONE #1) FLOOD ZONE #1  
 (FLOOD ZONE #2) FLOOD ZONE #2  
 CONSULT PLAN # 22916 D005 E

**GENERAL NOTES:**  
 THE SURVEYERS SERVICE ON THIS SURVEY WAS LIMITED TO THESE THINGS AND THESE OF NO RESPONSIBILITY FOR ANYTHING THAT MAY BE FOUND ON THE SURVEY. THE SURVEY HAS BEEN MADE TO THE SURVEY. THIS REPORTER SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE AND SHALL NOT BE HELD LIABLE FOR THAT PURPOSE. THERE IS NO WARRANTY THAT THE SURVEY WILL BE CORRECT OR THAT THE SURVEY DATA WILL BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS OBTAINED. THE SURVEY DATA DOES NOT REPRESENT ANY WARRANTY OF THE SURVEY. THE SURVEY DATA DOES NOT REPRESENT ANY WARRANTY OF THE SURVEY. THE SURVEY DATA DOES NOT REPRESENT ANY WARRANTY OF THE SURVEY.

**REFERENCE NOTES:**  
 THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FOLLOWING FLOOD ZONE DATA: FLOOD ZONE #2 (FLOOD ZONE #1)  
 (FLOOD ZONE #1) FLOOD ZONE #1  
 (FLOOD ZONE #2) FLOOD ZONE #2  
 CONSULT PLAN # 22916 D005 E

BY: *Richard W. Krebs*  
 RICHMOND W. KREBS, REG. NO. 48338

**Richard W. Krebs & Associates, LLC**  
 PROFESSIONAL LAND SURVEYING  
 1841 NORTH RANGE AVENUE | SUITE B  
 DENHAM SPRINGS, LA 70728  
 PH. (828) 438-7010 | FAX (828) 438-7011  
 www.rwkbnd.com

