



City of Lake Charles

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

Meeting Agenda

Planning and Zoning Commission

Monday, May 12, 2025

5:00 PM

Council Chambers

OPEN MEETING

ROLL CALL

MINUTES OF PREVIOUS MEETING

SPECIAL ANNOUNCEMENTS

COMMISSION BUSINESS

ANX 25-04

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: LARRY THOMAS/CITY OF LAKE CHARLES

SUBJECT: The applicant is requesting annexation approval of 0.98-acres M/L, and generally described as **5755 Big Lake 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 25-04

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: LARRY THOMAS/CITY OF LAKE CHARLES

SUBJECT: The applicant is requesting a zoning classification of Residential Zoning District of 0.98-acres M/L, and generally described as **5755 Big Lake Road**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the proposed zoning classification of Residential is consistent with the current zoning classification of the Parish of Calcasieu (R-1). Therefore, staff finds the request reasonable and acceptable for passage.

ANX 25-05

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: STEPHEN MCNAULTY/CITY OF LAKE CHARLES

SUBJECT: The applicant is requesting annexation approval of 0.7-acres M/L, and generally described as **6819 Big Lake 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
25-05****CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE****APPLICANT:** STEPHEN MCNAULTY/CITY OF LAKE CHARLES**SUBJECT:** The applicant is requesting a zoning classification of Residential Zoning District of 0.7-acres M/L, and generally described as **6819 Big Lake Road**.**STAFF FINDINGS:** The on-site and site plan reviews revealed that the proposed zoning classification of Residential is consistent with the current zoning classification of the Parish of Calcasieu (R-1). Therefore, staff finds the request reasonable and acceptable for passage.**PREFNL
25-11****LAKE CHARLES SUBDIVISION REGULATIONS****APPLICANT:** MOSS RENTALS INVESTMENTS, LLC (HARMON LANDING SUBDIVISION)**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to re-subdivide a 2.39-acre tract of land M/L into four (4) tracts, within a Business Zoning District. Location of the request is the **Northside 2500 Blk. Conoco Street thru to Crockett Street**.**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting to re-subdivide a 2.39-acre tract of land M/L into four (4) tracts, within a Business Zoning District. The subdivision request meets the minimum lot size for development, therefore staff finds the request reasonable.**PREFNL
25-12****LAKE CHARLES SUBDIVISION REGULATIONS****APPLICANT:** JOHN CLINT RILEY (INDUSTRIAL RESERVE ADDITION REVISED)**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a 4.693-acre M/L tract of land into two (2) development tracts, within a Mixed Use-X Zoning District. Location of the request is **2150 E. McNeese Street**.**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting to re-subdivide a 4.693-acre M/L tract into two (2) tracts, within a Mixed Use-X Zoning District. The subdivision request meets the minimum lot size for development, therefore staff finds the request reasonable.**PREFNL
25-13****LAKE CHARLES SUBDIVISION REGULATIONS****APPLICANT:** CITY OF LAKE CHARLES (OD JOHNSON SUBDIVISION)**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a 4.79-acre M/L tract of land into two (2) development tracts, within a Business Zoning District. Location of the request is **3100 Fruge Street**.**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting to re-subdivide a 4.79-acre M/L tract into two (2) tracts, within a Business Zoning District. The subdivision request meets the minimum lot size for development, therefore staff finds the request reasonable.

**REZONE
25-03****CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE****APPLICANT:** PHIL VINCENT**SUBJECT:** Applicant is requesting to amend the official zoning map (Sec 24-5-207) from a Neighborhood Zoning District to a Business Zoning District. Location of the request is **2400 Opelousas Street and 330 N. Lincoln Street.****STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting to amend the official zoning map from a Neighborhood Zoning District to a Business Zoning District. Staff's review revealed Business Zoning District immediately to the north of the proposed rezoning property, making this rezoning contiguous with an already established zoning district.**MAJ-VAR
25-04****CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE****APPLICANT:** NEIL MIRE**SUBJECT:** Applicant is requesting a Major Conditional Use Permit (Sec 24-5-302(3)(b)(i)) in order to construct six (6) duplex dwellings (12 units total) with Variance (Sec. 24-4--205) in order to allow a rear 10' bufferyard setback vs. required 15', within a Neighborhood Zoning District. Location of the request is the **Eastside 2500 Blk. Hazel Street.****STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting a Major Use Permit with a bufferyard reduction in the rear of the property. Staffs review reveals that the requested density could be reduced so that the rear bufferyard could be met. Staff cannot find any hardship involved therefore cannot forward a position of support.**MAJ-VAR
25-05****CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE****APPLICANT:** LYNN M. POPE**SUBJECT:** Applicant is requesting a Major Conditional Use Permit (Sec 24-5-302(3)(b)(iii)) in order to establish an office use (tax preparation) with Variance (Sec. 24-4--205) in order to maintain an existing driveway for parking thereby eliminating the ability to enter and exit in a forward manner, within a Neighborhood Zoning District. Location of the request is **2430 Opelousas Street.****STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting to establish a tax preparation office within an existing structure and maintain the existing non-conforming parking configuration within a neighborhood zoning district. Staff feels the use, intensity, and layout are appropriate for the section of the Opelousas Street Corridor but have some concerns with the parking configuration as it relates to backing out onto the roadway.**MAJ-VAR
25-06****CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE****APPLICANT:** LAKE CHARLES ADDICTION AND WELLNESS CENTER, LLC**SUBJECT:** Applicant is requesting a Major Conditional Use Permit (Sec 24-5-302(3)(b)(vii)) in order to establish a wellness center with Variances (Sec. 24-4--205) in order to 1) allow aggregate material parking area and 2) elimination of required 8' bufferyard setback along North side property line, within a Mixed Use Zoning District. Location of the request is **2507 Hodges Street.****STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting to expand a counseling center by adding rear parking and utilizing a gravel parking area vs asphalt or concrete and reducing the required bufferyard. Although there are existing non-conforming business use setbacks and parking areas in the immediate area, Staff could find no hardship involved therefore cannot forward a position of support.

SPC 25-03**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE****APPLICANT:** CREMER VOLUNTEER PASTILLES/MICHAEL BUXTON**SUBJECT:** Applicant is requesting a Special Exception (Sec. 24-4-206) in order to allow a temporary office trailer and parking area, within a Light Manufacturing Zoning District. Location of the request is the **Southside 300 Blk. Jackson Street**.**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting a variance in order to place a portable building unit to be used for temporary office space (approximately two years) and a parking area for the office facility which will allow for the permanent reconstruction of their office complex at the plant site. Staff feels this request falls reasonable for approval.**SPC 25-04****CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE****APPLICANT:** ROZALYN KING**SUBJECT:** Applicant is requesting a Special Exception (Sec. 24-4-206) in order to re-establish a non-conforming use (child care facility) and reduce required twelve (12) parking spaces to seven (7), within a Neighborhood Zoning District. Location of the request is **711 11th Street**.**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting an exception to re-establish a day care facility with the same parking configuration and setbacks within a neighborhood zoning district. Staff feels the use, intensity, and layout are consistent with the previous use of the property therefore recommends approval of the application.**SPC 25-06****CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE****APPLICANT:** DAMON ALEX CHAUMONT**SUBJECT:** Applicant is requesting a Special Exception (Sec. 24-4-206) in order to replace a missing cabinet on an existing non-conforming pylon sign, within a Residential Zoning District. Location of the request is **4001 Louisiana Avenue**.**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting to replace a non-conforming sign cabinet (sign face) with the same sq. footage and setbacks as the previous sign. The new sign requirements only allow a monument type sign structure for damaged or new on-site signage within the city. Due to the location of the pole sign and its location with the street intersection staff feels the replacement with a monument sign could be somewhat challenging due to visibility obstruction.**SPC 25-07****CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE****APPLICANT:** BROSSETT ARCHITECT, LLC**SUBJECT:** Applicant is requesting a Special Exception (Sec. 24-4-206) in order to re-construct a non-conforming use/structure (baseball facility/stadium) with increased setbacks from original footprint, within a Residential Zoning District. Location of the request is **1450 5th Street**.**STAFF FINDINGS:** The on-site and site plan review revealed the applicant is requesting an exception in order to re-construct a non-conforming use/structure (baseball facility/stadium) with increased setbacks from original footprint. The proposed re-construction improves the original footprint setback therefore staff feels the request falls reasonable.

VAR 25-16**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE****APPLICANT:** AR PROPERTIES, LLC**SUBJECT:** Applicant is requesting a Variance (Sec. 24-4-205) in order to maintain an unpermitted monument sign with a 4'3" front setback from front property line vs. required 10', within a Business Zoning District. Location of the request is **4105 Common Street**.**STAFF FINDINGS:** The on-site and site plan review revealed the applicant is requesting a variance in order to maintain an unpermitted monument sign with a 4'3" front setback from front property line vs. required 10', within a Business Zoning District. The intent for the required setback of 10' is to not impair visibility exiting the property. Therefore, staff cannot forward a position of support.**VAR 25-17****CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE****APPLICANT:** SPRINGFIELD SIGN/ALICIA WALTON**SUBJECT:** Applicant is requesting a Variance (Sec. 24-4-205) in order to install two 8sq.ft. by 4' in height vs. required maximum 2sq.ft. by 2' in height, within a Business Zoning District. Location of the request is **3005 L'Auberge Blvd.****STAFF FINDINGS:** The on-site and site plan review revealed the applicant is requesting a variance in order to install two 8sf, 4' in height directional signage vs the required maximum of 2sf at 2' in height, within a Business Zoning District. Directional signage is not intended to have any branding or logos and to only provide patrons with directional wayfinding. Staff can find no evidence of hardship and therefore cannot forward a position of support.**VAR 25-18****CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE****APPLICANT:** DONALD RAY FRANKLIN**SUBJECT:** Applicant is requesting a Variance (Sec. 24-4-205) in order to allow storage of commercial construction equipment on a vacant lot, within a Residential Zoning District. Location of the request is **2220 Lilly Street**.**STAFF FINDINGS:** The on-site and site plan review revealed the applicant is requesting a variance to in order to allow storage of commercial construction equipment on a vacant lot so that it may be secured within a fenced in area, within a Residential Zoning District. Staff can find no evidence of hardship and cannot forward a position of support. This property previously came before the Commission (VAR 24-03). At that time the Staff Findings read: "Applicant is requesting to maintain an existing accessory privacy fence without a principal use being located on the property. The applicant is attempting to secure his property from unauthorized use and debris disposal. Staff feels this request is reasonable on the condition the property is not utilized for storage of any materials or equipment."**VAR 25-19****CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE****APPLICANT:** JOHN HAWKINS**SUBJECT:** Applicant is requesting a Variance (Sec. 24-4-205) in order to establish a cigar bar within 300ft. of Residential and Neighborhood Zoning Districts, within a Business Zoning District. Location of the request is **2500 Kirkman Street**.**STAFF FINDINGS:** The on-site and site plan review revealed the applicant is requesting a variance to establish a cigar bar within 300ft of Residential and Neighborhood Zoning Districts, within a Business Zoning District. The property to the West is single-family residential and the properties to the North, South, and East are commercial properties.

VAR 25-20**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE****APPLICANT:** WALTER CRAWFORD**SUBJECT:** Applicant is requesting a Variance (Sec. 24-4-205) to extend a previously approved Variance in order to maintain the placement of a storage container without a principal structure, within a Mixed Use Zoning District. Location of the request is **701 Alamo Street**.**STAFF FINDINGS:** The on-site and site plan review revealed the applicant is requesting to maintain an existing accessory storage container without a principal use being located on the property by extending a previously approved variance (VAR 24-02). The applicant is attempting to secure material and equipment used to maintain his property. Staff finds this request is reasonable on the condition the property owner provide a reasonable timeline for establishing a principal use on the development tract.**VAR 25-21****CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE****APPLICANT:** LEMOINE DISASTER RECOVERY**SUBJECT:** Applicant is requesting a Variance (Sec. 24-4-205) in order to construct a new residence 26'8" from front property line vs. required 30' front setback, within a Neighborhood Zoning District. Location of the request is **2002 Phyllis Street**.**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting a variance in order to construct a new residence with a reduced front setback of 26'8" vs the required 30', within a Neighborhood District. Staff's review revealed the previous home on the lot had a 12.9' front setback vs the required 30' with other examples of reduced setbacks within the general area. Therefore, staff finds the request reasonable.**VAR 25-22****CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE****APPLICANT:** VERIFIABLE REAL ESTATE, LLC**SUBJECT:** Applicant is requesting a Variance (Sec. 24-4-205) in order to place a portable building unit to be used for display purposes on a permanent foundation, within a Business Zoning District. Location of the request is **2559 Moeling Street**.**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting a variance in order to place a portable building unit to be used for display purposes on a permanent foundation system. This proposed building will be permanent but utilized for display only. Therefore staff feeling the use falls reasonable for approval.**OTHER BUSINESS****ADJOURN**

PETITION FOR ANNEXATION

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

Signature

Print Name

Address

LaPharma

Larry THOMAS
Stephen McAuliffe

5755 Big Lake Rd.
6819 Big Lake Rd.

[illegible][illegible][illegible]



PARCEL LOCATION(S)

5755 BIG LAKE RD

PARCEL OWNER(S)

THOMAS, LARRY GENE

CONTACT INFORMATION

THOMAS, LARRY GENE
5 RIVER In
LAKE CHARLES LA 70605

ASSESSED VALUES AND STATUS

ASSESSMENT STATUS: ACTIVE

ASSESSED VALUE	10,500.00
HOMESTEAD EXEMPTION	0.00
TAXABLE VALUE	10,500.00

VALUATIONS

DESCRIPTION	TOTAL VALUE	TAXABLE VALUE
RESIDENTIAL SUBDIVISION LOT	7,340.00	7,340.00
SINGLE FAMILY RESIDENCE	3,160.00	3,160.00
TOTALS	10,500.00	10,500.00

PARISH TAXES

TAX DISTRICT	MILLAGE	TAX DUE
001 PAR TXMT(12345678,8I)	4.13	\$43.36
004 CONSTSCHOOL MT(ALL)	5.06	\$53.13
005 SPECIAL SCHOOL (ALL)	11.94	\$125.37
008 ROAD MAINT MT (ALL)	4.06	\$42.63
009 CAL-LC HEALTH MT(ALL)	2.48	\$26.04
010 JUV DET MT (ALL)	3.49	\$36.65
012 MOSQ CONT MT(ALL)	2.27	\$23.83
013 ASSESSOR MT (ALL)	1.25	\$13.13
017 CRIMINAL JUST MT(ALL)	2.98	\$31.29
019 SCHOOL #34 (*3,*3L)	0.8	\$8.40
020 FIRE DIST #2 MT (*3)	11.45	\$120.22
042 LIBRARY MT (ALL)	5.99	\$62.90
045 AIRPORT MT (3,3L,*4)	0.59	\$6.19
047 LCHT(*13,3L*4*4S4W*6)	2.48	\$26.04



PARISH TAXES		
TAX DISTRICT	MILLAGE	TAX DUE
062 LAW ENF #1 MT(ALL)	7.09	\$74.44
066 WTR WKS#12MT W (*3)	12	\$126.00
067 COLISEUM MT (ALL)	1.5	\$15.75
072 REC DIST#1 WD3 (3,3L)	6.84	\$71.82
074 GR#2E(1,2,3,3L,8,8I)	5.75	\$60.37
086 CHENLT AUTH MT(ALL)	5.38	\$56.49
087 CRTHSE JAIL MT(ALL)	3.27	\$34.33
090 LAW ENF #2 MT(ALL)	5.62	\$59.01
TOTALS		\$1,117.39

FIRM PANEL AND EFF DATE	
VALUE	DESCRIPTION
Panel and Date	FIRM PANEL: 22019C0470F, EFF DATE: 2/18/2011

FLOOD ZONES	
VALUE	DESCRIPTION
Zone X	AREAS OUTSIDE THE 0.2% ANNUAL CHANCE (OR 500-YEAR FLOOD) FLOOD.

PARISH ZONES	
VALUE	DESCRIPTION
R1	(R1) SINGLE FAMILY RESIDENTIAL

POLICE JURY DISTRICTS	
VALUE	DESCRIPTION
District 8	JUROR: MARY KAYE EASON, PHONE: 337-263-0352

LEGAL DESCRIPTION	
@341009-0199-2 0001 0000 @341009-0199-2 0004 0000 BEG AT A PT 208.7 FT N AND 208 FT E OF SW COR OF LOT 2, SUB OF R. BROUSSARD EST. FROM SAID PT OF COM, N 104 FT, E 208 FT ETC, ALL IN N 1/2 NW 34.10.9 LOT IN LOT 2, SUB OF R. BROUSSARD EST, COM 208.7 FT N OF SW COR OF LOT 2, N 104 FT, E 208 FT ETC, IN N 1/2 NW 34.10.9.	

SHAPEFILE ATTRIBUTES



SHAPEFILE ATTRIBUTES

FIELD	VALUE
ASSESSMENT	00066761
NAME	THOMAS, LARRY GENE
ADDRESS1	5 RIVER LN
ADDRESS2	LAKE CHARLES LA 70605-0000
SHAPE.STAREA()	5321.108399
SHAPE.STLENGTH()	359.451018
WARD	3
_PINS	341009-0199-2 -0001,341009-0199-2 -0004



PETITION FOR ANNEXATION

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

Signature

Print Name

Address

La Pham

Larry Thomas
Stephen McAuliffe

5755 Big Lake Rd.
6819 Big Lake Rd.

[illegible][illegible][illegible]



PARCEL LOCATION(S)

6819 BIG LAKE RD

PARCEL OWNER(S)

MCNAULTY, STEPHEN JONES

CONTACT INFORMATION

MCNAULTY, STEPHEN JONES
6819 BIG LAKE RD
LAKE CHARLES LA 70605

ASSESSED VALUES AND STATUS

ASSESSMENT STATUS: ACTIVE

ASSESSED VALUE	20,260.00
HOMESTEAD EXEMPTION	7,500.00
TAXABLE VALUE	12,760.00

VALUATIONS

DESCRIPTION	TOTAL VALUE	TAXABLE VALUE
RESIDENTIAL SUBDIVISION LOT	4,320.00	4,320.00
SINGLE FAMILY RESIDENCE	15,940.00	8,440.00
TOTALS	20,260.00	12,760.00

PARISH TAXES

TAX DISTRICT	MILLAGE	TAX DUE
001 PAR TXMT(12345678,8I)	4.13	\$52.70
004 CONSTSCHOOL MT(ALL)	5.06	\$64.57
005 SPECIAL SCHOOL (ALL)	11.94	\$152.35
008 ROAD MAINT MT (ALL)	4.06	\$51.81
009 CAL-LC HEALTH MT(ALL)	2.48	\$31.64
010 JUV DET MT (ALL)	3.49	\$44.54
012 MOSQ CONT MT(ALL)	2.27	\$28.97
013 ASSESSOR MT (ALL)	1.25	\$15.95
017 CRIMINAL JUST MT(ALL)	2.98	\$38.02
019 SCHOOL #34 (*3,*3L)	0.8	\$10.21
020 FIRE DIST #2 MT (*3)	11.45	\$146.10
042 LIBRARY MT (ALL)	5.99	\$76.44
045 AIRPORT MT (3,3L,*4)	0.59	\$7.53
047 LCHT(*13,3L*4*4S4W*6)	2.48	\$31.64



PARISH TAXES		
TAX DISTRICT	MILLAGE	TAX DUE
062 LAW ENF #1 MT(ALL)	7.09	\$90.47
066 WTR WKS#12MT W (*3)	12	\$153.12
067 COLISEUM MT (ALL)	1.5	\$19.14
072 REC DIST#1 WD3 (3,3L)	6.84	\$87.28
074 GR#2E(1,2,3,3L,8,8I)	5.75	\$73.37
086 CHENLT AUTH MT(ALL)	5.38	\$68.65
087 CRTHSE JAIL MT(ALL)	3.27	\$41.73
090 LAW ENF #2 MT(ALL)	5.62	\$71.71
TOTALS		\$1,357.94

FIRM PANEL AND EFF DATE	
VALUE	DESCRIPTION
Panel and Date	FIRM PANEL: 22019C0470F, EFF DATE: 2/18/2011

FLOOD ZONES	
VALUE	DESCRIPTION
Zone AE	SUBJECT TO INUNDATION BY THE 1% ANNUAL-CHANCE FLOOD EVENT DETERMINED BY DETAILED METHODS. MANDATORY FLOOD INSURANCE PURCHASE REQUIREMENTS & FLOODPLAIN MANAGEMENT STANDARDS APPLY.

PARISH ZONES	
VALUE	DESCRIPTION
R1	(R1) SINGLE FAMILY RESIDENTIAL

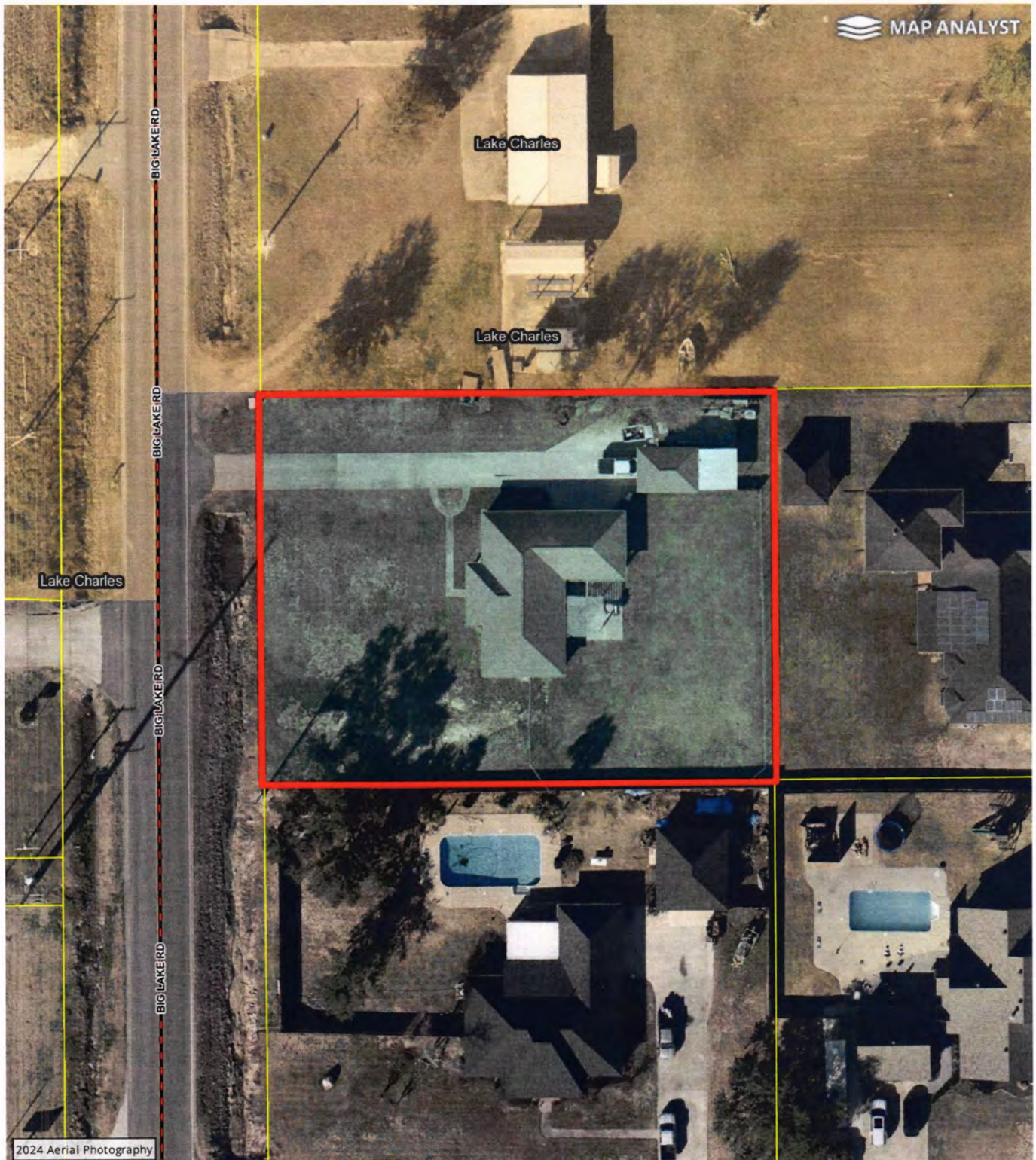
POLICE JURY DISTRICTS	
VALUE	DESCRIPTION
District 8	JUROR: MARY KAYE EASON, PHONE: 337-263-0352

LEGAL DESCRIPTION	
-------------------	--

@341009-2800- 0004 0000 LT 4 BUCCANEER ACRES IMPS 02/RMS REF1-PART MARGARET RILING PENDARVIS ET AL B 1302 P 233-75
REF2-ELIZABETH MILLER SWAFFORD ET AL B 2284 P 120-92 REF3-ROAD PARCEL B 2418 P 358-93 REF4-NEW DESC-96 REF5-
HOLTZMAN, SAMMY (NMN) ET UX B 2882 P 513-2000



SHAPEFILE ATTRIBUTES	
FIELD	VALUE
ASSESSMENT	01353222
NAME	MCNAULTY, STEPHEN JONES
ADDRESS1	6819 BIG LAKE RD
ADDRESS2	LAKE CHARLES LA 70605-0000
SHAPE.STAREA()	3810.999163
SHAPE.STLENGTH()	249.240413
WARD	3
_PINS	341009-2800- -0004



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

DATE: March 31, 2025

APPLICATION FEE: \$ 200
PLAT FILING FEE: \$ 230
430.00

1. NAME OF PROPOSED SUBDIVISION: Harmon Landing
(MUST CREATE NEW NAME)
2. NAME OF APPLICANT: Moss Rentals Investments, LLC
ADDRESS: 4997 Hwy 14 E, Iowa LA ZIP 70647 PHONE 337-496-8590
3. NAME OF AUTHORIZED AGENT: Robert Russell Moss
ADDRESS: 4997 Hwy 14 E, Iowa LA ZIP 70647 PHONE 337-496-8590
4. OWNER OF RECORD: Moss Rentals Investments, LLC
ADDRESS: 4997 Hwy 14 E, Iowa LA ZIP 70647 PHONE 337-496-8590
5. ENGINEER (and/or Land Surveyor): J. O'Neil Hebert, III
ADDRESS: 712 Newton St., Lake Charles LA ZIP 70607 PHONE 337-794-4711
6. ATTORNEY: NA
ADDRESS: _____ ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: Crockett St. and N. Malcolm St. and Conoco St.
Lake Charles, LA 70601
8. TOTAL ACREAGE BEING SUBDIVIDED: 2.39 Acres
NO. OF LOTS: 4
9. ZONING CLASSIFICATION: Business
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: NA
11. DATE OF PRELIMINARY PLAT APPROVAL: _____
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:
Gate way Investors Corp
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, Robert Russell Moss HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

BY: Robert Russell Moss
SIGNATURE OF APPLICANT

DATE: 3-31-2025

Moss Rentals Investments, LLC
4997 Hwy 14 E
Iowa, LA 70647
Ph: 337-496-8590

March 31, 2025

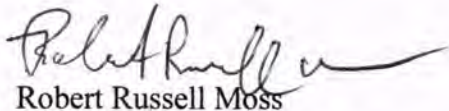
City of Lake Charles
Zoning Department
Lake Charles, LA 70601

Dear Sir or Madam:

Please use this letter as confirmation that Moss Rentals Investments, LLC, when developing and constructing the rental duplexes on Crockett St, N. Malcolm St, and Conoco St, did adhere to all setback guidelines and requirements implemented by the City of Lake Charles.

