



City of Lake Charles

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

Meeting Agenda

Planning and Zoning Commission

Monday, June 9, 2025

5:00 PM

Council Chambers

OPEN MEETING

ROLL CALL

MINUTES OF PREVIOUS MEETING

SPECIAL ANNOUNCEMENTS

COMMISSION BUSINESS

PRELIM 25-02 LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: ML DEVELOPMENT (SHEARMAN PLACE REVISED)

SUBJECT: Applicant is requesting Preliminary Subdivision approval (Sec. 2.3) in order to subdivide an 8.25-acre tract of land into twelve (12) residential lots, within a Residential Zoning District. Location of the request is **3615 Holly Hill Road**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the proposed subdivision of an 8.25 acre tract of land into twelve (12), single-family residential tracts, within a Residential Zoning District, would meet the minimum lot size for subdivision development. Therefore, staff recommends approval. Any approvals are conditioned on the applicant adhere to any recommendations or infrastructure improvements set forth by the Department of Engineering and Public Works.

PREFNL-VAR 25-14 LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: CHARLES AT 10TH, LLC (TENTH STREET TOWNHOMES SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to re-subdivide a .36-acre tract of land M/L into four (4) residential lots including Variances in order to 1) reduce lot size requirement (5,000sq.ft. min. requirement) and 2) create 0' interior side setbacks, within a Mixed Use Zoning District. Location of the request is **450-480 10th Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the proposed subdivision of a 0.36-acre tract of land into four (4) single-family residential tracts, including Variances to reduce the 5,000sq.ft. minimum lot size requirement and create 0' interior side setbacks within existing townhome development, within a Mixed Use Zoning District. Approval of this subdivision request will require the applicant provide a design professional to certify that the structures meet the building code requirements to be constructed as townhomes before plats will be filed.

PREFNL-VAR 25-15 LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: CHARLES AT 1602, LLC (KIRKMAN STREET TOWNHOMES SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to re-subdivide a .45-acre tract of land M/L into five (5) residential lots including Variances in order to 1) reduce lot size requirement (6,000sq.ft. min. requirement) and 2) create 0' interior side setbacks, within a Neighborhood Zoning District. Location of the request is **1602-1610 Kirkman Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the proposed subdivision of a 0.45-acre tract of land into five (5) single-family residential tracts, including Variances to reduce the 6,000sq.ft. minimum lot size requirement of Lots 1-4 and create 0' interior side setbacks within existing townhome development, within a Neighborhood Zoning District. Approval of this subdivision request will require the applicant provide a design professional to certify that the structures meet the building code requirements to be constructed as townhomes before plats will be filed.

**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 25-06

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 25-09

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: JEFF KUDLA, AIA

SUBJECT: Applicant is requesting a Special Exception (Sec. 24-4-206) in order to maintain a non-conforming site development, within a T-4 Urban Transect Zoning District. Location of the request is **435 Kirby Street**.

STAFF FINDINGS: The on-site and plan review revealed the applicant is requesting to maintain unpermitted exterior renovations of an existing non-conforming structure, within a T-4 Urban Transect Zoning District. The site does not currently meet code regarding the following: **Sec. 24-5-306. 2.4.4 Parking Standards (T4) d.** Parking shall be accessed by the Alley or Rear Lane, when such are available on the Community Plan. **e.** Parking lots shall be masked from the Frontage by a Liner Building or Streetscreen as specified in Section 2.4.5b. **f.** All parking areas except for Driveways shall be located at the Third Layer as illustrated in Table 10D. Garages shall be at the Third Layer. **j.** A minimum of one bicycle rack place shall be provided within the Public or Private Frontage

for every ten vehicular parking spaces; and **Sec. 2.4.6 Landscape Standards (T4) a.** A minimum of one tree to match the species of street trees on the Public Frontage shall be planted within the First Layer for each 30 feet of Frontage Line as illustrated in Table 10D. **d.** Trees of species matching the planting on the Public Frontage. Lawn shall be permitted. Staff finds the existing non-conforming site poses a redevelopment challenge related to strict conformity to the SmartCode.

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 25-23**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

APPLICANT: MAGNOLIA DEVELOPMENT (CHAD PAULK)

SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to construct a garage addition 18' from front property line vs. required 30', within a Residential Zoning District. Location of the request is **4893 Pine Valley Way.**

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to construct a garage addition 18' from the front property line vs. the required 30'. Staff could find no evidence of hardship; therefore cannot forward a position of support.

VAR 25-24**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

APPLICANT: BATON ROUGE MASSAGE, INC.

SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to establish a massage business within 300ft. of a Residential Zoning District, within a Business Zoning District. Location of the request is **3615 Ryan Street.**

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to establish a massage therapy business within 300ft. of a Residential Zoning District. Staff's review revealed that the proposal is bordered to the North, South, and West by commercial properties and to the East by residential property. Ordinance #20031 states that no massage establishment shall be located less than 300ft from the nearest property line of any land located in a Residential Dwelling District or Neighborhood District unless a variance is granted.

VAR 25-25**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

APPLICANT: STRAWBERRY MASSAGE & SPA

SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to establish a massage business within 300ft. of a Residential Zoning District, within a Business Zoning District. Location of the request is **144 W. McNeese Street.**

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to establish a massage therapy business within 300ft. of a Residential Zoning District. Staff's review revealed that the proposal is bordered to the South, East, and West by commercial properties and to the North by residential property. Ordinance

#20031 states that no massage establishment shall be located less than 300ft from the nearest property line of any land located in a Residential Dwelling District or Neighborhood District unless a variance is granted.

VAR 25-26**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

APPLICANT: KIRVENIA WILLIAMS

SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to allow storage of 3-4 operational vehicles per month, within a Residential and Business Zoning District. Location of the request is **420 McNabb Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to store 3-4 operational vehicles per month in order to support a used car dealership business at this location. If approved, staff recommends vehicles are stored on an improved surface (existing driveway) and remain within the property limits (not parked on the street).

VAR 25-27**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

APPLICANT: MITCHELL MCFATTER

SUBJECT: Applicant is requesting Variances (Sec. 24-4-205) in order to 1) construct a driveway 0' from side property line vs. required 5' and 2) construct two additional non-conforming dive-in parking spaces to existing front parking lot, within a Mixed Use Zoning District. Location of the request is **2806 Hodges Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting variances in order to construct a driveway 0' from side property line vs. required 5' and to construct two additional non-conforming dive-in parking spaces to existing front parking lot. The driveway will provide access to the rear parking area from Hodges Street. If approved applicant must adhere to any recommendations from the Department of Engineering and Public Works.

VAR 25-28**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

APPLICANT: D'MARCUS SOWELLS

SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to maintain an existing garage without a principal structure, within a Neighborhood Zoning District. Location of the request is **2310 Channel Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to maintain an existing garage without a principal structure. Applicant is proposing to demolish the existing residence and rebuild at a later date. 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 25-29**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

APPLICANT: DYNAMIC GROUP, LLC/JONI STONE

SUBJECT: Applicant is requesting Variances (Sec. 24-4-205) in order to re-construct a non-conforming single-family residence with 1) front and rear setback reductions and 2) exceed maximum 40% lot coverage, within a Neighborhood Zoning District. Location of the request is **612 Beam Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting a variance in order to re-construct a new residence with a 1) reduced front setback of 7.3' vs the required 30'; rear setback of 5' vs. required 10'; and 3) exceeding maximum 40% lot coverage, 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.

OTHER BUSINESS

ADJOURN

CITY OF LAKE CHARLES
APPLICATION FOR PRELIMINARY SUBDIVISION APPROVAL

- DATE: May 12, 2025 APPLICATION FEE: \$250.00
1. NAME OF PROPOSED SUBDIVISION: Shearman Place Revised
(MUST CREATE NEW NAME)
2. NAME OF APPLICANT: ML Development themanley4@gmail.com
ADDRESS: 3615 Holly Hill Road ZIP: 70605 PHONE: 9033609175
3. NAME OF AUTHORIZED AGENT: _____
ADDRESS: _____ ZIP: _____ PHONE: _____
4. OWNER OF RECORD: Bryan & Julie Manley / Eric & Hope LeDoux
ADDRESS: _____ ZIP: _____ PHONE: _____
5. ENGINEER (and/or Land Surveyor): David Minton (Cypress Group)
ADDRESS: _____ ZIP: _____ PHONE: _____
6. ATTORNEY: _____
ADDRESS: _____ ZIP: _____ PHONE: _____
7. SUBDIVISION LOCATION: _____
8. TOTAL ACREAGE BEING SUBDIVIDED: 7.18 excluding road NUMBER OF LOTS: 12
9. ZONING CLASSIFICATION: residential
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:
3615 Holly Hill Road North & South
12. LIST ALL LAND PROPOSED TO BE SUBDIVIDED:
3615 Holly Hill Rd. North & South
13. LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:
assessor attached
14. ATTACH FIFTEEN (15) COPIES OF PROPOSED PRELIMINARY PLAT.
15. ATTACH THREE (3) COPIES OF CONSTRUCTION PLAN.

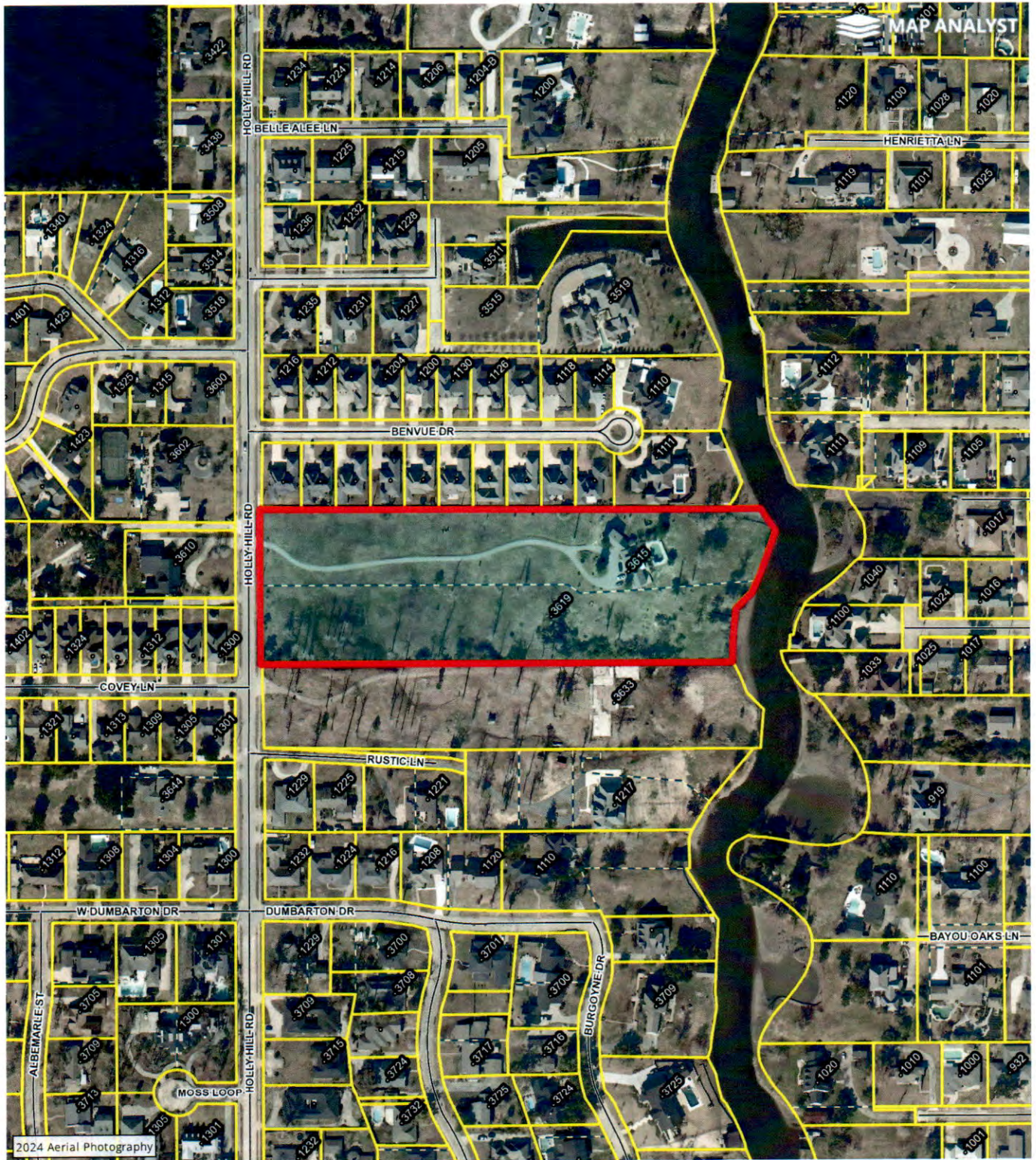
THE APPLICANT HEREBY CONSENTS TO THE PROVISION OF THE SUBDIVISION REGULATIONS PROVIDING THAT THE DECISION OF THE PLANNING COMMISSION SHALL BE MADE WITHIN FORTY (40) DAYS AFTER THE CLOSE OF THE PUBLIC HEARING ON FINAL PLAT APPROVAL.

I, Julie Manley HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HEREWITH ARE TRUE.

