

VARIANCE APPLICATION FORM

DATE: 11-18-2021

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: 130 Dr. Michael DeBakey

LEGAL DESCRIPTION: see Lot 9 Blk 5 Margaret Place, an additional 18.5 ft on N. Being

DESCRIPTION OF JOB: see attached letter Part of abnd alley

WITH PLANS ATTACHED HERETO:

APPLICANT: Dustin J Abshire PHONE: 337-794-1660

MAILING ADDRESS: 334 Kirby St Lake Charles LA ZIP: 70601

EMAIL ADDRESS: dustin.abshire@mail.com

OWNER OF RECORD: Sharon Ford

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 | 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 | 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 | 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 |
| (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 | 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 |

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

11-18-2021

APPLICANT

11-18-2021

DATE

Lori Marinovich

From: Corey Rubin
Sent: Tuesday, March 29, 2022 4:12 PM
To: Lori Marinovich
Cc: Beth Broussard
Subject: RE: Off site Parking- Need Legal to approve or make recommendation 130 Dr Debakey Abshire

I will forward to David to review and approve or delegate his authority. Thanks.

COREY L. RUBIN
Assistant City Attorney
City of Lake Charles
Legal Department
Post Office Box 900
Lake Charles, LA 70602-0900
Office: (337) 491-1523
Fax: (337) 491-1488

ATTORNEY-CLIENT PRIVILEGED & CONFIDENTIAL: The information contained in this message and any attachments may be privileged, confidential, and protected from disclosure. If you are not the intended recipient, or an employee, or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify me immediately by replying to the message and deleting from your computer.

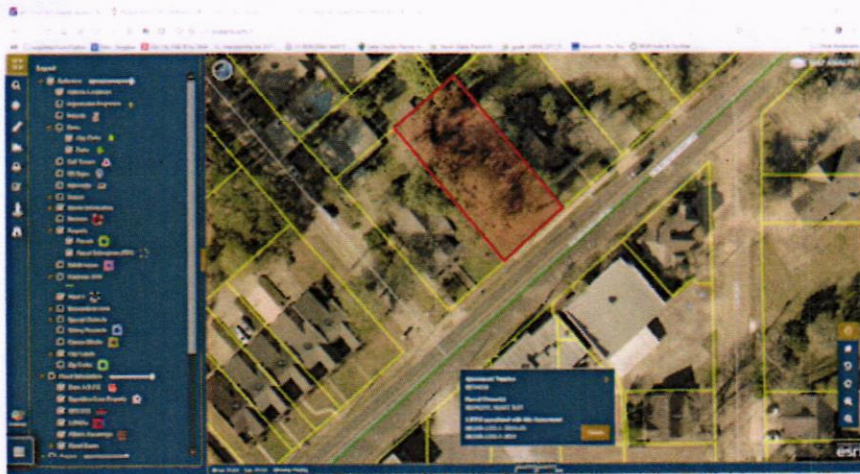
The City of Lake Charles fully complies with Title VI of the Civil Rights Act of 1964, the Americans with Disabilities Act of 1990 (ADA), and related statutes, executive orders, and regulations in all programs and activities. The City operates without regard to race, color, national origin, income, gender, age, and disability. Any person who believes him/herself or any specific class of persons, to be subjected to discrimination prohibited by Title VI/ADA may by him/herself or by representative file a written complaint with the City of Lake Charles. The City's Title VI/ADA Coordinator may be reached by phone at (337) 491-1440, the Mayor's Action Line at (337) 491-1346, or contact the appropriate Department Head.

From: Lori Marinovich <lmarinovich@cityoflc.us>
Sent: Tuesday, March 29, 2022 4:08 PM
To: Corey Rubin <corey.rubin@cityoflc.us>
Cc: Beth Broussard <beth.broussard@cityoflc.us>; Lori Marinovich <lmarinovich@cityoflc.us>
Subject: Off site Parking- Need Legal to approve or make recommendation 130 Dr Debakey Abshire

Corey
Need City Attorney ok or recommendation for this off site parking request
See attached Code and letter pdf.

1. Section 5-208 4 -(c) requires City attorney to approve the off-site parking documentation in this request
2. HPC applicant provided the letter by Mary K Hopkins
3. HPC members do not think this letter from MKH will be binding for any long term use of the lot next door by applicant
4. Applicant, Dustan Abshire, is at 130 Dr Debakey and needs 5 spaces to fulfill his business conversion of this residential unit.

Our HPC meeting is scheduled for April 18 please advise so I can get this resolved prior to the meeting
Thanks Lori



Lori Marinovich
City of Lake Charles
Assistant Director
Department of Planning and Development
Quality of Life Initiatives
Historic Preservation Commission
Downtown Development Authority
PO Box 900, Lake Charles, LA 70602
337-491-1429

Sec. 5-208. - Off-street parking requirements.

(1) *Purpose.* This section is intended to establish standards for the provision of off-street parking in order to reduce congestion in the public streets and promote the public's safety and welfare by ensuring the availability of adequate off-street parking facilities in the city.

(a) All parking and driving surfaces abutting and/or directly accessible from the public roadway in business and mixed use districts shall be concrete and/or asphalt.

(2) *Number of required spaces.*

(a) Off-street parking spaces shall be provided for each use in accordance with the following requirements:

| Use | Parking Spaces |
|--|--|
| Residential dwellings | 2 spaces/unit |
| Schools: | |
| Elementary and junior high schools | 2 spaces/classroom |
| High schools, colleges, universities, and trade schools | 10 spaces/classroom |
| Preschool educational facilities or child care centers | 1 space/every 200 sq. ft. |
| Churches | 1 space/every 4 seats |
| Public uses | 1 space/500 sq. ft. |
| Neighborhood commercial | 1 space/300 sq. ft. |
| Recreational facilities | 1 space/300 sq. ft. |
| Institutional uses | 1 space/300 sq. ft. |
| | 1 space/3 hospital beds plus |
| | 1 space/300 sq. ft. of office floor area or |
| | 1 space/120 sq. ft. if no medical facility is involved. |
| Shopping Centers: | |
| 25,000—400,000 sq. ft. GLA | 4 spaces/1000 sq. ft. |
| 400,000—600,000 sq. ft. GLA | 4.5 spaces/1000 sq. ft. |
| 600,000 sq. ft. GLA + more | 5 spaces/1000 sq. ft. |
| Business and professional offices | 1 space/300 sq. ft. |
| Restaurants and entertainment uses | 1 space/200 sq. ft. |
| General retail sales and services establishments | 1 space/300 sq. ft. |
| Hotels or motels | 1 space/room. A hotel or motel shall be required to provide 1.5 parking spaces per room, if any portion of the hotel or motel structure or parking area is located within 1000 feet of a Residential or Neighborhood Zoning District, measured from the nearest point on said structure or area. |
| Bed and breakfast facilities | 1 space/room |
| Industrial uses including wholesale and warehouse uses: | |
| Up to 10,000 sq. ft. GFA | 1 space/400 sq. ft. GFA |
| More than 10,000 sq. ft. GFA | 25 spaces plus 1 per 3 employees |
| Gaming industry: | 1 space/200 sq. ft. GFA |
| Drive in or drive thru facilities | |
| Parking and stacking spaces for vehicles shall be provided as follows: | |
| (a) If the facility contains (500) square feet or less, (2) parking spaces and (5) stacking spaces are required. | |
| (b) If the facility contains (501) to (1000) square feet, (5) parking and (10) stacking spaces are required. | |

- (d) A bumper rail or wheel barrier shall be installed so that no part of parked automobiles can extend into the public right-of-way or into the landscaped area required in Section 5-209 hereof or under an approved conditional use. A minimum of three feet shall be provided from the property line to the wheelguard;
 - (e) Sufficient maneuver and access aisle shall be provided to permit vehicles to enter and leave in a forward motion in accordance with detailed design standards on file with the department of planning; and
 - (f) If lighting is provided, it shall be installed so that it does not reflect on adjacent properties or interfere with traffic.
- (6) *Limitations on use of parking lots and structures.* No parking lot or structure may be used for the servicing, repair or washing of motor vehicles.

