



City of Lake Charles

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

Meeting Agenda

Planning and Zoning Commission

Monday, June 12, 2023

5:30 PM

Council Chambers

OPEN MEETING

ROLL CALL

MINUTES OF PREVIOUS MEETING

SPECIAL ANNOUNCEMENTS

COMMISSION BUSINESS

PREFNL
23-09

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: CST MULTI-FAMILY REAL ESTATE SERVICES LLC (GERSTNER MEMORIAL SUB)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec 2.3 & 2.4), in order to subdivide a 13.84 tract of land into two (2) commercial tracts, within a Business Zoning District. Location of the request is the **Westside 3600 Blk. Gerstner Memorial Drive**.

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a 13.84 acre tract of land into two (2) commercial tracts, within a Business Zoning District, would meet the minimum lot size for subdivision development. Therefore, staff feels the request falls reasonable.

PREFNL
23-10

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: ARBOURS AT LAKE CHARLES LLC (COUNTRY CLUB ROAD SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec 2.3 & 2.4), in order to subdivide a 14.44 tract of land into four (4) commercial tracts, within a Business and Mixed Use Zoning District. Location of the request is the **Southside 1100 Blk. Country Club Road**.

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a 14.44 acre tract of land into four (4) commercial tracts, within a Business and Mixed Use Zoning District, would meet the minimum lot size for subdivision development. Therefore, staff feels the request falls reasonable.

PREFNL
23-11

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: BRIAN MICHEL (OSPREY'S LANDING RE-SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec 2.3 & 2.4), in order to subdivide a certain tract of land into two (2) reconfigured tracts of land, within a Residential Zoning District. Location of the request is the **Westside 800 Blk. River Road**.

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a certain tract of land into two (2) reconfigured tracts, within a Residential Zoning District, would meet the minimum lot size for subdivision development. Therefore, staff feels the request falls reasonable.

MAJ 23-06**LAKE CHARLES ZONING ORDINANCE NO. 10598**

APPLICANT: BASONE DEVELOPMENT SOLUTIONS

SUBJECT: Applicant is requesting a Major Conditional Use Permit (Sec 5-302(3)(b)(iv)) in order to establish a restaurant on a local street, within a Mixed Use Zoning District. Location of the request is **2736 Conoco Street**.

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to establish a restaurant in an existing building on a local street, within a Mixed Use Zoning District. The proposal is located in the middle of the Twelve Oaks RV Park. If approved, the development must meet the landscaping requirements as outlined in Sec 5-210 of the Zoning Ordinance.

**MAJ-VAR
23-09****LAKE CHARLES ZONING ORDINANCE NO. 10598**

APPLICANT: FRED HARRIS

SUBJECT: Applicant is requesting a Major Conditional Use Permit (Sec 5-302(3)(b)(iv)) in order to construct 8 additional duplexes requesting with a Variance (Sec. 4--206) for a bufferyard reduction of 4' vs the required 15', within a Neighborhood Zoning District. Location of the request is **606 N. Grace Street**.

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to construct 8 additional duplexes with a variance request for a bufferyard reduction of 4' vs 15', within a Neighborhood Zoning District. The property is bordered to the North by residential uses and to the South and East by vacant land. If approved, this entire development must meet the landscaping requirements as outlined in Sec 5-210 of the Zoning Ordinance.

**MAJ-VAR
23-10****LAKE CHARLES ZONING ORDINANCE NO. 10598**

APPLICANT: BASONE DEVELOPMENT SOLUTIONS

SUBJECT: Applicant is requesting a Major Conditional Use Permit (Sec 5-302(3)(b)(iv)) in order to construct a mixed use building (commercial and residential) with a Variance (Sec. 4--206) for a bufferyard reduction 8' vs 15', within a Neighborhood Zoning District. Location of the request is **113 W. Sallier Street**.

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to construct a mixed use building with a bufferyard reduction, within a Neighborhood Zoning District. The property is bordered to the North and East by commercial uses and to the West and South by residential uses. If approved, the development must meet the landscaping requirements as outlined in Sec 5-210 of the Zoning Ordinance.

SPC 23-03**LAKE CHARLES ZONING ORDINANCE NO. 10598**

APPLICANT: CST LAND DEVELOPERS, LLC

SUBJECT: Applicant is requesting a Special Exception (Sec. 4-206) in order to reduce the required parking by 50%, within a Business Zoning District. Location of the request is **3650 Gerstner Memorial Drive**.

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to reduce the amount of required parking on a multifamily development from a required 290 spaces to a proposal of 145 parking spaces.

VAR 23-06**LAKE CHARLES ZONING ORDINANCE NO. 10598**

APPLICANT: DAMIKA HARMON

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to establish a new wellness center with a bufferyard reduction and an increased front setback, within a Mixed Use Zoning District. Location of the request is the **631 Enterprise Blvd.**

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to reduce the required bufferyard of 8' to 4' for an office use and to increase the front setback from a required 20' maximum to 50' to accommodate front parking, within a Business Zoning District. The proposal will meet all other development standards; therefore, staff feels the request falls reasonable.

VAR 23-23**LAKE CHARLES ZONING ORDINANCE NO. 10598**

APPLICANT: NORTHGATE PLAZA/MITCH BUSH

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to maintain a façade sign installed above the roof line of the building, within a Business Zoning District. Location of the request is **1115-B N. Martin Luther King Hwy.**

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to maintain a façade sign installed above the roof line of the building, within a Business Zoning District. The property is bordered to the North, East, and South by commercial properties and to the West by residential uses.

VAR 23-24**LAKE CHARLES ZONING ORDINANCE NO. 10598**

APPLICANT: GUY SIMMONS

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to construct an addition with a rear setback of 6' vs. the required 10', within a Residential Zoning District. Location of the request is **4140 Canal Street.**

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to construct an addition with a rear setback of 6' vs the required 10'. The unique shape of the lot makes conformity to the development standards difficult. Therefore, staff feels the request falls reasonable.

VAR 23-25**LAKE CHARLES ZONING ORDINANCE NO. 10598**

APPLICANT: MEANT TO BE, LLC

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to construct a new business with a continuous curbcut for parking, within a Business Zoning District. Location of the request is **4328 Lake Street.**

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to construct a new business with a continuous curbcut for parking, with a Business Zoning. The Zoning Ordinance states in Sec 5-208 (5)(e) that sufficient maneuverability and access shall be provided to permit vehicles to enter and leave in a forward manner. Staff can find no evidence of hardship and therefore cannot forward a position of support.

VAR 23-26**LAKE CHARLES ZONING ORDINANCE NO. 10598**

APPLICANT: WILLIAM BAKER

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to construct a shop with a side setback of 3' vs. required 5', within a Residential Zoning District. Location of the request is **900 Henrietta Lane.**

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to construct a shop with a side setback of 3' vs the required 5', within a Residential Zoning District. Staff can find no evidence of hardship and therefore cannot forward a position of support.

OTHER BUSINESS

ADJOURN

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

DATE: April 24, 2023

APPLICATION FEE: \$ 200.00
PLAT FILING FEE: \$ 230.00

1. NAME OF SUBDIVISION: Subdivision of N 449' of the E-1/2 of the SE-1/4 of Section 16, T-10-S, R-8-W
2. NAME OF APPLICANT: Thomas C. Delahaye, Manager - CST Multi-Family Real Estate Services, LLC
ADDRESS: P.O. Box 126, Denham Springs, LA ZIP 70726 PHONE 225-933-3584
3. NAME OF AUTHORIZED AGENT: Murray McCullough, P.E., Benchmark Group, LLC
ADDRESS: 12232 Industriplex Blvd, Ste 9, Baton Rouge, LA ZIP 70809 PHONE 225-368-2475
4. OWNER OF RECORD: Radford Properties, LLC
ADDRESS: 115 Lisa Marie Plaza, Shalimar, FL ZIP 32579 PHONE _____
5. ENGINEER (and/or Land Surveyor): Murray McCullough, P.E., Benchmark Group, LLC
ADDRESS: 12232 Industriplex Blvd, Ste 9, Baton Rouge, LA ZIP 70809 PHONE 225-368-2475
6. ATTORNEY: Brett Brinson, Alexander-Sides
ADDRESS: 4232 Bluebonnet Blvd., Baton Rouge, LA ZIP 70809 PHONE 225-205-5245
7. SUBDIVISION LOCATION: N 449' of the E-1/2 of the SE-1/4 of Section 16, T-10-S, R-8-W
West Side of Gerstner Blvd, north of existing GMC dealership
8. TOTAL ACREAGE BEING SUBDIVIDED: 13.84 Acres
NO. OF LOTS: 2
9. ZONING CLASSIFICATION: Business
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:
- | | |
|---|---|
| State Street GP Holdings, LP-7801 Jack Finney Blvd, #101, Greenville, TX, 75402 | Navarre Investors, Limited Partnership -
1300 E. College St, Lake Charles, LA 70605 |
| Navarre Investors, Limited Partnership -
1300 E. College St, Lake Charles, LA 70605 | Harold Brooks, 2734 N Addison Loop, LC, LA 70607
; Cecilia Lassien, 1708 Jackson, St, LC, LA 70601 |
| Kenneth Predium, 2426 S. Roosevelt Dr, LC, LA 70607 ; Sandra Thibodeaux, 2430 Roosevelt, LC, LA, 70607 ; Joseph Singleton,
2434 Roosevelt St., LC, LA 70607 ; Southern Mobile Home Products, LLC, 1812 Ruth St, Sulphur, LA 70663 ; Terraza 8, LLC, c/o
Realty Income Corp, Attn: Legal Dept, San Diego, CA 92130 | |