BY: _____

SIGNATURE OF APPLICANT

DATE: 5-12-2025



CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: MAY 12 2025

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

1. NAME OF PROPOSED SUBDIVISION: TENTH ST Townhomes
(MUST CREATE NEW NAME)
2. NAME OF APPLICANT: Charles AT 10th LLC
ADDRESS: 3221 RYAN ST ZIP 70601 PHONE 337 478 8530
3. NAME OF AUTHORIZED AGENT: TOMMY EASTMAN
ADDRESS: 3025 LAKE ZIP 70601 PHONE 337 794 5446
4. OWNER OF RECORD: CHARLES AT 10th LLC
ADDRESS: 3221 RYAN ST ZIP 70601 PHONE 337 478 8530
5. ENGINEER (and/or Land Surveyor): _____
ADDRESS: _____ ZIP _____ PHONE _____
6. ATTORNEY: _____
ADDRESS: _____ ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: 450-4800 10th ST
8. TOTAL ACREAGE BEING SUBDIVIDED: .36
NO. OF LOTS: 4
9. ZONING CLASSIFICATION: R25
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:
JUSTIN PREJEAN 1808 HODGES
EARLINE PHARR 444 10th
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, TOMMY EASTMAN 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: MAY 12 2025

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: May 12 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: 450 - 480 10th STLEGAL DESCRIPTION: ATTACHEDDESCRIPTION OF JOB: SUBDIVISION TO TOWNHOMES

WITH PLANS ATTACHED HERETO:

APPLICANT: CHARLES AT 10th LLC PHONE: 337 794 5446MAILING ADDRESS: 3025 LAKE ZIP: 70601EMAIL ADDRESS: C21.TOMMYEASTMAN@GMAIL.COMOWNER OF RECORD: CHARLES @ 10th 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 ☐ 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 ThuyDATE May 12 2025

Charles At 10th LLC
3221 Ryan Street
Lake Charles, LA 70601
337-478-8530
beau@theflavinorganization.com

Date: May 12, 2025

To:

Lake Charles Planning and Zoning Department
326 Pujo Street
Lake Charles, LA 70601

RE: Letter of Permission for Subdivision Application – 450-480 10th , Lake Charles, LA 70601

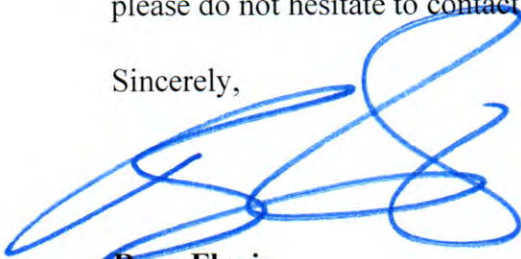
Dear Planning and Zoning Department,

This letter serves as formal permission for **Tommy Eastman** of **C21 Bessette Flavin** to act on behalf of **Charles At 10th LLC**, the legal owner of the property located at **450-480 10th , Lake Charles, LA 70601**, in all matters pertaining to the application for the subdivision of the above-referenced property.

Mr. Eastman is authorized to submit applications, communicate with city staff, attend meetings, and provide or receive any documentation related to the subdivision process.

Should you require any additional information or documentation to verify this authorization, please do not hesitate to contact us.

Sincerely,



Beau Flavin
Authorized Member
Charles At 10th LLC

Tommy Eastman
Broker, C21 Bessette Flavin
On behalf of Charles at 10th LLC
3025 Lake Street, Lake Charles LA
C21.tommyeastman@gmail.com
337-794-5446
Date: May 12, 2025

Lake Charles Planning and Zoning Department
326 Pujo Street
Lake Charles, LA 70601

Re: Letter of Intent to Subdivide Property at 450-480 10th Lake Charles, LA 70601 into Townhomes

Legal Description: @061008-1590- 000102 0000 @061008-1590- 000202 0000 @061008-1590- 000302 0000 -450 10TH ST- -460 10TH ST- -470 10TH ST- -480 10TH ST- COM SW COR HODGES AND 10TH STS W 150 FT S 100 FT ETC (BEING IN J W RICH SUB OF BLK 15 SEVERINE SALLIER SUB) IMPS/02 (DUPLEX 450 & 460 10TH ST \$11390) IMPS/02 (DUPLEX 470 & 480 10TH ST \$11390) REF1- ETHEL JANE WETHERILL WALTHER B 1622 P 738 P 741 P 742 P 749 B 1624 P 639 B 1622 P 750-81 REF2-STOKELD, LEROY T B 2843 P 384-2000

Dear Planning and Zoning Officials,

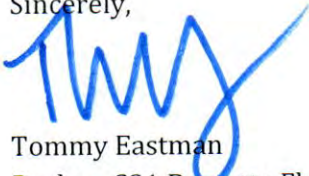
On behalf of Charles at 10th LLC, this letter serves as formal notice of our intent to subdivide the property located at 450-480 10th Lake Charles, LA 70601 into four individual townhome units under a zero-lot-line configuration. The proposed subdivision will be named Tenth Street Townhomes.

To ensure proper long-term maintenance and community standards, a Homeowners Association (HOA) will be established. The HOA will be responsible for all common areas and shared driveways within the development.

We believe this subdivision aligns with the city's urban development goals and provides a positive contribution to the residential landscape of Lake Charles. We appreciate your consideration and look forward to working with the Planning and Zoning Department throughout this process.

Please feel free to contact me with any questions or for additional documentation.

Sincerely,



Tommy Eastman
Broker, C21 Bessette Flavin



450- 480 10th Street Measurements m/l



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

CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: MAY 12 2025

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

1. NAME OF PROPOSED SUBDIVISION: KIRKMAN ST TOWN HOMES
(MUST CREATE NEW NAME)
2. NAME OF APPLICANT: CHARLES AT 1602 LLC
ADDRESS: 3221 RYAN ST ZIP 70601 PHONE 337 478 530
3. NAME OF AUTHORIZED AGENT: TOMMY EASTMAN
ADDRESS: 3025 LAKE ST ZIP 70601 PHONE 337 794 5446
4. OWNER OF RECORD: CHARLES AT 1602 LLC
ADDRESS: _____ ZIP _____ PHONE _____
5. ENGINEER (and/or Land Surveyor): _____
ADDRESS: _____ ZIP _____ PHONE _____
6. ATTORNEY: _____
ADDRESS: _____ ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: 1602-1600 KIRKMAN
8. TOTAL ACREAGE BEING SUBDIVIDED: .45
NO. OF LOTS: 5
9. ZONING CLASSIFICATION: RESIDENTIAL
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: NO

11. DATE OF PRELIMINARY PLAT APPROVAL: _____

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

MATTHEW HENRICH 1614 KIRKMAN
MALORY PADGETT 712 7TH ST

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, TOMMY EASTMAN 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: MAY 12 2025

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE:

MAY 12 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: 1602-16010 KIRKMAN ST LL LA 70601

LEGAL DESCRIPTION: ATTACHED

DESCRIPTION OF JOB:

WITH PLANS ATTACHED HERETO:

APPLICANT: CHARLES AT 1602 LLC

PHONE: 337 794 5446

MAILING ADDRESS: 3025 LAKE ST

ZIP: 70601

EMAIL ADDRESS: C21.tommyeastman@gmail.com

OWNER OF RECORD: CHARLES AT 1602 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 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:

Subdividing existing Rental units to townhomes

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 5/12/25

Charles At 1602 LLC
3221 Ryan Street
Lake Charles, LA 70601
337-478-8530
beau@theflavinorganization.com

Date: May 12, 2025

To:

Lake Charles Planning and Zoning Department
326 Pujo Street
Lake Charles, LA 70601

RE: Letter of Permission for Subdivision Application – 1602-1610 Kirkman, Lake Charles, LA 70601

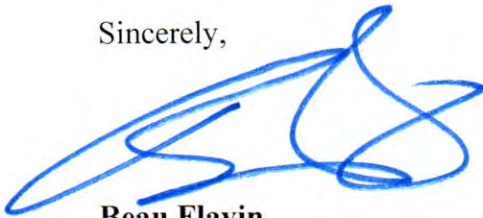
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This letter serves as formal permission for **Tommy Eastman** of **C21 Bessette Flavin** to act on behalf of **Charles At 1602 LLC**, the legal owner of the property located at **1602-1610 Kirkman, Lake Charles, LA 70601**, in all matters pertaining to the application for the subdivision of the above-referenced property.

Mr. Eastman is authorized to submit applications, communicate with city staff, attend meetings, and provide or receive any documentation related to the subdivision process.

Should you require any additional information or documentation to verify this authorization, please do not hesitate to contact us.

Sincerely,



Beau Flavin
Authorized Member
Charles At 1602 LLC

Tommy Eastman
Broker, C21 Bessette Flavin
On behalf of Charles at 1602 LLC
3025 Lake Street, Lake Charles LA
C21.tommyeastman@gmail.com
337-794-5446

Date: May 12, 2025

Lake Charles Planning and Zoning Department
326 Pujo Street
Lake Charles, LA 70601

Re: Letter of Intent to Subdivide Property at 1602-1610 Kirkman Street Lake Charles, LA 70601 into Townhomes

Legal Description @051008-0349-13 000101 0000 @051008-0349-13 000202 0000 BEG NE COR LOT 1 BLK 13, CORMIER SUB, SAID POB BEING INTERSECTION OF W R/W KIRKMAN ST AND S R/W LINE 7TH ST; TH S 130 FT ALONG W/L KIRKMAN ST TO SE COR OF SAID DESC TRACT; TH W 127.33 FT TO SW COR OF SAID TRACT; TH N 130 FT TO S/L 7TH ST, AND BEING NW COR OF SAID TRACT; TH E 127.33 FT ALONG S LINE OF 7TH ST TO POB REF1-JOSEPH E GUILLORY B 1089 P 139-69 REF2-WILLIAM R BARNETT B 2704 P 265-98 REF3-BARNETT, ERMA MILDRED ET AL B 2924 P 116-01 and @051008-0349-13 000102 0000 @051008-0349-13 000201 0000 S 60 FT OF LOTS 1 AND 2 BLK 13, CORMIER SUB, LESS THAT PORTION ON S/S OF SAID 60 FT, WHICH IS DEDICATED TO EXISTING DRAIN DITCH -1602 KIRKMAN ST- -1604 KIRKMAN ST- -1606 KIRKMAN ST- -1608 KIRKMAN ST- -1610 KIRKMAN ST- IMP 04/RMS TRI-PLEX (\$14,640) AT 1606 1608 1610 KIRKMAN ST IMP 04/RMS DUPLEX (\$9760) AT 1602 1604 KIRKMAN ST REF1-MATILDA (TILLIE COFFEY HICKMAN ET AL B 2056 P 517-88 REF2-BARNETT, WILLIAM R ET UX B 2704 P 265-98 REF3-BARNETT, ERMA MILDRED ET UX B 2924 P 116-01

Dear Planning and Zoning Officials,

On behalf of Charles at 1602 LLC, this letter serves as formal notice of our intent to subdivide the property located at 1602-1610 Kirkman Street Lake Charles, LA 70601 into five individual townhome units under a zero-lot-line configuration. The proposed subdivision will be named Kirkman Street Townhomes.

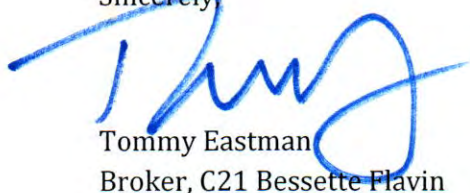
To ensure proper long-term maintenance and community standards, a Homeowners Association (HOA) will be established. The HOA will be responsible for all common areas and shared driveways within the development.

We believe this subdivision aligns with the city's urban development goals and provides a positive contribution to the residential landscape of Lake Charles. We appreciate your

consideration and look forward to working with the Planning and Zoning Department throughout this process.

Please feel free to contact me with any questions or for additional documentation.

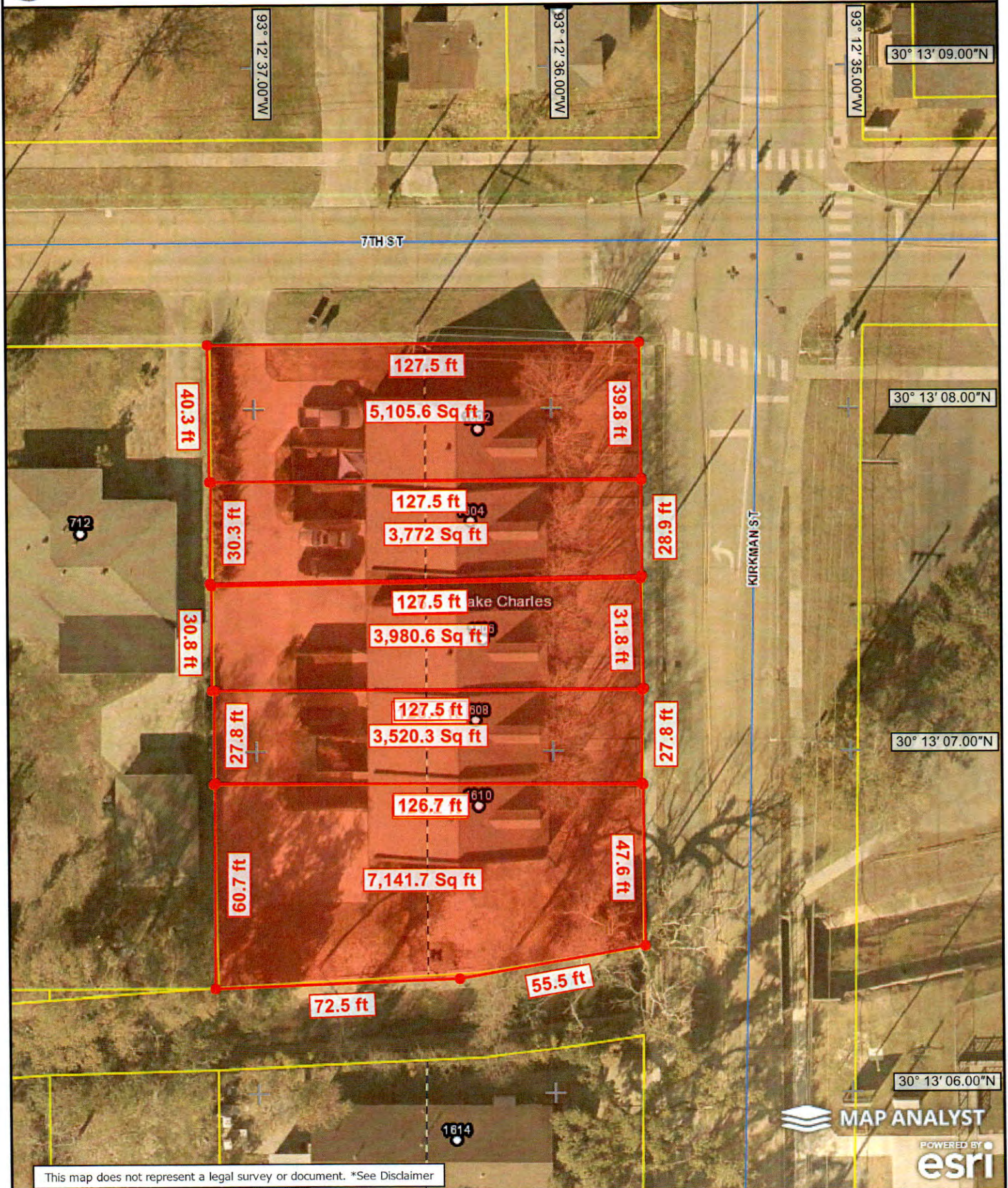
Sincerely,

A handwritten signature in blue ink, appearing to read 'Tommy Eastman', with a large, stylized flourish at the end.