(Ord. No. 12789, § 1, 7-2-03; Ord. No. 13528, § 1, 11-16-05; Ord. No. 14473, § 1, 3-5-08)

Sec. 5-209. - Bufferyards.

- (1) *Purpose.* The purpose of this section is to promote the harmonious use of land through effective site planning and the use of landscaped, constructed or natural bufferyards between uses that are different in character and/or magnitude.
- (2) *Bufferyards required.*
 - (a) Bufferyards shall be required for a proposed use when:
 - (i) A proposed use is greater in character or magnitude than an existing use located on an abutting parcel aft as established in subsection (3) of this section; or
 - (ii) A proposed use in an industrial district abuts any other district; or
 - (iii) A proposed use in a Business or Downtown/Lakefront District abuts a Residential, Neighborhood, or Mixed Use District; or
 - (iv) A proposed use in a Mixed Use District abuts a Residential or Neighborhood District; or
 - (v) A proposed use in a Neighborhood District abuts a Residential District; or
 - (vi) A proposed use which is permitted as a conditional use by the provisions of Article V Part (3) — (District Regulation) — Authorizing such use with buffer requirements.
 - (vii) A proposed use in which bufferyards are specifically required as a condition attached to the issuance of a Conditional Use Permit—Section 4-203, Variances—Section 4-205, or Special Exception—Section 4-206.
 - (b) Bufferyards shall be provided along the abutting property line from the point of the required front yard to the point of the required rear yard of the parcel proposed for development. Except permitted fencing, no principal or accessory structure or any parking area shall be permitted in a required bufferyard.
 - (c) Except for permitted fencing, no principal structure, accessory structure, parking area or similar use shall be allowed in a required bufferyard.
 - (d) For the purpose of this section, the term "existing use" shall include any vacant or undeveloped parcel of land abutting a parcel proposed for development, and the degree of difference in land use between such a parcel and a proposed development shall be that which would exist if the vacant or undeveloped parcel were used or developed to the greatest magnitude or intensity which is permitted as a matter of right by the particular provisions of this Ordinance which are applicable to that parcel.
 - (e) For the purpose of this section, the degree of difference in land use between a proposed development abutting a vacant or undeveloped parcel of land shall be considered that use which could exist as of right should the vacant or undeveloped parcel be used or developed.
 - (f) For the purpose of this section, Bufferyard Screening shall require that wooden fence planks be no wider than ¼ inch apart.
- (3) *Degree of difference of abutting land uses.*
 - (a) *Major.* The following shall be considered to be major differences in the character or magnitude of land use:
 - (i) Any residential use and a commercial use, or collection of uses, occupying more than 2,500 square feet of floor area;
 - (ii) Any residential use and an industrial use;
 - (iii) Residential uses that differ in density by a factor greater than three;
 - (iv) A structure that differs in height by more than 20 feet;
 - (v)

- (d) For the purposes of this subsection, the view of a proposed development from an abutting parcel shall be the area of a plane drawn between the grade along the common property line and a line parallel to grade and eight feet above grade, running the entire length of the common property line.
- (5) *General requirements of plant material.* Plant material used to comply with the provisions of this section shall conform to the rules and regulations for nursery plants promulgated by the Louisiana Department of Agriculture on file with the director of planning and shall be in accordance with the landscaping standards on file with the director of planning.
- (6) *Minimum building setbacks in addition to required bufferyards.* Where a bufferyard is required by this section for any proposed development of a building which exceeds 35 feet in height, such building shall be set back from the interior line of the required bufferyard a distance of at least one foot for each two feet of a building height in excess of 35 feet.

(Ord. No. 12231, § 1, 8-16-01)

CK# 2162

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 11-18-2021

TOTAL FEE: \$ 100.00 PD

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: 130 Dc. Michael DeRakey
LEGAL DESCRIPTION: Lot 9 Blk 5 Margaret Place, an additional 8.5 ft on N. Being part of abnd alley
DESCRIPTION OF REQUEST: see attached letter

APPLICANT: Dustin J Abshire PHONE: 337-794-1660
MAILING ADDRESS: 334 Kirby St. Lake Charles, LA ZIP: 70601
OWNER OF RECORD: Shawn Ford PHONE:
MAILING ADDRESS: ZIP:

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

11-18-2021
DATE

PLANNING & DEVELOPMENT REVIEW ONLY

APPLICANT IS REQUESTING: CONDITIONAL USE: ☐ MINOR ☐ MAJOR ☐ PLANNED DEVELOPMENT
☐ SPECIAL EXCEPTION ☐ VARIANCE ☐ APPEAL ☐ AMENDMENT (RE-ZONING)

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

HISTORIC DISTRICT: ☐ CHARPENTIER ☐ MARGARET PLACE ☐ N/A (If not located within Historic District)

REMARKS OR SPECIAL CONDITIONS:

REVIEWED BY

DATE

DIRECTOR/ASSISTANT DIRECTOR OF PLANNING

DATE



Abshire Law Firm, L.L.C.

Dustan J. Abshire
Attorney at Law



February 22, 2022

Lori Maronovich
Executive Director
Lake Charles Historic Preservation Commission
326 Pujo St
Lake Charles, Louisiana 70605

Re: Repairs and upgrades to 130 Dr. Michael DeBakey Drive

Dear Ms. Maronovich:

This letter is to inform the City of Lake Charles of my intent to use the building located at 130 Dr. Michael DeBakey Drive as a Law Firm. In order to achieve the use of the building for a Law Firm, I will need to make a few changes to the property and the building to be in compliance with regulations, including, but not limited to the Americans with Disabilities Act. .

The first repair to be made will be to the roof. I plan to completely replace the damaged roof. The roof will be replaced to pre-storm condition. There are also spots of siding that appear to be water damaged, which will also be repaired. The roof and siding will be replaced "like for like".

The building is approximately 3600 sq ft. which requires twelve (12) parking spots. The rear lot is only large enough to occupy seven (7) parking spots. The proposed parking lot is eighty-eight feet x fifty feet. The property directly to the east is owned by Mary Kay Hopkins. Ms. Hopkins has agreed to allow me to use the concrete area as additional off-site parking for the additional required five (5) parking spots. Additionally, there are approximately ten (10) public parking spots on Dr. Michael DeBakey Drive directly in front of the building. Initially there was discussions to turn the staircase. I do not see that as being necessary with the parking off-site.

