



City of Lake Charles

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

Meeting Agenda

Planning and Zoning Commission

Monday, September 11, 2023

5:30 PM

Council Chambers

OPEN MEETING

ROLL CALL

MINUTES OF PREVIOUS MEETING

SPECIAL ANNOUNCEMENTS

COMMISSION BUSINESS

ANX 23-01

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: CHURCH OF THE KING/CITY OF LAKE CHARLES

SUBJECT: The applicant is requesting annexation approval of 10.80 acres M/L, and generally described as the **Eastside 4900 Blk. of Corbina Road**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the proposed annexation is under review by the Registrar of Voters office and the Tax Assessor Office for Annexation Certification.

ANXZON 23-01

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: CHURCH OF THE KING/CITY OF LAKE CHARLES

SUBJECT: The applicant is requesting a zoning classification of Mixed Use Zoning District of 10.80 acres M/L, and generally described as the **Eastside 4900 Blk. of Corbina Road**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the proposed zoning classification of Mixed Use is consistent with the current zoning classification of the Parish of Calcasieu (C-2). Therefore, staff finds the request reasonable and acceptable for passage.

PRELIM 23-02 LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: PROJECT BUILD A FUTURE (KINGMAN VILLAGE SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary Subdivision approval (Section 2.3), in order to subdivide a 4.4-acre tract of land into twenty-four (24) single-family lots, within a Neighborhood Zoning District. Location of the request is the **Southeast section of Fitzenreiter Road @ Pear Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a 4.4-acre tract of land into twenty-four (24) single-family lots, within a Neighborhood Zoning District would meet the minimum lot size for subdivision development. Staff recommends approval of the application on the condition applicants adhere to any recommendations by the Department of Engineering and Public Works.

**PREFNL
23-26****LAKE CHARLES SUBDIVISION REGULATIONS**

APPLICANT: MORGANFIELD LAKES, LLC (THE VILLAGE AT MORGANFIELD, PHASE 2)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Section 2.3 & 2.4), in order to subdivide a 1.21-acre tract of land into six (6) residential lots, within a Residential Zoning District. Location of the request is the **Northwest section Basin Way @ Cabot Drive**.

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a 1.21-acre tract of land into six (6) residential lots, within a Residential Zoning District, would meet the minimum lot size for subdivision development. Staff recommends approval of the application on the condition applicants adhere to any recommendations by the Department of Engineering and Public Works.

**PREFNL-VAR
23-27****LAKE CHARLES SUBDIVISION REGULATIONS**

APPLICANT: GARY MCCARLEY (MCCARLEY SOUTH SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a .24-acre tract of land into two (2) residential lots with a lot size Variance of one lot (3,889.34sq.ft. vs. 6,000sq.ft.), within a Neighborhood Zoning District. Location of the request is **231 Louie Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a .24-acre tract of land into two (2) residential lots, within a Neighborhood Zoning District, does not meet the minimum lot size for development. Staff could find no evidence of hardship therefore cannot forward a position of support.

REFNL 23-28**LAKE CHARLES SUBDIVISION REGULATIONS**

APPLICANT: CLARENCE OCTAVE VALLET (VALLET SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec 2.3 & 2.4), in order to subdivide an approximately 20-acre tract of land into two (2) development tracts, within a Business and Mixed Use Zoning District. Location of the request is **5313 Common Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a 20-acre tract of land into two (2) development tracts, within a Business and Mixed Use Zoning District, would meet the minimum lot size for subdivision development. Staff recommends approval of the application on the condition applicants adhere to any recommendations by the Department of Engineering and Public Works.

**PREFNL
23-29****LAKE CHARLES SUBDIVISION REGULATIONS**

APPLICANT: DSB HOLDINGS, LLC/CARL FONTENOT, LLC (HOWARD STREET SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec 2.3 & 2.4), in order to subdivide a .482-acre tract of land into two (2) residential lots, within a Residential Zoning District. Location of the request is **4321 Howard Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a .482-acre tract of land into two (2) residential lots, within a Residential Zoning District, would meet the minimum lot size for subdivision development. Staff recommends approval of the application on the condition applicants adhere to any recommendations by the Department of Engineering and Public Works.

**MAJ-VAR
23-18****LAKE CHARLES ZONING ORDINANCE NO. 10598**

APPLICANT: LEGACY HOME DEVELOPMENT

SUBJECT: Applicant is requesting a Major Conditional Use Permit (Sec 5-302(3)(b)(iv)) in order to construct two (2) duplexes with Variances (Sec. 4--206) for a rear setback of

8'8" vs. the required 10' and a bufferyard reduction of 10' vs the required 15' along the South property line, within a Neighborhood Zoning District. Location of the request is **1309 Mayo Street**.

STAFF FINDINGS: The on-site and site plan reviews reveal the applicant is requesting to construct two (2) duplexes (four dwelling units) in addition to two existing duplexes. The proposal is bordered to the South and East by single family residential and to the North and West by multifamily properties. The proposal fails to meet the required 10' rear setback and the 15' bufferyard along the South property line abutting a residential use in a Neighborhood Zoning District; therefore said variances will be required.

**MAJ-VAR
23-19**

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: J & K SNIDER PROPERTIES

SUBJECT: Applicant is requesting a Major Planned Development in order to construct eight (8) duplex dwelling units with private drive access and Variances (Sec. 4--206) to allow private drive accessing more than nine units; allow 0' building lot line; and allow 20ft. front setback vs. the required 30', within a Residential Zoning District. Location of the request is **5022 S. Prien Lake Road**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting a Major Planned Development in order to construct eight (8) duplex dwelling units with private drive access and Variances (Sec. 4--206) to allow private drive accessing more than nine units; allow 0' building lot line; and allow 20ft. front setback vs. the required 30'. Staff's review revealed this proposal was previously approved but the applicant failed to begin development within a year. The property is bordered to the South by a similar development and to the North and West by single family residential and to the East by single family and multi-family properties. If approved, this development must meet all other landscaping requirements as outlined in Sec 5-210 in the Zoning Ordinance.

VAR 23-35

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: JEFF KUDLA, AIA

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to construct a new retail store with metal siding, within a Business Zoning District. Location of the request is **3005 L'Auberge Blvd.**

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting a variance in order to construct a new retail store with metal siding. Staff could find no evidence of hardship and therefore cannot forward a position of support.

VAR 23-36

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: JEFF KUDLA, AIA

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to construct a new convenience store and retail center with a rear setback of 5' vs. the required 10' rear setback, within a Business Zoning District. Location of the request is the **Southeast corner of E. Prien Lake Road @ Enterprise Blvd.**

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting a variance in order to construct a new convenience store with a rear setback of 5' vs the required 10' rear setback, within a Business Zoning District. Staff could find no evidence of hardship and therefore cannot forward a position of support.

VAR 23-37

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: THOMAS GARRISON

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to construct an accessory building prior the construction of a principal structure, within a Mixed Use and

Residential Zoning District. Location of the request is **1003 W. McNeese Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting a variance in order to construct an accessory building prior to the construction of a principal structure, within a Mixed Use and Residential Zoning District. While this is considered an accessory building, it will be the primary structure on the property until the principal building is constructed. Therefore, staff recommends brick along the façade fronting McNeese Street to preserve the character of the neighborhood.

VAR 23-38

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: AMBER NICHOLE INVESTMENTS

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to construct a gravel laydown yard vs. the required concrete or asphalt, within a Mixed Use Zoning District. Location of the request is **2602-2604 Common Street thru to 2611 Tupelo Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting a variance in order to construct a gravel laydown yard vs the required concrete or asphalt, within a Mixed Use Zoning District. Staff's review revealed a previously request was made for a gravel parking area. If approved, the property will be required to have a 6' privacy fence on the south property lines and must comply with Sec 5-210 of the Zoning Ordinance.

VAR 23-39

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: ALFRED PALMA. LLC

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to allow a continuous curb cut, within a Business Zoning District. Location of the request is **722 Dora Street, Suite A**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting a variance in order to construct a continuous curbcut along Dora Street, in a Business Zoning District. Staff cannot forward of support for loading, unloading, or parking within a city right of way.

OTHER BUSINESS

ADJOURN

CHURCH OF THE KING

2145 OAK PARK BLVD | LAKE CHARLES, LA 70601 | (337) 477-8890
WWW.CHURCHOFTHKING.US

June 7, 2023

Re: Annexation Request

To Whom it Concerns:

On behalf of Church of the King of Lake Charles, the board has met and approved the decision to request for annexation of the property listed below:

Corbina Road:

A certain tract or parcel of land containing 10.80 acres situated in Section 26, T-10-5, R-8-W, Calcasieu Parish, Louisiana and more particularly described as follows:

Beginning at a point which is south 70°56'12" east 1490.18 feet from the northwest corner of Section 26, T-10-S, R-8-W; Thence, from said point of beginning south 89°23'12" east 1032.84 feet; Thence south 00°00'37" west 427.15 feet;

Thence south 89°59'32" west 1154.32 feet;

Thence along a curve to the left having chord direction of north 15°30'23" east and a chord length of 454.91 feet to point of beginning. Said curve having a radius of 2695.00 feet, and being 455.46 feet along said curve;

Said property having an area of 10.80 acres and shown on plat of survey prepared by Aucoin & Associates, Inc. and dated 02-24-21.

Please direct all future correspondence to Dennis Scott at dennis.scoutmetal@gmail.com and Kelly Rigney at krigney@cotk.us or 337-477-8890, ext 9.

Sincerely,



Todd Schumacher, Lead Pastor
Church of the King of Lake Charles

EXHIBIT "A"

10.80 Acre Property Description

A certain tract or parcel of land containing 10.80 acres situated in Section 26, T-10-S, R-8-W, Calcasieu Parish, Louisiana and more particularly described as follows:

Beginning at a point which is south 70°56'12" east 1490.18 feet from the northwest corner of Section 26, T-10-S, R-8-W;

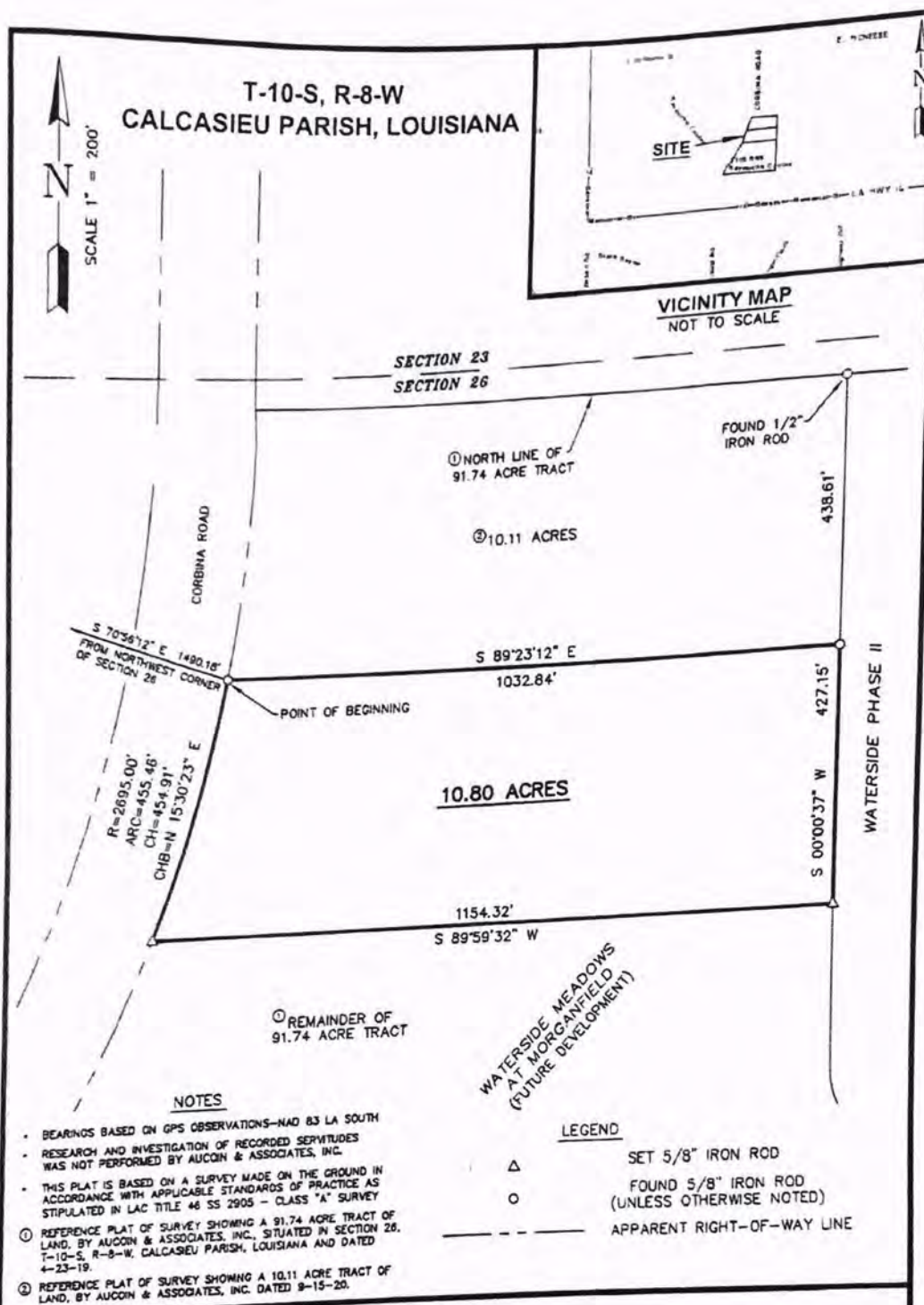
Thence, from said point of beginning south 89°23'12" east 1032.84 feet;

Thence south 00°00'37" west 427.15 feet;

Thence south 89°59'32" west 1154.32 feet;

Thence along a curve to the left having chord direction of north 15°30'23" east and a chord length of 454.91 feet to point of beginning. Said curve having a radius of 2695.00 feet, and being 455.46 feet along said curve;


Said property having an area of 10.80 acres and shown on plat of survey prepared by Aucoin & Associates, Inc. and dated 02-24-21.



H:\2020\20-0074\Church of the King.dwg



**PLAT OF SURVEY PREPARED
SHOWING A 10.80 ACRE TRACT OF LAND
SITUATED IN SECTION 26, T-10-S, R-8-W
CALCASIEU PARISH, LOUISIANA**

| | | | | | | |
|---|---|--|---------|-----|------|----------|
|  | AUCOIN & ASSOCIATES, INC. CONSULTING ENGINEERS AND LAND SURVEYORS | | DRAFTER | JPS | DATE | 02-24-21 |
| | ADDRESS: P.O. BOX 968 EUNICE, LA 70535 PHONE NUMBER: (337) 437-7368 | ADDRESS: 710 W. PRIEN LAKE ROAD SUITE 106 B LAKE CHARLES, LA 70601 PHONE NUMBER: (337) 990-5615 | CHECKED | | DATE | |

CITY OF LAKE CHARLES
APPLICATION FOR PRELIMINARY SUBDIVISION APPROVAL

DATE: 8/7/23 APPLICATION FEE: \$250⁰⁰

1. NAME OF PROPOSED SUBDIVISION: KINGMAN VILLAGE
(MUST CREATE NEW NAME)
2. NAME OF APPLICANT: PROJECT BUILD A FUTURE
ADDRESS: 2306 THIRD ST ZIP: LC, LA 70601 PHONE: 337.439.7191
3. NAME OF AUTHORIZED AGENT: CHARLA BLAKE, EXEC DIR
ADDRESS: 2306 THIRD ST ZIP: LC, LA 70601 PHONE: 337.439.7191
4. OWNER OF RECORD: PROJECT BUILD A FUTURE
ADDRESS: 2306 THIRD ST ZIP: LC, LA 70601 PHONE: 337.439.7191
5. ENGINEER (and/or Land Surveyor): COLLINS & ASSOCIATES LAND SURVEYORS, INC
ADDRESS: 1230 2ND STREET ZIP: LC, LA 70601 PHONE: 337.602.6970
6. ATTORNEY: BRIAN ARABIE (Sider, Arabie & Cannon, LLC)
ADDRESS: 630 KIRBY ST ZIP: LC, LA 70601 PHONE: 337.433.3004
7. SUBDIVISION LOCATION: E corner of FITZGERALD RD / PEAR STREET
8. TOTAL ACREAGE BEING SUBDIVIDED: 4.4 ACRES NUMBER OF LOTS: 24
9. ZONING CLASSIFICATION: NEIGHBORHOOD
10. HAS PLANNING COMMISSION GRANTED VARIANCE/EXCEPTION/SPECIAL PERMIT CONCERNING THIS PROPERTY? [] YES ☒ NO IF YES, LIST CASE NO. AND NAME: _____
11. LIST ALL CONTIGUOUS HOLDINGS IN THE SAME OWNERSHIP: N/A
12. LIST ALL LAND PROPOSED TO BE SUBDIVIDED: entire Fitzgerald 4.4 acres
13. LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES: see attached
14. ATTACH FIFTEEN (15) COPIES OF PROPOSED PRELIMINARY PLAT. ☒
15. ATTACH THREE (3) COPIES OF CONSTRUCTION PLAN. N/A

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, CHARLA BLAKE HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

BY: Charla Blake, Exec Dir
SIGNATURE OF APPLICANT

DATE: 8/11/2023

SUBDIVISION PLAT

Situated in:
Section 6, Township 10 South, Range 8 West,
Southwestern Land District, Louisiana Meridian,
City of Lake Charles,
Calcasieu Parish, Louisiana

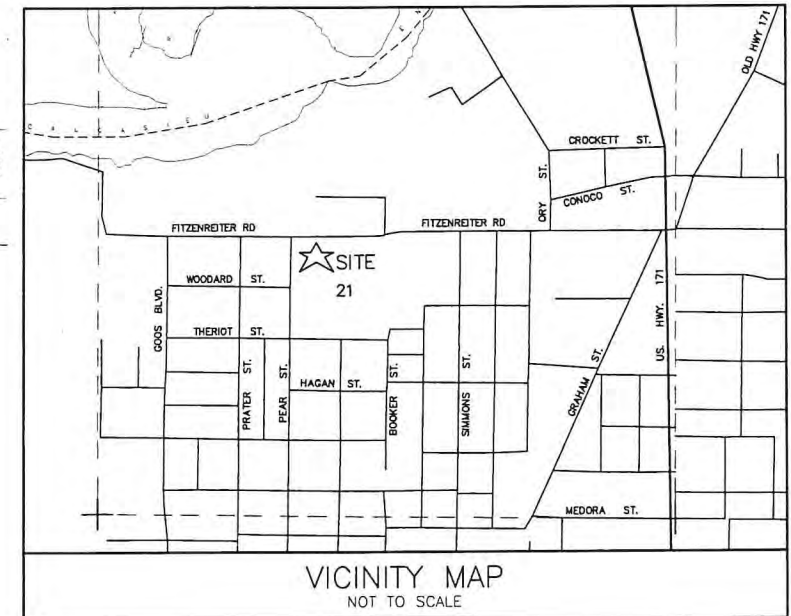
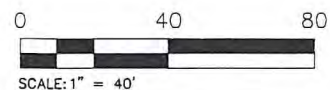
BASIS OF BEARINGS:
Bearings shown hereon are Old Bearings,
based on the Louisiana State Plane
Coordinate System, NAD83, South Zone

57



Option "A"
Proposed Subdivision

SCALE: 1" = 40' June 26, 2023



DEDICATION:

THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, OR 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.