If you have any questions, you can reach me at (337) 496-8590. Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Russell Moss", with a long, sweeping horizontal line extending to the right.

Robert Russell Moss
Owner/Manager

Harmon Landing

A Re-Subdivision of that portion of Block 5 of the Banker Subdivision in the Northeast Quarter of the Northeast Quarter (NE/4 of NE/4) and the Southeast Quarter of the Northeast Quarter (SE/4 of NE/4) of Section 21 and Lot 3 of Section 22, Township 9 South, Range 8 West, Calcasieu Parish, Louisiana; Beginning at the Northwest corner of Block 5 of the Banker Subdivision; Thence S89°06'22"E 400.07 feet to the Northeast corner of said Banker Subdivision; Thence S0°35'11"W 121.00 feet; Thence N89°06'22"W 50.00 feet; Thence S00°35'11"W 130.50 to the North Right of Way line of Conoco Road; Thence S80°07'42"W along said Right of Way line 335.02 feet to the Southwest corner of said Block 5; Thence N00°17'13"E 317.83 feet to the Point of Beginning.

NOTES:

Notes Certified by Surveyor

All bearings and distances shown hereon are NAD 83, Louisiana Coordinate System South Zone Grid (1702).

FLOOD ZONE INFORMATION: Property is located in Flood Zone X: as per Community Panel Number 22011C-00320 F; Map Effective Date: February 18, 2011.

CERTIFICATIONS: This is to certify that this plat is made with LA. Revised Statutes 33:5051 Et. Seq. and conforms to all Parish ordinances governing the subdivision of Land.

Surveyor has made no title search of public records in completion of this survey. Survey is certified to the current Owner as shown on this plat and is not transferable to any future owner or institution. Survey is not valid unless printed with original seal of and signature of surveyor.

I, J. O'Neil Hebert III, do hereby certify that I have surveyed the property platted hereon and that this map represents an actual on the ground survey made by me or under my direct supervision, that I have monumented all corners as shown and that no visible encroachments exist either way across any of the property lines except as shown on the plat. This survey confirms to current Standards of Practice as defined in Subpart #2505, Title 4G, Chapter 25 of Professional and Occupational Standards for Professional Engineers and Land Surveyors for a Class "B" Survey. The word "certify" as used herein is understood to be an expression of professional opinion by the Surveyor, based on his best knowledge, information, and belief. As such, it does not constitute a guarantee nor a warranty, expressed or implied. No title work performed or servitude or easement research performed.

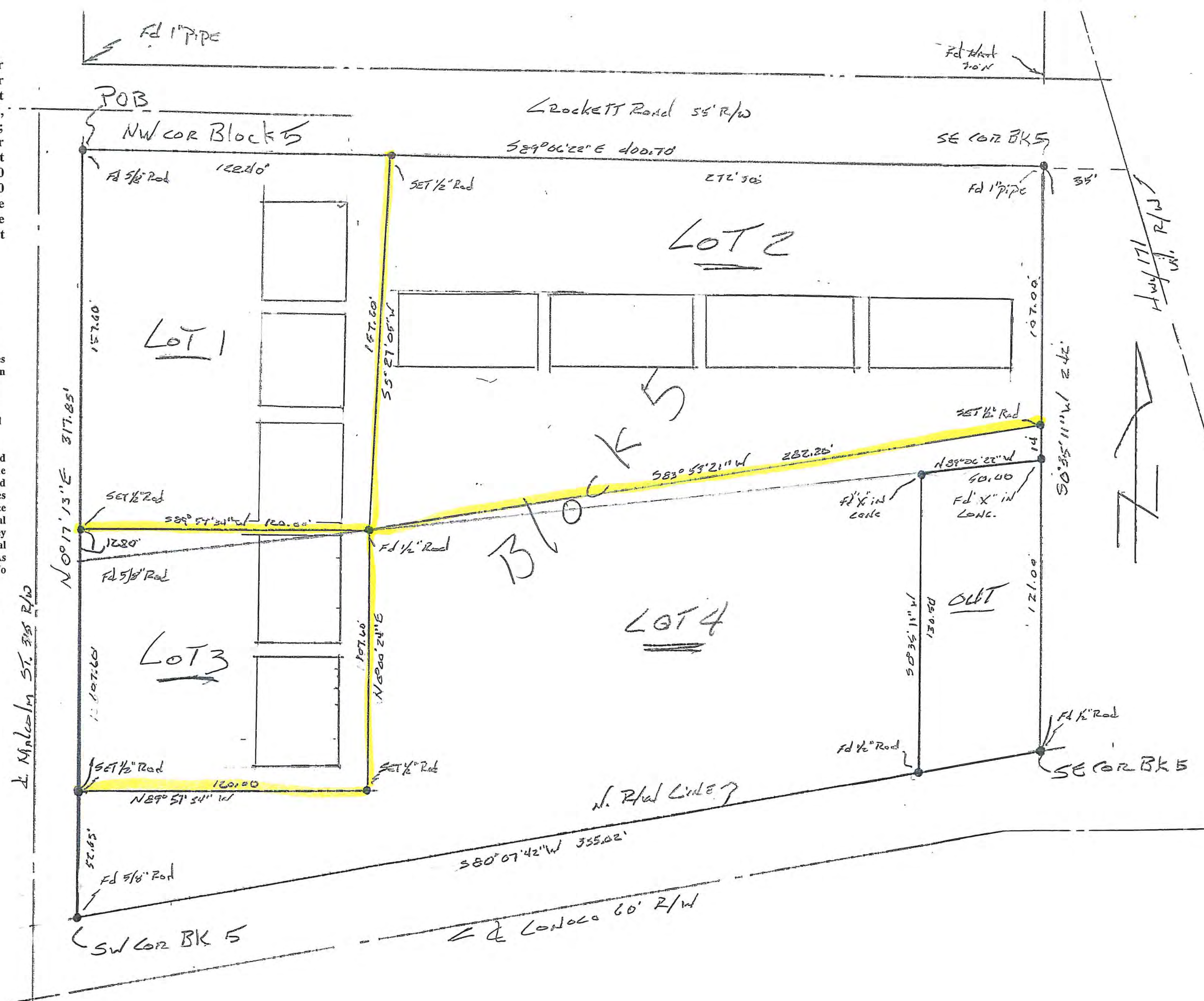
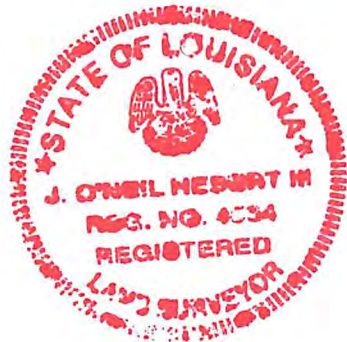
Survey Date: March 26, 2025

Plat Scale: 1" = 40'

[Signature]

Moss Rental Investments, LLC - Owner

[Signature]
J. O'Neil Hebert III - La. Reg. No. 4584
Hebert Professional Services
712 Newton St. Lake Charles, LA 70607
oneil@calcasieu.gov Phone: 337-794-4711



CITY OF LAKE CHARLES
APPLICATION FOR PRELIMINARY SUBDIVISION APPROVAL

DATE: APRIL 14, 2025

APPLICATION FEE: _____

1. NAME OF PROPOSED SUBDIVISION: INDUSTRIAL RESERVE ADDITION REVISED
(MUST CREATE NEW NAME)
2. NAME OF APPLICANT: JOHN CLINT RILEY
ADDRESS: 12404 PARK CENTRAL DR. DALLAS, TX ZIP: 75251 PHONE: _____
3. NAME OF AUTHORIZED AGENT: EASTON TURNER, PE
ADDRESS: 12404 PARK CENTRAL DR. DALLAS, TX (STE 250-S) ZIP: 75251 PHONE: 806-831-5814
4. OWNER OF RECORD: INDUSTRIAL RESERVE, LLC
ADDRESS: 12404 PARK CENTRAL DR. DALLAS, TX (STE 250-S) ZIP: 75251 PHONE: 806-831-5814
5. ENGINEER (and/or Land Surveyor): GEORGE A. EVANS JR
ADDRESS: 1230 2ND ST, L.L. LA. ZIP: 70601 PHONE: 351-602-6970
6. ATTORNEY: N/A
ADDRESS: N/A ZIP: _____ PHONE: _____
7. SUBDIVISION LOCATION: 2150 E. MCNEESE ST., LAKE CHARLES, LA.
70605
8. TOTAL ACREAGE BEING SUBDIVIDED: 4.693 NUMBER OF LOTS: 2
9. ZONING CLASSIFICATION: COMMERCIAL
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:
NONE
12. LIST ALL LAND PROPOSED TO BE SUBDIVIDED:
PARCEL NO. 00100714A
13. LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:
GIRARD REO, LLC, 301 COMMERCIAL ST., SUITE 3300, FORT WORTH, TX, 76102
AUTUMN CREST DEVELOPMENT, LLC, 1807 W. GLORIA SWITCH RD, CARENCRO, LA. 70520
14. ATTACH FIFTEEN (15) COPIES OF PROPOSED PRELIMINARY PLAT.
15. ATTACH THREE (3) COPIES OF CONSTRUCTION PLAN. NONE

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, GEORGE A. EVANS JR HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

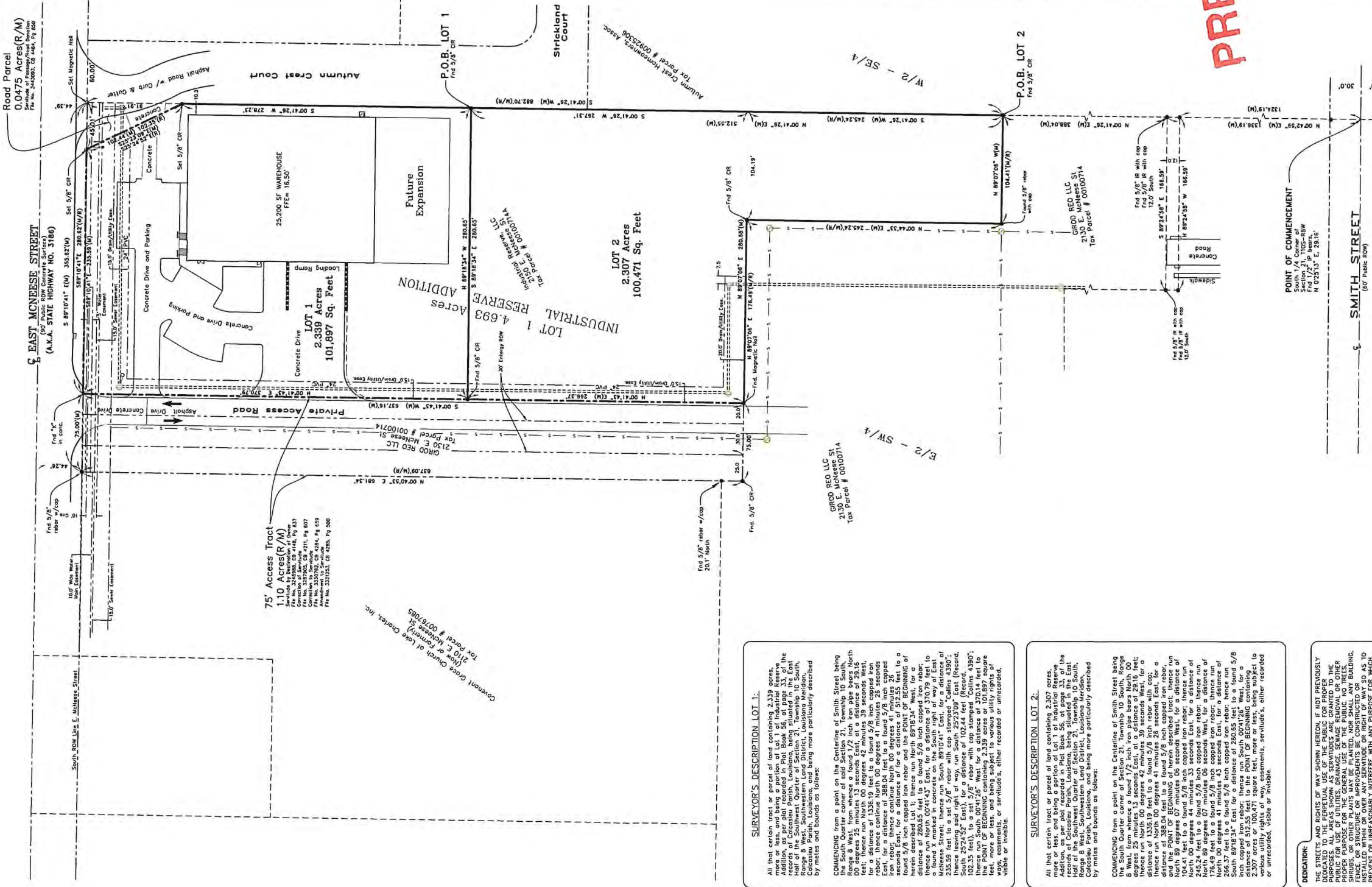
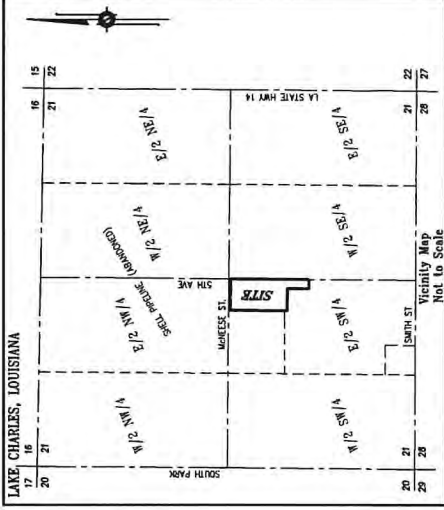
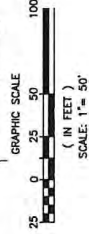
BY: [Signature]
SIGNATURE OF APPLICANT

DATE: 04/14/2025

RE - S U B D I V I S I O N P L A T

Being Re-Subdivision of Lot 1 of the Industrial Reserve Addition, into Lots 1 & 2 Situated in the East Half of the Southwest Quarter of Section 21, Township 10 South, Range 8 West, Calcasieu Parish, Louisiana

Grants R7 units, and processed by State GPS observation, using all bearings shown herein are Grid North, and all distances are in feet.



SURVEYOR'S DESCRIPTION LOT 1:

All that certain tract or parcel of land containing 2,307 acres, more or less, and being a portion of Lot 1 of Industrial Reserve Addition, as per plat recorded in Plat Book 56, page 33, of the records of Calcasieu Parish, Louisiana, being situated in the East Half of the Southwest Quarter of Section 21, Township 10 South, Range 8 West, Calcasieu Parish, Louisiana, and being more particularly described by metes and bounds as follows:

COMMENCING from a point on the Centerline of Smith Street being Range 8 West, from whence a found 1/2 inch iron pipe bears North 00 degrees 25 minutes 13 seconds East, at a distance of 29.16 feet; thence run North 00 degrees 07 minutes 06 seconds East, for a distance of 1336.19 feet to a found 5/8 inch capped iron rebar; thence continue North 00 degrees 41 minutes 26 seconds East, for a distance of 512.55 feet to a found 5/8 inch capped iron rebar; thence run North 89 degrees 07 minutes 06 seconds West, for a distance of 280.85 feet to a found 5/8 inch capped iron rebar; thence run North 89 degrees 07 minutes 06 seconds West, for a distance of 245.24 feet to a found 5/8 inch capped iron rebar; thence run North 89 degrees 07 minutes 06 seconds West, for a distance of 266.37 feet to a found 5/8 inch capped iron rebar; thence run North 89 degrees 07 minutes 06 seconds West, for a distance of 512.55 feet to the POINT OF BEGINNING containing 2,307 acres or 100,471 square feet, more or less, and being subject to various utility rights of way, easements, and servitudes, either recorded or unrecorded, visible or invisible.

SURVEYOR'S DESCRIPTION LOT 2:

All that certain tract or parcel of land containing 2,307 acres, more or less, and being a portion of Lot 1 of Industrial Reserve Addition, as per plat recorded in Plat Book 56, page 33, of the records of Calcasieu Parish, Louisiana, being situated in the East Half of the Southwest Quarter of Section 21, Township 10 South, Range 8 West, Calcasieu Parish, Louisiana, and being more particularly described by metes and bounds as follows:

COMMENCING from a point on the Centerline of Smith Street being Range 8 West, from whence a found 1/2 inch iron pipe bears North 00 degrees 25 minutes 13 seconds East, at a distance of 29.16 feet; thence run North 00 degrees 07 minutes 06 seconds East, for a distance of 1336.19 feet to a found 5/8 inch capped iron rebar; thence continue North 00 degrees 41 minutes 26 seconds East, for a distance of 512.55 feet to a found 5/8 inch capped iron rebar; thence run North 89 degrees 07 minutes 06 seconds West, for a distance of 280.85 feet to a found 5/8 inch capped iron rebar; thence run North 89 degrees 07 minutes 06 seconds West, for a distance of 245.24 feet to a found 5/8 inch capped iron rebar; thence run North 89 degrees 07 minutes 06 seconds West, for a distance of 266.37 feet to a found 5/8 inch capped iron rebar; thence run North 89 degrees 07 minutes 06 seconds West, for a distance of 512.55 feet to the POINT OF BEGINNING containing 2,307 acres or 100,471 square feet, more or less, and being subject to various utility rights of way, easements, and servitudes, either recorded or unrecorded, visible or invisible.

DEDICATION:

THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC FOR THE PURPOSES OF THE PUBLIC USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR THE PURPOSES OF THE PUBLIC USE OF THE PUBLIC. NO OTHER SHEDS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, OR OTHER STRUCTURE BE CONSTRUCTED OR MAINTAINED, OR BE 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 SEWERAGE SYSTEM HAS BEEN DESIGNED AND CONSTRUCTED BY THE HEALTH UNIT OF CALCASIEU PARISH.

John Clint Riley
Manager, Industrial Reserve, LLC

DATE

RECORD DESCRIPTION (LOT 1) PARENT TRACT:

All that certain tract or parcel of land containing 4,693 acres, more or less, and being Lot 1 of Industrial Reserve Addition, as per plat recorded in Plat Book 56, page 33, of the records of Calcasieu Parish, Louisiana, being situated in the East Half of the Southwest Quarter of Section 21, Township 10 South, Range 8 West, Calcasieu Parish, Louisiana, and being more particularly described by metes and bounds as follows:

COMMENCING from a point on the Centerline of Smith Street being Range 8 West, from whence a found 1/2 inch iron pipe bears North 00 degrees 25 minutes 13 seconds East, at a distance of 29.16 feet; thence run North 00 degrees 07 minutes 06 seconds East, for a distance of 1336.19 feet to a found 5/8 inch capped iron rebar; thence continue North 00 degrees 41 minutes 26 seconds East, for a distance of 512.55 feet to a found 5/8 inch capped iron rebar; thence run North 89 degrees 07 minutes 06 seconds West, for a distance of 280.85 feet to a found 5/8 inch capped iron rebar; thence run North 89 degrees 07 minutes 06 seconds West, for a distance of 245.24 feet to a found 5/8 inch capped iron rebar; thence run North 89 degrees 07 minutes 06 seconds West, for a distance of 266.37 feet to a found 5/8 inch capped iron rebar; thence run North 89 degrees 07 minutes 06 seconds West, for a distance of 512.55 feet to the POINT OF BEGINNING containing 4,693 acres or 204,121 square feet, more or less, and being subject to various utility rights of way, easements, and servitudes, either recorded or unrecorded, visible or invisible.

FLOOD ZONE INFORMATION:

THE PROPERTY SHOWN ON THIS MAP IS IN FLOOD ZONE "X" -

REVISION: 12/18/2011

AREAS OF MINIMAL FLOOD HAZARD

LEGEND:

Used or Record Lines	Interior and Adjacent Lines
--- Easement or Right of Way	--- Transformer
--- Fire Hydrant	--- Electric Meter
--- Light Pole	--- Telephone Pole
--- Gas Valve	--- Ball Valve
--- Water Valve	--- Sign
--- Sewer Manhole	--- Handicap Parking
--- Storm Drain	--- Guy Anchor
--- Storm Drain Manhole	--- Measure
--- Storm Drain	--- Record
--- Power Pole	--- Calculated
--- Water Meter	--- Found
--- Gas Meter	--- Set
--- Overhead Electric	--- Ingress or Egress
--- Overhead Telephone	--- Storm Drain
---	--- Capped Iron Rebar

REFERENCES:

1) Boundary Survey by George A. Evans, Jr., PLS, for Industrial Reserve, dated 01/04/2002, Job Number: 221331.

2) Subdivision Plat by George A. Evans, Jr., PLS, for Clint Riley, dated 07/01/2019, Job Number: 21835-3, recorded 2/2/2019, File No. 3345479, Plat Book 56, Page 33, records of Calcasieu Parish, Louisiana.

NOTES:

1) The West 1/2 of Lot 1 is intended to be an expression of intention and belief, as such, it does not constitute a guarantee for a warranty expressed or implied.

2) This survey meets the minimum requirements for a Class "C" Survey according to the Louisiana Minimum Standards for Property Boundary Surveys.

3) The bearings shown herein are GRID and are based on the Louisiana State Plane Coordinate System, NAD83, Zone 14A.

4) The elevations shown herein are relative to Mean Sea Level, NAD83, and are not to be used for any purpose other than as shown and intended and processed by GPS.

DRAWING:

DATE: 03/21/2025 DRAWN BY: DEM JOB NO: 225050

SCALE: 1" = 50' CHECKED BY: GAE PLAT NO: 225050 - SUB PLAT

CERTIFICATION:

I, GEORGE A. EVANS, JR., PLS, do 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 this plat is made in accordance with the applicable minimum standards of practice for boundary surveys in Louisiana for a Class "C" Survey and that this plat is made in accordance with the applicable minimum standards of practice for boundary surveys in Louisiana for a Class "C" Survey.

COLLINS & ASSOCIATES LAND SURVEYING, INC.

PRELIMINARY

GEORGE A. EVANS, JR., PLS DATE: MARCH 21, 2025

LA REG. NO. 4750

COLLINS & ASSOCIATES LAND SURVEYORS, INC.

1230 2nd Street
Lake Charles, LA 70601
337-602-6970 office Website: www.collinslandsurveyors.com

- INDUSTRIAL RESERVE ADDITION REVISED -

A Re-Subdivision of Lot 1 of Industrial Reserve Addition into Lots 1 and 2 of Industrial Reserve Addition Revised.

Section 21, Township 10 South, Range 8 West,
City of Lake Charles, Calcasieu Parish, Louisiana.

SCALE: 1" = 50' MARCH 21, 2025

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

DATE: 4/23/25

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

1. NAME OF SUBDIVISION: DD Johnson
2. NAME OF APPLICANT: City of Lake Charles
ADDRESS: 326 Pajo Street ZIP 70601 PHONE 337-491-1280
3. NAME OF AUTHORIZED AGENT: _____
ADDRESS: _____ ZIP _____ PHONE _____
4. OWNER OF RECORD: Hank Saurage
ADDRESS: 5135 Bluebonnet Blvd ZIP 70609 PHONE 225-766-0000
5. ENGINEER (and/or Land Surveyor): _____
ADDRESS: _____ ZIP _____ PHONE _____
6. ATTORNEY: _____
ADDRESS: _____ ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: 3100 Fruge
8. TOTAL ACREAGE BEING SUBDIVIDED: ~~2.00~~ 4.79
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: _____
11. DATE OF PRELIMINARY PLAT APPROVAL: _____
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:
SWLA School of Soccer LLC 3216 Flatwood Dr LC 70607
L.C. Electrical Workers Assn Inc. PO Box 16985, LC 70616
Stream Family Limited Partnership PO Box 40 LC 70602
13. ATTACH **FIFTEEN (15)** COPIES OF THE FINAL PLAT.
14. ASSURANCES OF COMPLIANCE WITH REGULATIONS AS STATED.

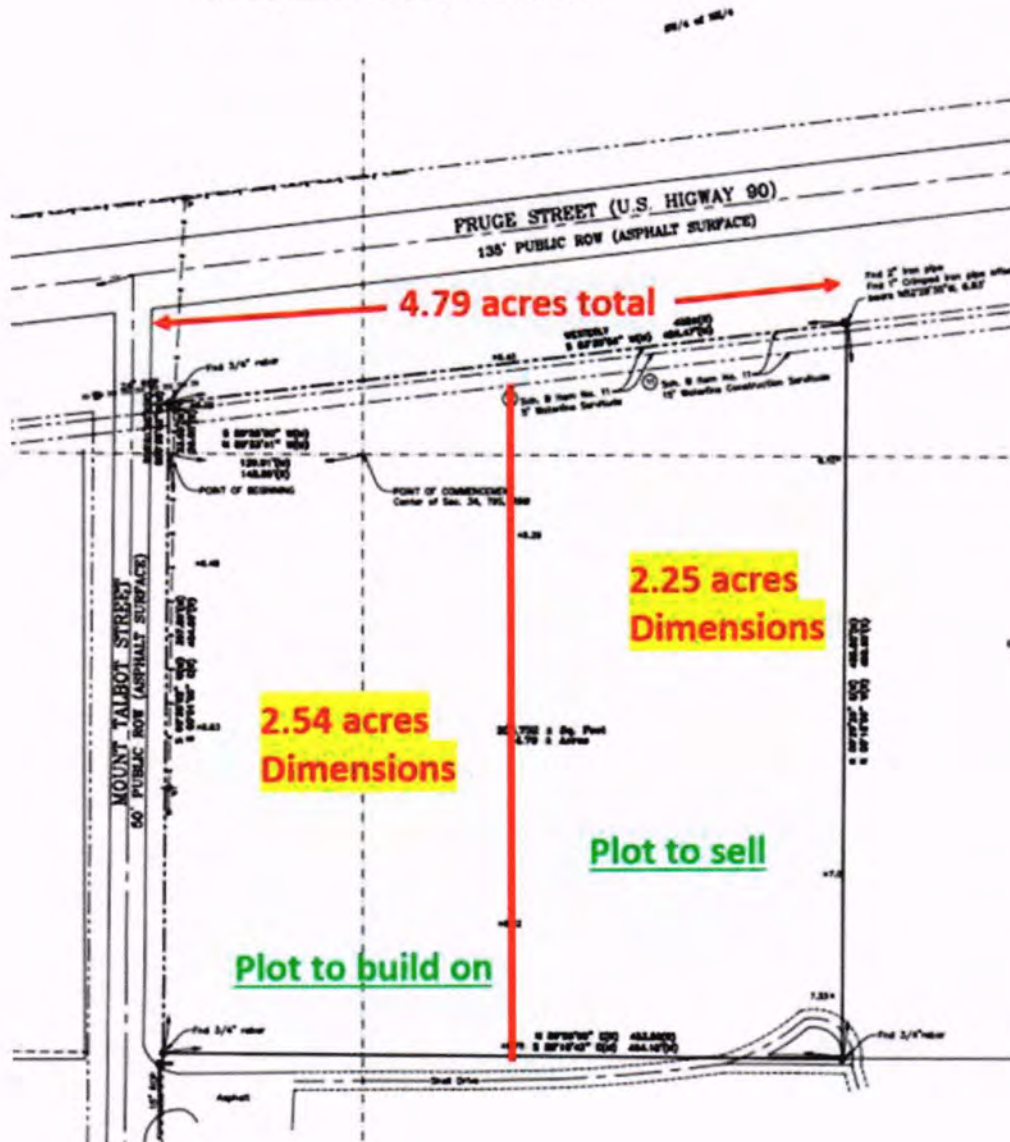
THE APPLICANT HEREBY CONSENTS TO THE PROVISION OF THE SUBDIVISION REGULATIONS PROVIDING THAT THE DECISION OF THE PLANNING COMMISSION SHALL BE MADE WITHIN FORTY (40) DAYS AFTER THE CLOSE OF THE PUBLIC HEARING ON FINAL PLAT APPROVAL.