Currently there is a shed on the northside of the property. The shed will have to be removed to allow for the seven (7) parking spots. The shed is currently in unusable condition. There is significant rotten areas and what appear to be possible termite damage. While there is an area of concrete for parking at this time, the plan is to utilize something other than concrete. I am currently exploring different types of surfaces to maintain a more appealing appearance. Due to the limited size of the back parking area I will need a variance in the eight (8) foot buffer yard. I have spoken

with the homeowner at 120 Harrison Street, Blane Bunderson to see if he has any objection to the reduction in the buffer zone.

p. 2
2-22-22

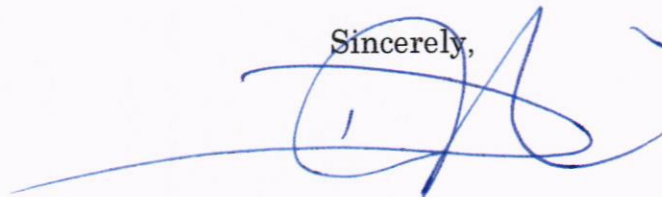
Mr. Bunderson does not object to the variance of the eight (8) foot buffer. Additionally, we discussed the use of shrubs instead of a six (6) foot privacy fence between the properties. There will be a five (5) foot buffer between from the property line start to the parking spots. Each parking spots will have parking blocks twelve inches off the five-foot buffer for each of the parking spots. Appropriate shrubs or similar foliage will be planted on Harrison Street to maintain the appearance of the property. At this time, the plan is to use a ground grid system to allow the reinforcement of an aggregate surface instead of concrete. My intention is for cars to enter and exit my driveway via the Harrison Street entrance.

The handicap parking spot will be accessed from the Dr. Michael DeBakey Drive entrance and will be properly marked. The handicap parking spot will be just before the Harrison Street entrance. The handicap spot will be concrete. There will be a handicap ramp and a appropriate platform to access the building.

Lastly, after much discussion and planning, some changes need to be made to be in compliance with the Americans with Disabilities Act. In order to be in compliance with the ADA, the north door of the residence will need to be widened from 33 inches to 36 inches. The door will be replaced with a "like for like" door and the door frame will maintain the exact same look, just a little wider opening. The door to be replaced appears to be a door installed in the last couple years, not originally part of house. Attached is a picture of the current door and two options to replace, the door labeled #1 is the first choice to replace the door. Additionally, a ramp will replace the steps currently at the north door to allow for wheelchair access.

Please contact if it is necessary to further discuss.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dustan J. Abshire', with a long horizontal line extending to the left.

Dustan J. Abshire

opposite parking

Authentisign ID: 1FA6D476-350B-46C9-8685-F2C38679594B

November 19, 2021

Dear All,

I will permit Dustan Abshire's office, to be located at 130 Dr Michael DeBakey Drive, Lake Charles, LA 70601, to use 5 parking spaces on my property, located adjacent to the subject.

Authentisign
Mary Kay Hopkins

11/19/2021 12:25:11 PM CST

Mary Kay Hopkins

120 Dr Michael DeBakey Drive, Lake Charles, LA 70601

337-515-5137

mkh@mkh.com

*5-208 4C)
get Corey
to confirm*

Sec. 5-208. - Off-street parking requirements.

(1) *Purpose.* This section is intended to establish standards for the provision of off-street parking in order to reduce congestion in the public streets and promote the public's safety and welfare by ensuring the availability of adequate off-street parking facilities in the city.

(a) All parking and driving surfaces abutting and/or directly accessible from the public roadway in business and mixed use districts shall be concrete and/or asphalt.

(2) *Number of required spaces.*

(a) Off-street parking spaces shall be provided for each use in accordance with the following requirements:

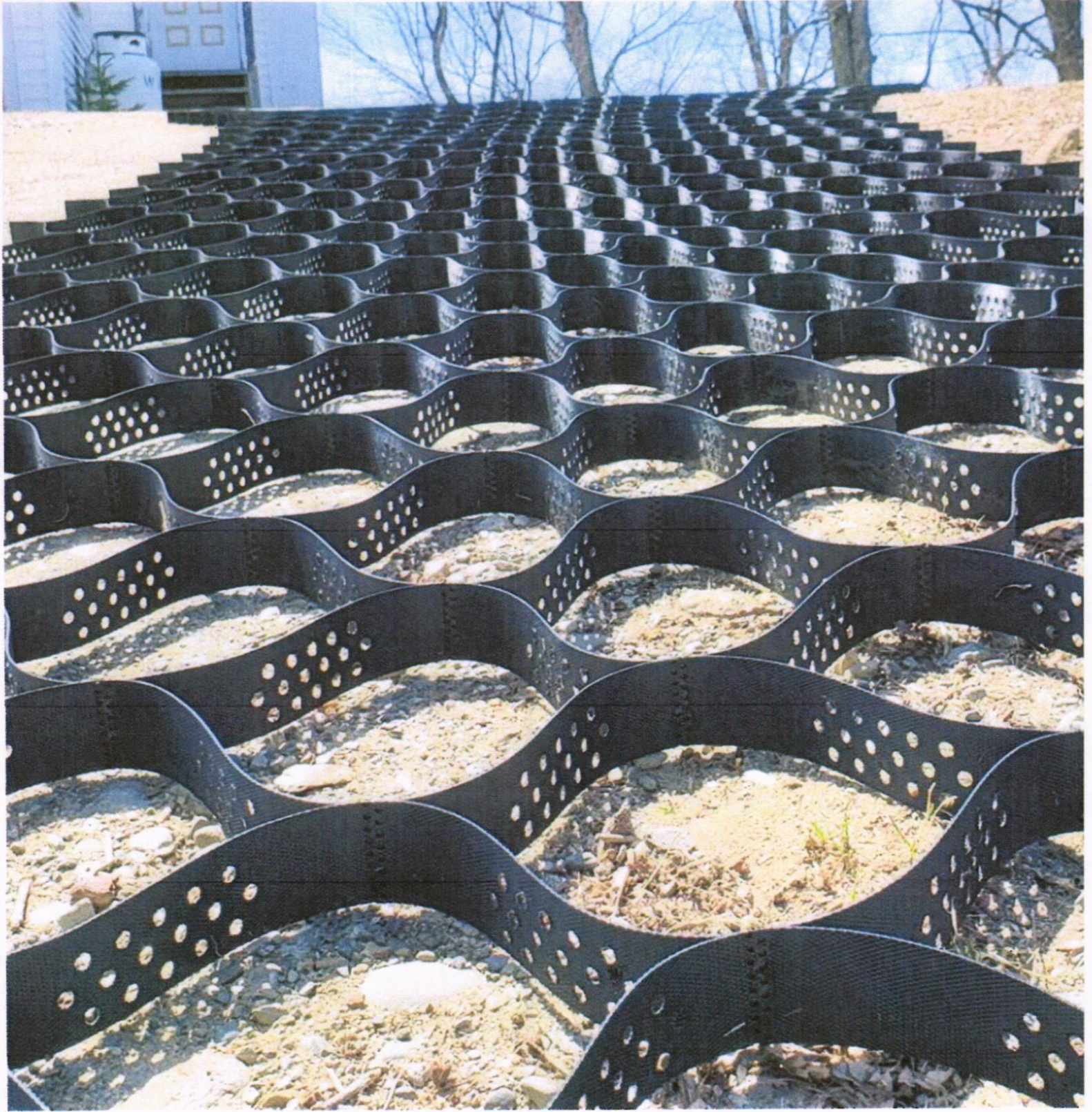
| Use | Parking Spaces |
|--|--|
| Residential dwellings | 2 spaces/unit |
| Schools: | |
| Elementary and junior high schools | 2 spaces/classroom |
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| Preschool educational facilities or child care centers | 1 space/every 200 sq. ft. |
| Churches | 1 space/every 4 seats |
| Public uses | 1 space/500 sq. ft. |
| Neighborhood commercial | 1 space/300 sq. ft. |
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| Institutional uses | 1 space/3 hospital beds plus |
| | 1 space/300 sq. ft. of office floor area or |
| | 1 space/120 sq. ft. if no medical facility is involved. |
| Shopping Centers: | |
| 25,000—400,000 sq. ft. GLA | 4 spaces/1000 sq. ft. |
| 400,000—600,000 sq. ft. GLA | 4.5 spaces/1000 sq. ft. |
| 600,000 sq. ft. GLA + more | 5 spaces/1000 sq. ft. |
| Business and professional offices | 1 space/300 sq. ft. |
| Restaurants and entertainment uses | 1 space/200 sq. ft. |
| General retail sales and services establishments | 1 space/300 sq. ft. |
| Hotels or motels | 1 space/room. A hotel or motel shall be required to provide 1.5 parking spaces per room, if any portion of the hotel or motel structure or parking area is located within 1000 feet of a Residential or Neighborhood Zoning District, measured from the nearest point on said structure or area. |
| Bed and breakfast facilities | 1 space/room |
| Industrial uses including wholesale and warehouse uses: | |
| Up to 10,000 sq. ft. GFA | 1 space/400 sq. ft. GFA |
| More than 10,000 sq. ft. GFA | 25 spaces plus 1 per 3 employees |
| Gaming industry: | 1 space/200 sq. ft. GFA |
| Drive in or drive thru facilities | |
| Parking and stacking spaces for vehicles shall be provided as follows: | |
| (a) If the facility contains (500) square feet or less, (2) parking spaces and (5) stacking spaces are required. | |
| (b) If the facility contains (501) to (1000) square feet, (5) parking and (10) stacking spaces are required. | |