Tommy Eastman
Broker, C21 Bessette Flavin



1602 -1610 Kirkman Street Measurements m/l



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



Jones Medical, LLC

4/11/2025

City of Lake Charles

Planning Department

Office of Zoning and Land Use

326 Pujo Street

Lake Charles, LA 70601

RE: Verification of Ownership and Owner's Consent for Major Conditional Use Permit with Variances

To Whom It May Concern,

I, Dr. Christina Jones, am the sole owner of **Jones Medical LLC**, which holds full ownership of the property located at **2507 Hodges Street, Lake Charles, LA 70601**. The property was officially purchased on **April 8, 2025**.

By this letter, I verify my ownership of the property and hereby grant full consent for **Lake Charles Addiction and Wellness Center, LLC** to submit and pursue an application for a **Major Conditional Use Permit with requested variances** for the aforementioned address.

I understand the scope of the proposed application and support its submission to the City of Lake Charles Planning Department for review and consideration.

Thank you for your time and attention to this matter.

Sincerely,

Christina Jones, MD, FASAM, FISAM

Owner, Jones Medical LLC, 315 Alamo St, Lake Charles , LA, 70601

April 11, 2025

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

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

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

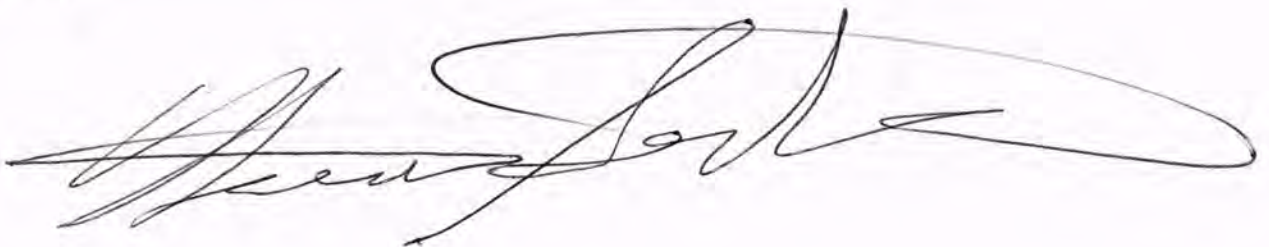
To Whom It May Concern,

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.

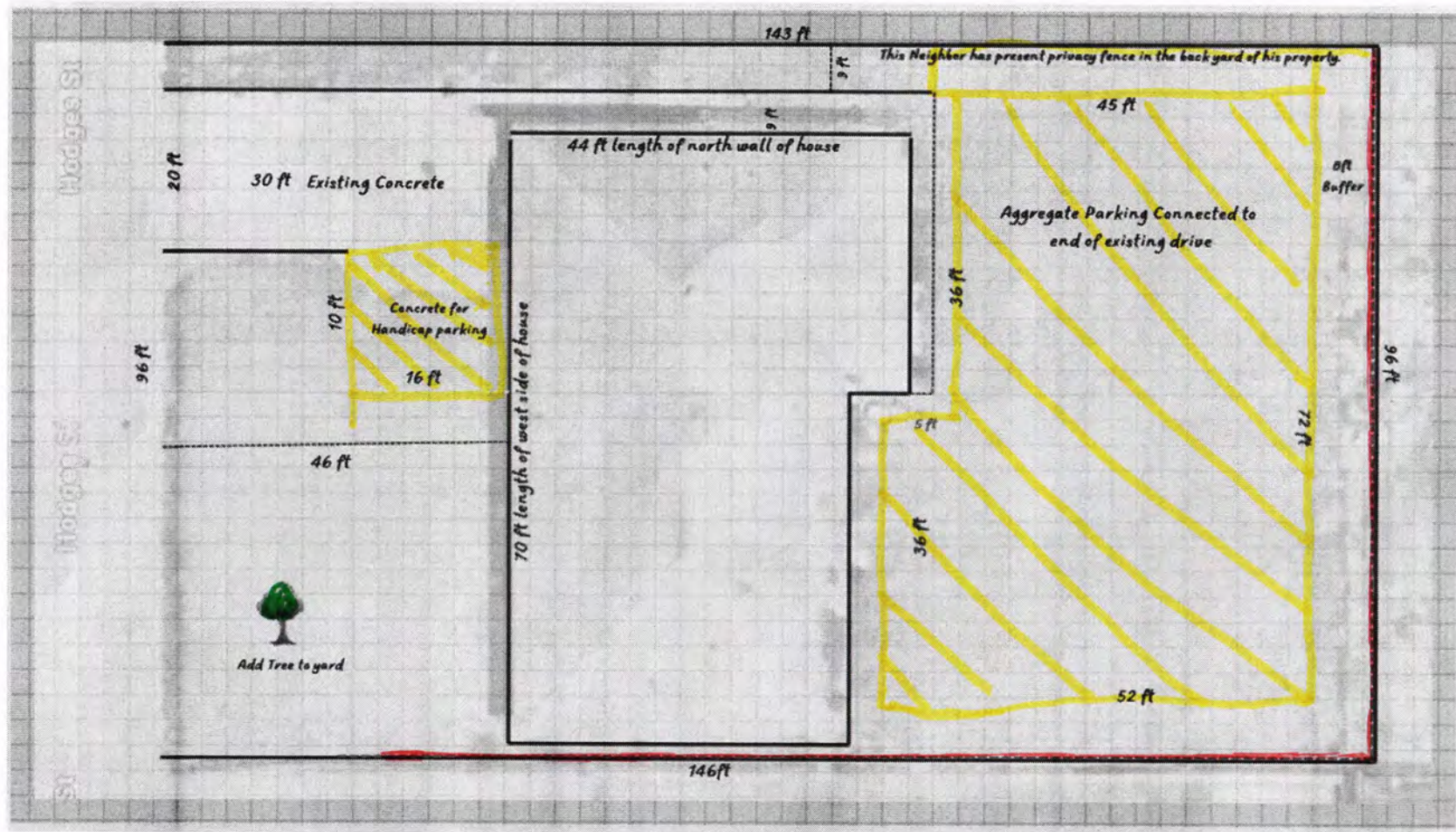
Thank you for considering my input on this matter. Please feel free to contact me if any additional information is needed.

Sincerely,

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

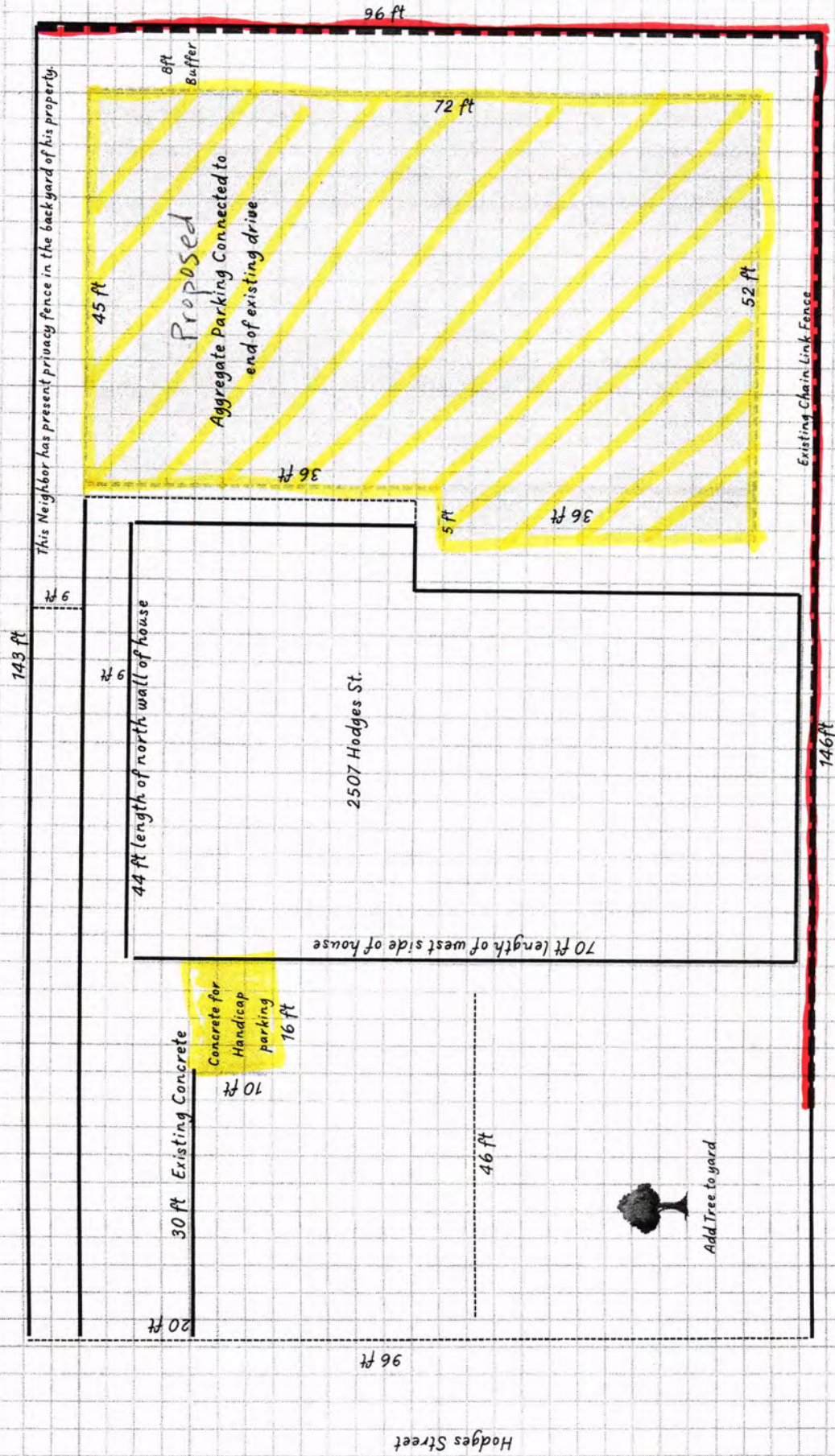
Current Legal Description of 2507 Hodges Street, Lake Charles, LA 70601.

Lot 15 and the South half of Lot 16, Block B, Nelsonwood Subdivision, City of Lake Charles,
Calcasieu Parish, Louisiana



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: 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: _____ MSLREMARKS 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 _____

