



# City of Lake Charles

326 Pujo Street  
P.O. Box 900  
Lake Charles, LA  
70602-0900

## Meeting Agenda

### Planning and Zoning Commission

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Monday, May 10, 2021

5:30 PM

Council Chambers

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#### OPEN MEETING

#### ROLL CALL

#### MINUTES OF PREVIOUS MEETING

#### SPECIAL ANNOUNCEMENTS

#### COMMISSION BUSINESS

##### RES 21-08

##### LAKE CHARLES ZONING ORDINANCE NO. 10598

**APPLICANT:** WALKER LOUISIANA PROPERTIES LLC/CITY OF LAKE CHARLES

**SUBJECT:** The applicants are requesting annexation approval of 1,164.24 acres M/L, and generally described as **Beginning at end of existing city limits along SouthPark Drive South to Gauthier Road.**

**STAFF FINDINGS:** The staff's review reveal that the annexation request is under review by the Tax Assessor and the Registrar of Voters Office. The Department of Public Works and the Fire Department have reviewed the request and have no objection to this annexation. Additionally, the application appears to be in compliance with annexation requirements set by the State of Louisiana.

##### RES 21-09

##### LAKE CHARLES ZONING ORDINANCE NO. 10598

**APPLICANT:** WALKER LOUISIANA PROPERTIES LLC/CITY OF LAKE CHARLES

**SUBJECT:** The City of Lake Charles is requesting a zoning classification of Mixed Use Zoning District of 1,164.24 acres M/L, and generally described as **Beginning at end of existing city limits along SouthPark Drive South to Gauthier Road.**

**STAFF FINDINGS:** The staff's comprehensive review of the area reveal that a zoning classification of a Mixed Use Zoning District is compatible with the existing multi-family land uses and existing parish zoning of the area. Therefore, staff recommends approval.

##### RES-VAR 21-13

##### LAKE CHARLES SUBDIVISION REGULATIONS

**APPLICANT:** DEANN MITCHELL & LASHAWNE STEWART (BRYANT PLACE)

**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Section 2.3 & 2.4), in order to re-plat a .23-acre tract of land into two (2) residential tracts with lot size variance (5,000sq.ft. vs. 6,000sq.ft.), within a Residential Zoning District. Location of the request is **2704 Colfax Street.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed this is a proposed re-subdivision for the re-platting of an existing residential zoned tract. The density of the proposed parcels will be exceeded and a variance is being requested is to allow an encroachment into the side setback requirement of 5' due to the narrow lot. Therefore,

staff cannot forward a position of support.

**RES 21-14****LAKE CHARLES SUBDIVISION REGULATIONS**

**APPLICANT:** COMMCARE CORPORATION (COMMCARE SUBDIVISION)

**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Sec 2.3 & 2.4), in order to re-subdivide a 16.343-acre tract of land into two (2) development tracts, within a Business and Mixed Use-X Zoning District. Location of the request is the **Westside 4200 Blk. Gerstner Memorial Drive.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the proposed re-platting of a 16.34 acre tract of land into two (2) development tracts meets the minimum lot size and configuration set forth for a Business and Mixed Use Zoning District. Staff recommends approval of the application on the condition applicants adhere to any recommendations by the Department of Engineering and Public Works and La DOTD regarding driveway access points.

**RES 21-15****LAKE CHARLES SUBDIVISION REGULATIONS**

**APPLICANT:** EDWARD SMITH & LESTER COLEMAN (PORCH LIGHT SUBDIVISION)

**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Sec 2.3 & 2.4), in order to re-subdivide a .48-acre tract of land into three (3) residential tracts, within a Neighborhood Zoning District. Location of the request is the **Northeast corner of Pryce Street @ Moss Street.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the proposed re-platting of a .5 acre tract of land into three (3) development tracts meets the minimum lot size and configuration set forth for a Neighborhood Zoning District. Staff recommends approval of the application on the condition applicants adhere to any recommendations by the Department of Engineering and Public Works.

**RES-MAJ  
21-16****LAKE CHARLES SUBDIVISION REGULATIONS/LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** MICHAEL LABRUYERE (REESE RIDGE SUBDIVISION)

**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Sec 2.3 & 2.4) in companion with a Major Conditional Use Permit (Sec. 5-213(5)(b), in order to re-subdivide a 1.06-acre tract of land into six (6) single-family residential tracts with private drive access to four lots, within a Residential Zoning District. Location of the request is **4147 Alma Lane.**

**STAFF FINDINGS:** The on-site and site plan reviews reveal the applicant is requesting to construct six (6) detached Class A single family dwelling-units with private drive access for four of the dwelling units. The proposal meets all development standards for a subdivision supported by a private drive. This proposal is bordered by single-family homes to the west, and north, and apartment complex to the southeast. Therefore, staff recommends approval of the application.

**RES-MAJ-VA  
R 21-17****LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** SCOTT BAILEY

**SUBJECT:** Applicant is requesting to rezone tracts of land from Residential to Business in order to construct an aggregate parking area with drive access on E. Oak Lane with side yard bufferyard reduction from 15ft. to 5ft. Location of the request is the **Rear of 3711 Ryan Street thru to 319 E. Oak Lane.**

**STAFF FINDINGS:** The applicant is requesting to re-zone a Residential zoned property to a Business Zoning District to support an over flow parking area for Bailey's Audio. Parking will be installed as aggregate vs. concrete or asphalt. The property is bordered by commercial uses to the west, south, and north, and residential uses to the east. Therefore,

staff recommends approval of the application. This application will be forwarded to the City Council for final action at a later date.

**RES 21-18****LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** CITY OF LAKE CHARLES

**SUBJECT:** The applicants are requesting annexation approval of 5.74-acres M/L, and generally described as the **Westside 3800 Blk. Nelson Road thru to Southside 1800 Blk. Thorn Road (including 1921 Thorn Road)**.

**STAFF FINDINGS:** The staff's review reveal that the annexation request is under review by the Tax Assessor and the Registrar of Voters Office. The Department of Public Works and the Fire Department have reviewed the request and have no objection to this annexation. Additionally, the application appears to be in compliance with annexation requirements set by the State of Louisiana.

**RES 21-19****LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** CITY OF LAKE CHARLES

**SUBJECT:** The City of Lake Charles is requesting a zoning classification of Business Zoning District of 5.74-acres M/L, and generally described as the **Westside 3800 Blk. Nelson Road thru to Southside 1800 Blk. Thorn Road (including 1921 Thorn Road)**.

**STAFF FINDINGS:** The staff's comprehensive review of the area reveal that a zoning classification of a Business Zoning District is compatible with the existing commercial land uses and existing parish zoning of the area. Therefore, staff recommends approval.

**MAJ-VAR  
21-06****LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** BERKELEY INVESTMENTS, LLC

**SUBJECT:** Applicant is requesting a Major Conditional Use Permit in conjunction with a planned residential development (Sec 5-409) in order to construct a seven (7) residential duplex dwelling units (14 units total) with bufferyard reductions along side property lines, within a Residential Zoning District. Location of the request is the **Northside 1600 Blk. Mignonette Lane thru 1605 Melvin Lane**.

**STAFF FINDINGS:** The on-site and site plan reviews reveal the applicant is requesting to construct 7 attached duplex townhome dwellings (14 total units) with bufferyard reductions to 1', 5', and 10, vs 15ft respectively and a landscape strip reduction (see attached site plan). While this proposal meets all other development standards for a Planned Residential development, staff feels some if not all of the requests could be accommodated with a site plan revision, taking some of the burden off of the adjacent residential property. This development tract also is within a quarter mile of a State of LA Roadway Corridor so a development review will be required by DOTD. Additionally, a drainage study shall be reviewed and approved by the Department of Engineering and Public Works.

**MAJ 21-07****LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** EMPIRE OF THE SEED/RICK RICHARD

**SUBJECT:** Applicant is requesting a Major Conditional Use Permit in conjunction with a planned mixed use development (Sec 5-411) in order to convert and construct a supervised emergency shelter with ancillary support services including storage and warehousing facilities managed by Catholic Charities of SW LA, within a Mixed Use Zoning District. Location of the request is **1017 6th Avenue**.

**STAFF FINDINGS:** The on-site and site plan reviews reveal the applicant is requesting to develop a Catholic Charities community service support services project that includes an emergency shelter for homeless, storage warehouse, and related charitable services. This proposal meets all development standards for a Mixed Use Planned Development and staff

feels this is a compatible use of the property companioned with the existing established and proposed land uses in the immediate area. Additionally, a drainage study shall be reviewed and approved by the Department of Engineering and Public Works. Staff is recommending approval of the application.

**VAR 21-07****LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** MARK HARDIN

**SUBJECT:** Applicant is requesting a Variance (Section 4-205) in order to re-establish an accessory storage building within the front yard setback of principal structure with a front setback reduction of 13ft. vs. 30ft., within a Residential Zoning District. Location of the request is **1022 Live Oak Street**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed the construction of a detached accessory storage building in the front yard setback would be inconsistent with the development standards for a Residential Zoning District. The property maintained an accessory structure in the front yard setback prior to Hurricane Laura and the commission has approved similar requests after a storm related event, therefore staff feels the request is reasonable.

**VAR 21-08****LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** JEFF KUDLA, AIA

**SUBJECT:** Applicant is requesting a Variance (Section 4-205) in order to re-construct a single-family residence with a 10ft. front setback vs. 30ft., within a Residential Zoning District. Location of the request is **2708 Louisiana Avenue**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed the re-construction of a single-family residential unit with setback reductions would be inconsistent with the development standards for a Residential Zoning District. The property maintained non-conforming setbacks prior to Hurricane Laura and the commission has approved similar requests after a storm related event, therefore staff feels the request is reasonable.

**VAR 21-09****LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** DEANN MITCHELL & LASHAWNE STEWART

**SUBJECT:** Applicant is requesting Variances (Section 4-205) in order to construct single-family residences with 3'4" interior side setback reductions vs. required 5ft., within a Residential Zoning District. Location of the request is **2704 Colfax Street (Bryant Place)**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed the construction of single-family structures fails to meet the minimum development standards for side setbacks. The applicant has created the requested encroachment by reducing a conforming 50' lot into two non-conforming lots. Therefore, staff cannot forward a position of support.

**VAR 21-10****LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** JC HOMES

**SUBJECT:** Applicant is requesting a Variance (Section 4-205) in order to allow off-street parking previously constructed that does not allow vehicles to leave in forward motion in accordance with Sec. 5-208(5)(e), within a Business Zoning District. Location of the request is **4131 Canal Street**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicants are requesting a parking configuration inconsistent with ingress and egress requirements for commercial business uses (requesting to back out onto the public ROW). Staff feels this request creates somewhat of a traffic hazard due to the roadway configuration for this section of



Canal Street; therefore cannot forward a position of support.

**VAR 21-11****LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** BASONE DEVELOPMENT SOLUTIONS, LLC

**SUBJECT:** Applicant is requesting a Variance (Section 4-205) in order to establish a bar within 300ft. of a Residential Zoning District, within a Business Zoning District. Location of the request is **3939 Ryan Street**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicants are requesting to establish a bar/lounge within 300' of a Residential Zoning District. This property maintains a Business Zoning classification which allows the use of retail sales and service establishments. As part of this retail development a portion of the retail space will be utilized as a Bar. The Lake Charles City Council passed Ordinance No. 12825 on August 20, 2003 requiring a distance of greater than 300' for bars located next to residentially zoned areas. Therefore a variance will need to be granted prior to a certificate of occupancy being issued.

**OTHER BUSINESS****ADJOURN**

## WALKER LOUISIANA PROPERTIES, LLC

Mailing Address  
Post Office Box 1048  
Lake Charles, Louisiana 70602  
Phone: (337) 439-8836, Fax: (337) 494-1139

Physical Address  
700 Pujo Street, Suite 200  
Lake Charles, Louisiana 70601  
Email: edorgeron\_wlp@att.net

January 29, 2021

Mr. Doug Burguieres  
326 Pujo Street  
Lake Charles, LA 70601

Dear Mr. Burguieres,

Please accept this request from the undivided owners of Walker Louisiana Properties, LLC. and CKX Lands, Inc. for consideration by the City of Lake Charles of annexation into the corporate limits. We would like to nominate our property located in the South Park Road area further described as:

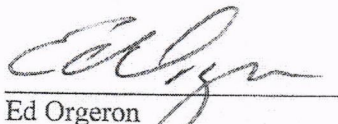
### **TOWNSHIP 10 SOUTH - RANGE 8 WEST**

- Section 20: South Half of the Southeast Quarter (S/2 SE/4),  
Section 28: West Half of the West Half (W/2 W/2), Southeast Quarter of the Northwest Quarter (SE/4 NW/4).  
Section 29: East Half (E/2), east 60 rods of the East Half of the Southwest Quarter (E/2 SW/4) lying East of C. B. Lake & Co. canal.  
Section 32: 50' strip being 1/2 of abandoned canal, East 60 rods of the East Half of the Northwest Quarter (E/2 NW/4), East Half (E/2) less & except 100 acres, more or less, sold to Le Bocage, L.L.C. and less & except 10 acres in the Northeast Quarter (NE/4) sold to Boulevard Church of Christ and less and except 0.645 acres sold to Calcasieu Parish Police Jury for Red Davis McCollister Road and South Park Drive Roundabout.  
Section 33: Northwest Quarter (NW/4), Northeast Quarter of the Southwest Quarter (NE/4 SW/4), South Half of the Southeast Quarter (S/2 SE/4) less & except 9.5 acres lying east of drainage ditch sold to Open Gate Western Heritage Church and less and except 0.612 acres sold to Calcasieu Parish Police Jury for Red Davis McCollister Road and South Park Drive Roundabout.

All of the above containing 1,164.24 acres, more or less.

Please do not hesitate to call or come by with any questions or comments.

Sincerely,



Ed Orgeron  
General Manager  
Walker Louisiana Properties, LLC



Gray Stream  
President  
CKX Lands, Inc.