(c) If the facility contains over (1000) square feet, (10) parking spaces and (10) stacking spaces are required.

- (b) When calculating the number of required off-street parking spaces, fractions of less than $\frac{1}{2}$ shall be disregarded, and fractions of $\frac{1}{2}$ or more shall be counted as one space.
- (c) Two (2) or more uses can satisfy the number of required parking spaces by providing the spaces in the same structure or lot. Except as provided in subsection [(3), paragraphs (a) and (b)] the number of spaces in the jointly used structure shall be equal to the sum of the requirements for each use set forth in subsection (a).
- (3) *Reduction of required spaces.*
- (a) Joint use up to 50 per cent of required parking spaces may be permitted for two or more uses provided that:
- (i) The applicant for development approval can demonstrate that the uses will not substantially overlap in hours of operation; or
 - (ii) The proposed development is a bank, office, retail sales establishment, or manufacturing company and the applicant intends to share parking facilities with a church, theater or restaurant.
- (b) Joint use of up to 100 per cent of the required parking spaces may be permitted for churches or schools if the parking will be provided off-site, the total amount of required parking, provided in conjunction with a bank, office, retail sales establishment or manufacturing company.
- (c) A reduction in parking requirements for any proposed use permitted as of right in the Downtown and Lakefront District may be permitted if an applicant for development approval can demonstrate that adequate parking facilities will be provided off-site within 1,000 feet of the development site, or a special exception is granted under the provisions of Section 4-206, provided that:
- (i) There is adequate parking available within a reasonable distance from the site;
 - (ii) Achievement of an overriding public policy requires the reduction of required parking.
- (d) If an applicant for development approval can demonstrate that employee parking facilities will be provided off-site, the total amount of required parking, provided on-site or within 500 feet of the site, may be reduced up to 15 per cent.
- 5-208 4(c) (4) *Location of required parking spaces.* Required parking spaces shall be located as follows:
- (a) Single-family detached and up to 20 single-family attached dwelling units: On the same lot.
 - (b) All other uses: On the same lot or, subject to subsection (c), on a lot up to 500 feet from the principal building or use unless a special exception is granted under the provisions of Section 4-206.
 - (c) If the parking spaces are to be located on a lot other than the same lot of the principal building or use, a legal instrument assuring the continued availability of those required parking spaces shall be approved by the city attorney and recorded prior to issuance of development approval.
- (5) *Design of required parking spaces.*
- (a) Except as provided in subsection (b), each required parking space shall have minimum dimensions of nine feet by 18 feet;
 - (b) Up to 30 per cent of required parking spaces may be designated for use by subcompact automobiles, provided that each space is clearly marked for such use and no space so designated is less than eight feet by 16 feet;
 - (c) Parking structures shall be set back from the property line the same distance as required for the principal structure in the district in which it is located. This does not apply to driveway, parking lots or similar type surface improvements.