SEWERAGE:

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

TBD (OWNER) DATE

TBD (OWNER) DATE

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO THE CITY OF LAKE CHARLES ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND WAS PERFORMED IN ACCORDANCE WITH THE APPLICABLE PROFESSIONAL AND OCCUPATIONAL STANDARDS PER LOUISIANA ADMINISTRATIVE CODE, TITLE 46, PART LXI, CHAPTER 25, FOR A CLASS "C" SURVEY AS DEFINED IN SUBPART # 2505.

COLLINS & ASSOCIATES LAND SURVEYING, INC.
DATE OF FIELD SURVEY: 05/27/2023

PRELIMINARY ISSUE
For Review and
Comments Only

George A. Evans Jr., RPLS LA. #4750 DATE 06/23/2023

NOTE:
THE WORD "CERTIFY" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF. AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" FEMA MAP PANEL NO.: 22019C0315E, REVISED: FEBRUARY 18, 2011 ZONE "X", AREAS OUTSIDE THE 500 YR FLOOD PLAIN.

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THIS PLAT IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

I CERTIFY THIS SURVEY AND PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION, AND THERE ARE NO VISIBLE ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY OTHER THAN THOSE SHOWN HEREON. MADE AT THE REQUEST OF:

Project Build a Future
Being:
All of Block 56 of the Katrina B. Moeling
Subdivision and the North Half of Wo
in Section 21, Township 9 South, Range 8 West,
Southwestern Land District, Louisiana Meridian
City of Lake Charles, Calcasieu Parish, LA.

| DATE: | SCALE: | NOTES: | DRAWN BY: | CHECKED BY: | JOB NO.: | PLAT No.: |
|------------|----------|--------|-----------|-------------|----------|-----------|
| 06/22/2023 | 1" = 40' | FILE | GAE | GAE | 223158 | 223158 |

COLLINS &
ASSOCIATES
LAND
SURVEYORS, INC.
Licensed To Serve Louisiana, Texas, Arkansas, Mississippi, and Alabama
1230 2nd Street Lake Charles, LA 70601
337-602-6970 office 337-602-6013 fax

THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR A CLASS "C" SURVEY ACCORDING TO THE "LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."

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

DATE: 8/10/2023

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

1. NAME OF SUBDIVISION: The Village at Morganfield Phase 2
2. NAME OF APPLICANT: Morganfield Lakes, LLC
ADDRESS: 1321 Ochsner Boulevard, Suite 201 ZIP 70433 PHONE (985) 302-6964
Covington, LA
3. NAME OF AUTHORIZED AGENT: Ryan T. Power
ADDRESS: 1321 Ochsner Boulevard, Suite 201 ZIP 70433 PHONE (985) 302-6964
Covington, LA
4. OWNER OF RECORD: Morganfield Lakes, LLC
ADDRESS: 1321 Ochsner Boulevard, Suite 201 ZIP 70433 PHONE (985) 302-6964
Covington, LA
5. ENGINEER (and/or Land Surveyor): Magnolia Land Surveying, LLC
ADDRESS: 500 Kirby Street Lake Charles, LA ZIP 70601 PHONE (337) 429-5040
6. ATTORNEY: N/A
ADDRESS: _____ ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: East of Corbina Road in the Morganfield Area just North of E McNeese Rd
- traffic circle.
8. TOTAL ACREAGE BEING SUBDIVIDED: 1.21 Acres
NO. OF LOTS: 6
9. ZONING CLASSIFICATION: Residential
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: No.
11. DATE OF PRELIMINARY PLAT APPROVAL: April, 2022
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:

13. ATTACH **FIFTEEN (15)** COPIES OF THE FINAL PLAT.
14. ASSURANCES OF COMPLIANCE WITH REGULATIONS AS STATED.

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

I, Ryan T. Power 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: 8/10/2023



Ragin Engineering

218 Rue Beauregard #H
Lafayette, LA 70508

August 10, 2023

Kelli Van Norman
City of Lake Charles
326 Pujo Street
Lake Charles, LA 70602

**Re: Village at Morganfield Phase 2
Certificate of Completion**

Dear Ms. Kelli,

Please accept this certification that the infrastructure for **Village at Morganfield Phase 2** has been constructed in accordance with the approved plans and specifications. The provide construction record drawing have been generated based on the recorded data and information provided to me as the to the best of my knowledge:

Please feel free to contact our office should you have questions or comments.

Sincerely,

Chad Roussel, P.E.
Ragin Engineering, L.L.C.

CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: 8-14-23

APPLICATION FEE: \$ 200.00
PLAT FILING FEE: \$ 230.00
\$ 430.00

- ✓ 1. NAME OF PROPOSED SUBDIVISION: McCarley South
(MUST CREATE NEW NAME)
- ✓ 2. NAME OF APPLICANT: GARY MCCARLEY
ADDRESS: 233 LOUIE ST ZIP 70601 PHONE 337 274 7450
3. NAME OF AUTHORIZED AGENT: _____
ADDRESS: _____ ZIP _____ PHONE _____
- ✓ 4. OWNER OF RECORD: GARY MCCARLEY
ADDRESS: 233 LOUIE ST. ZIP 70601 PHONE 337 274 7450
5. ENGINEER (and/or Land Surveyor): _____
ADDRESS: _____ ZIP _____ PHONE _____
6. ATTORNEY: _____
ADDRESS: _____ ZIP _____ PHONE _____
- ✓ 7. SUBDIVISION LOCATION: LAKE CHARLES, LA. LOT BEHIND 231 LOUIE ST.
- ✓ 8. TOTAL ACREAGE BEING SUBDIVIDED: 10,614.44 SQ. FT. (6725.10 ± 3889.34)
NO. OF LOTS: 2
9. ZONING CLASSIFICATION: Neighborhood
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: _____

11. DATE OF PRELIMINARY PLAT APPROVAL: _____
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:
attached
13. ATTACH FIFTEEN (15) COPIES OF THE FINAL PLAT.
14. ASSURANCES OF COMPLIANCE WITH REGULATIONS AS STATED.

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

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

BY: Gary McCarley
SIGNATURE OF APPLICANT

DATE: 8/14/23

CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: 8-14-2023

APPLICATION FEE: \$ 200⁰⁰
PLAT FILING FEE: \$ 230⁰⁰

1. NAME OF SUBDIVISION: Vallet Subdivision
2. NAME OF APPLICANT: Clarence Octave Vallet
ADDRESS: 5329 Common St. ZIP 70607 PHONE (337) 249-4010
3. NAME OF AUTHORIZED AGENT: Billy E. Loftin, Jr.
ADDRESS: 113 Dr. Michael DeBakey Dr. ZIP 70601 PHONE (337) 310-4300
4. OWNER OF RECORD: Clarence Octave Vallet
ADDRESS: 5329 Common St. ZIP 70607 PHONE (337) 249-4010
5. ENGINEER (and/or Land Surveyor): George A. Evans, Jr.
ADDRESS: 1230 2nd St. L.C., LA ZIP 70601 PHONE (337) 602-6970
6. ATTORNEY: Billy E. Loftin, Jr.
ADDRESS: 113 Dr. Michael DeBakey Dr. ZIP 70601 PHONE (337) 310-4300
7. SUBDIVISION LOCATION: Two Tracts East of Common St.
5313 Common Street
8. TOTAL ACREAGE BEING SUBDIVIDED: Approximately 20 Acres
NO. OF LOTS: 2
9. ZONING CLASSIFICATION: _____

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

No - Concurrent Preliminary/Final Subdivision

11. DATE OF PRELIMINARY PLAT APPROVAL: N/A Concurrent Application

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

See Attached Map Identifying 11 adjacent tracts GIS or Assessment info attached - Glenn + Christal Carmier; Gregory + Debra Simpson; Petro Point Bowling Center; Skivison Investments, LLC; Clarence Octave Vallet; LeFleur Apartments, L.P.; PBA Properties, LLC et al; Clarence Octave Vallet; Ashora, LLC; Charles Vincent Abate.

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, Clarence Octave Vallet HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

BY

C. O. Vallet
SIGNATURE OF APPLICANT

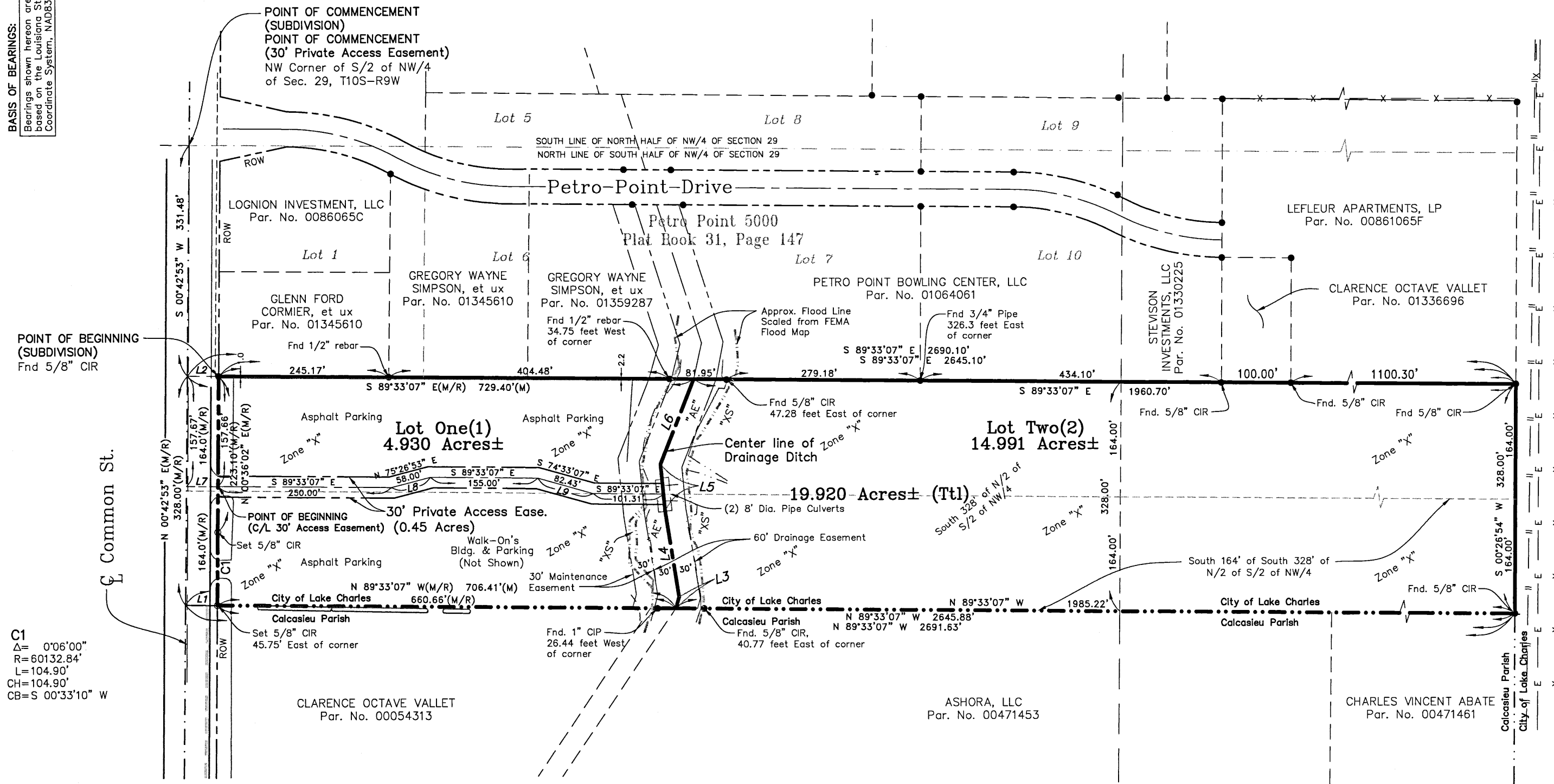
DATE:

8/14/23

FINAL SUBDIVISION PLAT

Situated in:
The South 328 feet of the North Half of the South Half of the Northwest
Quarter of Section 29, Township 10 South, Range 8 West, Southwestern
Land District, Louisiana Meridian, Calcasieu Parish, Louisiana

BASIS OF BEARINGS:
Bearings shown hereon are Grid Bearings,
for use of the Louisiana State Plane
Coordinate System, NAD83, South Zone



C1
Δ= 0'06'00"
R= 60132.84'
L= 104.90'
CH= 104.90'
CB= S 00°33'10" W

FINAL PLAT VALLET SUBDIVISION

Scale: 1" = 150' August 11, 2023



Scale: 1" = 150'

SURVEYOR'S DESCRIPTION:

All that certain tract or parcel of land containing 19.92 acres, more or less, situated in the South Half of the Northwest Quarter of Section 29, Township 10 South, Range 8 West, Southwestern Land District, Louisiana Meridian, Calcasieu Parish, Louisiana, and being more particularly described by metes and bounds as follows:

Commencing at the Northwest corner of the South Half of the Northwest Quarter of Section 29, Township 10 South, Range 8 West, Southwestern Land District, Louisiana Meridian, Calcasieu Parish, Louisiana; thence run South 00 degrees 42 minutes 53 seconds West, along the West line of said Section 29, for a distance of 331.48 feet; thence run South 89 degrees 33 minutes 07 seconds East, for a distance of 45.00 feet to a found 5/8 inch capped iron rebar at the POINT OF BEGINNING of herein described tract; thence continue South 89 degrees 33 minutes 07 seconds East, along the South line of Petro Point 5000, a subdivision as per plat recorded in Plat Book 31, at page 147, records of Calcasieu Parish, Louisiana, and an extension thereof, for a distance of 2645.10 feet to a found 5/8" rebar with cap at the Northeast corner of the South 328.00 feet of North Half of the South Half of the Northwest Quarter of said Section 29; thence run South 00 degrees 26 minutes 54 seconds West, along the East line of the Northwest Quarter of said Section 29, for a distance of 328.00 feet to a found 5/8" rebar with cap at the Southeast corner of the North Half of the South Half of the Northwest Quarter of said Section 29; thence run North 89 degrees 33 minutes 07 seconds West, along the South line of the North Half of the South Half of the Northwest Quarter of said Section 29, for a distance of 2845.88 feet to a set 5/8" rebar with cap on the East right-of-way line of Common Street; thence run Northerly, along said East right-of-way line, the following two(2) courses:

- Northerly along a curve to the left having a radius of 60,132.84 feet, a chord bearing of North 00°33'10" East, a chord distance of 104.90 feet, for an arc distance of 104.90 feet to a set 5/8" rebar with cap;
- North 00 degrees 36 minutes 02 seconds East, for a distance of 233.10 feet to the POINT OF BEGINNING, containing 19.92 acres, more or less, and subject to a 60 Foot Drainage Easement, a 30 Foot Maintenance Easement, a 30' Access Easement thru the interior of Lot One(1) and any other rights of way, servitude's or easement, either recorded or unrecorded, visible or invisible.

