

# **City of Lake Charles**

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

# **Meeting Agenda**

# **Planning and Zoning Commission**

5:00 PM **Council Chambers** Monday, October 13, 2025

OPEN MEETING

**ROLL CALL** 

MINUTES OF PREVIOUS MEETING

SPECIAL ANNOUNCEMENTS - REZONE-MAJ-VAR 25-04 is corrected to REZONE-MAJ-VAR 25-05

#### COMMISSION BUSINESS

# **REZONE-MAJ CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

-VAR 25-05

**APPLICANT:** TELCOM RENTALS

SUBJECT: Applicant is requesting to amend the official zoning map (Sec. 24-5-207) from a Residential Zoning District to a Business Zoning District in companion with a Major Conditional Use Permit (Sec 24-4-207(4)(b)) in order to construct a warehouse use with Variances to 1) eliminate required 15' bufferyard along north property line; and 2) allow use on local street vs. required location adjacent to and has access to an arterial or collector street. Location of the request is 629-633 N. Colletta Street and 624-628 Armstrong Street.

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to amend the official zoning map from a Residential Zoning District to a Business Zoning District in companion with a Major Conditional Use Permit in order to construct a warehouse use with Variances to 1) eliminate required 15' bufferyard along north property line; and 2) allow use on local street vs. required location adjacent to and has access to an arterial or collector street. Staff's review revealed the property is bordered to the North and East by residential properties, to the West by commercial properties and to the South by vacant property. The properties to the South and West are zoned Business.

MAJ-VAR 25-08

**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE** 

APPLICANT: DARBY GUILLORY

SUBJECT: Applicant is requesting a Major Conditional Use Permit (Sec 24-5-301(3)(b)(i)) in order to construct a drive thru restaurant use with a building sf size variance, within a Mixed Use Zoning District. Location of the request is 509-513 W. College Street.

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to construct a 3,000sf vs max allowed 2500sf drive thru restaurant with additional indoor limited seating. The application meets all other development standards including drive thru stacking requirements, parking, and bufferyards. Staff recommends approval of the application on the condition they obtain DOTD approval for access permits to College Street (State Roadway); screen all waste disposal areas from public view; and landscape according to Sec 5-210 of the zoning code. This project was previously

approved in 2023, case MAJ/VAR 23-25, but failed to obtain permits within the year.

## MAJ-VAR 25-09

#### **CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT: LASHAWNA EASTON & JAMES EASTON** 

**SUBJECT:** Applicant is requesting a Major Planned Development in order to construct four (4) duplex dwelling units (total of 8 units) and ten (10) single-family units with Variances (Sec. 24-4--206) for 1) a bufferyard reduction of 5' vs. required 15' along West property line and 2) 20' front setback vs. required 30' 3) utilizing a continuous curbcut parking configuration that prohibits cars entering and exiting in a forward manner, within a Residential Zoning District. Location of the request is the **Southside 2700 Blk. Lynn Street thru to Poe Street**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant is requesting a Major Planned Development in order to construct four (4) duplex dwelling units (total of 8 units) and ten (10) single-family units with Variances for 1) a bufferyard reduction of 5' vs. required 15' along West property line and 2) 20' front setback vs. required 30' 3) utilizing a continuous curbcut parking configuration that prohibits cars entering and exiting in a forward manner. If approved this proposal must meet all other development standards including but not limited to landscape according to Sec 5-210 of the zoning code.

#### SPC 25-13 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

**APPLICANT: JONATHAN AUCOIN** 

**SUBJECT:** Applicant is requesting a Special Exception (Sec. 24-4-206) in order to replace a sign cabinet on an existing non-conforming pole sign, within a Business Zoning District. Location of the request is **4737 Common Street**.

**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 on existing sign. The new sign requirements only allow a monument type sign structure for damaged or new on-site signage within the city. Staff can find no evidence of hardship, therefore cannot forward a position of support.

## VAR 25-42 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

**APPLICANT: KPPM RADIO** 

**SUBJECT:** Applicant is requesting a Variance (Sec. 24-4-205) in order to deviate from required exterior materials for new construction of a radio station within the Nellie Lutcher Overlay District, within a Mixed Use Zoning District. Location of the request is **413 Enterprise Blvd.** 

**STAFF FINDINGS:** The on-site and site plan reviews reveal the applicant is requesting to deviate from required exterior materials for new construction of a radio station within the Nellie Lutcher Overlay District. Per code: Building facades shall be brick or stone and the façade material must turn the corner of the building a distance of no less than 12'. Applicant previously obtained a variance, VAR 24-64, for an increased front setback. Staff could find no evidence of hardship; therefore cannot forward a position of support.

#### VAR 25-45 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

**APPLICANT:** GUL AWAN

**SUBJECT:** Applicant is requesting a Variance (Sec. 24-4-205) in order to construct a new driveway (curb cut) into a proposed parking lot less than 50ft. from the nearest intersecting street vs. the minimum 150ft., within a Business Zoning District. Location of the request is **4200 Ryan Street.** 

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant is requesting to construct a new driveway (curb cut) into a proposed parking lot less than

50ft. from the nearest intersecting street vs. the minimum 150ft., within a Business Zoning District. Staff's review revealed Ryan Street is a DOTD regulated route and access directly onto Ryan Street is discouraged for access management and safety reasons. Additionally, the Seed Center entrance is not a city street and therefore we do not regulate the curb cut. Staff finds this request reasonable and acceptable for passage.

#### VAR 25-49 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: JEFF KUDLA, AIA

**SUBJECT:** Applicant is requesting a Variance (Sec. 24-4-205) in order to construct a covered canopy addition 19' from front property line vs. required 50' front setback, within a Mixed Use Zoning District. Location of the request is **4020 Hodges Street**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant is requesting to construct a covered canopy addition for pickups and drop offs 19' from front property line vs. 50' front setback required for a church use, within a Mixed Use Zoning District. Staff can find no evidence of hardship, therefore cannot forward a position of support.

#### VAR 25-50 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: FLOYD W. VASSUER

**SUBJECT:** Applicant is requesting Variances (Sec. 24-4-205) in order to maintain an existing unpermitted ground sign vs. required monument style sign and allow setback of 0' from front property line vs. required minimum 10', within a Mixed Use Zoning District. Location of the request is **2603 Common Street.** 

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant is requesting to maintain an existing unpermitted ground sign vs. required monument style sign and allow setback of 0' from front property line vs. required minimum 10', within a Mixed Use Zoning District. Staff can find no evidence of hardship, therefore cannot forward a position of support.

#### VAR 25-51 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

**APPLICANT:** MATTHEW WALKER

**SUBJECT:** Applicant is requesting a Variance (Sec. 24-4-205) in order to construct a new retail business 22' from front property line vs. required 25' front setback along collector route, within a Mixed Use Zoning District. Location of the request is the **Northeast corner Common Street @ 18th Street.** 

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant is requesting to construct a new retail business 22' from front property line vs. required 25' front setback along collector route, within a Mixed Use Zoning District. Because this proposal is fronting an arterial/collector it requires an additional 5' setback. Staff can find no evidence of hardship, therefore cannot forward a position of support.

#### VAR 25-52 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

**APPLICANT: TRAY LUCERO** 

**SUBJECT:** Applicant is requesting a Variance (Sec. 24-4-205) in order to construct new accessory uses (swimming pool, pickleball/basketball court, and mini putt putt course) within the front setback of principal structure vs. required side or rear yard, within a Residential Zoning District. Location of the request is **709 W. LaGrange Street.** 

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant is requesting to construct new accessory uses (swimming pool, pickleball/basketball court, and mini putt putt course) within the front setback of principal structure vs. required side or rear yard, within a Residential Zoning District. Staff's review revealed the property does not have an adequate backyard to fit the proposed accessory uses.

#### VAR 25-53 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

**APPLICANT: JUSTIN GRANGER** 

**SUBJECT:** Applicant is requesting a Variance (Sec. 24-4-205) in order to construct a new single-family dwelling unit with a street side setback of 8' 2 ½" vs. required 15' street side setback, within a Residential Zoning District. Location of the request is **744 Magazine Street.** 

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant is requesting to construct a new single-family dwelling unit with a street side setback of 8' 2 ½" vs. required 15' street side setback, within a Residential Zoning District. The proposed plans showed the garage access from Magazine Street and not from the reduced side setback side of the property. Staff can find no evidence of hardship and therefore cannot forward a position of support.

#### **OTHER BUSINESS**

#### **ADJOURN**



MARSHALL J. SIMIEN, JR. MAYOR

## CITY OF LAKE CHARLES

326 Pujo St. 7<sup>th</sup> Floor Lake Charles, LA 70601 (337) 491-1542 – FAX (337) 491-9187 PLANNING & DEVELOPMENT Office of Zoning and Land Use

CASE NO.:

REZONE/MAJ/VAR 25-05

APPLICANT:

Telcon Properties

LOCATION OF REQUEST: 639-63

629-633 N. Colletta St

+ Cor Coorning or



PO Box 19084 Lake Charles, La 70616 337-436-7573

September 10, 2025

City of Lake Charles

Telcom Properties is requesting to rezone 629 and 633 N Colletta St from a residential property to a commercial property.