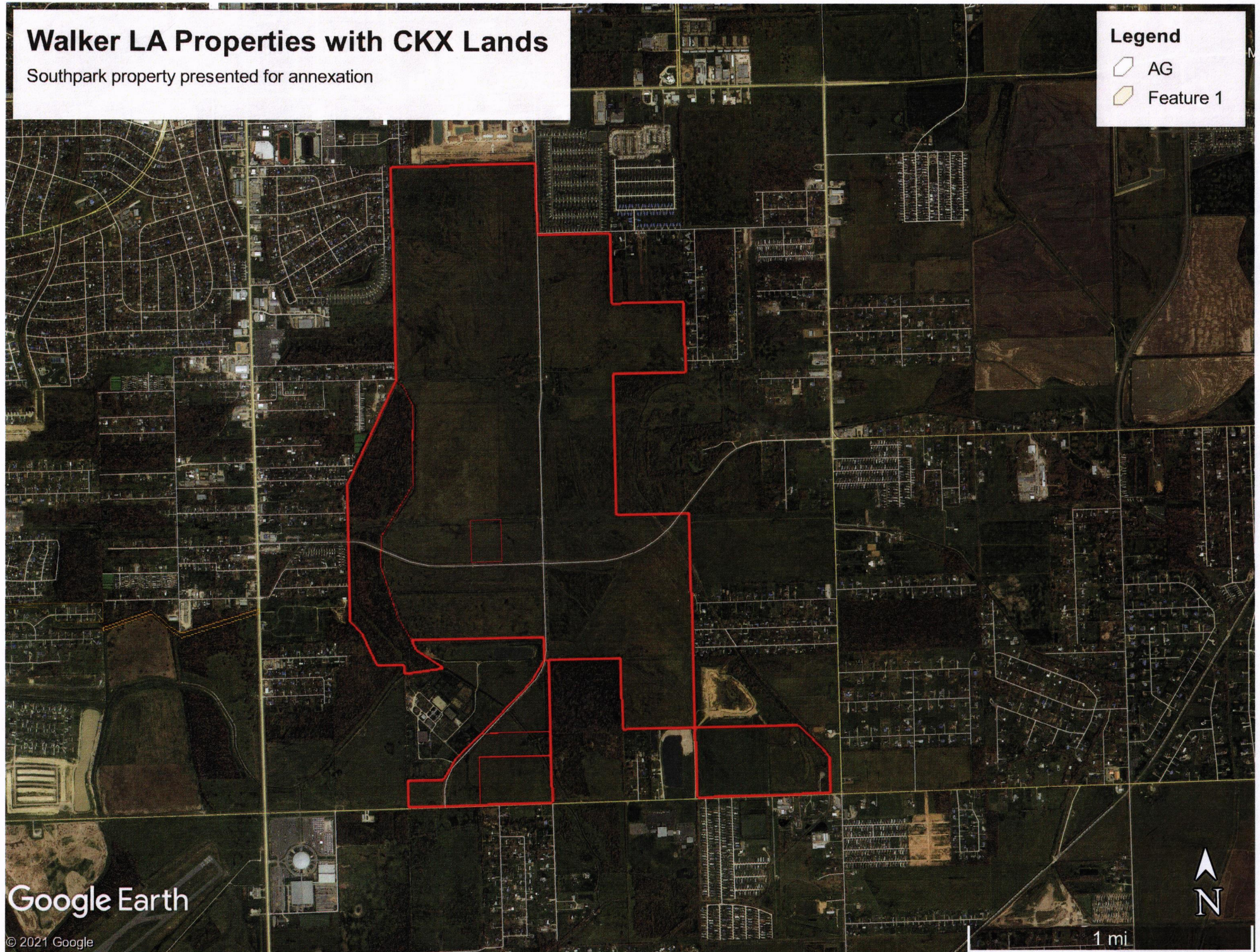


# Walker LA Properties with CKX Lands

Southpark property presented for annexation

## Legend

- AG
- Feature 1



Google Earth

© 2021 Google



CITY OF LAKE CHARLES  
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: 24 MARCH 2021

APPLICATION FEE: \$ \_\_\_\_\_  
PLAT FILING FEE: \$ \_\_\_\_\_

1. NAME OF SUBDIVISION: BRYANT PLACE
2. NAME OF APPLICANT: DEANN MITCHELL & LASHAWNE STEWART  
ADDRESS: 1591 CANTANIA DR ZIP 92571 PHONE 951-906-3647
3. NAME OF AUTHORIZED AGENT: CLARK CONSTRUCTION  
ADDRESS: 6956 CEZANNE BLV ZIP 70806 PHONE 225-937-8831
4. OWNER OF RECORD: DEANN MITCHELL & LASHAWNE STEWART  
ADDRESS: 1591 CANTANIA DR ZIP 92571 PHONE 951-906-3647
5. ENGINEER (and/or Land Surveyor): \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE \_\_\_\_\_
6. ATTORNEY: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE \_\_\_\_\_
7. SUBDIVISION LOCATION: NORTH OF I-10 ON N. MARTIN  
LUTHER KING HWY
8. TOTAL ACREAGE BEING SUBDIVIDED: .23  
NO. OF LOTS: 2#
9. ZONING CLASSIFICATION: RESIDENTIAL
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: \_\_\_\_\_  
NO

11. DATE OF PRELIMINARY PLAT APPROVAL: \_\_\_\_\_

12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:

ABUTTING BENJAMIN GALLIEN 3011 N. MEADOW LARK DR, LAKE CHARLES  
ADJACENT CARMON GERTRUDE RODRIGUEZ - P.O. BOX 16193, LAKE CHARLES  
ADJACENT JULIA MAE LEBER, 105 N PRATER ST, LAKE CHARLES

13. ATTACH **FIFTEEN (15)** COPIES OF THE FINAL PLAT.

14. ASSURANCES OF COMPLIANCE WITH REGULATIONS AS STATED.

THE APPLICANT HEREBY CONSENTS TO THE PROVISION OF THE SUBDIVISION REGULATIONS PROVIDING THAT THE DECISION OF THE PLANNING COMMISSION SHALL BE MADE WITHIN FORTY (40) DAYS AFTER THE CLOSE OF THE PUBLIC HEARING ON FINAL PLAT APPROVAL.

I, ROGEE CLARK HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

BY: \_\_\_\_\_

SIGNATURE OF APPLICANT

DATE: 24 MARCH 2021

# VARIANCE APPLICATION FORM

DATE: 24 MARCH 2021

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LOUISIANA UNDER THE PROVISIONS OF ZONING ORDINANCE 10598 AND ALL OTHER APPLICABLE CODES AND ORDINANCES OF THE CITY OF LAKE CHARLES, THE UNDERSIGNED PARTY HEREBY APPLIES FOR A VARIANCE FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 2704 COLFAX STREET

LEGAL DESCRIPTION: LOT # 7 PARCEL 00375497

DESCRIPTION OF JOB: NEW CONSTRUCTION

WITH PLANS ATTACHED HERETO:

APPLICANT: DEANN MITCHELL & LASHAWNE STEWART PHONE: 951-906-3647

MAILING ADDRESS: 1591 CANTANIA DRIVE ZIP: 92571

EMAIL ADDRESS: DRMITCH333@MSN.COM

OWNER OF RECORD: DEANN & LASHAWNE

ZONING DISTRICT: ☒ RESIDENTIAL ☐ MIXED USE ☐ INDUSTRIAL ☐ NEIGHBORHOOD ☐ BUSINESS  
☐ T-4 URBAN TRANSECT ☐ T-5 URBAN CENTER TRANSECT ☐ T-6 URBAN CORE TRANSECT ☐ OTHER

## FLOOD PLAIN MANAGEMENT REGULATIONS:

FIRM ZONE: ☒ "X" ☐ "A" ☐ "AE" ☐ "D" ☐ OTHER \_\_\_\_\_ FLOODWAY: ☐ IN ☐ OUT

Application Questions: If "Yes" explain in writing, include photographs, site plans, maps, etc. for each question below to be considered for the variance. Circle "Yes" or "No" for each question:

- |   |                                      |                                     |
|---|--------------------------------------|-------------------------------------|
| (a) As the applicant, have you created this hardship?   | Yes                                  | <input checked="" type="radio"/> No |
| (b) Is there any unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property? | <input checked="" type="radio"/> Yes | No                                  |
| (c) Is your hardship caused by circumstances or conditions generally created by the provisions of zoning ordinance in the district?   | Yes                                  | <input checked="" type="radio"/> No |
| (d) Are there physical circumstances or conditions that will not allow the property to be developed in strict conformity with the provisions of the current zoning ordinance?   | Yes                                  | <input checked="" type="radio"/> No |
| (e) Will your project alter the essential character of the neighborhood or district in which the property is located nor substantially or permanently impair the appropriate use or development of adjacent property?                 | Yes                                  | <input checked="" type="radio"/> No |
| (f) Will your project exceed the minimum variance that will afford relief and the least modification possible of the regulation in issue?   | Yes                                  | No                                  |

## REMARKS OR SPECIAL CONDITIONS:

CHANGE THE 5' SETBACK TO 3' ON ONE SIDE OF LOT

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR A VARIANCE IS CONTINGENT UPON MY COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND POLICIES OF THE CITY OF LAKE CHARLES. ANY ATTEMPT TO ABROGATE SUCH OR FAILURE TO COMPLY WITH ANY CONDITION LEGALLY IMPOSED ON THIS APPLICATION SUBSEQUENT TO THE PROVISION OF ZONING ORDINANCE NO. 10598 WILL RENDER THE PERMIT NULL AND VOID.

\_\_\_\_\_  
PLANNING DIRECTOR

\_\_\_\_\_  
DATE

[Signature]  
APPLICANT

24 MARCH 2021  
DATE





CONSTRUCTION & MAINTENANCE, L.L.C.

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6956 Cezanne Avenue \* Baton Rouge, LA 70806 \* 225-216-2667(F) \* 225-937-8831

March 24, 2021

Re: Letter of intent

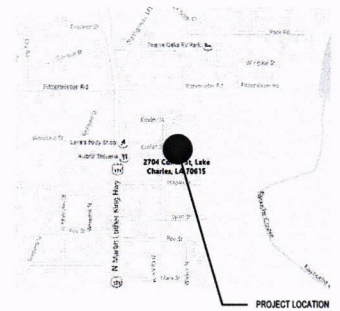
City of Lake Charles  
326 Pujo St  
Lake Charles, La 70602-0900  
337-491-1542

Dear Mr. Doug Burguières:

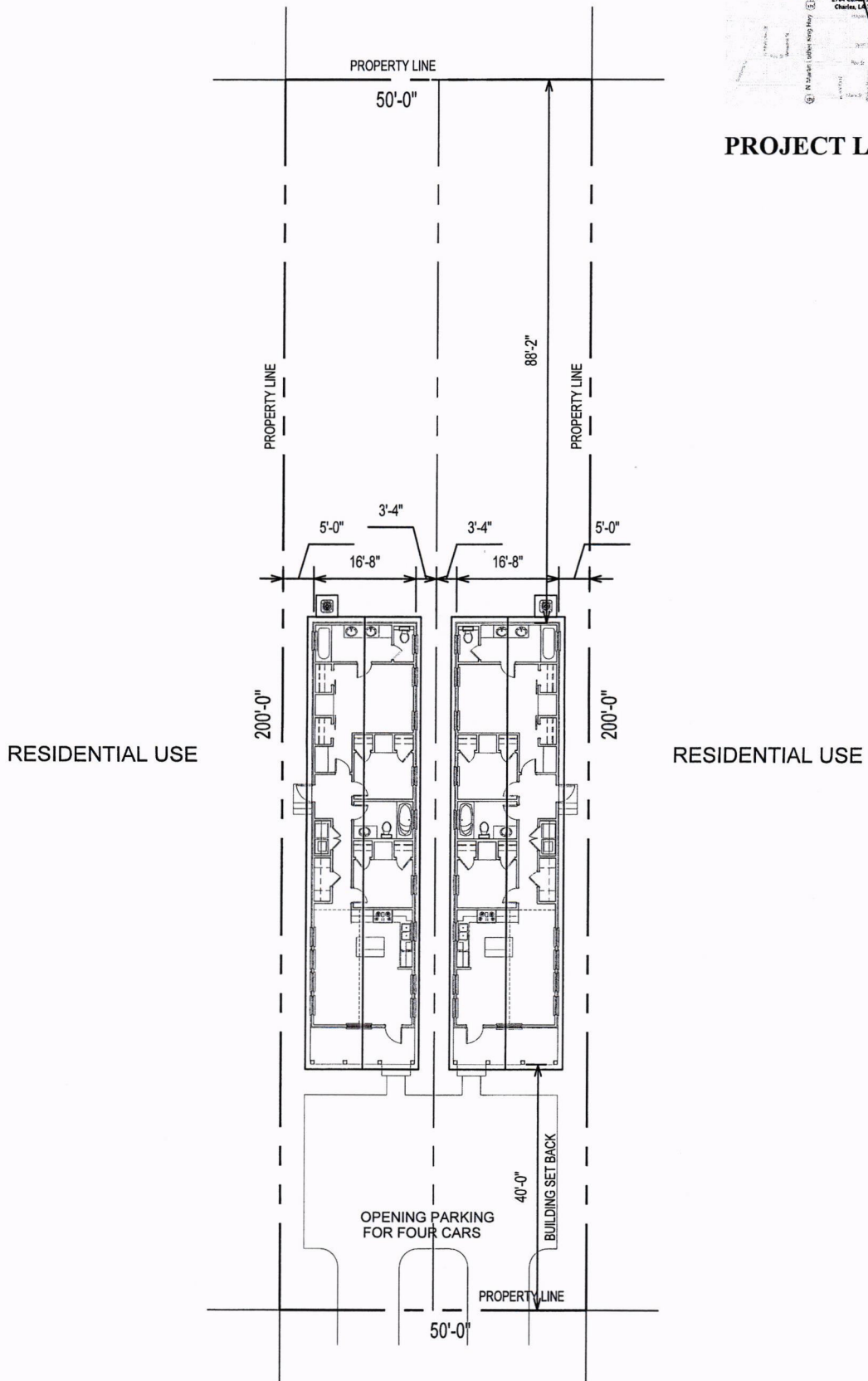
Clark Construction and Maintenance, LLC On behalf of Deann Mitchell and Lashawne Stewart would like to propose a subdivide of their property on 2704 Colfax Street, Lot 7#, Parcel ID-00375497. We would like to split the lot 50'x200' into two 25'x 200' lots. We will build two residential new constructions. They will also need a variance on one side of the property from a 5 feet setback to 3 feet setback.

*Rogee L. Clark*

Rogee L. Clark  
Manager, Clark Construction & Maintenance LLC



PROJECT LOCATION



Plot Plan  
SCALE: 1" = 20'-0"



New Residence Construction for  
**LASHAWNE STEWART & DEANN MITCHELL**  
LOT #07/PARCEL ID 00375497  
2704 COLFAX STREET  
BRYANT PLACE SUBDIVISION

**CLARK**

Rogee Clark, Manager  
183 Ocean Drive  
Baton Rouge, Louisiana 70806  
504.383.1111

CITY OF LAKE CHARLES  
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: 4/12/2021

APPLICATION FEE: \$ \_\_\_\_\_  
PLAT FILING FEE: \$ \_\_\_\_\_

1. NAME OF SUBDIVISION: \_\_\_\_\_

2. NAME OF APPLICANT: COMM CARE CORPORATION

ADDRESS: Refer to attached Addendum ZIP \_\_\_\_\_ PHONE \_\_\_\_\_

3. NAME OF AUTHORIZED AGENT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE \_\_\_\_\_

4. OWNER OF RECORD: SOUTHERN GULF THEATERS, INC.

ADDRESS: P.O. Box 190429 ZIP 75219 PHONE \_\_\_\_\_

5. ENGINEER (and/or Land Surveyor): DELTA CONSULTING, INC.

ADDRESS: 740 FRONT ST. ZIP 71457 PHONE 318-352-3665

6. ATTORNEY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE \_\_\_\_\_

7. SUBDIVISION LOCATION: APPROXIMATELY 800 FEET SOUTH OF THE  
INTERSECTION OF MCNEESE FARM RD & GERSTNER MEMORIAL DR.

8. TOTAL ACREAGE BEING SUBDIVIDED: 16.343 ACRES

NO. OF LOTS: 2

9. ZONING CLASSIFICATION: Front Section: BUSINESS, Back Section: Mixed Use

10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: \_\_\_\_\_

11. DATE OF PRELIMINARY PLAT APPROVAL: \_\_\_\_\_

12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:

SEE ATTACHMENT

13. ATTACH FIFTEEN (15) COPIES OF THE FINAL PLAT.

14. ASSURANCES OF COMPLIANCE WITH REGULATIONS AS STATED.

THE APPLICANT HEREBY CONSENTS TO THE PROVISION OF THE SUBDIVISION REGULATIONS PROVIDING THAT THE DECISION OF THE PLANNING COMMISSION SHALL BE MADE WITHIN FORTY (40) DAYS AFTER THE CLOSE OF THE PUBLIC HEARING ON FINAL PLAT APPROVAL.