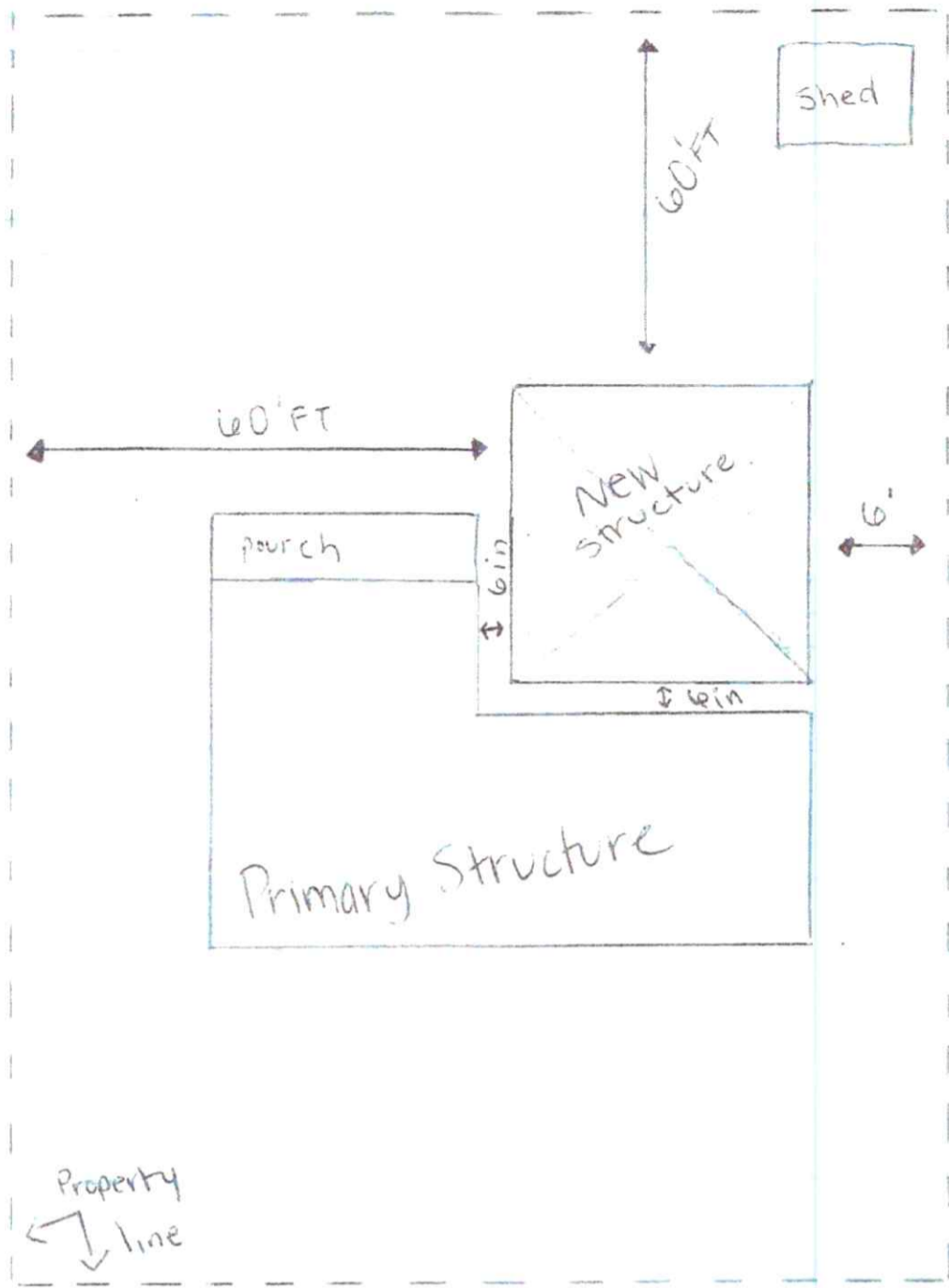


Figure 1. Site Plan

**ZONING  
ITEM  
# 2**

Fig. 2

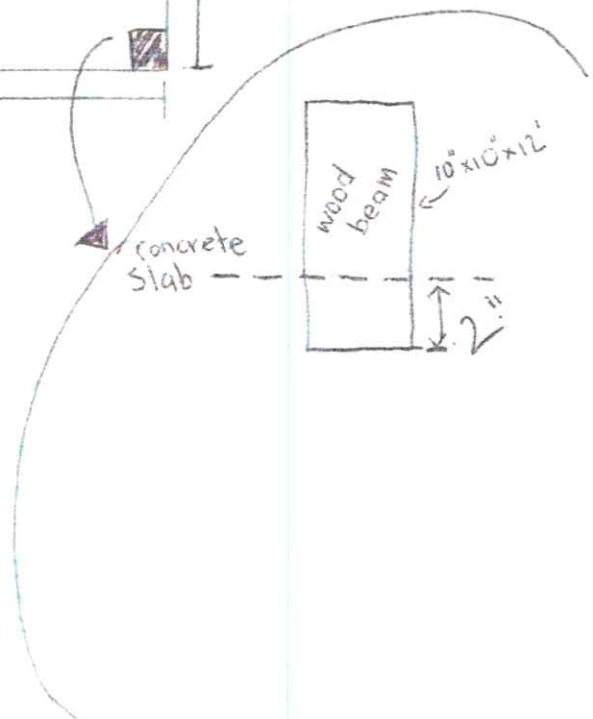
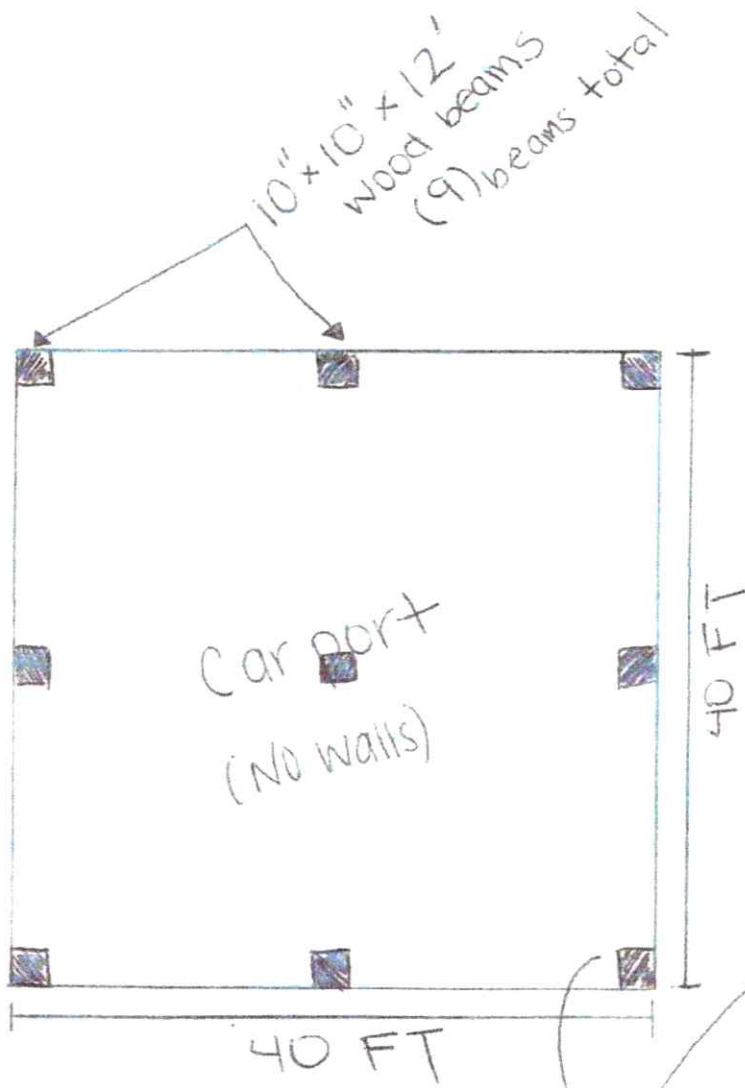