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

BY: 
SIGNATURE OF APPLICANT

DATE: 4/23/25

SITUATED IN SECTION 34, TOWNSHIP 9 SOUTH,
RANGE 8 WEST, SOUTHWESTERN LAND DISTRICT,
LOUISIANA MERIDIAN, CALCASTEU PARISH, LOUISIANA



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 4/10/25TOTAL 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, 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: 2400 Opelousas St / 330 N Lincoln St.LEGAL DESCRIPTION: AttachedDESCRIPTION OF JOB: Re-zoning to Business

WITH PLANS ATTACHED HERETO:

APPLICANT: Phil VincentPHONE: 337-244-8216MAILING ADDRESS: 2400 Opelousas StZIP: 70601EMAIL ADDRESS: phil@lakecharlesla.comOWNER OF RECORD: Phil Vincent

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

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

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

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

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL: _____

COMMENCEMENT OF CONSTRUCTION: _____ EXPECTED COMPLETION: _____ EXTENSION GRANTED: _____

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

FLOOD PLAIN MANAGEMENT REGULATIONS:

- 1.) FIRM ZONE: ☐ "X" ☐ "A" ☐ "AE" ☐ "D" ☐ OTHER _____ 2.) FLOODWAY: ☐ IN ☐ OUT
3.) ELEVATION CERTIFICATE REQUIRED: ☐ YES ☐ NO 4.) BASE FLOOD ELEVATION: _____ MSL

REMARKS OR SPECIAL CONDITIONS:

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 Phil VincentDATE 4/10/25

Stacey Peveto

From: Philip Vincent <phil@lakeareallc.com>
Sent: Thursday, April 10, 2025 2:54 PM
To: Stacey Peveto
Cc: Doug Burguieres
Subject: Re: rezoning application and submittal
Attachments: 2400 OPELOUSAS ZONING APP.jpeg

2400 OPELOUSAS

@330908-0000-1100008 0000 COM NW COR LOT 1 ROSA LAROCCA SUB, TH N 125 FT E 178 FT S 128 FT, W TO COM, LESS PARCEL 998 L.C. EXPRESSWAY OUT OF NW REF1- LENA LAROCCA MOSCA ET AL B 1728 P 697-83

330 N LINCOLN ST

@330908-1071- 0001 0000 LOT 1 ROSA LAROCCA SUB REF1-ANTHONY C LAROCCA ET AL B 1527 P 268, B 2419 P 50-93

PLEASE LET ME KNOW IF YOU GUYS NEED ANYTHING ELSE.
337-244-8216

THANKS FOR THE HELP

PHIL VINCENT - OWNER / CEO
2400 OPELOUSAS ST
LAKE CHARLES LA 70601
(337) 244-8216



On Thu, Apr 10, 2025 at 11:29 AM Stacey Peveto <speveto@cityoflc.us> wrote:

Please complete the attached application and return.

| STACEY PEVETO | PLANNER II | PLANNING & DEVELOPMENT | 337-491-1542 |

From: Doug Burguieres <dburguieres@cityoflc.us>
Sent: Thursday, April 10, 2025 11:06 AM

Lake Charles LA 70601

Philip Vincent

3718 Gray Willow Dr

Lake Charles LA 70605

I, Philip Vincent, owner of Lake Area Service & Supply, would like to apply for a zoning change at the 2400 Opelousas St and 330 N Lincoln St addresses. All buildings, setbacks, curb cuts, parking and buffer zones are existing and approved.

No additional improvements are proposed at this time. Again, only a zoning change is being requested.

I'LL TYPE THIS UP IN WORD AND SIGN IT ONCE YOU TELL ME THIS IS WHAT YOU GUYS WILL BE LOOKING FOR.

4. Verification of Ownership

ATTACHED

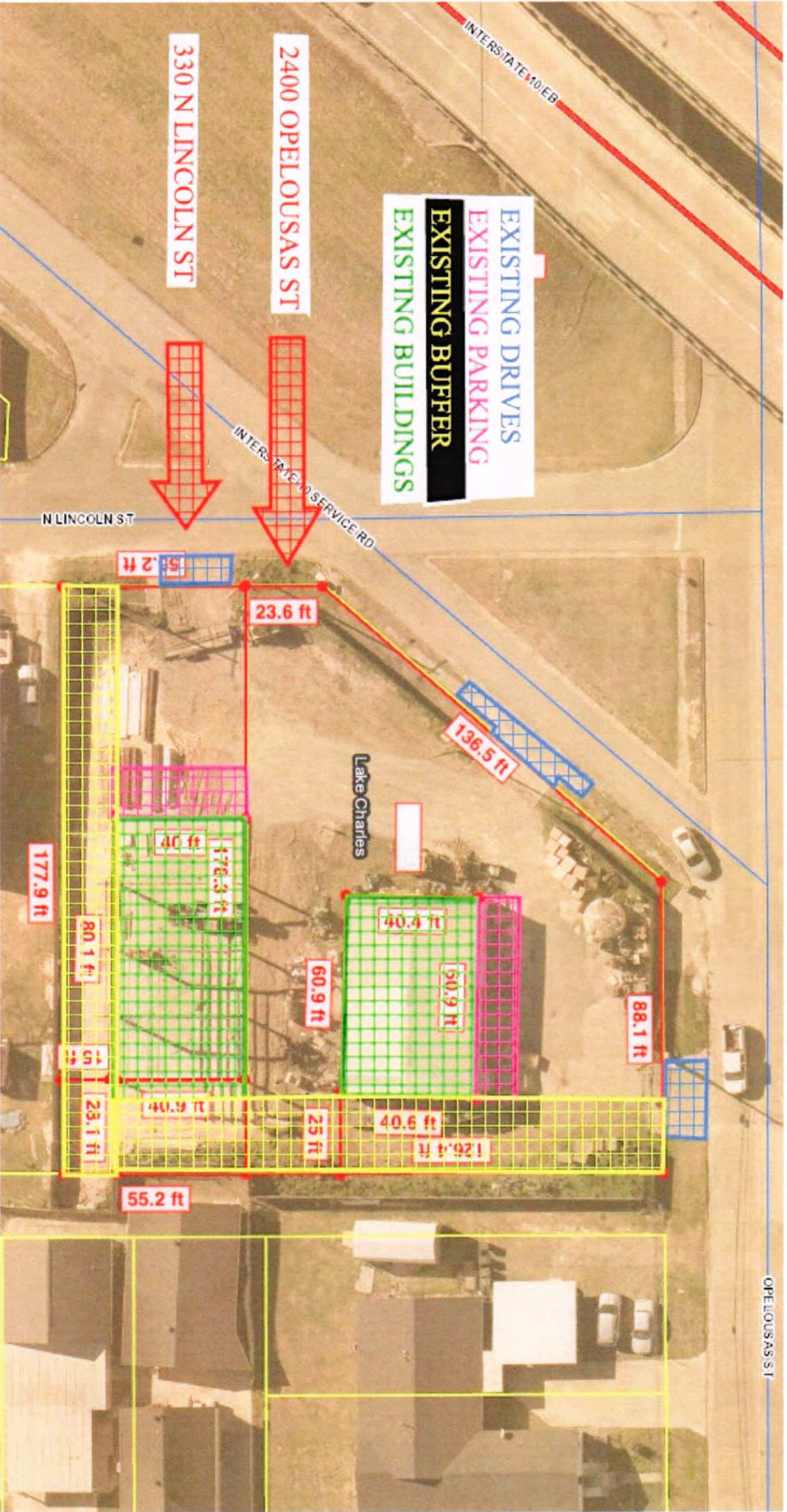
5. Names and Addresses

ATTACHED

6. Filing Fees

Let me know how to pay. We are well under 5 acres but need to rezone 2400 and 330....

Thanks for the help Mr Doug. I'll get this done today if I hear back from you.



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 3/26/25

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: 2500 BLOCK HAZEL ST.LEGAL DESCRIPTION: SEE ATTACHEDDESCRIPTION OF JOB: 6 DUPLEX

WITH PLANS ATTACHED HERETO:

APPLICANT: NEIL MARE PHONE: 337-526-4328MAILING ADDRESS: 2142 HARRIS MOTT RD ZIP: 70647EMAIL ADDRESS: mire.neil@yahoo.comOWNER OF RECORD: 3 E INVESTMENTSZONING DISTRICT: ☐ RESIDENTIAL ☐ MIXED USE ☐ INDUSTRIAL ☒ NEIGHBORHOOD ☐ BUSINESS☐ T-4 URBAN TRANSECT ☐ T-5 URBAN CENTER TRANSECT ☐ T-5 URBAN CORE TRANSECT ☐ OTHER _____HISTORIC DISTRICT: ☐ CHARPENTIER ☐ MARGARET PLACE ☐ N/A☐ MINOR HISTORICAL SIGNIFICANCE AND/OR NONCONTRIBUTING ELEMENT☐ MINOR HISTORICAL SIGNIFICANCE AND/OR CONTRIBUTING ELEMENTCONDITIONAL USE: ☐ MINOR ☐ MAJOR ☐ PLANNED DEVELOPMENT CASE NO. _____☐ WITH ZONING DISTRICT AMENDMENT: _____ CASE NO. _____

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL: _____

COMMENCEMENT OF CONSTRUCTION: _____ EXPECTED COMPLETION: _____ EXTENSION GRANTED: _____

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

FLOOD PLAIN MANAGEMENT REGULATIONS:

1.) FIRM ZONE: ☐ "X" ☐ "A" ☐ "AE" ☐ "D" ☐ OTHER _____ 2.) FLOODWAY: ☐ IN ☐ OUT3.) ELEVATION CERTIFICATE REQUIRED: ☐ YES ☐ NO 4.) BASE FLOOD ELEVATION: _____ MSL

REMARKS OR SPECIAL CONDITIONS:

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 Neil MareDATE 3/26/25

April 7, 2025

Letter of Intent Concerning

2517 Hazel, 2521 Hazel, and 2601 Hazel

To Whom it May Concern,

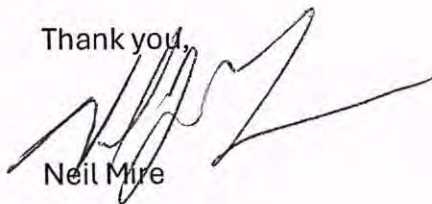
We are preparing property by demolition of existing homes at 2517 Hazel and 2521 Hazel. Currently 2517 remains until project moves further.

The proposed development consists of constructing (6) duplex units consisting of (12) total doors. Each door will be approximately 800 sq with a total of 1600 sq foot per duplex.

As per drawing submitted, all dimensions are in coordinate within city requirements EXCEPT on east property line where we are requesting a variance of (5 FT).

Once requested variance has approval, all proper dirt pads and demo could move forward with improvements to properties within neighborhood. We look forward to making improvements and making this location a great place for residents to reside.

Thank you,

A handwritten signature in black ink, appearing to read 'Neil Mire', with a long horizontal stroke extending to the right.

Neil Mire

3E Investments

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 4/10/2025TOTAL FEE: \$ 700

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: 2430 Opelousas St. LC 70601LEGAL DESCRIPTION: see attachedDESCRIPTION OF JOB: Rezone from residential to commercial neighborhood

WITH PLANS ATTACHED HERETO:

APPLICANT: Lynn M. Pope PHONE: 337-263-0539MAILING ADDRESS: 2212 Pinewood Dr. South ZIP: 70607EMAIL ADDRESS: lpope.sharingthethrone@gmail.comOWNER OF RECORD: Lynn M. PopeZONING DISTRICT: ☐ RESIDENTIAL ☐ MIXED USE ☐ INDUSTRIAL ☒ NEIGHBORHOOD ☐ INESS☐ T-4 URBAN TRANSECT ☐ T-5 URBAN CENTER TRANSECT ☐ T-5 URBAN CORE TRANSECT ☐ OTHER _____HISTORIC DISTRICT: ☐ CHARPENTIER ☐ MARGARET PLACE ☐ N/A☐ MINOR HISTORICAL SIGNIFICANCE AND/OR NONCONTRIBUTING ELEMENT
☐ MINOR HISTORICAL SIGNIFICANCE AND/OR CONTRIBUTING ELEMENTCONDITIONAL USE: ☐ MINOR ☒ MAJOR ☐ PLANNED DEVELOPMENT CASE NO. _____☐ WITH ZONING DISTRICT AMENDMENT: _____ CASE NO. _____

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL: _____

COMMENCEMENT OF CONSTRUCTION: _____ EXPECTED COMPLETION: _____ EXTENSION GRANTED: _____

SPECIAL EXCEPTION/VARIANCE/APPEAL: ☐ NOT REQUIRED ☒ REQUIRED ☐ CASE NO. _____

FLOOD PLAIN MANAGEMENT REGULATIONS:

1.) FIRM ZONE: ☒ "X" ☐ "A" ☐ "AE" ☐ "D" ☐ OTHER _____ 2.) FLOODWAY: ☐ IN ☐ OUT3.) ELEVATION CERTIFICATE REQUIRED: ☐ YES ☒ NO 4.) BASE FLOOD ELEVATION: _____ MSL

REMARKS OR SPECIAL CONDITIONS:

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

4/10/2025

Lynn M. Pope
2212 Pinewood Drive South
Lake Charles, LA 70607
lynnrob6197@yahoo.com
337-263-0539

April 10, 2025

Planning and Zoning Department

City of Lake Charles
326 Pujo Street
Lake Charles, LA 70601

RE: Letter of Intent

To Whom It May Concern,

I am writing to formally submit my request to change the Use of the property located at **2430 Opelousas Street, Lake Charles, LA 70601**. Currently its Use is **Neighborhood**, and I am requesting to change the Use to a **Major Conditional Use** for the purpose of establishing a **Commercial Business, a tax preparation service**.

This proposed business use will contribute positively to the community by providing needed services and enhancing economic activity. Additionally, I am seeking a **variance for parking requirements** due to the lot's existing spatial limitations and site conditions. The proposed use will generate minimal traffic, and the business will operate by appointment only, ensuring that the limited available parking is adequate to meet operational needs without impacting on neighboring properties.

I am committed to working closely with the Planning Department, neighboring property owners, and the community at large to ensure this project is implemented in a way that is respectful and functional.

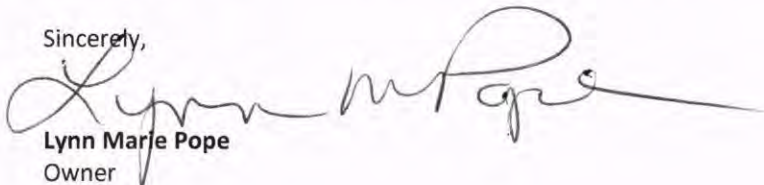
Enclosed with this letter are the following:

- Completed application for public hearing.
- Proof of ownership and Legal Description
- Site plan
- Parking analysis and justification for variance
- Property owners within five hundred feet

I appreciate your time and consideration of this request, and I welcome the opportunity to discuss the proposed use and any conditions or modifications necessary to ensure compliance with applicable standards.

Please feel free to contact me at the above listed **phone number or email** should you need any further information.

Sincerely,



Lynn Marie Pope
Owner

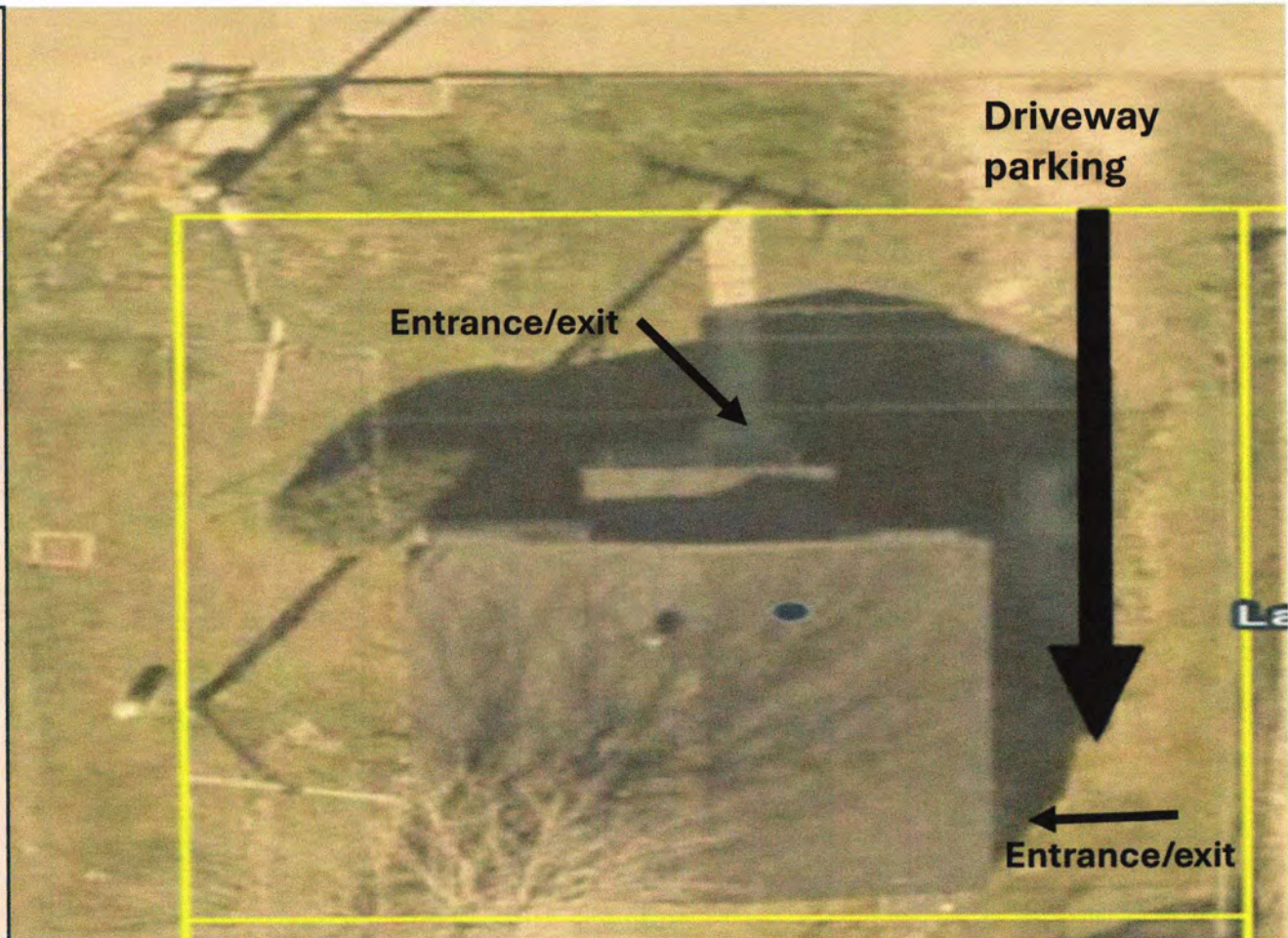
SITE PLAN – 2430 Opelousas St., 70601



2430 Opelousas St., 70601

PARKING ANALYSIS WITH JUSTIFICATION FOR VARIANCE

A requested variance from the standard parking configuration requirements, specifically to allow for **tandem-style parking** (vehicles parked one behind the other) in the existing driveway located at **2430 Opelousas St., 70601**. The variance is being requested due to spatial constraints and the nature of the proposed business operations (appointment only tax preparation service), which do not require high-volume or high-turnover parking.



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 4/11/25TOTAL FEE: \$ 900.00

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:

Major conditional use permit with 2 variancesPROPERTY ADDRESS/LOCATION: 2507 Hodges Street, Lake Charles, LA 70601LEGAL DESCRIPTION: see attachedDESCRIPTION OF JOB: Add a driveway extending to the rear of building and parking in rear.

WITH PLANS ATTACHED HERETO:

APPLICANT: Lake Charles Addiction and Wellness Center, LLC PHONE: _____MAILING ADDRESS: 2789 Crown Lane, Lake Charles LA ZIP: 70605EMAIL ADDRESS: stephanieboyd lac@gmail.com

OWNER OF RECORD: _____

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 ELEMENTCONDITIONAL USE: ☐ MINOR ☒ MAJOR ☐ PLANNED DEVELOPMENT CASE NO. _____☐ WITH ZONING DISTRICT AMENDMENT: _____ CASE NO. _____

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL: _____

COMMENCEMENT OF CONSTRUCTION: 5/19/25 EXPECTED COMPLETION: 6/15/25 EXTENSION GRANTED: _____SPECIAL EXCEPTION/VARIANCE/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:

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

Stephanie Boyd

DATE

4/11/25

LAKE CHARLES
Addiction & Wellness
CENTER

April 11, 2025

City of Lake Charles
Planning Department
Office of Zoning and Land Use
326 Pujo Street
Lake Charles, LA 70601

RE: Application for Major Conditional Use Permit with Variances

To Whom It May Concern,

On behalf of **Lake Charles Addiction and Wellness Center**, I am writing to formally communicate our intent to relocate from our current location at **315 Alamo Street** to **2507 Hodges Street, Lake Charles, LA 70601**. In connection with this relocation, we plan to submit an application for a **Major Conditional Use Permit** along with two requested variances.

Our proposed site improvements are as follows:

- **Driveway Extension:** The existing 20-foot-wide front driveway will be extended by an additional 3 feet to accommodate **ADA-compliant handicapped parking**.
- **Rear Parking Area:** The majority of parking will be relocated to the rear of the property. We request a **variance to allow aggregate material** to be used for this rear parking area.
- **Driveway Buffer Intrusion:** A second variance is requested to allow for a **30-foot extension** of the driveway along the **north side** of the property, which will encroach into the required **8-foot buffer yard**.
- **Privacy Fencing:** A privacy fence will be constructed on **three sides** of the property to enhance both aesthetics and privacy for clients and neighboring properties.
-

All required application materials and supporting documents are attached for your review. We respectfully request that this application be considered for the **April 14, 2025** submission deadline, in anticipation of review by the commission on **May 12, 2025**.

Thank you for your time and consideration. Should any additional information be needed, please do not hesitate to contact us at 337-513-6121.

Regards,



Stephanie Boyd LAC CCS

Lake Charles Addiction and Wellness Center, Owner

April 11, 2025

Name: *Herman Soileau*
Address: *2511 Hodges Street*
Lake Charles, LA 70601

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

RE: Letter of Support for Zoning Request – 2507 Hodges Street

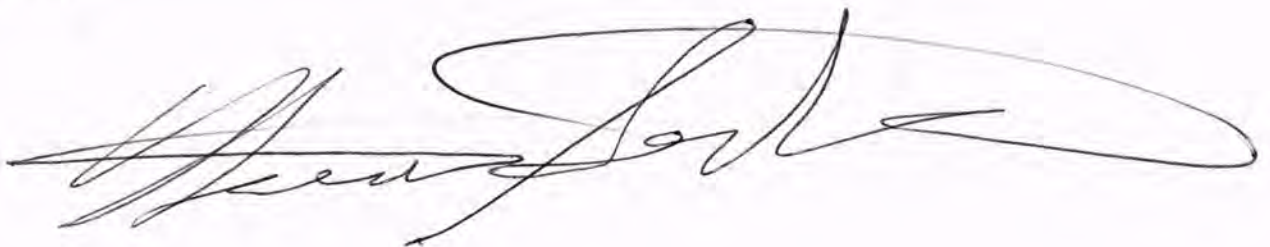
To Whom It May Concern,

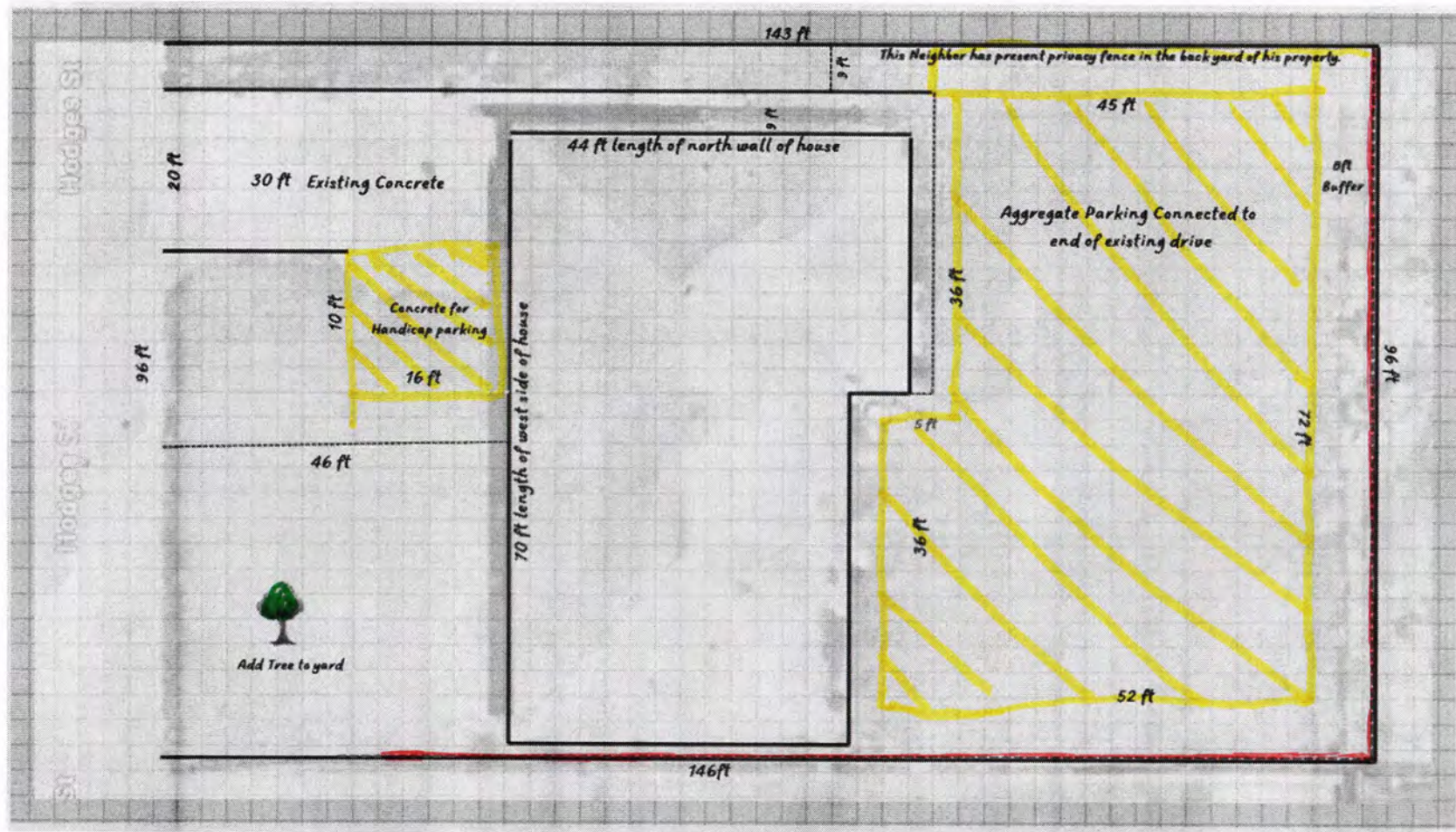
I am writing to express my support for the proposed zoning request for 2507 Hodges Street, Lake Charles, LA. I am the resident of the home sharing a property line of 2507 Hodges Street and have been made aware of the intention to use the property as a medical/counseling office and that parking will be added in the backyard.