James W. Tucker HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

BY: James W. Tucker  
SIGNATURE OF APPLICANT

DATE: 4/12/2021

JAMES TUCKER

President & CEO

Comm Care Management Corporation



April 12, 2021

**City of Lake Charles**

**Addendum - Application Final Subdivision:**

Applicant: CommCare Corporation

Owner of Record: Patricia Prechter, President

C/O: CommCare Management Corporation  
James W. Tucker, President/CEO

Chris Peters, Director of Construction & Purchase Services

Cell Phone: 504-421-2247

Email: cpeters@commcaremgt.com

Phone: 504-324-8950

Mailing Address: 950 West Causeway Approach, Mandeville, LA 70471

CORS BASE STATIONS USED BY OPUS			
PID	DESIGNATION	LATITUDE	LONGITUDE
028955	WHEATZ ST UNIV COR ARP	N32°19'36.022" W93°51'10.500"	
043379	SAVIERON PARISH CT COR ARP	N29°47'34.377" W93°19'30.390"	
047832	PORT AURHER COR ARP	N29°56'50.700" W93°51'10.500"	

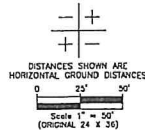
LEGEND

- ⊙ FOUND 1.25" IRON PIPE
- ⊙ FOUND CROSS CUT IN CONCRETE

THIS SURVEY DOES NOT CONSTITUTE:  
1. ENVIRONMENTAL SITE ASSESSMENT  
2. WETLANDS DETERMINATION  
3. SUB-SURFACE INVESTIGATION, DIAL  
LOUISIANA ONE CALL (811) BEFORE  
DIGGING.  
4. CERTIFICATION OF UN-ENCUMBERED  
OWNERSHIP

SECTION 21  
T10S-R8W  
CITY OF LAKE CHARLES  
CALCASIEU PARISH

BEARINGS SHOWN ARE GRID BEARINGS,  
LOUISIANA SOUTH ZONE  
NAD 83 (2011)(EPOCH=2010.0000)  
CONVERGENCE ANGLE 0° - -02'33.24"



CIC Financial  
Investments LLC

Juniper Fifth Avenue, LP

Miss Lake Charles, LLC

M.H. Davidson Foundation

Rapco, LLC

TRACT 1  
15.011 Acres

TRACT 3  
1.332 ACRES

50' ACCESS SERVITUDE  
ROAD TO BE DEVELOPED BY TRACT 3  
FOR ACCESS TO TRACT 1

P.O.B.  
LAT 30°10'50.635"  
LNG 93°10'48.057"  
NAD 83, U. S. SURVEY FEET

TRACT 2  
(PREVIOUSLY PARTITIONED)  
3.497 ACRES

GERSTNER MEMORIAL DRIVE

PRELIMINARY DOCUMENT  
THIS DOCUMENT SHALL NOT BE USED FOR  
CONSTRUCTION, BIDDING, RECORDATION,  
CONVEYANCE, SALES, OR AS THE BASIS FOR  
THE ISSUANCE OF A PERMIT, OR FOR ANY  
OTHER OFFICIAL USE. THIS DOCUMENT DOES  
NOT MEET LOUISIANA STANDARDS FOR A  
BOUNDARY SURVEY

PRELIMINARY

BRANDON C. THORNTON, LA P.L.S. NO. 5137  
NOTE: ORIGINAL IF STAMPED RED, SIGNED BLUE.

- REFERENCES
- (1) CASH SALE DEED FROM SOUTHERN GULF THEATRES, INC. TO 505 REAL ESTATE LLC, OF TRACT 2 (3.497 ACRES) DATED NOVEMBER 10, 2020 FILE No. 3497061
  - (2) SURVEY OF MINOR SUBDIVISION FOR SAUSAGE ROTISSERIE COMMERCIAL REAL ESTATE BY DENNIS L. GOWIN P.L.S. No. 4846 DATED 07/20/2020

FOR  
COMMCARE CORPORATION  
REQUESTED BY  
Mr. James Tucker  
DESCRIPTION  
SURVEY LOCATED IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, T10S-R8W, LOUISIANA PRINCIPAL MERIDIAN, SOUTHWESTERN LAND DISTRICT, CITY OF LAKE CHARLES, CALCASIEU PARISH, LOUISIANA.

242 FRONT STREET  
ANDREWS, LOUISIANA 71107  
PH NO. (504) 233-2884  
Della Consulting, Inc.  
Professional Engineers & Land Surveyors  
PRGJ. No. 404002 S1  
DRAWN BY: KED  
APPROVED BY: BCT  
SURVEY DATE: 03/29/2021  
SHEET 1 OF 1

CITY OF LAKE CHARLES  
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: 4-15-2021

APPLICATION FEE: \$ \_\_\_\_\_  
PLAT FILING FEE: \$ \_\_\_\_\_

1. NAME OF PROPOSED SUBDIVISION: Porch Light Subdivision  
(MUST CREATE NEW NAME)
2. NAME OF APPLICANT: Edward Smith & Lester Coleman  
ADDRESS: 426 Moss St. LC. ZIP 70601 PHONE 337-2160/318-2778
3. NAME OF AUTHORIZED AGENT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE \_\_\_\_\_
4. OWNER OF RECORD: Lester Coleman & Edward Smith  
ADDRESS: \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE \_\_\_\_\_
5. ENGINEER (and/or Land Surveyor): \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE \_\_\_\_\_
6. ATTORNEY: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE \_\_\_\_\_
7. SUBDIVISION LOCATION: NE cor Pryce St & Moss St
8. TOTAL ACREAGE BEING SUBDIVIDED: 1/2 acre  
NO. OF LOTS: 3
9. ZONING CLASSIFICATION: \_\_\_\_\_
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: N/A
11. DATE OF PRELIMINARY PLAT APPROVAL: N/A
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
13. ATTACH FIFTEEN (15) COPIES OF THE FINAL PLAT.
14. ASSURANCES OF COMPLIANCE WITH REGULATIONS AS STATED.

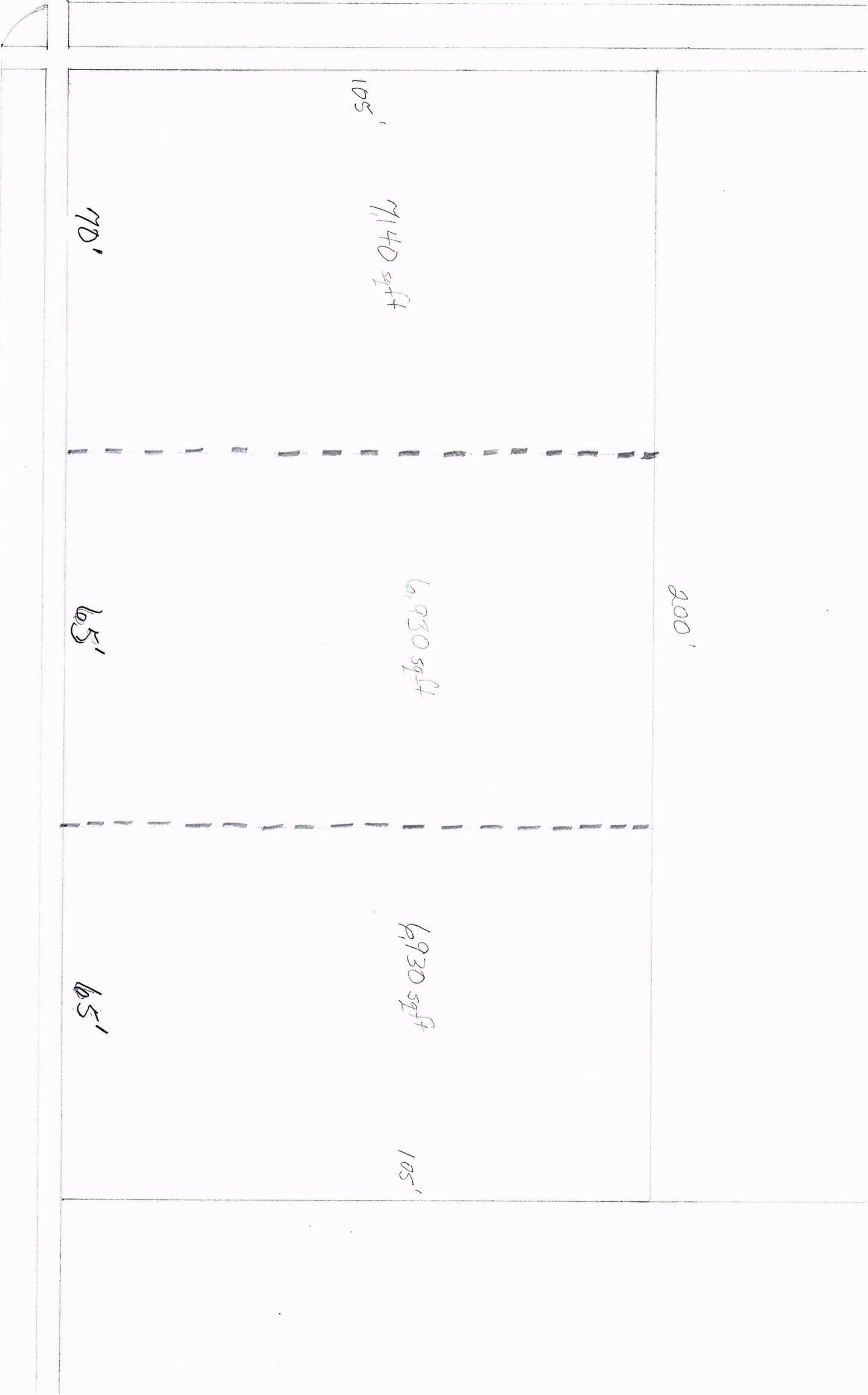
THE APPLICANT HEREBY CONSENTS TO THE PROVISION OF THE SUBDIVISION REGULATIONS PROVIDING THAT THE DECISION OF THE PLANNING COMMISSION SHALL BE MADE WITHIN FORTY (40) DAYS AFTER THE CLOSE OF THE PUBLIC HEARING ON FINAL PLAT APPROVAL.

I, Lester Coleman HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

BY: Lester Coleman  
SIGNATURE OF APPLICANT

DATE: 4/15/21

MOSS STREET



PRICE STREET

200'



**CITY OF LAKE CHARLES  
APPLICATION FOR FINAL SUBDIVISION APPROVAL**

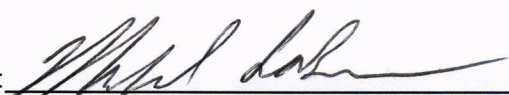
DATE: 4-15-2021

APPLICATION FEE: \$ \_\_\_\_\_  
PLAT FILING FEE: \$ \_\_\_\_\_

1. NAME OF PROPOSED SUBDIVISION: Reese Ridge  
(MUST CREATE NEW NAME)
2. NAME OF APPLICANT: Michael LaBruyere  
ADDRESS: 7368 McLown Rd. Iowa, LA ZIP 70647 PHONE 337-379-0274
3. NAME OF AUTHORIZED AGENT: same  
ADDRESS: \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE \_\_\_\_\_
4. OWNER OF RECORD: Epic Developers LLC  
ADDRESS: 5925 East Blue Sage Rd. LC, LA ZIP 70605 PHONE 337-379-0274
5. ENGINEER (and/or Land Surveyor): Reddack Surveying  
ADDRESS: \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE \_\_\_\_\_
6. ATTORNEY: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE \_\_\_\_\_
7. SUBDIVISION LOCATION: 4147 Alma Lane  
\_\_\_\_\_  
\_\_\_\_\_
8. TOTAL ACREAGE BEING SUBDIVIDED: 1.06 acres  
NO. OF LOTS: 6
9. ZONING CLASSIFICATION: Residential
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
11. DATE OF PRELIMINARY PLAT APPROVAL: \_\_\_\_\_
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:  
attached  
\_\_\_\_\_  
\_\_\_\_\_
13. ATTACH **FIFTEEN (15)** COPIES OF THE FINAL PLAT.
14. ASSURANCES OF COMPLIANCE WITH REGULATIONS AS STATED.

THE APPLICANT HEREBY CONSENTS TO THE PROVISION OF THE SUBDIVISION REGULATIONS PROVIDING THAT THE DECISION OF THE PLANNING COMMISSION SHALL BE MADE WITHIN FORTY (40) DAYS AFTER THE CLOSE OF THE PUBLIC HEARING ON FINAL PLAT APPROVAL.

I, Michael LaBruyere HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

BY:   
SIGNATURE OF APPLICANT

DATE: 4-15-2021

## APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 4-15-2021

TOTAL FEE: \$ \_\_\_\_\_

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LOUISIANA UNDER THE PROVISIONS OF ORDINANCE 10598 AND ALL OTHER APPLICABLE CODES AND ORDINANCES OF THE CITY OF LAKE CHARLES, THE UNDERSIGNED PARTY HEREBY APPLIES FOR A CONDITIONAL USE PERMIT/SPECIAL EXCEPTION/VARIANCE/APPEAL FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 4147 Alma LaneLEGAL DESCRIPTION: attachedDESCRIPTION OF JOB: 6 single family homes

WITH PLANS ATTACHED HERETO:

APPLICANT: Michael LaBruyerePHONE: 337-379-0274MAILING ADDRESS: 7368 McCown Rd. Iowa, LAZIP: 70647EMAIL ADDRESS: miclab7368@gmail.comOWNER OF RECORD: Epic Developers LLCZONING DISTRICT: ☒ RESIDENTIAL ☐ MIXED USE ☐ INDUSTRIAL ☐ NEIGHBORHOOD ☐ BUSINESS☐ T-4 URBAN TRANSECT ☐ T-5 URBAN CENTER TRANSECT ☐ T-5 URBAN CORE TRANSECT☐ OTHER \_\_\_\_\_HISTORIC DISTRICT: ☐ CHARPENTIER ☐ MARGARET PLACE ☐ N/A☐ MINOR HISTORICAL SIGNIFICANCE AND/OR NONCONTRIBUTING ELEMENT☐ MINOR HISTORICAL SIGNIFICANCE AND/OR CONTRIBUTING ELEMENTCONDITIONAL USE: ☐ MINOR ☐ MAJOR ☐ PLANNED DEVELOPMENT CASE NO. \_\_\_\_\_☐ WITH ZONING DISTRICT AMENDMENT: \_\_\_\_\_ CASE NO. \_\_\_\_\_

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL: \_\_\_\_\_

COMMENCEMENT OF CONSTRUCTION: \_\_\_\_\_ EXPECTED COMPLETION: \_\_\_\_\_

EXTENSION GRANTED: \_\_\_\_\_

SPECIAL EXCEPTION/VARIANCE/APPEAL: ☐ NOT REQUIRED ☐ REQUIRED ☐ CASE NO. \_\_\_\_\_

## FLOOD PLAIN MANAGEMENT REGULATIONS:

1.) FIRM ZONE: ☒ "X" ☐ "A" ☐ "AE" ☐ "D" ☐ OTHER \_\_\_\_\_2.) ELEVATION CERTIFICATE REQUIRED: ☐ YES ☒ NO

3.) BASE FLOOD ELEVATION: \_\_\_\_\_ MSL

4.) FLOODWAY: ☐ IN ☐ OUT

REMARKS OR SPECIAL CONDITIONS:

☐ APPROVE ☐ DENY

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR A CONDITIONAL USE PERMIT/SPECIAL EXCEPTION/VARIANCE/APPEAL IS CONTINGENT UPON MY COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND POLICIES OF THE CITY OF LAKE CHARLES. ANY ATTEMPT TO ABROGATE SUCH OR FAILURE TO COMPLY WITH ANY CONDITION LEGALLY IMPOSED ON THIS APPLICATION SUBSEQUENT TO THE PROVISION OF ORDINANCE NO. 10598 WILL RENDER THE CONDITIONAL USE PERMIT/SPECIAL EXCEPTION/VARIANCE/APPEAL NULL AND VOID.