DEDICATION:

THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, OR 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. DEDICATION DOES NOT INCLUDE THE 30' PRIVATE ACCESS EASEMENT.

SEWERAGE:

NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF CITY OF LAKE CHARLES.

C. O. Vallet 8/14/23
OWNER: CLARENCE OCTAVE VALLET DATE

WETLAND DETERMINATION:

A WETLANDS DETERMINATION WAS NOT REQUESTED AND HAS NOT BEEN PROVIDED AS PART OF THIS SURVEY.

SURVEYOR'S NOTES:

- The Word "Certify" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.
- The bearings shown hereon are Grid bearings, based on the Louisiana State Plane Coordinate System, NAD83, Louisiana South Zone, and utilizing Static GPS, processed by Opus.
- The elevations shown hereon are relative to Mean Sea Level, NAVD83, and are based on Static GPS observations, processed by NGS, OPUS.

SURVEYOR'S NOTES:

1) Bearings shown hereon are GRID Bearings based on the Louisiana State Plane Coordinate System, NAD83, South Zone, derived from Static GPS observations obtained with Trimble R7, and processed by OPUS.

2) The findings and opinions of Collins & Associates Land Surveyors, Inc. reflected herein are privileged, confidential and intended only for the use of the individual or entity for whom the work was prepared. It is understood that use of, reliance on or reproduction of same, in whole or in part, by others without the express written consent of Collins & Associates Land Surveyors, Inc., is prohibited and without warranty, express or implied. Collins & Associates Land Surveyors, Inc. shall be held harmless against any damages or expenses resulting from such unauthorized use, reliance or reproduction.

REFERENCE:

Plat of survey by Virgil T. Collins, RPLS, for Waste Water Specialties, dated 9/22/2015, Collins Job Number: 215117.

NOTE:

THE WORD "CERTIFY" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF. AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X, XS & AE" FEMA MAP PANEL NO.: 22019C-0490-E REVISED: 02/18/2011 FLOOD ZONE "AE" REQUIRES BASE FLOOD ELEV. OF 11.0 FT

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THIS PLAT IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

I CERTIFY THIS SURVEY AND PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION, AND THERE ARE NO VISIBLE ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY OTHER THAN THOSE SHOWN HEREON. MADE AT THE REQUEST OF:

C. O. VALLET

SITE SITUATED IN:

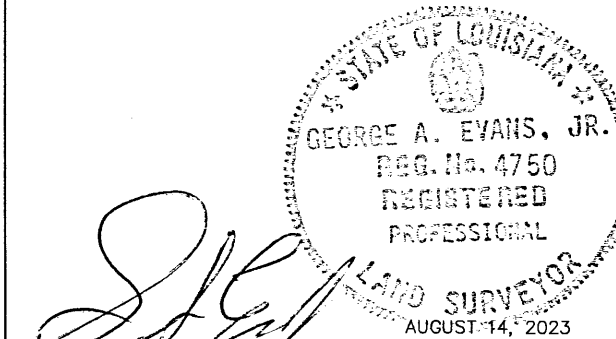
The South Half of the Northwest Quarter of Section 29, Township 10 South, Range 8 West, Southwestern Land District, Louisiana Meridian, Calcasieu Parish, Louisiana

| DATE: | SCALE: | NOTES: | DRAWN BY: | CHECKED BY: | JOB NO.: | PLAT No.: |
|------------|---------|--------|-----------|-------------|----------|-----------|
| 08/14/2023 | 1"=150' | FILE | DEM | GAE | 223126-1 | 223126-1 |

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE MINIMUM STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS "C" SURVEY AND THAT IS PLAT IS MADE IN ACCORDANCE WITH LA. 33:5051, ET. SEQ. AND CONFORMS TO ALL CITY OF LAKE CHARLES ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

COLLINS & ASSOCIATES LAND SURVEYING, INC.

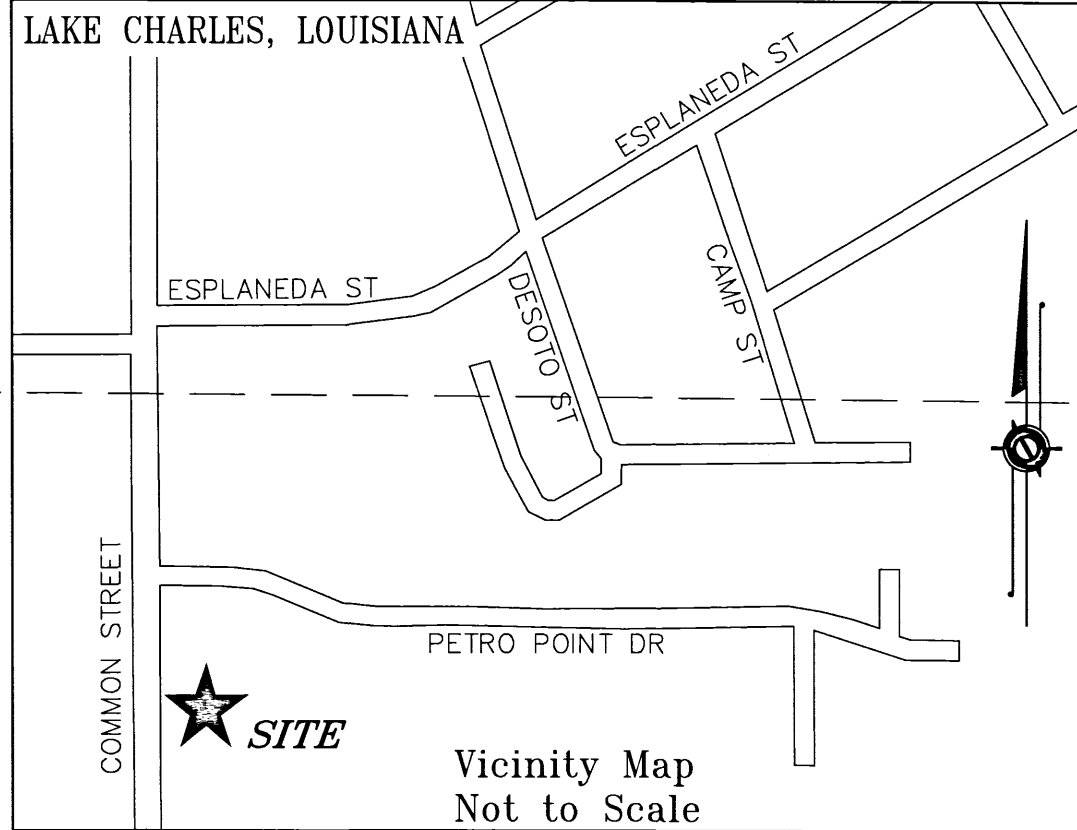


GEORGE A. EVANS, JR., R.P.L.S. DATE

COLLINS & ASSOCIATES LAND SURVEYORS, INC.

Licensed To Serve Louisiana, Texas, Arkansas, Mississippi, and Alabama
1230 2nd Street Lake Charles, LA 70601
337-602-6970 office 337-602-6013 fax

THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR A CLASS "C" SURVEY ACCORDING TO THE "LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 89°33'07" W | 45.74' |
| L2 | S 89°33'07" E | 45.00' |
| L3 | S 16°05'32" W | 16.86' |
| L4 | S 08°57'05" E | 124.53' |
| L5 | S 05°30'19" E | 67.42' |
| L6 | S 21°39'54" W | 130.71' |
| L7 | S 89°33'07" E | 45.31' |
| L8 | N 75°26'53" E | 58.00' |
| L9 | S 74°33'07" E | 82.43' |

CENTERLINE LEGAL DESCRIPTION (30' Private Access Easement):

All that certain tract or parcel of land containing 0.45 acres, more or less, situated in the South Half of the Northwest Quarter of Section 29, Township 10 South, Range 8 West, Southwestern Land District, Louisiana Meridian, Calcasieu Parish, Louisiana, and being 15 feet on each side of the following described centerline:

Commencing at the Northwest corner of the South Half of the Northwest Quarter of Section 29, Township 10 South, Range 8 West, Southwestern Land District, Louisiana Meridian, Calcasieu Parish, Louisiana; thence run South 00 degrees 42 minutes 53 seconds West, along the West line of said Section 29, for a distance of 331.48 feet to a point; thence continue South 00 degrees 42 minutes 53 seconds West, along said West line, for a distance of 157.67 feet to a point and corner; thence run South 89 degrees 33 minutes 07 seconds East, for a distance of 45.31 feet to the POINT OF BEGINNING of herein described Centerline; thence continue South 89 degrees 33 minutes 07 seconds East, for a distance of 250.00 feet to a point and corner; thence run North 75 degrees 26 minutes 53 seconds East, for a distance of 58.00 feet to a point and corner; thence run South 89 degrees 33 minutes 07 seconds East, for a distance of 155.00 feet to a point and corner; thence run South 74 degrees 33 minutes 07 seconds East, for a distance of 82.43 feet to a point and corner; thence run South 89 degrees 33 minutes 07 seconds East, for a distance of 101.31 feet to a point on the East line of a 5.27 Acre Tract, containing 0.45 acres, more or less, and subject to a drainage easement along the East side thereof, and any other rights of way, servitude's or easement, either recorded or unrecorded, visible or invisible.

CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: 8-15-2023

APPLICATION FEE: \$ 330.00
PLAT FILING FEE: \$ 100.00
\$430.00 total

1. NAME OF PROPOSED SUBDIVISION: Howard Street Sub.
(MUST CREATE NEW NAME)
2. NAME OF APPLICANT: DSB Holding LLC, Carl Fontenot LLC
ADDRESS: 5960 Camellia Place ZIP 70605 PHONE 337 302 4971
3. NAME OF AUTHORIZED AGENT: Steve Burguieres
ADDRESS: 3832 Yorkshire Dr ZIP 70605 PHONE 337 302 4971
4. OWNER OF RECORD: SAME
ADDRESS: _____ ZIP _____ PHONE _____
5. ENGINEER (and/or Land Surveyor): _____
ADDRESS: Oreil Hebert ZIP _____ PHONE _____
6. ATTORNEY: TBD
ADDRESS: _____ ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: 4321 Howard Street
8. TOTAL ACREAGE BEING SUBDIVIDED: .482
NO. OF LOTS: 2 (RePlat)
9. ZONING CLASSIFICATION: Residential
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: No
11. DATE OF PRELIMINARY PLAT APPROVAL: N/A
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:

13. ATTACH FIFTEEN (15) COPIES OF THE FINAL PLAT. ☒
14. ASSURANCES OF COMPLIANCE WITH REGULATIONS AS STATED.

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

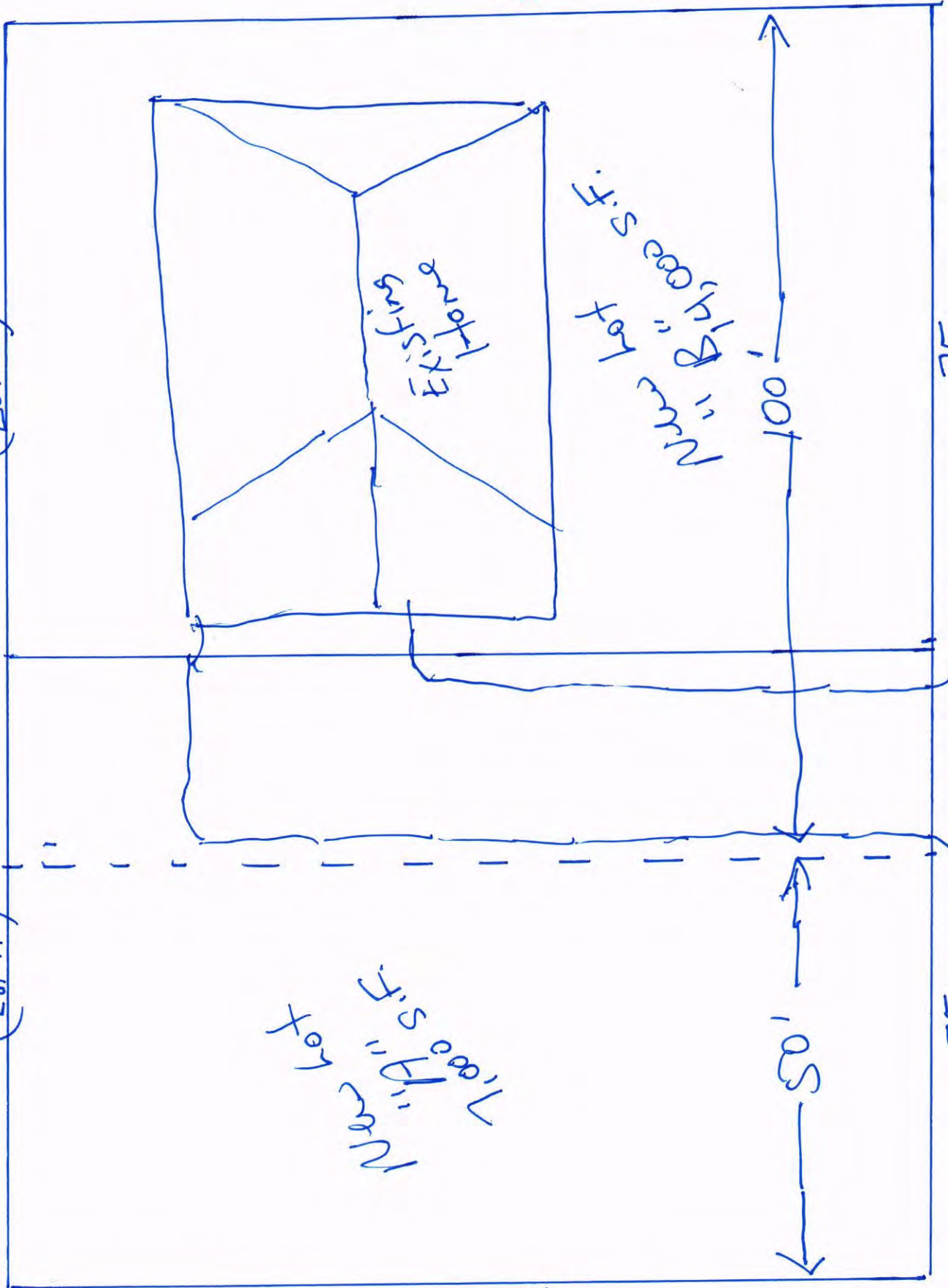
I, Steve Burguieres HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

BY: Steve Burguieres
SIGNATURE OF APPLICANT

DATE: 8/15/2023

Existing
(Lot 10)

Existing
(Lot 11)



140

140

100'

105'

SL

SL

Howard St



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 7.31.23

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, 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: 1309 Mayo - 2458 Griffin

LEGAL DESCRIPTION: _____

☐ ATTACHEDDESCRIPTION OF REQUEST: Request to COMBINE 2458 Griffin and 1309 Mayo to create lot to Add 2 Duplex w/ minor conditional use permitAPPLICANT: LEGACY Home DevelopmentPHONE: 337-540-6610MAILING ADDRESS: 2762 E. LEVINGWOOD Rd L.C.ZIP: 70611OWNER OF RECORD: DOMINIC LANDRYPHONE: 337-540-6610MAILING ADDRESS: 2762 E. LEVINGWOOD Rd LCZIP: 70611

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 Michael D. ClarkDATE 7.31.23

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 _____

VARIANCE APPLICATION FORM

DATE: _____

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: 1309 Mayo 70601

LEGAL DESCRIPTION: Attached

DESCRIPTION OF JOB: 2 new Duplicates

WITH PLANS ATTACHED HERETO:

APPLICANT: LEGACY HOME DEV. LLC PHONE: 337-540-6610

MAILING ADDRESS: 2762 E. Leveeview LC. ZIP: 70601

EMAIL ADDRESS: C2DCUSTOM@gmail.com

OWNER OF RECORD: Dominic Landry

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 type="radio"/> Yes | <input checked="" type="radio"/> No |
| (c) Is your hardship caused by circumstances or conditions generally created by the provisions of zoning ordinance in the district? | <input checked="" type="radio"/> Yes | <input 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 | <input 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? | <input type="radio"/> 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 | <input type="radio"/> No |

REMARKS OR SPECIAL CONDITIONS:

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

PLANNING DIRECTOR _____

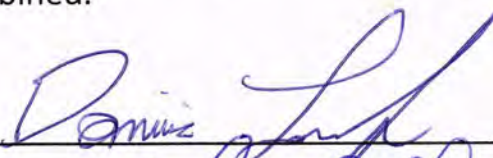
DATE _____

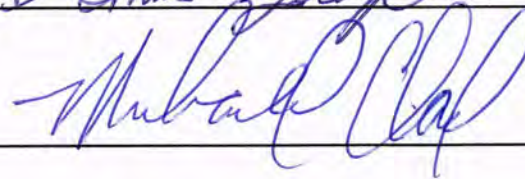
APPLICANT Michael D. Landry

DATE 8.3.23

Re: Legacy Home Development LLC letter of intent

This letter is to confirm written intent for the combining of adjacent properties located at 1309 Mayo and 2458 Griffin in Lake Charles. (Dominic Landry) (Legacy Home Development LLC) has a buy/sell agreement in place contingent upon this application which request is for a "~~Minor~~^{Major}" Conditional use permit to be issued to establish 2 new duplexes on the newly acquired 1309 parcel after they are combined.