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

14. ASSURANCES OF COMPLIANCE WITH REGULATIONS AS STATED.

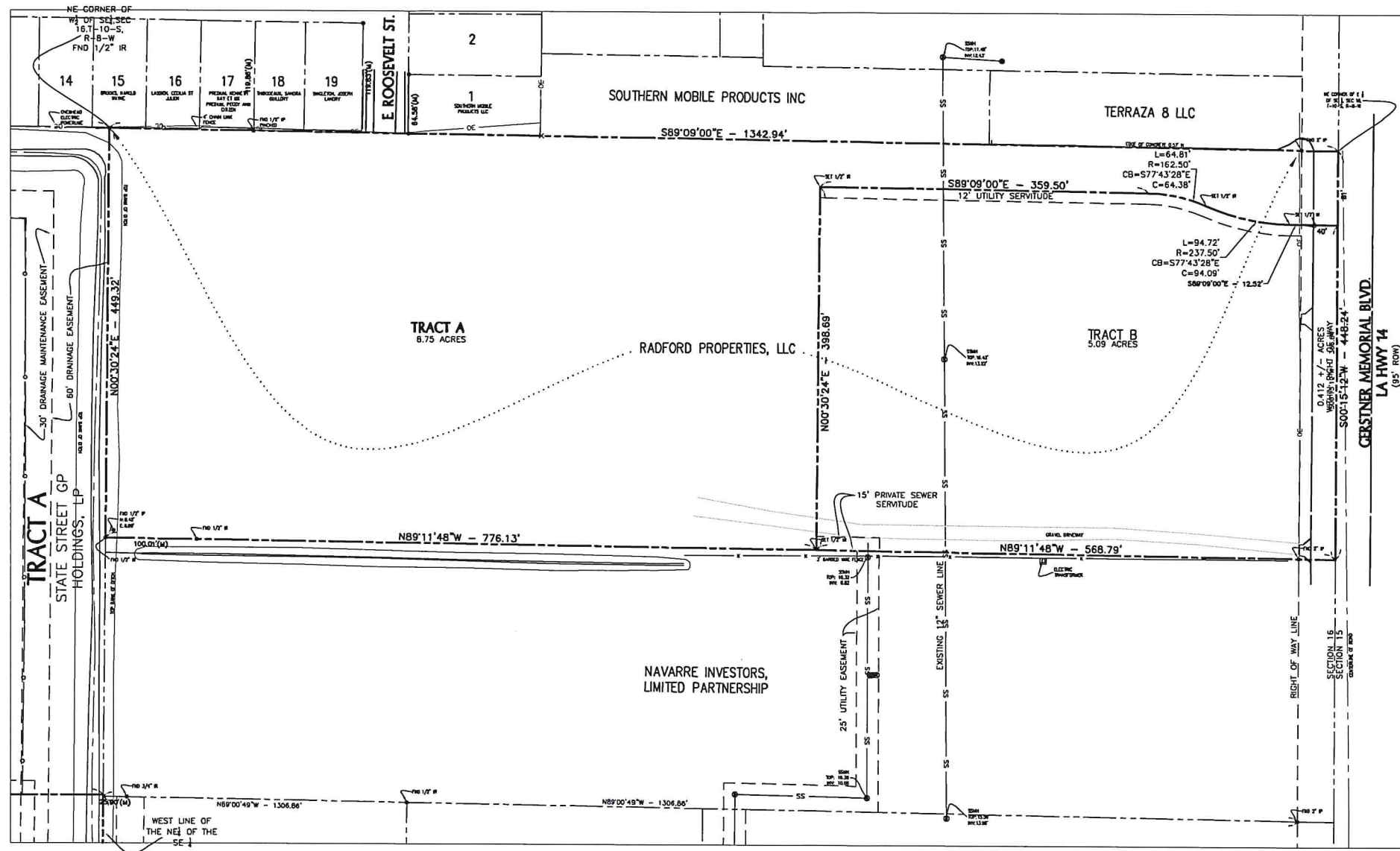
THE APPLICANT HEREBY CONSENTS TO THE PROVISION OF THE SUBDIVISION REGULATIONS PROVIDING THAT THE DECISION OF THE PLANNING COMMISSION SHALL BE MADE WITHIN FORTY (40) DAYS AFTER THE CLOSE OF THE PUBLIC HEARING ON FINAL PLAT APPROVAL.

I, Thomas C. Delahaye 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: April 24, 2023



BENCHMARK GROUP, L.L.C.
12232 INDUSTRIAL BLVD., SUITE 98
BATON ROUGE, LOUISIANA 70809
(504) 338-2475 FAX (504) 338-2476
www.benchmarkgroupllc.com

Scale: 1"=50' DRAWN BY: LO
FILE: 22-057 5th Avenue Referenc.DWG
PROJECT NO: 22-057 DATE: 03/02/23

LEGEND:	
●	FOUND 1/2" IRON PIPE
○	SET 1/2" IRON ROD
■	DROP INLET
■	CURB INLET
+	POWER POLE
⋈	FIRE HYDRANT
⋈	WATER VALVE
⊙	SEWAGE SEWER MANHOLE
⊙	SEWAGE SEWER CLEANOUT
⊙	WATER METER
+	STREET LIGHT
⋈	AREA LIGHT
■	ELECTRIC TRANSFORMER
⋈	CUT ANCHOR
—	OVERHEAD ELECTRIC LINE
—	SEWAGE SEWER LINE

BASIS OF BEARINGS:
ALL BEARINGS SHOWN HEREON ARE BASED OFF OF AND RELATIVE TO LA. SOUTH STATE PLANE COORDINATES NAD 83.

FLOOD ZONE:
THE PROPERTY SHOWN HEREON LIES WITHIN THE LIMITS OF ZONE "X" (1-AREA OF MINIMAL) ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY-PANOLA 22010C DATES 7, EFFECTIVE FEBRUARY 18, 2011.

NOTES:
1) NO ATTEMPT HAS BEEN MADE BY BENCHMARK GROUP, L.L.C. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, DEED RESTRICTIONS, EASEMENTS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.
2) THE CITY OF LAKE CHARLES OF CALCASIEU PARISH DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAN DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY.
3) ON PROPERTY LINE BEARING AND DISTANCES (N) INDICATES RECORDED, (C) INDICATES CALCULATED AND (M) INDICATES MEASURED.

REFERENCE MAPS:
1) "A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4-1/4-1/4) AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SE 1/4-1/4-1/4) DATED (RECORDED) SEPTEMBER 28, 1988, BY: D.W. JESSON, C.E., FILE NO. 1152008
2) "A SUBDIVISION OF A TRACT LAND LING IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE 1/4-SE 1/4) OF SECTION 18, DATED JANUARY 14, 2015, BY: D.W. JESSON JR., P.L.S. FILE NO. 3172533
3) "HAWAIIAN SELF STORAGE BOUNDARY & TOPOGRAPHIC SURVEY" DATED: OCTOBER 27, 2008, BY: D.W. JESSON, JR., P.L.S.
4) "SURVEY AND MAP PREPARED FOR ALLSTAR BUNCH-CMC" DATED: JAN. 5, 2023, BY: DONALD R. HAYES, P.L.S. FILE NO. 3648008
5) "A BOUNDARY SURVEY OF A TRACT OF LAND IN THE NORTHEAST QUARTER..." DATED: AUG. 30, 2018, BY: D.W. JESSON, JR., P.L.S. FILE NO. 3335778

PUBLIC DEDICATION:
THE STREETS AND RIGHT-OF-WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PROPER USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES, IF NOT PREVIOUSLY DEDICATED, ARE GRANTED TO THE PUBLIC FOR THE PURPOSES INDICATED ON THE PLAN, INCLUDING UTILITIES, DRAINAGE, SEWAGE REMOVAL, OR OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE, OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

EDMETH J. PHIPPS, OWNER
KIP INVESTORS, LLC

DATE _____

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT THE SURVEY SHOWN HEREON WAS ACTUALLY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND THAT THIS MAP AND THE FIELD SURVEY ON WHICH IT IS BASED CONFORM TO THE "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS "1" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THERE ARE NO ENCUMBRANCES OTHER THAN THOSE SHOWN ON THIS MAP, UNLESS OTHERWISE SHOWN.

PRELIMINARY
THIS DOCUMENT IS A PRELIMINARY DRAFT ISSUED FOR REVIEW/COMMENT AND SHOULD NOT BE RECORDED AS AN OFFICIAL RECORD DOCUMENT.

LAZARUS C. OMA, P.L.S.
FOR BENCHMARK GROUP, L.L.C.

DATE _____

LAZARUS C. OMA
LICENSE NO. 5307
PROFESSIONAL
LAND SURVEYOR

Map Showing the Re-subdivision
of a
13.84 ACRE TRACT
into
TRACT A & B
Located in Section 18 Township 10 South, Range 8 West
Southwestern Land District
Calcasieu Parish, Louisiana
for
CST LAND DEVELOPERS, L.L.C.