PLANNING DIRECTOR \_\_\_\_\_

CHAIRMAN \_\_\_\_\_

APPLICANT Michael LaBruyere

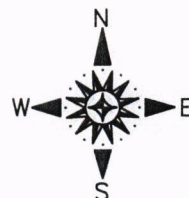
DATE \_\_\_\_\_

DATE \_\_\_\_\_

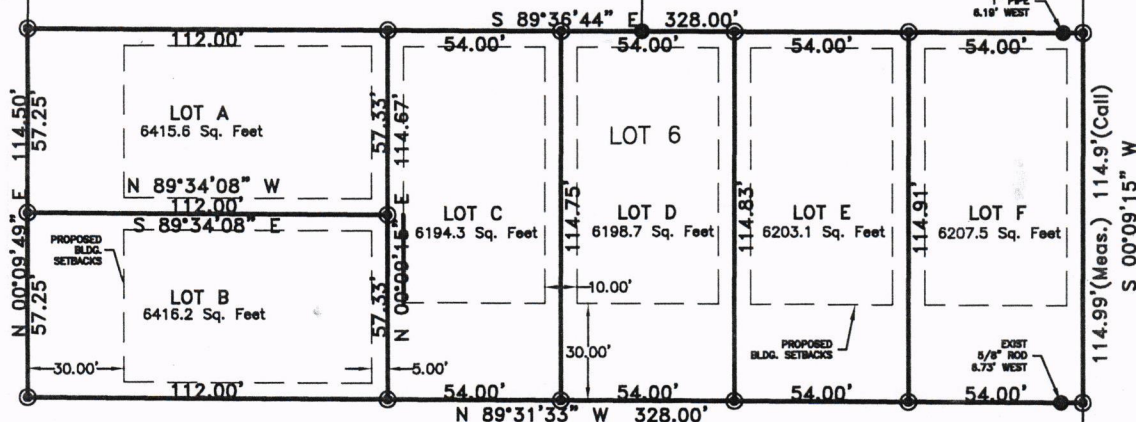
DATE 4-15-2021



GENERAL NOTES:  
BEARINGS AND DIMENSIONS ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83(2011) AS DERIVED FROM STATIC GPS OBSERVATIONS PERFORMED ON MARCH 31, 2021. AREA CALCULATIONS HAVE BEEN MADE RELATIVE TO SAID GRID COORDINATES.



ALMA LN.



ABANDONED MIGNONETTE LN.

MIGNONETTE LN.

LOT 8

ALMA LN.

LOT 9

MRS. CHRISTINA SWEENEY SUBDIVISION  
OF SOUTH 10 ACRES

LOT 10

**PROPERTY DESCRIPTION:**

BEING LOT 6 OF BLOCK 3 OF MRS. CHRISTINA SWEENEY SUBDIVISION, A SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK 5 AT PAGE 203, FILE #474293, RECORDS OF CALCASIEU PARISH LOUISIANA.

**DEDICATION**

THE RIGHT-OF-WAY OF THE PROPOSED STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PUBLIC PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE OR FENCE SHALL BE CONSTRUCTED, NOR ANY SHRUBBERY PLANTED WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE IS GRANTED.

**SEWERAGE 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 HEALTH UNIT OF CALCASIEU PARISH.

OWNER

CITY OF LAKE CHARLES



**VICINITY MAP**  
SCALE 1"=30'

**CERTIFICATION**

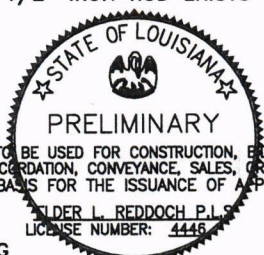
I HEREBY CERTIFY THAT THIS PLAT WAS MADE IN ACCORDANCE WITH THE APPLICABLE PROFESSIONAL AND OCCUPATIONAL STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY PER LOUISIANA ADMINISTRATIVE CODE, TITLE 46, PART LXI, AND IN ACCORDANCE WITH THE APPLICABLE STATUTES OF THE STATE OF LOUISIANA AND THE ORDINANCE OF THE CALCASIEU PARISH, LOUISIANA PERTAINING TO THE SUBDIVISION OF LAND.

I CERTIFY THAT THIS REPRESENTS AN ACTUAL GROUND SURVEY AND THAT NO VISIBLE ENCROACHMENTS EXIST EITHER WAY ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN ABOVE AND NO ENVIRONMENTAL ISSUES OR SERVITUDES WERE ADDRESSED OTHER THAN THOSE SPECIFICALLY REQUESTED AND PROVIDED FOR REVIEW. NORTH ORIENTATION IS PER MAGNETIC UNLESS OTHERWISE NOTED.

I CERTIFY THAT THE ABOVE PROPERTY IS LOCATED IN ZONE X(s) & X OF THE H. U. D. (F. I. A.) FLOOD HAZARD BOUNDARY MAP 22019C 0490F DATED: 02/18/2011

MUNICIPAL ADDRESS: 4147 ALMA LANE, LAKE CHARLES, LA 70605

- ⊙ - REPRESENTS 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
- - REPRESENTS 1/2" IRON ROD EXISTS UNLESS OTHERWISE NOTED.



REDDOCH LAND SURVEYING  
E. LEO REDDOCH  
REGISTERED LAND SURVEYOR  
NO. 4446 STATE OF LOUISIANA  
528 PUJO ST. LAKE CHARLES, LA 70601  
PH: (337) 491-9520  
FAX: (337) 439-6859

**PLAT OF SUBDIVISION**

DRAWN BY:  
KVN  
CHECKED BY:  
ELR

PLAT OF SURVEY PERFORMED FOR:  
**REESE RIDGE**

SCALE 1"= 60'

DATE OF PLAT: APRIL 14, 2021

PROPERTY LOCATED IN:  
SECTION 24 TOWNSHIP 10 SOUTH  
RANGE 9 WEST  
CALCASIEU PARISH, LOUISIANA



## APPLICATION FOR PUBLIC HEARING

RES/MAY/VAR

CITY OF LAKE CHARLES, LOUISIANA

DATE: 4/16/21

TOTAL FEE: \$ 500<sup>00</sup>

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LOUISIANA UNDER THE PROVISIONS OF ORDINANCE 10598 AND ALL OTHER APPLICABLE CODES AND ORDINANCES OF THE CITY OF LAKE CHARLES, THE UNDERSIGNED PARTY HEREBY APPLIES FOR A CONDITIONAL USE PERMIT/SPECIAL EXCEPTION/VARIANCE/APPEAL FOR THE FOLLOWING:

✓ PROPERTY ADDRESS/LOCATION: 319 E. Oak Ln. LC  
LEGAL DESCRIPTION: LOT 2, E. 23.2 ft LOT 1 East Oak Lane Subdivision  
DESCRIPTION OF JOB: INSTALL LIMESTONE OVERFLOW PARKING (Baileys Audio)  
WITH PLANS ATTACHED HERETO:  
APPLICANT: Scott Bailey PHONE: 337 540 9234  
MAILING ADDRESS: 3847 Cypress Lake Dr. LC, LA ZIP: 70611  
EMAIL ADDRESS: BOSSBAILEY1@YAHOO.COM CHRISTINE@CHRISTINEBAILEY.NET  
✓ OWNER OF RECORD: Scott Bailey Christine Bailey

ZONING DISTRICT: ☒ RESIDENTIAL ☐ MIXED USE ☐ INDUSTRIAL ☐ NEIGHBORHOOD ☐ BUSINESS  
☐ T-4 URBAN TRANSECT ☐ T-5 URBAN CENTER TRANSECT ☐ T-5 URBAN CORE TRANSECT  
☐ OTHER \_\_\_\_\_

HISTORIC DISTRICT: ☐ CHARPENTIER ☐ MARGARET PLACE ☐ N/A  
☐ MINOR HISTORICAL SIGNIFICANCE AND/OR NONCONTRIBUTING ELEMENT  
☐ MINOR HISTORICAL SIGNIFICANCE AND/OR CONTRIBUTING ELEMENT

CONDITIONAL USE: ☐ MINOR ☐ MAJOR ☐ PLANNED DEVELOPMENT CASE NO. \_\_\_\_\_  
☐ WITH ZONING DISTRICT AMENDMENT: \_\_\_\_\_ CASE NO. \_\_\_\_\_

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL: \_\_\_\_\_

COMMENCEMENT OF CONSTRUCTION: \_\_\_\_\_ EXPECTED COMPLETION: 1 Week

EXTENSION GRANTED: \_\_\_\_\_

SPECIAL EXCEPTION/VARIANCE/APPEAL: ☐ NOT REQUIRED ☐ REQUIRED ☐ CASE NO. \_\_\_\_\_

## FLOOD PLAIN MANAGEMENT REGULATIONS:

1.) FIRM ZONE: ☐ "X" ☐ "A" ☐ "AE" ☐ "D" ☐ OTHER \_\_\_\_\_

2.) ELEVATION CERTIFICATE REQUIRED: ☐ YES ☐ NO

3.) BASE FLOOD ELEVATION: \_\_\_\_\_ MSL

4.) FLOODWAY: ☐ IN ☐ OUT

REMARKS OR SPECIAL CONDITIONS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ APPROVE ☐ DENY

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR A CONDITIONAL USE PERMIT/SPECIAL EXCEPTION/VARIANCE/APPEAL IS CONTINGENT UPON MY COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND POLICIES OF THE CITY OF LAKE CHARLES. ANY ATTEMPT TO ABROGATE SUCH OR FAILURE TO COMPLY WITH ANY CONDITION LEGALLY IMPOSED ON THIS APPLICATION SUBSEQUENT TO THE PROVISION OF ORDINANCE NO. 10598 WILL RENDER THE CONDITIONAL USE PERMIT/SPECIAL EXCEPTION/VARIANCE/APPEAL NULL AND VOID.

PLANNING DIRECTOR \_\_\_\_\_

CHAIRMAN \_\_\_\_\_

APPLICANT Christine Bailey  
Scott Bailey

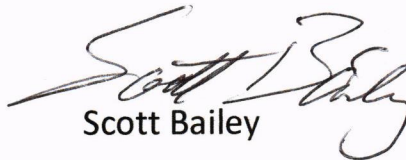
DATE \_\_\_\_\_

DATE \_\_\_\_\_

DATE 4/16/21

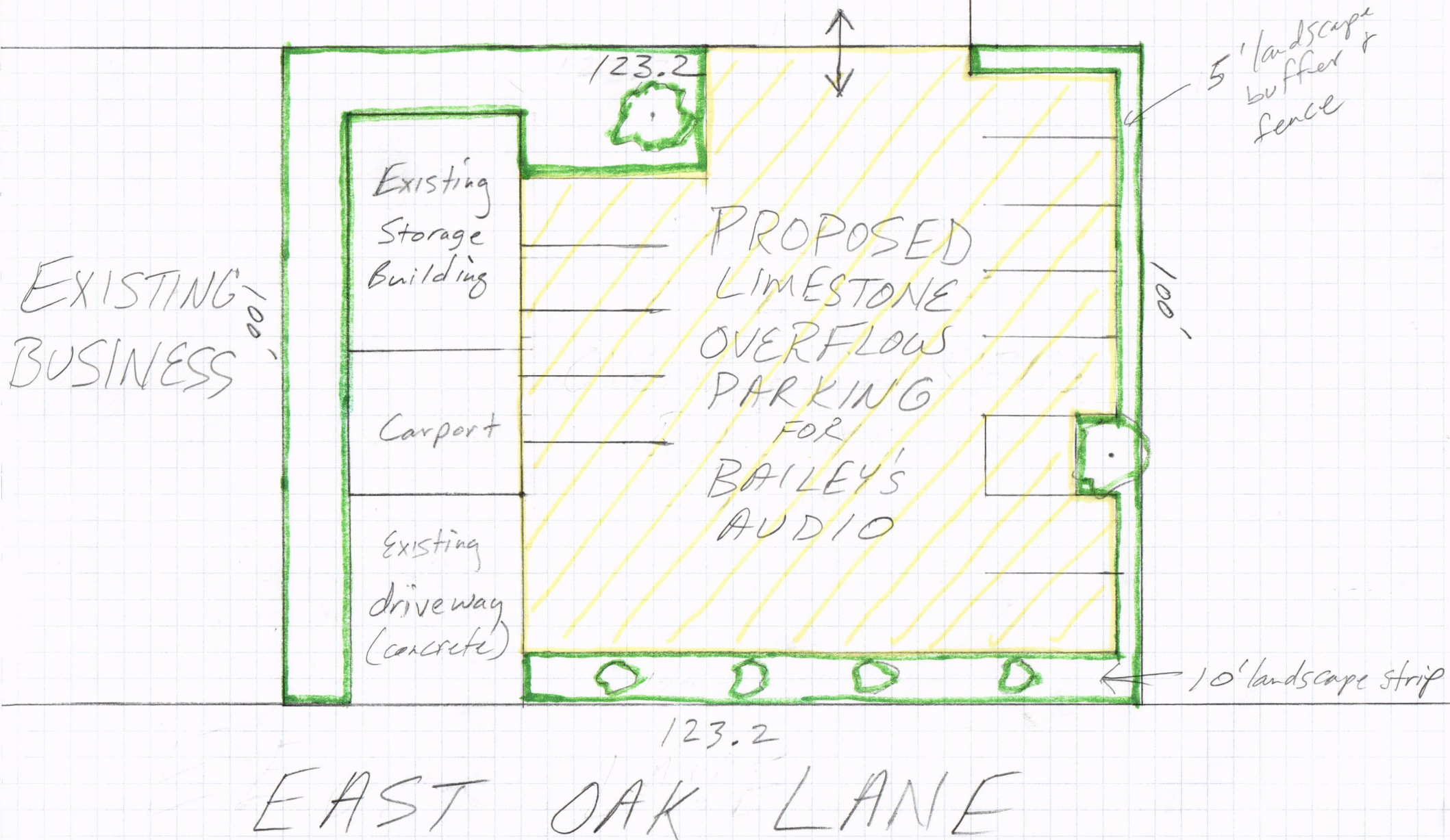


Hello, My name Scott Bailey. I own the property that Bailey's Audio is located on at 3711 Ryan St. as well as adjacent property at 319 East Oak Lane in Lake Charles. It is my intent to create a limestone overflow parking area on the property at 319 East Oak Lane to accommodate employee parking as well as short term parking for vehicles waiting to be picked up. We do not anticipate this overflow area to have a high volume of flow. On Occasion this could include a boat or RV so we do need ample room for maneuvering, thus the request to reduce the side yard setback from 15' to 5'. We agree to construct a 6' privacy fence on that boundary. There was a house on this property but it was destroyed by Hurricane Laura and has been demoed and hauled off. Additionally we seek to clear up an oversight from years ago whereby the front of the property at 3711 Ryan was zoned commercial and the rear was residential. We seek to clean this up by requesting to convert the rear of the property from residential to commercial. Thanks for your consideration.