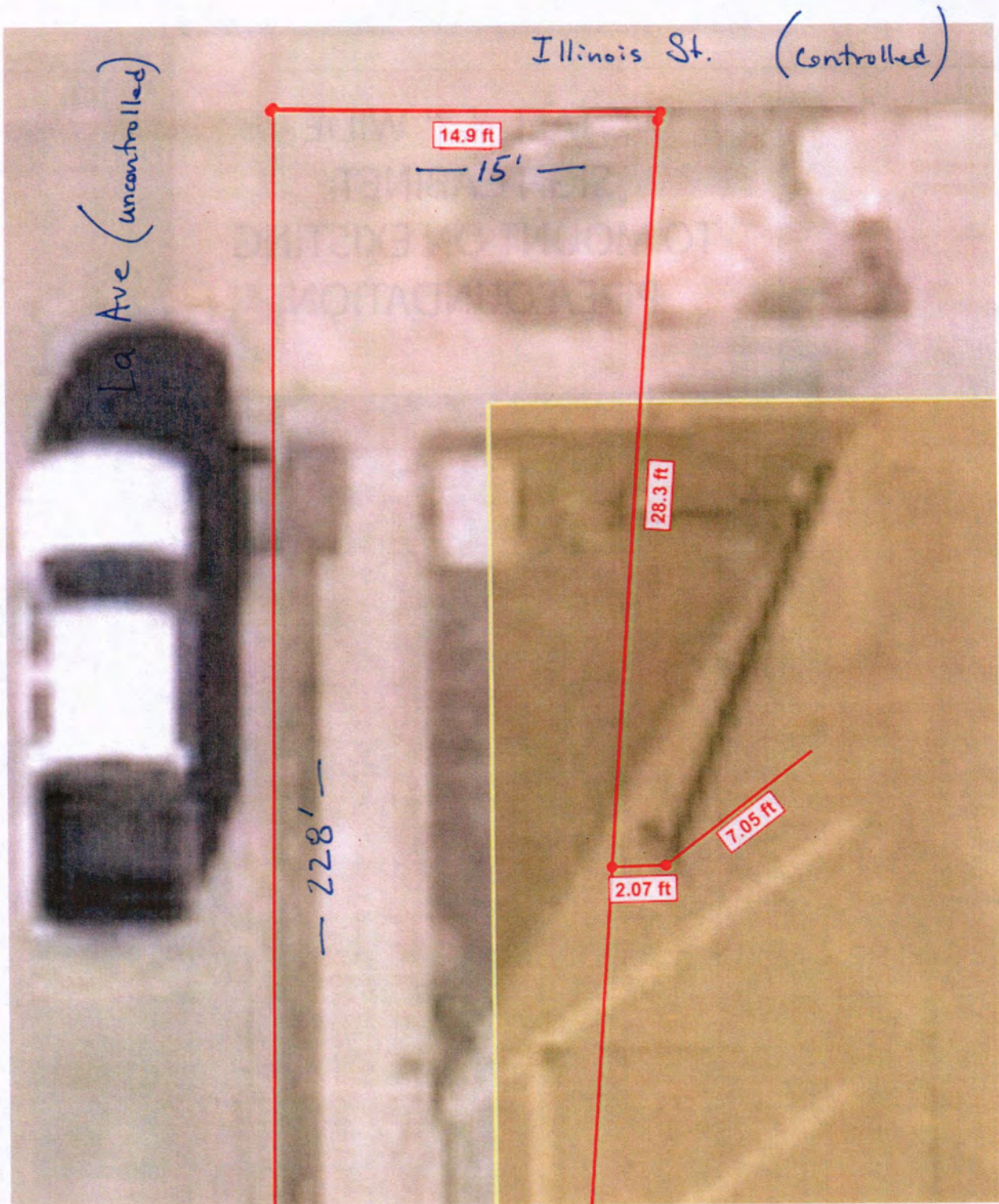
DATE _____

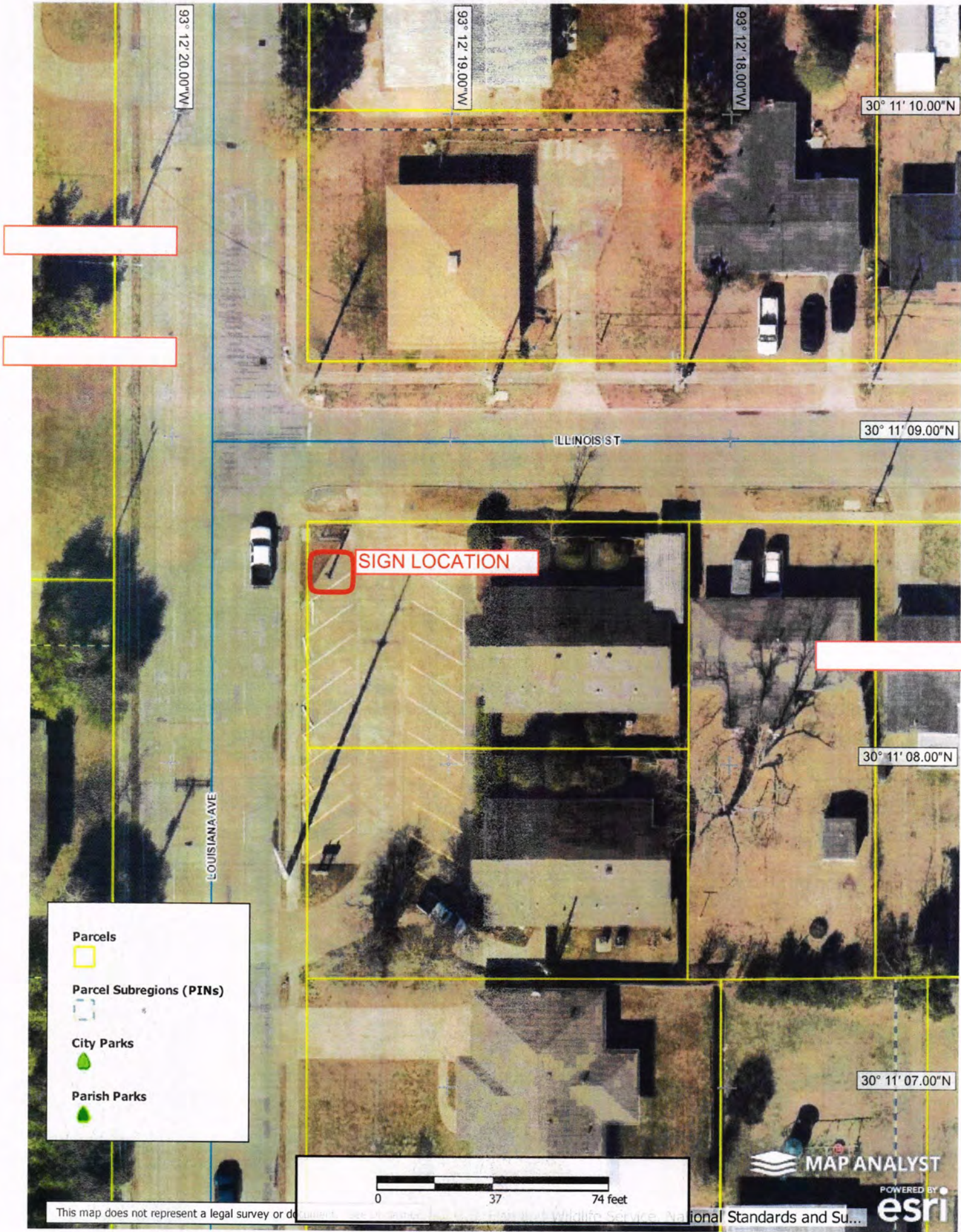
APPLICANT Damon Alex ChaumontDATE 4/14/25

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



Approximate site triangle at 4001 La Ave





Scalebar accurate at map center

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: APRIL 3 2025TOTAL 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: 435 KIRBY STREETLEGAL DESCRIPTION: EXISTINGDESCRIPTION OF JOB: BUILDING AND SITE RENOVATION

WITH PLANS ATTACHED HERETO:

APPLICANT: JEFF KUDLAPHONE: 337.436.3650MAILING ADDRESS: 429 Kirby Street Lake Charles LA 70601

ZIP: _____

EMAIL ADDRESS: jeff@kudlaarchitect.comOWNER OF RECORD: 435 KIRBY 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 ☒ DDA☐ 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: LAST WEEK EXTENSION GRANTED: _____SPECIAL EXCEPTION/VARIANCE/APPEAL: ☐ NOT REQUIRED ☐ REQUIRED ☐ CASE NO. _____

FLOOD PLAIN MANAGEMENT REGULATIONS:

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

4.) BASE FLOOD ELEVATION: _____ MSL


REMARKS OR SPECIAL CONDITIONS:

LOOKING DDA REVIEW. PROJECT IS COMPLETE.

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 4/3/25



May 13, 2025

Via Electronic Mail

(jeff@kudlaarchitect.com)

Re: DDA Review Request
435 Kirby Street
Lake Charles, LA 70601

**Board of
Commissioners**

**Nathaniel Allured,
Chairman**

Dianna Ross

Derek Williams

Zita Andrus

Matthew Young

Jacob Manceaux

Dear Mr. Kudla:

Please allow this letter to serve as formal notice that at its Regular Meeting on May 5, 2025, the Downtown Development Authority (DDA) Board denied your request for approval of the completed project located at 435 Kirby Street.

During the Board's review, it was noted that the project scope included a complete removal and replacement of the existing non-conforming parking area, as well as a substantial remodel of the existing non-conforming structure. Pursuant to Section 24-5-306 et seq. of the Code of Ordinances, the DDA's authority to approve Warrant Requests is limited when a project's scope deviates significantly from established Code requirements.

Specifically, Section 1.5.6 (f) of the section 24-5-306 prohibits the granting of warrants that deviate from parking location requirements within the DDA's jurisdiction. As such, the DDA does not have the authority to approve your request.

Accordingly, your application has been referred to the Lake Charles Planning Commission for further review. The item has been placed on the Commission's June 9, 2025, agenda. Please note that a standard application fee of \$200 must be submitted to Planning & Zoning no later than May 16, 2025, by 4:30 p.m. to avoid delay.

If you should have any questions or concerns, please do not hesitate to contact our office at 337-491-1542.

Sincerely,

ROBERT N. GOODSON
*Special Districts Planner &
Downtown Development Coordinator*

**326 Pujo Street
Lake Charles, LA
337-491-1542**

435 Kirby
A Commercial Renovation

Calcasieu Parish
435 Kirby at
Lake Charles, Louisiana 70601

of army.

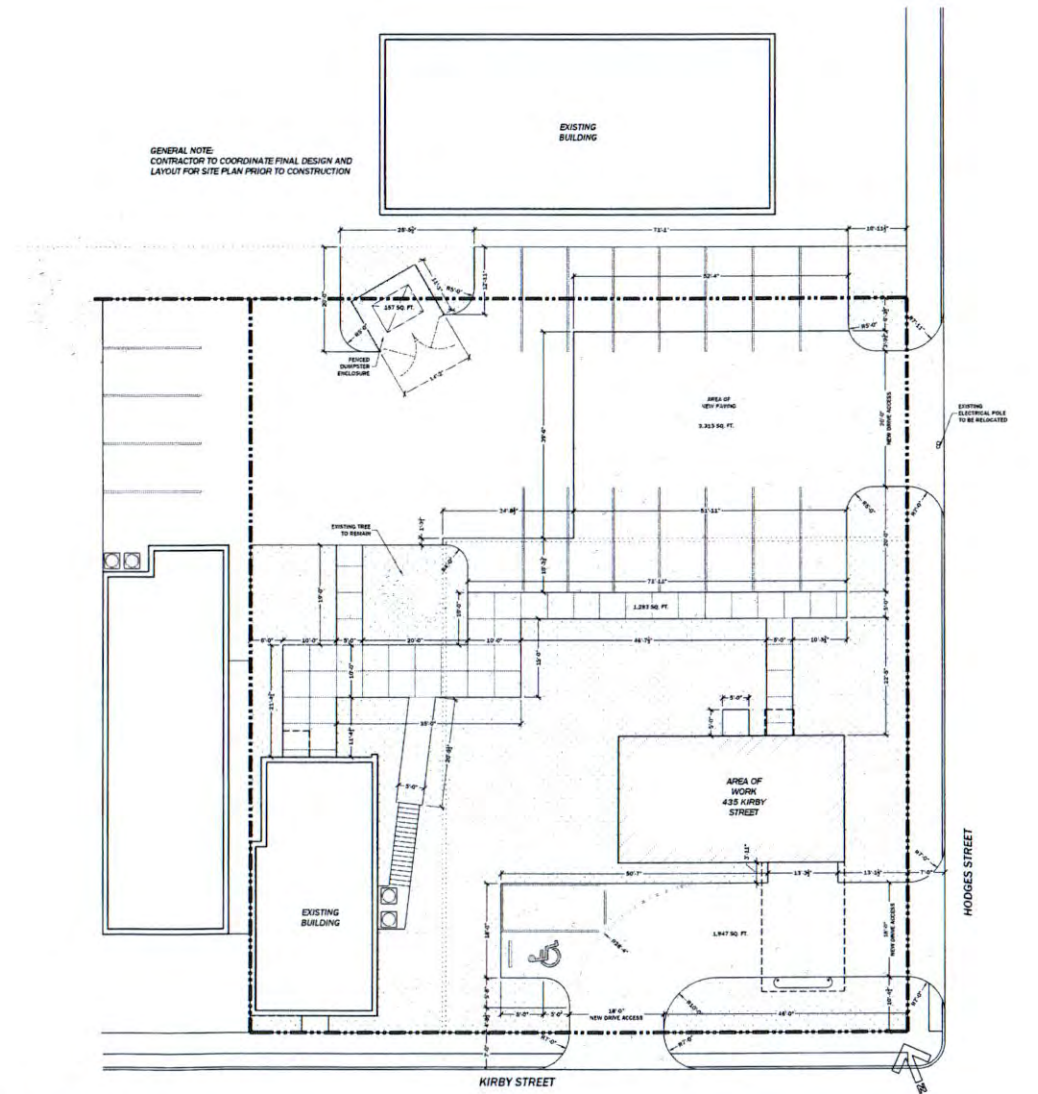
phase:

For Construction
Construction Bid Documents

project #: **2370**
date issued: 08/20/2024
drawn by: kr, dpd
checked by: js
revisions:

**Architectural
Site Plan and
Details -
Option A**

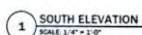
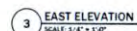
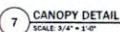
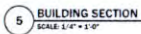
A 1.0



1 SITE PLAN - TBD
SCALE: 1" = 10'-0"



A 3.0





435 Kirby
A Commercial Renovation
Calcasieu Parish
435 Kirby St
Lake Charles, Louisiana 70601

phase:
For Construction
Construction Bid Documents

project #: 2370

date issued: 08/20/20

drawn by: ku, dpd
checked by: ju

revisions: _____

Framing and

Roof Plans

References

A 50

A 3.0

435 Kirby
A Commercial Renovation
Calcasieu Parish
435 Kirby St
Lake Charles, Louisiana 70601

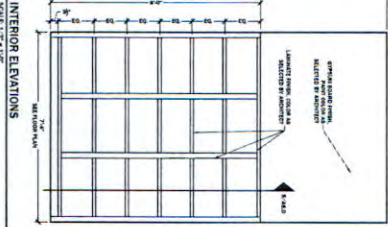
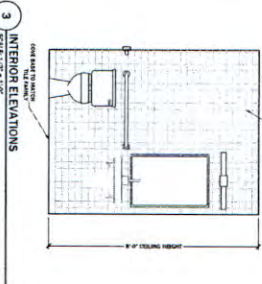
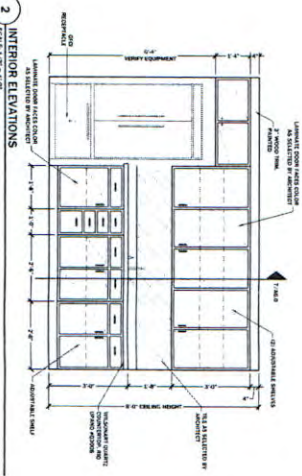
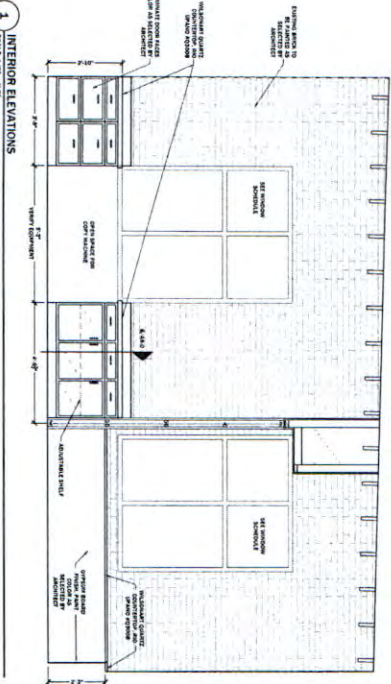
INTERIOR FINISH SCHEDULE									
ROOM NUMBER	FINISH	LOCATION	TYPE	DETAIL	COAT	COAT	COAT	COAT	COAT
100	LINEN			1/2" DUAL-2 COLOR HENRY GRAY SPECIAL					
101	COVERANCE			DUAL-2 COAT TILE ALIGNED COMMERCIAL STRENGTH					
102	COVERANCE			1/2" DUAL-2 COLOR HENRY GRAY SPECIAL					
103	COVERANCE			1/2" DUAL-2 COLOR HENRY GRAY SPECIAL					
104	COVERANCE			1/2" DUAL-2 COLOR HENRY GRAY SPECIAL					
105	COVERANCE			1/2" DUAL-2 COLOR HENRY GRAY SPECIAL					
106	COVERANCE			1/2" DUAL-2 COLOR HENRY GRAY SPECIAL					
107	COVERANCE			1/2" DUAL-2 COLOR HENRY GRAY SPECIAL					