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

DATE: 4/22/23

APPLICATION FEE: \$ _____
PLAT FILING FEE: \$ _____

1. NAME OF SUBDIVISION: ~~N/A~~ Country Club Rd. Sub
2. NAME OF APPLICANT: Arbours at Lake Charles, LLC
ADDRESS: 6859 Jefferson Hwy ZIP 70806 PHONE 225-408-3849
3. NAME OF AUTHORIZED AGENT: Deane Bryson
ADDRESS: 6859 Jefferson Hwy ZIP 70806 PHONE 225-328-7444
4. OWNER OF RECORD: Palma Properties LLC
ADDRESS: _____ ZIP _____ PHONE _____
5. ENGINEER (and/or Land Surveyor): Matrix New World Engineering (BRAD ROBERTS PLS)
ADDRESS: 2798 Oneal Lane, Bldg F ZIP 70816 PHONE 225-241-9460
6. ATTORNEY: _____
ADDRESS: _____ ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: South side of Country Club Road ± 1300'
West of the intersection of Country Club Road and Lake St.
8. TOTAL ACREAGE BEING SUBDIVIDED: 14.44
NO. OF LOTS: 4
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:

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, Roger Deane Bryson 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: 5/2/2023

LA  **One Call. 811**

DATE: _____

C:\Users\broberts\OneDrive - Matrix New World Engineering\Projects\22-1421 Country Club Road Apartments\Drafting\Drawings\22-1421 Country Club Road Apartments\Division.dwg (Layout1) May 01, 2023 - 2:45pm

CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: May 8, 2023

APPLICATION FEE: \$ _____
PLAT FILING FEE: \$ _____

1. NAME OF PROPOSED SUBDIVISION: Ospreys Soaring Re-Sub
(MUST CREATE NEW NAME)
2. NAME OF APPLICANT: BRIAN L. MICHEL
ADDRESS: 891 River Road ZIP 70601 PHONE 337-302-1509
3. NAME OF AUTHORIZED AGENT: _____
ADDRESS: _____ ZIP _____ PHONE _____
4. OWNER OF RECORD: _____
ADDRESS: _____ ZIP _____ PHONE _____
5. ENGINEER (and/or Land Surveyor): Walt Jessen
ADDRESS: Kirby St. ZIP 70601 PHONE _____
6. ATTORNEY: _____
ADDRESS: _____ ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: River Road
8. TOTAL ACREAGE BEING SUBDIVIDED: _____
NO. OF LOTS: _____
9. ZONING CLASSIFICATION: _____
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:

13. ATTACH **FIFTEEN (15)** COPIES OF THE FINAL PLAT.
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I, Brian Michel 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: 5/8/23

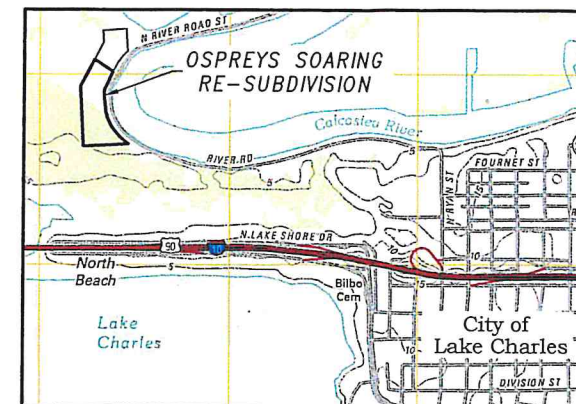
OSPREYS SOARING RE-SUBDIVISION - RE-SUB OF LOTS 1-7

RE-SUBDIVISION PLAT

A RE-SUBDIVISION OF LOTS 1-7 OSPREYS SOARING SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 47 AT PAGE 93, RECORD OF CALCASIEU PARISH, LOUISIANA, LYING IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 9 WEST, CALCASIEU PARISH, LOUISIANA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT WHERE THE SOUTH LINE OF SECTION 25, TOWNSHIP 9 SOUTH, RANGE 9 WEST, INTERSECTS THE LOW STAGE WATER'S EDGE OF THE WESTERN BANK OF THE CALCASIEU RIVER; THENCE N89°07'35"W, ALONG THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 49± FEET TO A FOUND 4" X 6" CONCRETE POST; THENCE CONTINUE N89°07'35"W, ALONG THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 686.59 FEET; THENCE N00°52'25"W, A DISTANCE OF 979.94 FEET; THENCE N31°52'50"E, A DISTANCE OF 673.99 FEET TO THE NORTHWEST CORNER OF LOT 7 OF OSPREYS SOARING SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 47 AT PAGE 93, RECORDS OF CALCASIEU PARISH, LOUISIANA; THENCE S47°52'54"E ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 361± FEET, TO THE LOW STAGE WATER'S EDGE OF THE WESTERN BANK OF THE CALCASIEU RIVER; THENCE FOLLOWING THE MEANDERS OF SAID LOW STAGE WATERS EDGE OF THE CALCASIEU RIVER SOUTHERLY OR UPSTREAM, A DISTANCE OF 1498± FEET, TO THE POINT OF BEGINNING. CONTAINING 14.7 ACRES, MORE OR LESS.

MAY 8, 2023



VICINITY MAP
NOT-TO-SCALE

GENERAL NOTES

1. THE BEARINGS SHOWN HEREON ARE BASED UPON THE LOUISIANA COORDINATE SYSTEM OF NAD83 SOUTH ZONE.
2. THE HEREIN DESCRIBED TRACT OF LAND IS LOCATED IN SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE "AE" (BASE FLOOD ELEVATION 10.0 PER CITY OF LAKE CHARLES) FLOOD INSURANCE RATE MAP NO. 22019C0480F, DATED FEBRUARY 18, 2011.
3. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OR RIGHTS-OF-WAY OF RECORD THAT A CURRENT TITLE SEARCH MAY DISCLOSE WHICH MAY AFFECT THE TRACT SURVEYED.
4. THIS REVISED SUBDIVISION COMBINES LOTS 1-7 INTO TWO LOTS IDENTIFIED HEREON AS TRACT 65R & 7R.
5. O INDICATES NO ROD HAS BEEN SET PER OWNERS REQUEST.
6. ● INDICATES 1/4 INCH ROD ORIGINALLY SET FOR OSPREY SOARING SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 47 AT PAGE 93.
7. ○ INDICATES P.K. NAIL ORIGINALLY SET IN ASPHALT ROAD FOR OSPREY SOARING SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 47 AT PAGE 93.

SEWAGE DISPOSAL

NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT BY CONNECTION TO AN APPROVED SANITARY SEWER TREATMENT SYSTEM. THE METHOD OF SEWAGE TREATMENT AND DISPOSAL IS TO BE APPROVED BY THE HEALTH UNIT OF CALCASIEU PARISH.

DEDICATION

THE RIGHT-OF-WAY OF THE PROPOSED STREETS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN HEREON AS EASEMENTS, UNLESS OTHERWISE NOTED, 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 BE PLANTED WITHIN THE LIMITS OF ANY SERVITUDES SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE IS GRANTED.

OSPREYS SOARING SUBDIVISION
BRIAN MICHEL

TYSON GRENZEBACH

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 CITY OF LAKE CHARLES, LOUISIANA PERTAINING TO THE SUBDIVISION OF LAND.