Alternate Paving option



Alternate Paving Option

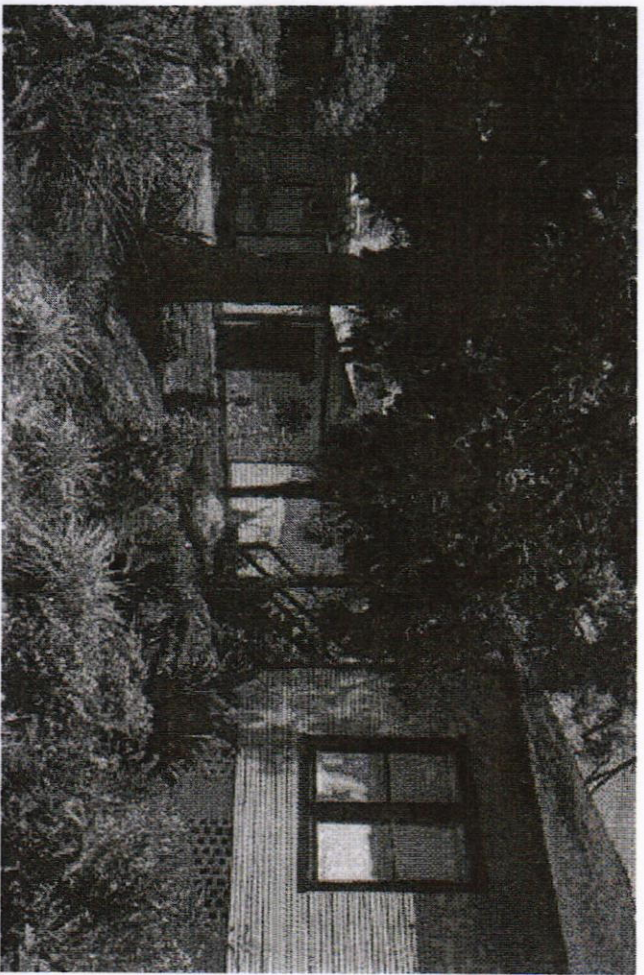


Alternate Paving Option

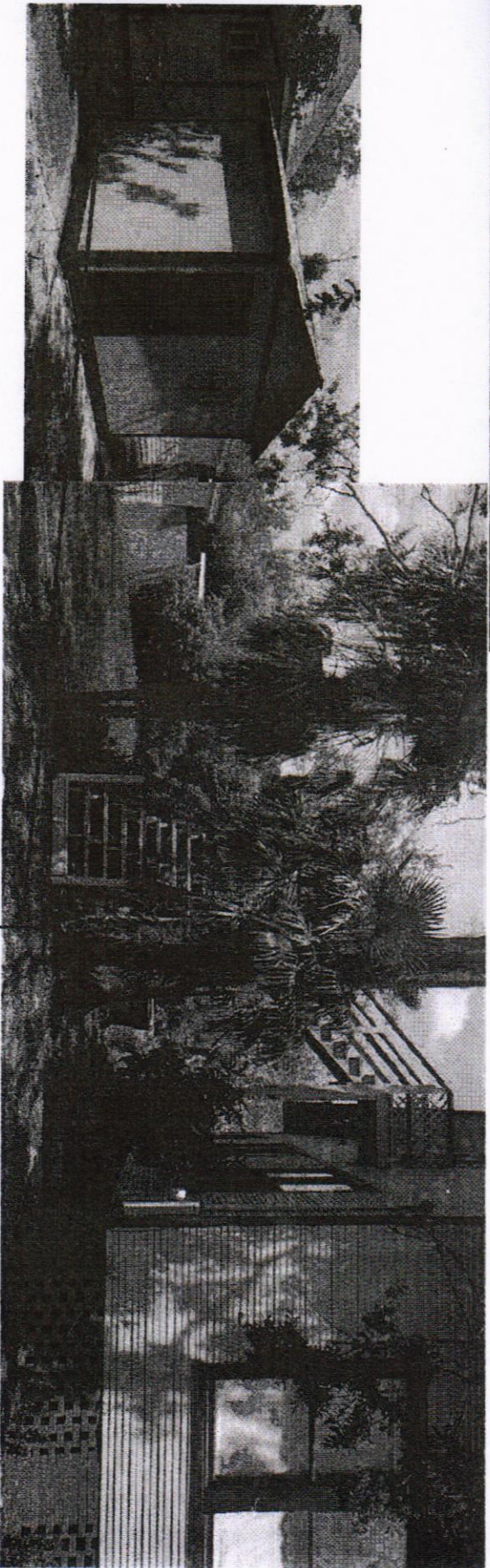


Screen / shrubs





existing Conditions



35 TO LEFT OF TREE

#1 Home Improvement Retailer



You're shopping
Lake Charles ▼

● **OPEN** until 9 pm

Delivering to
70615 ▼

Search



Cart | 0 items



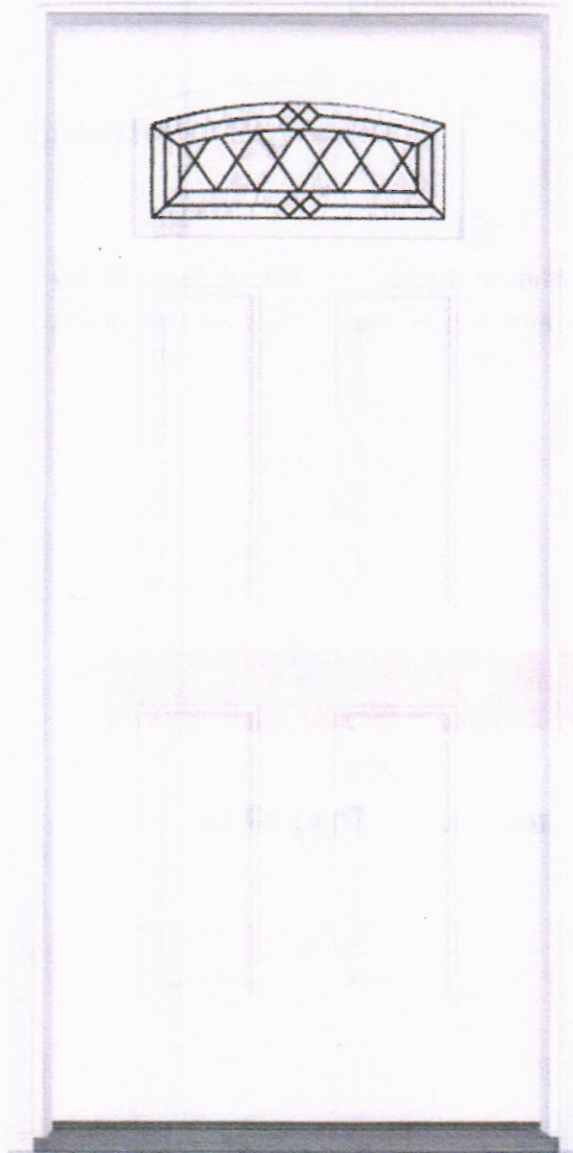
[Home](#) / [Doors & Windows](#) / [Exterior Doors](#) / [Front Doors](#) / [Steel Doors](#) / [Steel Doors With Glass](#)

Internet #202082346 Model #97192 Store SKU #719302 Store SO SKU #443454

Masonite

36 in. x 80 in. Halifax Camber Fan Lite Right-Hand Inswing Primed Steel Prehung Front Exterior Door with Brickmold

★★★★★ (47) ▼ [Questions & Answers \(12\)](#)



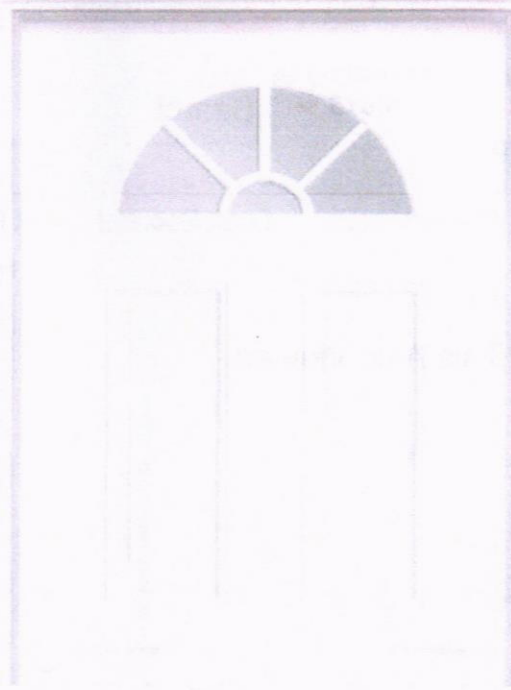
Hover Image to Zoom



Live Chat

Feedback

#1
ADA Door



#2

Live Chat
Feedback

\$266⁰⁰



Save up to \$100 on your qualifying purchase.
[Apply for a Home Depot Consumer Card](#)

Lake Charles Store

✓ 1 in stock Aisle 25, Bay 014 [Text to Me](#)

Hover image to zoom

Common Door Size (WxH) in.: 36 x 80

ADA Door

36 x 80

Door Hanging: **Right-Hand/Inswing**

Right-Hand/Inswing

How to Get It

Delivering to: 70615 | [Change](#)