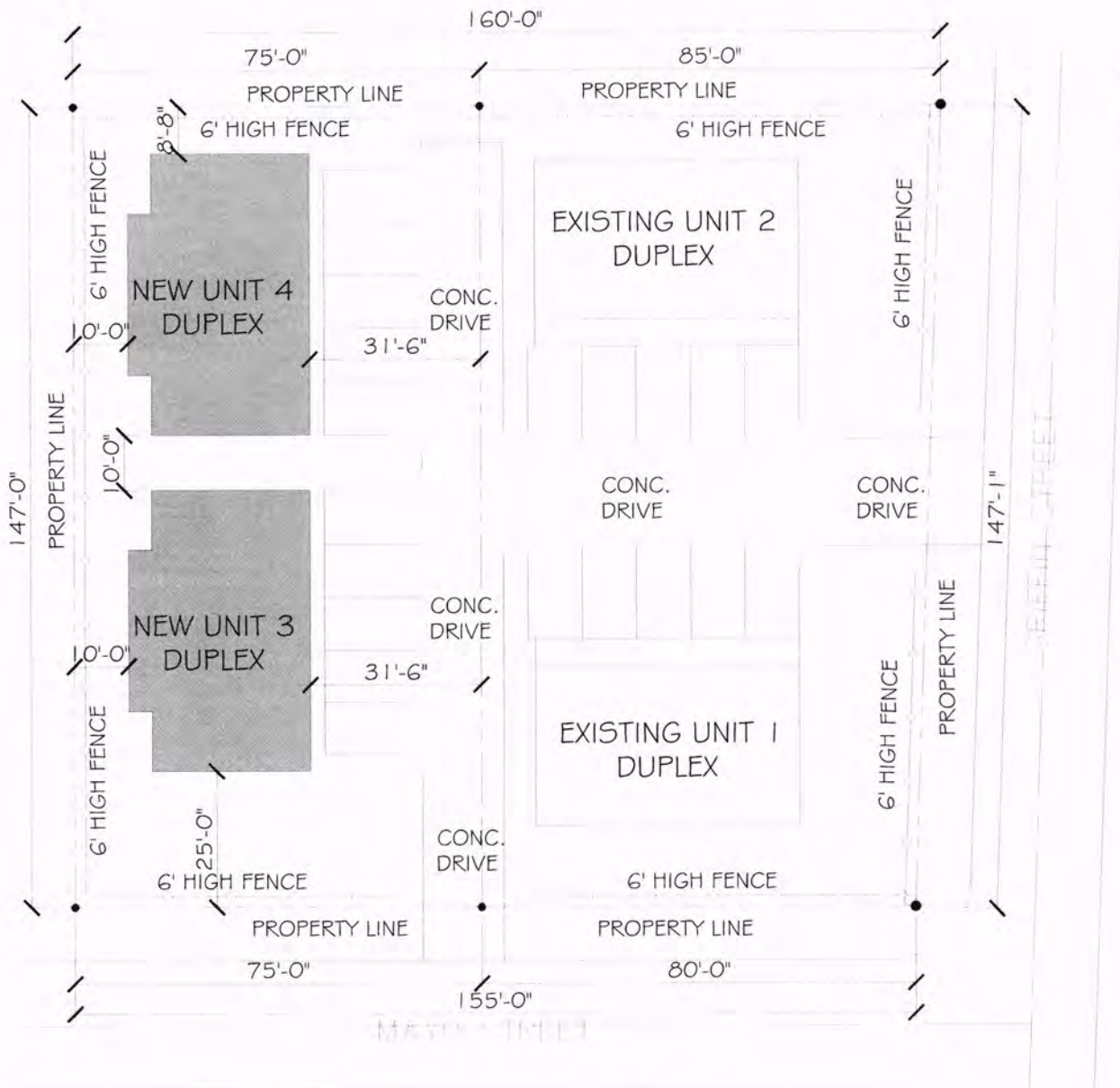




We are also requesting two variances:

- 1) rear setback of 8'8" vs. required 10'
- 2) Bufferyard reduction of 10' vs. required 15' along South property line

DUPLEX PLANS FOR
LEGACY HOME
DEVELOPMENT LLC
MAYO ST.
LAKE CHARLES, LA. 70601



1 SITE PLAN
SCALE: 1" = 30'-0"

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 8-14-23

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: 5022 South Prein Lake Rd.LEGAL DESCRIPTION: AttachedDESCRIPTION OF JOB: Subdivision

WITH PLANS ATTACHED HERETO:

APPLICANT: J+K Snider Properties PHONE: 337 794-1941MAILING ADDRESS: 3617 E. Banbury Rd. LC. 70605 ZIP: 70605EMAIL ADDRESS: Lakecitydevelopment337@gmail.comOWNER OF RECORD: J+K Snider PropertiesZONING 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 J+K Snider PropertiesDATE 8-14-23

VARIANCE APPLICATION FORM

DATE: 8-14-23

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: 5022 South Prein Lake Rd.

LEGAL DESCRIPTION: Attached

DESCRIPTION OF JOB: Sub division

WITH PLANS ATTACHED HERETO:

APPLICANT: J+K Snider Properties PHONE: 337 794-1941

MAILING ADDRESS: 3617 E. Banbury Rd. ZIP: 70605

EMAIL ADDRESS: Lake city development 337@gmail.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 | 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

X KM
APPLICANT
X 8-14-23
DATE

J+K Snider Properties
Kevin Snider

8-14-23

5022 South Prein Lake Rd.
Lake Charles, LA. 70605

This property was previously approved in 2019 but failed to pull permits in the one year time frame.

I am requesting a Major conditional use permit to allow private drive access. I am requesting the following variances:

#1 Allow private drive access to 16 units.

#2 Allow 0'ft Building Lot Lines

#3 Allow 20'ft front set back.

K.M. Snider

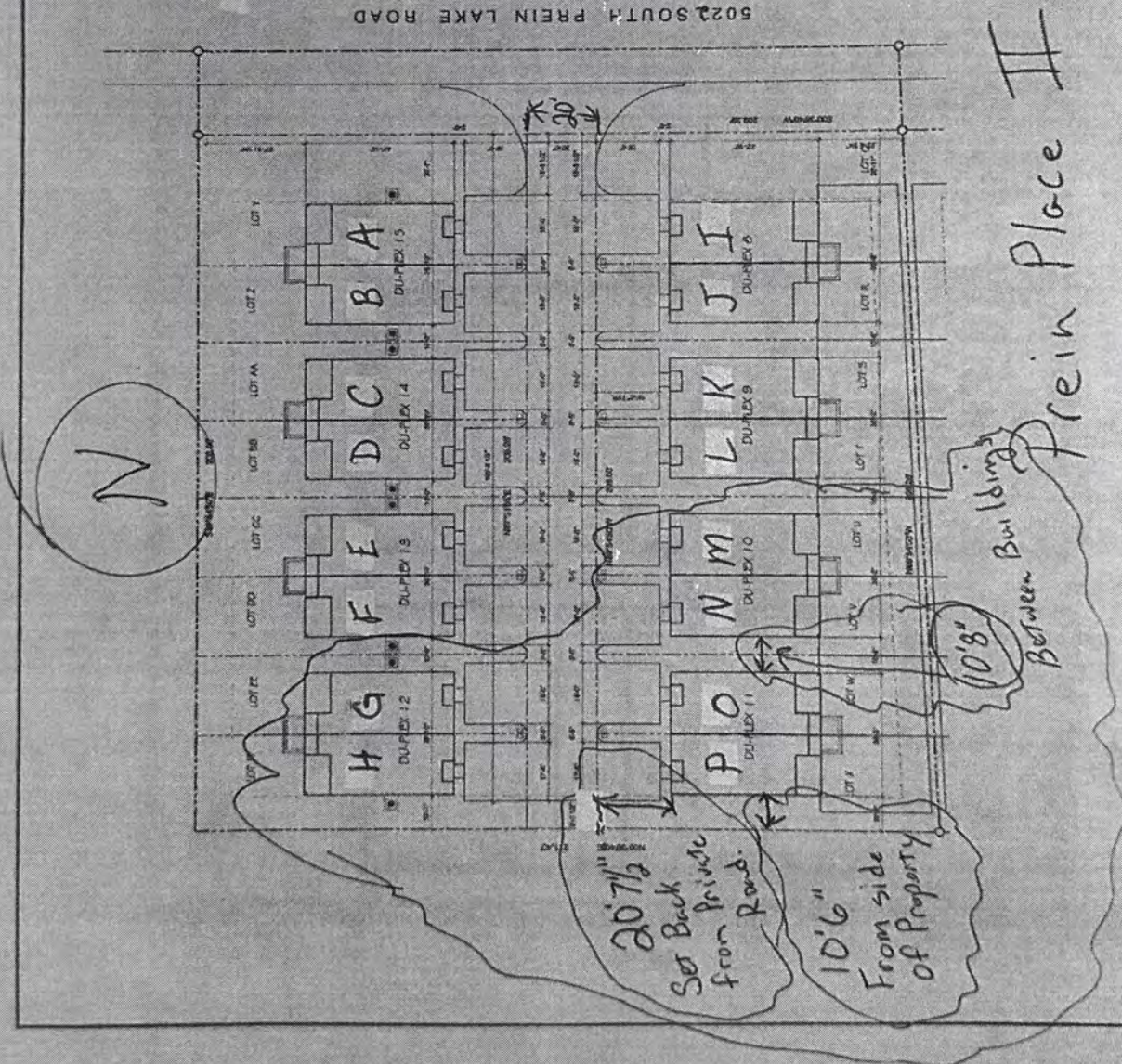
Tru Design, LLC
10000 1st Avenue, Suite 100
Denver, CO 80231
303.733.1000
www.trudesign.com

House Plans and Drafting Services
303.733.1000
www.trudesign.com

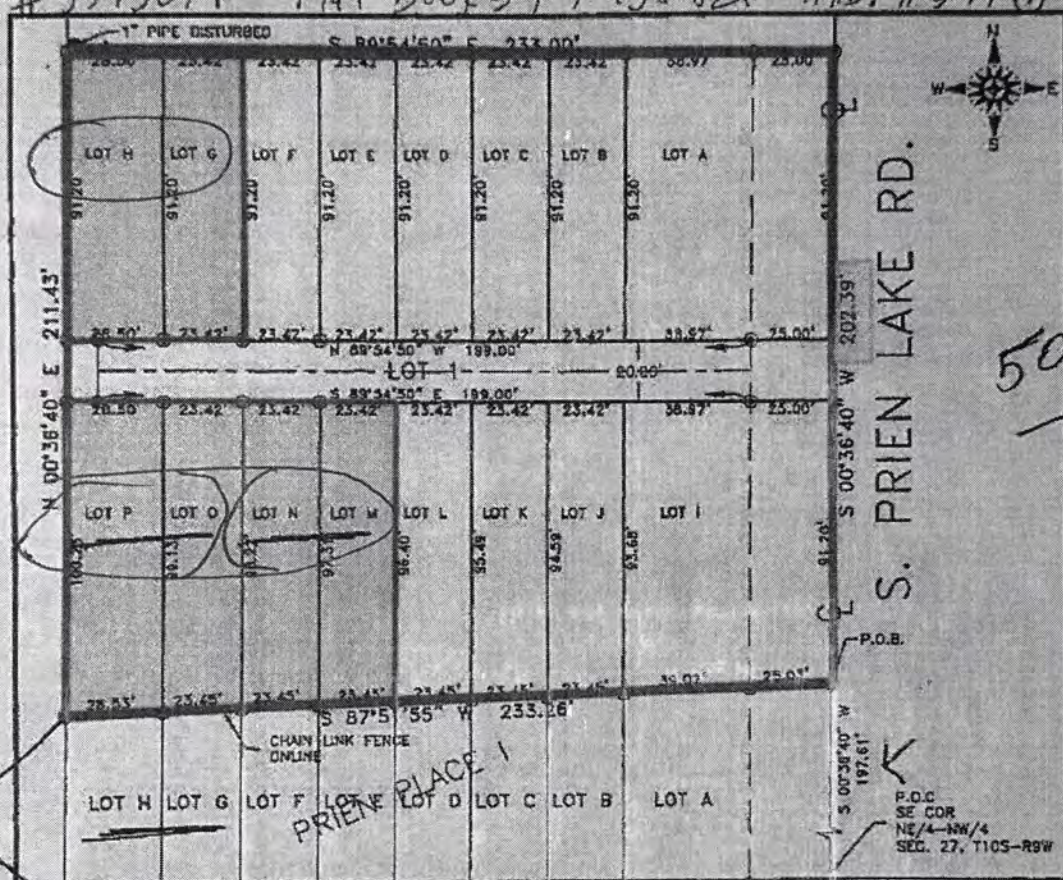
5023 SOUTH PREIN LAKE ROAD
LOT 1

20' Private Road
G+H, M+N, O+P
New Builds Duplexes

Prein Place II



PLAT
 #3373019 Plat Book 57 Page 82 Filed: 11-5-19



PROPERTY DESCRIPTION: (LOT 1)
 COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 10 SOUTH, RANGE 9 WEST, CALCASIEU PARISH, LOUISIANA; THENCE NORTH 00°36'40" EAST A DISTANCE OF 197.61 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°51'55" WEST A DISTANCE OF 233.28 FEET; THENCE NORTH 00°36'40" EAST A DISTANCE OF 211.43 FEET; THENCE SOUTH 89°54'50" EAST A DISTANCE OF 233.00 FEET; THENCE SOUTH 00°36'40" WEST A DISTANCE OF 202.39 FEET TO THE POINT OF BEGINNING CONTAINING 1.107 ACRES MORE OR LESS.

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

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

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 48, PART LXXI, AND IN ACCORDANCE WITH THE APPLICABLE STATUTES OF THE STATE OF LOUISIANA AND THE ORDINANCE OF THE CALCASIEU PARISH, LOUISIANA PERTAINING TO THE SUBDIVISION OF LAND.