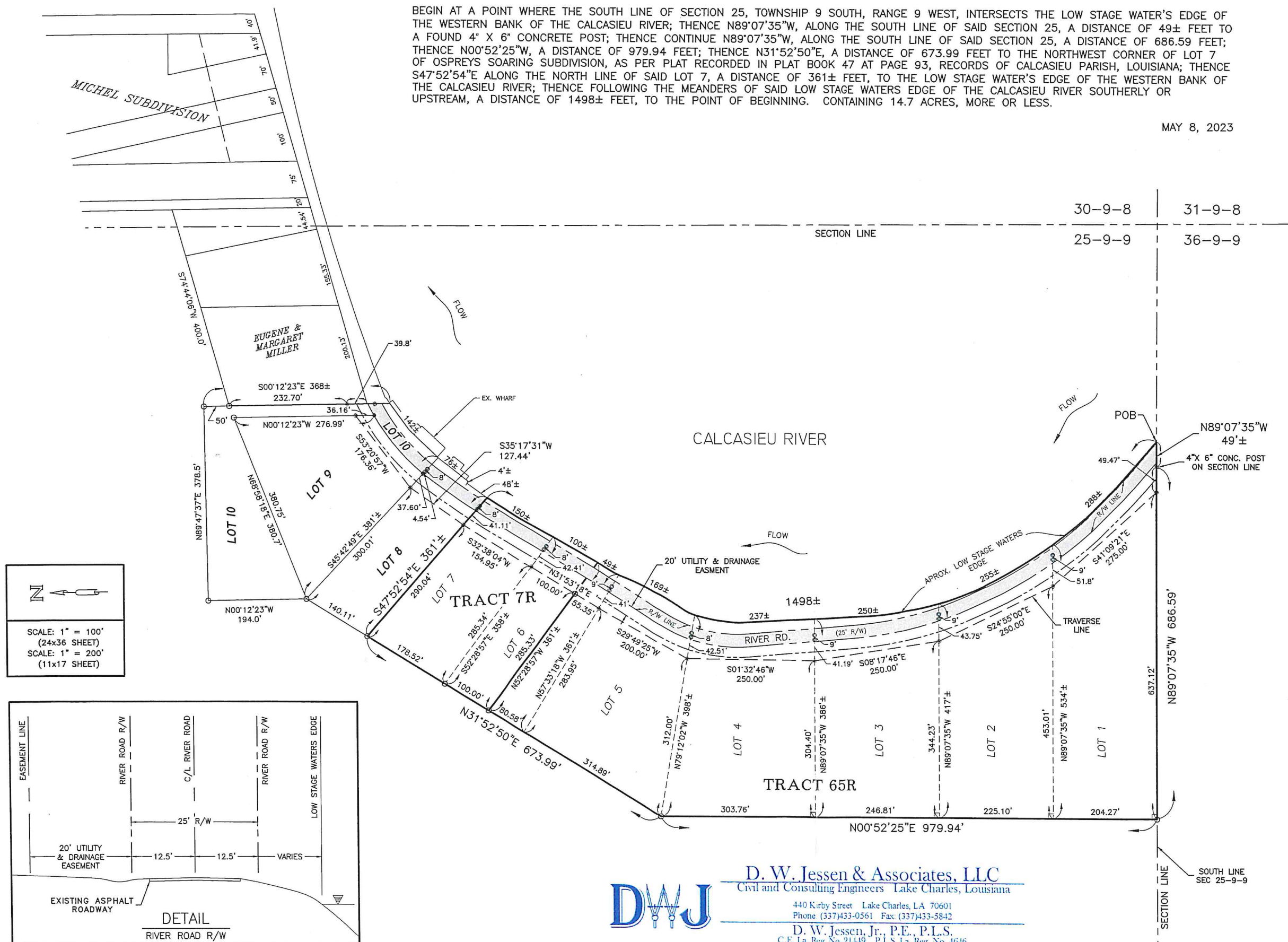
PRELIMINARY

THIS DOCUMENT IS PRELIMINARY AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT

D. W. Jessen, Jr., P.E., P.L.S.
P.E. La. Reg. No. 21449
P.L.S. La. Reg. No. 4646

D. W. JESSEN, JR., P.E., P.L.S.
LOUISIANA REG. NO. 4646

FILE: P-2023-2882 LOT 1-7 OSPREYS SOARING RE-SUB
DRAWING: P-2023-2882 LOT 1-7 OSPREYS SOARING RE-SUB.DWG
DRAWN BY: M. STEEN
FIELD BOOK No.



N

SCALE: 1" = 100'
(24x36 SHEET)
SCALE: 1" = 200'
(11x17 SHEET)

DWJ

D. W. Jessen & Associates, LLC
Civil and Consulting Engineers Lake Charles, Louisiana

440 Kirby Street Lake Charles, LA 70601
Phone (337)433-0561 Fax (337)433-5842

D. W. Jessen, Jr., P.E., P.L.S.
C.E. La. Reg. No. 21449 P.L.S. La. Reg. No. 4646

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: May 4, 2023TOTAL FEE: \$ 500.00

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: 2736 Conoco St, Lake Charles, LA 70615LEGAL DESCRIPTION: see attached ☒ ATTACHEDDESCRIPTION OF REQUEST: proposing a restaurant in a mixed use zoning district on a local streetAPPLICANT: Basone Development Solutions, LLC PHONE: 337.764.0389MAILING ADDRESS: 528 Kirby St, Lake Charles, LA ZIP: 70601OWNER OF RECORD: JR Ward Properties, LLC PHONE: 337.523.0776MAILING ADDRESS: 3826 N Jasmine, Lake Charles ZIP: 70605

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.

R. Basone
APPLICANT SIGNATURE

5/4/2023
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 _____

Basone Development Solutions
1010 Lakelyn Drive
Lake Charles, LA 70605

May 4, 2023

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

Re: 2736 Conoco St, Lake Charles, LA 70615

To Whom It May Concern:

The owner of the above referenced property, JR Ward Properties, LLC, is applying for a Major Conditional Use and is proposing to establish a restaurant in a mixed use zoning district on a local street.

I have included a detailed site plan.

The agent for application purposes is Robin Basone.

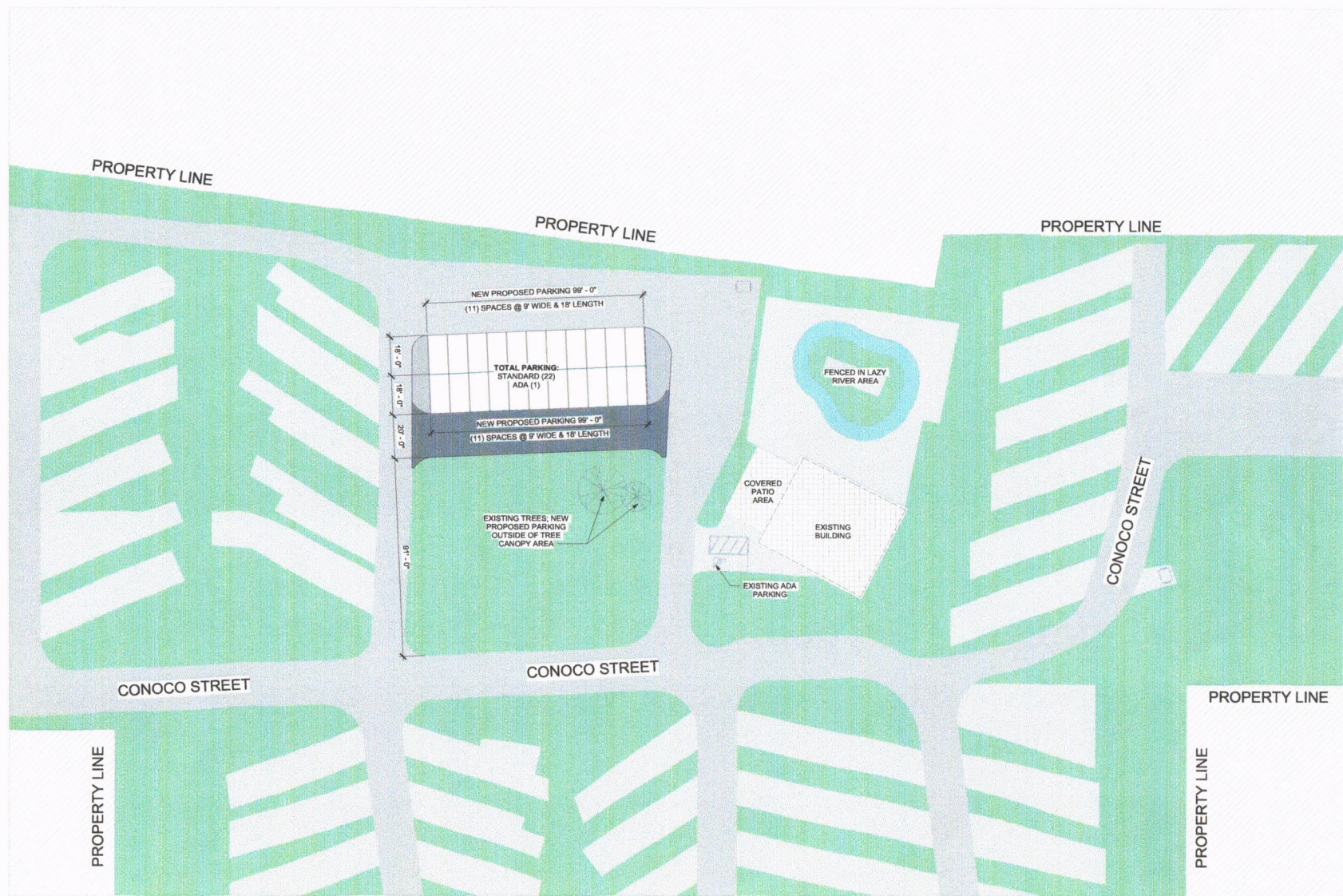
Thank you,



Robin Basone

robin@basonesolutions.com

337.764.0389



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 4/11/23

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, LA 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 PERMIT FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 606 N Grace St 70615LEGAL DESCRIPTION: See AttachedDESCRIPTION OF JOB: multi family

WITH PLANS ATTACHED HERETO:

APPLICANT: Fred HarrisPHONE: 337-313-0595MAILING ADDRESS: 155 Dr Michael Deakney Dr #23 ZIP: 70601EMAIL ADDRESS: Fharris1964@gmail.comOWNER OF RECORD: Kairoi Ventures 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/APPEAL: ☐ NOT REQUIRED ☐ REQUIRED ☐ CASE NO. _____

FLOOD PLAIN MANAGEMENT REGULATIONS:

1.) FIRM ZONE: ☐ "X" ☐ "A" ☐ "AE" ☐ "D" ☐ OTHER _____ 2.) FLOODWAY: ☐ IN ☐ OUT3.) ELEVATION CERTIFICATE REQUIRED: ☐ YES ☐ NO

4.) BASE FLOOD ELEVATION: _____ MSL

REMARKS OR SPECIAL CONDITIONS:

☐ APPROVE☐ DENY

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR THE ABOVE REQUEST 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 REQUEST NULL AND VOID.