Store Pickup

Pickup
Today
FREE



Ship to Home

Not available for this
item



Scheduled Delivery

Not available for this
item

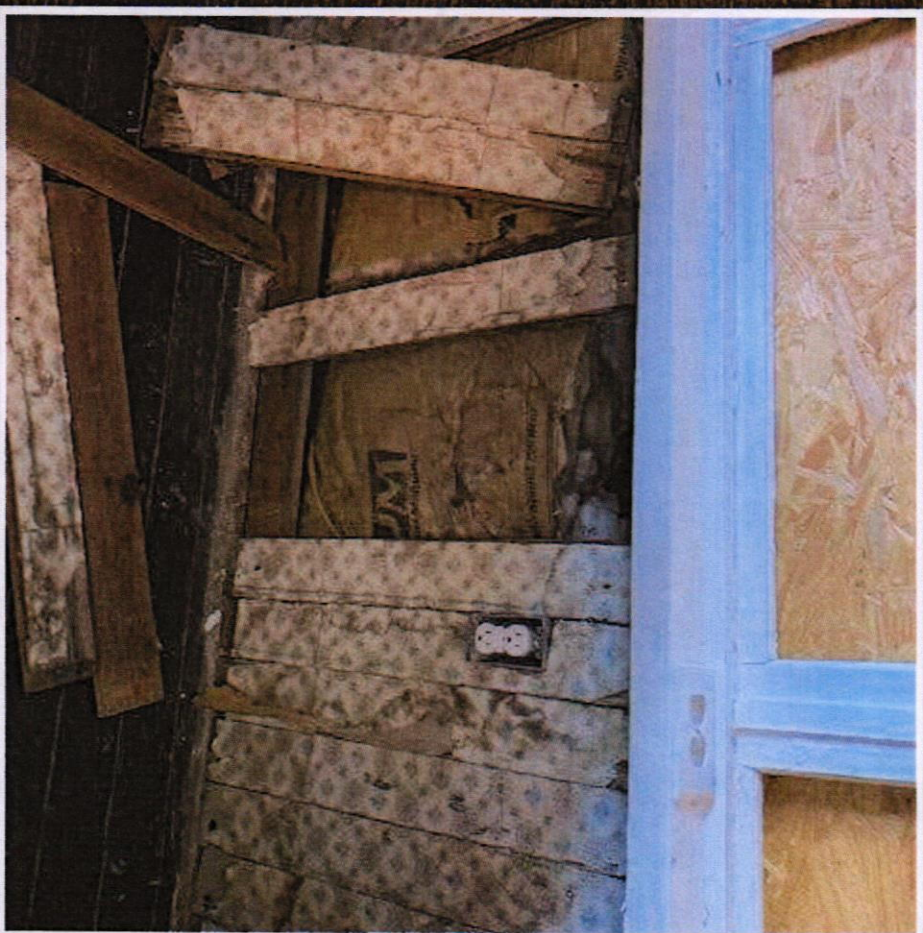


MAP ANALYST



2018 Aerial Photography

View of
damage under
window in
upstairs
sunroom
November 11, 2021



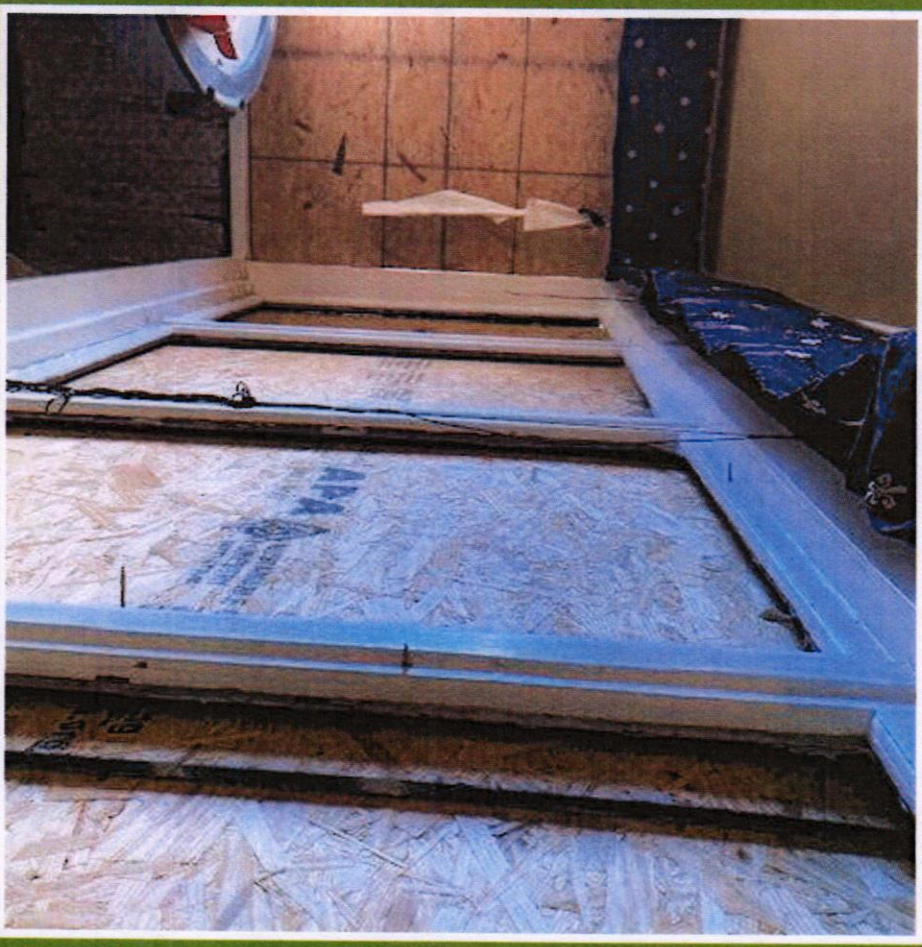
Another view of wood under the damaged windows in upstairs sunroom

November 11, 2021



View of boarded up windows / sunroom

November 11, 2021



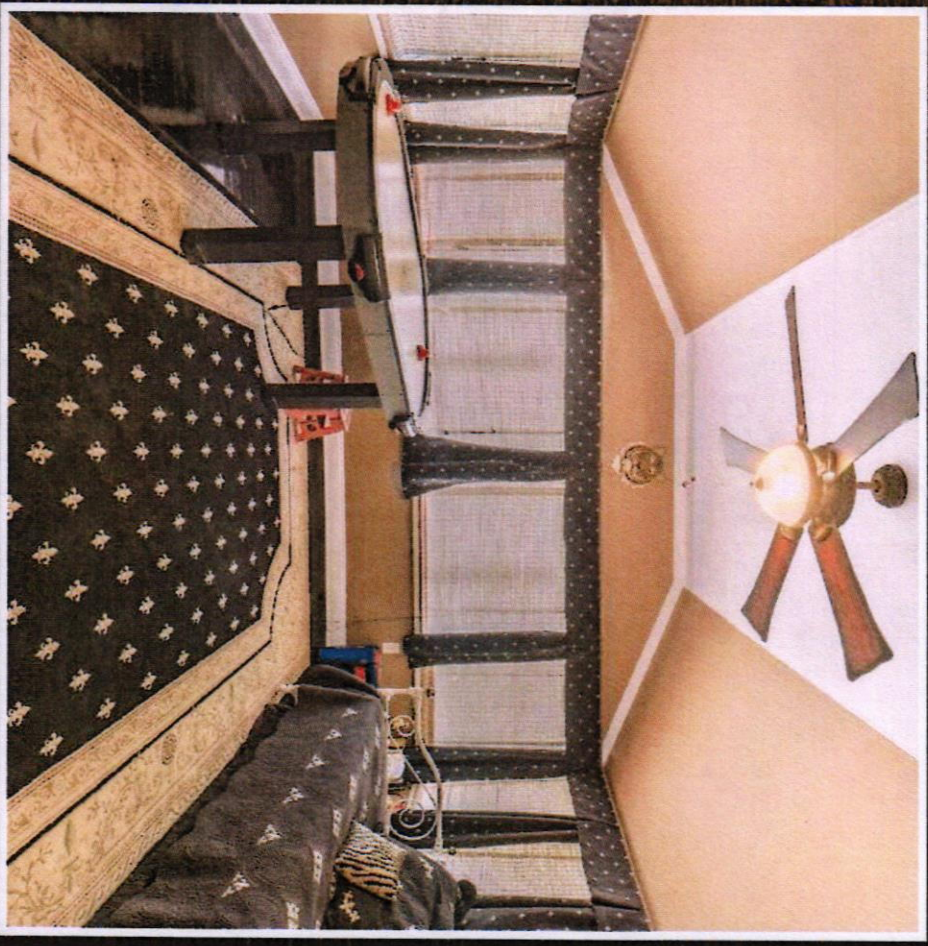
Zoomed in view of boarded up window / upstairs sunroom