435 Kirby

2370

Interior Elevations

A 6.0



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: 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

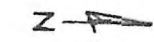
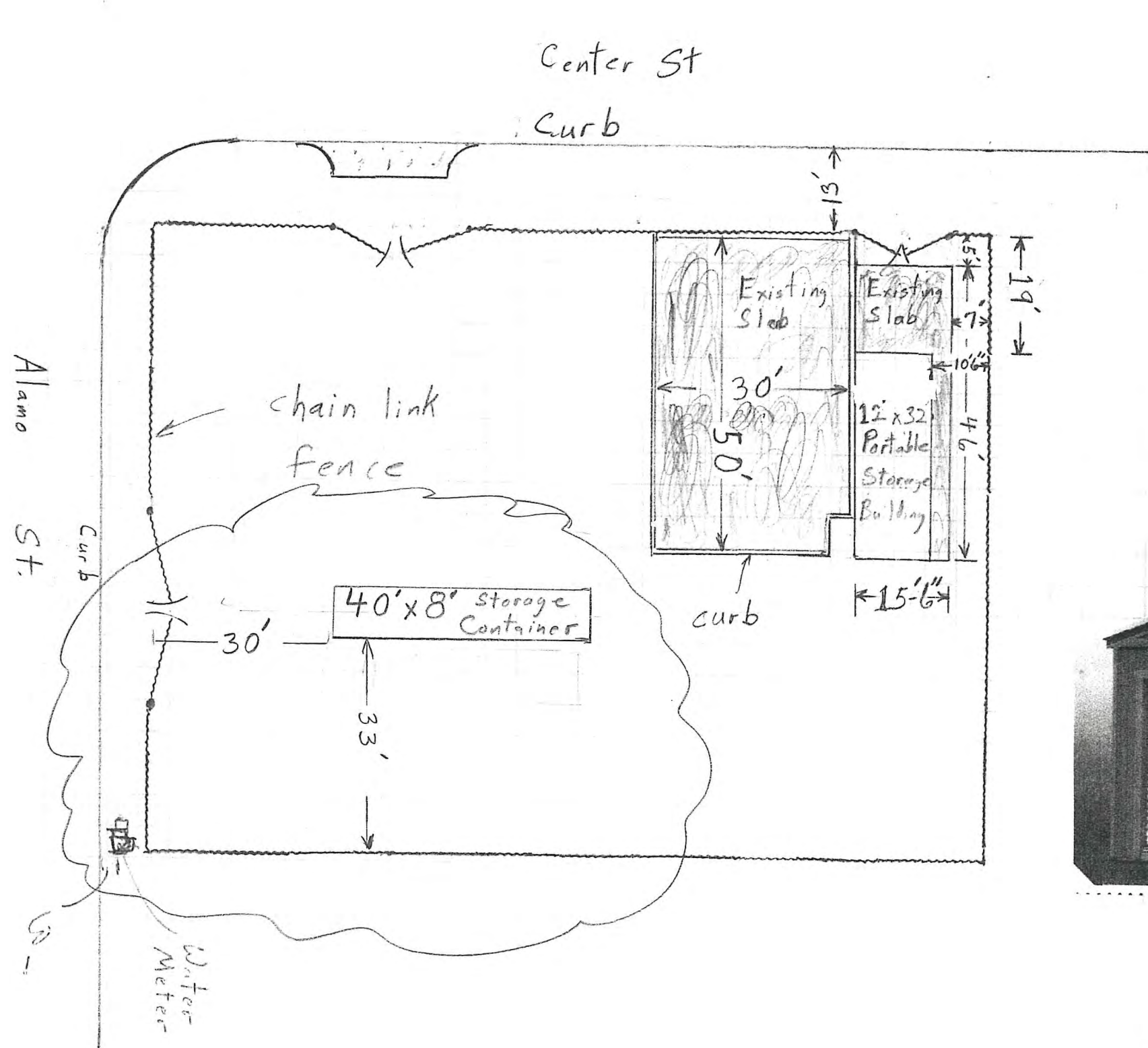
DATE

4/14/25

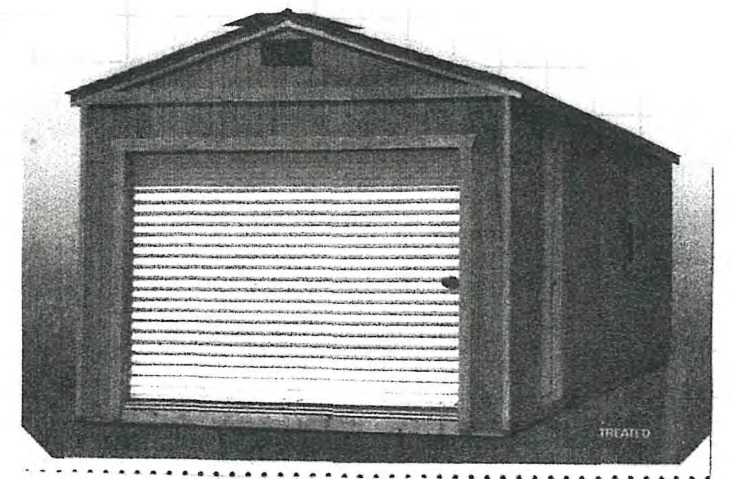
Walter Crawford
3425 Common St.
Lake Charles, LA 70607

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'

VARIANCE APPLICATION FORM

DATE: April 15 2025

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

PROPERTY ADDRESS/LOCATION: 4893 Pine Valley Way

LEGAL DESCRIPTION: 4893 Pinevalley way Muirfield Village Phase I

DESCRIPTION OF JOB: Add new garage to house 3 cars. 12'

WITH PLANS ATTACHED HERETO:

APPLICANT: Chad Paulk Magnolia Development PHONE: 337 9125942

MAILING ADDRESS: 4650 Lake Street ZIP: 70605

EMAIL ADDRESS: Chad.paulk@magnolia-development.net

OWNER OF RECORD: Sam Powell

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

FLOOD PLAIN MANAGEMENT REGULATIONS:

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

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

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

REMARKS OR SPECIAL CONDITIONS:

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

PLANNING DIRECTOR

DATE

Chad Paulk
APPLICANT

4-15-25
DATE

To: City of Lake Charles

From: Magnolia Development

Variance Request

Customer (Sam Powell) is requesting a variance from the city of Lake Charles to construct a 3rd garage extending to the front property line 12'.

The set back from property line sits at 30' and an additional 15' to curb of road.

The request will place the front of the home at 18' from the property line and 33' from curb of road.

Thank You,

Chad Paulk

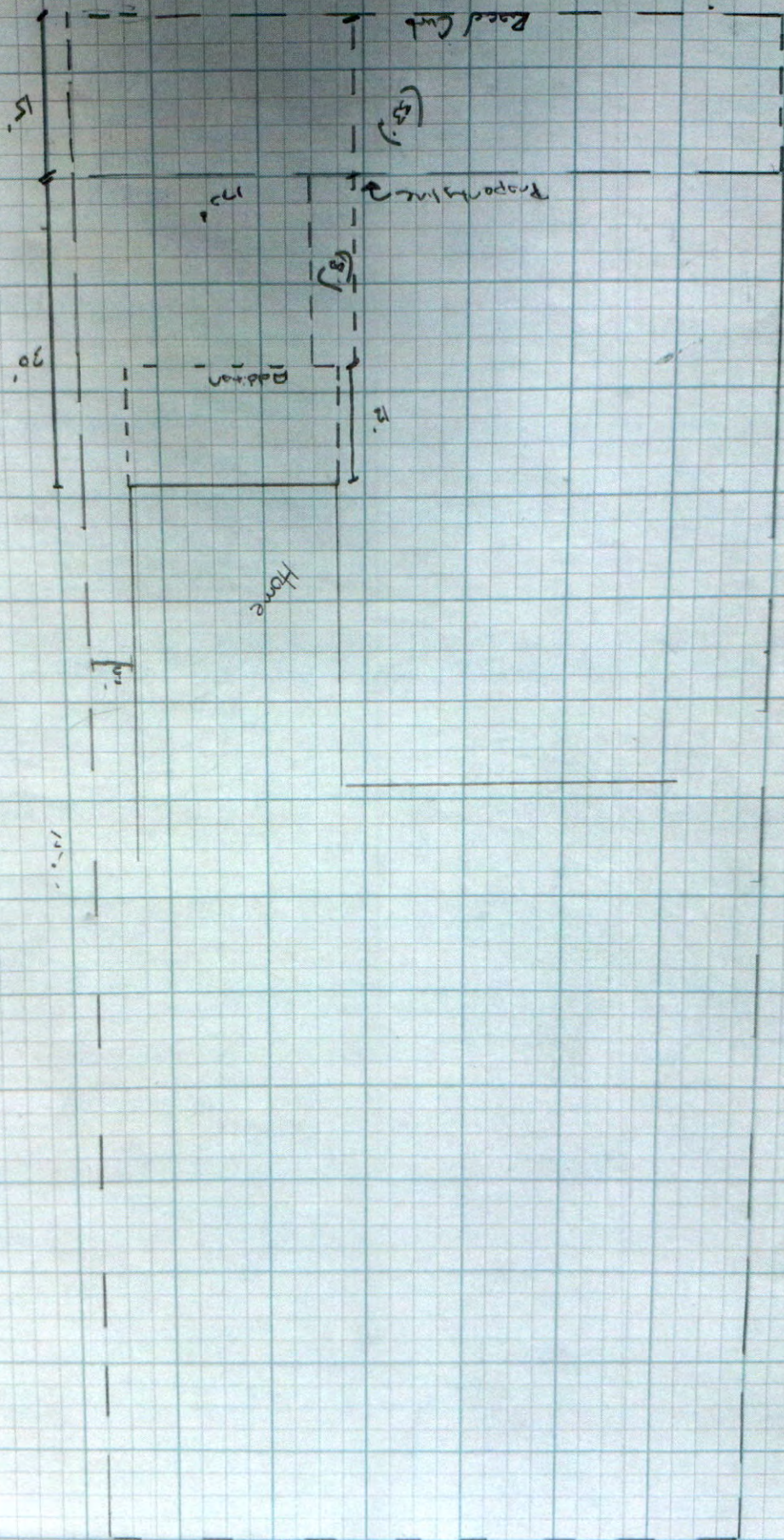
Magnolia Development

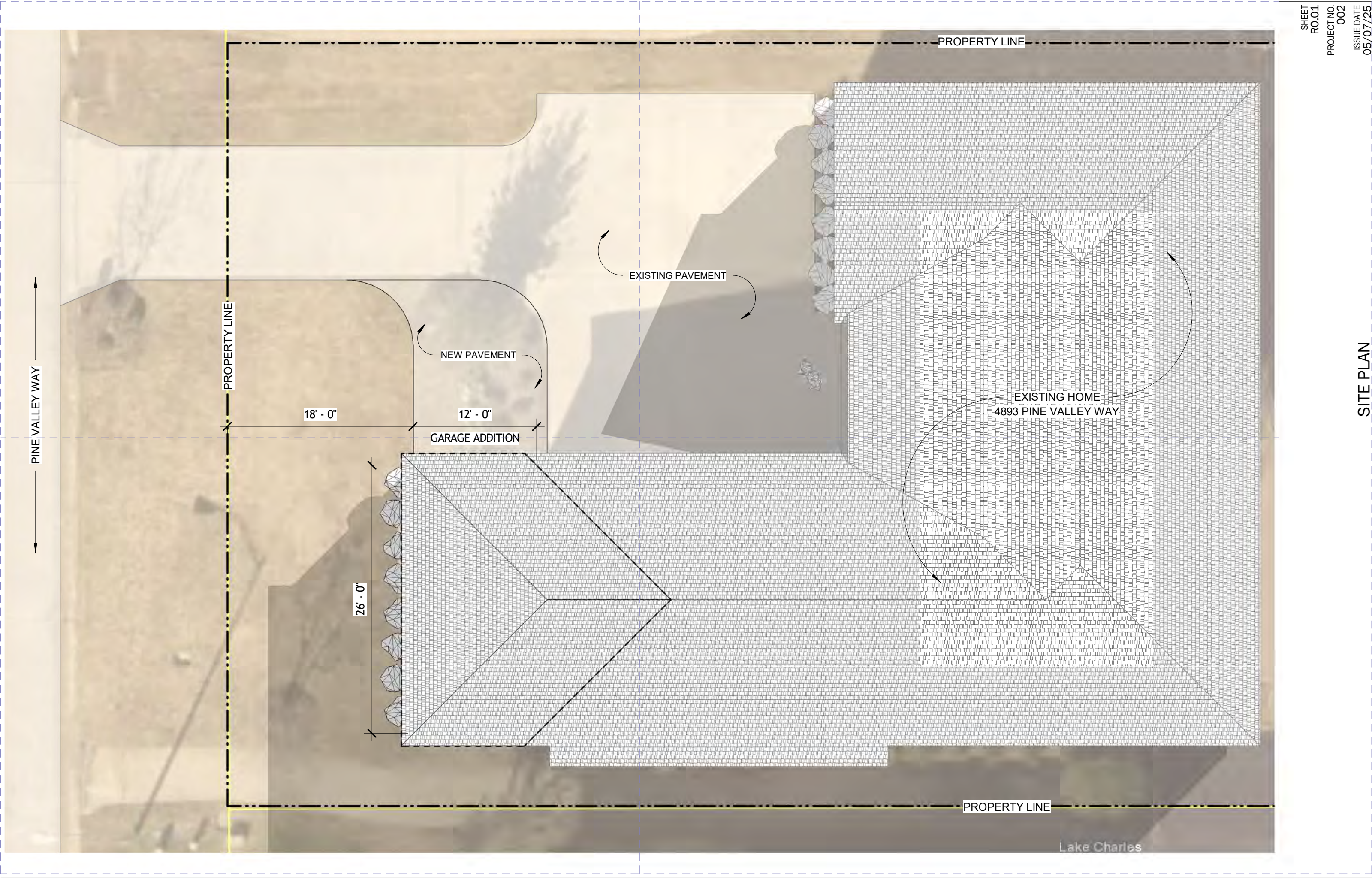


14.2 ft

29.7 ft

Lake Charles





EXISTING HOME



HOME WITH PROPOSED ADDITION



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 5/8/25

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: 3615 Ryan StreetLEGAL DESCRIPTION: See attachedDESCRIPTION OF JOB: Variance for massage business to be located within 300 ft of Residential property.