PLANNING DIRECTOR _____

DATE _____

APPLICANT _____

DATE 4/11/23

VARIANCE APPLICATION FORM

DATE: 4/11/23

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: 606 W Grace LC, LA 70615

LEGAL DESCRIPTION: See Attached

DESCRIPTION OF JOB: multifamily

WITH PLANS ATTACHED HERETO:

APPLICANT: Fred Harris PHONE: _____

MAILING ADDRESS: 155 Dr. Michael DeBakey Dr #23 ZIP: 70601

EMAIL ADDRESS: Fharris1964@gmail.com

OWNER OF RECORD: Kairol Ventures 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="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 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 _____

APPLICANT Fred Harris

DATE 4/11/23

Stacey Peveto

From: Fred <fharris1964@gmail.com>
Sent: Wednesday, May 10, 2023 3:11 PM
To: Stacey Peveto
Subject: Re: Letter of Intent and Proof of Ownership

I'm requesting a major conditional use permit to increase allowable density 8 additional duplexes totaling 20 units per acre and a variance for the reduction of buffer yard requirement Buffer yard reduction to 4ft.

Sent from my iPhone

On May 10, 2023, at 2:40 PM, Fred <fharris1964@gmail.com> wrote:

I'm requesting a major conditional use permit to increase allowable density 8 additional duplexes totaling 20 units per acre and a variance for the reduction of buffer yard requirement Buffer yard reduction to 4ft. AND

The length of the private drive exceed 200 feet to
500 feet

Sent from my iPhone

On May 10, 2023, at 8:56 AM, Stacey Peveto <speveto@cityoflc.us> wrote:

We are reaching out to you again in order to try to get you on the next agenda. There are questions regarding your application. Please contact our office at (337) 491-1542.

Stacey Peveto
City of Lake Charles

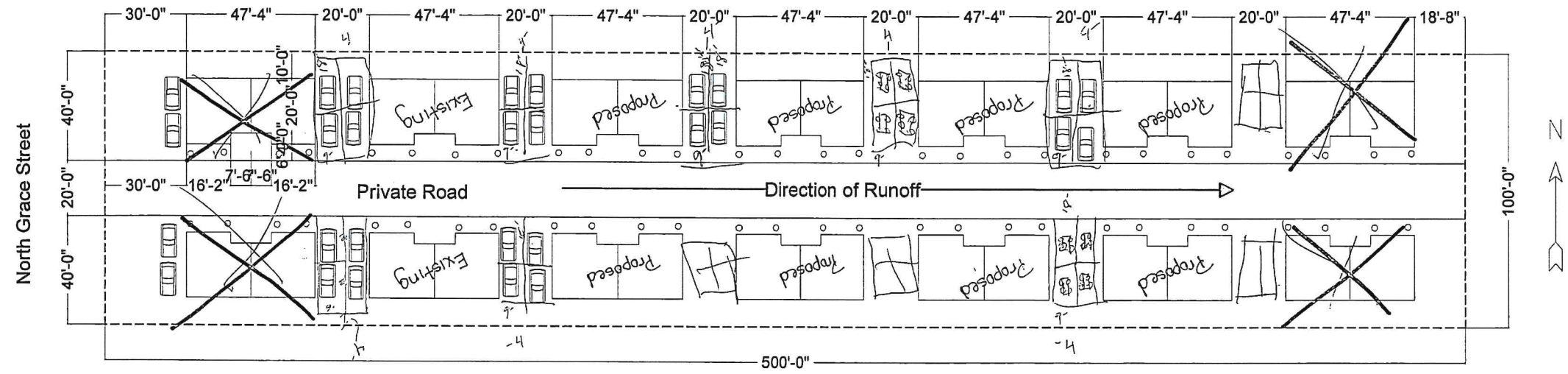
From: Stacey Peveto
Sent: Friday, April 14, 2023 11:53 AM
To: fharris1964@gmail.com
Cc: Lauren Boring (lauren.boring@cityoflc.us) <lauren.boring@cityoflc.us>
Subject: FW: Letter of Intent and Proof of Ownership

Please contact our office today. There are some questions/concerns regarding the site plan submitted for the proposed duplexes. In order to keep this request on the May agenda, we need to hear back from you today.

(337) 491-1542

1" = 20'

56 Parking Spots



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: May 4, 2023

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/AMENDMENT FOR THE FOLLOWING:

APPLICANT COMPLETES THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 113 W Sallier St, Lake Charles, LA 70601

LEGAL DESCRIPTION: see attached ☒ ATTACHED

DESCRIPTION OF REQUEST: proposing a combined business use and residential use building, see details in Letter of Intent, and site plan

APPLICANT: Basone Development Solutions, LLC PHONE: 337.764.0389

MAILING ADDRESS: 528 Kirby St, Lake Charles, LA ZIP: 70601

OWNER OF RECORD: Garet Berry PHONE:

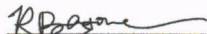
MAILING ADDRESS: 2101 La Cache, Lake Charles, LA ZIP: 70601

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

May 4, 2023

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 ☐ OTHERHISTORIC 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

VARIANCE APPLICATION FORM

DATE: May 8, 2023

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: 113 W. Sallier

LEGAL DESCRIPTION: see attached

DESCRIPTION OF JOB: Variance in regards to the west

WITH PLANS ATTACHED HERETO: side setback

APPLICANT: Basone Development Solutions PHONE: 337.764.0389

MAILING ADDRESS: 528 Kirby St 70601 ZIP:

EMAIL ADDRESS: robin@basonesolutions.com

OWNER OF RECORD: Garet Berry

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 |
| (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 |
| (c) Is your hardship caused by circumstances or conditions generally created by the provisions of zoning ordinance in the district? | 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? | 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? | 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 | 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 Garet Berry

DATE 5/8/2023

Basone Development Solutions
1010 Lakelyn Drive
Lake Charles, LA 70605

May 8, 2023

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

Re: 113 W Sallier St, Lake Charles, LA 70601

To Whom It May Concern:

The owner of the above referenced property, Garet Berry, is applying for a Major Conditional Use and is proposing a new construction of a combined business use and residential space in a Neighborhood district. This application is also for a variance related to the 8' side setback on the west side.

I have included front elevations and the detailed site plan.

The agent for application purposes is Robin Basone.

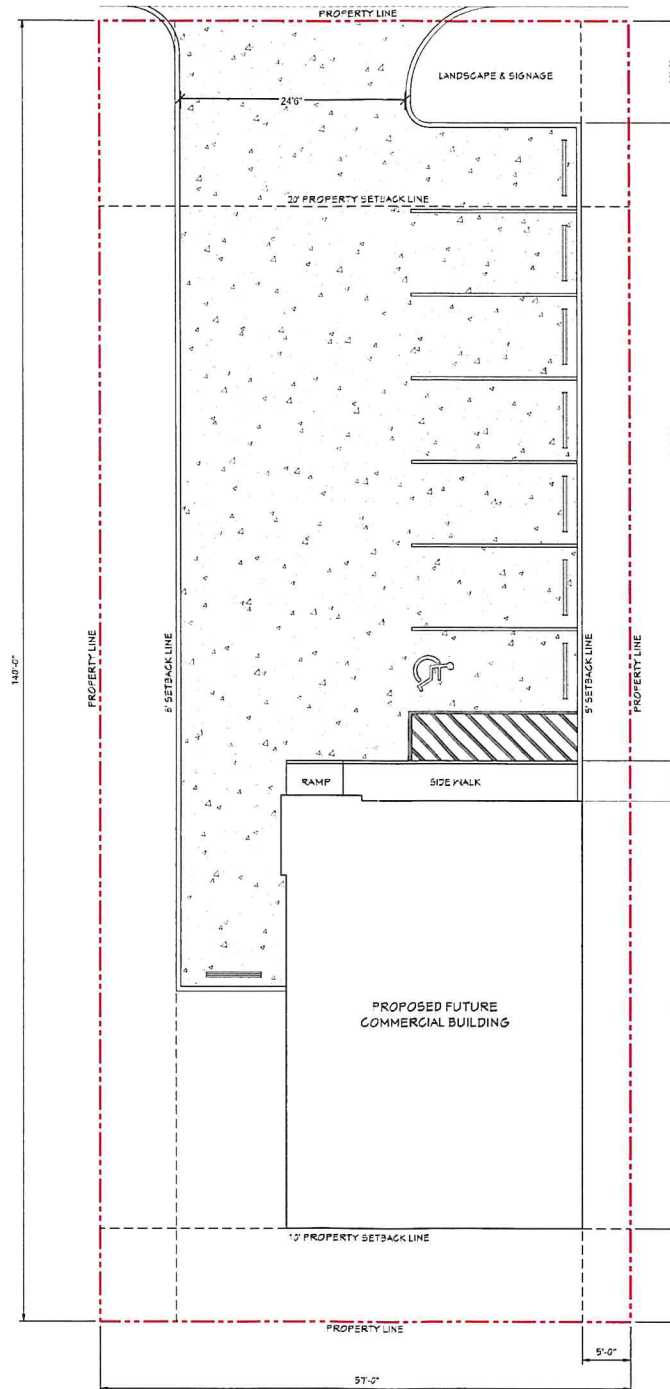
Thank you,



Robin Basone

robin@basonesolutions.com

337.764.0389



**Preliminary
For Review Only**
05/03/2023 4:40:56 PM

[illegible]

APPLICATION FOR PUBLIC HEARING**CITY OF LAKE CHARLES, LOUISIANA**DATE: May 2, 2023TOTAL FEE: \$ 200.00

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LA 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 PERMIT FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 3650 Gerstner Memorial Blvd.LEGAL DESCRIPTION: Tract A, Sec 16, T-10-S, R-8-W, Calcasieu ParishDESCRIPTION OF JOB: 145-unit, Senior Living Facility called Morningside at Gerstner Place

WITH PLANS ATTACHED HERETO:

APPLICANT: CST Land Developers, LLCPHONE: 225-933-3584MAILING ADDRESS: P.O. Box 126, Denham Springs, LAZIP: 70726EMAIL ADDRESS: tdelahaye@cstmultifamilyrealestateservices.comOWNER OF RECORD: Radford Properties

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: Nov 2023 EXPECTED COMPLETION: Nov 2024 EXTENSION GRANTED: _____SPECIAL EXCEPTION/APPEAL: ☐ NOT REQUIRED ☐ REQUIRED ☐ CASE NO. _____**FLOOD PLAIN MANAGEMENT REGULATIONS:**

Note: Minor CUP approved on 12/8/2022.