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

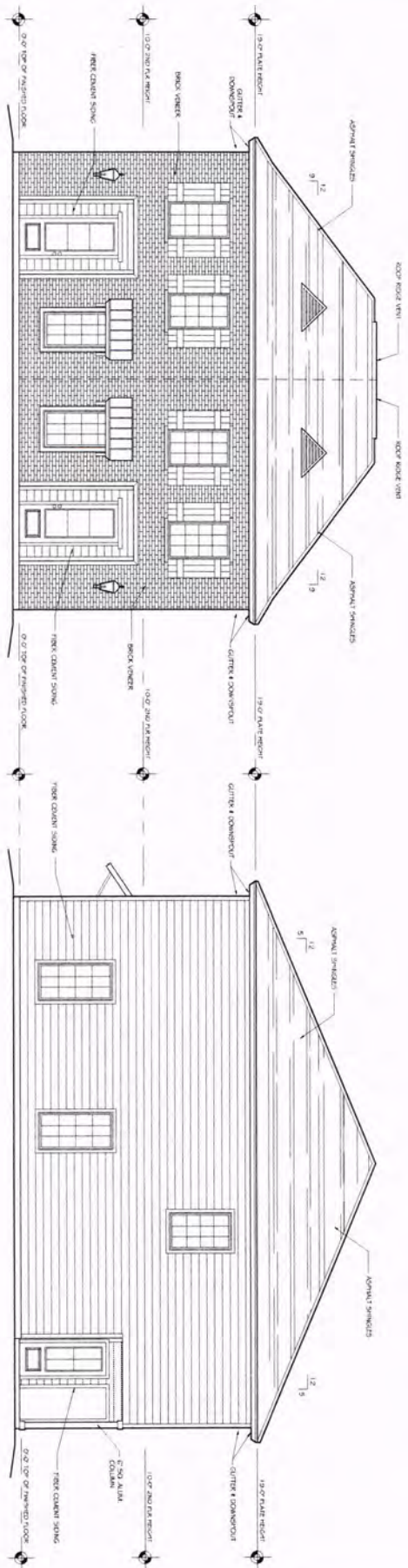
I CERTIFY THAT THE ABOVE PROPERTY IS LOCATED IN ZONE X OF THE H. G. S. (F. I. A.) FLOOD HAZARD BOUNDARY MAP 22012D 0470F DATED: 02/18/2011
 MUNICIPAL ADDRESS: 700 S. PRIEN LAKE ROAD, LAKE CHARLES, LA 70605

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

OWNER

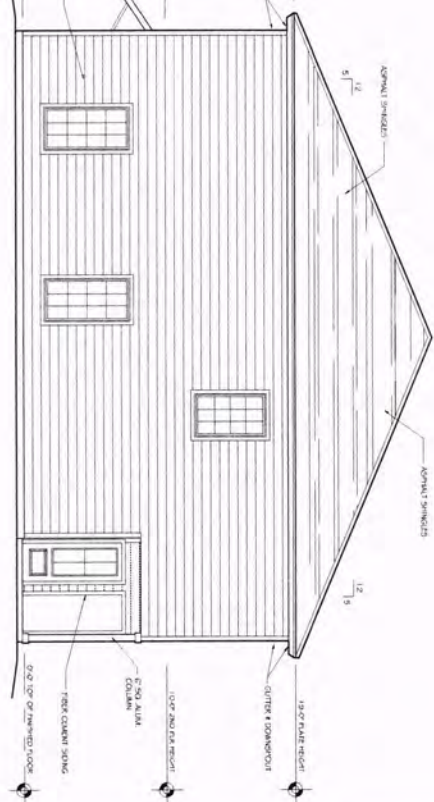
[Signature]
 11/11/19

Cassidy



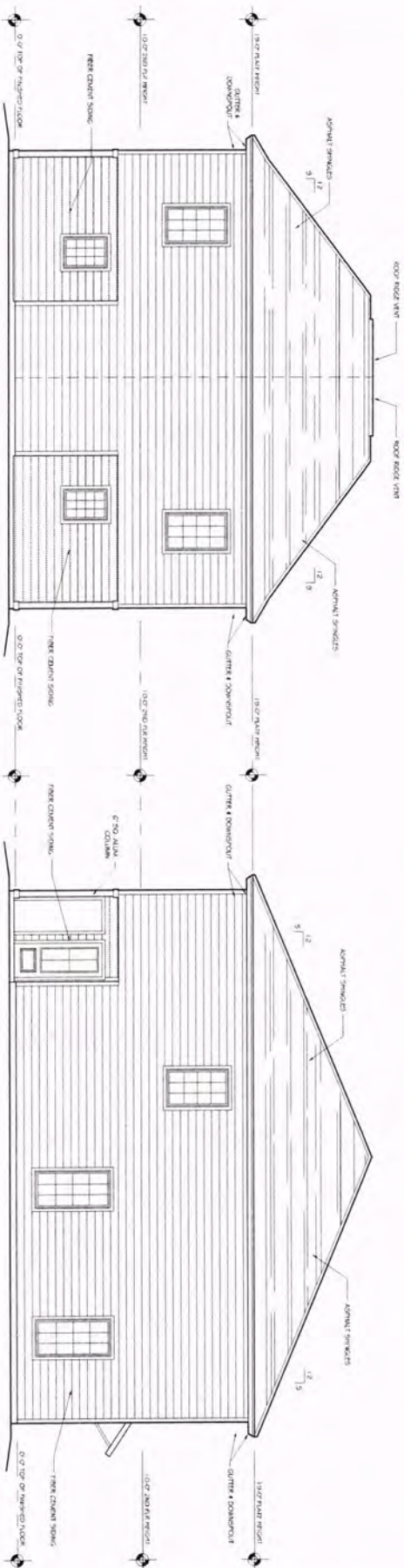
1 3 BEDROOM DUPLEX FRONT ELEVATION
SCALE: 1/8" = 1'-0"

1' 0"



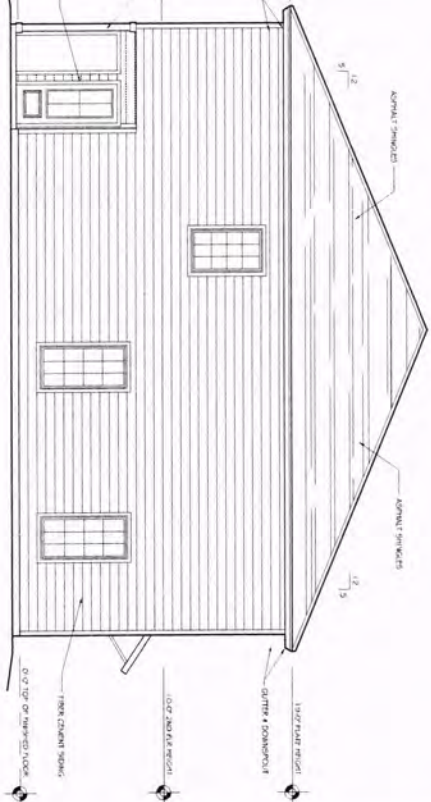
2 2 BEDROOM DUPLEX SIDE ELEVATION
SCALE: 1/8" = 1'-0"

1' 0"



3 3 BEDROOM DUPLEX REAR ELEVATION
SCALE: 1/8" = 1'-0"

1' 0"



4 4 BEDROOM DUPLEX SIDE ELEVATION
SCALE: 1/8" = 1'-0"

1' 0"

Tru Design, LLC

House Plans and Drafting Services
www.TruHomeDesign.net 337-692-5369 TruHomeDesign@gmail.com

WRANGLER CONSTRUCTION

Lake Charles, Louisiana

Caldesieu Parish

THESE DRAWINGS REPRESENT
DESIGNS AND CONCEPTS ONLY. THE
CONTRACTOR IS RESPONSIBLE FOR
THE STRUCTURAL INTEGRITY
OF THE PROPOSED DESIGN
AND FOR COMPLIANCE OF
ALL STATE AND LOCAL CODES.

A-401

| | |
|---------|--------------|
| Sheet | 1 of 1 |
| Project | 417 |
| Date | 10/1/18 |
| Scale | 1/8" = 1'-0" |

VARIANCE APPLICATION FORM

DATE: August 10, 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: 3005 L'Auberge Boulevard

LEGAL DESCRIPTION: existing

DESCRIPTION OF JOB: new construction of retail store

WITH PLANS ATTACHED HERETO:

APPLICANT: Jeff Kudla

PHONE: 337.436.3650

MAILING ADDRESS: 429 Kirby Street

ZIP: 70601

EMAIL ADDRESS: jeff@kudlaarchitect.com

OWNER OF RECORD: 420 Properties LLC

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

FLOOD PLAIN MANAGEMENT REGULATIONS:

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

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

- | | | |
|---|-----|-------------------------------------|
| (a) As the applicant, have you created this hardship? | 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? | Yes | <input checked="" 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:

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 8

DATE 8/10/23

August 10, 2023

City of Lake Charles
326 Pujo Street
Lake Charles LA 70601
Attn: Doug Bourgieres

Re: 3005 L'Auberge Boulevard - Variance Application

Doug,

I am seeking variances to the following aspects of the project design:

1. Allow metal siding.

I will be acting as the applicant on behalf of the property owner, 420 Properties LLC.

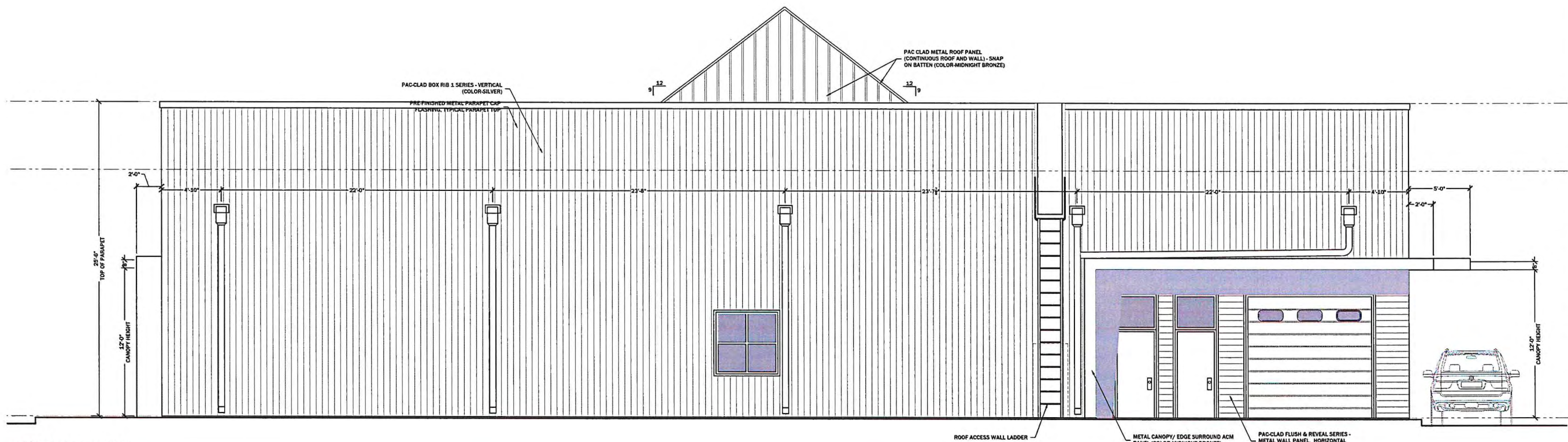
I trust that this is the information you require. Let me know if you need anything else.

Regards,

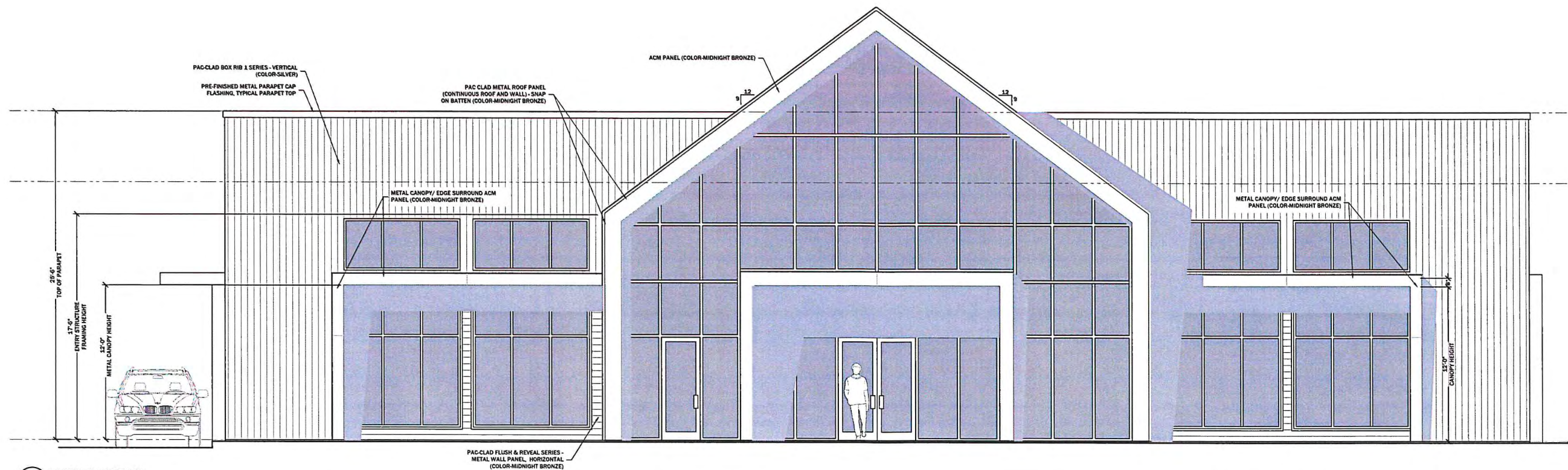


Jeff Kudla, AIA

420 Properties LLC



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

KUDLA
ARCHITECTURE

429 Kirby Street
Lake Charles, LA 70601
p: 337.436.3650
f: 337.436.3655

www.kudlaarchitect.com

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Drawings and Specifications are instruments of service and shall remain the property of the Architect. They are not to be used on other projects or extensions to the project except by agreement in writing and with appropriate compensation to the Architect. Contractor is responsible for confirming and correlating dimensions at job site. The Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

Medicis - Lake Charles
A New Retail Development
Calcasieu Parish
(TBD) Corner of Nelson Road and Contraband Parkway
Lake Charles, Louisiana 70601

stamp:

phase:
Schematic Design
Not for Permitting or Construction

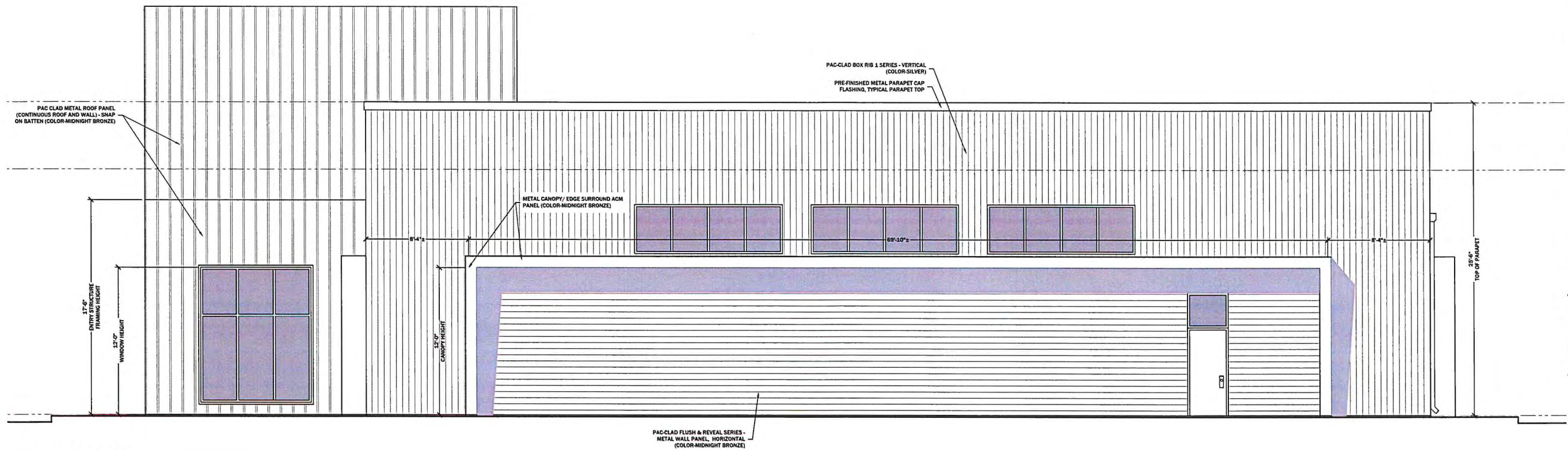
project #: 2270

date issued: 08/10/2023
drawn by: jh, kr
checked by: jk
revisions:

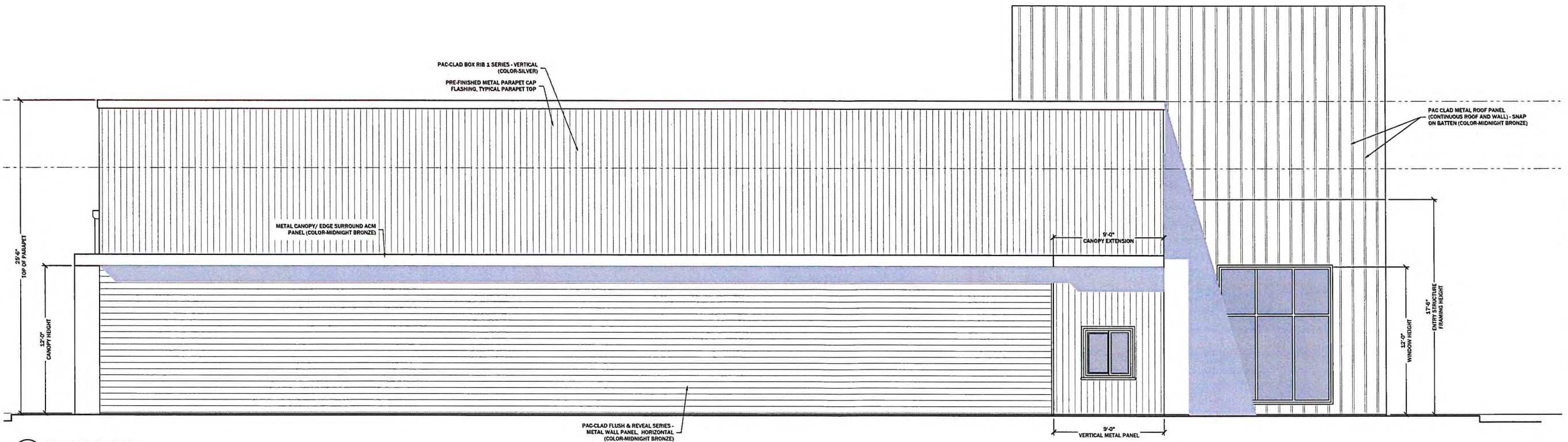
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Exterior
Elevations

A6.0



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

KUDLA
ARCHITECTURE

429 Kirby Street
Lake Charles, LA 70601
p: 337.436.3650
f: 337.436.3655

www.kudlaarchitect.com

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Drawings and Specifications are instruments of service and shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to the Architect. Contractor is responsible for confirming and correcting dimensions at job site. The Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

Medicis - Lake Charles
A New Retail Development
Calcasieu Parish
(TBD) Corner of Nelson Road and Contraband Parkway
Lake Charles, Louisiana 70601

stamp:

phase:
Schematic Design
Not for Permitting or Construction

project #: **2270**

date issued: 08/10/2023
drawn by: jh, kr
checked by: jk
revisions:

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Exterior
Elevations

A7.0

A photograph of a modern building's exterior featuring the Apex Series concealed fastened wall panels. The panels are light-colored with a vertical ribbed texture. Large windows with white frames are visible on the left. A concrete walkway runs along the building, and a glass entrance is visible in the distance under a clear blue sky.