After reviewing the plans and understanding the purpose behind the request, I believe this addition will be a positive improvement to the neighborhood and the surrounding community. I support the issuance of the necessary permit and believe it aligns with responsible development in our area.

Thank you for considering my input on this matter. Please feel free to contact me if any additional information is needed.

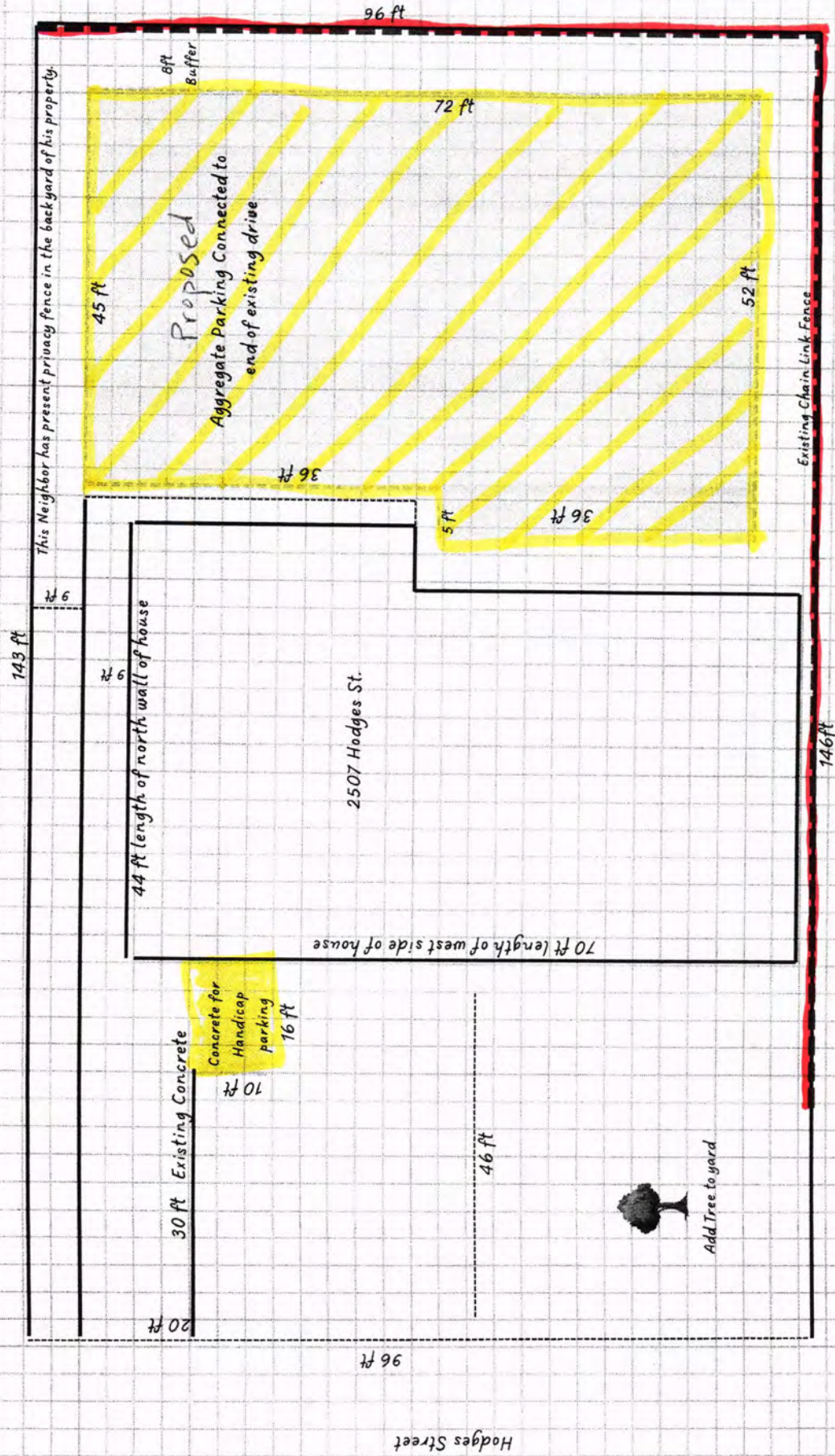
Sincerely,

A handwritten signature in black ink, appearing to read 'Herman Soileau', with a large, sweeping loop at the end.



Aerial View of 2507 Hodges Street with proposed changes

Yellow highlights represent the proposed new additions for parking
 Red dotted line represents the proposed new privacy fence



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: _____

TOTAL 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: Just south of 202 N Ryan St. Vacant Parking Lot

LEGAL DESCRIPTION: _____

DESCRIPTION OF JOB: Adding Temp Office Building

WITH PLANS ATTACHED HERETO: _____

APPLICANT: Michael Buxton on Behalf of Cremer Volunteer Pastilles PHONE: 337-263-7739

MAILING ADDRESS: 202 N RYAN ST. ZIP: 70601

EMAIL ADDRESS: TBuxton@CremerVP.com

OWNER OF RECORD: Cremer Volunteer Pastilles

ZONING DISTRICT: ☐ RESIDENTIAL ☐ MIXED USE ☒ INDUSTRIAL ☐ NEIGHBORHOOD ☐ BUSINESS

☐ T-4 URBAN TRANSECT ☐ T-5 URBAN CENTER TRANSECT ☐ T-5 URBAN CORE TRANSECT ☐ OTHER _____

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

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

CONDITIONAL USE: ☐ MINOR ☐ MAJOR ☐ PLANNED DEVELOPMENT CASE NO. _____

☐ WITH ZONING DISTRICT AMENDMENT: _____ CASE NO. _____

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL: _____

COMMENCEMENT OF CONSTRUCTION: _____ EXPECTED COMPLETION: _____ EXTENSION GRANTED: _____

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

FLOOD PLAIN MANAGEMENT REGULATIONS:

1.) FIRM ZONE: ☐ "X" ☐ "A" ☐ "AE" ☐ "D" ☐ OTHER _____ 2.) FLOODWAY: ☐ IN ☐ OUT

3.) ELEVATION CERTIFICATE REQUIRED: ☐ YES ☐ NO 4.) BASE FLOOD ELEVATION: _____ MSL

REMARKS OR SPECIAL CONDITIONS:

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 _____

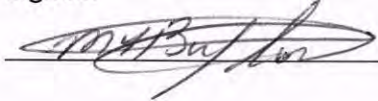
Cremer Volunteer Pastilles

Located at 202 North Ryan Street

Just South of the buildings running along Jackson Street, we have a vacant lot where employees are currently parking, we look to add more parking space and an area for a 12 x 60 temporary office trailer until we can rebuild a permanent office back in the original space prior to Delta and Laura.

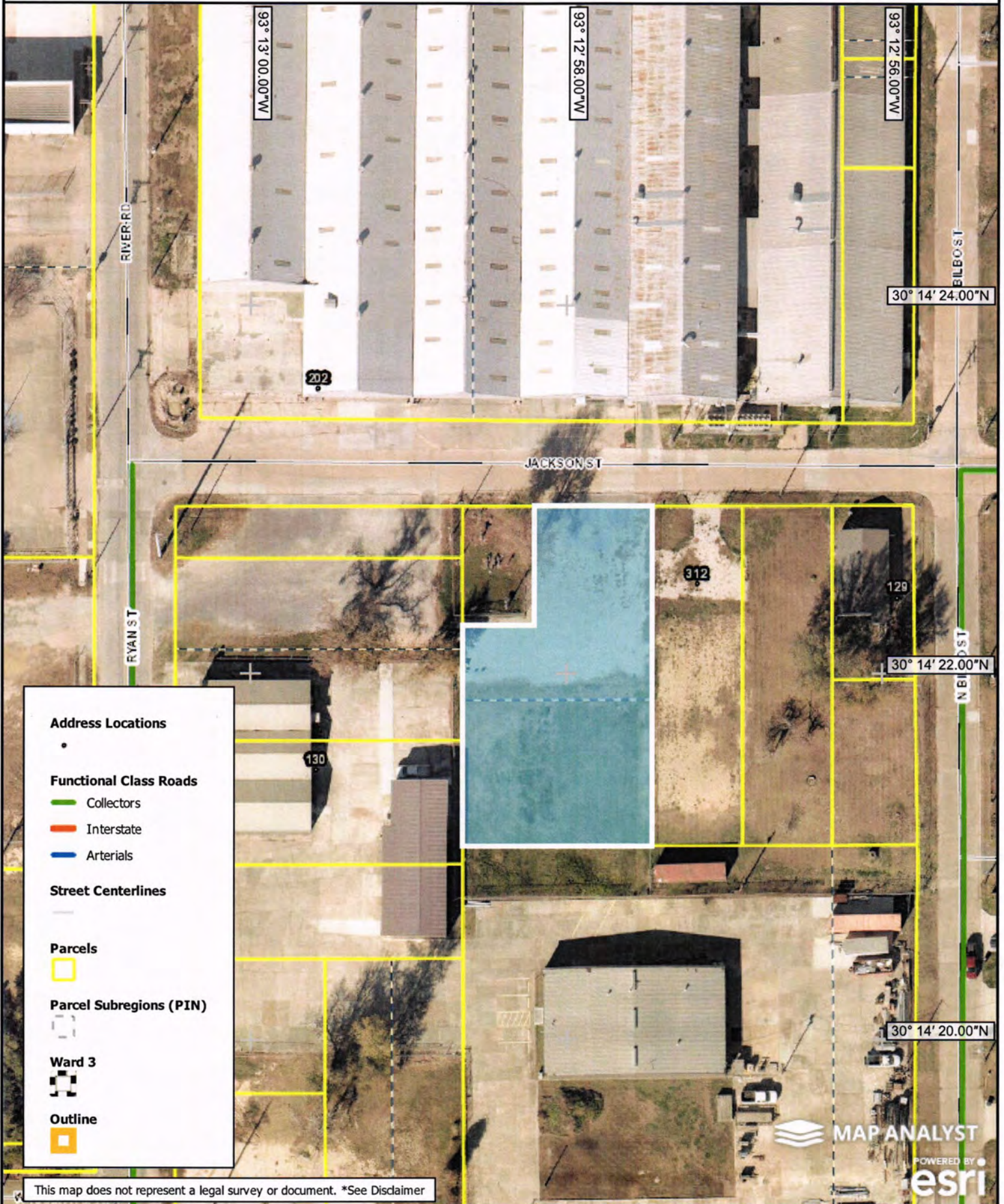
Michael T Buxton- Plant manager

Signed:





Map



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



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 4-10-25TOTAL FEE: \$ 400⁰⁰

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: 711 11th Street 70601LEGAL DESCRIPTION: See attachedDESCRIPTION OF JOB: Childcare

WITH PLANS ATTACHED HERETO:

APPLICANT: Rozalyn KingPHONE: 337-274-4406MAILING ADDRESS: 711 11th StreetZIP: 70601EMAIL ADDRESS: rozalyn.king@yahoo.comOWNER OF RECORD: Rozalyn KingZONING DISTRICT: ☐ RESIDENTIAL ☐ MIXED USE ☐ INDUSTRIAL ☐ NEIGHBORHOOD ☐ BUSINESS☐ T-4 URBAN TRANSECT ☐ T-5 URBAN CENTER TRANSECT ☐ T-5 URBAN CORE TRANSECT ☐ OTHER _____HISTORIC DISTRICT: ☐ CHARPENTIER ☐ MARGARET PLACE ☐ N/A☐ MINOR HISTORICAL SIGNIFICANCE AND/OR NONCONTRIBUTING ELEMENT☐ MINOR HISTORICAL SIGNIFICANCE AND/OR CONTRIBUTING ELEMENTCONDITIONAL USE: ☐ MINOR ☐ MAJOR ☐ PLANNED DEVELOPMENT CASE NO. _____☐ WITH ZONING DISTRICT AMENDMENT: _____ CASE NO. _____

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL: _____

COMMENCEMENT OF CONSTRUCTION: _____ EXPECTED COMPLETION: _____ EXTENSION GRANTED: _____

SPECIAL EXCEPTION VARIANCE/APPEAL: ☐ NOT REQUIRED ☒ REQUIRED ☐ CASE NO. _____

FLOOD PLAIN MANAGEMENT REGULATIONS:

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

4.) BASE FLOOD ELEVATION: _____ MSL

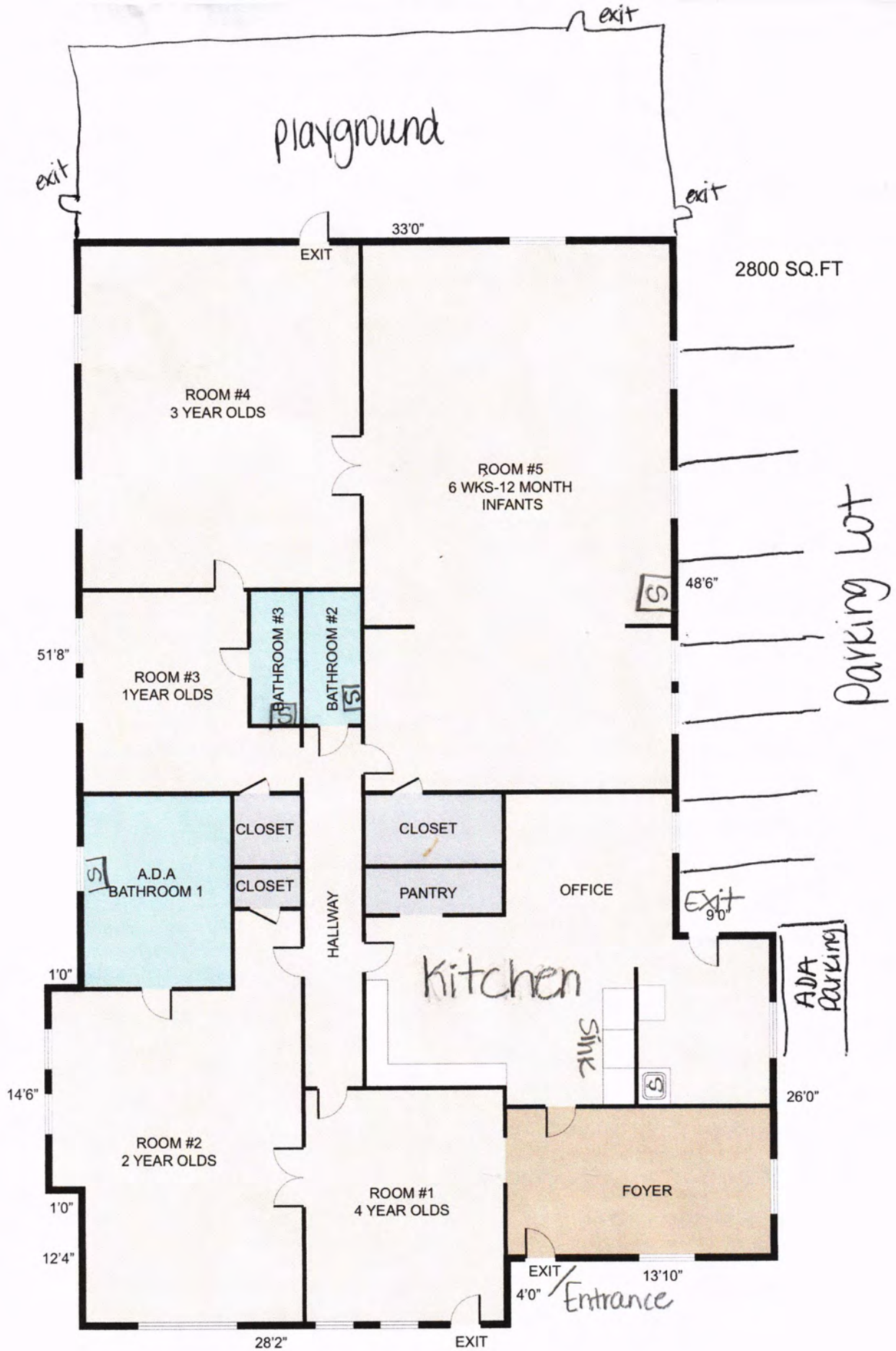
REMARKS OR SPECIAL CONDITIONS:

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 _____

Rozalyn King
APPLICANT4/14/25
DATE





(<http://www.cityoflakecharles.com>)

MAP ANALYST

(<https://www.mapanalyst.com>)

FORD ST

11TH ST

1805

1807

1815

701

703

707

711



Rozalyn King

562 Jumping Jack Lane Lake Charles, Louisiana 70615

April 10, 2025

Dear Zoning and Planning Commission:

The purpose of this letter is to request zoning for 711 11th Street Lake Charles, Louisiana 70601. The existing building will be used to open a preschool with 35 children in attendance. The parking lot is required to have 12 parking spots, we have 7 in total. Six parking spots and one handicap spot. To help reduce traffic, a team member will be responsible for assisting the parents with their children during drop-off and pick up. This will keep our driveway clear. I understand the requirements that must be attained to accomplish this, and I am willing to oblige. I hope you take my request into consideration, so that I can provide the community with an establishment to better our future leaders. I appreciate your time for considering my proposal.

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 4-14-25TOTAL 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: 4001 Louisiana Ave.LEGAL DESCRIPTION: Lot 23 Blk 2 Rutherford Add

DESCRIPTION OF JOB: _____

WITH PLANS ATTACHED HERETO:

APPLICANT: Damon Alex Chaumont PHONE: 337-532-0664MAILING ADDRESS: 1530 E. McNeese St. ZIP: 70607EMAIL ADDRESS: d.alexchaumont@yahoo.comOWNER OF RECORD: Darren W. Chaumont

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 ELEMENTCONDITIONAL USE: ☐ MINOR ☐ MAJOR ☐ PLANNED DEVELOPMENT CASE NO. _____☐ WITH ZONING DISTRICT AMENDMENT: _____ CASE NO. _____

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL: _____

COMMENCEMENT OF CONSTRUCTION: _____ EXPECTED COMPLETION: _____ EXTENSION GRANTED: _____

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

FLOOD PLAIN MANAGEMENT REGULATIONS:

1.) FIRM ZONE: ☐ "X" ☐ "A" ☐ "AE" ☐ "D" ☐ OTHER _____ 2.) FLOODWAY: ☐ IN ☐ OUT3.) ELEVATION CERTIFICATE REQUIRED: ☐ YES ☐ NO 4.) BASE FLOOD ELEVATION: _____ MSL

REMARKS OR SPECIAL CONDITIONS:

Requesting variance to replace a cabinet on an existing, non-conforming sign.

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 _____

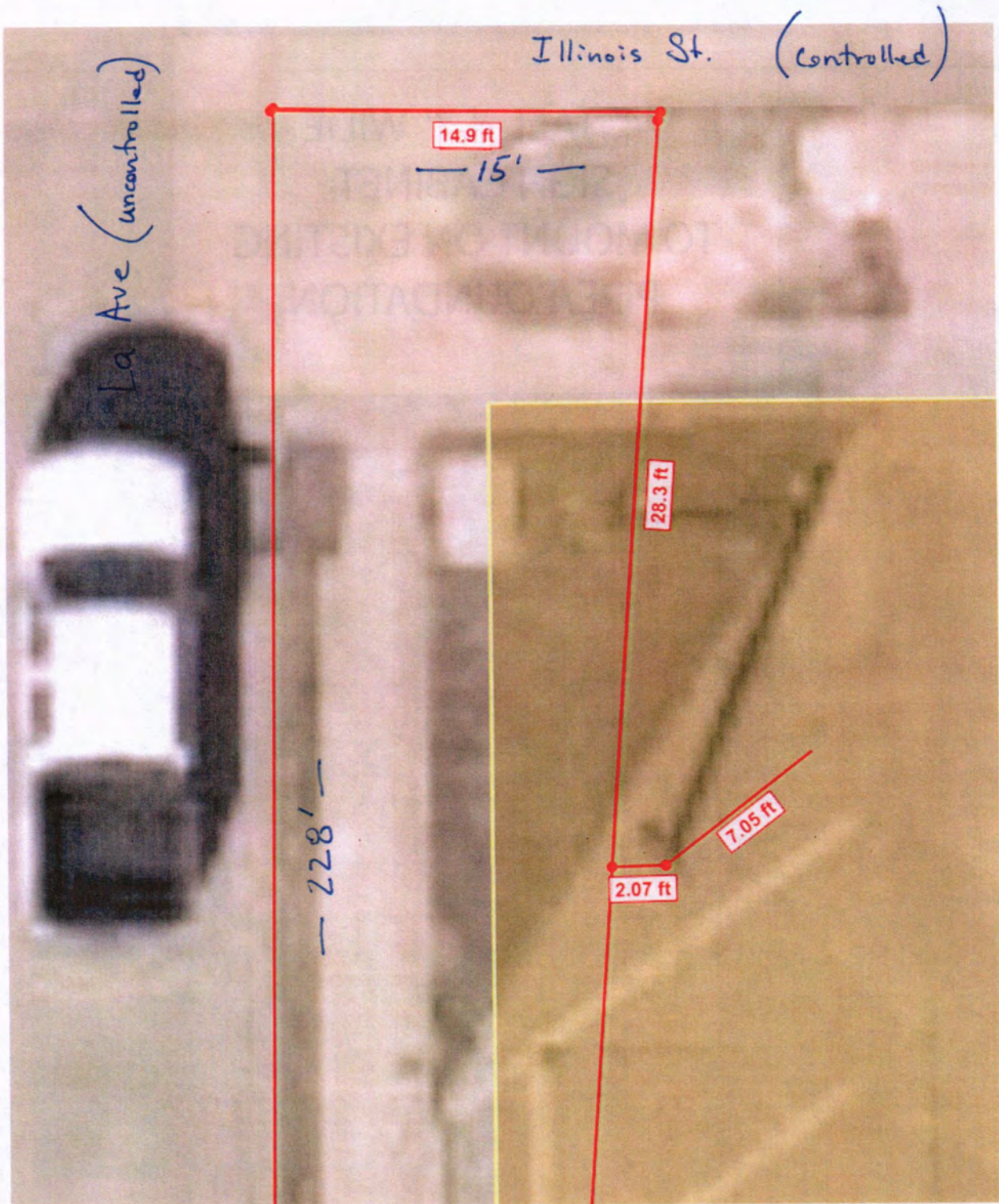
DATE _____

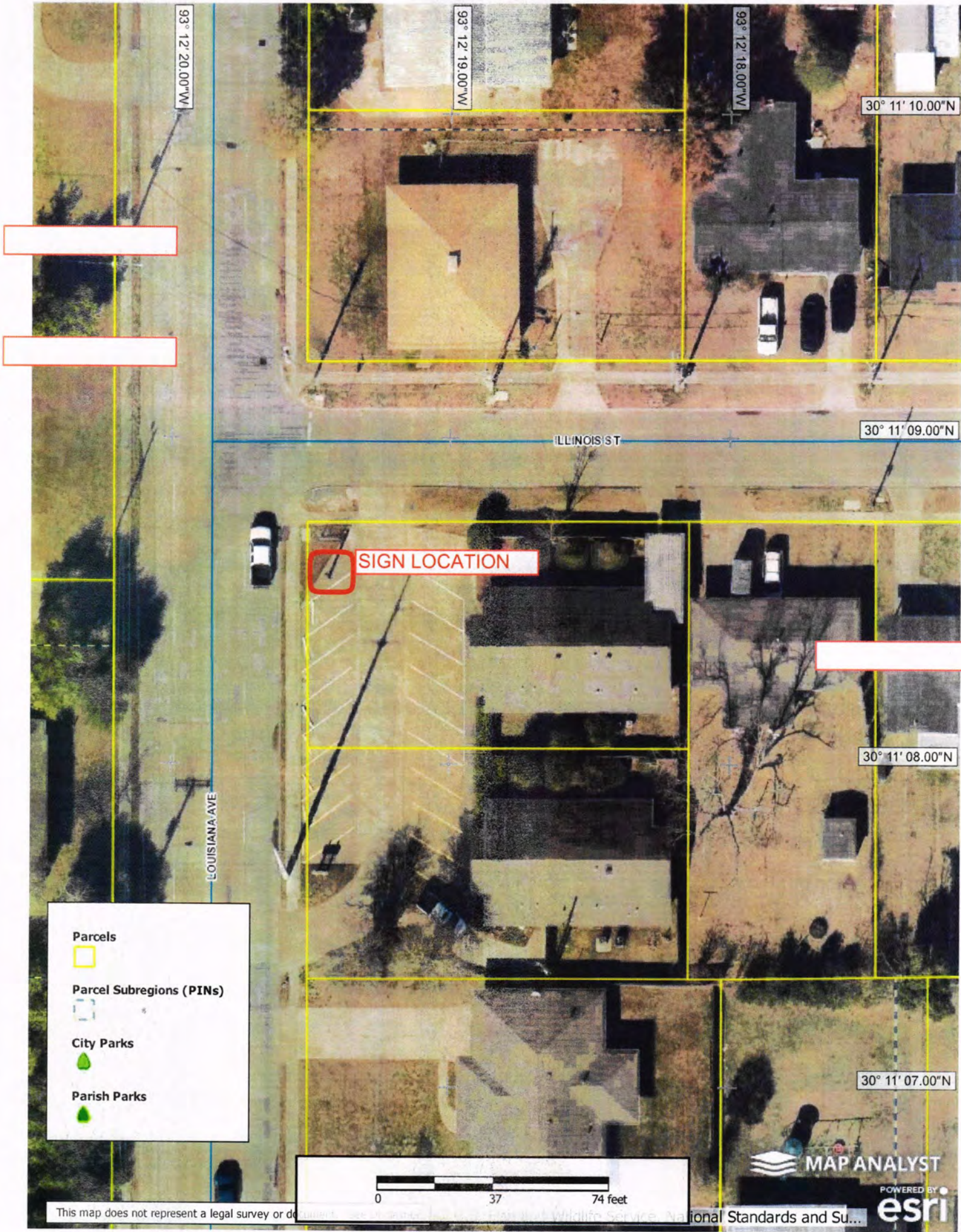
APPLICANT Damon Alex ChaumontDATE 4/14/25

4' TALL X 7' WIDE
SIGN CABINET
TO MOUNT ON EXISTING
PIPE/FOUNDATION



Approximate site triangle at 4001 La Ave



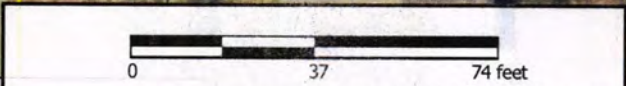


Parcels
[Yellow outline symbol]

Parcel Subregions (PINs)
[Blue dashed outline symbol]

City Parks
[Green circle symbol]

Parish Parks
[Green triangle symbol]



MAP ANALYST
POWERED BY
esri

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 4-22-25TOTAL 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: 1450 5th Street, Lake Charles, LALEGAL DESCRIPTION: com at SW corner of 5th St and 2nd Avenue W750 x S400, etc.DESCRIPTION OF JOB: New Alvin Dark Stadium to replace previous stadium

WITH PLANS ATTACHED HERETO:

APPLICANT: Brossett Architect, LLC PHONE: 337-439-8400MAILING ADDRESS: 414 Pujos Street, Lake Charles, LA ZIP: 70601EMAIL ADDRESS: david@brossettarchitect.comOWNER OF RECORD: City of Lake Charles c/o Recreation District 1 of Ward 3ZONING DISTRICT: ☒ RESIDENTIAL ☐ MIXED USE ☐ INDUSTRIAL ☐ NEIGHBORHOOD ☐ BUSINESS☐ T-4 URBAN TRANSECT ☐ T-5 URBAN CENTER TRANSECT ☐ T-5 URBAN CORE TRANSECT ☐ OTHER _____HISTORIC DISTRICT: ☐ CHARPENTIER ☐ MARGARET PLACE ☐ N/A☐ MINOR HISTORICAL SIGNIFICANCE AND/OR NONCONTRIBUTING ELEMENT☐ MINOR HISTORICAL SIGNIFICANCE AND/OR CONTRIBUTING ELEMENTCONDITIONAL USE: ☐ MINOR ☐ MAJOR ☐ PLANNED DEVELOPMENT CASE NO. _____☐ WITH ZONING DISTRICT AMENDMENT: _____ CASE NO. _____

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL: _____

COMMENCEMENT OF CONSTRUCTION: _____ EXPECTED COMPLETION: _____ EXTENSION GRANTED: _____

SPECIAL EXCEPTION/VARIANCE/APPEAL: ☐ NOT REQUIRED ☒ REQUIRED ☐ CASE NO. _____

FLOOD PLAIN MANAGEMENT REGULATIONS:

1.) FIRM ZONE: ☒ "X" ☒ "A" ☐ "AE" ☐ "D" ☐ OTHER _____ 2.) FLOODWAY: ☐ IN ☐ OUT3.) ELEVATION CERTIFICATE REQUIRED: ☐ YES ☐ NO4.) BASE FLOOD ELEVATION: 12.0/13.9 MSL

REMARKS OR SPECIAL CONDITIONS:

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 David BrossettDATE 4/21/2025



Brossett Architect

April 21, 2025

City of Lake Charles
Planning Department Office of Zoning and Land Use
326 Pujo Street
Lake Charles, LA

RE: Special exception request

To whom it may concern:

We are requesting a special exception variance to construct a new baseball stadium with concessions and restrooms to replace the old stadium that was severely damaged during Hurricane Laura / Delta.