1.) FIRM ZONE: ☐ "X" ☐ "A" ☐ "AE" ☐ "D" ☐ OTHER _____ 2.) FLOODWAY: ☐ IN ☐ OUT3.) ELEVATION CERTIFICATE REQUIRED: ☐ YES ☐ NO

4.) BASE FLOOD ELEVATION: _____ MSL

REMARKS OR SPECIAL CONDITIONS:

This is a request for a waiver of the parking requirement from 2-spaces per unit to 1-space per unit. This developer has existing facilities that utilize the 1-to-1 parking requirement without issue regarding spaces used.

☐ APPROVE☐ DENY

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR THE ABOVE REQUEST 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 REQUEST NULL AND VOID.

PLANNING DIRECTOR_____
DATE_____
APPLICANT_____
DATE



BENCHMARK GROUP, L.L.C.

LAND SURVEYING – CIVIL ENGINEERING – LANDSCAPE ARCHITECTURE

May 2, 2023

Planning Department, Office of Zoning and Land Use
City of Lake Charles, LA
P.O. Box 900
Lake Charles, LA

Re: **Parking Waiver Request**
3650 Gerstner Memorial Drive

Dear Sir/Madam:

Please accept the following as an explanation of intent for a request for waiver of parking requirements for a proposed project to be developed on the subject property:

The purpose of the parking waiver request is to seek a reduction in the amount parking spaces required for this type of development and to reduce the impact of additional impervious surfaces. This project consists of the construction of a 145-unit, multi-family senior living project that will consist of 1- and 2-bedroom units along with associated supporting infrastructure. The property is approximately 8.6 acres in area which yields a density of 16.8 units/acre. The developer of this project has a similar facility that has a parking ratio of 1-to-1 (spaces to units) and operates without issues regarding the number of parking spaces. The name of the project will be **Morningside at Gerstner Memorial**.

The applicant for this waiver request is as follows:

CST Land Developers, LLC
P.O. Box 126
Denham Springs, LA 70726
Thomas C. Delahaye, Manager, (225) 933-3584, tdelahaye@cstmultifamilyrealestateservices.com

On behalf of the applicant, I am pleased to submit this letter to you for use in your consideration of the requested waiver.

Should you have any questions or comments or should you need any additional information, please feel free to contact me or the applicant.

Thanking you in advance for your approval of this request, I am...

Very Truly Yours,

Murray McCullough, P.E., Project Engineer.

Murray L. McCullough, P.E.

11328 Pennywood Avenue, Baton Rouge, Louisiana

Russell J. Rome, P.E.

Phone 225-368-2475 - Fax 225- 368-2476

VARIANCE APPLICATION FORM

DATE: 1/9/2023

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: 631 Enterprise Blvd

LEGAL DESCRIPTION:

DESCRIPTION OF JOB: New construction - Medical facility

WITH PLANS ATTACHED HERETO:

APPLICANT: Danika Harmon

PHONE: 337-794-0136

MAILING ADDRESS: 2828 Henderson Forest Dr ZIP: 70605

EMAIL ADDRESS: dharmonnp@hotmail.com

OWNER OF RECORD: Girard Harmon

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? | <input checked="" type="radio"/> Yes <input 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 <input type="radio"/> 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 <input checked="" type="radio"/> No |

REMARKS OR SPECIAL CONDITIONS:

lot is extremely narrow, making parking lot difficult to construct

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 _____

APPLICANT _____

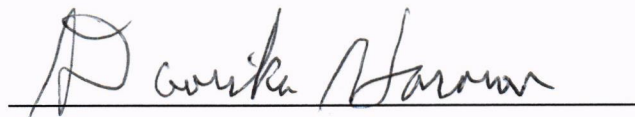
DATE _____

DATE _____

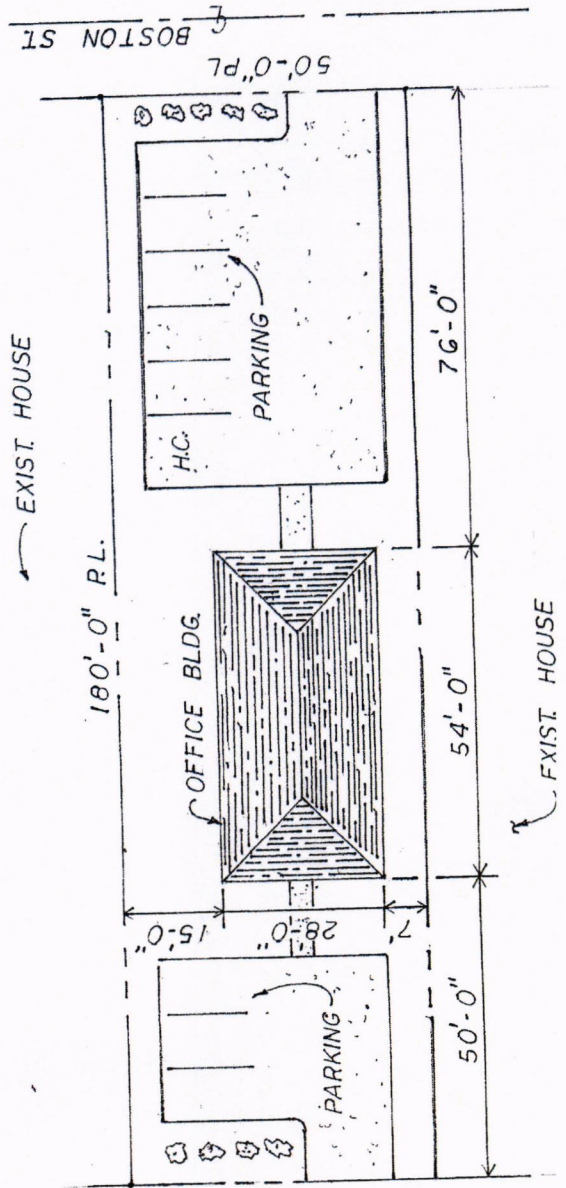
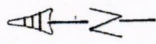
1/9/2023

I am requesting a variance @ the property located on 631 Enterprise Blvd. I am requesting to reduce the required bufferyard of 8 feet to the smallest available (hopefully 4 ft or no less than 5 ft) from my building to the property line. I am also requesting that the building be set back 50ft rather than the 20ft maximum that is stated in the Nellie Lutchter overlay district. The lot is very narrow, but deep. This will allow for some additional parking (for staff) to be in the front of the building. Thank you for your time and consideration.

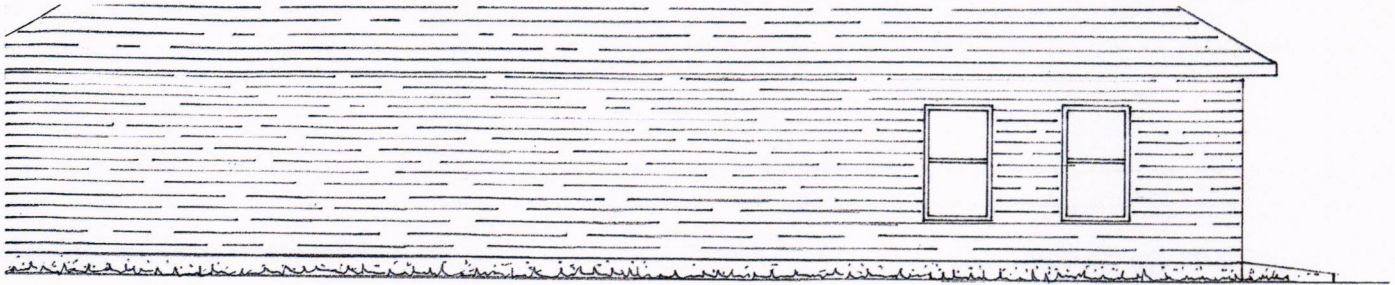
Damika Harmon

A handwritten signature in cursive script, reading "Damika Harmon", is written over a horizontal line.