November 11, 2021



Pristine view of upstairs windows in sunroom

June 2019



Pre-storm and post-storm -
photos of
130 Dr Michael DeBakey Dr,
Lake Charles, LA 70601

PHOTO BOOK TO DOCUMENT DAMAGED WINDOWS
& OUR INTENT TO RESTORE HOME FROM ITS
DAMAGED STATE TO ITS PRE-STORM AESTHETIC

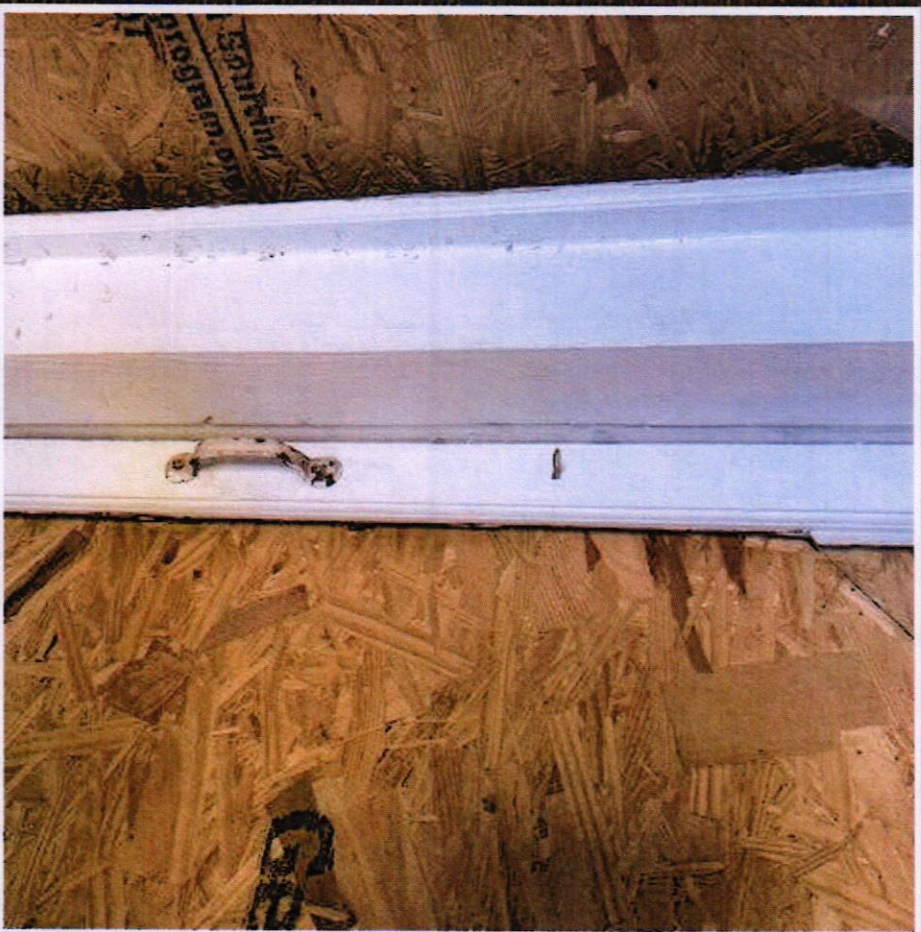
Home in pristine condition

June 2019



Detail of boarded window in upstairs sun room

November 11, 2021

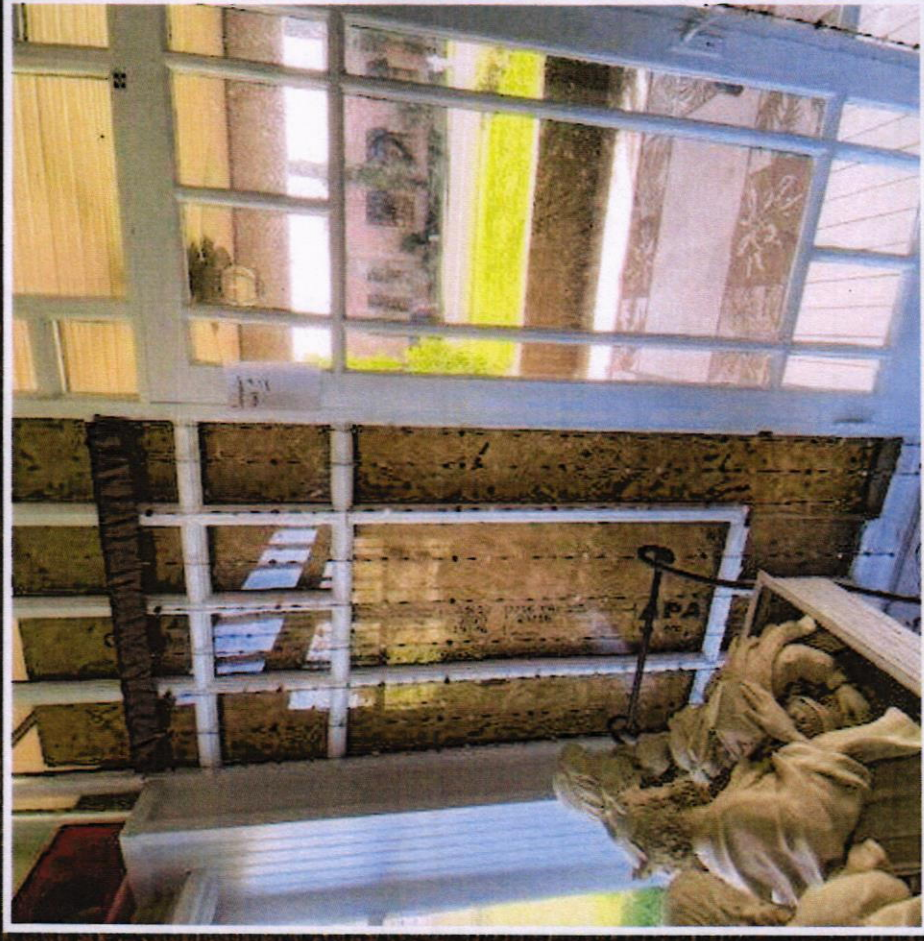


130 Dr Michael DeBakey Dr,
Lake Charles, LA 70601

BUYER OF THIS PROPERTY INTENDS TO RESTORE
THE WINDOWS TO PRE-STORM CONDITION WITHIN
THE PUBLISHED GUIDELINES LAID OUT FOR
MARGARET PLACE AND THE HISTORIC
PRESERVATION COMMITTEE (HPC).