WITH PLANS ATTACHED HERETO:

APPLICANT: Baton Rouge Massage, IncPHONE: 626-267-7332MAILING ADDRESS: 3615 Ryan Street

ZIP: _____

EMAIL ADDRESS: oldplace1016@gmail.comOWNER OF RECORD: Wanting Jiang Lessee owner: John MyersZONING 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 _____

City of Lake Charles
Planning Department

Re: Letter of Intent: Variance for 3615 Ryan Street – Massage Business
located within 300 feet of Residential Property

Dear Planning Department:

Baton Rouge Massage, Inc., is requesting a variance to operate a massage day spa located at the shopping center at 3615 Ryan Street. This location is located in a Business zoning District that abuts a residential zone.

Thank you,

Wenting Jiang

wenting Jiang
5/8/25

John D. Myers
3613 Ryan Street
Lake Charles, LA 70605

March 6, 2025

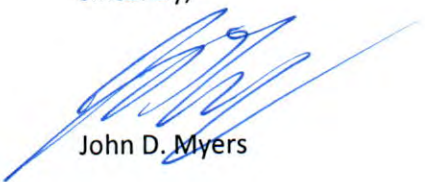
City of Lake Charles
Zoning Department
P.O. Box 900
Lake Charles, LA 70602

Re: Baton Rouge Massage, Inc.
3615 Ryan Street

To whom it may concern,

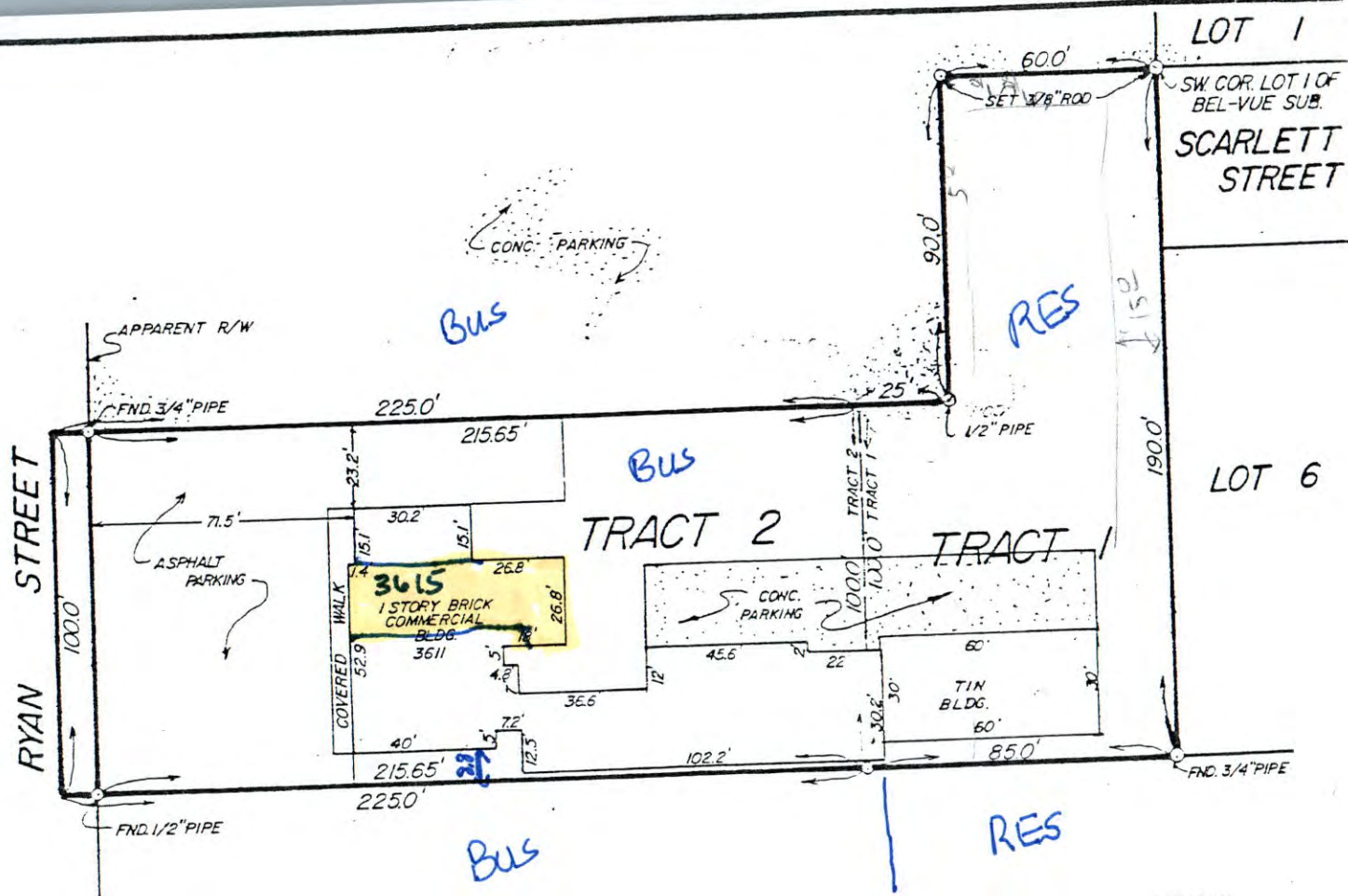
John D. Myers, as owner of the referenced property, gives permission for Baton Rouge Massage, Inc. to apply for a variance to operate from this address.

Sincerely,



John D. Myers

ENCING AT THE SOUTHWEST CORNER OF LOT 1
 TION TO THE CITY OF LAKE CHARLES, IN THE
 R OF THE NORTHEAST QUARTER OF SECTION 18,
 AS PER PLAT RECORDED IN PLAT BOOK 8, PAGE
 CORDS OF CALCASIEU PARISH, LOUISIANA,
 FEET, THENCE SOUTH 90.0 FEET, THENCE WEST
 SOUTH 100.0 FEET, THENCE EAST 85.0 FEET,
 .0 FEET TO THE POINT OF BEGINNING,
 L IMPROVEMENTS SITUATED THEREON.
 SOUTHWEST 100.0 FEET BY 225.0 FEET OF
 COMMENCING 32 CHAINS AND 20 LINKS SOUTH,
 EAST, OF THE NORTHWEST CORNER OF THE EAST
 HEAST QUARTER OF SECTION 18, T 10 S - R 8 W,
 CHAINS, THENCE EAST 10 CHAINS, THENCE NORTH
 WEST 10 CHAINS TO POINT OF COMMENCEMENT,
 L IMPROVEMENTS SITUATED THEREON.



THIS REPRESENTS AN ACTUAL GROUND SURVEY AND THAT NO VISIBLE ENCROACHMENTS EXIST EITHER WAY ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN.

THE ABOVE PROPERTY IS LOCATED IN ZONE OF THE H.U.D. (F.I.A.) FLOOD HAZARD BOUNDARY MAPS.
 ss; 3613 Ryan St. Lake Charles, LA. 70605

PLAT OF SURVEY
 PREPARED FOR

JOHN MYERS

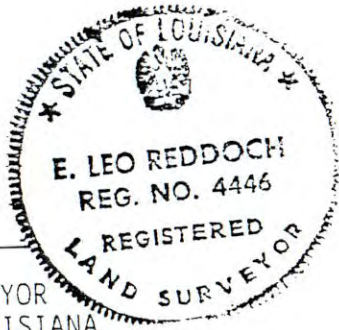
Being Property As Shown Above
 Located In Section 18, T 10 S - R 8 W

CALCASIEU PARISH,

LOUISIANA

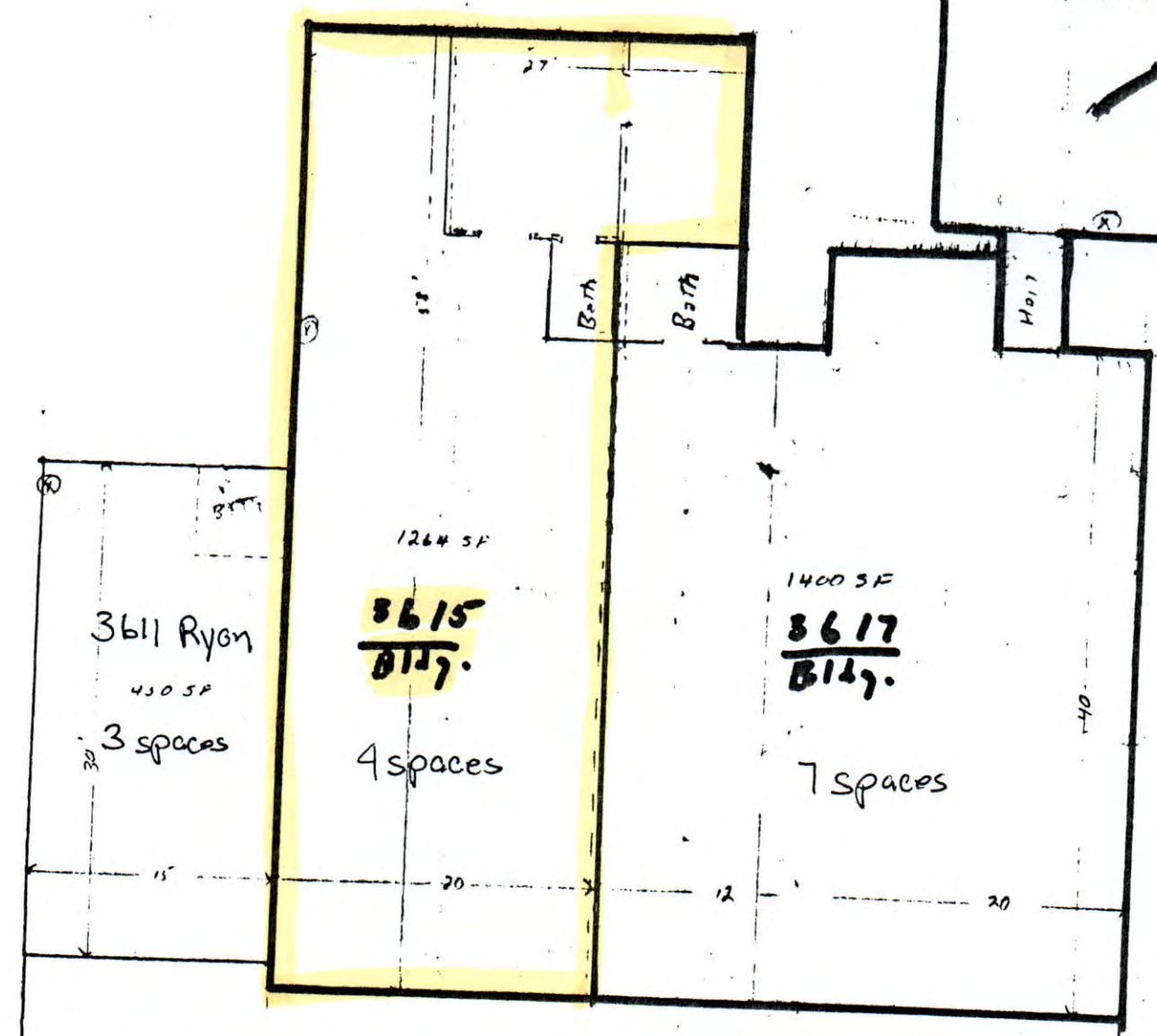
SCALE: 1"=50'

MARCH 23, 1993

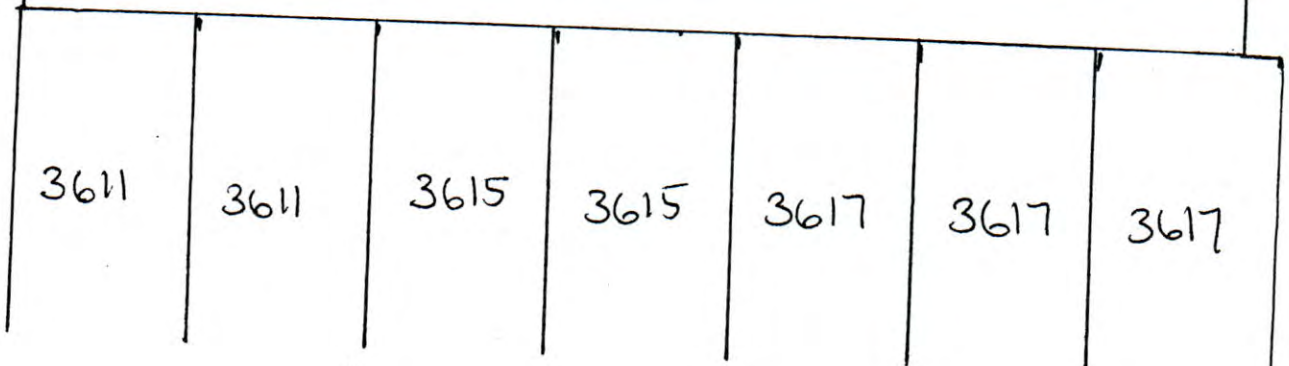


DOCH
 AND SURVEYOR
 OF LOUISIANA

Bldg.
3617-B
700 SF



↑
To Rear



20' Out

spaces wide



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 5/1/2025TOTAL 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: 144 WEST McNEESE

LEGAL DESCRIPTION:

DESCRIPTION OF JOB: MASSAGE BUSINESS

WITH PLANS ATTACHED HERETO:

APPLICANT: STRAWBERRY MASSAGE & SPA

PHONE:

MAILING ADDRESS: 144 WEST McNEESEZIP: 70605EMAIL ADDRESS: skyclemons@msn.com / denise.foster@gmail.comOWNER OF RECORD: STEVEN CLEMONS / PROPERTY OWNER DENISE FOSTER
BUSINESS OWNERZONING 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 _____

**REQUEST FOR VARIANCE – STRAWBERRY MASSAGE & SPA
144 W. MCNEESE ST, LAKE CHARLES, LA 70605**

City of Lake Charles, Louisiana
Zoning and Planning

To Whom it May Concern:

BACKGROUND:

Denise Foster, the Owner/Lessor, and Steven Clemons, the Lessee, are applying for a variance to a city ordinance to establish a new massage business at:

144 W. McNeese St.
Lake Charles, LA 70605

The name of the proposed business is Strawberry Massage & Spa, LLC. This name has already been approved and registered with the Louisiana Secretary of State.