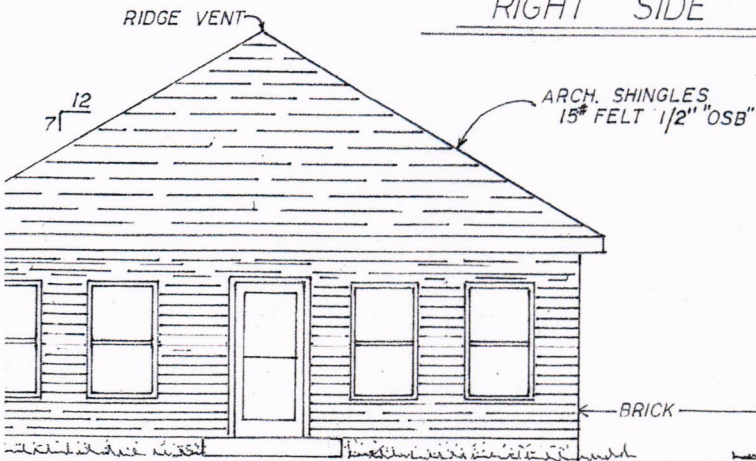
ENTERPRISE BLVD.



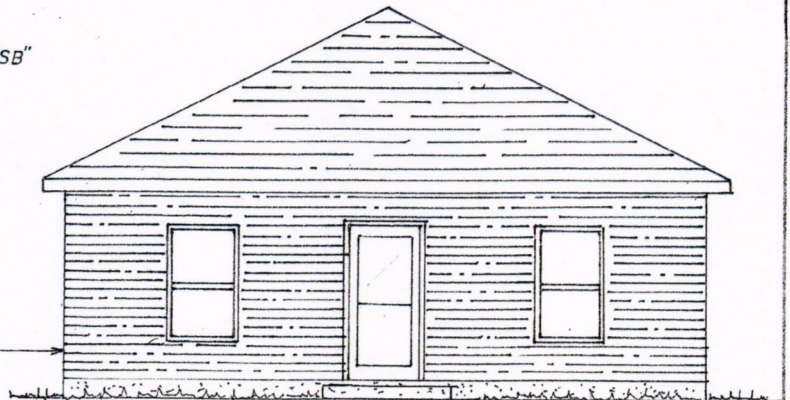
BOSTON ST.



RIGHT SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

NARCISSE & ASSOCIATES		
2034 EVANS STREET LAKE CHARLES LA.		
SCALE: 1/4"=1'-0"	APPROVED BY: (337) 540-8456	DRAWN BY:
DATE:		REVISED:
WELLNESS CENTER		

VARIANCE APPLICATION FORM

DATE: April 26, 2023

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: 1115-B N Martin Luther King Hwy, Lake Charles, LA 70601

LEGAL DESCRIPTION:

DESCRIPTION OF JOB: signage on building 5' x 58'

WITH PLANS ATTACHED HERETO:

APPLICANT: Mitch Bush - Northgate Plaza, LLC PHONE: 337-515-4286

MAILING ADDRESS: PO Box 1113, Lake Charles, LA 70602 ZIP:

EMAIL ADDRESS: mitchbush1961@gmail.com

OWNER OF RECORD: Northgate Plaza, 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 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 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 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

APPLICANT

DATE

New Look Furniture, Inc.
Northgate Plaza, LLC.
Mitch Bush
1115 N Martin Luther King Hwy.
Lake Charles, La. 70601

April 26, 2023

Re: Variance for Signage

To Whom It May Concern,

I, Mitch Bush, Owner of New Look Furniture, Inc. and Northgate Plaza, LLC., am requesting a variance to keep the sign installed on the building located at 1115-B N Martin Luther King Highway, Lake Charles, La 70601, for the purpose of identifying the temporary showroom for New Look Furniture. New Look Furniture is in the process of building a new showroom on site.

Thank you,

A handwritten signature in black ink, appearing to read "Mitch Bush", is written over the printed name.

Mitch Bush
Owner, CEO
New Look Furniture, Inc.
Northgate Plaza, LLC.

NEW LOOK FURNITURE

OPEN

NOW
OPEN
Mattresses
In Stock

ENTRANCE
1

Mar 17, 2023 at 10:36 AM

VARIANCE APPLICATION FORM

DATE: 5/13/23

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: 4140 Canal St. Lake Charles, LA 70605

LEGAL DESCRIPTION: See Attached

DESCRIPTION OF JOB: Maneuver Addition - Encroaches Rear setback

WITH PLANS ATTACHED HERETO:

APPLICANT: Guy Simmons

PHONE: 806-570-3280

MAILING ADDRESS: 4140 Canal St Lake Charles ZIP: 70605

EMAIL ADDRESS: guysimmons15@gmail.com

OWNER OF RECORD: Guy Simmons

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 | <input checked="" type="radio"/> No |

REMARKS OR SPECIAL CONDITIONS:

See Attached

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 _____

Guy Simmons
APPLICANT

5/13/23
DATE

Variance Application

5/3/2023

To the Variance Board,

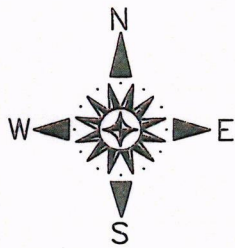
I am applying for a permit to build a mancave addition to my house. The space is needed because of the configuration of my property lines. It is the only feasible place to add it. It will be a 25' x 14' addition that will be 6' from the rear property line. I do not have any property owners near me that will be caused an inconvenience because of this addition. I own the adjacent lot and the rear property line is connected to a 25' easement. This addition will be 6' away from this easement.

Thank you,



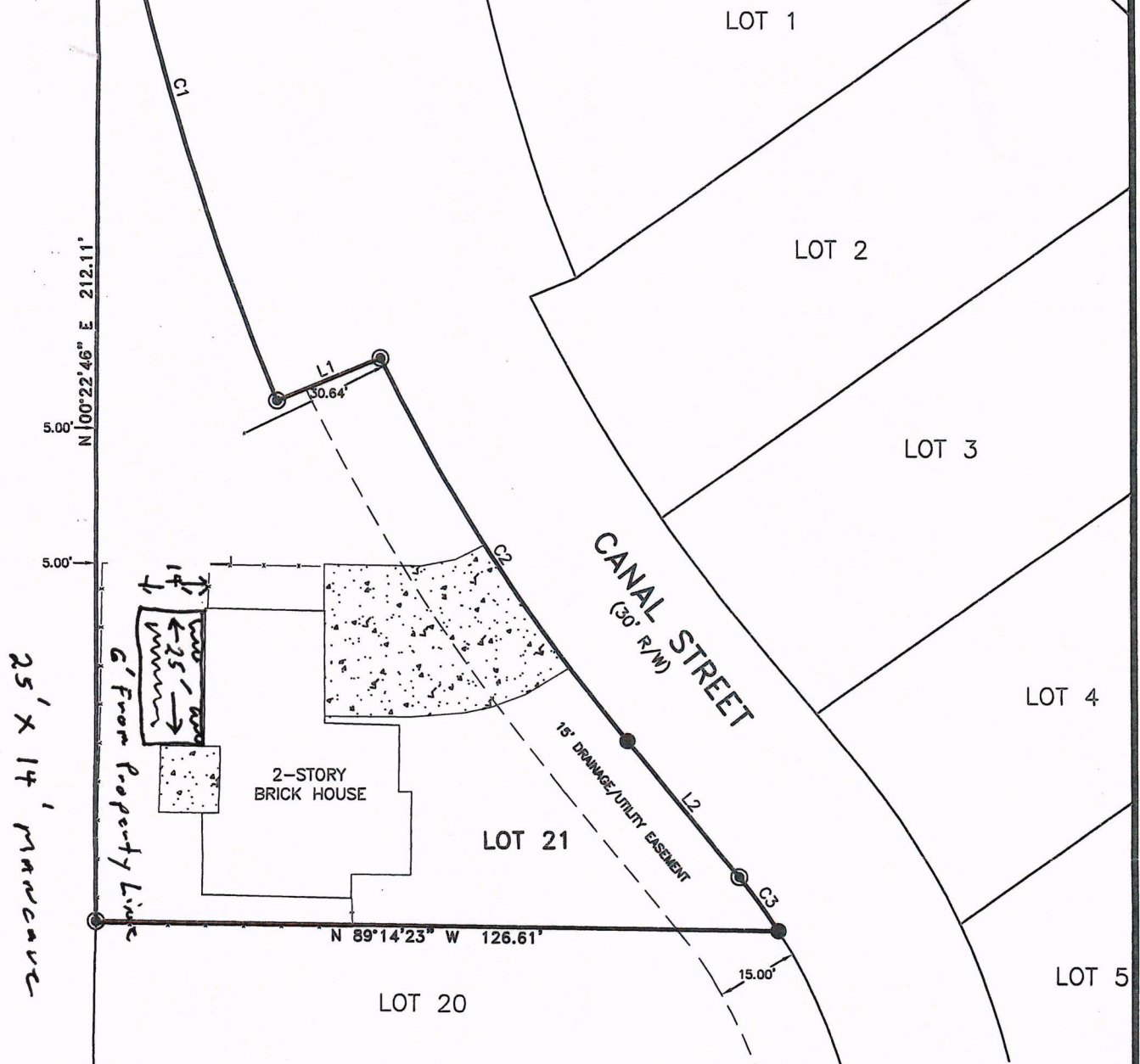
Guy Simmons

Property Owner



CURVE DATA						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	
C1	120.84'	540.00'	12°49'18.24"	S 15°43'33" E	120.59'	
C2	84.20'	355.00'	13°35'26.75"	S 32°49'11" E	84.01'	
C3	12.22'	105.00'	16°40'04.57"	S 36°05'45" E	12.21'	

LINE DATA	
LINE	BEARING DISTANCE
L1	N 68°01'52" E 120.73'
L2	S 39°25'42" E 132.36'



PROPERTY DESCRIPTION:

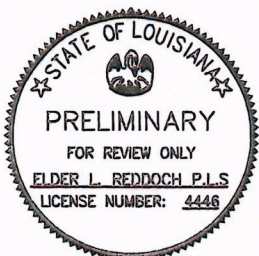
LOT 21 OF CANAL STREET SUBDIVISION, A SUBDIVISION LOCATED IN SECTION 24, TOWNSHIP 10 SOUTH, RANGE 9 WEST, AS PER PLAT RECORDED IN PLAT BOOK 52, PAGE 75, RECORDS OF CALCASIEU PARISH, LOUISIANA.