The existing baseball field and dugouts were not damaged and will remain. The old stadium and concession/restroom building were damaged beyond repair and were removed.

We are requesting a special exception variance to rebuild a stadium and associated buildings on the property where the old facility was.

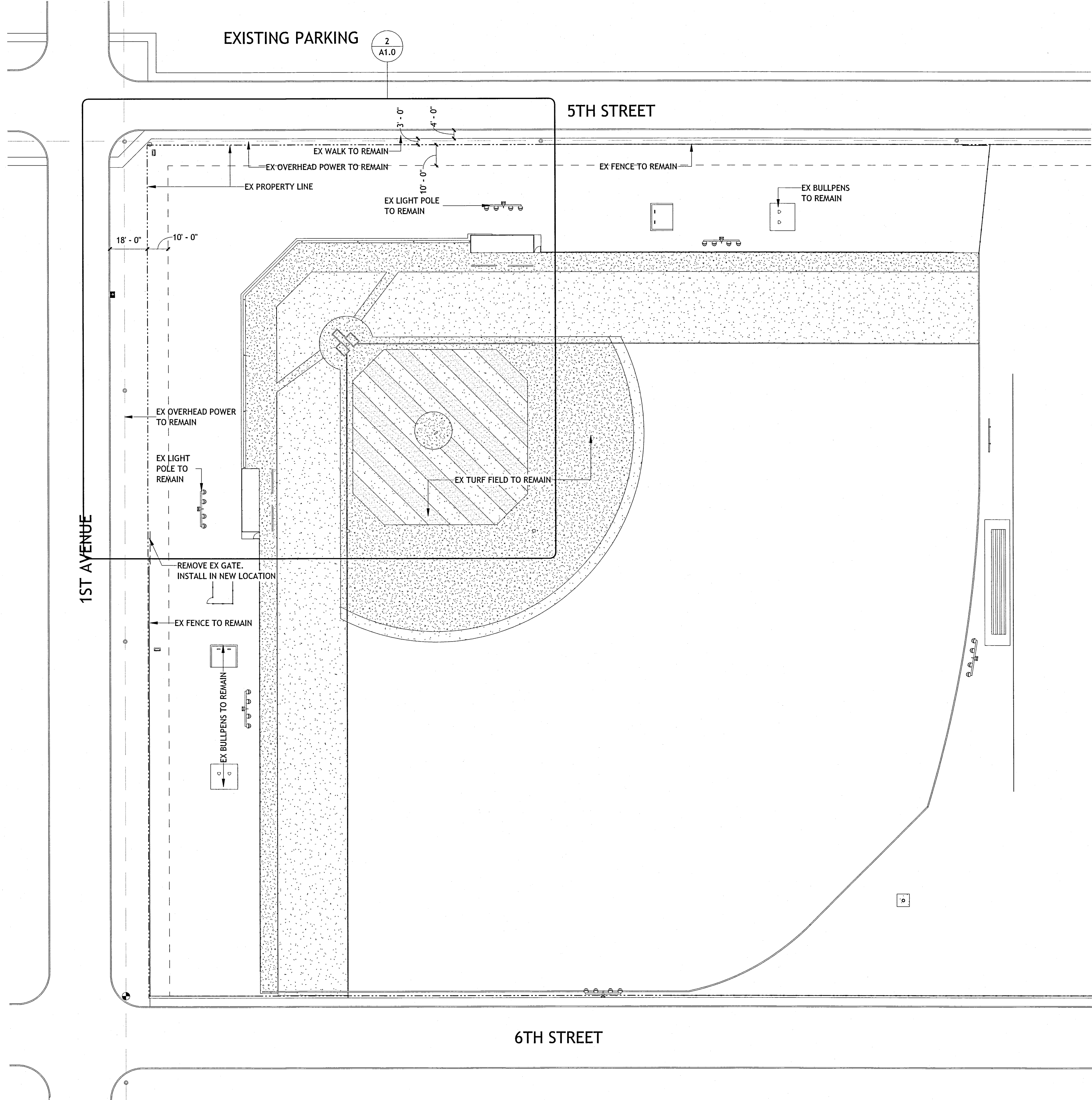
The current property is owned by the City of Lake Charles. A long-standing cooperative Endeavor agreement allows the Recreation District 1 of Ward 3 to maintain the facility. Ward 3 is responsible for the new construction and maintenance of the facility and grounds.

Respectfully submitted,

David Brossett, AIA

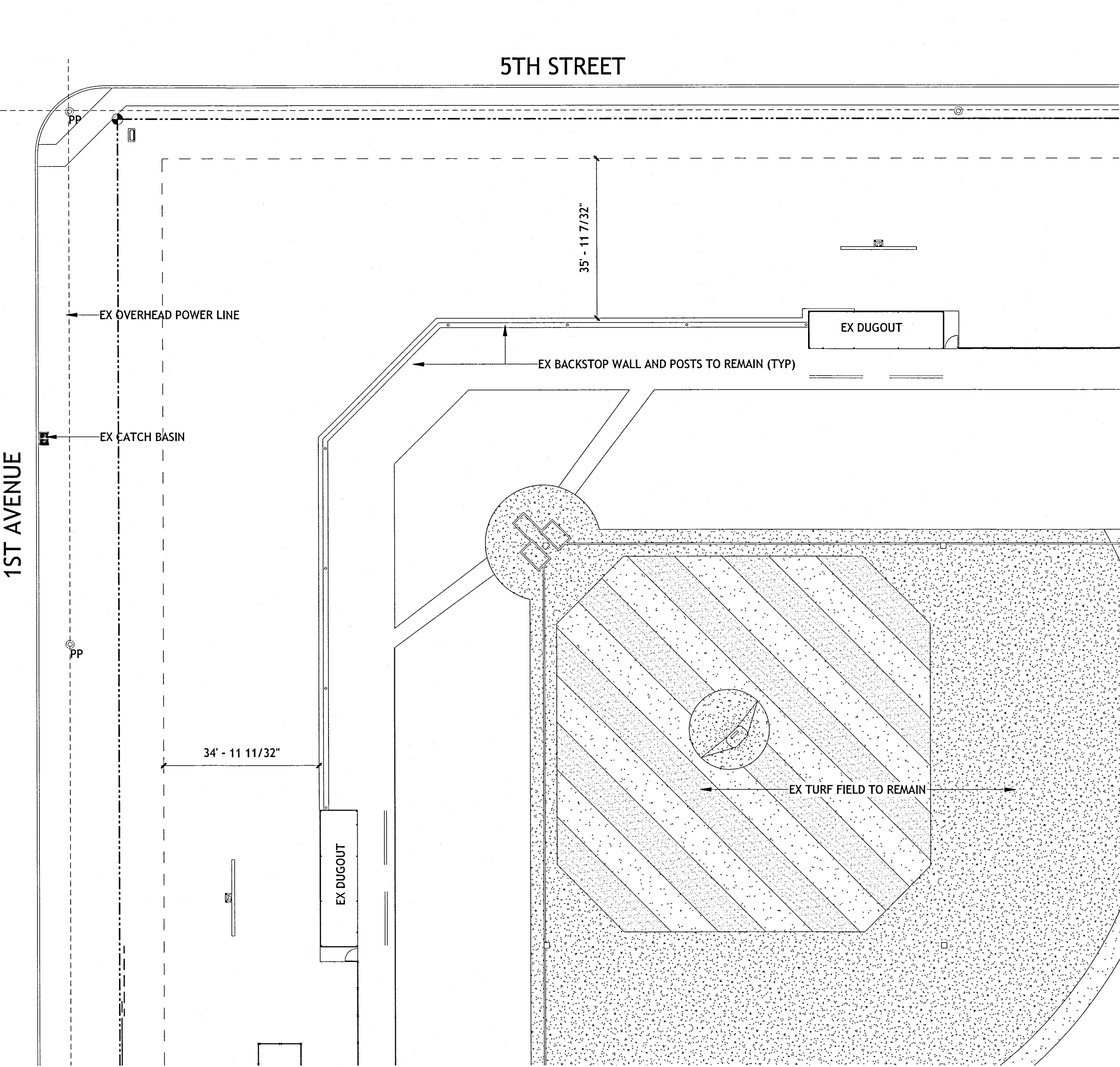
1 PARTIAL SITE PLAN- EXISTING

SCALE: 1" = 30'-0"



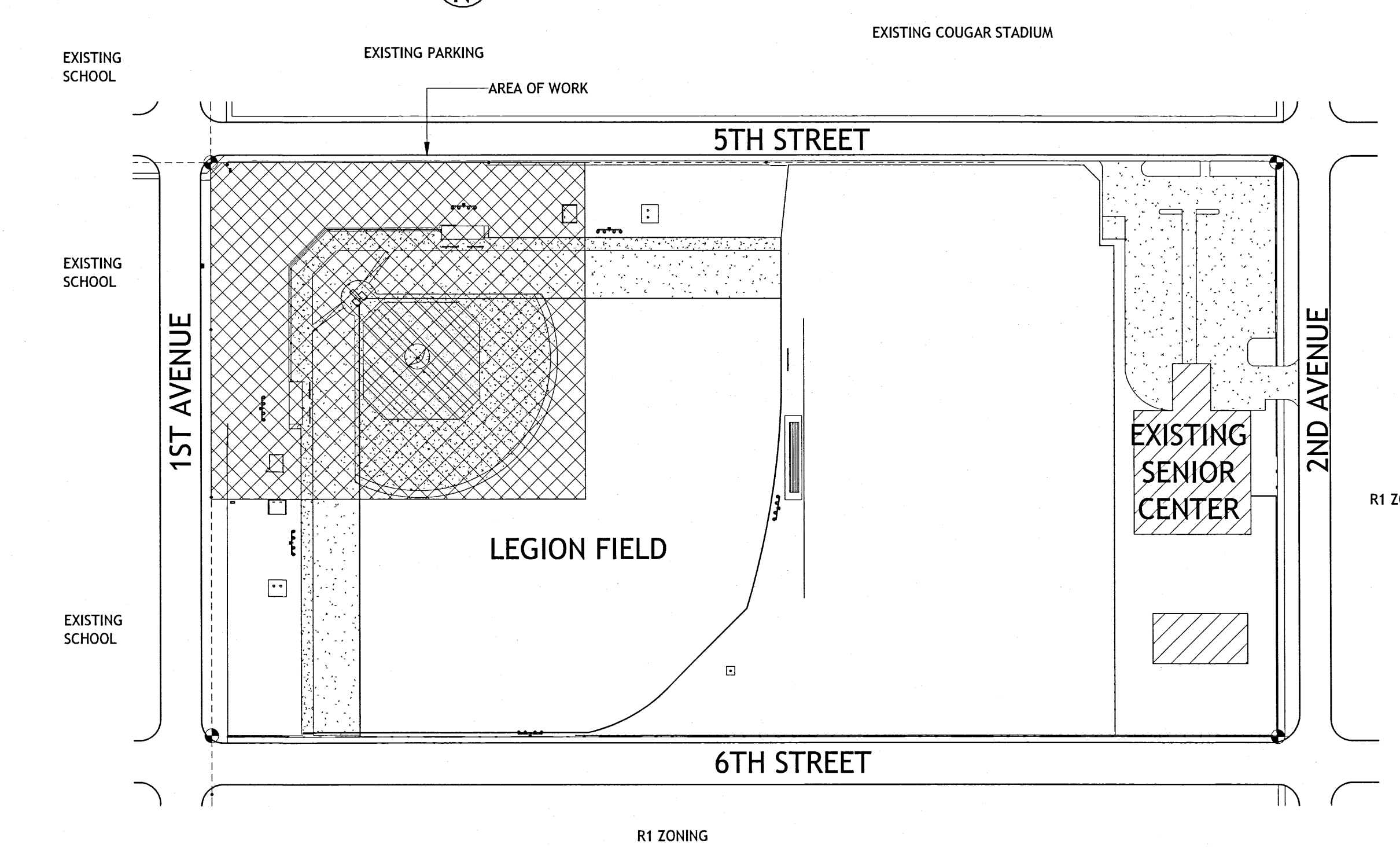
2 ENLARGED SITE PLAN-EXISTING

SCALE: 1" = 20'-0"



3 OVERALL SITE PLAN- EXISTING

SCALE: 1" = 80'-0"



SCHEMATIC DESIGN

4/21/2025 1:28:12 PM

VER.	DATE	DESCRIPTION
A	10/01/2024	EXISTING CONDITIONS
B	10/14/2024	CONCEPT
C	01/31/2025	SCHEMATIC DESIGN

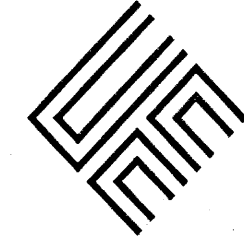
SHEET NO.

A1.0

NEW ALVIN DARK STADIUM
1450 5TH STREET
LAKE CHARLES, LA 70601

SITE PLAN- EXISTING

ARCH 23077 BA



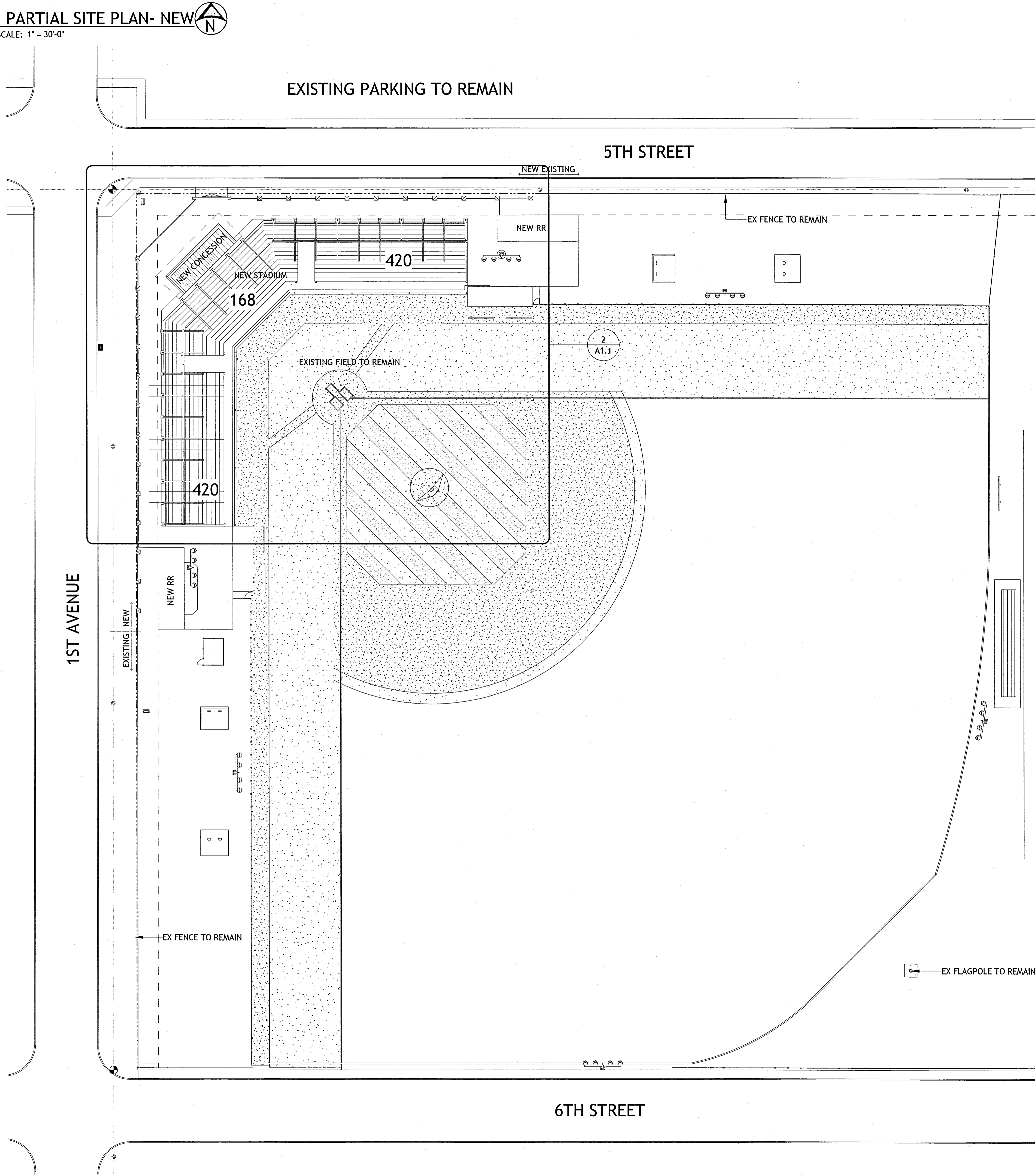
Brossett
Architect

Brossett Architect, LLC - 414 Pujo St., Lake Charles, LA 70601



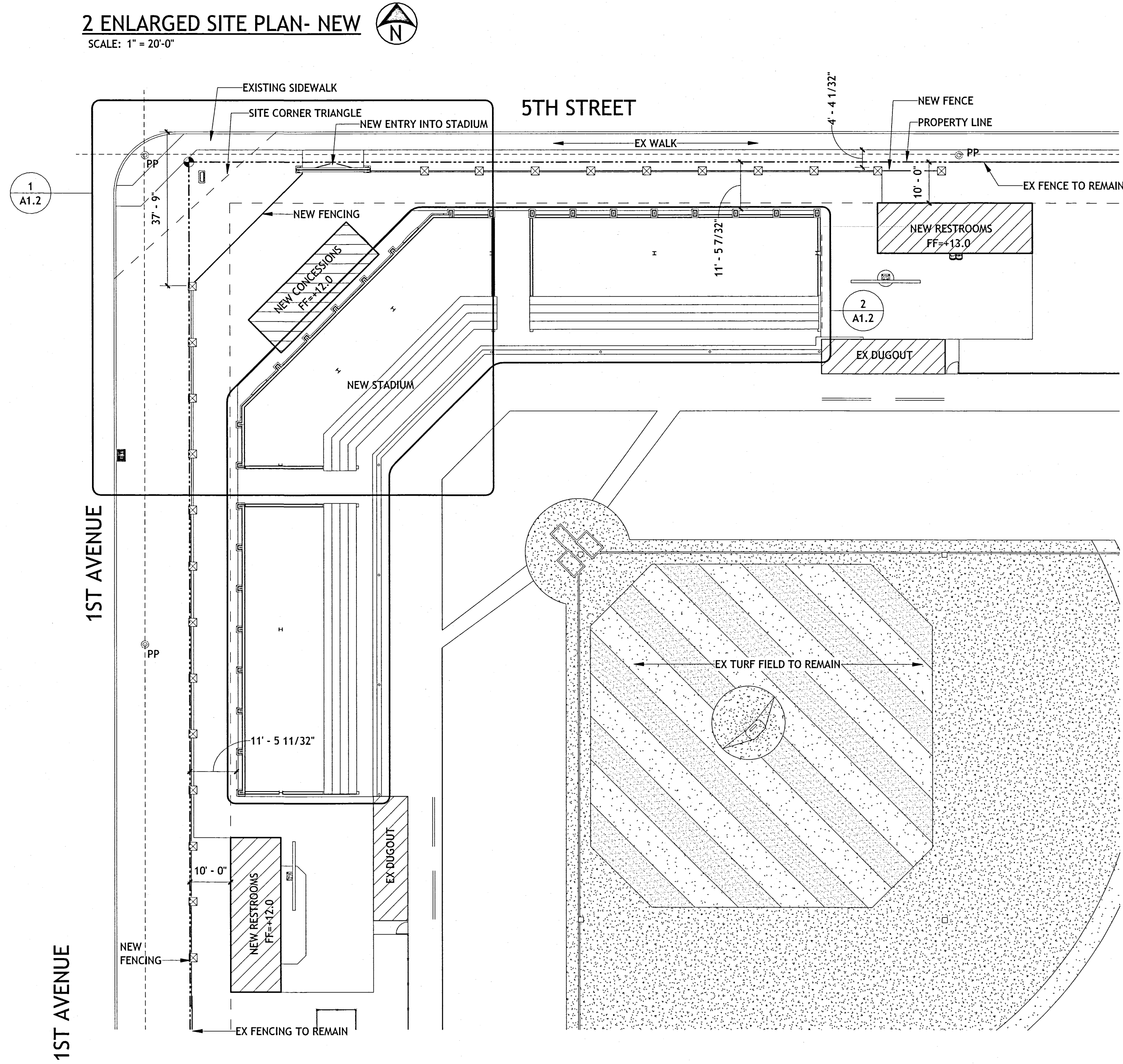
1 PARTIAL SITE PLAN- NEW

SCALE: 1" = 30'-0"



2 ENLARGED SITE PLAN- NEW

SCALE: 1" = 20'-0"



SCHEMATIC DESIGN

4/21/2025 1:28:19 PM

VER.	DATE	DESCRIPTION
A	10/01/2024	EXISTING CONDITIONS
B	10/14/2024	CONCEPT
C	01/31/2025	SCHEMATIC DESIGN

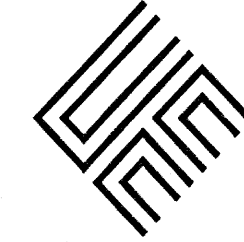
SHEET NO.

A1.1

NEW ALVIN DARK STADIUM

1450 5TH STREET
LAKE CHARLES, LA 70601

SITE PLAN- NEW



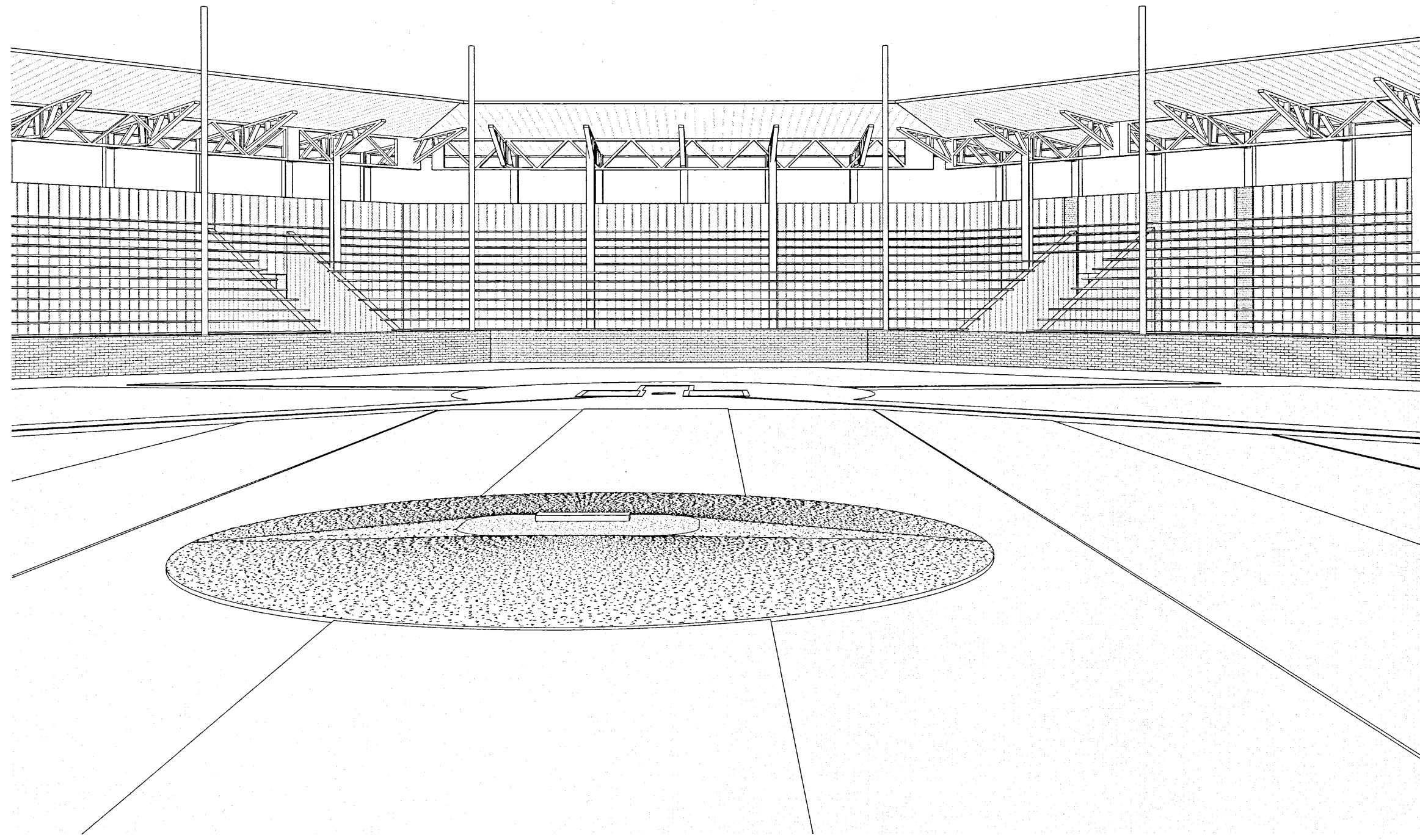
Brossett
Architect

Brossett Architect, LLC - 414 Pujos St., Lake Charles, LA 70601

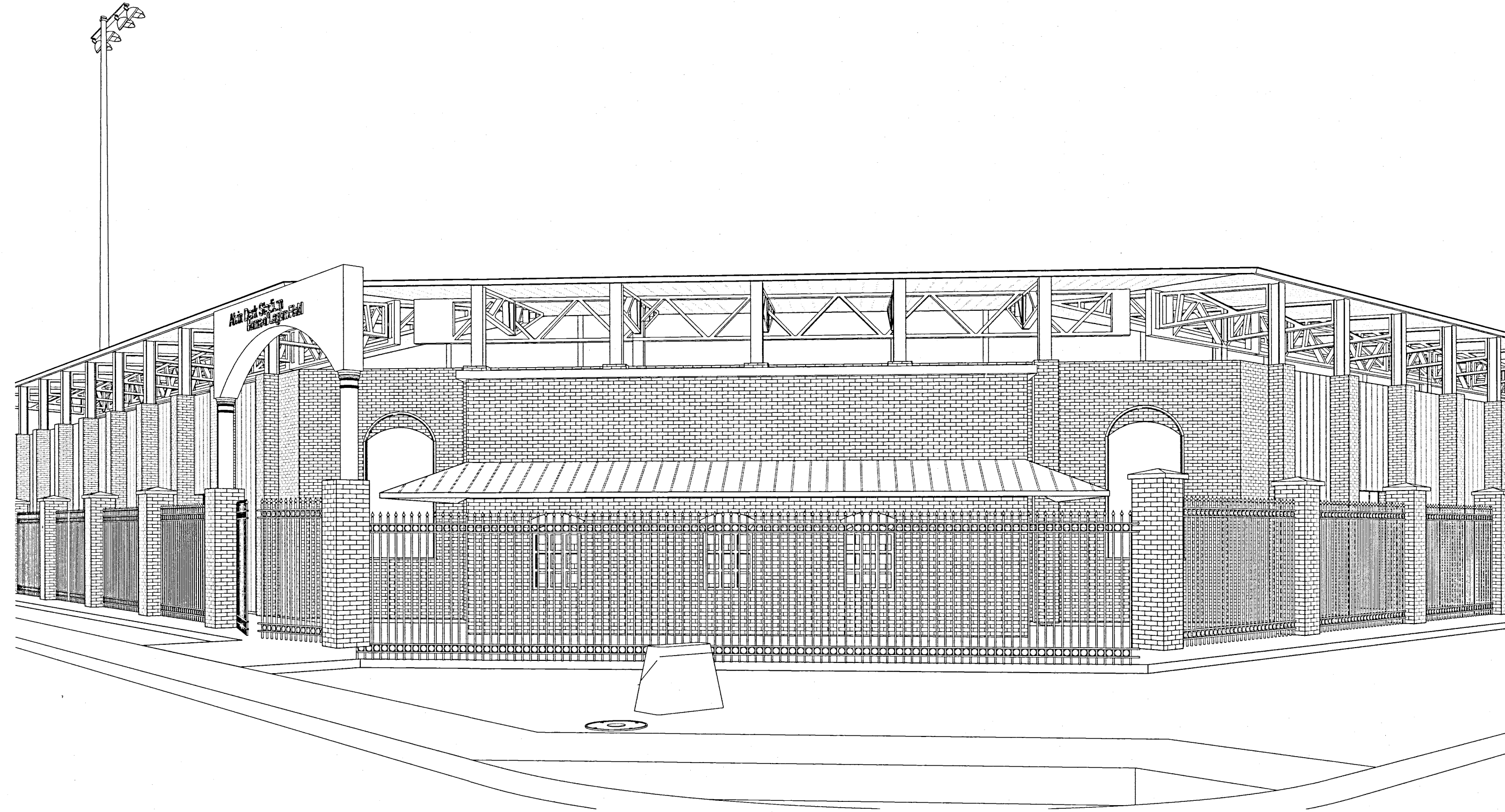


© COPYRIGHT 2024,
Brossett Architect, LLC
All Rights Reserved.
This document shall not be
copied or reproduced
without written permission.