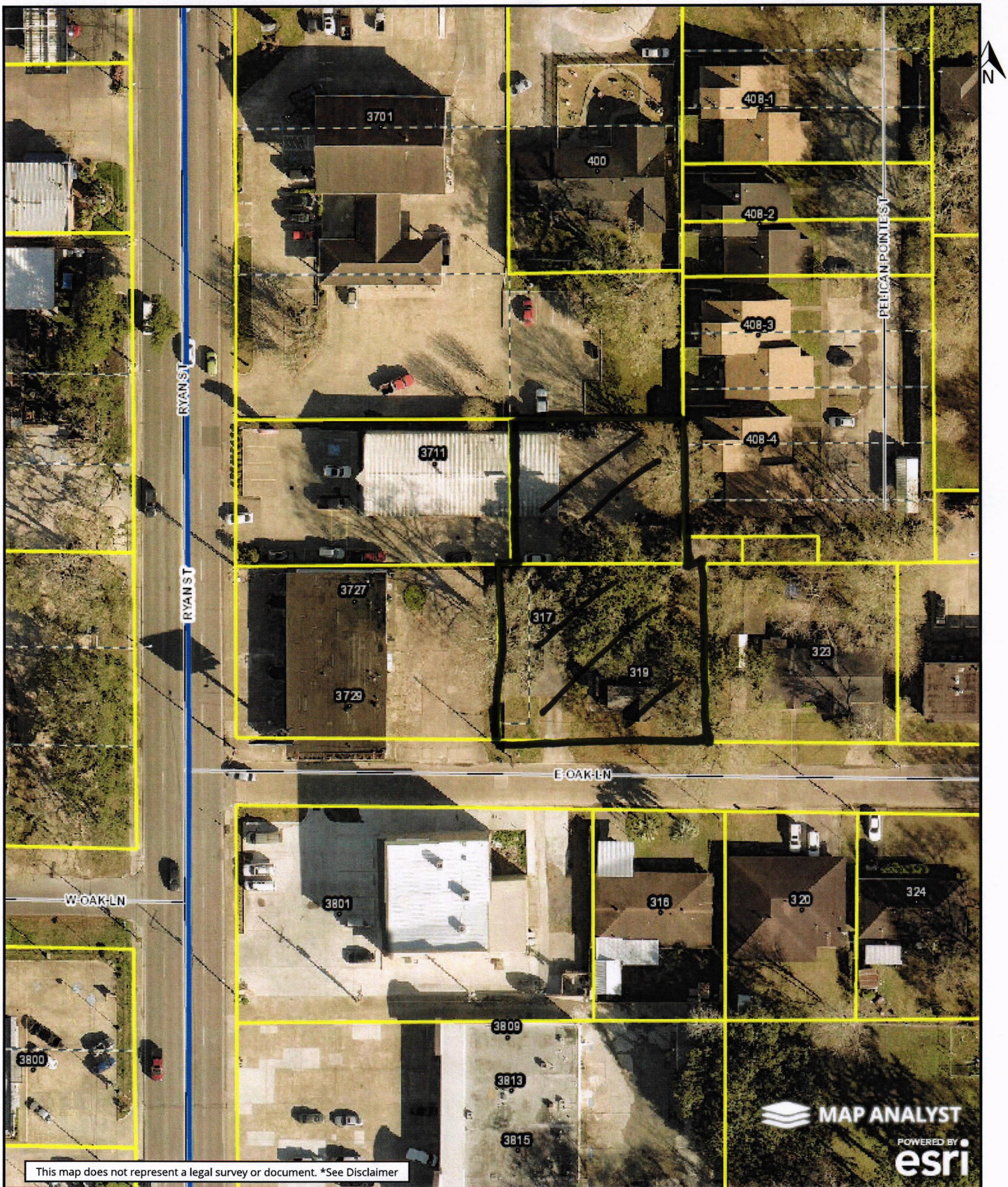


Scott Bailey

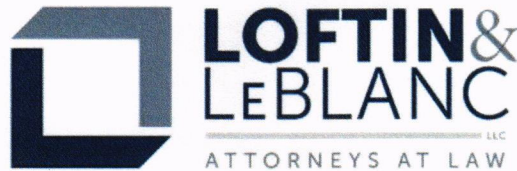
# BAILEY'S AUDIO











Billy E. Loftin, Jr.  
[billy@loftinleblanc.com](mailto:billy@loftinleblanc.com)

April 16, 2021

**VIA HAND DELIVERY**

City of Lake Charles  
Planning & Development  
c/o Stacey Peveto

RE: Annexation request of Arnold Natali and Yvette Marie Landry Natali

Dear Stacey:

Pursuant to our previous communications, it is my understanding the attached Petition does not require a filing fee. I have signed as the Agent and Attorney in Fact for Mr. and Mrs. Natali on the annexation request for the attached five (5) parcels which are off of Nelson Road along with the Deeds of Acquisition all numbered 1-5. It is my understanding the deadline for the May 10, 2021 Planning Commission Agenda is April 16, 2021. Please accept this letter as a request to place said petition on the Planning Commission Agenda. If you have any questions, please do not hesitate to contact my office.

With best regards, I am

Sincerely,

LOFTIN & LEBLANC, LLC

BILLY E. LOFTIN, JR.

BELjr/wj  
Enclosure

*C:\ServerData\Docs\Clients\Natalie, Arnie General\Nelson Annexation\Peveto encl Petition for Annexation 4-16-21*

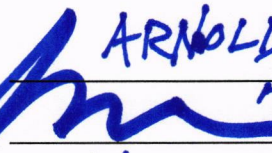
## PETITION FOR ANNEXATION

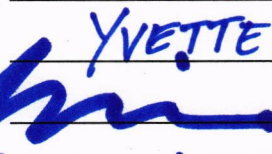
I/We, the undersigned property owners and registered voters of properties within the attached description of properties to be annexed and delineated on the attached map, do hereby request annexation within the corporate limits of the City of Lake Charles and thereby request any and all benefits relative thereunder. Respectfully submitted:

Signature

Print Name

Address

4/15/21  ARNOLD NATALI  
His agent and attorney-in-fact 102 E Hwy 90  
BILLY E. LOFTIN, JR. Iowa, LA 70647

4/15/21  YVETTE MARIE LANDRY NATALI  
Her agent and attorney-in-fact 102 E Hwy 90  
BILLY E. LOFTIN, JR. Iowa, LA 70647

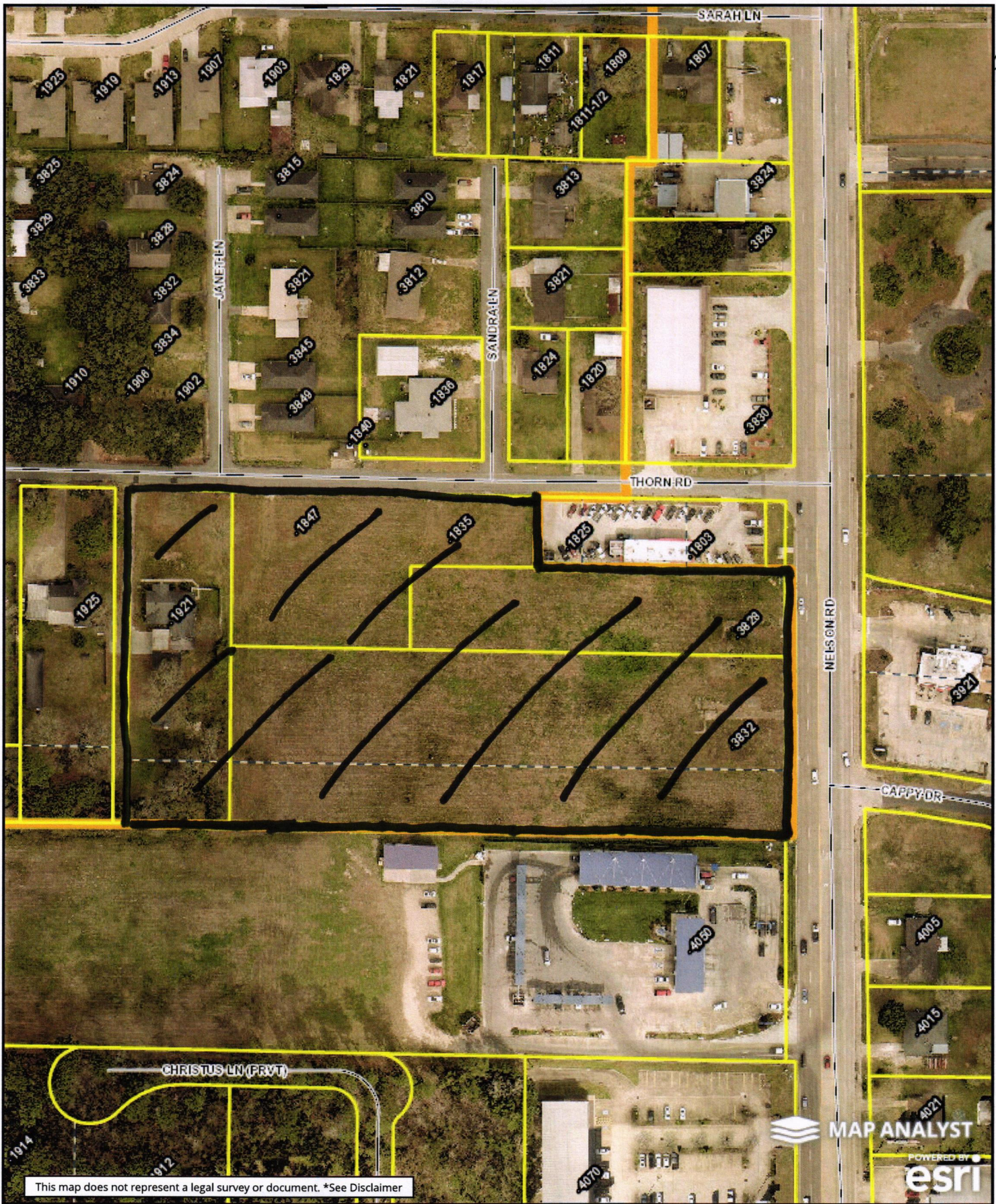
Request for annexation of the <sup>four (4) DBs</sup> ~~five (5)~~ parcels attached hereto and made a part hereof by reference along with the deeds of acquisition. Said parcels being 00054569, 00054550, 00056375, 00932825, ~~01091689~~ as numbered by the Calcasieu Parish assessor.

  
BILLY E. LOFTIN, JR.

Agent and Attorney-in-fact  
for the owners and registered  
voters of said parcels  
Arnold Natali and Yvette  
Marie Landry Natali

4/15/2021





This map does not represent a legal survey or document. \*See Disclaimer



## APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 3/12/21

TOTAL FEE: \$ 250.00

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LOUISIANA UNDER THE PROVISIONS OF ORDINANCE 10598 AND ALL OTHER APPLICABLE CODES AND ORDINANCES OF THE CITY OF LAKE CHARLES, THE UNDERSIGNED PARTY HEREBY APPLIES FOR A CONDITIONAL USE PERMIT/SPECIAL EXCEPTION/VARIANCE/APPEAL FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: ~~115~~ N151600 Bk 2 Mignonne Ln : 1605 Melvin Ln

LEGAL DESCRIPTION: Lot 8 blk 2 and Lot 5 blk 2 (less 550') Mrs Christina Sweeney Sub.

DESCRIPTION OF JOB: PUD request, see attached site plan

WITH PLANS ATTACHED HERETO:

APPLICANT: Berkeley Investments LLC PHONE: 337-263-4932

MAILING ADDRESS: 6410 Sweetleaf Ct, LC LA ZIP: 70605

EMAIL ADDRESS: chrisdglilb@icloud.com

OWNER OF RECORD: Chris D. Glibbey / Berkeley Investments

ZONING DISTRICT: ☒ RESIDENTIAL ☐ MIXED USE ☐ INDUSTRIAL ☐ NEIGHBORHOOD ☐ BUSINESS  
☐ T-4 URBAN TRANSECT ☐ T-5 URBAN CENTER TRANSECT ☐ T-5 URBAN CORE TRANSECT  
☐ OTHER \_\_\_\_\_

HISTORIC DISTRICT: ☐ CHARPENTIER ☐ MARGARET PLACE ☒ N/A

☐ MINOR HISTORICAL SIGNIFICANCE AND/OR NONCONTRIBUTING ELEMENT  
☐ MINOR HISTORICAL SIGNIFICANCE AND/OR CONTRIBUTING ELEMENT

CONDITIONAL USE: ☐ MINOR ☐ MAJOR ☒ PLANNED DEVELOPMENT CASE NO. \_\_\_\_\_

☐ WITH ZONING DISTRICT AMENDMENT: \_\_\_\_\_ CASE NO. \_\_\_\_\_

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL: \_\_\_\_\_

COMMENCEMENT OF CONSTRUCTION: \_\_\_\_\_ EXPECTED COMPLETION: \_\_\_\_\_

EXTENSION GRANTED: \_\_\_\_\_

SPECIAL EXCEPTION/VARIANCE/APPEAL: ☐ NOT REQUIRED ☐ REQUIRED ☐ CASE NO. \_\_\_\_\_

## FLOOD PLAIN MANAGEMENT REGULATIONS:

1.) FIRM ZONE: ☐ "X" ☐ "A" ☐ "AE" ☐ "D" ☐ OTHER \_\_\_\_\_

2.) ELEVATION CERTIFICATE REQUIRED: ☐ YES ☐ NO

3.) BASE FLOOD ELEVATION: \_\_\_\_\_ MSL

4.) FLOODWAY: ☐ IN ☐ OUT

## REMARKS OR SPECIAL CONDITIONS:

☐ APPROVE ☐ DENY

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR A CONDITIONAL USE PERMIT/SPECIAL EXCEPTION/VARIANCE/APPEAL IS CONTINGENT UPON MY COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND POLICIES OF THE CITY OF LAKE CHARLES. ANY ATTEMPT TO ABROGATE SUCH OR FAILURE TO COMPLY WITH ANY CONDITION LEGALLY IMPOSED ON THIS APPLICATION SUBSEQUENT TO THE PROVISION OF ORDINANCE NO. 10598 WILL RENDER THE CONDITIONAL USE PERMIT/SPECIAL EXCEPTION/VARIANCE/APPEAL NULL AND VOID.