The variance is requested to enable the business to obtain an Occupancy Permit from the City of Lake Charles. Once an Occupancy Permit is acquired, an Occupational License will also be obtained.

The Lessee, Steven Clemons, obtained his professional Massage Therapy License from the State of Texas in 2023. He applied for and received a massage license in the State of Louisiana in April 2025. Additionally, he earned several additional Continuing Education Credit Certificates signifying his dedication to the craft of professional massage services.

ACCORDINGLY:

The following information is presented to the Board regarding the residents within 300 feet of the referenced business location. As per their signatures below, they do not object and are NOT OPPOSED to this business starting at this location.

Signed: Disminie Reed

Date: 05/07/25

Address: 144 W. Gladys St.

Lake Charles, LA 70605

Signed: Chloe Biveru

Date: 5/7/25

Address: 4416 Gladys St Lake Charles, LA

Signed: _____

Date: _____

Address: _____

Signed: _____

Date: _____

Address: _____

Signed: _____

Date: _____

Address: _____

May 6, 2025

Planning Commission Members

Re: 144 West McNeese Street
Lake Charles, LA 70605

This is to acknowledge that DRF Rental, LLC, owned by Denise Foster is 100% satisfied with the credentials of Mr. Steven Clemons who is renting a suite for the purpose of massage. His credibility has already been proven to me and he is also a former resident of Lake Charles.

There are only 4 residential property owners in the area and this is a heavy commercial zoned area.

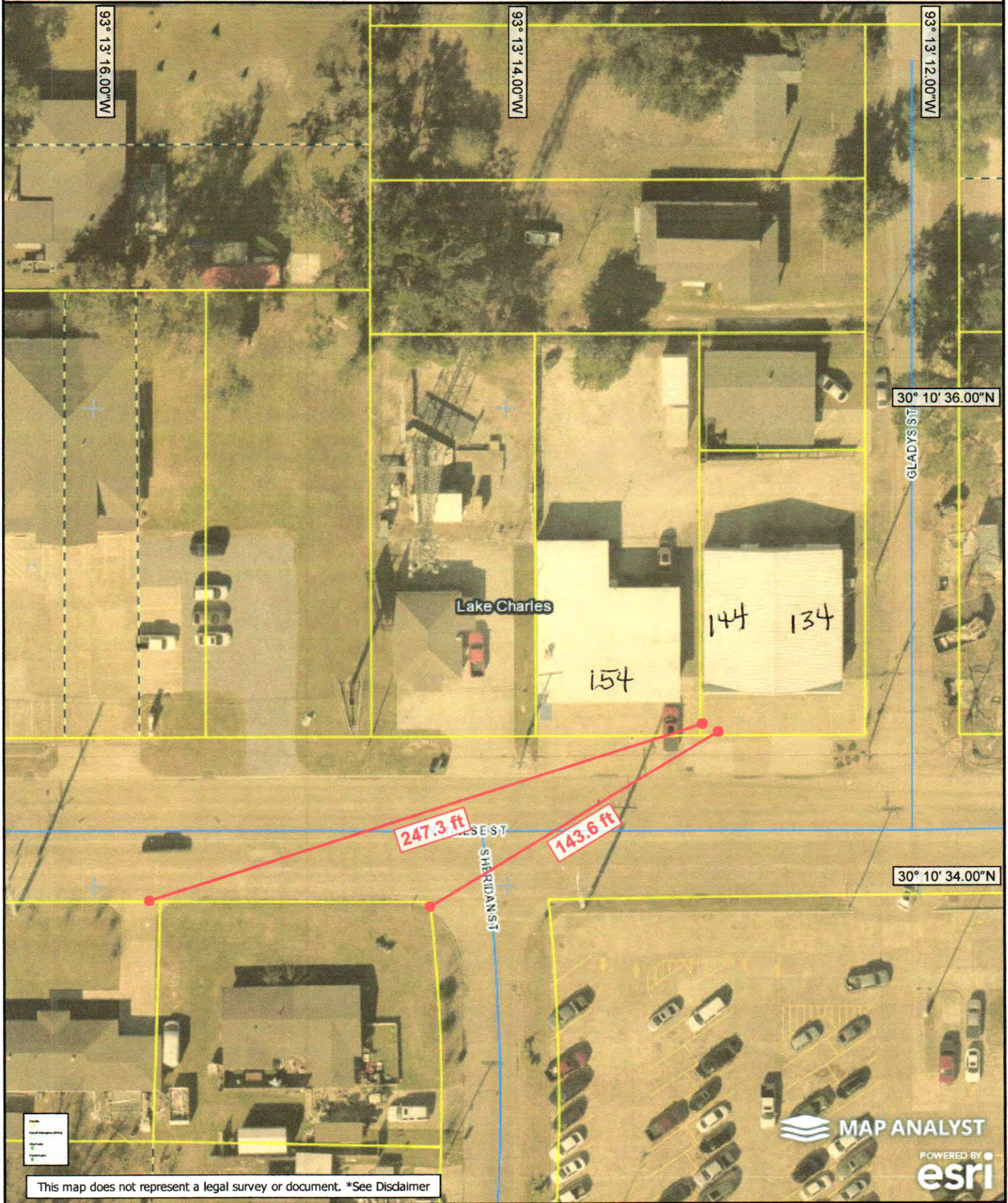
Thank you,

A handwritten signature in cursive script that reads "Denise Foster". The signature is written in dark ink and is positioned below the "Thank you," text.

Denise Foster
Owner/President
DRF RENTALS, LLC



Residential Properties with in 300 feet



Scalebar accurate at map center

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 5-12-2025

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: 420 McComb Street, LAKE CHARLES, LA 70615LEGAL DESCRIPTION: See attachedDESCRIPTION OF JOB: VEHICLE STORAGE OF 3-4 CARS MONTH

WITH PLANS ATTACHED HERETO:

APPLICANT: KIRVENIA R WILLIAMSPHONE: 337.634.9585MAILING ADDRESS: 420 MCComb ST. LAKE CHARLES, LA ZIP: 70615EMAIL ADDRESS: KIRVENIA@YAHOO.COMOWNER OF RECORD: KIRVENIA R. ALFRED (WILLIAMS)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 _____

APPLICANT _____

DATE _____



Map



93° 10' 35.00" W

93° 10' 34.50" W

93° 10' 34.00" W

30° 13' 59.00" N

30° 13' 58.50" N

30° 13' 58.00" N

Handwritten: 420
420

AE

AE



MAP ANALYST

POWERED BY
esri

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



LETTER OF INTENT

I KIRVENIA WILLIAMS AM APPLYING FOR
^{HOME} OCCUPATIONAL USE & REQUESTING A VARIANCE
FOR ONSITE VEHICLE STORAGE AT 420 MCNABB
STREET LAKE CHARLES LA. THE INTENT OF
MY PROPOSED BUSINESS IS TO BE ABLE TO
BUY 3-4 VEHICLES /PER MONTH & LIST ONLINE
FOR SALE.

VEHICLES IN OPERABLE CONDITIONS WILL BE
STORED EITHER IN DRIVEWAY SOUTH OF PROPERTY
(OR) WEST OF PROPERTY IN DRIVEWAY OR
IN ENCLOSED GARAGE. NO INOPERABLE VEHICLES
WILL BE STORED IN CURRENT FLOOD PATH AS
NOTATED IN PROPERTY OUTLINED MAP.

I AM PROPOSING MODIFIED / MIXED USE OF PROPERTY
TO BE DEEMED AS MIXED USE FOR RESIDENTIAL
OR BUSINESS FOR HOME OCCUPATIONAL LICENCE.

THANKING YOU IN ADVANCE FOR PERMIT USAGE,

Kirvenia R. Williams

1) SCALED SITE PLAN :

A-D : PLEASE SEE ATTACHED MAP OUTLINING

PROPERTY DIMENSION AS EXISTING PROVIDED
BY ESRI

E : ADJACENT PROPERTY LAND USES ARE CURRENTLY
ZONED AS COMMERCIAL

(2) CURRENT LEGAL DESCRIPTION OF PROPERTY :
SEE ATTACHED

(3) LETTER OF INTENT : SEE ATTACHED

(4) VERIFICATION OF OWNERSHIP: SEE ATTACHED
PROPERTY TAX STATEMENT

(5) NAMES & ADDRESSES OF PROPERTY OWNERS
WITHIN 500 FEET

ELITE WRECKER: 409 MCNABB ST. LAKE CHARLES, LA

BAYOU DOZER : 421 MCNABB ST. LAKE CHARLES, LA

ALL SEASONS AIR & HEAT : 426 MCNABB ST LAKE CHARLES, LA



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 6-9-25TOTAL FEE: \$ 400-

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: 2806 Hodges Street Lake Charles LA 70601

LEGAL DESCRIPTION:

DESCRIPTION OF JOB:

WITH PLANS ATTACHED HERETO:

APPLICANT: Mitchell McFatterPHONE: 337-794-2678MAILING ADDRESS: 1111 Caesars Court Lake Charles LA 70601 ZIP: 70611EMAIL ADDRESS: mitchell.mcfatter@gmail.comOWNER OF RECORD: Carla McFatter 337-425-4090ZONING 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

5-12-25

Business Owners:

Mitchell and Carla McFatter

Home Address:

1111 Caesars Court

Moss Bluff, LA. 70611

To Whom it may concern at the Planning Department,

We, Mitchell and Carla McFatter own Glow Salon & Suites at 2806 Hodges St. Lake Charles, LA. 70601. Glow Salon is a fully functioning salon with multiple stylists. We currently have 5 parking spots in the front and a full parking lot in the back. To access the parking in the back, our clients have to drive to 18th St. and turn on Doolan Rd. ^{*}We would like to add a 10 ft. wide driveway on the front south side of the property for easy access to the back parking lot for the clients. We would also like to add 3 parallel spots on the south side of the driveway with a 0 ft side setback vs the 5 ft requirement, as well as 2 nonconforming parking spots to the existing front parking lot.

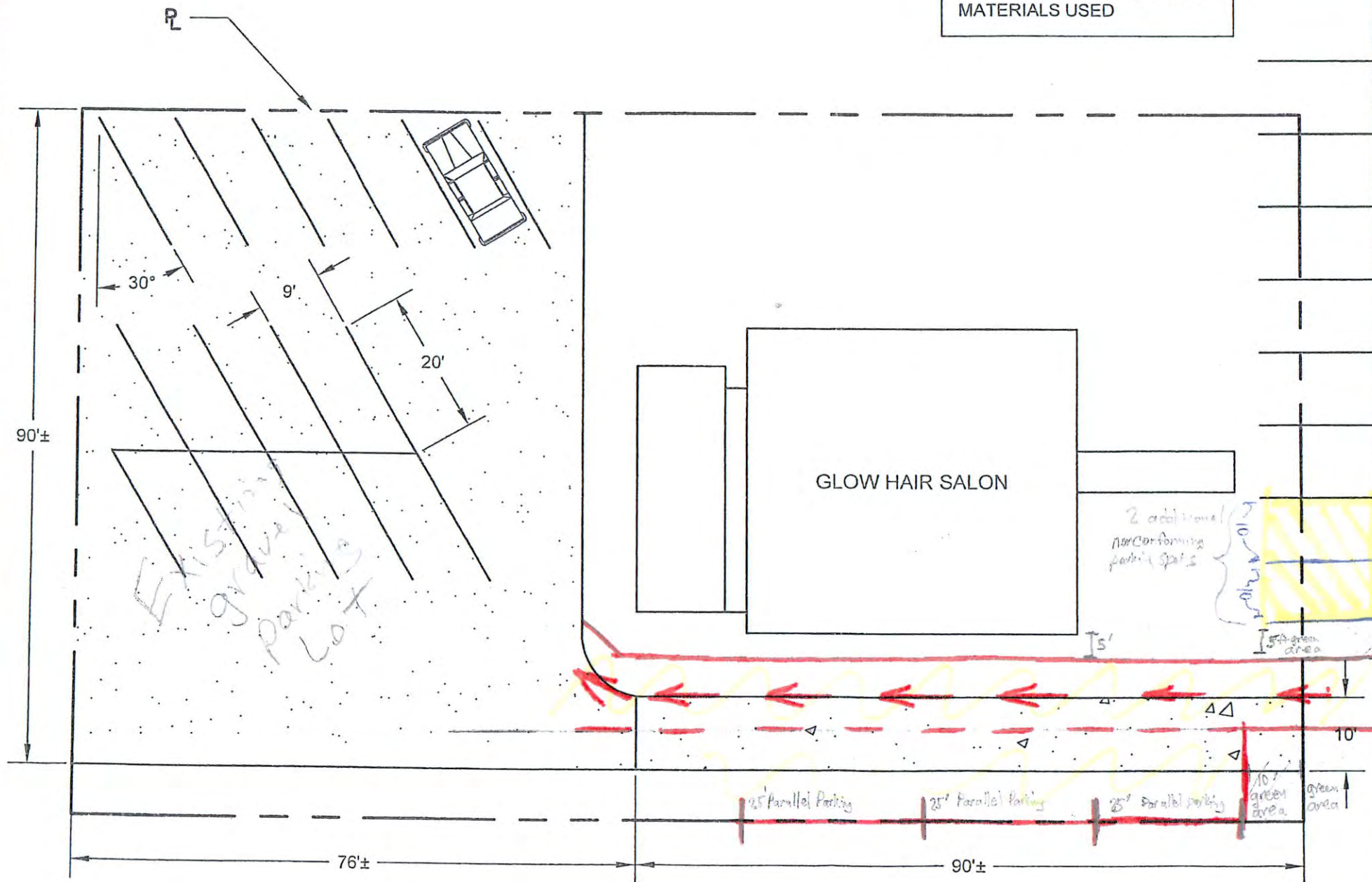
^{*} To include a curbcut to accommodate the driveway.