APEX SERIES™

CONCEALED FASTENED WALL PANELS

CONCEALED FASTENED WALL PANELS

Apex Series™ Concealed Fastened Wall Panels offer a unique combination of bold, clean, symmetrical lines with the benefit of easy installation. Our universal clip design allows the rib profiles to be mixed for ultimate versatility while still providing a clean appearance.

Features

- ▶ 24 ga. standard, 22 ga. optional
- ▶ Horizontal and Vertical installation
- ▶ No exposed fasteners
- ▶ Panel lengths available from 5'-0" to 30'-0" max
- ▶ Available in a wide variety of colors and finishes
- ▶ High-strength clip attachment accommodates thermal movement

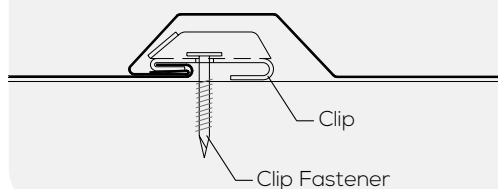
Testing

- ▶ ASTM E 283 Air Infiltration
- ▶ ASTM E 331 Water Penetration
- ▶ ASTM E 330 Uniform Static Air Pressure Difference
- ▶ ASTM E 1592 Roof Uplift

Benefits

- ▶ Tested to meet even the most demanding projects
- ▶ Wide variety of configurations creating unique shadow lines
- ▶ Long, sleek uninterrupted building contour lines
- ▶ Complete control of finished aesthetics
- ▶ Rain-screen ready

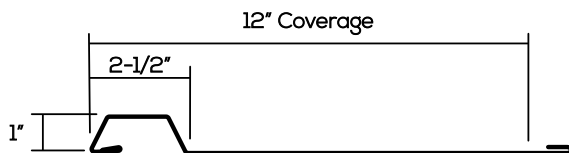
Clip Attachment Detail



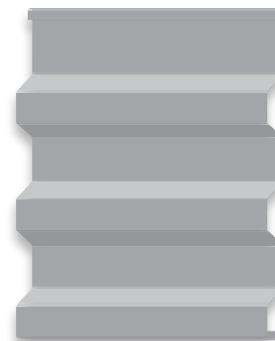
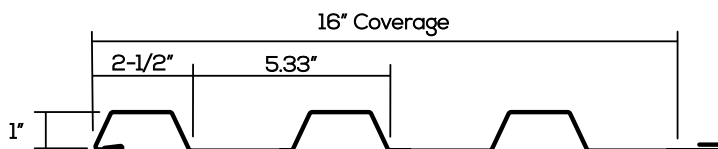
APEX SERIES™

Symmetrical Rib

AP1-1212



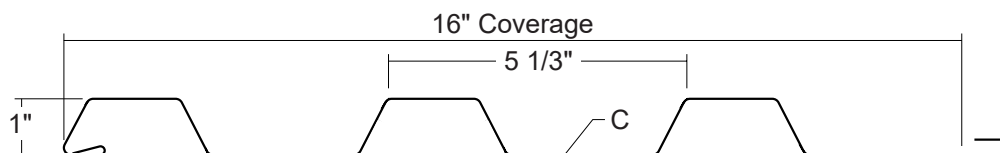
AP1-1653



AP1-1653 CF WALL

Condensed
Technical
Reference

APEX SERIES™



ARCHITECTURAL
COMMERCIAL
INDUSTRIAL
PANEL

CONCEALED
FASTENERS

16"
COVERAGE

WALL AND
LINER PANEL

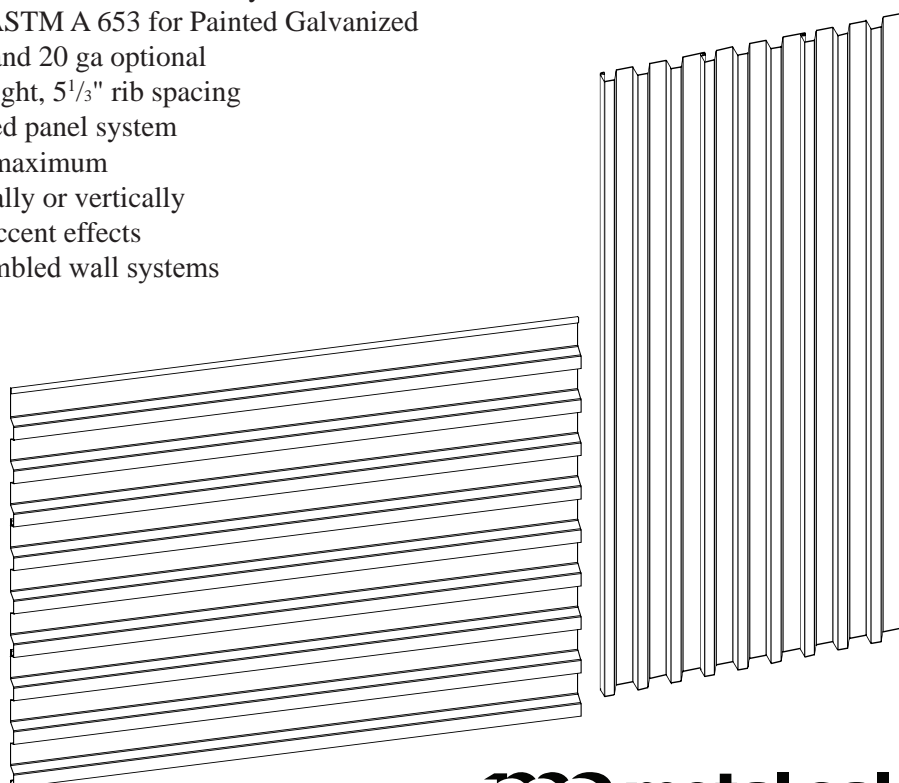
OPEN FRAMING OR
SOLID SUBSTRATE

PANEL OVERVIEW

- ▶ Finish: Standard: PVDF and Acrylic-Coated Galvalume®
Optional: multi-pass Kynar 500® and Fluoropon® PURE
- ▶ Corrosion Protection: AZ50 per ASTM A 792 for Painted Galvalume®
AZ55 per ASTM A 792 for Acrylic-Coated Galvalume®
G90 per ASTM A 653 for Painted Galvanized
- ▶ Gauges: 24 ga standard; 22 ga and 20 ga optional
- ▶ 16" panel coverage, 1" panel height, 5 1/3" rib spacing
- ▶ Clip-attached, concealed-fastened panel system
- ▶ Panel Length: 5' minimum, 30' maximum
- ▶ Panels can be installed horizontally or vertically
- ▶ Panels are interchangeable for accent effects
- ▶ Use on single-skin or field-assembled wall systems

TESTING

- ▶ ASTM E 283 Air Leakage
- ▶ ASTM E 331 Water Penetration
- ▶ ASTM E 330 Load Test
- ▶ ASTM E 1592 Load Test
- ▶ 2020 FBC Approval - FL 34027.1

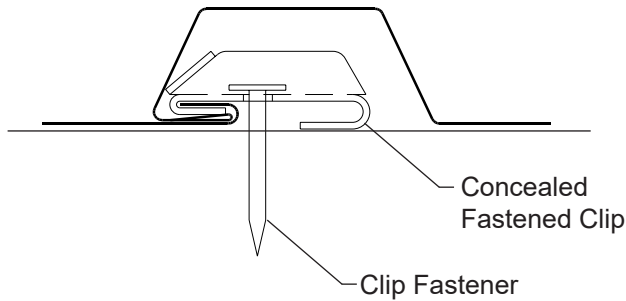


ms metal sales™
manufacturing corporation

AP1-1653 CF Wall

Condensed
Technical
Reference

PANEL ATTACHMENT



FASTENING INFORMATION

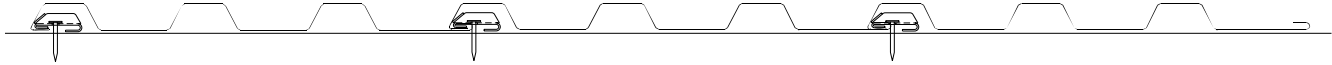
- Concealed Fastened Clip is 3" x 1-3/4" x 3/4", from 16 ga, G90 material with 2 fastener holes.
- Clip Fastener(s) should be driven just to contact between fastener head / clip / panel / support. Beyond contact, the clip can crush the open hem of the panel and make engagement of the next panel difficult. Overdriven fasteners will cause panel distortions.
- Fasteners should extend 1/2" or more past the inside face of the support material for steel and wood sheathing support materials.
- Clip Fasteners:
 - Attaching to Wood:
 - #12-11 Low Profile Wood Screw
 - Attaching to Steel:
 - < 18 ga: 1/4"-13 Deck Screw
 - ≥ 18 ga, ≤ 12 ga: #12-14 Self Drilling Screw
 - > 12 ga: 1/4"-14 Self Driller, No Washer

INSTALLATION DIRECTION

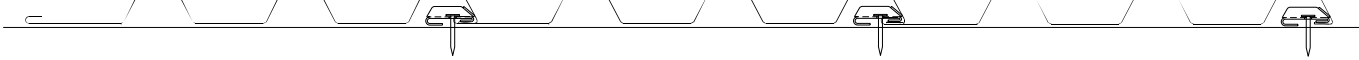
Horizontally-oriented panels must be installed from the bottom to the top.

Vertically-oriented panels may be installed from the right-to-left or left-to-right.

Left-to-Right Installation of Vertically-Oriented Panels



Right-to-Left Installation of Vertically-Oriented Panels



SECTION PROPERTIES

ALLOWABLE UNIFORM LOADS, psf For various clip spacings

| Ga | Width in | Yield ksi | Weight psf | Top In Compression | | Bottom In Compression | | Inward Load | | | | | Outward Load | | | | |
|----|-------------|--------------|---------------|---------------------|---------------------|-----------------------|---------------------|-------------|----|----|----|----|--------------|----|----|----|----|
| | | | | Ixx | Sxx | Ixx | Sxx | | | | | | | | | | |
| | | | | in ⁴ /ft | in ³ /ft | in ⁴ /ft | in ³ /ft | 2' | 3' | 4' | 5' | 6' | 2' | 3' | 4' | 5' | 6' |
| 24 | 16 | 50 | 1.29 | 0.0435 | 0.0674 | 0.0383 | 0.0799 | 120 | 95 | 71 | 47 | 23 | 89 | 73 | 57 | 41 | 26 |
| 22 | 16 | 50 | 1.69 | 0.0623 | 0.0992 | 0.0548 | 0.1120 | 120 | 95 | 71 | 47 | 23 | 89 | 73 | 57 | 41 | 26 |
| 20 | 16 | 33 | 2.06 | 0.0998 | 0.1561 | 0.0893 | 0.1544 | 120 | 95 | 71 | 47 | 23 | 89 | 73 | 57 | 41 | 26 |

1. Theoretical section properties have been calculated per AISI 2016 'North American Specification for the Design of Cold-Formed Steel Structural Members'. Ixx and Sxx are effective section properties for deflection and bending.
2. Allowable load is calculated in accordance with AISI 2016 specifications considering bending, shear, combined bending & shear, deflection and load testing of comparable profiles on 16 ga girls. Allowable load does not address web crippling, fasteners or support material. Allowable load considers the three or more equal spans condition. Panel weight is not considered.
3. Deflection consideration is limited by a maximum deflection ratio of L/180 of span.
4. Allowable loads do not include a 1/3 stress increase for wind.

ms metal sales[™]
manufacturing corporation

metalsales.us.com

Anchorage, AK 866.640.7663
Bay City, MI 888.777.7640
Deer Lake, PA 800.544.2577
Denver, CO 800.289.7663

Detroit Lakes, MN 888.594.1394
Fontana, CA 800.782.7953
Fort Smith, AR 877.452.3915
Independence, MO 800.747.0012

Jacksonville, FL 800.394.4419
Jefferson, OH 800.321.5833
Mocksville, NC 800.228.6119
Nashville, TN 800.251.8508
Rock Island, IL 800.747.1206
Rogers, MN 800.328.9316

Seattle, WA 800.431.3470
Sellersburg, IN 800.999.7777
Sioux Falls, SD 888.299.0024
Spokane, WA 800.572.6565
Temple, TX 800.543.4415
Woodland, CA 800.759.6019

©MSMC/1-2021

VARIANCE APPLICATION FORM

DATE: August 10, 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: 1200 East Prien Lake Road

LEGAL DESCRIPTION: existing

DESCRIPTION OF JOB: new construction of convenience store & retail center

WITH PLANS ATTACHED HERETO:

APPLICANT: Jeff Kudla

PHONE: 337.436.3650

MAILING ADDRESS: 429 Kirby Street

ZIP: 70601

EMAIL ADDRESS: jeff@kudlaarchitect.com

OWNER OF RECORD: Mendoza Real Estate Properties LLC

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

FLOOD PLAIN MANAGEMENT REGULATIONS:

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

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

- | | | |
|---|-----|-------------------------------------|
| (a) As the applicant, have you created this hardship? | 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? | Yes | <input checked="" 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:

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

August 10, 2023

City of Lake Charles
326 Pujo Street
Lake Charles LA 70601
Attn: Doug Bourgieres

Re: 1200 East Prien Lake Road - Variance Application

Doug,

I am seeking variances to the following aspects of the project design:

1. Rear Setback: Requesting a reduction to 5'.

I will be acting as the applicant on behalf of the property owner, Mendoza Real Estate Properties LLC.

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

Regards,



Jeff Kudla, AIA

Mendoza Real Estate Properties LLC

Drawings and Specifications are instruments of service and shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to the Architect. Contractor is responsible for confirmed and controlling dimensions at job site. The Architect will not be responsible for construction means, methods, techniques, sequence or procedures or for safety precautions and programs in connection with the project.

Circle K
A New Convenience Store Location
Calcasieu Parish
1200 E. Prien Lake Road
Lake Charles, Louisiana 70601

stamp:

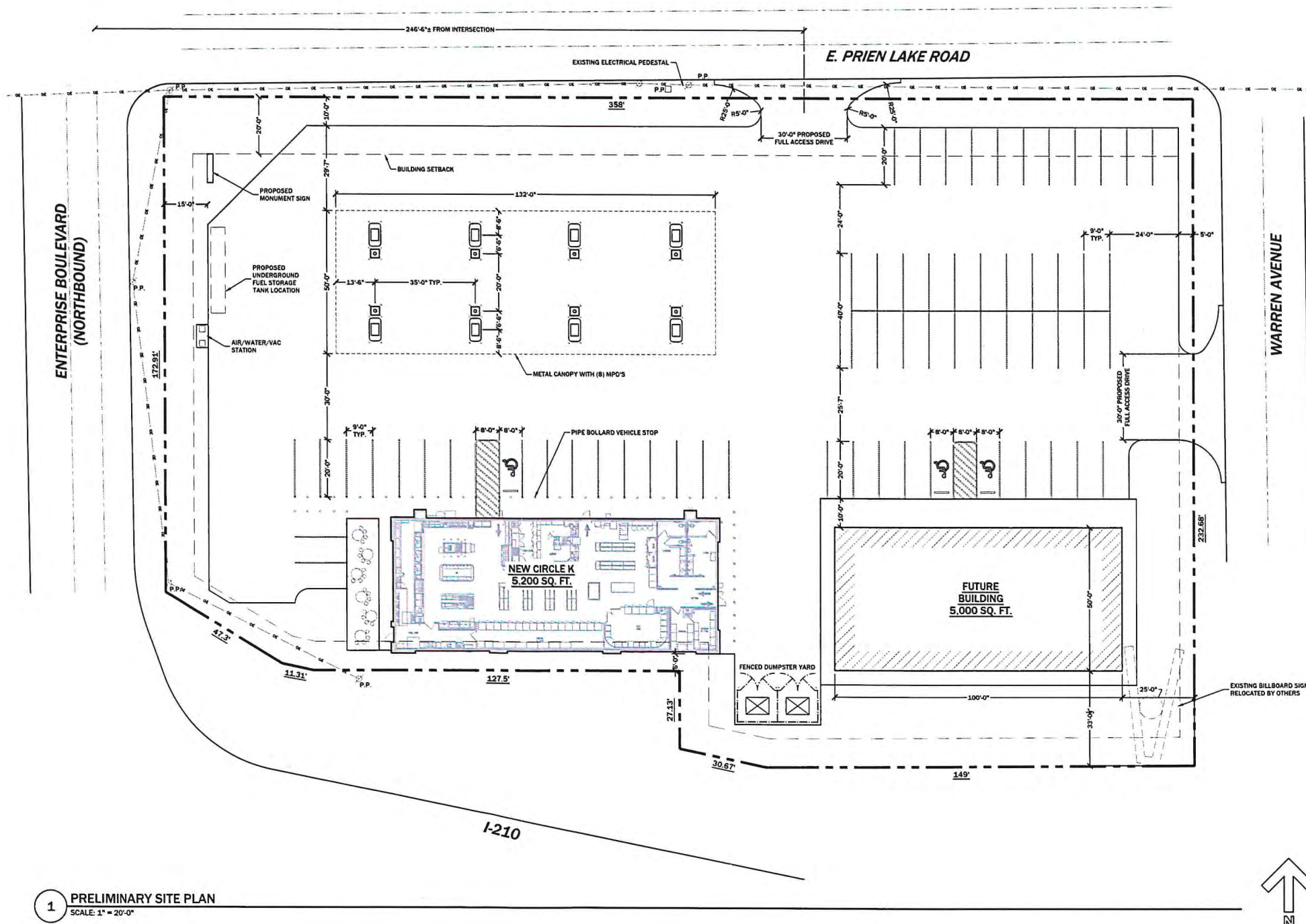
phase:
Schematic Design
Not for Permitting or Construction

project #: 2343

date issued: 08/02/2023
drawn by: jh, dpd
checked by: jk
revisions:

Preliminary
Site Plan

D 1.0



VARIANCE APPLICATION FORM

DATE: 08/04/23

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: 1003 WEST MCNEESE ST.