Interior view
of damaged
windows
/downstairs
sunroom

November 11, 2021



View inside of
damaged window
/ downstairs
sunroom detail

November 11, 2021



Zoomed in
view of
interior
damaged
window /
downstairs
sunroom

November 11, 2021



Detail of back of home / roof damage

November 11, 2021



Current state of home / Sept 2021



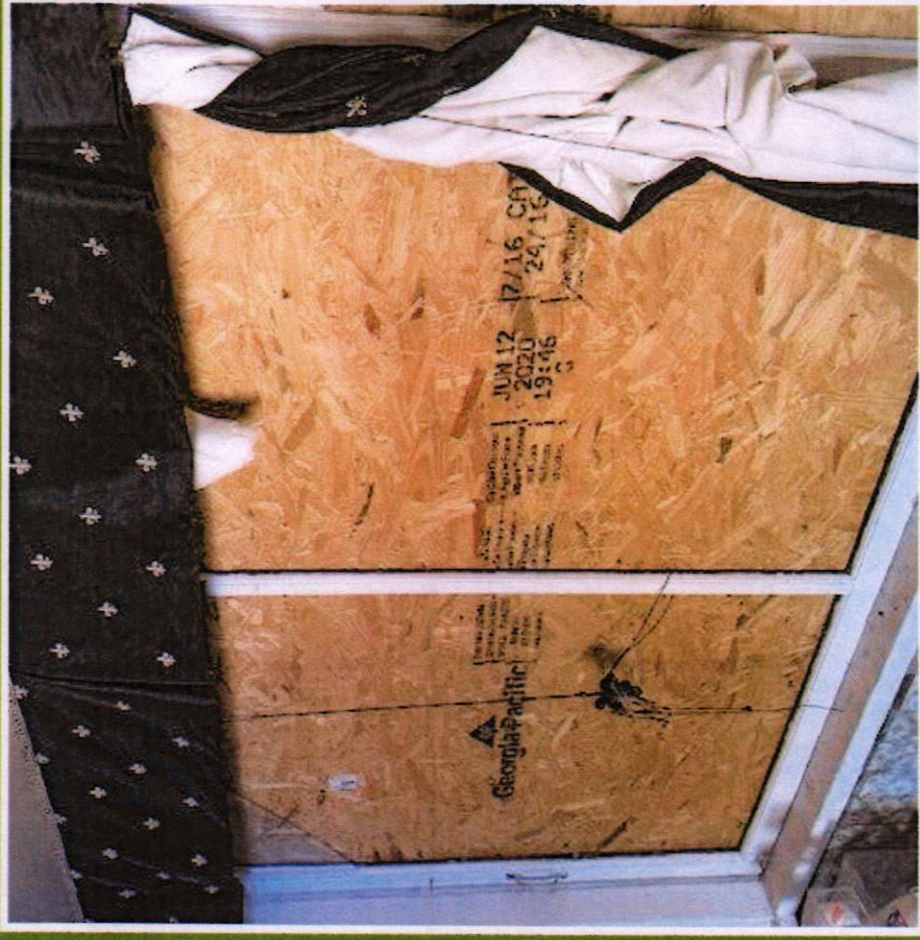
View inside of damaged window / upstairs sunroom

November 11, 2021



Expanded view of damaged window / upstairs sunroom

November 11, 2021



View inside of
damaged
window
/upstairs
sunroom

November 11, 2021



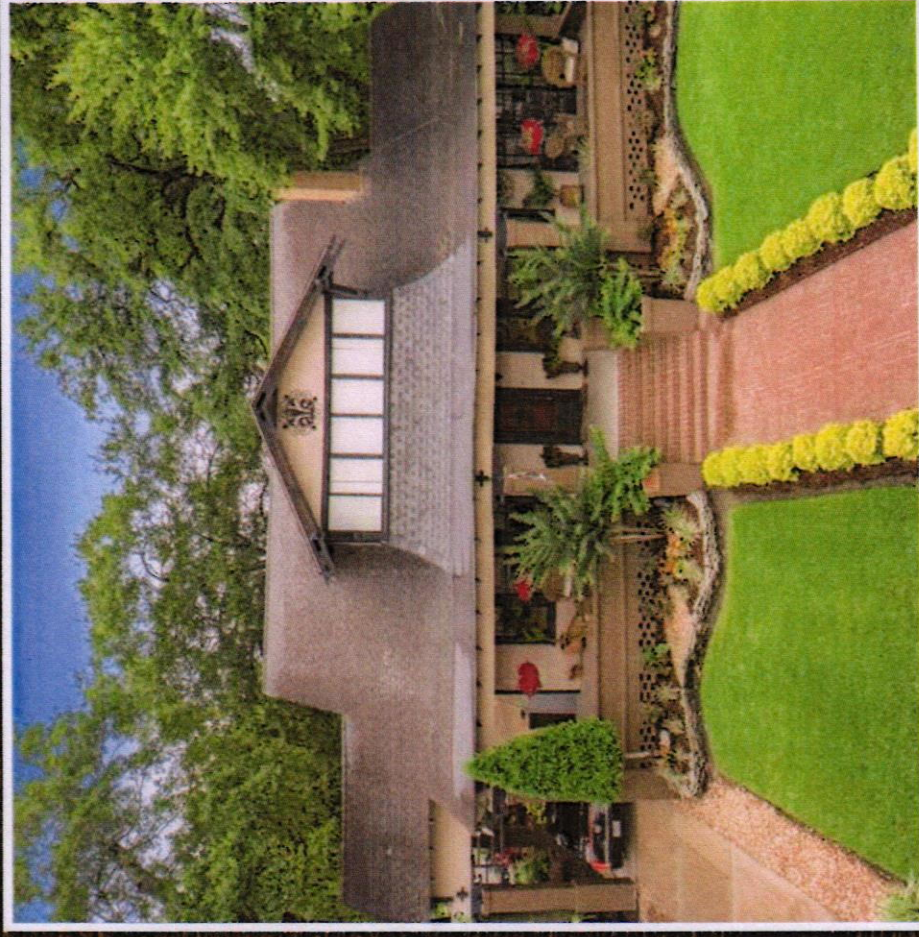
Upstairs sunroom damage / boarded windows

November 11, 2021



Elevated shot
of home in
pristine
condition

June 2019



Pristine side view

June 2019



Pristine
interior view
of windows in
downstairs
sunroom

June 2019



Pristine view of windows in downstairs sunroom

June 2019



West side of upper room

November 11, 2021



Detail of front of upper floor

November 11, 2021



East side of upper room

November 11, 2021



Detail west side of home

November 11, 2021



Expanded view of damaged window /downstairs sunroom

November 11, 2021



Zoomed in
damage in
front of home
/ downstairs
sunroom

November 11, 2021



Upstairs sunroom damage / boarded windows

November 11, 2021