Thank You!

Mitchell McFatter
Carla McFatter



NOTE: REF. OWNER FOR ALL MATERIALS USED



NO.	
DRAFT	
MAGNOLIA 3850 SE LAKE CH...	
DRAWN BY:	
CLASS PRO	
PROJECT NAME G	
GRADE	
DATE 10 OCT	
SCALE N	

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 5-13-25TOTAL 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: 2310 channel st

LEGAL DESCRIPTION:

DESCRIPTION OF JOB: Demolition of Hase, leaving garage + driveway

WITH PLANS ATTACHED HERETO:

APPLICANT: D Marcus SawellsPHONE: 337-540-8718MAILING ADDRESS: 2310 channel stZIP: 70601EMAIL ADDRESS: Dmarcus.Sawells@Louisianacat.comOWNER OF RECORD: Louis Green EstateZONING 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

x D. Sawells
APPLICANT5-13-25
DATE

D'Marcus Sowell
2310 Channel St. 0.5
Lake Charles, LA 70601
Phone: (337) 540-8718
Email: dmarcus.sowells@louisianacat.com

12th of May 2025

To:
City of Lake Charles Planning & Zoning Department
326 Pujoe Street
Lake Charles, LA 70601

Subject: Variance Request for 2310 Charles St., Lake Charles, LA 70601

Dear Planning and Zoning Board,

I am writing to formally request a variance for my property located at **2310 Channel Street, Lake Charles, LA 70601**. I am in care of the property and plan to **demolish the existing residential structure** currently on-site. 0.5

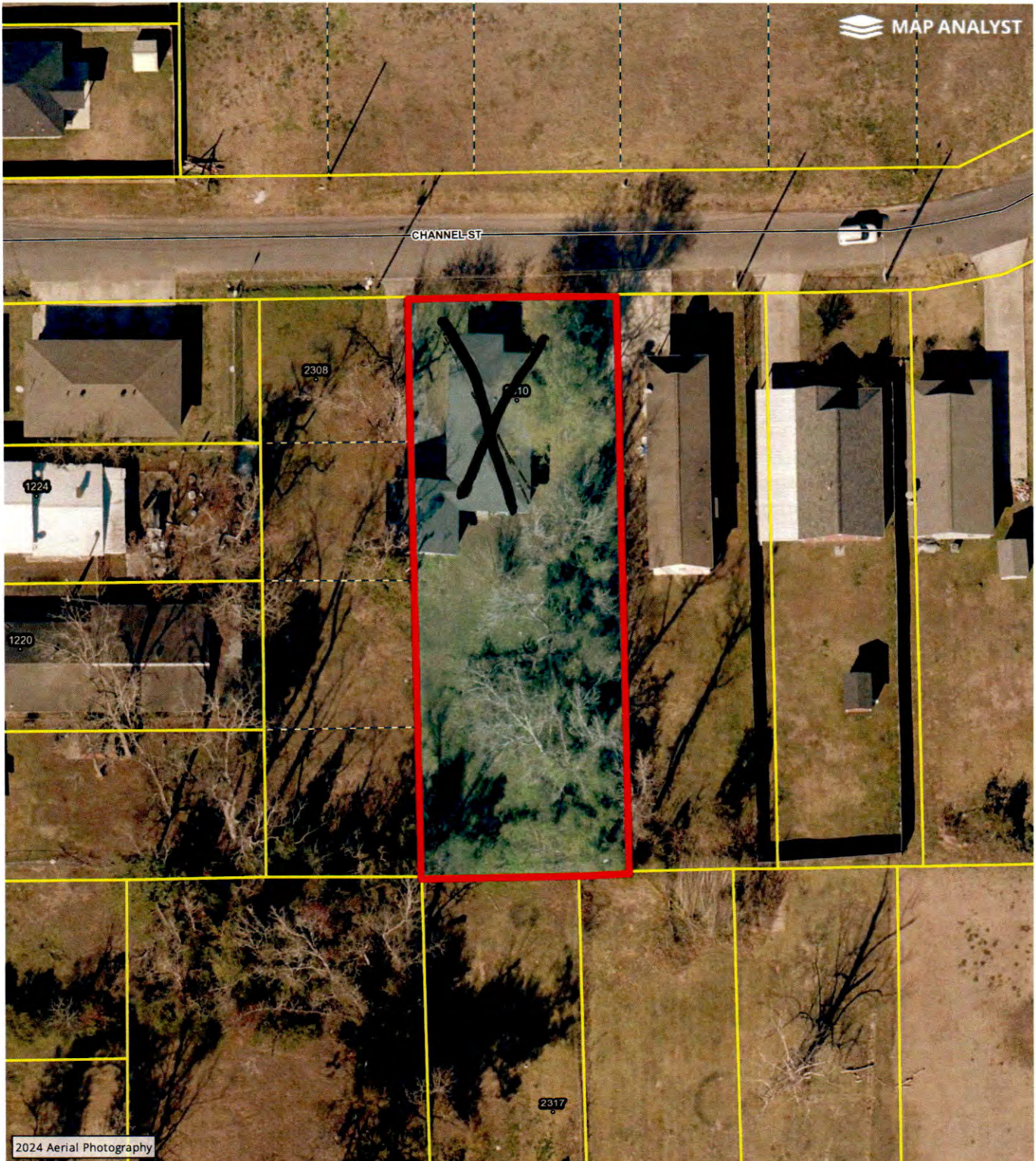
I respectfully request permission to **retain the existing garage and driveway** on the property after the demolition of the house. These structures are in good condition and do not violate any known building or zoning codes. Preserving them will support my future plans to construct a new residence on the property at a later date.

During the interim period before new construction begins, the garage and driveway will remain unused for residential purposes but will be maintained in their current condition. I understand that typically, accessory structures like garages require a primary residence on the parcel, which is why this variance is being requested.

Attached are any required documents, including a site plan and photos of the existing structures. I am happy to provide additional information or attend a meeting if necessary.

Thank you for your time and consideration of this request.

Sincerely,
D'Marcus Sowell
Phone: (337) 540-8718
Email: dmarcus.sowells@louisianacat.com



APPLICATION FOR PUBLIC HEARING**CITY OF LAKE CHARLES, LOUISIANA**DATE: 04.24.2025

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: 612 Beam St, Lake Charles, LA 70601

LEGAL DESCRIPTION: _____

DESCRIPTION OF JOB: LA Restore demolition of existing residence and then rebuild a new home

WITH PLANS ATTACHED HERETO:

APPLICANT: Joni Stone - Dynamic Group, LLCPHONE: 225.975.3009MAILING ADDRESS: 3045 Westfork Dr, Baton Rouge, LAZIP: 70816EMAIL ADDRESS: jstone@dynamicgrp.comOWNER OF RECORD: Etta JasmineZONING 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: 5/2025 EXPECTED COMPLETION: 12/2025 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_____
APPLICANT04.24.2025
DATE

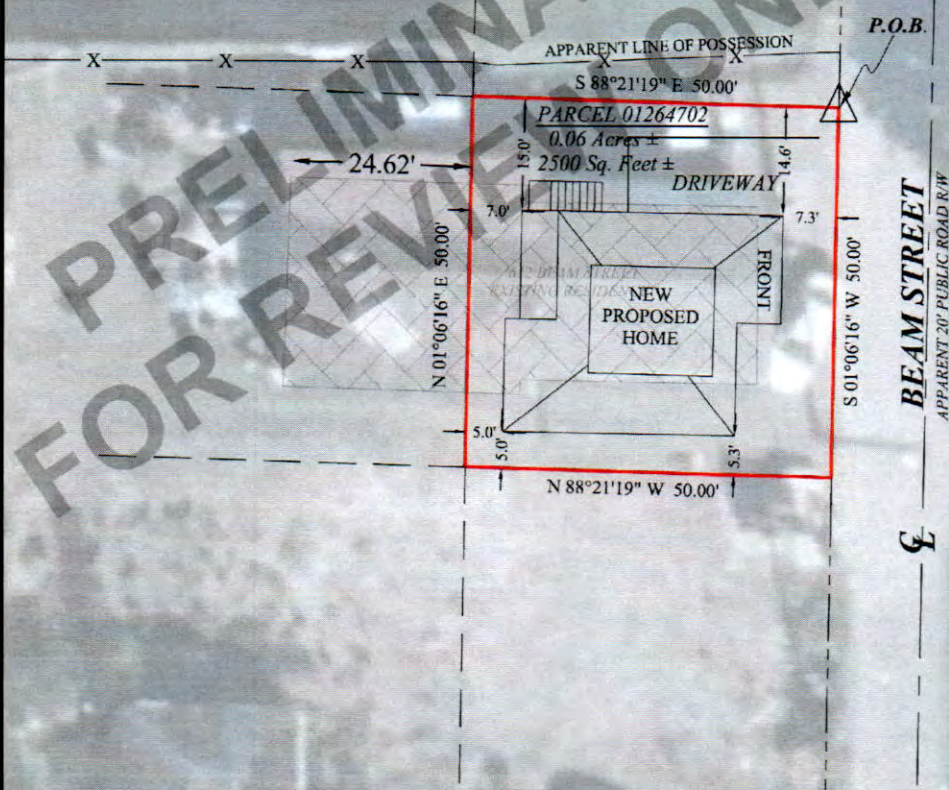
BASIS OF BEARINGS:
 BEARINGS AND DIMENSIONS ARE BASED ON
 THE LOUISIANA STATE PLANE COORDINATE
 SYSTEM, SOUTH ZONE, NAD 83(2011) AS
 DERIVED FROM RTK GPS OBSERVATIONS
 PERFORMED ON 01/18/2025.

LEGEND

- FOUND 1/2" IRON ROD, UNLESS OTHERWISE NOTED.
- SET 1/2" IRON ROD, UNLESS OTHERWISE NOTED.
- PROPERTY LINE
- - - APPARENT RIGHT-OF-WAY
- - - FENCE LINE

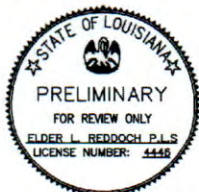
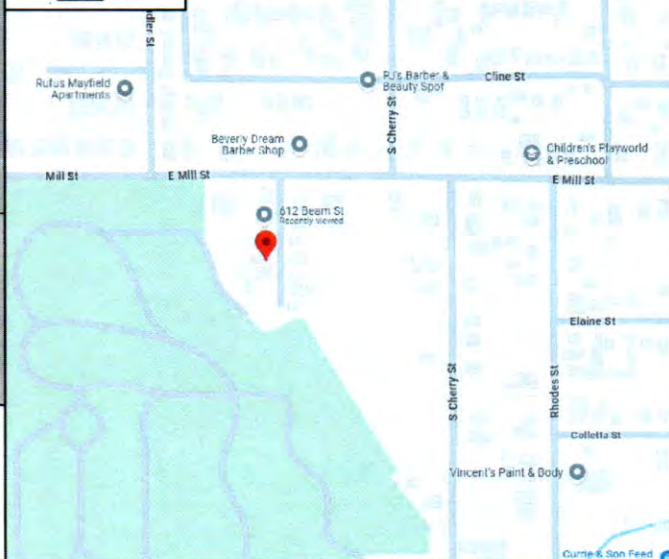
PLAT OF BOUNDARY SURVEY

FOR PROPERTY LOCATED IN:
 SECTION 33, TOWNSHIP 9 SOUTH, RANGE 8 WEST,
 SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN,
 CALCASIEU PARISH, LOUISIANA



VICINITY MAP

SCALE: NTS



E. LEO REDDOCH III, P.L.S.
 PROFESSIONAL LAND SURVEYOR
 NO. 4446 STATE OF LOUISIANA



REDDOCH LAND SURVEYING, INC.

In the field since 1981.
 2125 Hodges Street,
 Lake Charles, LA 70601
 (337) 491-9520

reddochlandsurveying@yahoo.com

DRAWN BY:
 JDG

CHECKED BY:
 ACR

APPROVED BY:
 ELR

SCALE:
 1" = 20'

DATE OF PLAT: APRIL 10, 2025

SURVEY PERFORMED FOR:
ETTA JASMINE

PROPERTY LOCATED IN:
 SECTION 33,
 TOWNSHIP 9 SOUTH,
 RANGE 8 WEST,
 SOUTHWESTERN LAND DISTRICT,
 LOUISIANA MERIDIAN,
 CALCASIEU PARISH, LOUISIANA

REV. DATE:



04.28.2025

I, Joni Stone, representing Dynamic Group, LLC and LA Restore am applying on behalf of Ms. Etta Jasmine for a Special Exception for a non-conforming residential structure to replace an existing non-conforming residential structure at 612 Beam St, Lake Charles, LA 70601. Ms. Jasmine has accepted the smallest house available through the LA Restore Program to be able to move forward with the replacement of her home and to satisfy the requirements of the City Ordinances.

Ms. Etta Jasmine is the owner of the property at 612 Beam St, Lake Charles, LA 70601. Dynamic Group, LLC will be the contractor for the duration of the demolition and new construction of a single-family residential home. Both mine and Ms. Etta Jasmine's contacts are listed below for any questions or concerns you may have.

Legal Description:

That certain lot commencing at a point 130.9 feet West and 236 feet South of Northeast Corner of Octavia Goodman Subdivision of Four (4) acres in Southeast Quarter of Southwest Quarter (SE 1/4 of SW 1/4) of Section 33, Township 9 South, Range 8 West, thence West fifty (50). feet, thence South fifty (50) feet, thence East fifty (50) feet, thence North fifty (50) feet to the point of commencement, together with all improvements is thereon situated.

Bearing the municipal address of 612 Beam Street, Lake Charles, Calcasieu Parish, Louisiana.

Etta Jasmine
337-499-5848

Joni Stone
225-975-3009
Email: jstone@dynamicgrp.com

Thank you,

A handwritten signature in black ink that reads "Joni J. Stone".

Joni J. Stone