Figure 2. Floor Plan & Figure 3. Foundation Details

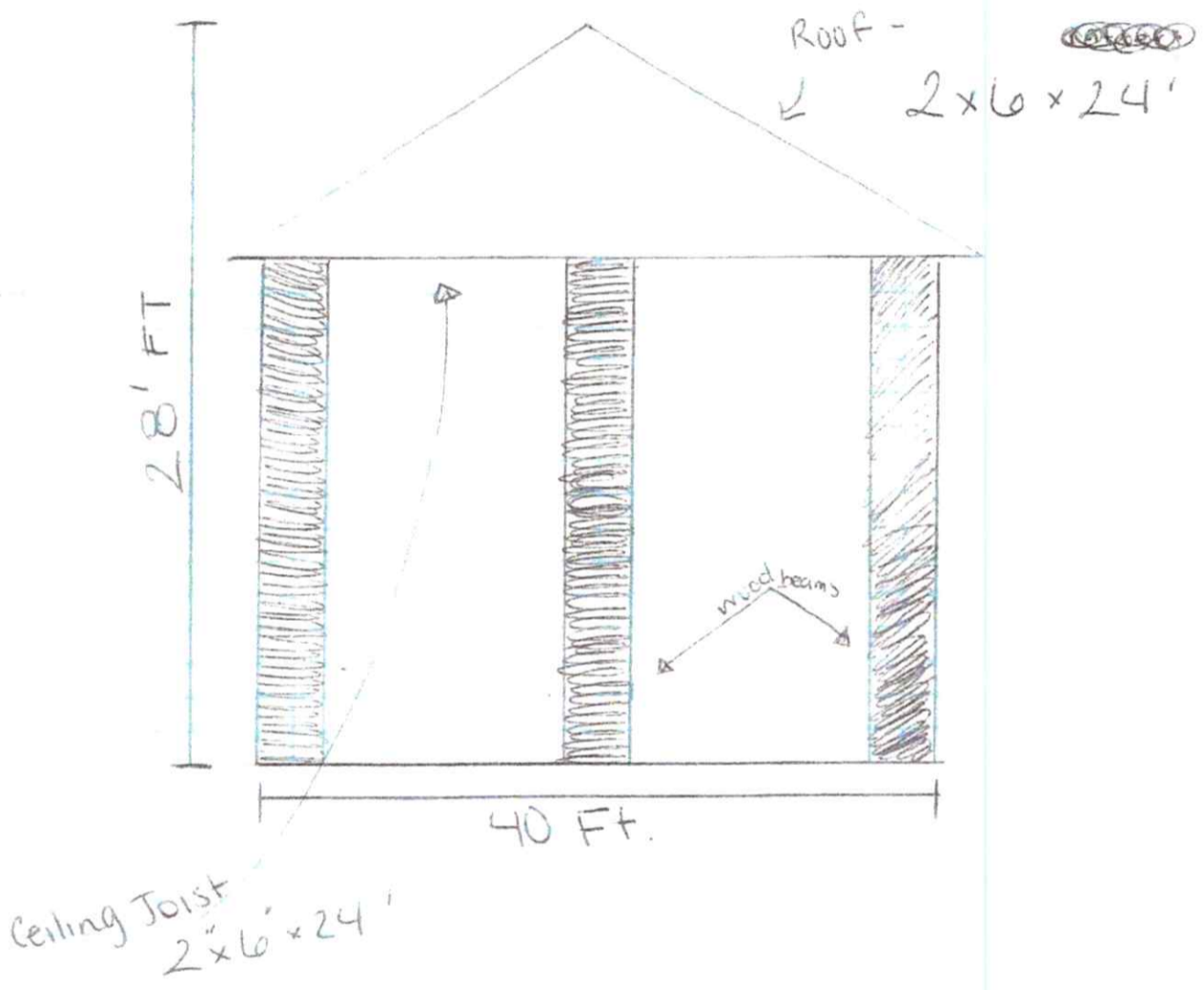
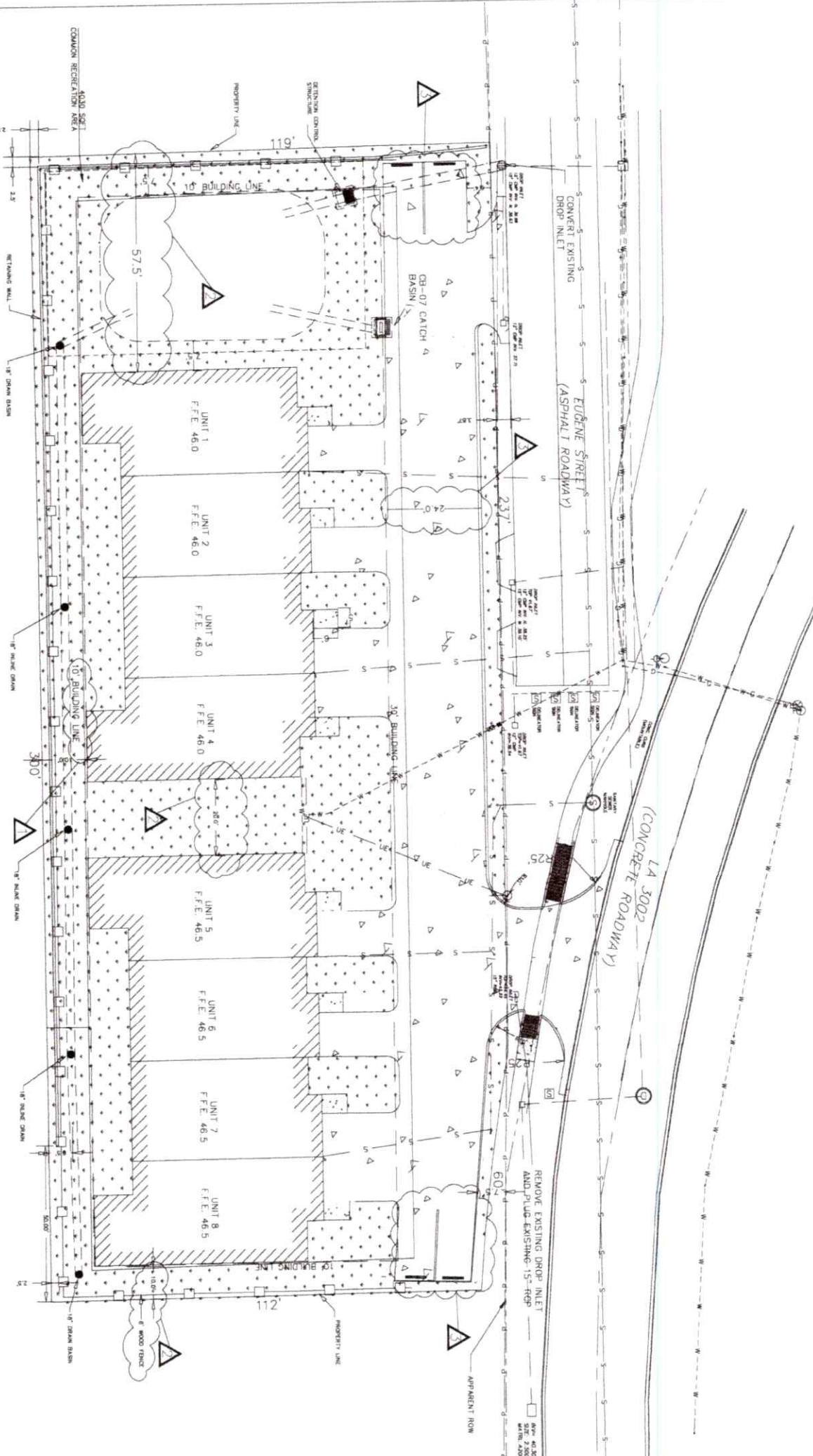


Figure 9. Construction Details  
~~Foundation Details~~

- NOTES
1. AS PER FEMA FIRM MAP NO. 22063C002E, DATED 04-03-2012, COMMUNITY NUMBER 22016 OF THE PARISH OF LIVINGSTON, LA THIS PROPERTY LIES WITHIN FLOOD ZONE X-1 (SPECIAL FLOOD HAZARD AREA).
  2. FLOOD ZONE X-1 (SPECIAL FLOOD HAZARD AREA) FLOOD RISK: 1% ANNUAL CHANCE FLOODING SPACE SQUARE FOOTAGE = 11740 SQUARE FEET.
  3. LOCATED IN SECTION 45, 185-R-RE.
  4. CURRENT ZONING: C-5 (FRONT = 30', REAR = 20', SIDE = 10').
  5. REQUIRED SETBACKS: FRONT = 30', REAR = 20', SIDE = 10'.