PLANNING DIRECTOR

CHAIRMAN

APPLICANT

DATE

DATE

DATE

3.12.21

March 12, 2021

Attn: Doug Burguières  
Department of Planning &  
Economic Development  
326 Pujo St.  
P.O. Box 900  
Lake Charles, LA 70601

RE: Letter of Intent and Verification of Ownership


Property Address / Legal Description:

~~1711~~ Mignonette Ln and 1605 Melvin Ln, Lake Charles, LA 70605

Lot 8 Block 2 Mrs Christina Sweeney Sub / Lot 5 Block 2 Mrs Christina Sweeney Sub, less East 52 feet.

Proposed Use:

Applicant is requesting approval of a Planned Unit Development to construct seven 2-story duplex dwellings upon a 1.12 acre site, as shown on the attached site plan.

  
\_\_\_\_\_  
Chris D. Glibbery  
Berkeley Investments, LLC  
Owner / Applicant





## APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 3/11/21TOTAL FEE: \$ 250.00

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LOUISIANA UNDER THE PROVISIONS OF ORDINANCE 10598 AND ALL OTHER APPLICABLE CODES AND ORDINANCES OF THE CITY OF LAKE CHARLES. THE UNDERSIGNED PARTY HEREBY APPLIES FOR A CONDITIONAL USE PERMIT/SPECIAL EXCEPTION/VARIANCE/APPEAL/AMENDMENT FOR THE FOLLOWING:

## APPLICANT COMPLETES THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 1017 6th AVENUE, LAKE CHARLESLEGAL DESCRIPTION: ✓ ATTACHEDDESCRIPTION OF REQUEST: PARCEL # 01349145  
MAJOR CONDITIONAL USE PLANNED DEVELOPMENTAPPLICANT: EMPIRE OF THE SEED, RICK RICHARD PHONE: (337) 310-0405MAILING ADDRESS: 949 RYAN ST. #200, LAKE CHARLES LA ZIP: 70601OWNER OF RECORD: THRONE OF GRACE FELLOWSHIP PHONE: \_\_\_\_\_MAILING ADDRESS: 2401 6th ST, LAKE CHARLES, LA ZIP: 70601

## APPLICANT MUST VERIFY THE FOLLOWING ITEMS ARE INCLUDED IN THE APPLICATION BY CHECKING BOX:

(NOTE: ALL ITEMS MUST BE INCLUDED IN ORDER TO SUBMIT APPLICATION)

- ☒ SCALED SITE PLAN  
☒ CURRENT LEGAL DESCRIPTION OF PROPERTY  
☒ APPLICANT "LETTER OF INTENT"  
☒ OWNERSHIP VERIFICATION/OWNER'S CONSENT LETTER/BUY-SELL AGREEMENT  
☒ PROPERTY OWNERS WITHIN 500FT.-MAJOR PERMITS/PLANNED DEVELOPMENT/AMENDMENTS ONLY [ ] NOT REQUIRED

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR A CONDITIONAL USE PERMIT/SPECIAL EXCEPTION/VARIANCE/APPEAL/AMENDMENT IS CONTINGENT UPON MY COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND POLICIES OF THE CITY OF LAKE CHARLES. ANY ATTEMPT TO ABROGATE SUCH OR FAILURE TO COMPLY WITH ANY CONDITION LEGALLY IMPOSED ON THIS APPLICATION SUBSEQUENT TO THE PROVISION OF ORDINANCE NO. 10598 WILL RENDER THE CONDITIONAL USE PERMIT/SPECIAL EXCEPTION/VARIANCE/APPEAL/AMENDMENT NULL AND VOID.

APPLICANT SIGNATURE: [Signature]DATE: 3/11/21

## PLANNING &amp; DEVELOPMENT REVIEW ONLY

APPLICANT IS REQUESTING: CONDITIONAL USE: [ ] MINOR [ ] MAJOR [ ]  
[ ] SPECIAL EXCEPTION [ ] VARIANCE [ ]ZONING DISTRICT: [ ] RESIDENTIAL [ ] MIXED USE [ ] INDUSTRIAL [ ] NEIGH  
[ ] T-4 URBAN TRANSECT [ ] T-5 URBAN CENTER TRANSECT [ ] T-6 URBAN CO

HISTORIC DISTRICT: [ ] CHARPENTIER [ ] MARGARET PLACE [ ] N/A (if not in)

REMARKS OR SPECIAL CONDITIONS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

REVIEWED BY \_\_\_\_\_

DATE \_\_\_\_\_

DIRECTOR/ASSISTANT DIRECTOR OF PLANNING \_\_\_\_\_

DATE \_\_\_\_\_

c/o Bill Barry  
1501 Hillcroft  
L.C. LA  
70605  
applicant



Empire of the Seed  
949 Ryan Street, Suite 200  
Lake Charles, LA 70601

Mr. Mike Huber,  
Director of Planning and Engineering  
City of Lake Charles Planning Department  
Office of Zoning & Land Use  
326 Pujo St.  
Lake Charles, LA 70601

Re: Letter of Intent & Application for Public Hearing  
Planned Development for 1017 6<sup>th</sup> Avenue, Lake Charles, LA 70601-4705

Dear Mr. Huber,

Enclosed with this letter of intent is our Application for Public Hearing and Zoning Board approval of a proposed Major Conditional Use Planned Development of Parcel #01349145 at 1017 6<sup>th</sup> Avenue. The property is currently owned by Throne of Grace Fellowship.

The property sits within a Mixed Use Zoning District. Across 6<sup>th</sup> Ave is a Residential District.

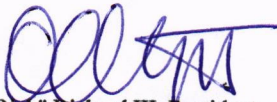
The development of this property will enable Catholic Charities of Southwest Louisiana to increase their services to the people of Lake Charles and better provide assistance to those in need. The uses include an emergency shelter for the homeless, a storage warehouse and related charitable services.

The development fully rehabilitates the existing former school building on the property, and in time supplements that facility with several additions. The project would begin within 12 months of City approval. Proposed new construction is mostly to the rear of the existing building. In front, facing 6<sup>th</sup> Avenue, improvements include landscaping, parking and a new covered entry the entry on 6<sup>th</sup> Avenue.

Along 3<sup>rd</sup>, the new additions are set back from the street with parking and landscaping. Activities and services for guests at the shelter are internal to the site and they include laundry, interim guidance, food services and sleeping. Storm water runoff will be managed via in-pipe detention to avoid increases in rate of flow into the city system.

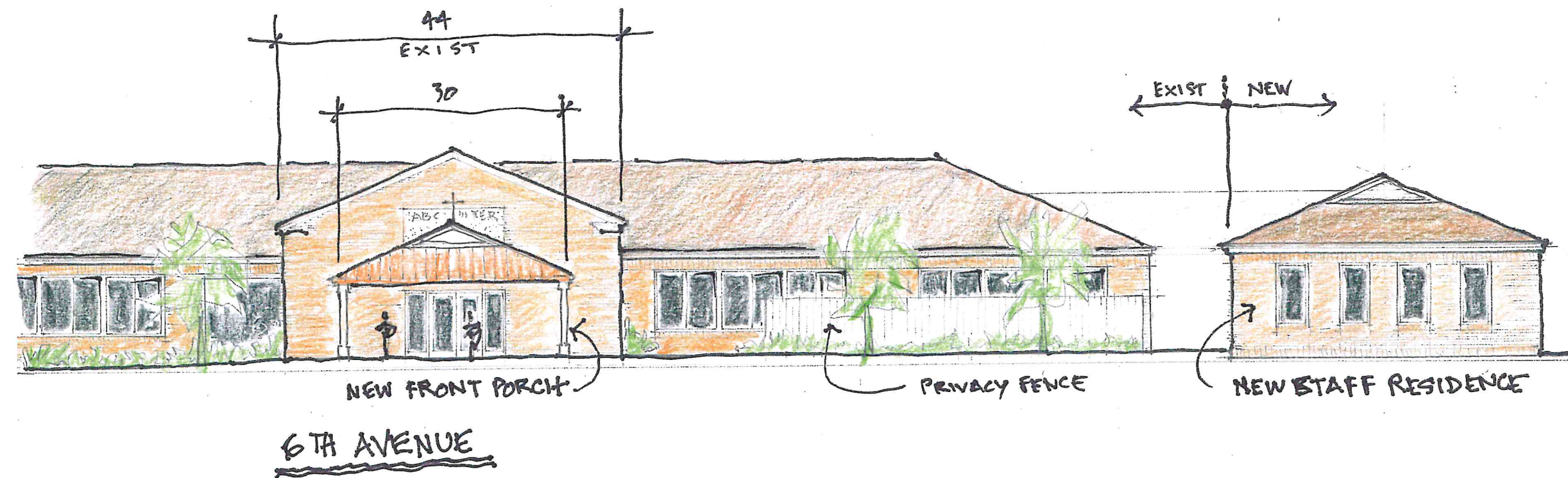
Preparing this application is Bill Barry of Heritage Planning & Design of Mandeville, LA who can be reached at (617) 543-8530 or wgbarryjr@gmail.com.

Thank you for considering this application for the April 12<sup>th</sup> agenda.



Oliver G. "Rick" Richard III, President



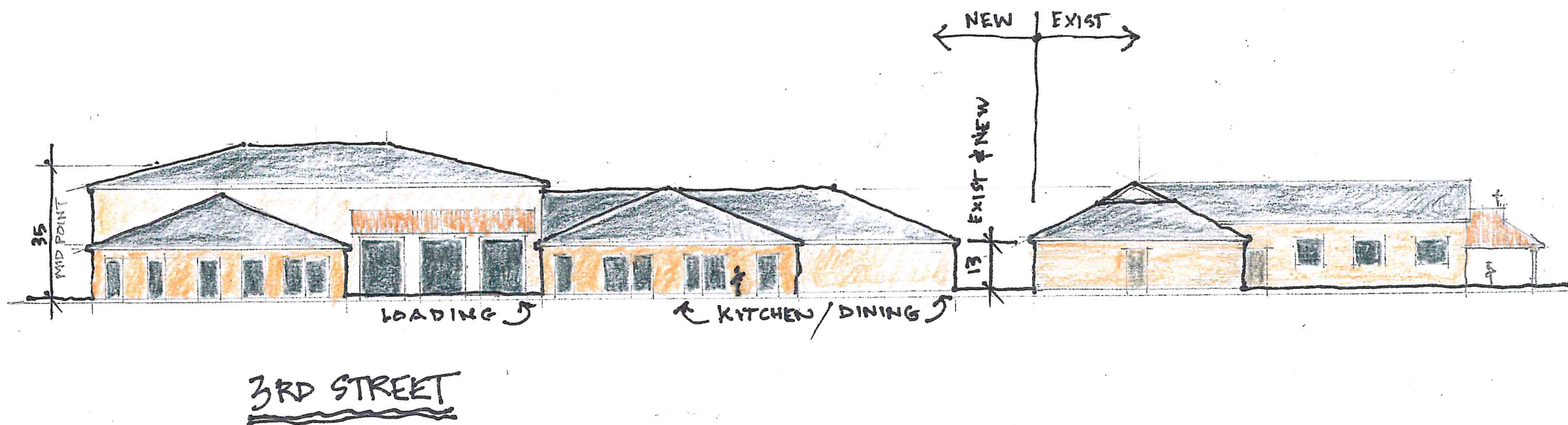


The development of this property seeks to expand the existing facility utilizing similar roof pitches, eave heights and building massing found in the existing building.

Currently the entrance to the facility is unclear and unwelcoming. On 6<sup>th</sup> Avenue, a new front porch replaces one of the existing damaged entrances.

The new staff residence will not only match the massing of the existing facility, it will seek to utilize similar materials and detailing.

The new warehouse on 3<sup>rd</sup> Street is a larger building requiring a higher space. The kitchen and dining facility do not require additional height and so they seek to ease the transition to the larger warehouse. The warehouse is set back from the street, and the lower height construction for support services provides a smaller mass in front.

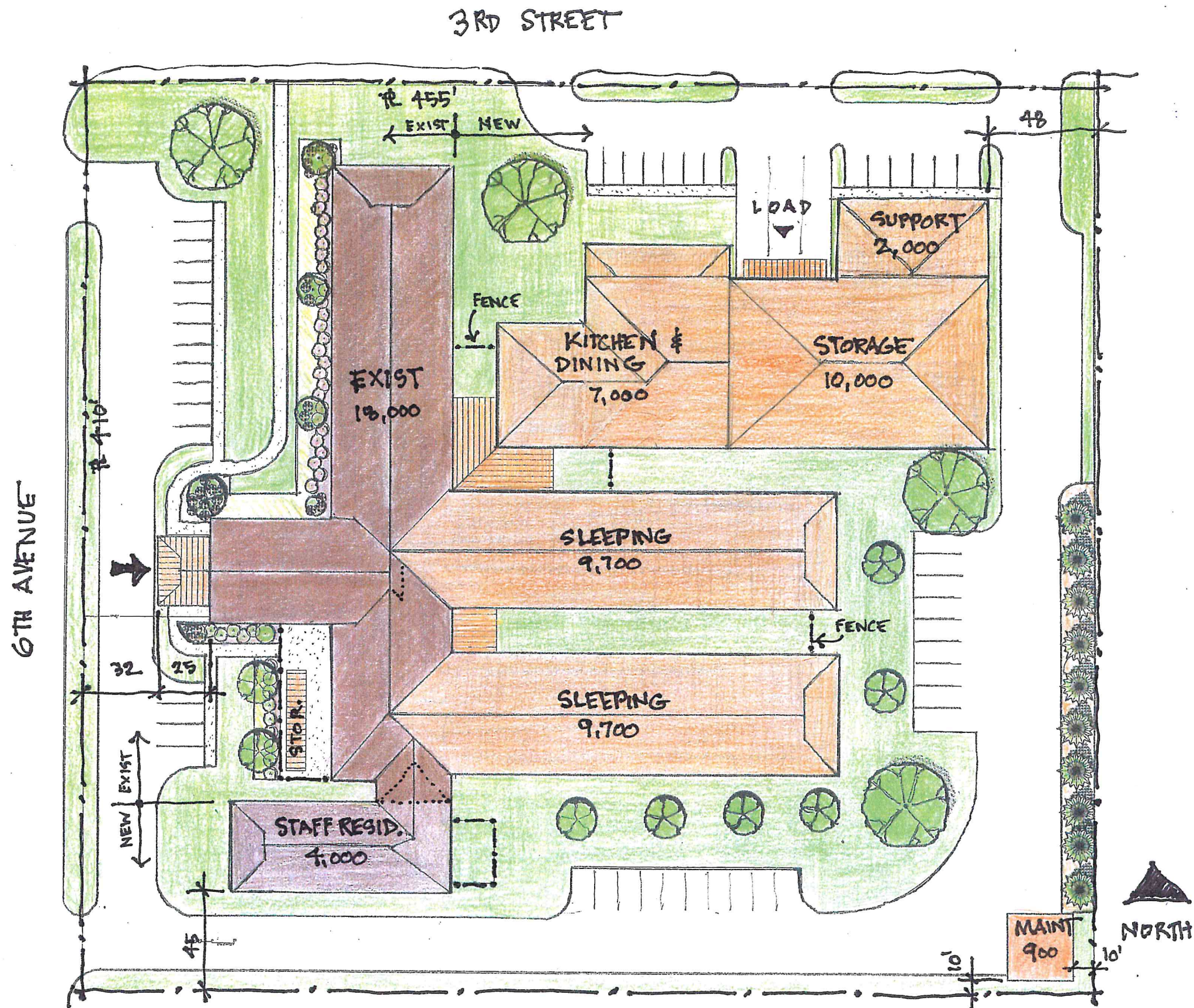


## RENDERINGS

1017 6<sup>th</sup> Avenue, Lake Charles  
Parcel # 01349145

William Barry  
Heritage Planning & Design  
wgbarryjr@gmail.com





The development of this property includes an emergency overnight shelter for the homeless, a storage warehouse and related support services.