Telcom intends to construct a 9500 square foot warehouse with the following variances:

- 1 To eliminate proper yard on the north property line
- 2 Not adjacent to arterial or collector route
- 3 Approximately 450' from Martin Luther King Hwy

**Thanks** 

Perry Vincent

# **Stacey Peveto**

From:

Perry Vincent <pdv@lrcwireless.com>

Sent:

Wednesday, October 1, 2025 7:54 AM

To:

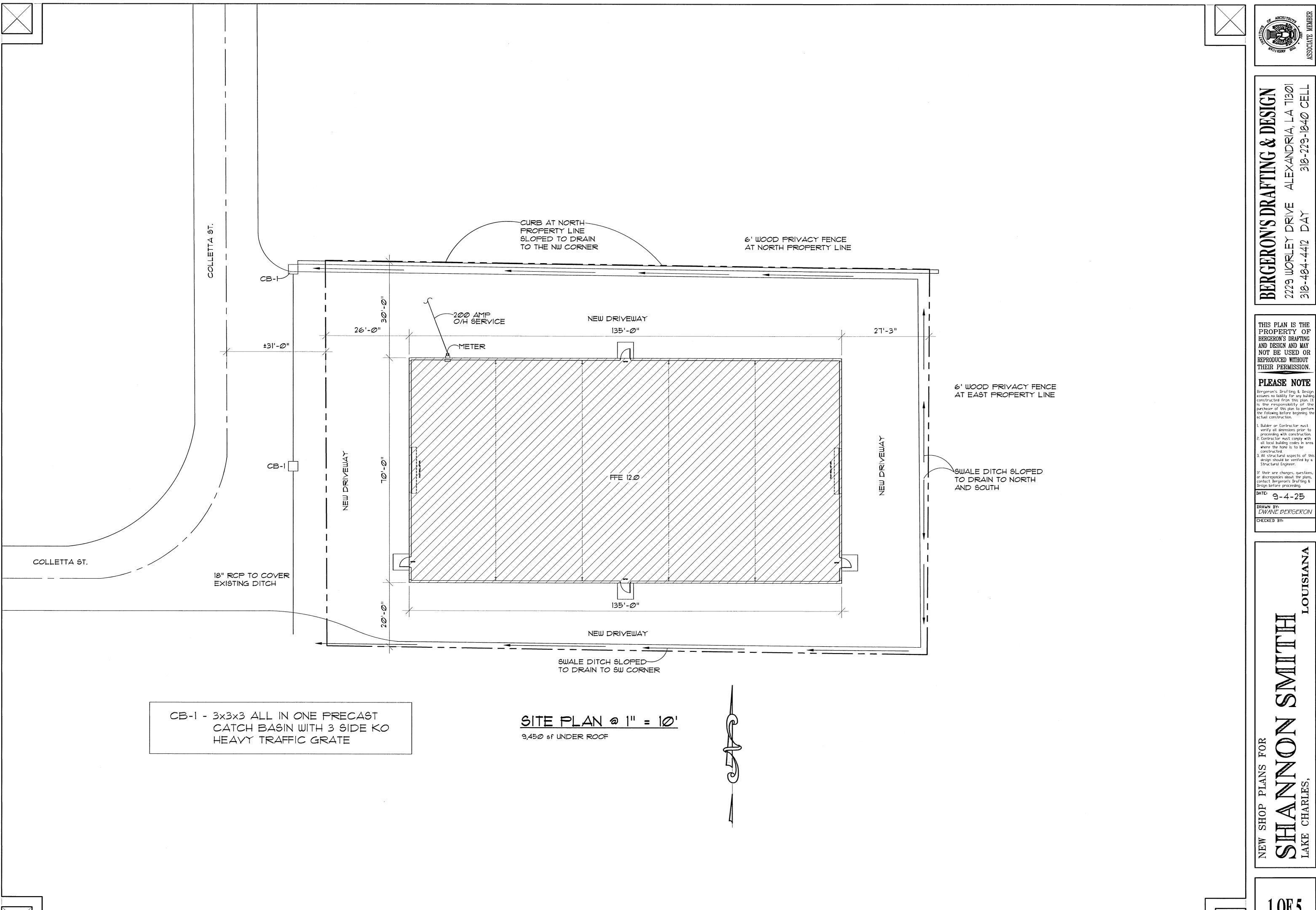
Stacey Peveto

Cc: Subject: Perry Vincent Fw: Zoning hearing

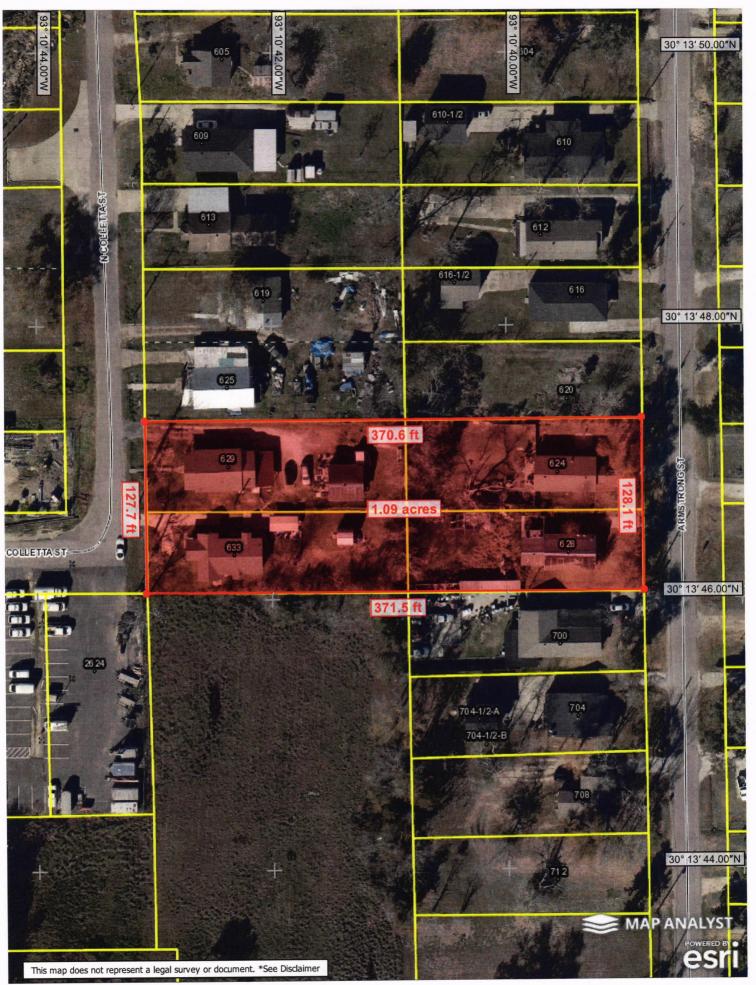
Please amend my variance hearing request to include 624 Armstrong 628 Armstrong

Thanks very much

Sent via the Samsung Galaxy S23+ 5G, an AT&T 5G smartphone Get Outlook for Android [aka.ms]



1 OF 5





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# **CITY OF LAKE CHARLES**

326 Pujo St. 7<sup>th</sup> Floor Lake Charles, LA 70601 (337) 491-1542 – FAX (337) 491-9187 PLANNING & DEVELOPMENT Office of Zoning and Land Use

CASE NO .:

MAJ/VAR 25-08

APPLICANT:

Darby Gulbry

LOCATION OF REQUEST:

To City of Lake Charles

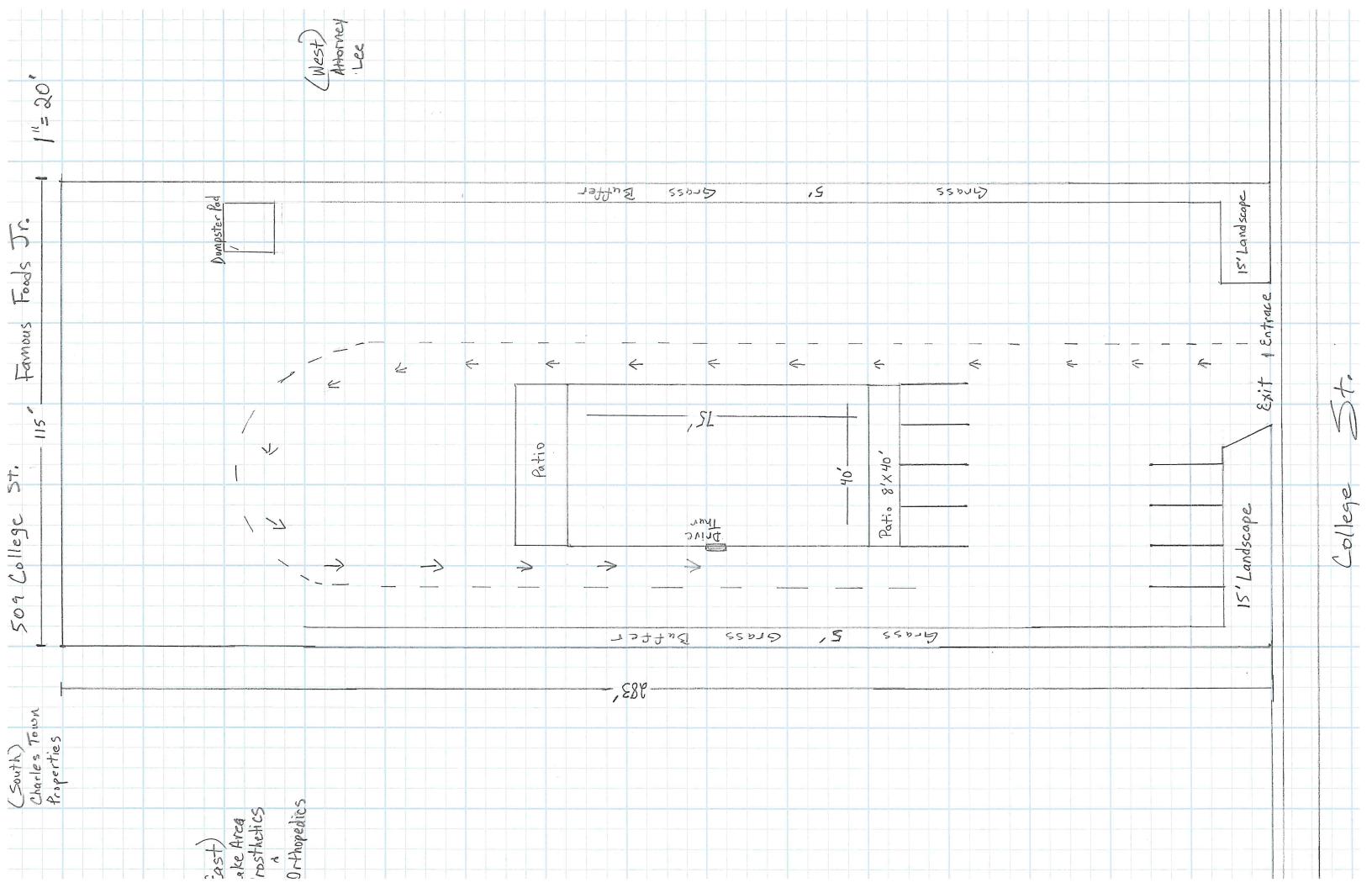
I am requesting to construct a new drive thru restaurant (Famous Foods Jr.) that will be approx. 3,000 ft.

Your consideration is appreciated. arby Guillory

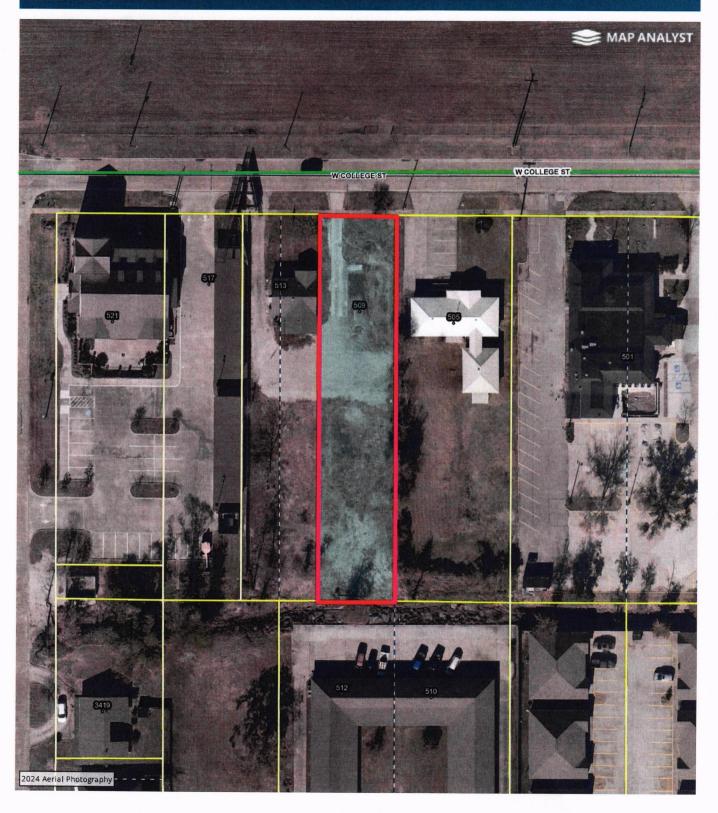
**Darby Guillory** 

1021 Lake Oak Ln

LC la 70605







Page 4 of 4 Report generated on 8/27/2025 at 2:50:31 PM



## CITY OF LAKE CHARLES

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326 Pujo Street • P.O. Box 900 Lake Charles, LA 70602-0900 (337) 491-1542 • FAX (337) 491-9187 DEPARTMENT OF PLANNING & DEVELOPMENT OFFICE OF ZONING & LAND USE

Case Number: MAJ/VAR 35-09

Applicant: James & Lashawna Faston

Address: Southside 2700 BIK Lynn St. 4hru Poe St.

September 5, 2025

LASHAWNA EDWARDS
ALLIANCE HOUSING, AHCS
3904 LAREDO CIRCLE
LAKE CHARLES, LA 70607
337-304-8308

James H. Easton 1724 9<sup>th</sup> Street Lake Charles, La 70601 337-513-3031

RE: #2. **Current legal description of property**-Southside 2700 BLK LYNN STREET THRU POE STREET. PROPERTY DESCRIPTION: BEING LOTS 1,2,3,4,5,6,7,8 RICHARD SUBDIVISON OF BRYANT PLACE SUBDIVISION AS PER PLAT RECORDED, RECORDS OF CALCASIEU PARISH, LOUISIANA CONTAINING 2.07 ACRES MORE OR LESS

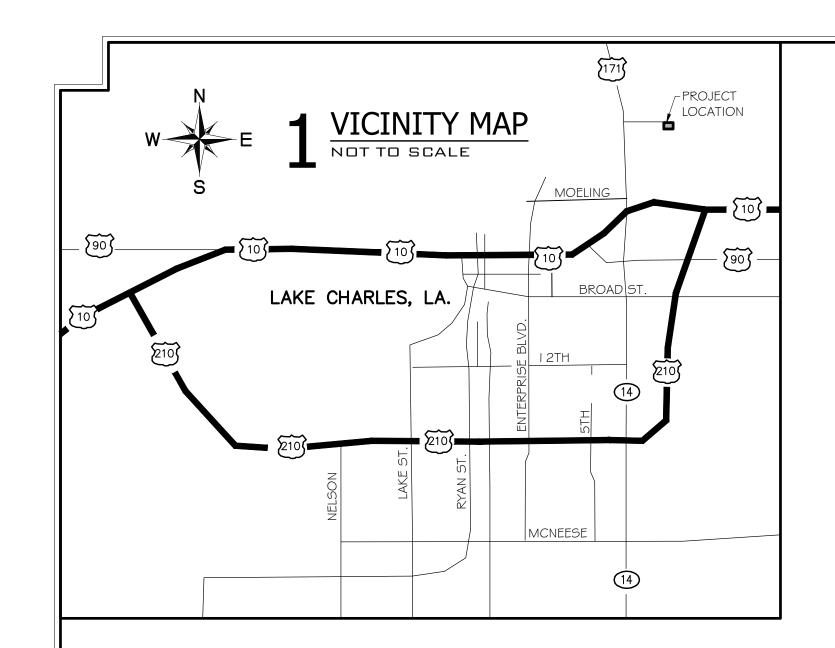
#### 3. LETTER OF INTENT

I LaShawna Easton Edwards & James Easton propose a planned development to the above listed property description located on the 2700 BLK of Lynn street thru Poe street, being lots 1,2,3,4,5,6,7, of block 8 Richard subdivision of Bryant place subdivision as per plat recorded of Calcasieu Parish.

We are applying for a Major planned development in order to construct 4 duplex dwelling units and 9 single family units with variances (sect. 4-206), within a residential zoning district. Allow a 20'front setback vs. the required 30' with duplexes and single-family homes access from Lynn Street and or Poe Street. 2. Allow a 5'bufferyard vs. required 15' along the west property lines.

Pashwine Edwards

AShawna Edwards & James Easton



# PROPERTY PROPOSAL PLAN FOR ALLIANCE HOUSING

LYNN & POE STREETS
LAKE CHARLES, LA. 70615

CONTACT:
LASHAWNA EDWARDS
337-304-8308



SEPTEMBER 2025

Chris Clark

**D** esigns

Lake Charles, L

337-304-3255

OWNER'S CONTRACTOR TO VERIFY THAT ALL CONDITIONS AND APPLICATIONS ILLUSTRATED ARE WITHIN CODE RESTRICTIONS AND ALL APPLICABLE LAWS AND STANDARD PRACTICES. CONTRACTOR TO VERIFY ALL CONDITIONS, APPLICATIONS, DIMENSIONS, AND TECHNIQUES PRIOR TO BEGINNING.

ALL RESPONSIBILITY WITH REGARDS TO SAFET LIABILITY, AND RESPONSIBILITY ARE HEREBY T SOLE RESPONSIBILITY OF THE CONTRACTOR.

THESE DRAWINGS HAVE BEEN PROVIDED BY A DESIGN SERVICE AND ARE MEANT MERELY AS A REPRESENTATION OF A POSSIBLE SOLUTION. IT THE SOLE RESPONSIBILITY OF THE CONTRACT BRING THIS PROJECT TO COMPLETION. BY

PROJECT:

PROPERTY

PROPOSAL FOR

ALLIANCE HOUSING

ADDRESS: T.B.D. LYNN STREET LAKE CHARLES,LA 70615 337-304-8308

PROJECT NO.: 2025 - 83

SITE & INFO.