PROJECT  
**C-2.0**

**INCORPORATED**

SITE PLAN  
17-5037 LA 3002 & EUGENE STREET  
08/24/2020

STATE OF LOUISIANA  
LAND REVENUE AND PUBLIC SAFETY  
SEAL CERTIFIED  
LAWYER NO. 45263

NO.	DATE	REVISION DESCRIPTION	BY
1	11/24/20	ADDED PARKING SPACES AND WIDENED ACCESS ROAD	S. BROGATO
2	11/24/20	ADD BUILDING SEPARATION AND PROPERTY LINES	S. BROGATO
3	11/24/20	EDITED AND ADD BUILDING LINE AND FENCE HEIGHT	S. BROGATO
4			
5			

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

SHEET C-2.0

**ZONING  
ITEM  
#3**

**LEGAL DESCRIPTION-1.00 Acre:**

Commence at the point formed by the intersection of the centerlines of Edgewood Dr. and East Street, said point being **Point of Commencement**, thence proceed along the centerline of Edgewood Dr. S87°49'51"W a distance of 292.4', thence S00°00'00"E a distance of 27.57 feet to the northeast corner of 1.00 Acre and the **POINT OF BEGINNING**;  
 Thence proceed S00°00'00"E a distance of 350.40 feet;  
 Thence proceed S89°55'00"W a distance of 126.30 feet;  
 Thence proceed N00°00'00"W a distance of 345.80 feet;  
 Thence proceed N87°49'51"E a distance of 126.39 feet;  
 to the **POINT OF BEGINNING**.

Section 59  
Section 45  
Section 36  
Section 31

East Street  
(50' R/W)

Edgewood Dr.  
(50' R/W)

S 87°49'51" W  
292.4'  
S 00°00'00" E  
27.57'

POC

N 87°49'51" E  
126.39'

POB

Set 5/8" I.R.

Fd. 3/4" I.P.

126.49'

22.8'

EXISTING MOBILE HOME



1.00 Acre  
#304 Edgewood Dr.  
Rody Dick  
(Now or Formerly)

1.00 Acre

#324 Edgewood Dr.  
Francis Ivanyisky  
(Now or Formerly)

N 00°00'00" W 345.80'

S 00°00'00" E 350.40'

1492' +/-

Fd. 1/2" I.P.

126.30'  
S 89°55'00" W

Fd. 1/2" I.R.

#27919 LA Hwy 16  
Bond SLR Holdings, LLC  
(Now or Formerly)

**NOTE:** NO ATTEMPT HAS BEEN MADE BY LOUISIANA LAND SURVEYING, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

**REFERENCE MAP:**

SURVEY PLAT OF TWO (2) 1 ACRE TRACTS AS SHOWN IN SECTION 31, T-6-S, R-3-E, LIVINGSTON PARISH, LA. PREPARED BY J. C. KERSTENS, C.E., 1-23-69.

**BASIS OF BEARING:** AS SHOWN ON REFERENCE MAP NO. 1.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 22063C 0205E DATED 4-3-2012, THIS PROPERTY IS LOCATED IN FLOOD ZONE "AE".

**SURVEY OF  
1.00 ACRE TO BE REZONED**

Situated in  
Section 31, T-6-S, R-3-E  
Livingston Parish, Louisiana  
prepared for  
**Silverio Ozuna**



[CADFILE: 21-008\_REZONE]

**CERTIFICATION:** I HEREBY CERTIFY TO THE ENTITY NAMED ABOVE THAT THE SURVEY SHOWN HEREON WAS ACTUALLY MADE ON THE GROUND AND THAT THERE ARE NO VISIBLE ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, EXCEPT AS SHOWN. THE UNDERSIGNED FURTHER CERTIFIES THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS "C" SURVEY.

*Curtis Chaney*

DATE: 1-11-21

CURTIS M. CHANEY, P.L.S. No. L-4829

Additions or deletions to this survey map are prohibited without the written consent of the signing party.



9522 Brookline Ave., Suite 107  
Baton Rouge, Louisiana 70809

225-753-5263 (LAND)  
info@lalandsurvey.com



SCALE  
1/4" = 5'

Front Fence Layout

1/11/21