The development fully rehabilitates the existing former school building on the property and adds a small staff residence wing to the south. The plan then supplements that facility with several additional expansions for a kitchen/dining facility, additional sleeping capacity and a warehouse for storing and distributing emergency provisions.

Proposed new construction is mostly to the rear of the existing building. In front, facing 6<sup>th</sup> Avenue, improvements include landscaping, parking and a new covered entry the entry on 6<sup>th</sup> Avenue. Along 3<sup>rd</sup> Street, the new additions are set back from the street with parking and landscaping.

Activities and services for guests at the shelter are internal to the site and they include laundry, interim guidance, food services and sleeping. There are low height outdoor storage units in front of the existing building behind a privacy fence.

Storm water runoff will be managed via in-pipe detention to avoid increases in rate of flow into the city system.

## SITE PLAN 1"=50'

1017 6<sup>th</sup> Avenue, Lake Charles  
Parcel # 01349145

William Barry  
Heritage Planning & Design  
wgbarryjr@gmail.com



# VARIANCE APPLICATION FORM

\$200.00

DATE: 3-18-2021

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LOUISIANA UNDER THE PROVISIONS OF ZONING ORDINANCE 10598 AND ALL OTHER APPLICABLE CODES AND ORDINANCES OF THE CITY OF LAKE CHARLES, THE UNDERSIGNED PARTY HEREBY APPLIES FOR A VARIANCE FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 1022 LIVIE OAK ST.

LEGAL DESCRIPTION: LOT #1 BLOCK 9 OF HIMONT SUBDIVISION

DESCRIPTION OF JOB:

WITH PLANS ATTACHED HERETO:

APPLICANT: MARK HARDIN PHONE: 337 302-2348

MAILING ADDRESS: 1022 LIVIE OAK ST ZIP: 70601

EMAIL ADDRESS: STARCEAR57@GMAIL.COM

OWNER OF RECORD: MARK HARDIN

ZONING DISTRICT: ☒ RESIDENTIAL ☐ MIXED USE ☐ INDUSTRIAL ☐ NEIGHBORHOOD ☐ BUSINESS  
☐ T-4 URBAN TRANSECT ☐ T-5 URBAN CENTER TRANSECT ☐ T-6 URBAN CORE TRANSECT ☐ OTHER

## FLOOD PLAIN MANAGEMENT REGULATIONS:

FIRM ZONE: ☐ "X" ☐ "A" ☐ "AE" ☐ "D" ☐ OTHER \_\_\_\_\_ FLOODWAY: ☐ IN ☐ OUT

Application Questions: If "Yes" explain in writing, include photographs, site plans, maps, etc. for each question below to be considered for the variance. Circle "Yes" or "No" for each question:

- |   |   |
|---|---|
| (a) As the applicant, have you created this hardship?   | Yes <input type="radio"/> No <input checked="" type="radio"/> |
| (b) Is there any unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property? | Yes <input type="radio"/> No <input checked="" type="radio"/> |
| (c) Is your hardship caused by circumstances or conditions generally created by the provisions of zoning ordinance in the district?   | Yes <input checked="" type="radio"/> No <input type="radio"/> |
| (d) Are there physical circumstances or conditions that will not allow the property to be developed in strict conformity with the provisions of the current zoning ordinance?   | Yes <input type="radio"/> No <input checked="" type="radio"/> |
| (e) Will your project alter the essential character of the neighborhood or district in which the property is located nor substantially or permanently impair the appropriate use or development of adjacent property?                 | Yes <input type="radio"/> No <input checked="" type="radio"/> |
| (f) Will your project exceed the minimum variance that will afford relief and the least modification possible of the regulation in issue?   | Yes <input checked="" type="radio"/> No <input type="radio"/> |

## REMARKS OR SPECIAL CONDITIONS:

WHERE THIS NEW BUILDING IS, I HAD A 12' X 20' SHOP THERE FOR 15 YEARS

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR A VARIANCE IS CONTINGENT UPON MY COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND POLICIES OF THE CITY OF LAKE CHARLES. ANY ATTEMPT TO ABROGATE SUCH OR FAILURE TO COMPLY WITH ANY CONDITION LEGALLY IMPOSED ON THIS APPLICATION SUBSEQUENT TO THE PROVISION OF ZONING ORDINANCE NO. 10598 WILL RENDER THE PERMIT NULL AND VOID.

PLANNING DIRECTOR \_\_\_\_\_

DATE \_\_\_\_\_

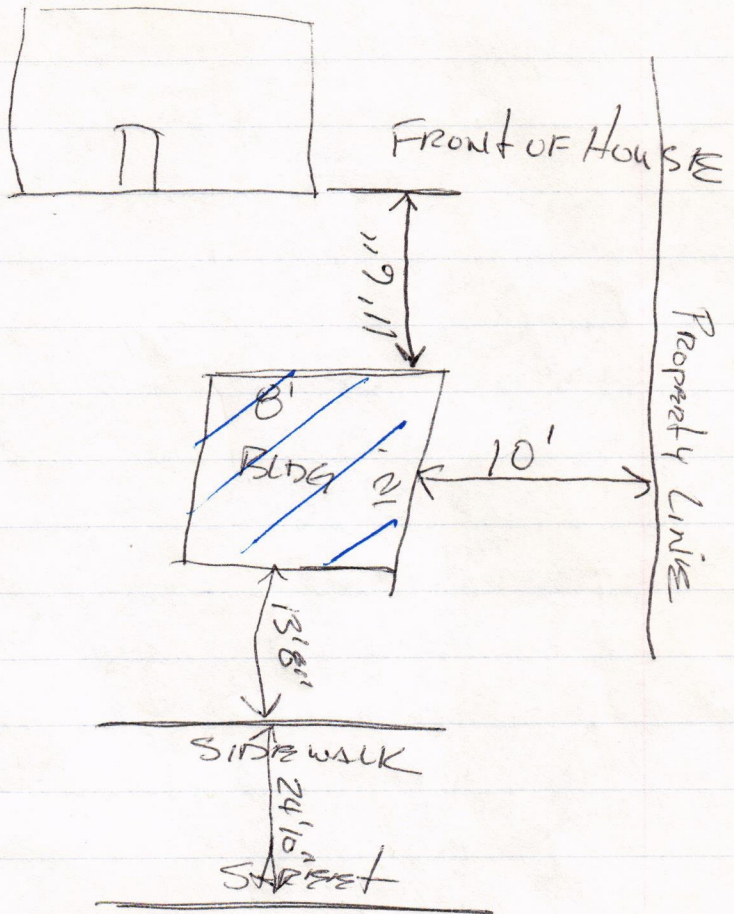
Mark Hardin  
APPLICANT  
3-18-21  
DATE

MARK HARDIN  
1022 LIVE OAK ST  
Mark Hardin

I Wish to Re-Establish An Accessory  
Building In my Front Yard Re The  
Attached Site Plan.

The Previous Building was there 15 years







# VARIANCE APPLICATION FORM

DATE: 2/4/2021

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LOUISIANA UNDER THE PROVISIONS OF ZONING ORDINANCE 10598 AND ALL OTHER APPLICABLE CODES AND ORDINANCES OF THE CITY OF LAKE CHARLES, THE UNDERSIGNED PARTY HEREBY APPLIES FOR A VARIANCE FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 2708 Louisiana Ave

LEGAL DESCRIPTION: Existing

DESCRIPTION OF JOB: New construction of single family home.

WITH PLANS ATTACHED HERETO: yes

APPLICANT: Jeff Kudla

PHONE: 337.436.3650

MAILING ADDRESS: 429 Kirby Street, Lake Charles LA 70601

ZIP:

EMAIL ADDRESS: jeff@kudlaarchitect.com

OWNER OF RECORD: NEH Properties LLC

ZONING DISTRICT: ☒ RESIDENTIAL ☐ MIXED USE ☐ INDUSTRIAL ☐ NEIGHBORHOOD ☐ BUSINESS  
☐ T-4 URBAN TRANSECT ☐ T-5 URBAN CENTER TRANSECT ☐ T-6 URBAN CORE TRANSECT ☐ OTHER

## FLOOD PLAIN MANAGEMENT REGULATIONS:

FIRM ZONE: ☒ "X" ☐ "A" ☐ "AE" ☐ "D" ☐ OTHER \_\_\_\_\_ FLOODWAY: ☐ IN ☒ OUT

Application Questions: If "Yes" explain in writing, include photographs, site plans, maps, etc. for each question below to be considered for the variance. Circle "Yes" or "No" for each question:

- |   |                            |                                      |                                     |
|---|----------------------------|--------------------------------------|-------------------------------------|
| (a) As the applicant, have you created this hardship?   | <u>HURRICANE LAURA DID</u> | Yes                                  | <input checked="" type="radio"/> No |
| (b) Is there any unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property? | <u>ITS A TINY LOT</u>      | <input checked="" type="radio"/> Yes | No                                  |
| (c) Is your hardship caused by circumstances or conditions generally created by the provisions of zoning ordinance in the district?   | <u>YES</u>                 | <input checked="" type="radio"/> Yes | No                                  |
| (d) Are there physical circumstances or conditions that will not allow the property to be developed in strict conformity with the provisions of the current zoning ordinance?   |                            | <input checked="" type="radio"/> Yes | No                                  |
| (e) Will your project alter the essential character of the neighborhood or district in which the property is located nor substantially or permanently impair the appropriate use or development of adjacent property?                 |                            | <input checked="" type="radio"/> Yes | No                                  |
| (f) Will your project exceed the minimum variance that will afford relief and the least modification possible of the regulation in issue?   |                            | Yes                                  | <input checked="" type="radio"/> No |

## REMARKS OR SPECIAL CONDITIONS:

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR A VARIANCE IS CONTINGENT UPON MY COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND POLICIES OF THE CITY OF LAKE CHARLES. ANY ATTEMPT TO ABROGATE SUCH OR FAILURE TO COMPLY WITH ANY CONDITION LEGALLY IMPOSED ON THIS APPLICATION SUBSEQUENT TO THE PROVISION OF ZONING ORDINANCE NO. 10598 WILL RENDER THE PERMIT NULL AND VOID.

PLANNING DIRECTOR \_\_\_\_\_

DATE \_\_\_\_\_

APPLICANT Jeff Kudla

DATE 2/4/21

February 4, 2021

City of Lake Charles  
326 Pujo Street  
Lake Charles LA 70601

Re: 2708 Louisiana Avenue Setback Variance

Doug,

I am seeking a variance to both front and side setback variances on behalf of my client. This project is the construction of home that sustained catastrophic damage during the hurricanes. The new construction will more or less occupy the footprint of the previous construction.

This correspondence is intended to serve as the intent as well as authorization by the property owner to act on his behalf.

I trust that this is the information you require. Let me know if you need anything else.

Regards,

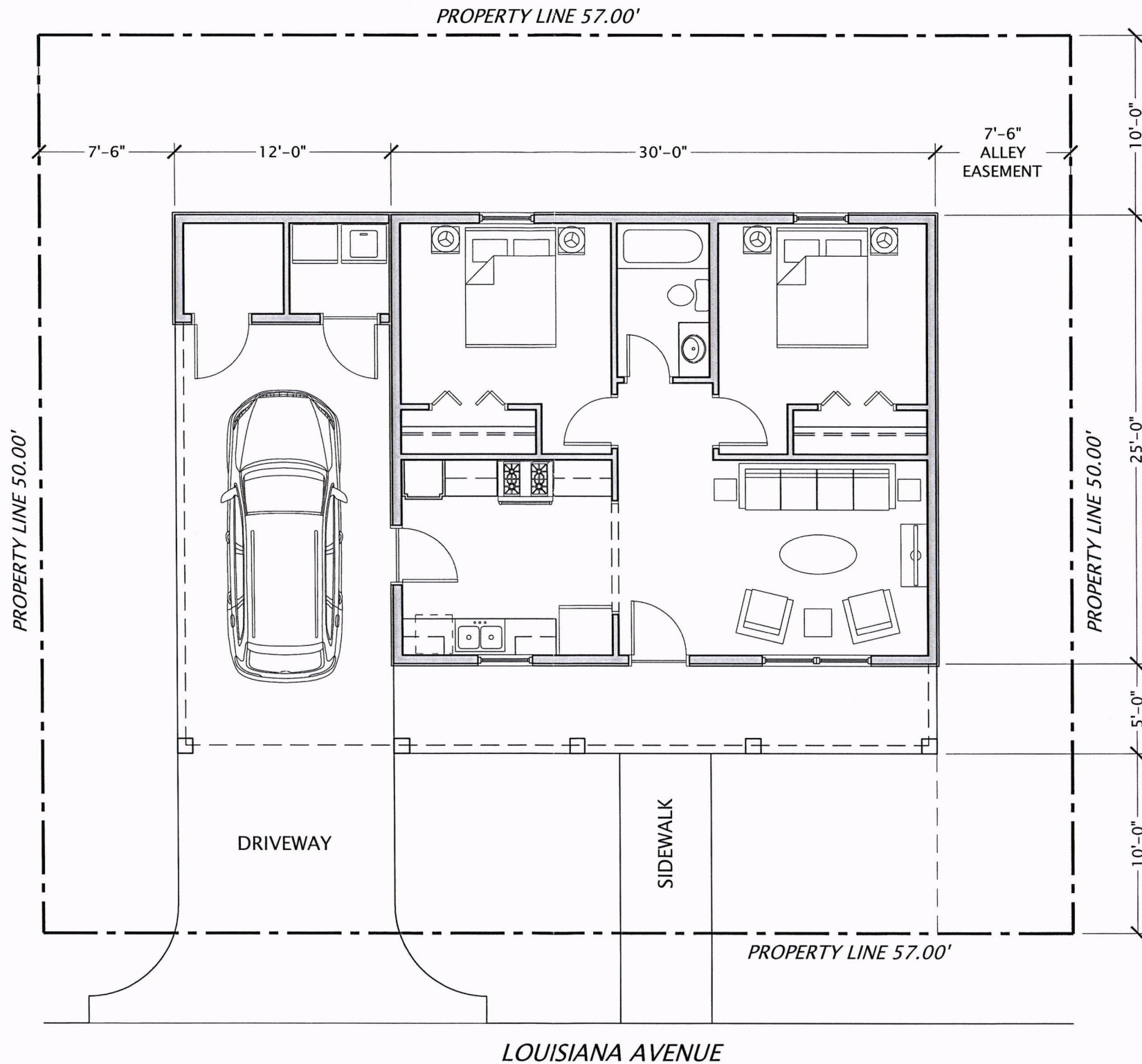


Jeff Kudla



Nicolas Hunter, Owner  
NEH Properties LLC





# VARIANCE APPLICATION FORM

DATE: 3-12-21

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LOUISIANA UNDER THE PROVISIONS OF ZONING ORDINANCE 10598 AND ALL OTHER APPLICABLE CODES AND ORDINANCES OF THE CITY OF LAKE CHARLES, THE UNDERSIGNED PARTY HEREBY APPLIES FOR A VARIANCE FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 4131 Canal Street