## CITY OF LAKE CHARLES

MARSHALL J. SIMIEN, JR. MAYOR

326 Pujo Street • P.O. Box 900 Lake Charles, LA 70602-0900 (337) 491-1542 • FAX (337) 491-9187 DEPARTMENT OF PLANNING & DEVELOPMENT OFFICE OF ZONING & LAND USE

Case Number: SPC 35-13

Applicant: Jonathan Aucoin

Address: 4737 Common St.

# Southwest Tire Company

4737 Common St. Lake Charles, LA 70607 337-477-7074

# **LETTER OF INTENT**

To whom it may concern,

Our previous sign was damaged from the last hurricane. The sign was permitted after hurricane Rita. It was a  $4 \times 8$  cabinet double sided lite sign with a digital sign underneath it.

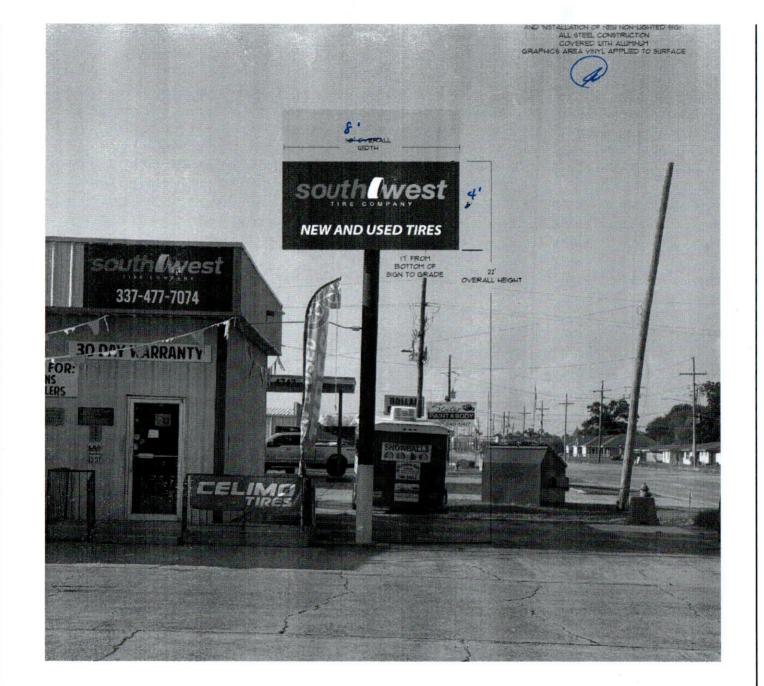
We would like to replace the cabinet sign with another  $4 \times 8$  double sided lite sign on the same pole. The sign will not exceed 52 feet. We are also going to remove the digital sign that is currently damaged from the hurricane.

We are sorry this process has taken this long. We were promised insurance money for a new sign. The insurance company fixed our building, but now is refusing to pay for a new sign. As you may know these companies may take their time to fix or repay for these damages. Our company will pay for this new signage.

At the end of the day we are trying to replace the sign we had before and make our business more attractive for the City of Lake Charles.

Thank you for your time,

Jonathan Aucoin – VP





MARSHALL J. SIMIEN, JR. MAYOR

## **CITY OF LAKE CHARLES**

326 Pujo St. 7<sup>th</sup> Floor Lake Charles, LA 70601 (337) 491-1542 – FAX (337) 491-9187 PLANNING & DEVELOPMENT Office of Zoning and Land Use

CASE NO.: VAR 25-43

APPLICANT: KPPM Radio

LOCATION OF REQUEST: 413 Enterprise 13/Va

To:

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

Subject: Request for Variance - Exterior Building Materials

Dear Planning and Zoning Board,

I am writing to formally request a variance from the city's current building material requirements for the property located at 413 North Enterprise Blvd. Lake Charles, LA 70601.

Per current regulations, full brick is required for exterior construction. Due to budget considerations and design flexibility, I am respectfully requesting approval to either:

- Leave the exterior of the existing building as-is, with no brick or additional materials added, or
- Use an approved alternative material in full (such as Hardie board or stucco), in a way that complements the surrounding aesthetic and maintains architectural integrity, or
- Apply brick to only a portion of the building, rather than bricking the entire exterior.

We are committed to upholding the overall design standards of the neighborhood and will ensure that any alternative materials used are durable, attractive, and aligned with community character.

We appreciate your consideration and hope for a favorable response that will allow us to move forward with the project in a timely and cost-effective manner.

Please feel free to contact me if any additional documentation or clarification is needed.

Sincerely, Cullen Washington















☐ Lake Charles 10PM ☐ 70615



00 Shop All Services DIY

Log In

... / Building Materials / Siding / Brick Veneer Siding / TRITAN BP Brick Veneer Siding

Internet # 316729680 Model # AB-4323-BRD

#### **Customers Also Viewed**

GenStone Classic Brick 12 in. x 22-1/4 in. Brick Veneer Siding Half Panel



★★★★ (15)

\$38 98



TRITAN BP 43.5 in. x 24 in. Polyurethane Interlocking Siding Panel in Burnished Red



\$93 98 /piece





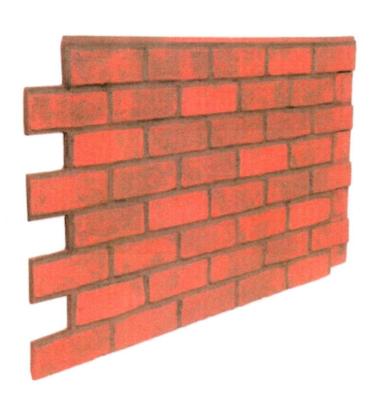












Hover Image to Zoom

TRITAN BP

Faux Brick 43.5 in. x 23.75 in. Polyurethane Interlocking Siding Panel in Burnished Red

\*\*\* \*\*\* (37) V Questions & Answers (33)



\$9398 /piece



Pay \$65.98 after \$25 OFF your total qualifying purchase upon opening a new card. 0 Apply for a Home Depot Consumer Card



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☐ Lake Charles 10PM ☐ 70615



☐ Lake Charles 10PM ☐ 70615

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... / Siding / Stone Veneer Siding / Faux Stone Siding / Ekena Millwork Faux Stone Siding

Internet # 331460758 Model # PNU26X47CBVW

#### **Customers Also Viewed**

GenStone Stacked Stone Stratford 12 in. x 42 in. Faux Stone Siding Panel



\*\*\*\* (666)

\$58 98



Ekena Millwork Everstone Cobblestone 23. 75 in. x 48 in. Urethane Composite Faux...



\$85 63



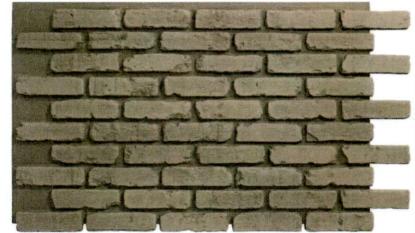














Hover Image to Zoom



★★★★ (9) ∨ Questions & Answers (11)

\$6620









☐ Lake Charles 10PM ☐ 70615



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Log In

... / Building Materials / Siding / Siding Samples / Urestone Siding Samples

Internet # 316654763 Model # SMP2600-120

#### **Customers Also Viewed**



Urestone Stacked Stone 11 in. x 11 in. Desert Tan Faux Stone Siding Sample

食食食食食 (0)



Urestone Ledgestone 11 in. x 11 in. Cascade Canyon Faux Stone Siding...

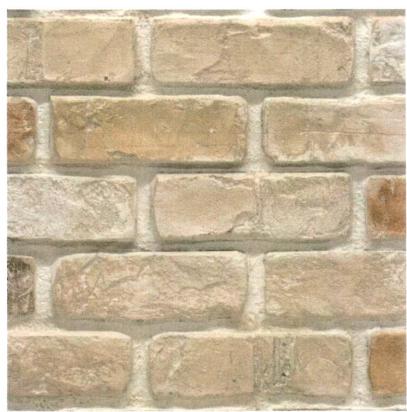
**★★★★** (4)











Hover Image to Zoom

Urestone (Brand Rating: 3.5/5) (i)

Used Brick 11 in. x 11 in. Pacific Creme Faux Brick Siding Sample

★★★★ (4) ∨ Questions & Answers (12)

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X

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# CITY OF LAKE CHARLES

MARSHALL J. SIMIEN, JR. MAYOR 326 Pujo Street • P.O. Box 900 Lake Charles, I.A 70602-0900 (337) 491-1542 • FAX (337) 491-9187 DEPARTMENT OF PLANNING & DEVELOPMENT OFFICE OF ZONING & LAND USE

Case Number: VAR 25-45				
Applicant:	Gul Awan			
Address: _	4200 Ryan Street			

City of Lake Charles Planning Department 326 Pujo Street Lake Charles, Louisiana 70602

**RE: LETTER OF INTENT** 

The property information is as follows:

**Applicant** 

Gul Awan

Applicants Address

900 Gerstner Memorial Drive

Lake Charles, Louisiana 70601

**Location Address** 

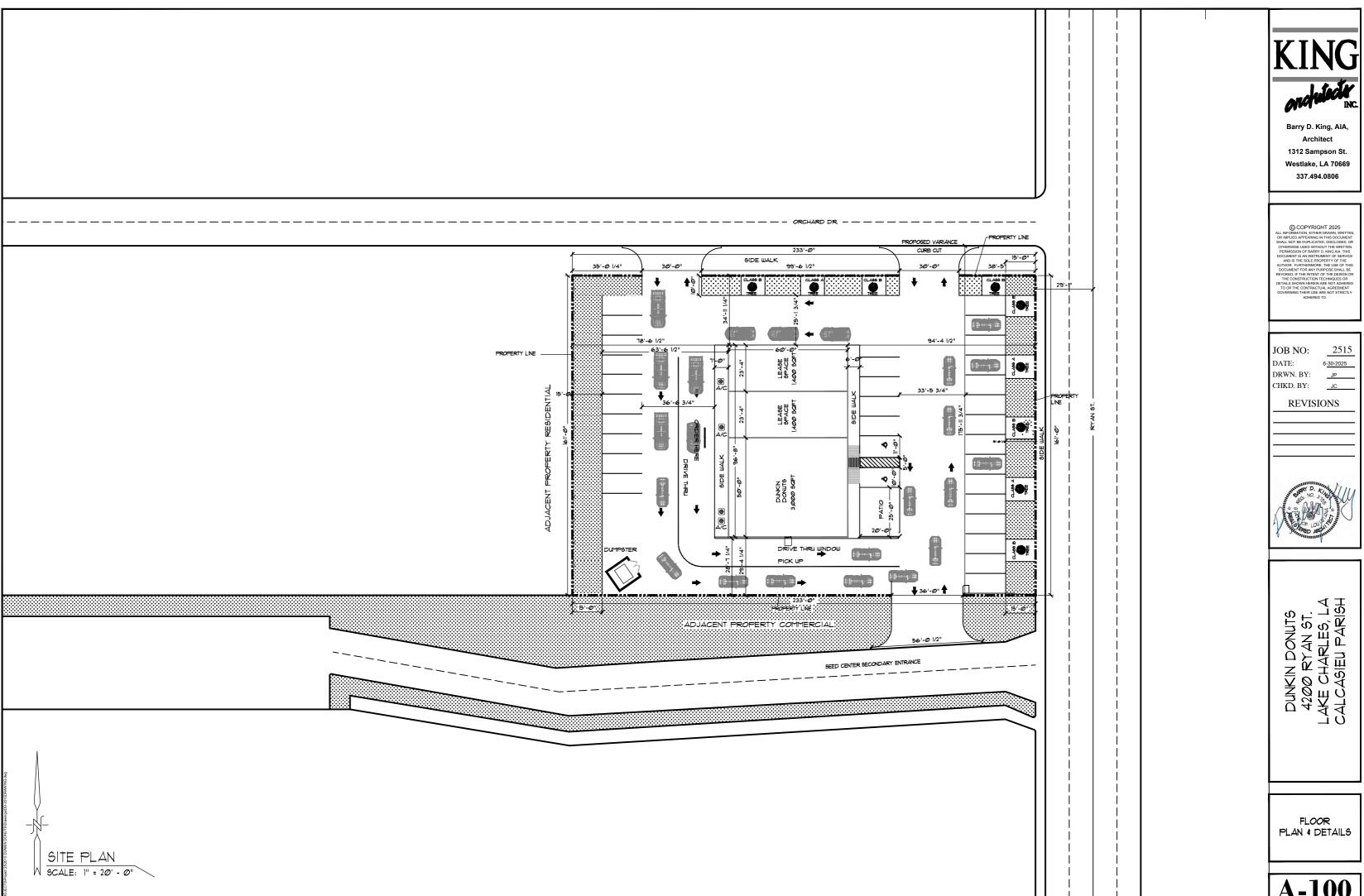
4200 Ryan Street

Lake Charles, Louisiana 70605

**Location Description** 

Proposed 96'8" x 60' Building with Dunkin Donuts with 2 Lease Spaces

Applicants Signature		A	
Date	08/06	15	



**A-100** 



MARSHALL J. SIMIEN, JR. MAYOR

# **CITY OF LAKE CHARLES**

326 Pujo St. 7<sup>th</sup> Floor Lake Charles, LA 70601 (337) 491-1542 – FAX (337) 491-9187 PLANNING & DEVELOPMENT Office of Zoning and Land Use

CASE NO.: VAR 25-40

APPLICANT: Jeff Kudla, AIA

LOCATION OF REQUEST: 4020 Hodges St



August 13, 2025

City of Lake Charles 326 Pujo Street Lake Charles LA 70601 Attn: Planning Department

Re: 4020 Hodges Street Porch & Canopy Addition

St. Andrew's Presbyterian Church is seeking to construct a front porch and pick-up / drop-off canopy at their existing church. The subject building is located in a Mixed Use district where a 50' building setback is required for churches (CLC Ordinance Section 24-5-303-4). The proposed improvements will encroach into this setback 31' requiring a setback variance to accommodate them.

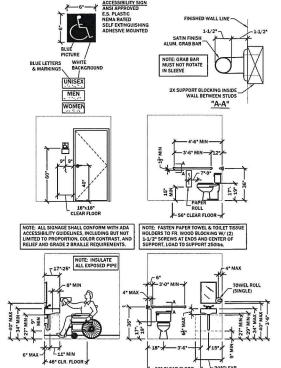
The requested variance is to reduce the front setback requirement from 50' to 19'.

Jeff Kuala, Applicant

Anne Dye, St. Andrew's Presbyterian Church

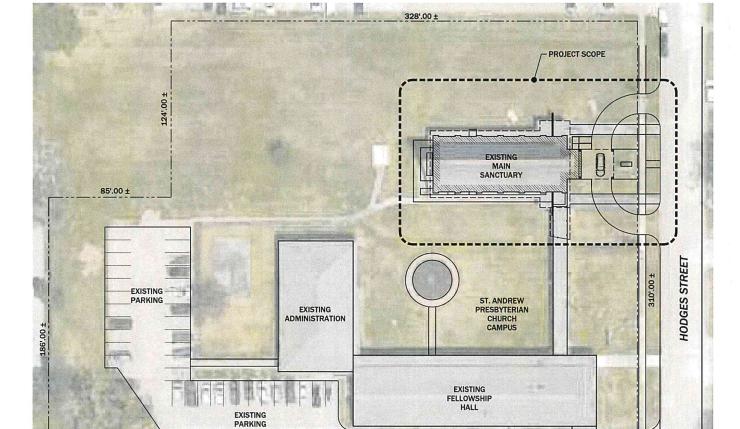


COLOR RENDERING PROVIDED AS A VISUAL REPRESENTATION ONLY.



2 HANDICAP ACCESSIBILITY DETAILS
SCALE: N.T.S.

DRIVE



OVERALL CAMPUS PLAN
SCALE: 1" = 30'-0"

### Renovations and Additions to:

# St. Andrew Presbyterian Church

4020 Hodges Street Calcasieu parish Lake Charles, LA 70605

### PROJECT SCOPE:

THE PROJECT CONSISTS OF THE RENOVATIONS TO AN EXISTING 3,700 SQ.FT. WOOD FRAMED BUILDING WITH A 200 S.F. PORCH AND RESTROOM ADDITIONS.

#### APPLICABLE CODES:

INTERNATIONAL BUILDING CODE (IBC) - 2021
NFPA 101 LIFE SAFETY CODE (NFPA) - 2015
INTERNATIONAL PLUMBING CODE (IPC) - 2021
INTERNATIONAL MECHANICAL CODE (IMC) - 2021
NATIONAL ELECTRIC CODE (NEC) - 2020
INTERNATIONAL GAS CODE (IGC) - 2021
AMERICAN WITH DISABILITIES ACT (ADA) - 2010

OCCUPANCY TYPE:

IBC: ASSEMBLY A-3 NFPA: ASSEMBLY (CHAPTER 12)

### CONSTRUCTION:

IBC: 5B

FIRE PROTECTION:

TRAVEL DISTANCE:

DEAD END: 50'-0" MAX.

TRAVEL: 200'-0" MAX.

COMMON PATH: 75'-O" MAX

#### OCCUPANT LOAD:

TOTAL LOAD: 196 OCC.
NO CHANGE IN OCCUPANT LOAD

# A < 429 Kirby Street

Lake Charles, LA 70601 p: 337.436.3650

www.kudlaarchitect.com

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Drawing and Specifications as instruments of service and shall remain the property of the Architect. The area of to be used on other projects or extensions this project score, by agreement in writing and with appropriate compensation to the Architect. Contracts a responsible for confirming and correlating dimension at job site. The Architect will not be responsible for construction mean, methods, fereniques, sequence procedures, or for safety precautions and program construction meant the project.