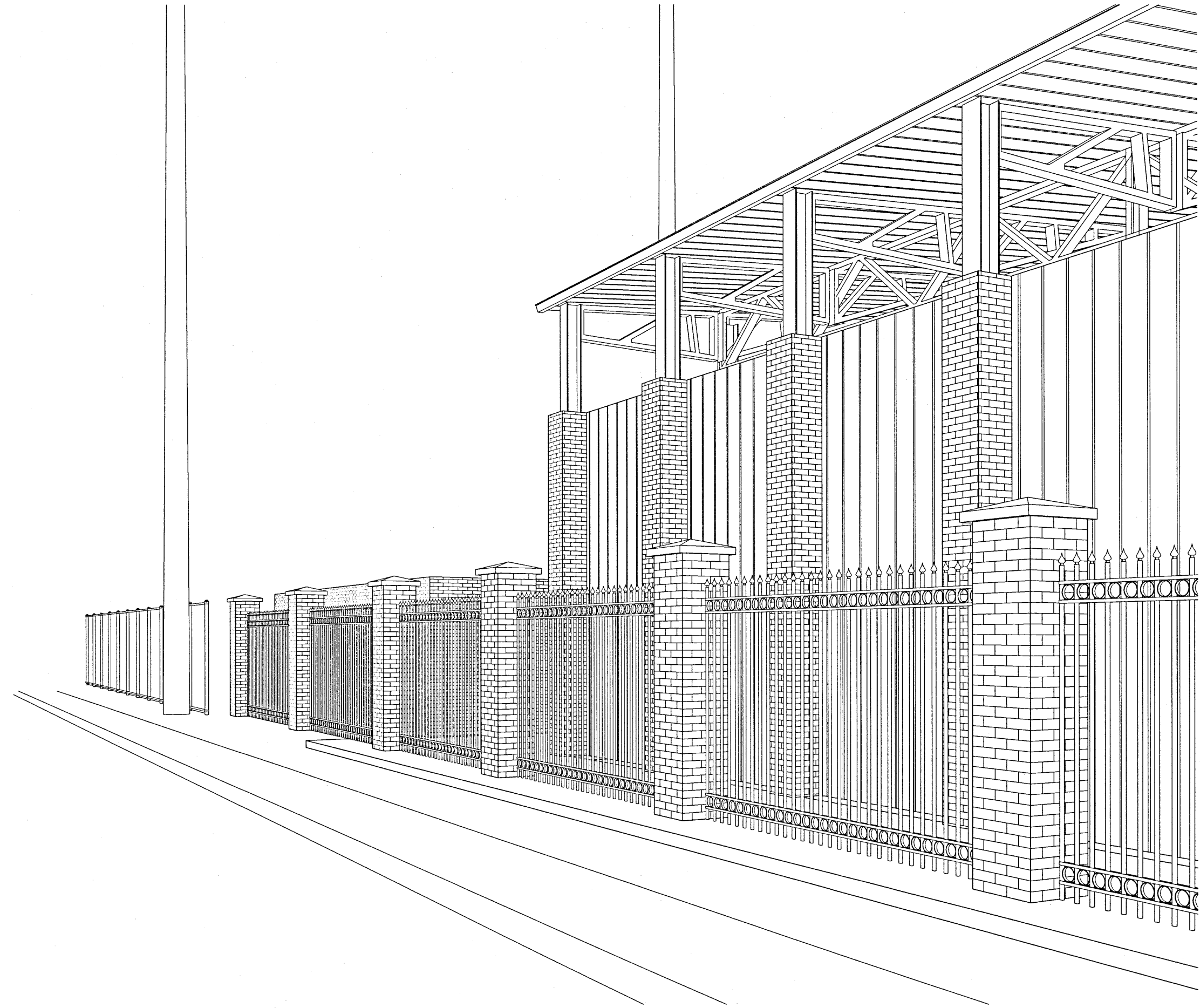
1 PERSPECTIVE 1
SCALE:



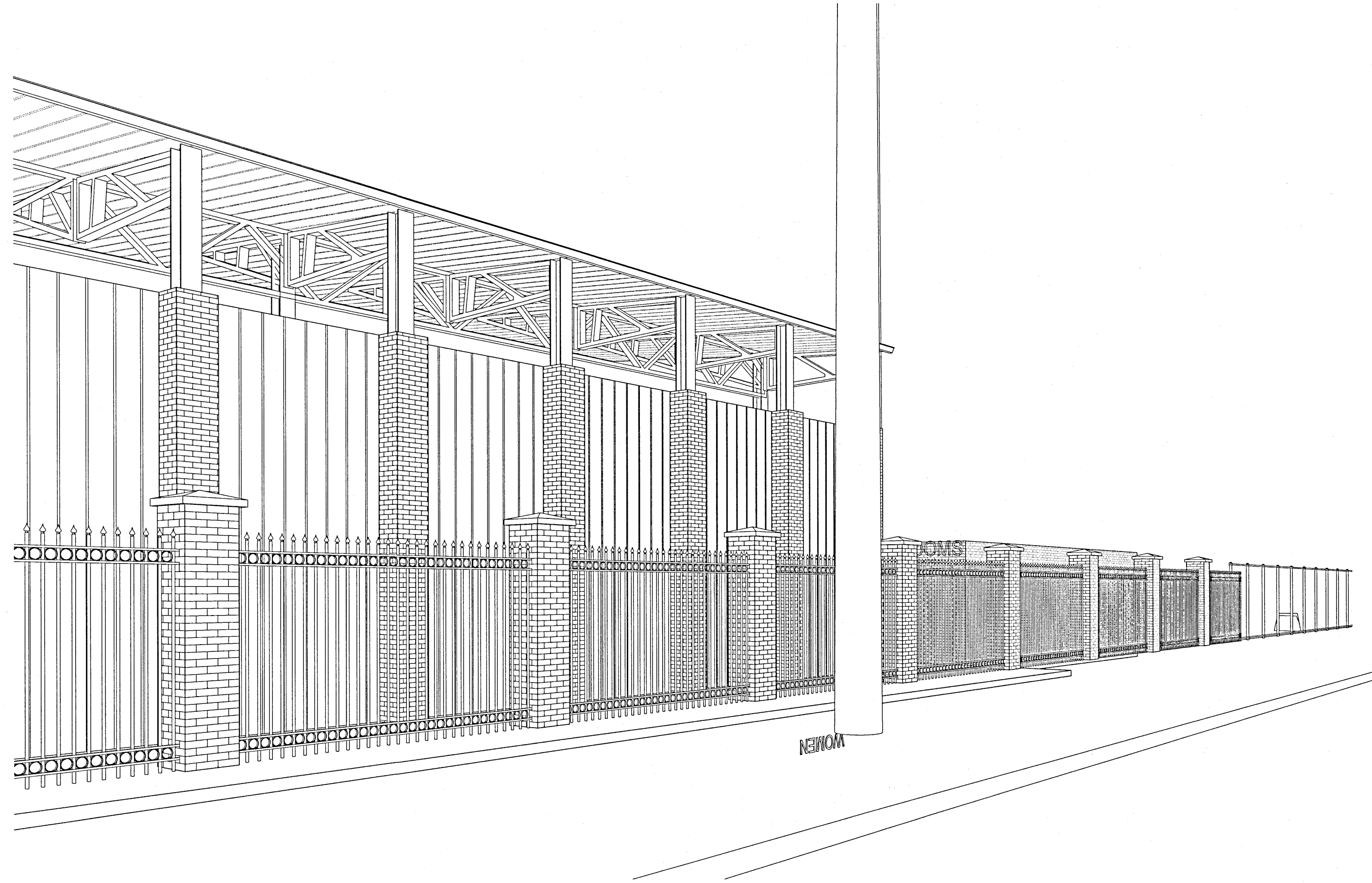
2 PERSPECTIVE 2
SCALE:



3 PERSPECTIVE 3
SCALE:



4 PERSPECTIVE 4
SCALE:



SCHEMATIC DESIGN
4/21/2025 1:28:29 PM

VER.	DATE	DESCRIPTION
A	10/01/2024	EXISTING CONDITIONS
B	10/14/2024	CONCEPT
C	01/31/2025	SCHEMATIC DESIGN

© COPYRIGHT 2024,
Brossett Architect, LLC
All Rights Reserved.
This document shall not be
copied or reproduced
without written permission.

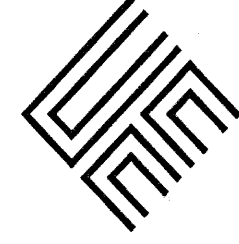
NEW ALVIN DARK STADIUM
1450 5TH STREET
LAKE CHARLES, LA 70601

SHEET NO.

A8.1

ARCH 13077 BA

PERSPECTIVES



Brossett
Architect

Brossett Architect, LLC • 414 Pujó St., Lake Charles, LA 70601



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 3/3/25TOTAL FEE: \$ 200

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: 4105 Common ST.LEGAL DESCRIPTION: See attachedDESCRIPTION OF JOB: Variance of sign set back

WITH PLANS ATTACHED HERETO:

APPLICANT: AR PROPERTIES LLCPHONE: 337-244-1555MAILING ADDRESS: ~~THIS~~ 2512 BRENT KEITH DR. ZIP: 70605EMAIL ADDRESS: lnlywholesalellc@gmail.comOWNER OF RECORD: AR PROPERTYZONING DISTRICT: ☐ RESIDENTIAL ☒ MIXED USE ☐ INDUSTRIAL ☐ NEIGHBORHOOD ☒ BUSINESS☐ T-4 URBAN TRANSECT ☐ T-5 URBAN CENTER TRANSECT ☐ T-5 URBAN CORE TRANSECT ☐ OTHER _____HISTORIC DISTRICT: ☐ CHARPENTIER ☐ MARGARET PLACE ☐ N/A☐ MINOR HISTORICAL SIGNIFICANCE AND/OR NONCONTRIBUTING ELEMENT☐ MINOR HISTORICAL SIGNIFICANCE AND/OR CONTRIBUTING ELEMENTCONDITIONAL USE: ☒ MINOR ☐ MAJOR ☐ PLANNED DEVELOPMENT CASE NO. _____☐ WITH ZONING DISTRICT AMENDMENT: _____ CASE NO. _____

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL: _____

COMMENCEMENT OF CONSTRUCTION: _____ EXPECTED COMPLETION: _____ EXTENSION GRANTED: _____

SPECIAL EXCEPTION VARIANCE/APPEAL: ☐ NOT REQUIRED ☒ REQUIRED ☐ CASE NO. _____

FLOOD PLAIN MANAGEMENT REGULATIONS:

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

4.) BASE FLOOD ELEVATION: _____ MSL

REMARKS OR SPECIAL CONDITIONS:

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. PowellDATE 3/31/25

To City of Lake Charles.

I Rizwan Farook owner of 4105 Common St
Lake Charles LA 70605 will request a
change in variance for the street sign
setback by 4 feet and 3 inches.



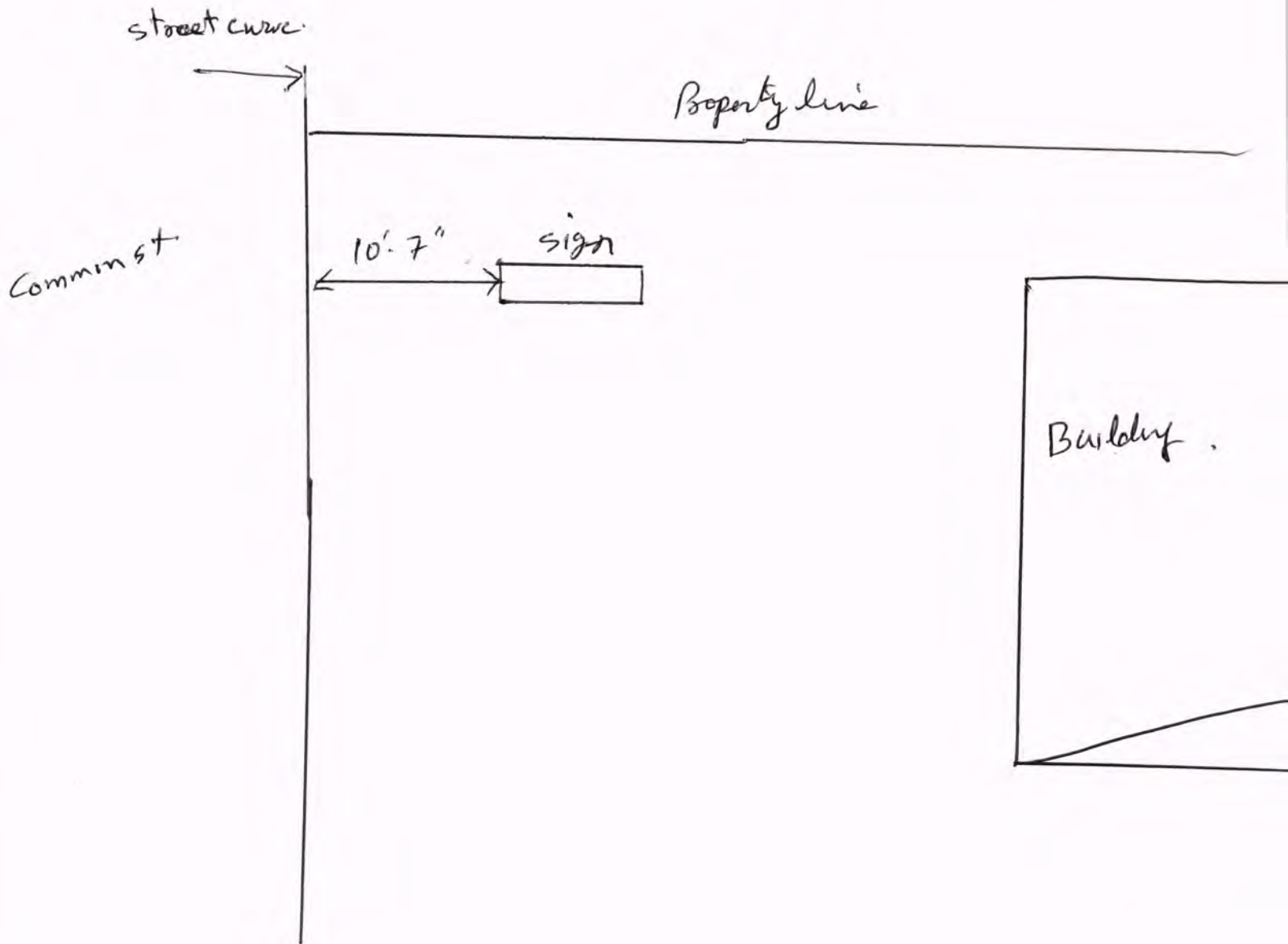
Rizwan Farook -

Ph-tt 337-377-9821

3/31/25

Site Plan,

4105 Common st
Lake Charles, LA 70607



APPLICATION FOR PUBLIC HEARING**CITY OF LAKE CHARLES, LOUISIANA**DATE: 4/7/2025

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: 3005 L Auberge Blvd Lake Charles, LALEGAL DESCRIPTION: See attachedDESCRIPTION OF JOB: Sign variance for directional signs

WITH PLANS ATTACHED HERETO:

APPLICANT: Alicia WaltonPHONE: 417-862-2454MAILING ADDRESS: 4825 E. Kearney St Springfield MO 65803

ZIP: _____

EMAIL ADDRESS: aliciaw@springfieldsign.comOWNER OF RECORD: DEWE PROPERTIES LAKE CHARLES LLCZONING DISTRICT: ☐ RESIDENTIAL ☐ MIXED USE ☐ INDUSTRIAL ☐ NEIGHBORHOOD ☒ BUSINESS☐ T-4 URBAN TRANSECT ☐ T-5 URBAN CENTER TRANSECT ☐ T-5 URBAN CORE TRANSECT ☐ OTHER _____HISTORIC DISTRICT: ☐ CHARPENTIER ☐ MARGARET PLACE ☐ N/A☐ MINOR HISTORICAL SIGNIFICANCE AND/OR NONCONTRIBUTING ELEMENT☐ MINOR HISTORICAL SIGNIFICANCE AND/OR CONTRIBUTING ELEMENTCONDITIONAL USE: ☐ MINOR ☐ MAJOR ☐ PLANNED DEVELOPMENT CASE NO. _____☐ WITH ZONING DISTRICT AMENDMENT: _____ CASE NO. _____

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL: _____

COMMENCEMENT OF CONSTRUCTION: _____ EXPECTED COMPLETION: _____ EXTENSION GRANTED: _____

SPECIAL EXCEPTION/VARIANCE/APPEAL: ☐ NOT REQUIRED ☐ REQUIRED ☐ CASE NO. _____**FLOOD PLAIN MANAGEMENT REGULATIONS:**1.) FIRM ZONE: ☐ "X" ☐ "A" ☐ "AE" ☐ "D" ☐ OTHER _____ 2.) FLOODWAY: ☐ IN ☐ OUT3.) ELEVATION CERTIFICATE REQUIRED: ☐ YES ☐ NO 4.) BASE FLOOD ELEVATION: _____ MSL**REMARKS OR SPECIAL CONDITIONS:**Good Day Farm located at 3005 L' Auberge Blvd would like to respectfully additional 6 square feet and 2 feet in height for our standard brand directional signs.

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 _____

Alicia Walton
APPLICANT4/7/2025
DATE



ADDRESS
4825 E Kearney St
Springfield, MO 65803

CONTACT US
800.845.9927
springfieldsign.com

3/24/2025

City of Lake Charles
326 Pujo Street
Lake Charles, LA 70602

RE: Good Day Farm -Sign Variance Request

Good Day Farm located at 3005 L' Auberge Blvd would like to respectfully request additional 6 square feet and 2 feet in height for our standard brand directional signs. The code allows directional signs at a maximum of 2 square feet at 2 feet in height. By granting this proposal, we will gain (2) 8 square feet directional sign at 4 feet overall height.

The business is located on a multi lane street and our main entrance is in the back of the building. Our request for additional square footage and height to allow an increase in directional sign will help the community with public way finding and public identity. Without our brand of Standard directional signs located in our parking islands, our business could lose business as our potential customers would not have an idea of our location or the correct direction to proceed through our drive through building. A large percentage of businesses are from impulsive buyers through business signage. The granting of these requests would not be in any way detrimental to the public's welfare, or injurious.

Good Day Farm is a nationally recognized business and with that comes a Brand Standard consistency. The brand Standard format for Good Day Farm is to be consistent with branding, public identity, public way finding, public safety, marketing, visual imaging throughout the entire chain and providing a positive impact on the community. We believe this variance request is consistent with the spirit, purpose and intent of the sign ordinance governing Lake Charles city while offering some new advantages. This proposal is consistent with many other communities that we have been involved in around the country and believe that this minor adjustment is necessary as far as the Brand of Good Day Farm and will have a positive impact on the community.

We respectfully are asking you to review our request, see our need, and approve our request.

Thank you,

Alicia Walton

Alicia Walton
Springfield Sign
4825 E Kearney St.
Springfield, MO 65803
417-862-2454
aliciaw@springfieldsign.com

Millage
TOTALS

Mills
14.9800

Taxpayer Tax
2,136.15

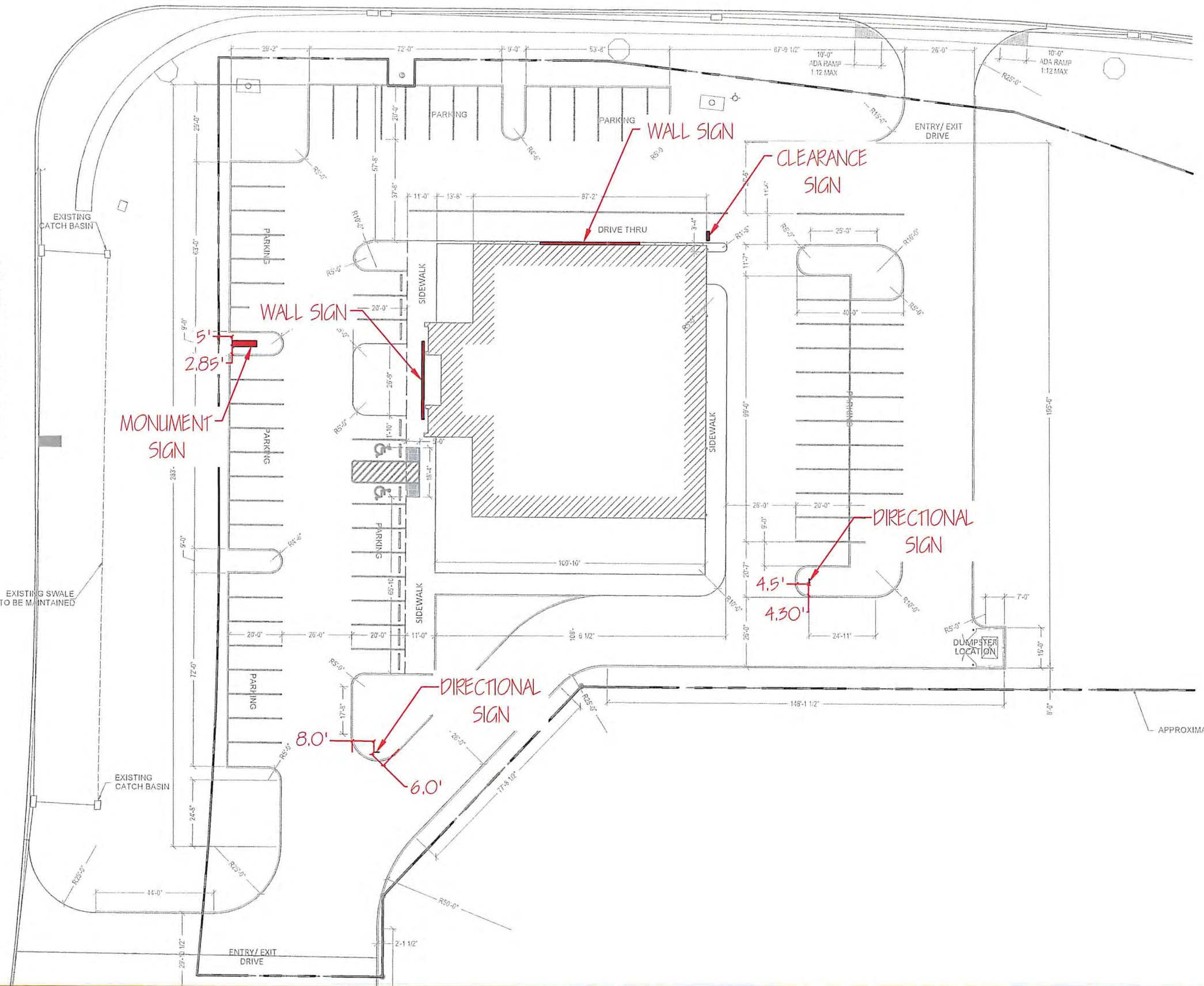
Exempt Tax
0.00





L'AUBERGE BLVD.

CONTRABAND PARKWAY



SCALE 1" = 40'

LOCATION:
LAKE CHARLES, LA.