LEGAL DESCRIPTION: Lot 1 Canal Street Subdivision

DESCRIPTION OF JOB: Parking

WITH PLANS ATTACHED HERETO:

APPLICANT: JC Homes PHONE: 337-540-1266

MAILING ADDRESS: 4131 Canal st unit A ZIP: 70605

EMAIL ADDRESS: Chad@JCSnider.com

OWNER OF RECORD: Chad Snider

ZONING DISTRICT: ☐ RESIDENTIAL ☐ MIXED USE ☐ INDUSTRIAL ☐ NEIGHBORHOOD ☒ BUSINESS  
☐ T-4 URBAN TRANSECT ☐ T-5 URBAN CENTER TRANSECT ☐ T-6 URBAN CORE TRANSECT ☐ OTHER

FLOOD PLAIN MANAGEMENT REGULATIONS:

FIRM ZONE: ☐ "X" ☐ "A" ☐ "AE" ☐ "D" ☐ OTHER \_\_\_\_\_ FLOODWAY: ☐ IN ☐ OUT

Application Questions: If "Yes" explain in writing, include photographs, site plans, maps, etc. for each question below to be considered for the variance. Circle "Yes" or "No" for each question:

- |   |   |
|---|---|
| (a) As the applicant, have you created this hardship?   | Yes <input checked="" type="radio"/> No <input type="radio"/> |
| (b) Is there any unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property? | Yes <input type="radio"/> No <input checked="" type="radio"/> |
| (c) Is your hardship caused by circumstances or conditions generally created by the provisions of zoning ordinance in the district?   | Yes <input type="radio"/> No <input checked="" type="radio"/> |
| (d) Are there physical circumstances or conditions that will not allow the property to be developed in strict conformity with the provisions of the current zoning ordinance?   | Yes <input checked="" type="radio"/> No <input type="radio"/> |
| (e) Will your project alter the essential character of the neighborhood or district in which the property is located nor substantially or permanently impair the appropriate use or development of adjacent property?                 | Yes <input type="radio"/> No <input checked="" type="radio"/> |
| (f) Will your project exceed the minimum variance that will afford relief and the least modification possible of the regulation in issue?   | Yes <input type="radio"/> No <input checked="" type="radio"/> |

REMARKS OR SPECIAL CONDITIONS:

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR A VARIANCE IS CONTINGENT UPON MY COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND POLICIES OF THE CITY OF LAKE CHARLES. ANY ATTEMPT TO ABROGATE SUCH OR FAILURE TO COMPLY WITH ANY CONDITION LEGALLY IMPOSED ON THIS APPLICATION SUBSEQUENT TO THE PROVISION OF ZONING ORDINANCE NO. 10598 WILL RENDER THE PERMIT NULL AND VOID.

PLANNING DIRECTOR \_\_\_\_\_

DATE \_\_\_\_\_

Chad Snider  
APPLICANT

3-12-21  
DATE





April 8, 2021

TO: City of Lake Charles - Zoning Board

Below is a formal request for approved Zoning Variances for the property located on 4131 Canal Street, in the City of Lake Charles, Louisiana, with the zip code of 70605.

Our intent as a developer is to add 3 extra parking spaces. We are requesting approval for the 3 extra spaces.

- Please see attached drawing for measurements.

Thanking you in advance,

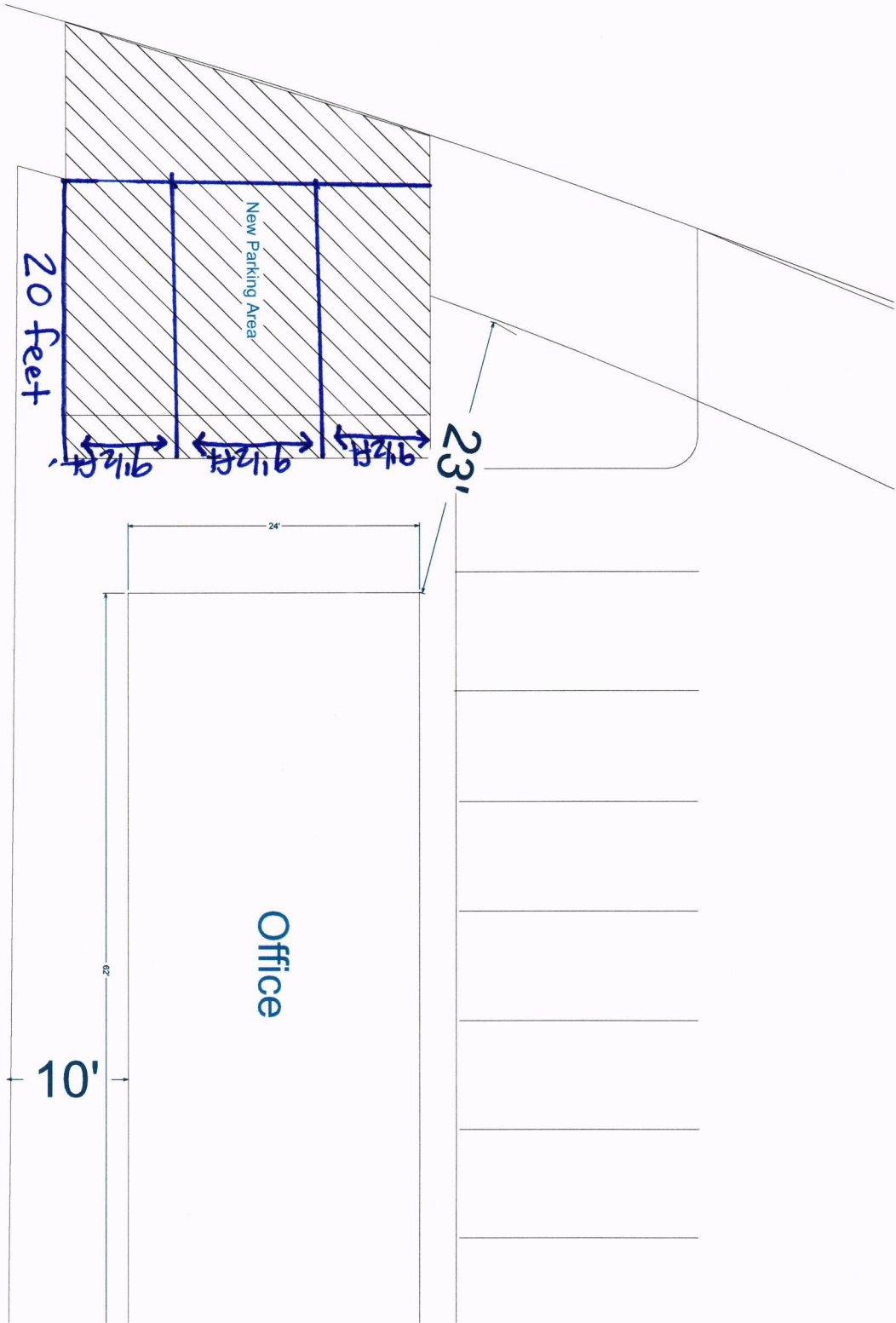
Sincerely,

Chad Snider  
JC Homes & Development

JC Homes & Development LLC.

P.O. 4772

Lake Charles, La 70605



A-1

SHEET:

SCALE:

DATE:

3/15/2021

DRAWINGS PROVIDED BY:

PROJECT DESCRIPTION:

4131 Canal Street

SHEET TITLE:

NO.	DESCRIPTION	BY	DATE



# VARIANCE APPLICATION FORM

DATE: April 14, 2021

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LOUISIANA UNDER THE PROVISIONS OF ZONING ORDINANCE 10598 AND ALL OTHER APPLICABLE CODES AND ORDINANCES OF THE CITY OF LAKE CHARLES, THE UNDERSIGNED PARTY HEREBY APPLIES FOR A VARIANCE FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 3939 Ryan St Lake Charles LA 70605

LEGAL DESCRIPTION: Section 18 Township 10 Range 8

DESCRIPTION OF JOB: establish a Bar

WITH PLANS ATTACHED HERETO:

APPLICANT: Basone Development Solutions, LLC PHONE: 337.764.0389

MAILING ADDRESS: 1010 Lakelyn Dr Lake Charles ZIP: 70605

EMAIL ADDRESS: robin@basonesolutions.com

OWNER OF RECORD: The BR-J2911 Ryan Street Property Holding Company LLC

ZONING DISTRICT: ☐ RESIDENTIAL ☐ MIXED USE ☐ INDUSTRIAL ☐ NEIGHBORHOOD ☒ BUSINESS  
☐ T-4 URBAN TRANSECT ☐ T-5 URBAN CENTER TRANSECT ☐ T-6 URBAN CORE TRANSECT ☐ OTHER

## FLOOD PLAIN MANAGEMENT REGULATIONS:

FIRM ZONE: ☒ "X" ☐ "A" ☐ "AE" ☐ "D" ☐ OTHER \_\_\_\_\_ FLOODWAY: ☐ IN ☐ OUT

Application Questions: If "Yes" explain in writing, include photographs, site plans, maps, etc. for each question below to be considered for the variance. Circle "Yes" or "No" for each question:

- |   |   |
|---|---|
| (a) As the applicant, have you created this hardship?   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| (b) Is there any unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| (c) Is your hardship caused by circumstances or conditions generally created by the provisions of zoning ordinance in the district?   | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| (d) Are there physical circumstances or conditions that will not allow the property to be developed in strict conformity with the provisions of the current zoning ordinance?   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| (e) Will your project alter the essential character of the neighborhood or district in which the property is located nor substantially or permanently impair the appropriate use or development of adjacent property?                 | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| (f) Will your project exceed the minimum variance that will afford relief and the least modification possible of the regulation in issue?   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |

## REMARKS OR SPECIAL CONDITIONS:

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR A VARIANCE IS CONTINGENT UPON MY COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND POLICIES OF THE CITY OF LAKE CHARLES. ANY ATTEMPT TO ABROGATE SUCH OR FAILURE TO COMPLY WITH ANY CONDITION LEGALLY IMPOSED ON THIS APPLICATION SUBSEQUENT TO THE PROVISION OF ZONING ORDINANCE NO. 10598 WILL RENDER THE PERMIT NULL AND VOID.

PLANNING DIRECTOR \_\_\_\_\_

DATE \_\_\_\_\_

APPLICANT \_\_\_\_\_

DATE 4/14/2021

Basone Development Solutions  
1010 Lakelyn Drive  
Lake Charles, LA 70605

April 16, 2020

City of Lake Charles  
Planning and Zoning Commission  
326 Pujo Street  
Lake Charles, LA 70601

Re: 3939 Ryan Street, Lake Charles, LA 70605

To Whom It May Concern:

The owner of the above referenced property is requesting a variance in order to establish a bar within 300' of a residential zoning. The property at 3939 Ryan Street includes a parking lot 135' deep between the bar and the residential zoned property.

The property that is zoned residential in this area includes a parking lot that serves the business to the north. There are no residences in this vicinity.

The agent for application purposes is Robin Basone.

Thank you,

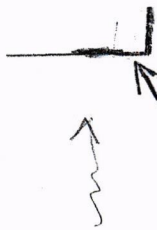


Robin Basone

[robin@basonesolutions.com](mailto:robin@basonesolutions.com)

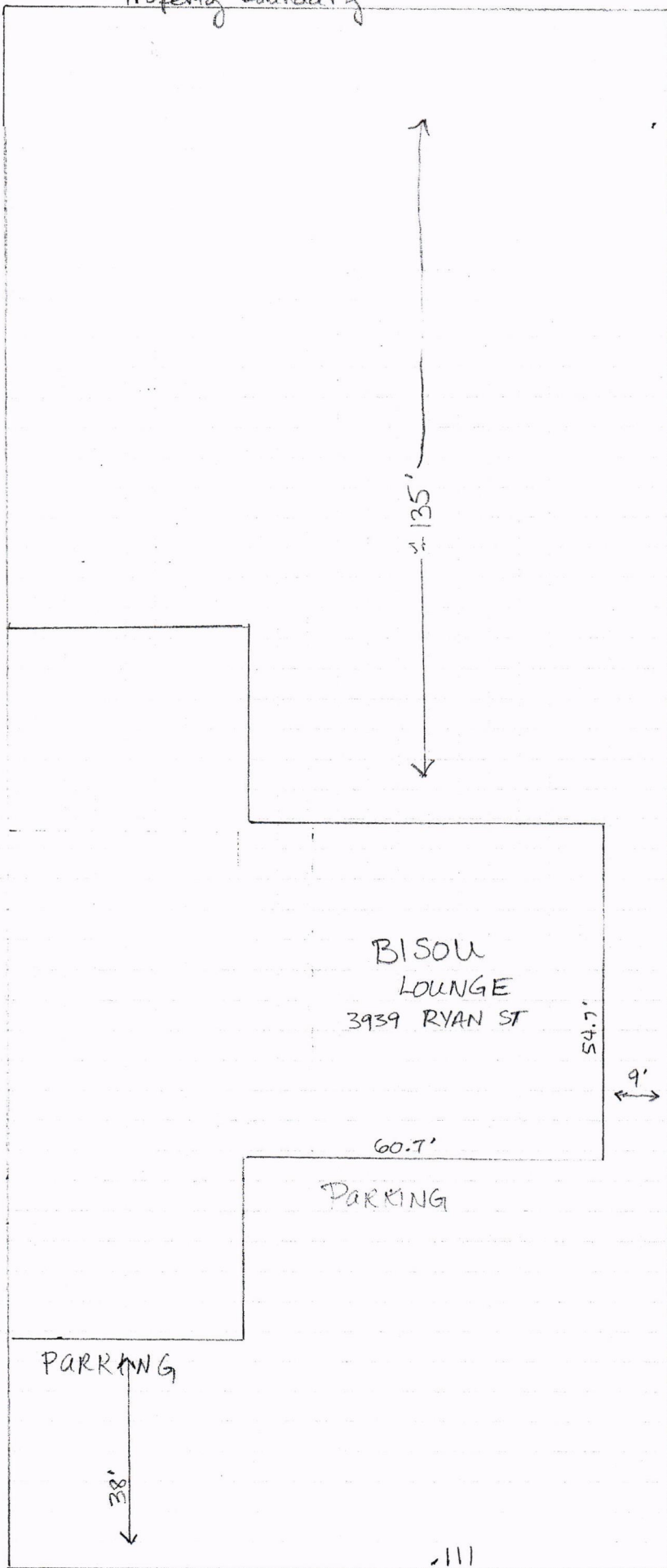
337.764.0389





Residential Zoning PARKING  
for adjacent  
business

Property boundary



RYAN STREET