### **Project Overview and Code Research**

- 1. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL LAWS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERHITYING THE EXTENT, NATURE, AND SCOPE
  OF WORK DESCRIBED IN THESE DOCUMENTS AND IS RESPONSIBLE FOR PROVIDING
  ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION, DELIVERY, HANDLING,
  SERVICES, SUPERVISION AND QUALITY CONTROL REQUIRED TO EXECUTE ALL AS WORK
  AS DELINEATED IN THESE DRAWINGS UNLESS AS SPECIFICALLY NOTED AS OUTSIDE OF
  THE CONTRACT.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL WORK WITH ALL TRADES INCLUDING THOSE OPERATING UNDER SEPARATE CONTRACTS WITH THE OWNER.
- 4. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKERS IN ACCORDANCE WITH ESTABLISHED \*BEST PRACTICES.\*
- 5. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS AND ANY DIFFICULTIES OR RESTRICTIONS AFFECTING THE EXECUTION OF THE CONTRACT PRIOR TO SUBMITTING A PROPOSAL.
- ALL PRODUCTS, MATERIALS, AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANC WITH THE MANUFACTURER'S SPECIFIC INSTRUCTIONS AS WELL AS IN COMPLIANCE WITH ALL APPLICABLE CODES.
- 7. JOB SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 8. CONTRACTOR SHALL VERIFY LOCATIONS, LEVELS, DISTANCES, AND FEATURES THAT MAY AFFECT THE WORK, SHOULD EXISTING CONDITIONS DIFFER FROM THOSE SHOWN OR INDICATED, OR IF IT AFFEARS THAT THESE PLANS, STANDARD SPECIFICATIONS, AND SPECIAL PROVISIONS DO NOT ADEQUATELY DETAIL THE WORK TO BE DONE, CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO CONTINUING WITH ANY RELATED WORK, NO ALLOWANCE WILL BE MADE IN 1815 BEHALF FOR ANY EXTRA EXPENSE RESULTING FROM FAILURE OR NEGLECT IN DETERMINING THE CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- CONTRACTOR SHALL PROVIDE ANY AND ALL NECESSARY TEMPORARY SHORING, BRACING, AND BARRICADES NECESSARY TO INSURE SAFE EXECUTION OF CONSTRUCTION AND DEMOLITION.
- 10. CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLIDING SAFETY OF ALL PERSONS AND PROPERTY: THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE CITY REPRESENTATIVES HARMLESS FROM ANY AND ALL LIBRILITY, REAL AND/OR ALLEGED, IN CONJUNCTION WITH THE PERFORMANCE OF THIS PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SUITABLE TRASH CONTAINERS AND TIMELY FRASH REMOVAL FROM THE SITE CONSISTENT WITH THE STAGE OF CONSTRUCTION. WORK AREA SHALL BE KEPT CLEAN, SAFE, AND ORDERLY AT ALL
- 12. ALL DIMENSIONS, ANGLES, ELEVATIONS, CONDITIONS, AND PHYSICAL CONFIGURATIONS RELATIVE TO EXISTING CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING WORK OR ODDERING MATERIAL. IF ANY DIFFERENCES ARE FOUND, THE ARCHITECT SHOULD BE NOTIFIED IMMEDIATELY.
- 13. DO NOT SCALE DRAWINGS! WRITTEN DIMENSIONS SHALL GOVERN. NOTIFY ARCHITECT FOR ANY DIMENSIONS NOT SHOWN.
- 14. THESE DRAWINGS ARE INTENDED TO DEFINE THE GENERAL DESIGN AND SCOPE OF THE WORK REQUIRED TO COMPLETE THE PROJECT. IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE FOR COMPLETE RINISHED WORK AND OPERATING SYSTEMS, OMISSIONS FOUND IN THESE DRAWINGS DO NOT RELIEVE THE CONTRACTOR OF SUCH RESPONSIBILITIES AS IMPLIED BY THE SCOPE OF WORK UNIESS SPECIFICALLY NOTITE.
- 15. ALL WORK WILL BE SUBJECT TO REVIEW AND ACCEPTANCE BY THE OWNER UPON COMPLETION OF THE WORK.



### **Vicinity Map**

..0 General Information and Site Plan

-1.0 Site Pla

2.0 Floor Plan, Opening Schedules and Details

A-3.0 Exterior Elevations A-4.0 Exterior Elevations

A-4.0 Exterior Elevations
A-5.0 Exterior Elevations

A-6.0 Building Sections, Framing Plans and Details

A-6.1 Framing Plan and Details
A-7.0 Foundation Plan and Details

M-1.0 Lighting Plan, Electrical Plan and Plumbing Plan

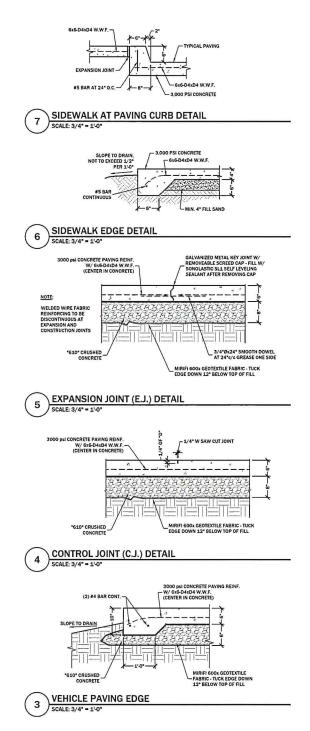
# Renovations and Additions to: St. Andrew Presbyterian Church

For Construction
Construction Bid Document
roject #: 2413

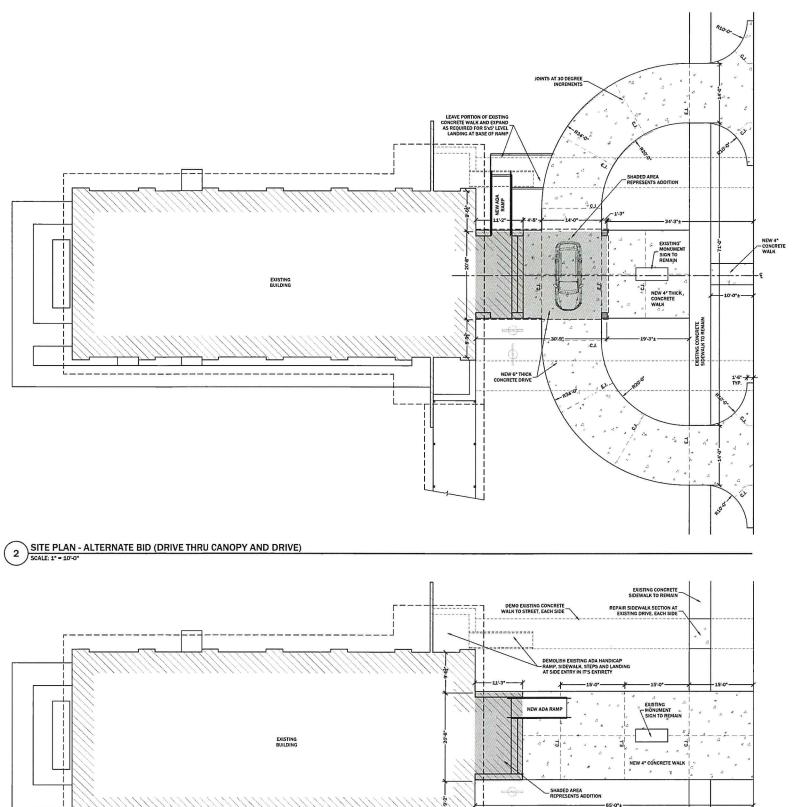
project #:	2413
date issued:	07/29/2025
drawn by:	dpd
checked by:	Jk
revisions:	

General Information and Site Plan

T 1.0



SITE PLAN - BASE BID
SCALE: 1" = 10'-0"





A 1.0



MARSHALL J. SIMIEN, JR. MAYOR

# CITY OF LAKE CHARLES

326 Pujo St. 7<sup>th</sup> Floor Lake Charles, LA 70601 (337) 491-1542 – FAX (337) 491-9187 PLANNING & DEVELOPMENT Office of Zoning and Land Use

CASE NO.: VAR 25-50

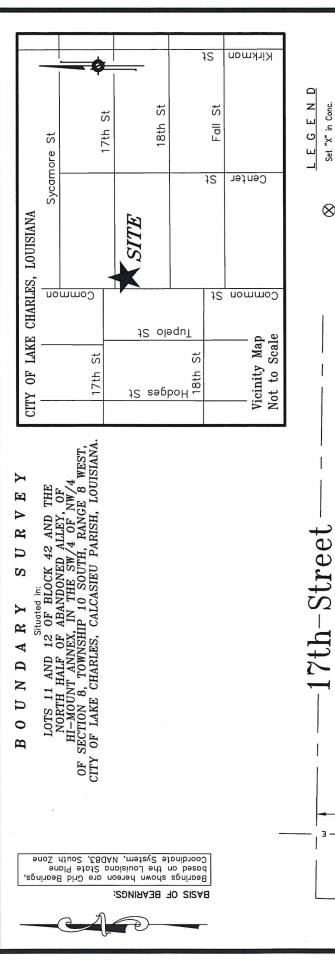
APPLICANT: Floyd Vasseur

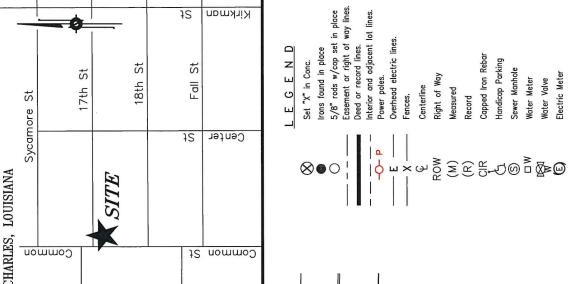
LOCATION OF REQUEST: 2603 Common St

8/28/25

d. Ployd Vasseur, owner of 2603 Common St, Lake Charles, LA am requesting a variance to maintain an existing sign on the property line versus required 5 feet.