SPRINGFIELD SIGN
4825 E. Kearney St.
Springfield, MO 65803
(417) 862-2454

GOOD DAY FARM
NEW-SIGNAGE
L'AUBERGE BLVD.
LAKE CHARLES, LA. 70601
SIGN PLACEMENT PLAN

Project No.: 49258
Drawn By: CLH
Reviewed By: MW
Date: 7-22-24

Sheet Number:
1 OF 1

EXTERIOR

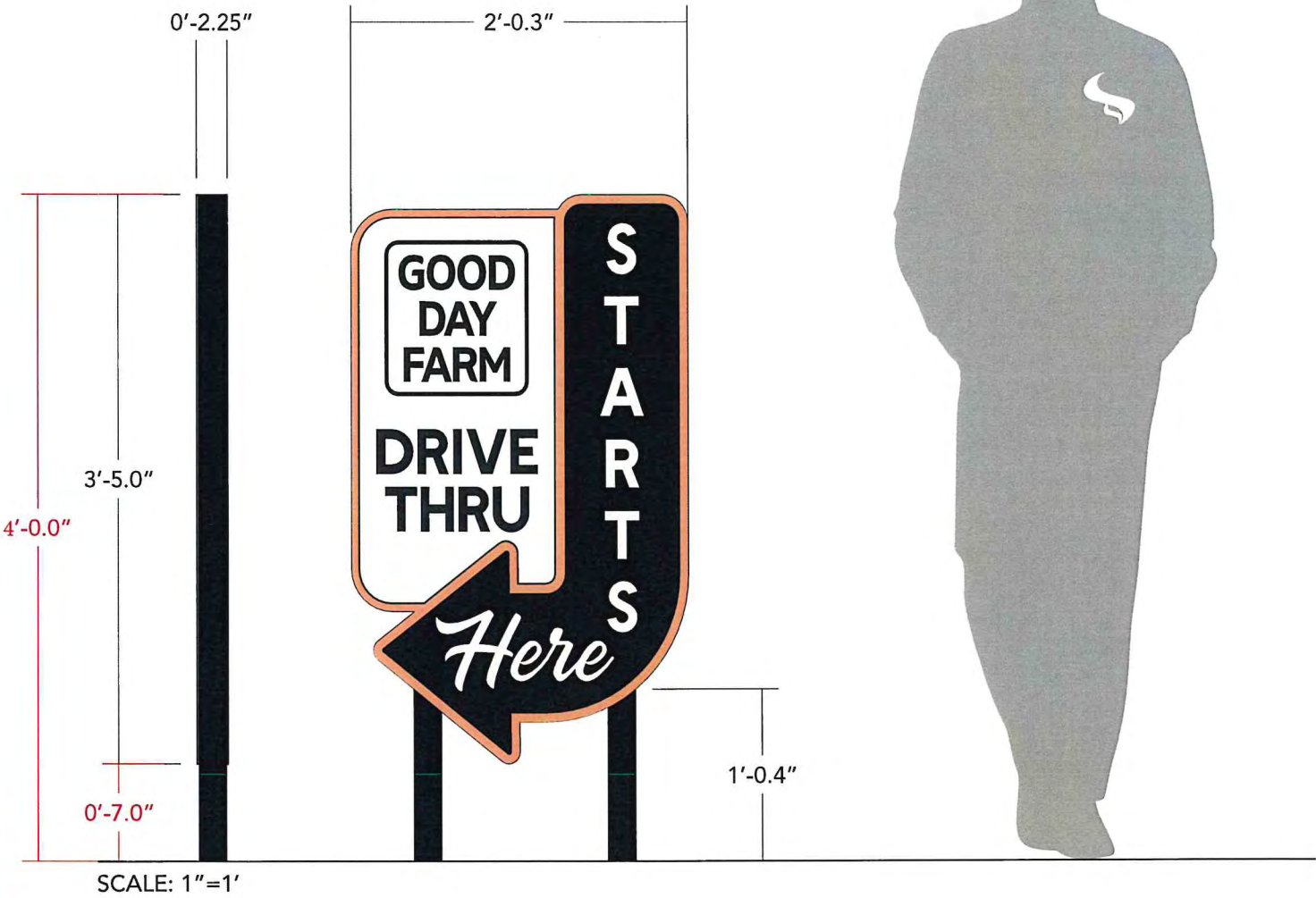
PANEL SIGN

SCALE: 1-1/2"=1'

Quantity: 2

SIDE A

SIDE B



DIRECTIONAL PANEL SIGN - NON LIT	
FACE MATERIAL:	WHITE ACM
PANEL DEPTH:	0.125"
LOGO:	VINYL
ILLUMINATION:	NON LIT
MOUNTING:	2" ALUM POSTS

6.91 SqFt

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 4-11-25TOTAL FEE: \$ 200

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: 2220 Lilly Street
LEGAL DESCRIPTION: See attached
DESCRIPTION OF JOB: Park Excavator & dump truck & ~~Skid Steer~~ Skid Steer
WITH PLANS ATTACHED HERETO:
APPLICANT: Donald Ray Franklin PHONE: 3372747934
MAILING ADDRESS: 2216 Lilly St LC LA ZIP: 70601
EMAIL ADDRESS: donaldfranklin180@gmail.com
OWNER OF RECORD: Same as Applicate

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

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

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

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL: _____

COMMENCEMENT OF CONSTRUCTION: _____ EXPECTED COMPLETION: _____ EXTENSION GRANTED: _____

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

FLOOD PLAIN MANAGEMENT REGULATIONS:

1.) FIRM ZONE: ☐ "X" ☐ "A" ☐ "AE" ☐ "D" ☐ OTHER _____ 2.) FLOODWAY: ☐ IN ☐ OUT
3.) ELEVATION CERTIFICATE REQUIRED: ☐ YES ☐ NO 4.) BASE FLOOD ELEVATION: _____ MSL

REMARKS OR SPECIAL CONDITIONS:

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 _____

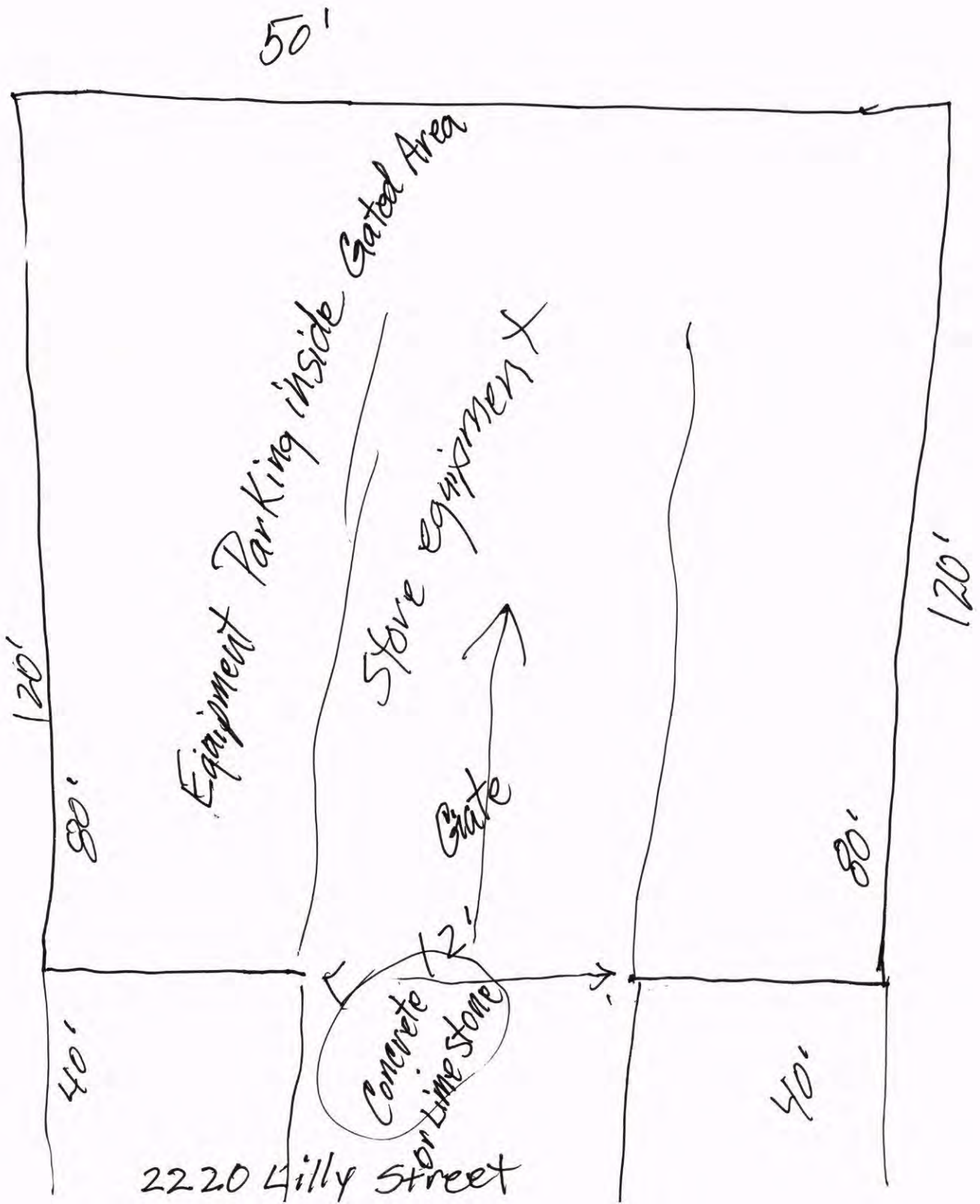
APPLICANT _____

DATE _____

I Donald Ray Franklin live on 2216 Lilly Street
and is on Social Security. So therefore I am
applying for a Variance. To park my Commercial
equipment on my property on 2220 Lilly
Street to store my equipment on my residence
In which my neighbors does have a problem
with it. Because people have did damage to
my equipment once before.

Sincerely
Donald R Franklin

Donald W. Franklin Property



Tabbatha & Fredrick Franklin - 2219 Lilly St
Lake Charles, LA 70601

We don't have or see a problem with
Donald Franklin parking his equipment on his lot
2220 Lilly St Lake Charles LA 70601

Tabbatha Franklin

I" Floyd Reed my Address is 2218

Lilly Street I" have no Problem
with him parking his Equipment on
this lot

This is Sheila Weston

I don't Have a problem about

Donald Franklen parking his equipment

at 2220 Lilly St. Sheila Weston

Joseph August 2228 Lilly St No Problem
Mary Irakan 2227 Lilly St. at 2270 Lilly

I Rosa Gotch

Live at 2305 Lilly St
it's okay with me
for Mr Donald Franklin
to have his equipment
on his property 2320 Lilly St

Sign Rosa Gotch

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: April 14, 2025TOTAL FEE: \$ 400.00

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: 2500 Kirkman st, Lake Charles, LA 70601LEGAL DESCRIPTION: see attachedDESCRIPTION OF JOB: proposing a cigar bar- change of use

WITH PLANS ATTACHED HERETO:

APPLICANT: John HawkinsPHONE: 773-682-5908MAILING ADDRESS: 2738 Hwy 14 E, Lake Charles ZIP: 70607EMAIL ADDRESS: jhawk19112@gmail.comOWNER OF RECORD: HE Stutes LLCZONING DISTRICT: ☐ RESIDENTIAL ☐ MIXED USE ☐ INDUSTRIAL ☐ NEIGHBORHOOD ☐ BUSINESS☐ T-4 URBAN TRANSECT ☐ T-5 URBAN CENTER TRANSECT ☐ T-5 URBAN CORE TRANSECT ☐ OTHER _____HISTORIC DISTRICT: ☐ CHARPENTIER ☐ MARGARET PLACE ☐ N/A☐ MINOR HISTORICAL SIGNIFICANCE AND/OR NONCONTRIBUTING ELEMENT☐ MINOR HISTORICAL SIGNIFICANCE AND/OR CONTRIBUTING ELEMENTCONDITIONAL USE: ☐ MINOR ☐ MAJOR ☐ PLANNED DEVELOPMENT CASE NO. _____☐ WITH ZONING DISTRICT AMENDMENT: _____ CASE NO. _____

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL: _____

COMMENCEMENT OF CONSTRUCTION: _____ EXPECTED COMPLETION: _____ EXTENSION GRANTED: _____

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

FLOOD PLAIN MANAGEMENT REGULATIONS:


1.) FIRM ZONE: ☐ "X" ☐ "A" ☐ "AE" ☐ "D" ☐ OTHER _____ 2.) FLOODWAY: ☐ IN ☐ OUT3.) ELEVATION CERTIFICATE REQUIRED: ☐ YES ☐ NO 4.) BASE FLOOD ELEVATION: _____ MSL

REMARKS OR SPECIAL CONDITIONS:

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 4/14/2025

Basone Development Solutions
1010 Lakelyn Drive
Lake Charles, LA 70605

April 11, 2025

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

Re: 2500 Kirkman St, Lake Charles, LA 70601

To Whom It May Concern:

The potential lessee of the above referenced property, John Hawkins, is applying for a variance to open a bar within 300' of residence (Neighborhood zoning to the west).

He is also proposing off-street parking along Kirkman, but is reducing those number of spaces.

I included a detailed site plan.

The agent for application purposes is Robin Basone.

Thank you,

A handwritten signature in black ink, appearing to be 'RB' followed by a long horizontal stroke.

Robin Basone

robin@basonesolutions.com

337.764.0389

Neighborhood ZONING

N →

DUMPSTER
AREA

5

6

7

8

9

10

PROPOSED

CIGAR

BAR

2500 KIRKMAN

4

3

2

1

KIRKMAN STREET

parking spaces 9'x18'

15th St

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 4/14/25TOTAL FEE: \$ 200⁰⁰

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: 701 Alamo St Lake Charles, LA 70607LEGAL DESCRIPTION: AttachedDESCRIPTION OF JOB: Maintain storage containers

WITH PLANS ATTACHED HERETO:

APPLICANT: Walter CrawfordPHONE: 337 802-6285MAILING ADDRESS: 3425 Common StZIP: 70607EMAIL ADDRESS: waltcrawford1954@gmail.comOWNER OF RECORD: Walter CrawfordZONING DISTRICT: ☐ RESIDENTIAL ☐ MIXED USE ☐ INDUSTRIAL ☐ NEIGHBORHOOD ☐ BUSINESS☐ T-4 URBAN TRANSECT ☐ T-5 URBAN CENTER TRANSECT ☐ T-5 URBAN CORE TRANSECT ☐ OTHER _____HISTORIC DISTRICT: ☐ CHARPENTIER ☐ MARGARET PLACE ☐ N/A☐ MINOR HISTORICAL SIGNIFICANCE AND/OR NONCONTRIBUTING ELEMENT☐ MINOR HISTORICAL SIGNIFICANCE AND/OR CONTRIBUTING ELEMENTCONDITIONAL USE: ☐ MINOR ☐ MAJOR ☐ PLANNED DEVELOPMENT CASE NO. _____☐ WITH ZONING DISTRICT AMENDMENT: _____ CASE NO. _____

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL: _____

COMMENCEMENT OF CONSTRUCTION: _____ EXPECTED COMPLETION: _____ EXTENSION GRANTED: _____

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

FLOOD PLAIN MANAGEMENT REGULATIONS:

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

4.) BASE FLOOD ELEVATION: _____ MSL

REMARKS OR SPECIAL CONDITIONS:

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

Walter Crawford

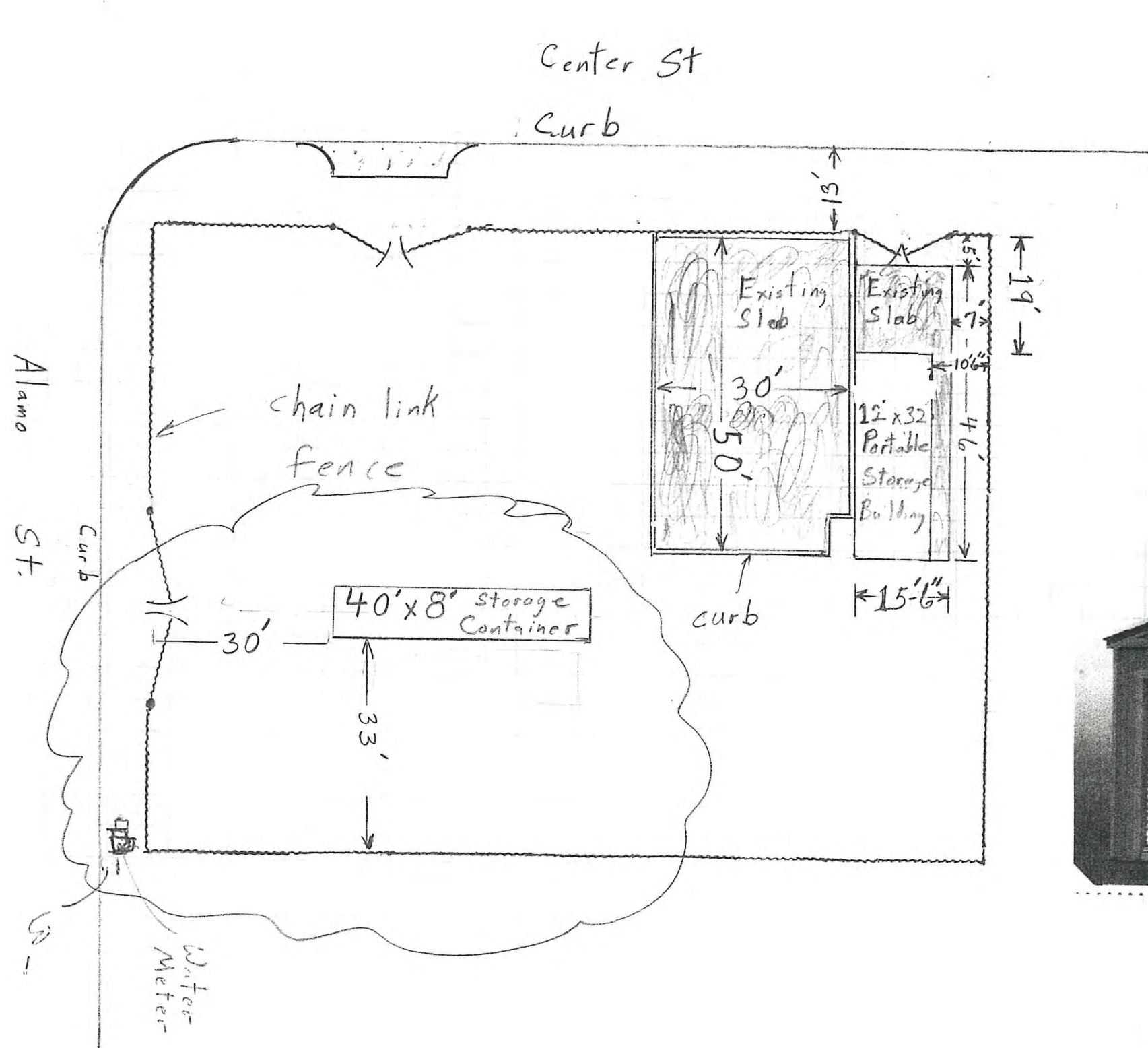
DATE

4/14/25

Walter Crawford
3425 Common St.
Lake Charles, LA 70607

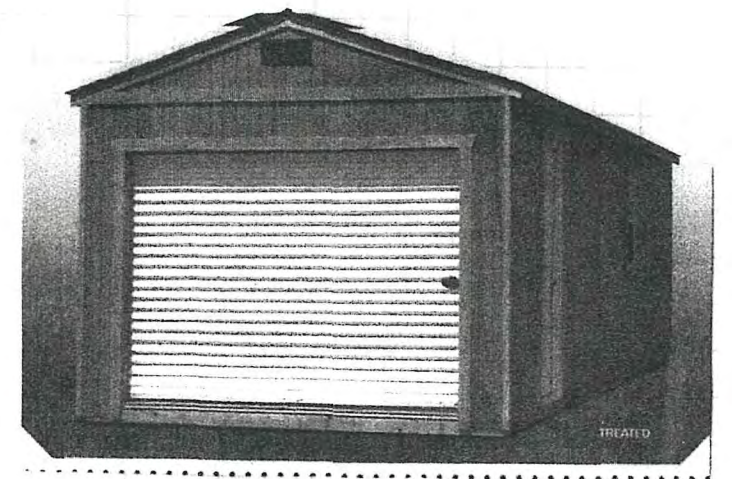
I am asking for a variance for a storage container located at 701 Alamo St Lake Charles, LA 70601. A variance was granted for the storage container for one year however I have not been able to fund a project that the material in the storage container is allocated for.

Walter Crawford
4/14/25



12' x 32'
Storage Building

701 Alamo St.
Lake Charles, LA
70601



Scale 1" = 20'

APPLICATION FOR PUBLIC HEARING**CITY OF LAKE CHARLES, LOUISIANA**DATE: 4/16/2025

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: 2002 Phyllis St. Lake Charles LA 70601LEGAL DESCRIPTION: LOT 3 SUB OF 3 1/2 ACS IN NW COR W 1/2 NW 8.10.8 FOREMAN SUBDESCRIPTION OF JOB: Restore LA Demo/Rebuild

WITH PLANS ATTACHED HERETO:

APPLICANT: Lemoine Disaster RecoveryPHONE: 337-852-5510MAILING ADDRESS: 1906 Eraste Landry Rd. #200, Lafayette LAZIP: 70506EMAIL ADDRESS: andrew.gisclair@llemoine.comOWNER OF RECORD: Alton Guidry Jr.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 ELEMENTCONDITIONAL USE: ☐ MINOR ☐ MAJOR ☐ PLANNED DEVELOPMENT CASE NO. _____☐ WITH ZONING DISTRICT AMENDMENT: _____ CASE NO. _____

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL: _____

COMMENCEMENT OF CONSTRUCTION: _____ EXPECTED COMPLETION: _____ EXTENSION GRANTED: _____

SPECIAL EXCEPTION/VARIANCE/APPEAL: ☐ NOT REQUIRED ☐ REQUIRED ☐ CASE NO. _____**FLOOD PLAIN MANAGEMENT REGULATIONS:**1.) FIRM ZONE: ☒ "X" ☐ "A" ☐ "AE" ☐ "D" ☐ OTHER _____ 2.) FLOODWAY: ☐ IN ☐ OUT3.) ELEVATION CERTIFICATE REQUIRED: ☐ YES ☐ NO

4.) BASE FLOOD ELEVATION: _____ MSL

REMARKS OR SPECIAL CONDITIONS:

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

APPLICANT4/16/2025
DATE



Lemoine Disaster Recovery

To: City of Lake Charles

From: Andrew Gisclair

RE: Variance for 2002 Phyllis St. Lake Charles, LA 70601

Date: 04/16/2025

To Whom it may Concern,

Lemoine Disaster Recovery would like to request a Variance to reduce the front setback from 30' to 26'-8" for the property located at 2002 Phyllis St. in Lake Charles, Louisiana. We will be removing the existing home and building a new home on behalf of the Restore Louisiana Program. The new home (Daisy Floorplan) will be placed in the general vicinity as the existing home but will not encroach on the neighboring lots. The new home will be elevated 3' on pilings.

Thank you,

Andrew Gisclair

A handwritten signature in blue ink, appearing to read "AG", is written below the printed name "Andrew Gisclair".

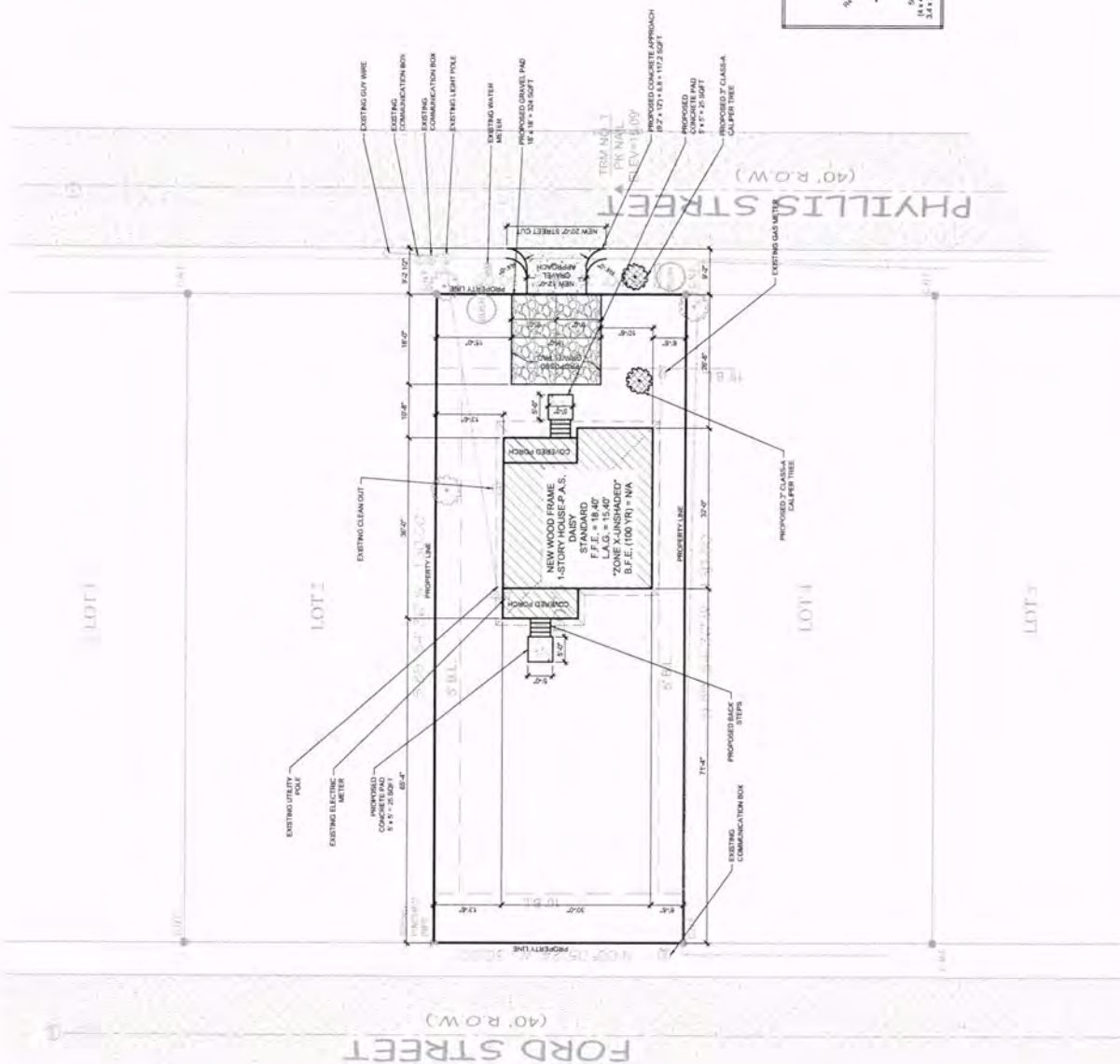
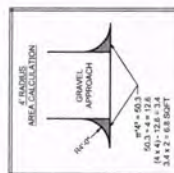


SCALE: 3/32" = 1'-0"

LEGAL DESCRIPTION:
LOT 3, OF PARTITION OF PHYLLIS FOREMAN OF 3 ACRES IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 10 SOUTH, RANGE 8 WEST, LOUISIANA IN AXE CHARLES, CALCASIEU PARISH, LOUISIANA, AS PER PLAT RECORDED IN PLAT BOOK 2, PAGE 187, BEING IN THE CITY OF AXE CHARLES, OF CALCASIEU PARISH, LOUISIANA.