I CERTIFY THAT THE ABOVE SURVEY WAS SUPERVISED BY ME PER LAC TITLE 46:LXI, CHAPTER 25 PER CLASS C MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

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 ASSUMED UNLESS OTHERWISE NOTED.

I CERTIFY THAT THE ABOVE PROPERTY IS LOCATED IN ZONE AE & X SHADED OF THE H. U. D. (F. I. A.) FLOOD HAZARD BOUNDARY MAP 22019C 0490F DATED 2-18-2011

- ⊙ - 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 SURVEY

DRAWN BY:
KVN
CHECKED BY:
ELR

PLAT OF SURVEY PERFORMED FOR:
JC HOMES & DEVELOPMENT, LLC

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

SCALE 1" = 40'

DATE OF PLAT: FEBRUARY 16, 2018

VARIANCE APPLICATION FORM

DATE: May 4, 2023

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: 4328 Lake Street, Lake Charles, LA 70605

LEGAL DESCRIPTION: see attached boundary survey

DESCRIPTION OF JOB: proposed State Farm office building

WITH PLANS ATTACHED HERETO:

APPLICANT: Meant To Be, LLC

PHONE: 337-912-5086

MAILING ADDRESS: 9450 Gulf Highway

ZIP: 70607

EMAIL ADDRESS: sandslaughlin@gmail.com

OWNER OF RECORD: Stephen and Shayne Laughlin

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? | <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? | 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? | <input checked="" type="radio"/> Yes | No |

REMARKS OR SPECIAL CONDITIONS: The nature of this parking is designed in like kind of multiple adjacent neighboring businesses. The proposed building will include a new modern looking, State Farm office as well as a tenant space, in hopes to bring new business to city. That being considered, the current parking design maximizes the parking spots available.

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 Sandslaughlin

DATE 5/05/2023

May 8, 2023

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


Re: 4328 Lake St, Lake Charles, LA 70605

To Whom It May Concern:

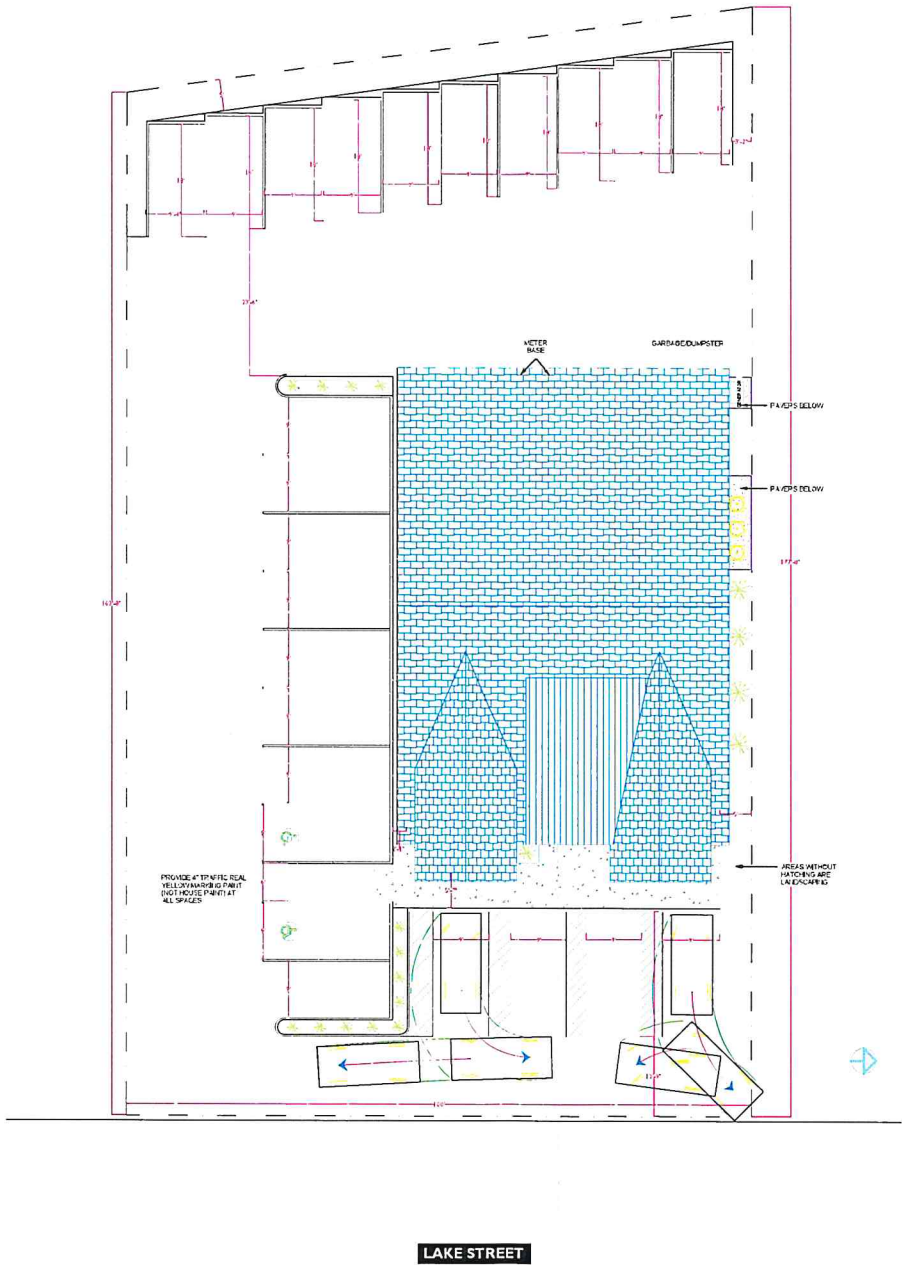
The owner of the above referenced property, Meant to Be, LLC, represented by Stephen Laughlin, is applying for a variance in relation to a continuous curb cut.

A detailed site plan has been provided with the application

Thank you


Stephen Laughlin (May 8, 2023 11:09 CDT)
Stephen Laughlin
sandslaughlin@gmail.com
337.912.5086

NOTE:
I. THESE PLATS DO NOT PURPORT TO BE A LEGAL BOUNDARY SURVEY AND DO NOT ESTABLISH ANY RELATIONSHIP TO PROPERTY OWNERSHIP BOUNDARIES. PROPERTY LINES AND DIMENSIONS SHOWN ARE APPROXIMATE.

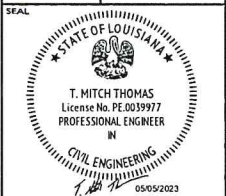


REVISION DATE	REVISION BY	NOTES



SHAYNE LAUGHLIN
STATE FARM 2022-039

K & M PROJECT SERVICES, LLC
CIVIL / COASTAL ENGINEERING
4344 LAKE STREET, SUITE B, LAKE CHARLES, LOUISIANA 70605
PHONE: (337) 508-2868 ALT. PHONE: (337) 309-7787



TERRY MITCH THOMAS, P.E.
REG. NO. 0039977

LOCATION
CALCASIEU PARISH,
LOUISIANA

DRAWN BY
JPD

DESIGNED BY
MRR

APPROVED BY
TMT

PROJECT NO.
2022-039

DATE
05/05/2023

SCALE
N.T.S.

SHEET
1 OF 1

VARIANCE APPLICATION FORM

DATE: 5-8-2023

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: 900 Henrietta Ln Lake Charles LA 70605

LEGAL DESCRIPTION: See Attached

DESCRIPTION OF JOB: Building Shop

WITH PLANS ATTACHED HERETO:

APPLICANT: William Baker PHONE: 337-309-4613

MAILING ADDRESS: 114 Lee St Lake Charles LA ZIP: 70605

EMAIL ADDRESS: WBAKER@GLOBALCRANE.COM

OWNER OF RECORD:

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 |
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| (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? | <input checked="" type="radio"/> Yes | No |

REMARKS OR SPECIAL CONDITIONS: Requestin to build a shop 3ft from the property line to the west and 3ft from the property line to the north.

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