> Andrea Bryant (Hoyd Vassent's daughter)





# SURVEYOR'S NOTES:

Hugo Adali Galdamex Pinto Parcel No. 00419389

200.29,29"W | 127.50'

Ova in

Planter

Planter

-N00.28,28,E-

1 Story Brick Bldg on Slab

3.55

Conc. Surface

Jeerland Junean Street

idicap Park

Fnd 1/2" Iron Rod

Fnd 1/2" Crimp Pipe

Conc. Surface

Soncrete pad High Sign

Surface

79.5 102.73

12

100.00

Conc. S89\*10'03"E S89\*10'03"E

.⊑

SD

- 1) Bearings shown hereon are Grid Bearings, based on t Louisiana State Plane Coordinate System, NADB3, South Zone 1702, Coordinates are derived from Louisiana Liecc SmartNet Portal on the day of the survey.
- 2) The findings and opinions of Collins & Associates Land Surveyors, Inc. reflected herein are privileged, confidential and intended only for the use of the individual or entity for whom the work was prepared. It is understood that use of, reliance on or reproduction of same, in whole or in part, by others without the express written consent of Collins & Associates Land Surveyors, Inc., is prohibited and without Surveyors, Inc. shall be held harmless against any damages or expenses resulting from such unauthorized use, reliance l Alley Pg. 373)

١٠٥٠/

100.00

42

Block

67.50°

Enterprises, LLC No. 00382817

and X Parcel

NO0.28,28,E 87.50 00.09

Jon Keelan Garrett Parcel No. 00288047

Fnd 1/2" Iron Rod

M,62,69.00S

15

14

100.00

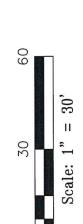
W89-10'03"W

1/2" I.Rod, 0 1/2" Crimp,

1187,

# REFERENCE MATERIAL:

- 1) Calcasieu Parish Tax Map of Hi-Mount Annex, Plat No. 0880.
- Jr, PLS, for 2) Plat of Survey by George A. Evans Burt Parham, and dated May 1, 1996.
- Floyd 3) Plat of Survey by Jules A. Toups, PLS Vasseur, and dated October 24, 2014.
- 300



LS LA. #4750 08/14/2025

George A. Evans DATE OF FIELD 9

GEORGE A. EVANS, REG. No. 4750

SURVEYO

nsas, Mississippi, and Alabama Lake Charles, LA 70601 337-602-6013 fax

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE MOST RECENT STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS "C" BOUNDARY SURVEYS.

PLAT No.:

DATE:

08/14/

Vasseur Real

SURVEYORS, INC **ASSOCIATES** COLLINS & LAND

Situated in:

LOTS 11 AND 12 OF BLOCK 42 AND THE
NORTH HALF OF ABANDONED ALLEY, OF
HI-MOUNT ANNEX, IN THE SW/4 OF NW/4
OF SECTION 8, TOWNSHIP 10 SOUTH, RANGE
8 WEST, CITY OF LAKE CHARLES,
CALCASIEU PARISH, LOUISIANA. JOB NO.: ВҮ: CHECKED THE SERVITUDES AND RESTRICTIONS SHOWN HEREON ARE THOSE WISIBLE ON THE GROUND OR SET FORTH IN THE DESCRIPTION FURNISHED TO US BY THE CLIENT OR REPRESENTATIVE AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN IN COMPILING THE DATA FOR THIS SURVEY. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" FEMA MAP PANEL NO: 22019C-0480-F REVISED: 02/18/2011 ZONE X - AREAS OUTSIDE THE 500 YR FLOOD PLAIN. DRAWN BY: NOTE:
THE WORD "CERTIFY" AS USED HEREIN IS UNDERSTOOD TO BE
AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR,
BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF.
AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A
WARRANTY, EXPRESSED OR IMPLIED. NOTES: SCALE:

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

Licensed To Serve Louisiana, Texas, Arkansas, 1230 2nd Street 337-602-6970 office





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MARSHALL J. SIMIEN, JR. MAYOR

### CITY OF LAKE CHARLES

326 Pujo St. 7<sup>th</sup> Floor Lake Charles, LA 70601 (337) 491-1542 – FAX (337) 491-9187 PLANNING & DEVELOPMENT Office of Zoning and Land Use

CASE NO .:

VAR 25-51

APPLICANT:

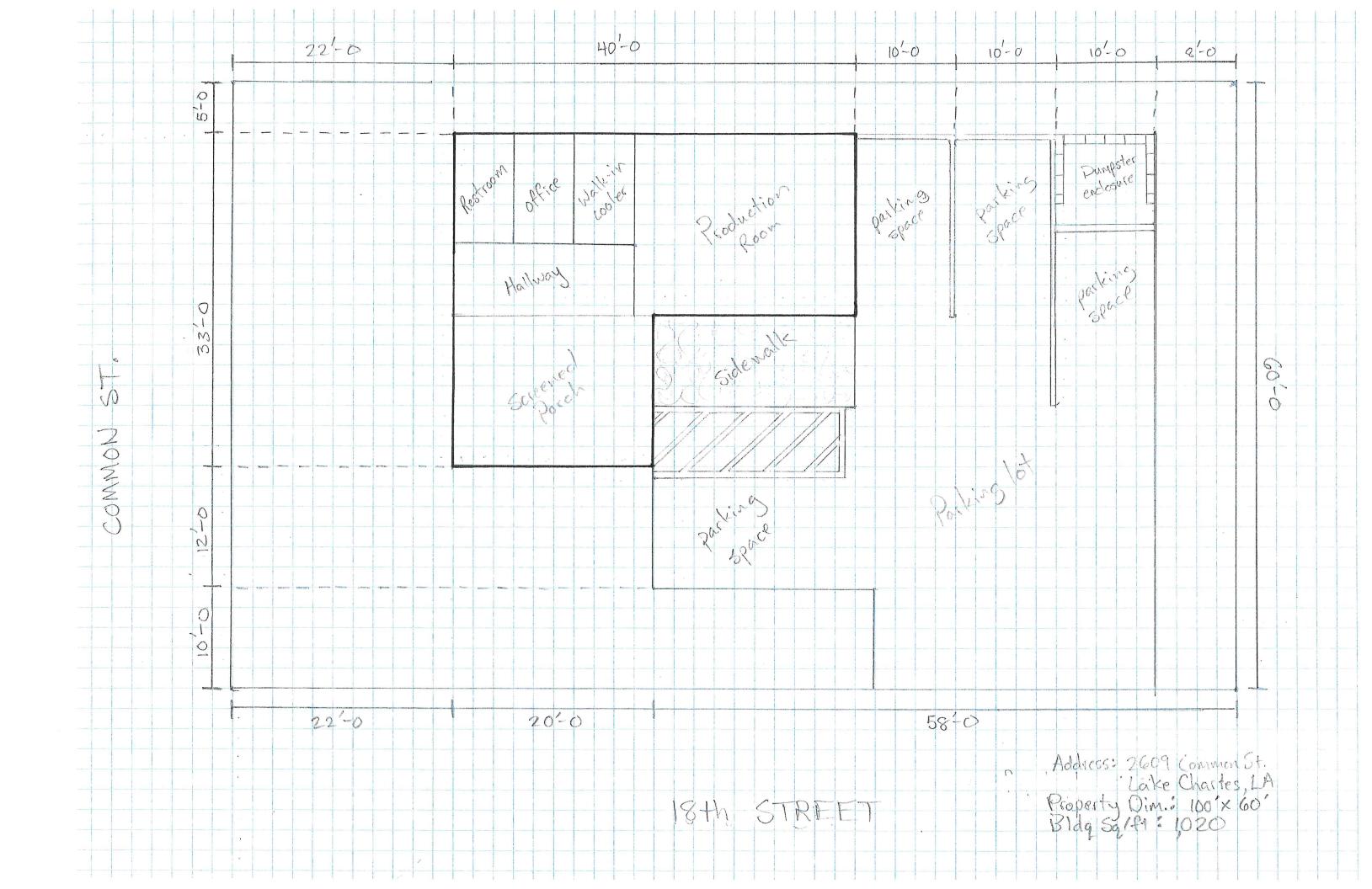
Matthew Walker

LOCATION OF REQUEST: NE car. Common@ 18th St

I am requesting a minor conditional use permit to build a retail sales service establishment in a mixed-use zoning district and a variance to reduce the front setback of a building to 22ft in a mixed-use zone from the required 25ft on a collector route.

- Applicant information:
  - o Name: Matthew Walker
  - o Address: 8072 Miles Rd
    - Lake Charles, LA 70605
- Location of development
  - 2609 Common St.
     Lake Charles, LA 20601
- · Description of proposed establishment
  - A retail sales food establishment with a concentration in boudin and sausage that services customers through a walk-up window

Applicant Signature:





### CITY OF LAKE CHARLES

MARSHALL J. SIMIEN, JR. MAYOR

326 Pujo Street • P.O. Box 900 Lake Charles, LA 70602-0900 (337) 491-1542 • FAX (337) 491-9187 DEPARTMENT OF PLANNING & DEVELOPMENT OFFICE OF ZONING & LANDUSE

Case Number: VAR 25-52

Applicant: Tray Lucero

Address: 709 w Lagrange St.