PROPOSED CONCRETE	
CONCRETE PAD	50 SQFT
APPROACH	117.2 SQFT
TOTAL	167.2 SQFT

IMPERVIOUS SQUARE FOOTAGE	
PROPOSED SQUARE FOOTAGE	
LOT AREA	6,300 SQFT
PROPOSED 1ST FLOOR	866 SQFT
FRONT PORCH	74 SQFT
REAR PORCH	44 SQFT
PARKING PAD	324 SQFT
CONCRETE PAD	50 SQFT
TOTAL COVERED	1,430 SQFT
APPROXIMATE LAND TABULATION	
LOT AREA	4,500 SQFT
TOTAL COVERED AREA	1,031 SQFT
IMPERVIOUS PERCENTAGE	22.91 %



LEGEND

1. ☐ **INFORMATION ON THIS PAGE**
 2. ☐ **GENERAL INFORMATION**
 3. ☐ **GENERAL INFORMATION**
 4. ☐ **GENERAL INFORMATION**
 5. ☐ **GENERAL INFORMATION**
 6. ☐ **GENERAL INFORMATION**
 7. ☐ **GENERAL INFORMATION**
 8. ☐ **GENERAL INFORMATION**
 9. ☐ **GENERAL INFORMATION**
 10. ☐ **GENERAL INFORMATION**
 11. ☐ **GENERAL INFORMATION**
 12. ☐ **GENERAL INFORMATION**
 13. ☐ **GENERAL INFORMATION**
 14. ☐ **GENERAL INFORMATION**
 15. ☐ **GENERAL INFORMATION**
 16. ☐ **GENERAL INFORMATION**
 17. ☐ **GENERAL INFORMATION**
 18. ☐ **GENERAL INFORMATION**
 19. ☐ **GENERAL INFORMATION**
 20. ☐ **GENERAL INFORMATION**
 21. ☐ **GENERAL INFORMATION**
 22. ☐ **GENERAL INFORMATION**
 23. ☐ **GENERAL INFORMATION**
 24. ☐ **GENERAL INFORMATION**
 25. ☐ **GENERAL INFORMATION**
 26. ☐ **GENERAL INFORMATION**
 27. ☐ **GENERAL INFORMATION**
 28. ☐ **GENERAL INFORMATION**
 29. ☐ **GENERAL INFORMATION**
 30. ☐ **GENERAL INFORMATION**
 31. ☐ **GENERAL INFORMATION**
 32. ☐ **GENERAL INFORMATION**
 33. ☐ **GENERAL INFORMATION**
 34. ☐ **GENERAL INFORMATION**
 35. ☐ **GENERAL INFORMATION**
 36. ☐ **GENERAL INFORMATION**
 37. ☐ **GENERAL INFORMATION**
 38. ☐ **GENERAL INFORMATION**
 39. ☐ **GENERAL INFORMATION**
 40. ☐ **GENERAL INFORMATION**
 41. ☐ **GENERAL INFORMATION**
 42. ☐ **GENERAL INFORMATION**
 43. ☐ **GENERAL INFORMATION**
 44. ☐ **GENERAL INFORMATION**
 45. ☐ **GENERAL INFORMATION**
 46. ☐ **GENERAL INFORMATION**
 47. ☐ **GENERAL INFORMATION**
 48. ☐ **GENERAL INFORMATION**
 49. ☐ **GENERAL INFORMATION**
 50. ☐ **GENERAL INFORMATION**
 51. ☐ **GENERAL INFORMATION**
 52. ☐ **GENERAL INFORMATION**
 53. ☐ **GENERAL INFORMATION**
 54. ☐ **GENERAL INFORMATION**
 55. ☐ **GENERAL INFORMATION**
 56. ☐ **GENERAL INFORMATION**
 57. ☐ **GENERAL INFORMATION**
 58. ☐ **GENERAL INFORMATION**
 59. ☐ **GENERAL INFORMATION**
 60. ☐ **GENERAL INFORMATION**
 61. ☐ **GENERAL INFORMATION**
 62. ☐ **GENERAL INFORMATION**
 63. ☐ **GENERAL INFORMATION**
 64. ☐ **GENERAL INFORMATION**
 65. ☐ **GENERAL INFORMATION**
 66. ☐ **GENERAL INFORMATION**
 67. ☐ **GENERAL INFORMATION**
 68. ☐ **GENERAL INFORMATION**
 69. ☐ **GENERAL INFORMATION**
 70. ☐ **GENERAL INFORMATION**
 71. ☐ **GENERAL INFORMATION**
 72. ☐ **GENERAL INFORMATION**
 73. ☐ **GENERAL INFORMATION**
 74. ☐ **GENERAL INFORMATION**
 75. ☐ **GENERAL INFORMATION**
 76. ☐ **GENERAL INFORMATION**
 77. ☐ **GENERAL INFORMATION**
 78. ☐ **GENERAL INFORMATION**
 79. ☐ **GENERAL INFORMATION**
 80. ☐ **GENERAL INFORMATION**
 81. ☐ **GENERAL INFORMATION**
 82. ☐ **GENERAL INFORMATION**
 83. ☐ **GENERAL INFORMATION**
 84. ☐ **GENERAL INFORMATION**
 85. ☐ **GENERAL INFORMATION**
 86. ☐ **GENERAL INFORMATION**
 87. ☐ **GENERAL INFORMATION**
 88. ☐ **GENERAL INFORMATION**
 89. ☐ **GENERAL INFORMATION**
 90. ☐ **GENERAL INFORMATION**
 91. ☐ **GENERAL INFORMATION**
 92. ☐ **GENERAL INFORMATION**
 93. ☐ **GENERAL INFORMATION**
 94. ☐ **GENERAL INFORMATION**
 95. ☐ **GENERAL INFORMATION**
 96. ☐ **GENERAL INFORMATION**
 97. ☐ **GENERAL INFORMATION**
 98. ☐ **GENERAL INFORMATION**
 99. ☐ **GENERAL INFORMATION**
 100. ☐ **GENERAL INFORMATION**

BASE FLOOD ELEVATION (100 YEARS)
DESIGNATED FLOOD ELEVATION (500 YEARS)
FINISHED FLOOR ELEVATION
PEILING AND STRINGER
SLAB ON GRADE
HIGHEST ADJACENT GRADE
LOWEST ADJACENT GRADE

NOTES

1. THE FINISHED FLOOR ELEVATION SHALL BE A MINIMUM 2'-0" ABOVE B.F.S.
2. THE FINISHED GRADE AT HOUSE FOUNDATION SHALL PROVIDE A MINIMUM 6" DRAINAGE SLOPE AWAY FROM STRUCTURE AND SHALL BE MAINTAINED FOR THE LIFE OF THE PROJECT.
3. GRADING BELOW ELEVATED FLOOR SHALL PROVIDE POSITIVE DRAINAGE TO EXISTING FLOOR FOOTPRINT AND PREVENT POOLING UNDER HOUSE.
4. NO BUILDINGS OR EASEMENTS SHOWN ON PLAT BEYOND THE F.L.S.W.
5. FINISHED CONSTRUCTION GRADING PATTERN SHALL CONVEY WATER RUNOFF AWAY FROM ADJACENT PROPERTIES.
6. WETLAND AREA TO REMAIN UNDISTURBED DURING CONSTRUCTION.

Revisions:		
#	DATE	DESCRIPTION OF CHANGE
0	1/12/2024	ISSUED FOR CONSTRUCTION

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS.



THIS DRAWING AND ALL ITS CONTENTS ARE, EXPLICITLY, USED FOR THE ADDRESS SHOWN AND FOR ANY OTHER PURPOSE AND OR LOCATION IS PROHIBITED. COBALT DOES NOT WITHHOLD SUCH USE.

1/24/2007

NOTE: SIGNATURE IS VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURE IS



COBALT
ENGINEERING AND INSPECTIONS, LLC
phone: 430-754-8511 email: ed@cobalt-engineering.com

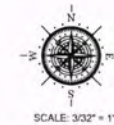
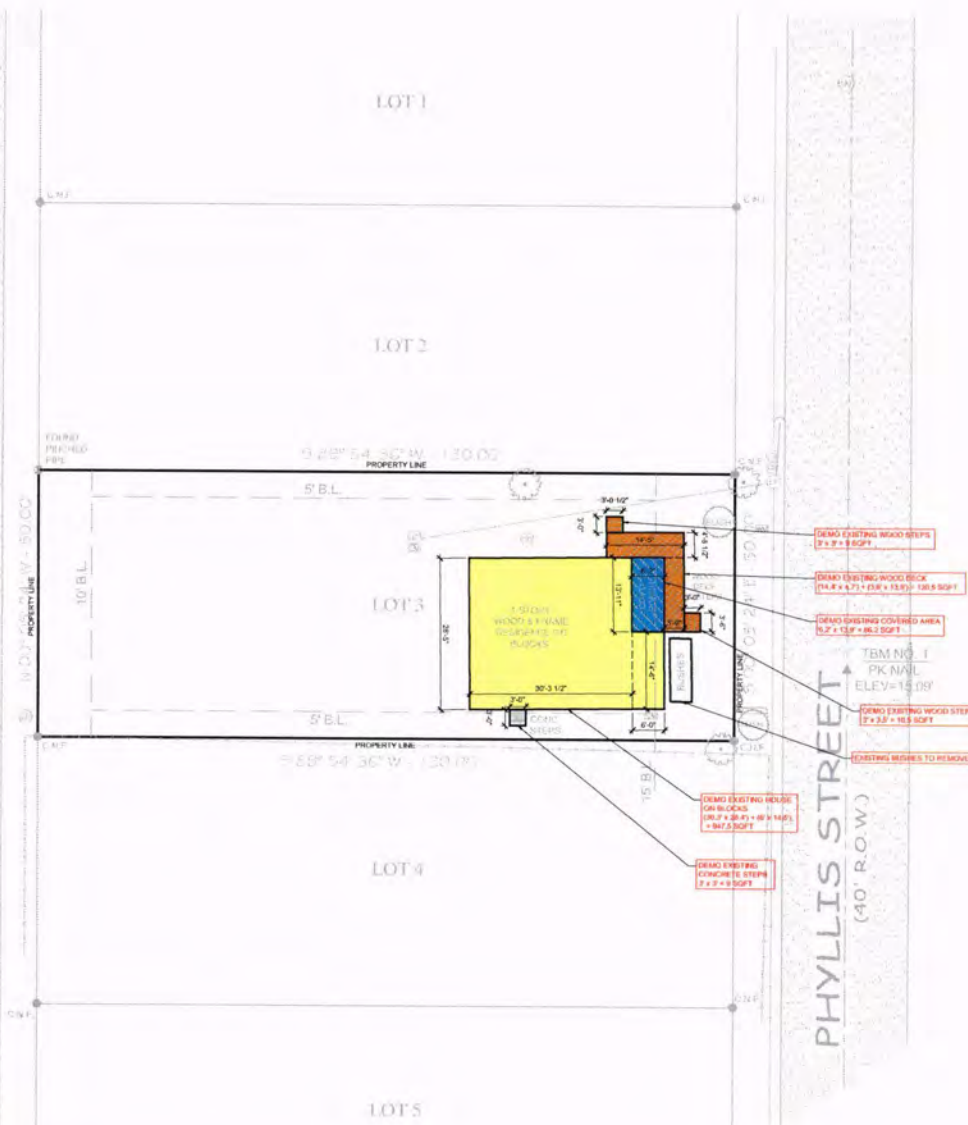
CLIENT:

CLIENT:
LEMOINE DISASTER RECOVERY
PROJECT LOCATION OR ADDRESS:
2002 PHYLLIS ST.
LAKE CHARLES, LA 70601

SITE PLAN

DRAWN BY	G.T.	CHECKED BY	CCH
PROJECT #	23-0973-04	SCALE	3/32" = 1'-0"
DATE	11/21/2024	23-0973-DSY-PAS-C-1.01	

FORD STREET
(40' R.O.W.)



LEGAL DESCRIPTION:
LOT 3, OF PARTITION OF PHYLLIS FOREMAN OF 3 ACRES IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 10 SOUTH, RANGE 8 WEST, LOUISIANA IN LAKE CHARLES, CALCASIEU PARISH, LOUISIANA, AS PER PLAT RECORDED IN PLAT BOOK 2, PAGE 187, BEING IN THE CITY OF LAKE CHARLES, OF CALCASIEU PARISH, LOUISIANA.

DEMO TABULATIONS	
EXISTING 1ST FLOOR	947.5 SQFT
WOOD DECK	126.5 SQFT
WOOD STEPS	19.5 SQFT
CONCRETE STEPS	9 SQFT
COVERED AREA	86.2 SQFT
TOTAL COVERED	1,182.7 SQFT

LEGEND

- BUILDING
- CONCRETE
- COVERED AREA
- TREE
- BRICK
- WOOD
- ASPHALT
- ITEM TO DEMO
- ITEM TO REMAIN

Revisions:		
#	DATE	DESCRIPTION OF CHANGE
0	11/21/2024	ISSUED FOR CONSTRUCTION

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM WITHOUT PRIOR WRITTEN AUTHORIZATION OF "COBALT".

THIS DRAWING AND ALL OF ITS CONTENTS ARE TO BE STRICTLY USED FOR THE ADDRESS SHOWN AND USE FOR ANY OTHER PURPOSE AND/OR LOCATION IS PROHIBITED AND COBALT DOES NOT AUTHORIZE SUCH USE.



NOTE: SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES



CLIENT:
LEMOINE DISASTER RECOVERY
PROJECT LOCATION OR ADDRESS:
2002 PHYLLIS ST.
LAKE CHARLES, LA 70601

DEMO PLAN	
DRAWN BY:	G.T.
CHECKED BY:	CON
PROJECT #	23-0973-04
DATE:	11/21/2024
SCALE:	3/32" = 1'-0"
	23-0973-04Y-PAS-C-3.00

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: April 21, 2025

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: 2559 MOELING ST Lake Charles, La. 70601
Calcasieu Parish Tax Assessor's
 LEGAL DESCRIPTION: Parcel # 00324523 / com. 30 FT N and 258 FT W of SE CORNER SE-NE 28, 9.8
W 187 FT, N 249.5 FT ETC Part of Lots 9, 10 JOHN HAGAR Subv.

DESCRIPTION OF JOB: Display a Finished Building by Danco Portable Bldg under 80 FT. Cover

WITH PLANS ATTACHED HERETO:

APPLICANT: Verifiable Real Estate, LLC Huey White PHONE: 985 966 3831

MAILING ADDRESS: 3601 NW. EVANGELINE Thruway Carenco, LA ZIP: 70520

EMAIL ADDRESS: BWhitehuey9@gmail.com

OWNER OF RECORD: Verifiable Real Estate, LLC

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: _____

upon approval
 COMMENCEMENT OF CONSTRUCTION: _____ EXPECTED COMPLETION: 6-15-25 EXTENSION GRANTED: _____

SPECIAL EXCEPTION/VARIANCE/APPEAL: ☐ NOT REQUIRED ☒ REQUIRED ☐ CASE NO. _____

FLOOD PLAIN MANAGEMENT REGULATIONS:

1.) FIRM ZONE: ☐ "X" ☐ "A" ☐ "AE" ☐ "D" ☐ OTHER _____ 2.) FLOODWAY: ☐ IN ☐ OUT

3.) ELEVATION CERTIFICATE REQUIRED: ☐ YES ☐ NO 4.) BASE FLOOD ELEVATION: _____ MSL

REMARKS OR SPECIAL CONDITIONS:

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 _____

Verifiable Real Estate, LLC
Huey White

4-21-25

LETTER OF INTENT

Verifiable Real Estate, LLC

2559 Moeling Street

Lake Charles, Louisiana 70601

Attention: Lake Charles Planning

Acadiana Discount Portable Buildings of Lake Charles, LLC wish to place a 16x40 Danco, pre- built manufactured building we sell, completely finished to show an example of what you can do with our buildings. We will meet ADA requirements along with a ramp to assist our older or disables patrons.

Our Carencro Office has a 16x40 completely finished and servers as a display and has made a considerable contribution to sales. Our New Iberia Office, currently is a completed 16x40 office building, finished with two bathrooms a coffee service area and desk. Both have had considerable impact in our business portfolio, thus increasing sales of this product line. We currently sell 20-30 buildings in Carencro and 15-20 buildings in New Iberia.

We are in business for 15 years and feel this is the only thing we are missing to make this a viable and productive location.

Thank you,

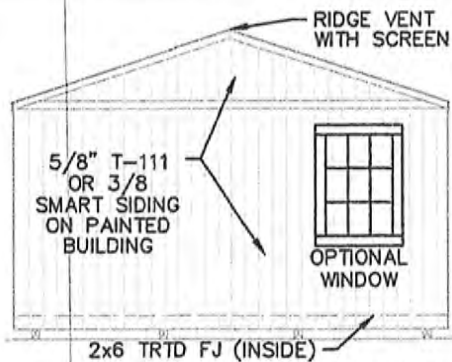
Huey White

Owner

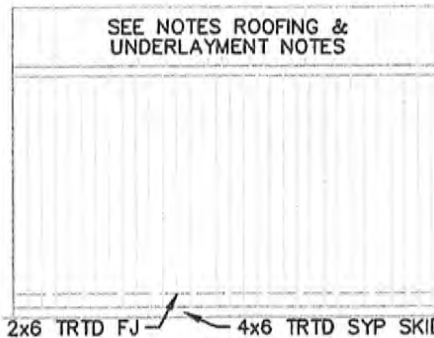
Verifiable Real Estate, llc

Acadiana Discount Portable Buildings of Lake Charles, LLC

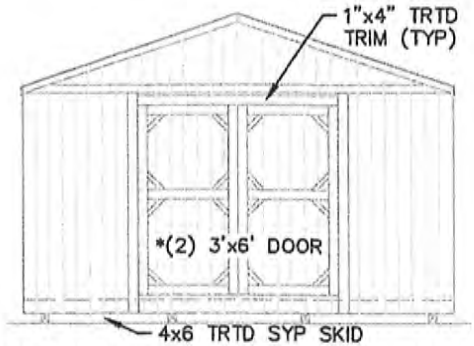
Metal Carport Sales, LLc



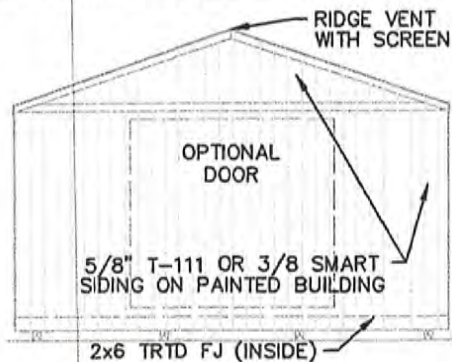
REAR ELEVATION WITHOUT PORCH



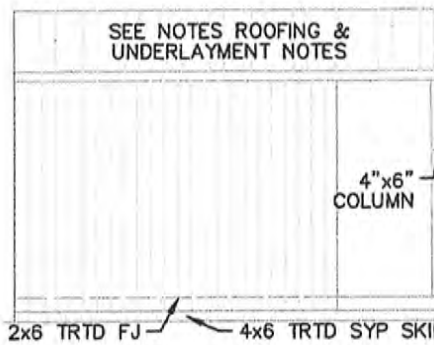
SIDE ELEVATION WITHOUT PORCH



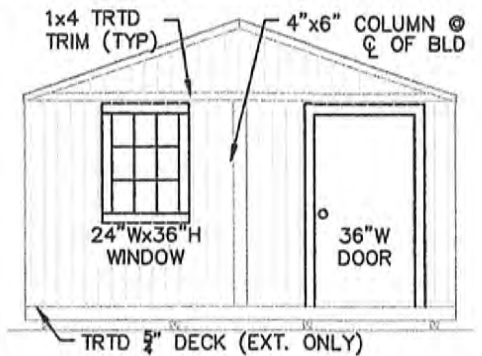
FRONT ELEVATION WITHOUT PORCH



REAR ELEVATION WITH PORCH



SIDE ELEVATION WITH PORCH



FRONT ELEVATION WITH PORCH



DANIELS PORTABLE BUILDINGS, LLC.

PHONE: 601-551-0469 EMAIL: CHRISDANIELS76@GMAIL.COM

DRAWN BY: TNT SCALE: 1/4" = 1'-0" DATE: 04-04-2024

SHEET TITLE: ELEVATION PLAN

DRAWING NUMBER:

S-107



DAMMON ENGINEERING, INC.

554 Old Spanish Trail Slidell, LA 70158 (504) 649-5832

Chief Engineer: Brian Mistich, PE
554 Old Spanish Trail
Slidell, LA 70158

www.dammonengineering.com
info@dammonengineering.com
PHONE: 985-649-5832



Untitled Map

Acadiana Discount Portable Buildings Lake Charles, LLC
2559 Moeling St
Lake Charles, La. 70601

Legend

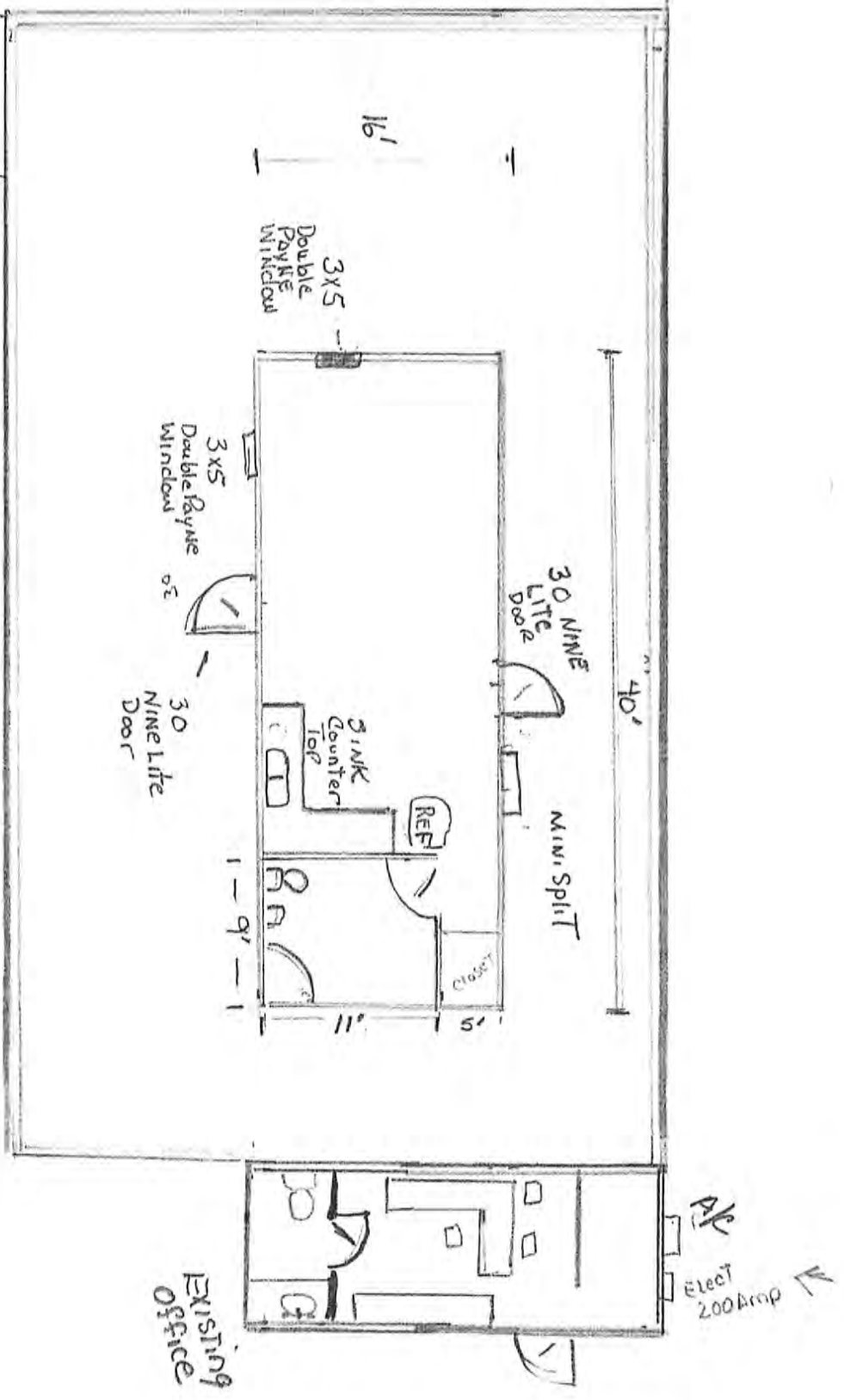
- 2559 Moeling St
- Chase Bank



Google Earth

© 2025 Google

1" = 10'
Scale



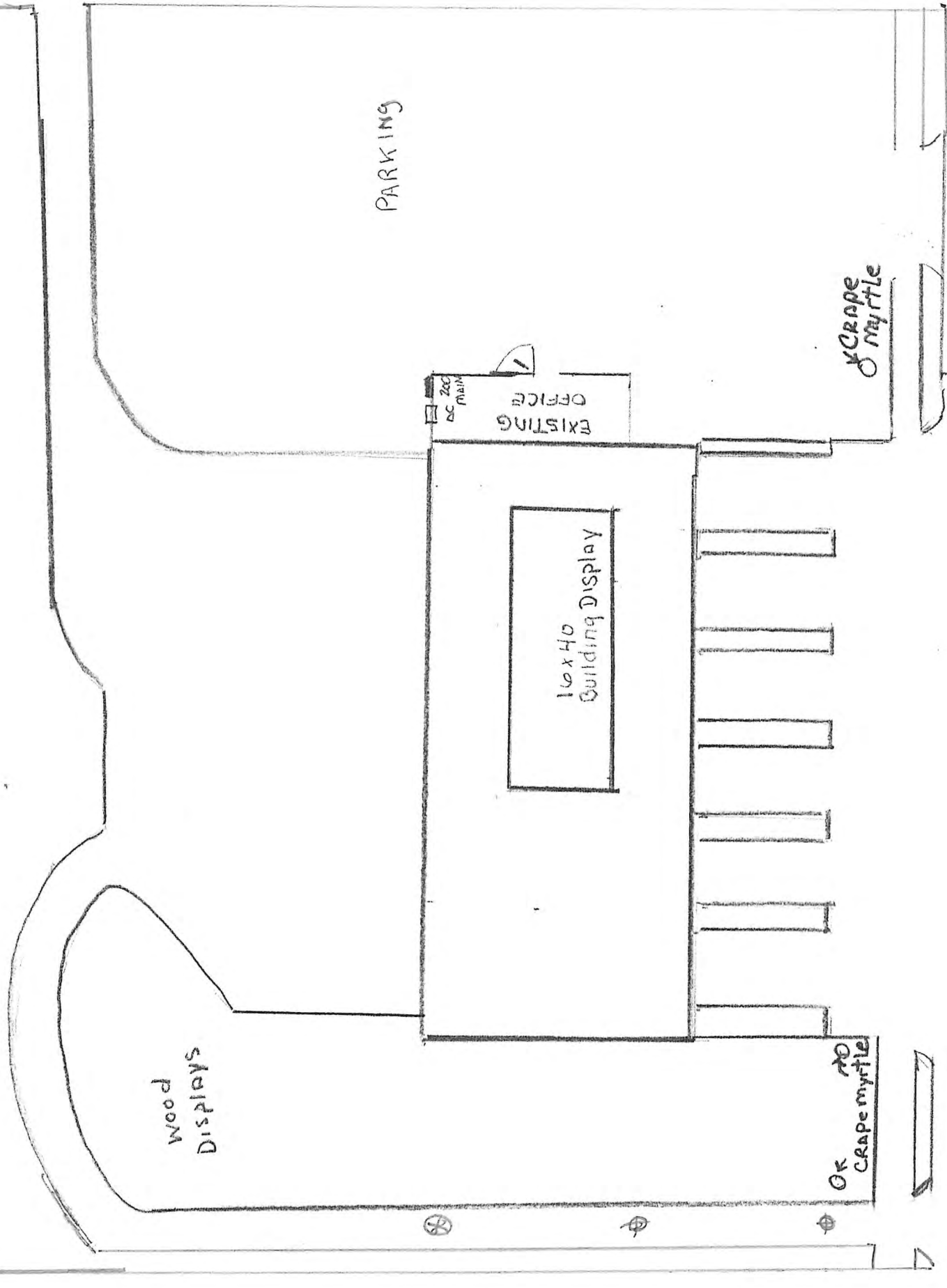
Verifiable Real Estate, LLC

2559 MOELING STREET

VERIFIABLE REAL ESTATE, LLC

1" = 20'
SCALE

DISPLAY
METAL
Buildings



2559 MOELING ST
LAKE CHARLES, LA. 70601