LEGAL DESCRIPTION: SEE ATTACHED

DESCRIPTION OF JOB: ERECT BUILDING

WITH PLANS ATTACHED HERETO:

APPLICANT: THOMAS GARRISON PHONE: 337-274-9621

MAILING ADDRESS: 305 N. RYAN ST. ZIP: 70601

EMAIL ADDRESS: tegar7@yahoo.com

OWNER OF RECORD: THOMAS GARRISON / CHRIS KLEIN / 305 RYAN 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 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 THOMAS GARRISON

DATE 8/4/23

LETTER OF INTENT

DATE: 8/5/23

To: City of Lake Charles, LA

From: Chris Klein/Thomas Garrison/305 Ryan, LLC.

Re: Letter of Intent for development of the property listed below .

1003 W. Prein Lake Rd.

Parcel #00292605

@241009-0640-D 0013 08

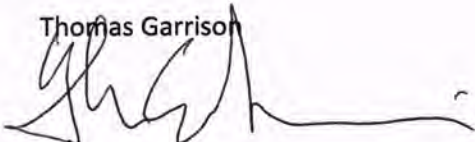
@241009-0640-D 0013 02

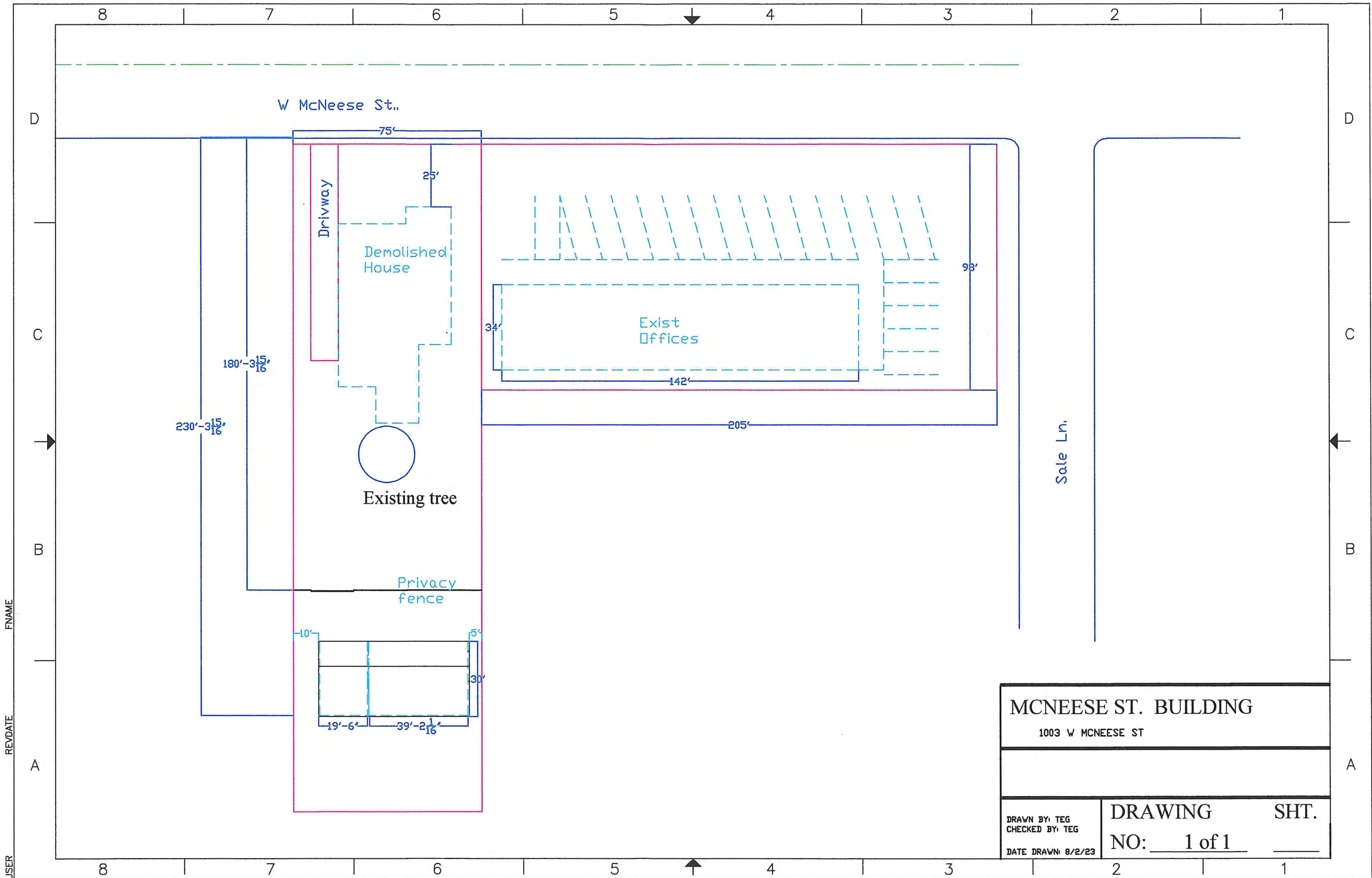
@241009-0640-D 0013 01

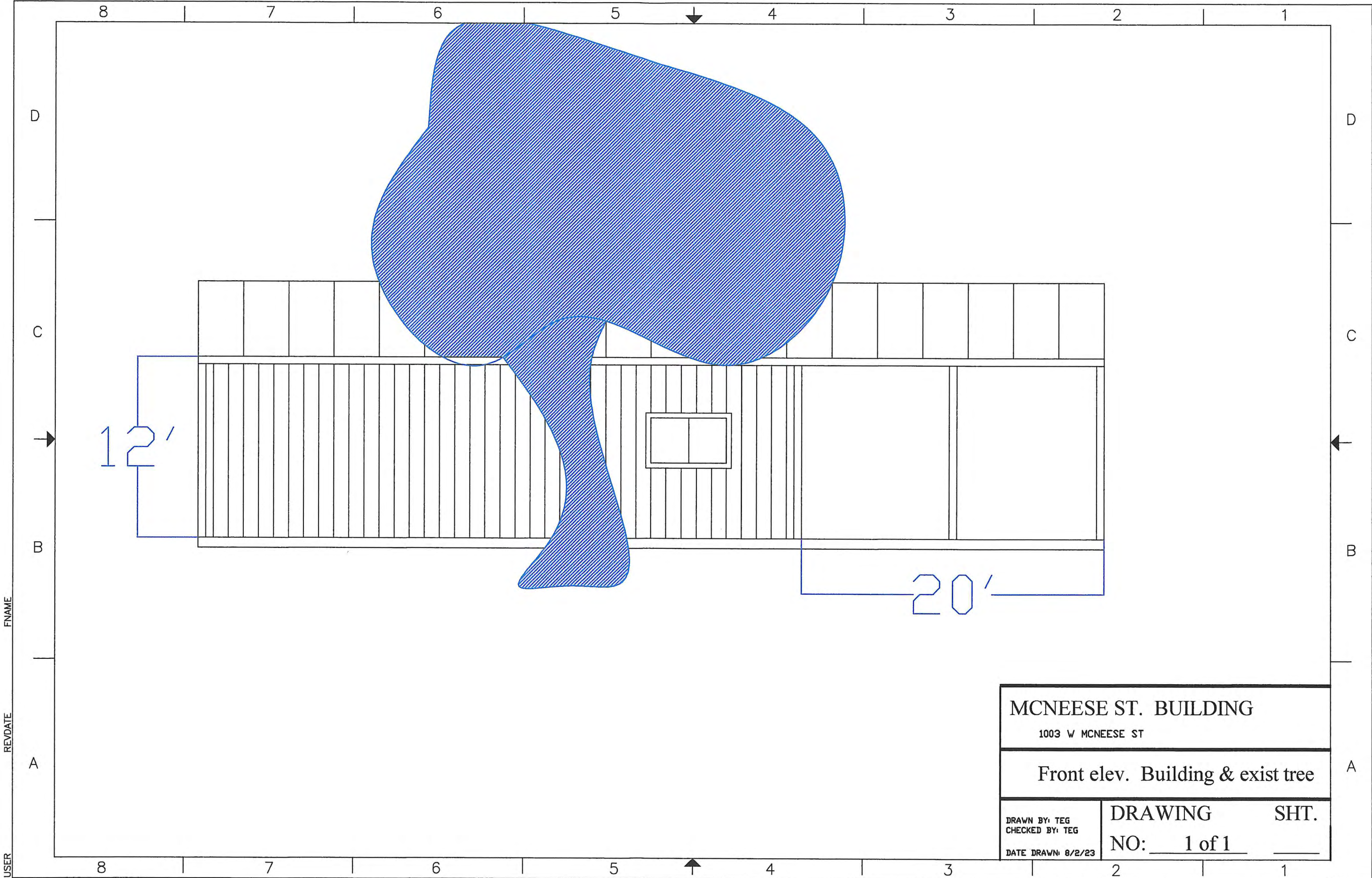
We intend to build a storage building on the property mentioned above. We are requesting a variance to construct a metal building on the back portion of the property approximately 200 feet set back from the center of the frontage road. We intend to comply with the city ordinances and procedures. We want to erect a wood frame building approximately 1500 sq. foot. Upon completion we intend to use for our personal storage. We look forward to working with you. Thank you.

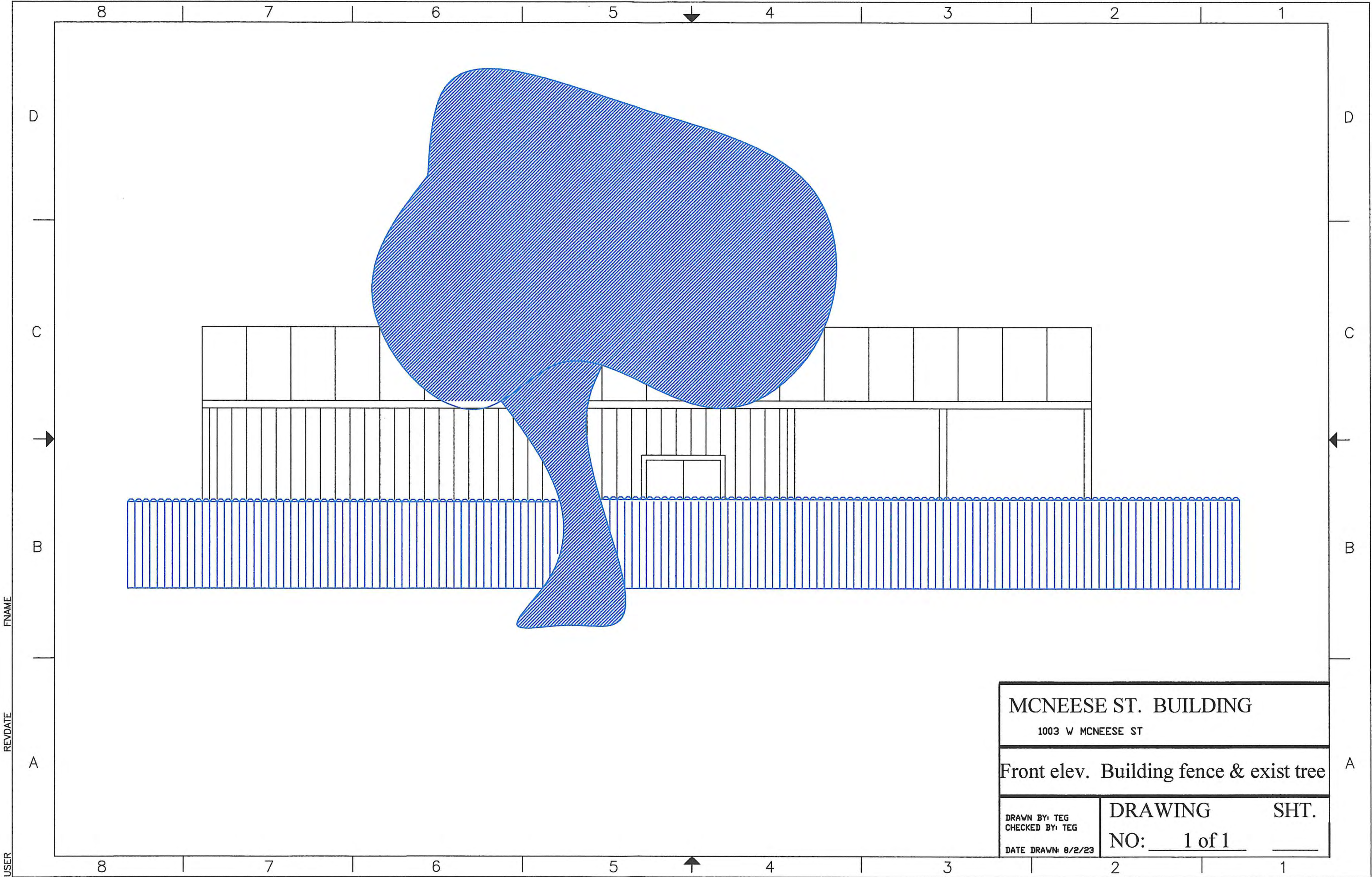
Regards,

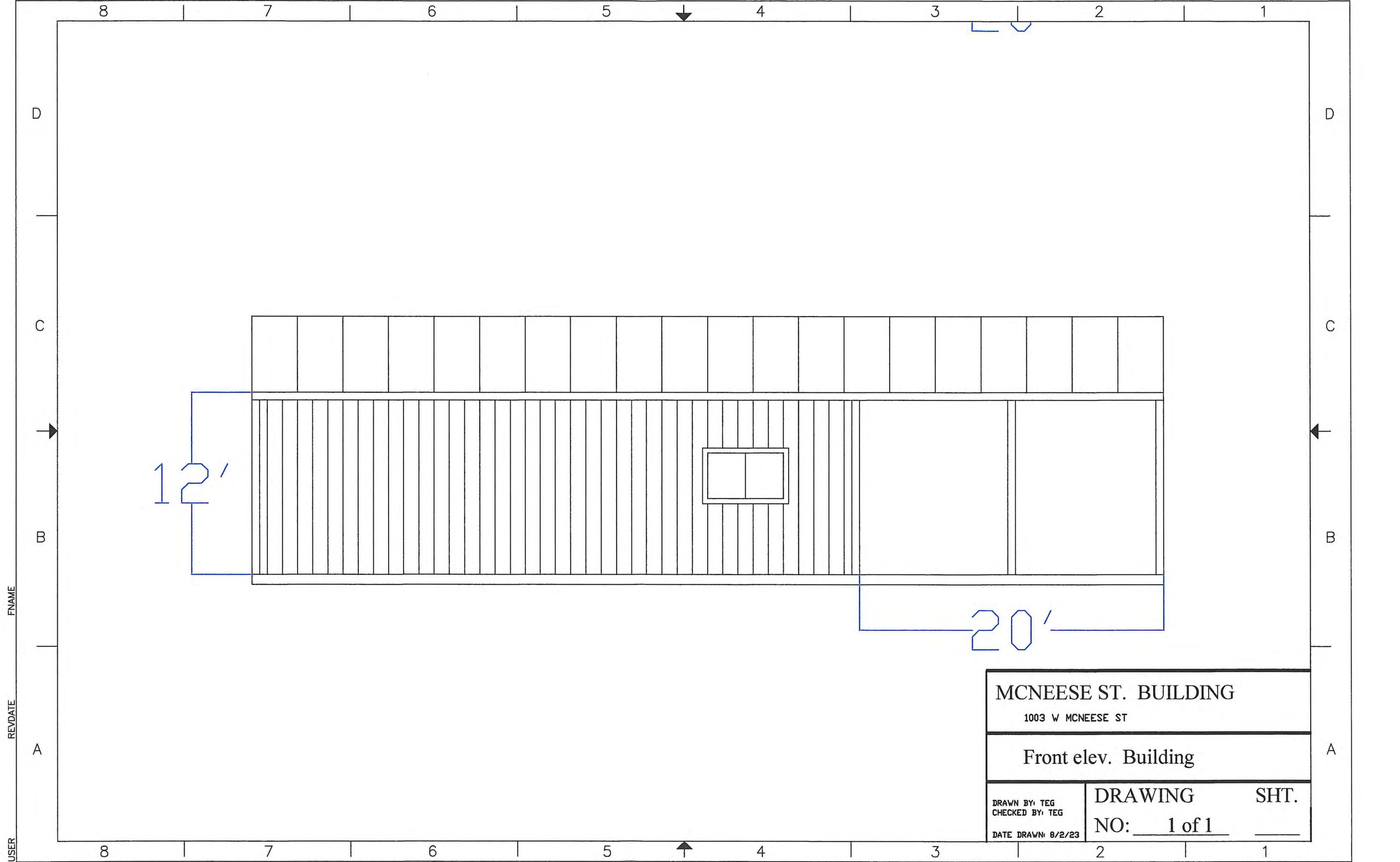
Thomas Garrison

A handwritten signature in black ink, appearing to be 'Thomas Garrison', written over the printed name.