# Responses for 709 W Lagrange St, Lake Charles, 70605 Variance Application (Pool, Pickleball Court, Mini-Golf in Front Yard)

# (a) As the applicant, have you created this hardship? Answer: No.

This hardship arises from the existing zoning regulations that restrict the placement of recreational amenities in front yards. I did not create these conditions; they are inherent to the zoning ordinance.

# (b) Is there any unique physical circumstance or condition... peculiar to the particular property?

Answer: Yes.

The property has unique physical limitations that make placement of a pool, pickleball court, and putting course in the rear yard impractical. Specifically, the rear yard area is limited by lot depth. There is not sufficient space to allow for these accessories considering plumbing, drainage, and space necessary to effectively enjoy these accessories to their full capacity. The property is positioned on the back of the lot where the majority of the open space is in the front lawn. These circumstances prevent reasonable accommodation of the proposed amenities except in the front yard.

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

Answer: Yes.

The hardship is created by the current zoning ordinance, which prohibits these uses in the front yard, even though the front yard is the only viable location on this parcel for safe and functional placement of the amenities.

(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? Answer: Yes.

Due to the way the property is set on the lot, the property cannot be developed with recreational amenities in strict compliance with the ordinance. Without relief, the property cannot reasonably accommodate these improvements.

# (e) Will your project alter the essential character of the neighborhood or district... or impair adjacent property?

Answer: No.

The proposed amenities will not alter the essential residential character of the neighborhood. The design includes complete wooden fencing that completely encloses the amenities from street and neighbor views additionally there will be only low-level lighting to ensure compatibility with surrounding properties. Similar recreational amenities such as pools exist in nearby homes, and this project will be consistent with those. The improvements will not impair adjacent property use or enjoyment.

# (f) Will your project exceed the minimum variance that will afford relief...? Answer: No.

The request is limited to the minimum relief necessary to allow placement of a pool, pickleball court, and putting course in the front yard. No additional variances are sought, and the scope of the request is strictly limited to this application.

# **Letter of Intent**

September 9, 2025

Office of Zoning & Land Use City of Lake Charles 326 Pujo Street – P.O. Box 900 Lake Charles, LA 70602-0900

Re: Letter of Intent for Variance Request - 709 W. Lagrange St., Lake Charles, LA

To Whom It May Concern,

I am submitting this letter of intent in support of my application for a variance to allow the construction of a **swimming** pool, pickleball court, and putt-putt turf course within the front yard of the property located at 709 W. Lagrange St., Lake Charles, LA.

The purpose of this request is to permit recreational amenities that will serve as accessory uses to the residential property. Due to the **limited rear yard space**, the front yard provides the only practical location for these improvements. Without relief, the property cannot reasonably accommodate the intended amenities.

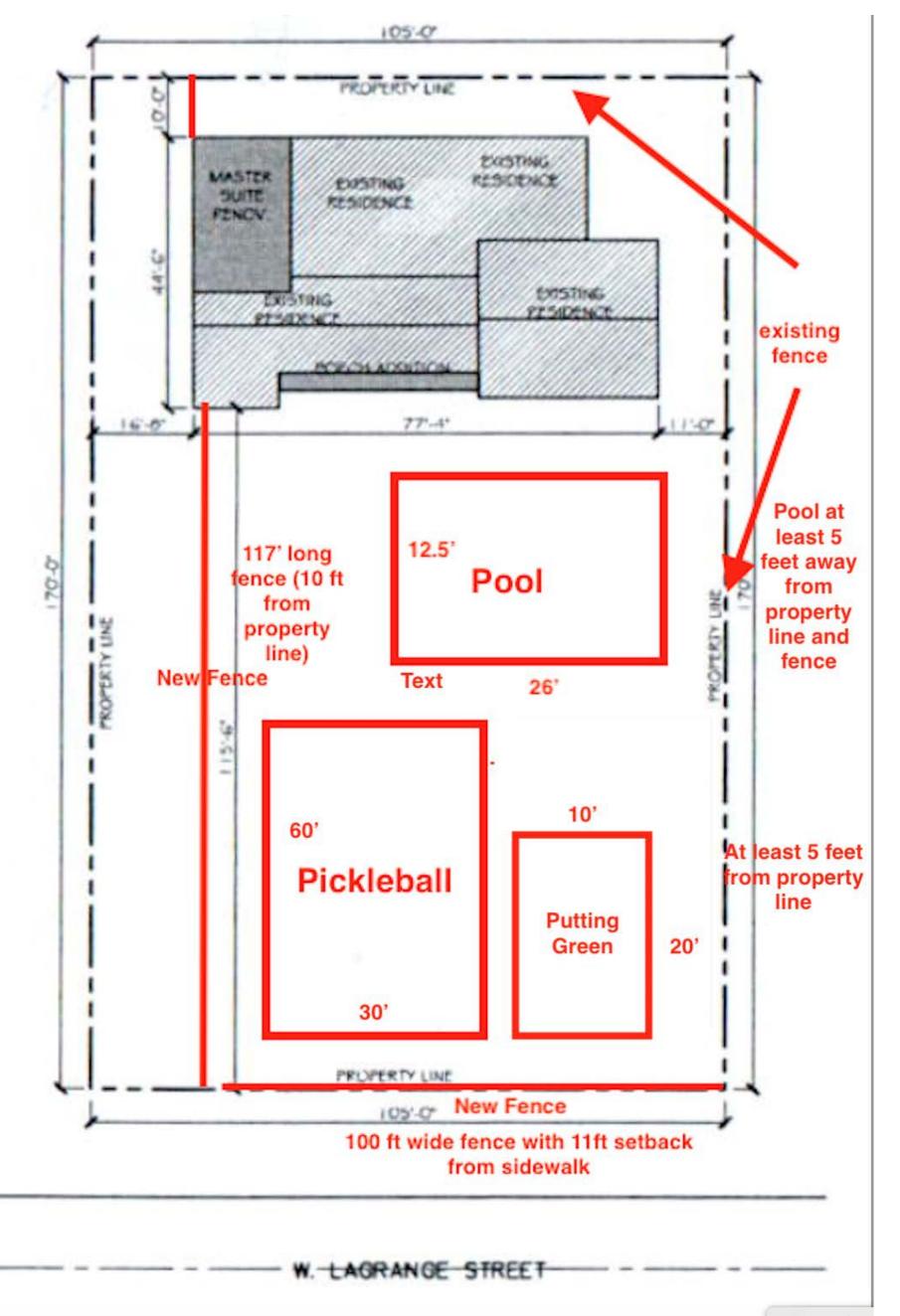
The proposed improvements are designed to:

- Enhance the use and enjoyment of the property by its residents;
- Respect the character of the surrounding neighborhood through appropriate landscaping, fencing, and buffering;
- Avoid adverse impacts on adjacent properties by controlling noise, lighting, and hours of use;
- Provide only the minimum variance necessary to achieve the intended purpose, without expanding beyond
  what is required for these amenities.

I respectfully request that the Planning & Zoning Commission approve this variance application. These amenities will maintain compatibility with the neighborhood and will not impair the appropriate use or development of adjoining properties.

Thank you for your consideration. I look forward to working with the Commission and staff to ensure compliance with all applicable standards.

Sincerely,



Google



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# CITY OF LAKE CHARLES

MARSHALL J. SIMIEN, JR. MAYOR

326 Pujo Street • P.O. Box 900 Lake Charles, LA 70602-0900 (337) 491-1542 • FAX (337) 491-9187 DEPARTMENT OF PLANNING & DEVELOPMENT OFFICE OF ZONING & LAND USE

Case Num	nber: <u>VAR 25-53</u>	
Applicant:	Justin Granger	
Address: _	Justin Granger 744 Magazine St.	

## Letter of Intent for Property Setback Variance Request

Dear Members of the Planning and Zoning Board,

I am writing to formally request a variance from the City of Lake Charles' zoning regulations regarding the required property setback for my property located at 744 Magazine Street. Specifically, I am seeking to reduce the required side setback along Livingston Street from 15 feet to 8 feet 2.5 inches to accommodate the attached plans. When including the 8 feet 2.5 inch set back with the City of Lake Charle's easement the home would sit 21 feet 2.5 inches from the curb. The requested variance is necessary due to the lot size being 6 feet and 9.5 inches to narrow for the proposed house plan. The proposed setback reduction will allow for increased adjacent property values while maintaining the character and integrity of the surrounding neighborhood. I am committed to ensuring that any development on the property complies with all other applicable city regulations and standards. Enclosed with this letter is a full set of plans dictating exterior features as well as all the desired setbacks to provide further details about the proposed project and the necessity of the variance. I respectfully request that this variance be considered at the earliest possible meeting of the Planning and Zoning Board.

Thank you for your time and consideration. I am available to discuss this request further or provide additional information as needed. Please contact me at 337-853-0121 or justingranger04@yahoo.com

Sincerely,

Justin B Granger