MCNEESE ST. BUILDING
1003 W MCNEESE ST

Front elev. Building

DRAWN BY: TEG
CHECKED BY: TEG
DATE DRAWN: 8/2/23

DRAWING SHT.
NO: 1 of 1

VARIANCE APPLICATION FORM

DATE: Aug 10th 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: 2604-2602^{-2611 Tupelo} Common Street, 70601

LEGAL DESCRIPTION: 071008-2127-1 0002

DESCRIPTION OF JOB: Gravel laid down yard. 26 foot apron

WITH PLANS ATTACHED HERETO:

APPLICANT: Amber Nichole Investments

PHONE: 337-274-7877

MAILING ADDRESS: 2600 Common Street

ZIP: 70601

EMAIL ADDRESS: Mattsappliances@gmail.com / mattsusedappliances@gmail.com

OWNER OF RECORD: Matthew Guillory

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

FLOOD PLAIN MANAGEMENT REGULATIONS:

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

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

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

REMARKS OR SPECIAL CONDITIONS:

Gravel laid down yard spanning across-2600-2604 and 2611 Tupelo street

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 _____

Matts
APPLICANT


DATE _____

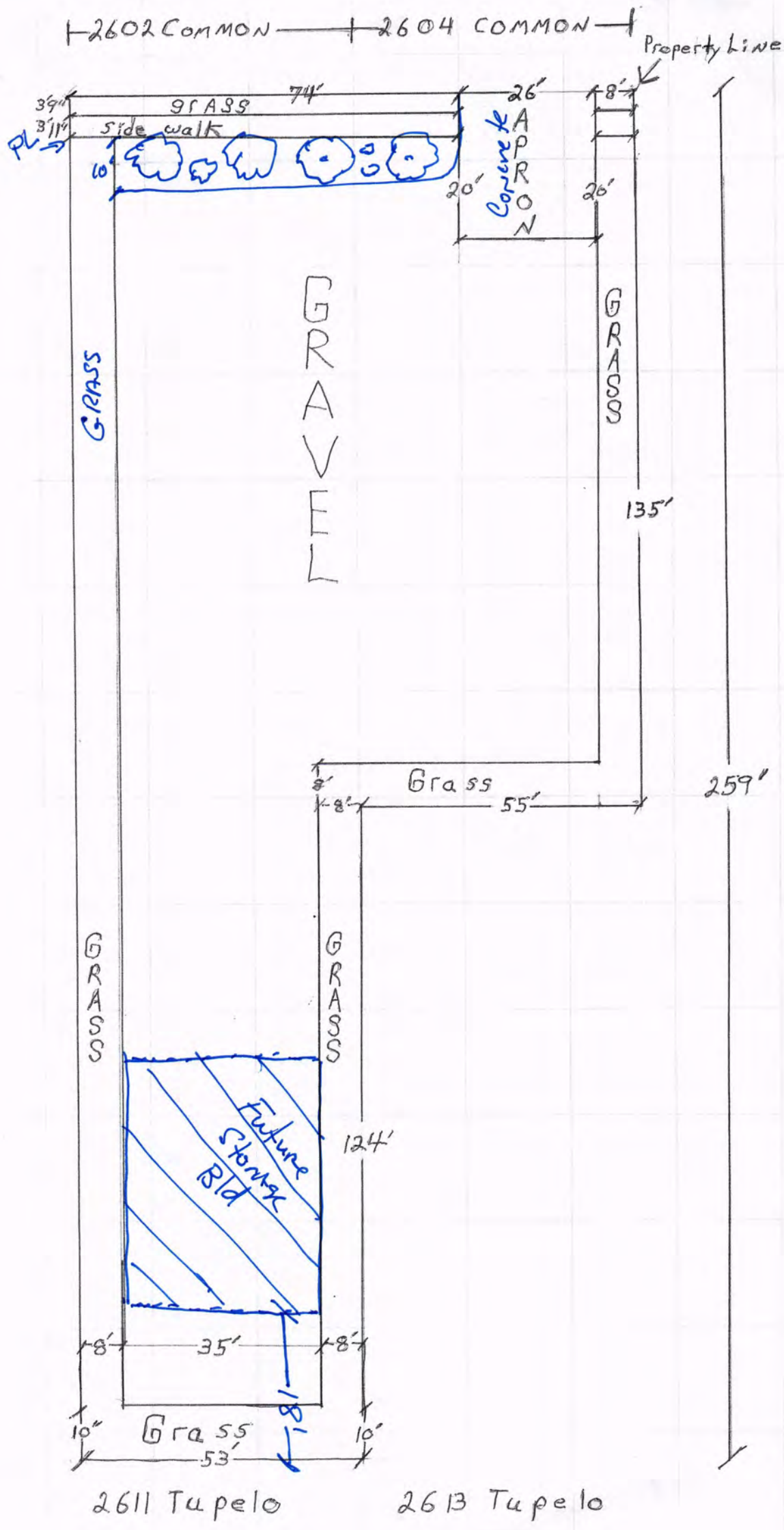
DATE _____



To City of Lake Charles Zoning Department:

I attached the plans that were approved from last year's zoning broad meeting. The new plans we are submitting are for a 24 foot concrete apron going back 25 feet. Along with a gravel laid down area spanning across 2600 through 2604 Common Street spanning to 2611 Tupelo Street. The house that is currently on 2611 is being moved on a lot at 3000 Louisiana Ave. We miscalculated the cost of the original concrete parking lot and cost the most cost effective method at this time would be to grave the whole area.


 SCALE
 1" = 20'



Approved 2022

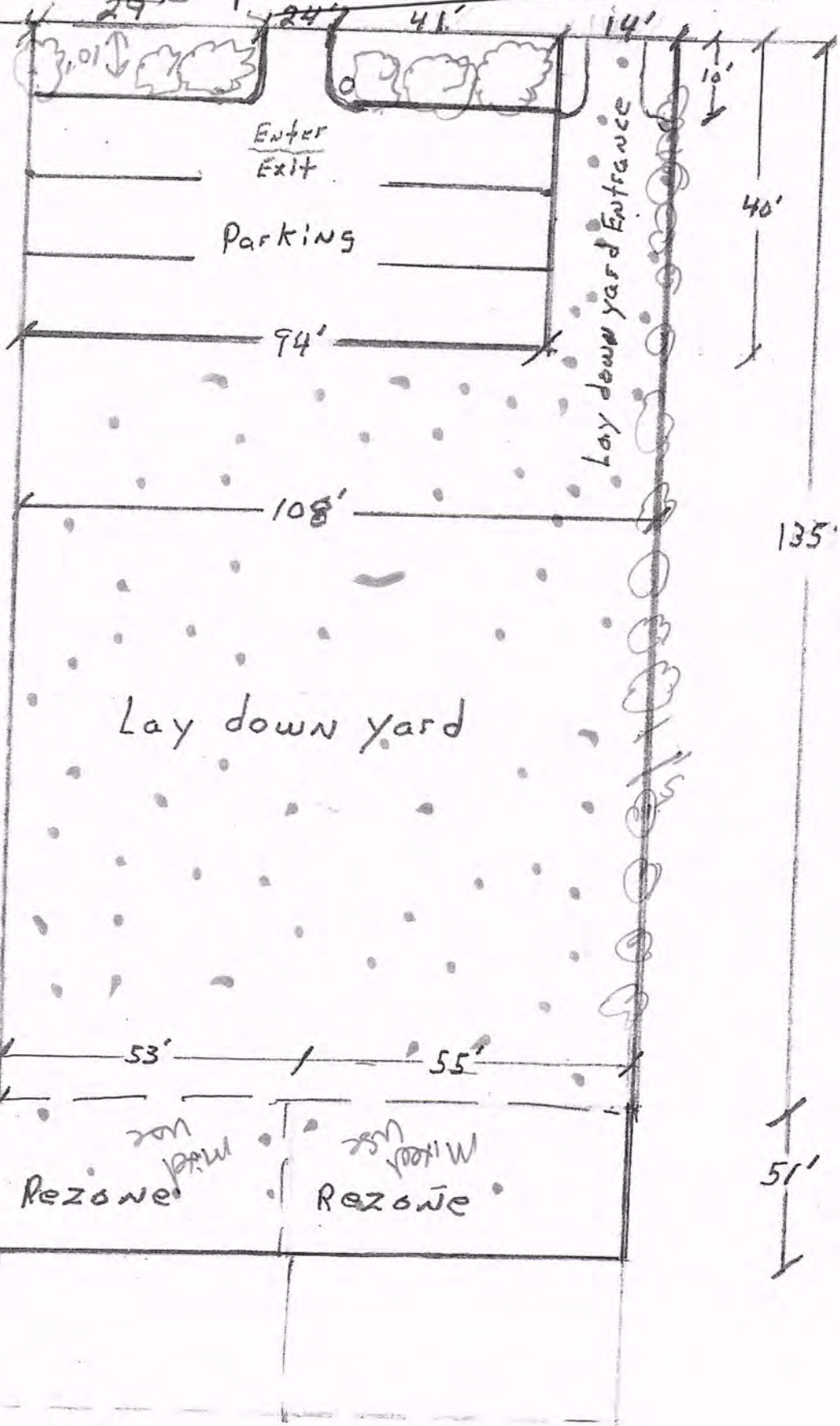
2600 Common

2602 Common

2604 Common

17th Street

Existing Building



502
17th

2611
Tupelo

2613
Tupelo

VARIANCE APPLICATION FORM

DATE: 7/31/23

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: 722 Dean Street Suite "A" CORONER'S OFFICE

LEGAL DESCRIPTION: NA NEW FORENSIC CENTER

DESCRIPTION OF JOB: Extension of curb cut to allow semi trailer truck to temporarily along side CORONER'S OFFICE & Autopsy suite during time of natural disasters. (HURRICANES)

WITH PLANS ATTACHED HERETO:

APPLICANT: Alfred Palma LLC

PHONE: 337-436-0830

MAILING ADDRESS: 422 7th Street

ZIP: 70601

EMAIL ADDRESS: jasont@apalmainc.com

OWNER OF RECORD: James Palma

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:

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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:

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|---|---|
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REMARKS OR SPECIAL CONDITIONS:

Variance requested by Parish to assist Coroner's office in times of natural disasters.

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PLANNING DIRECTOR _____

DATE _____

APPLICANT James Palma

DATE 7/31/23

Stacey Peveto

From: Doug Burguières
Sent: Thursday, August 17, 2023 12:43 PM
To: Stacey Peveto
Subject: FW: Forensic Center Variance Application

From: David Moss <dmoss@mossreed.com>
Sent: Thursday, August 17, 2023 9:34 AM
To: Doug Burguières <dburguières@cityoflc.us>
Subject: Forensic Center Variance Application

Letter of Intent:

The Calcasieu Parish Police Jury would like to pave an area north of the new facility between the building and the existing street (Dora) to create an area for tracker trailer trucks to park and have direct access to the Coroner's Office and Morgue. This would be for times of natural disasters and emergency situations.

The project is under construction and we would like to construct this area as soon as possible. The drawing attached to the application shows the size and location.

Thank you
Sent from my iPhone

On Aug 15, 2023, at 9:43 AM, Doug Burguières <dburguières@cityoflc.us> wrote:

David – could you sent a letter of intent for this variance application – Include who what where when and why.

DB

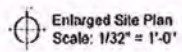
From: David Moss <dmoss@mossarchitects.com>
Sent: Thursday, July 27, 2023 12:22 PM
To: Doug Burguières <dburguières@cityoflc.us>
Subject: Forensic Center


Doug: The Parish has requested that an eighteen-wheeler be able to pull up next to this new facility on Dora Street for emergency /catastrophe situations. Please let me know how we go about getting this reviewed and approved.

Let me know if you need anything.

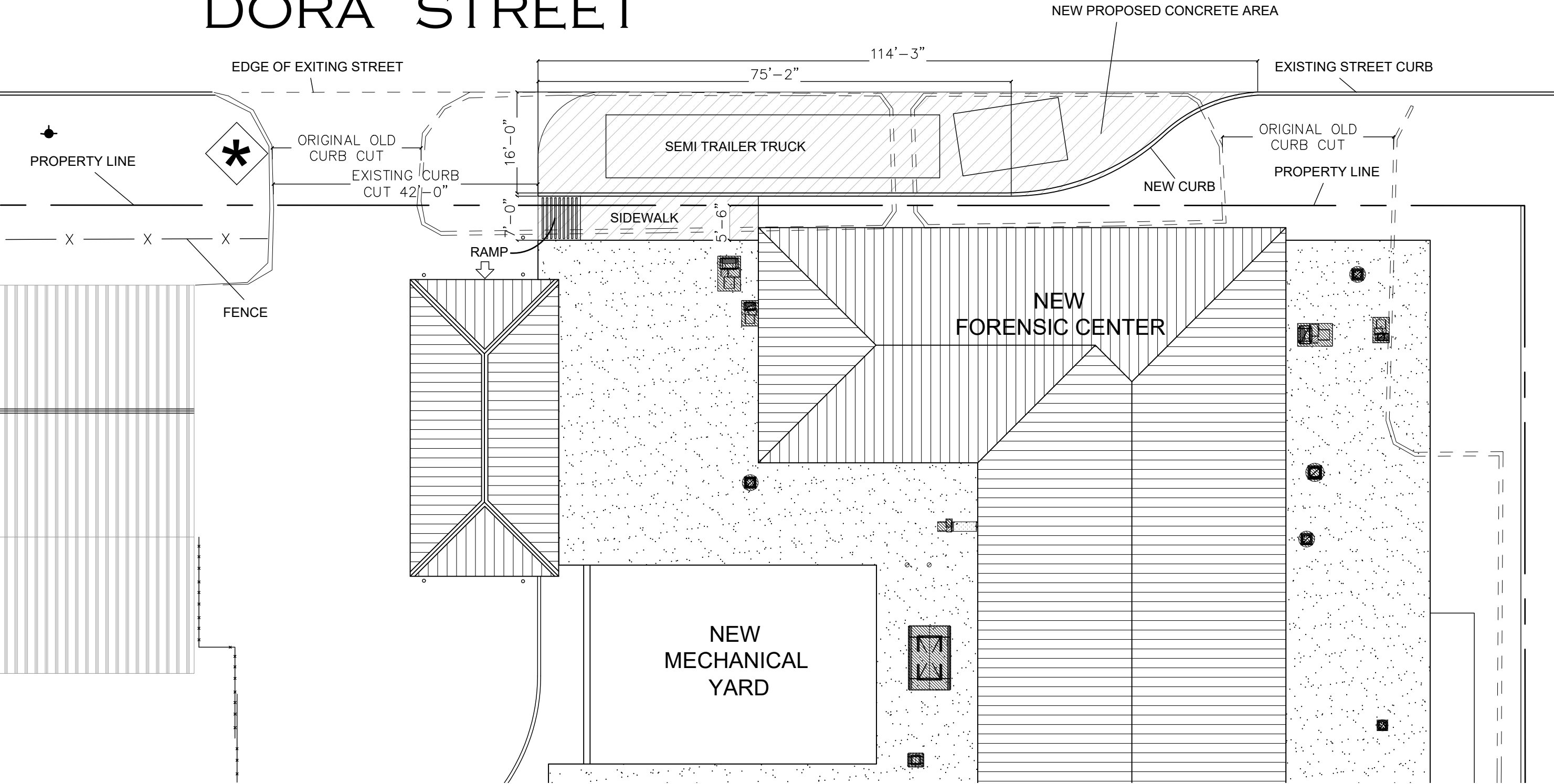
Thank you.

DAVID MOSS



 Enlarged Site Plan
Scale: 1/32" = 1'-0"

DORA STREET



NORTH
Enlarged Site Plan
Scale: 1/16" = 1'-0"