



City of Lake Charles

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

Meeting Agenda

Planning and Zoning Commission

Monday, November 10, 2025

5:00 PM

Council Chambers

OPEN MEETING

ROLL CALL

MINUTES OF PREVIOUS MEETING

SPECIAL ANNOUNCEMENTS

COMMISSION BUSINESS

PREFNL 25-20

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: CYPRESS GROUP HOLDINGS LLC (701 SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to re-subdivide a 0.33-acre tract of land M/L into two (2) residential lots, within a Residential Zoning District. Location of the request is **701 Contour Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the proposed re-subdivision of a 0.33-acre tract of land into two (2) residential lots will 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 25-21

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: LOLITA THOMPSON (BUTTERFLY CROSSINGS SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to re-subdivide a .43-acre tract of land M/L into four (4) residential lots including a Variance for reduction of lot size requirement of all lots (4,590sq.ft. each vs. 6,000sq.ft.), within a Neighborhood Zoning District. Location of the request is the **Northeast section of Opelousas Street @ N. Franklin Street (1301 thru 1325 Opelousas Street)**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the proposed re-subdivision of a .43-acre tract of land into four (4) residential lots including a Variance for reduction of lot size requirements of all lots (4,590sq.ft. each vs. 6,000sq.ft.), within a Neighborhood Zoning District. Any approvals are conditioned on the applicant adhere to any recommendations or infrastructure improvements set forth by the Department of Engineering and Public Works.

MAJ-VAR 25-10

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: BRYAN & BRANDY BUSHNELL

SUBJECT: Applicant is requesting a Major Planned Development in order to construct four (4) duplex dwelling units (total of 8 units) with a Variance (Sec. 24-4--206) for a 13' rear

bufferyard vs. required 15', within a Neighborhood Zoning District. Location of the request is the **Eastside 300 Blk. N. Lyons Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to construct four (4) duplex dwelling units (total of 8 units) with a Variance (Sec. 24-4--206) for a 13' rear bufferyard vs. required 15', within a Neighborhood Zoning District. The proposal is bordered to the North, South, and East by what appear to be single family residential properties and to the West by a school. Any approvals are conditioned on the applicant adhere to any recommendations or infrastructure improvements set forth by the Department of Engineering and Public Works and meet all development standards in the Zoning Ordinance or obtain a variance.

MAJ 25-11**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

APPLICANT: HOFFPAUIR PROPERTIES

SUBJECT: Applicant is requesting a Major Planned Development in order to construct a twenty (20) unit apartment complex, within a Mixed Use Zoning District. Location of the request is the **Northeast section of Helen Street @ Engleside Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to construct a twenty (20) unit apartment complex, within a Mixed Use Zoning District. Staff's review revealed the property would allow for 9 units as of right. The proposal is bordered to the North and West by commercial office and to the South and East by what appears to be residential properties. Any approvals are conditioned on the applicant adhere to any recommendations or infrastructure improvements set forth by the Department of Engineering and Public Works and meet all development standards in the Zoning Ordinance or obtain a variance.

**MAJ-VAR
25-12****CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

APPLICANT: CHUCK STENBECK

SUBJECT: Applicant is requesting a Major Conditional Use Permit (Sec. 24-5-303(b)(v)) in order to establish a runway matting manufacturing facility in an existing commercial structure with Variances to 1) allow use on local street vs. required location adjacent to and has access to an arterial or collector street and 2) allow manufacturing use of a fiberglass product within 1000 feet of a residential land use, within a Mixed Use Zoning District. Location of the request is **2925 Industrial Avenue**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to establish a runway matting manufacturing facility in an existing commercial structure with Variances to 1) allow use on local street vs. required location adjacent to and has access to an arterial or collector street and 2) allow manufacturing use of a fiberglass product within 1000 feet of a residential land use. Staff's review revealed the property is bordered to the North by a railroad, to the West and East by commercial properties, and to the South by a Residential neighborhood.

VAR 25-54**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

APPLICANT: JESSE CARMEN

SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to re-construct a metal shop accessory building without a principal structure, within a Business Zoning District. Location of the request is **623 Martin Luther King Hwy**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to reconstruct a metal shop accessory building without a principal structure. Staff's review revealed the structure will ultimately be the only structure on the property but as it will be for personal storage use and not commercial use is considered an accessory structure. Staff can find no evidence of hardship and therefore cannot forward a position of support. If approved, staff recommends the building have a non-metal front façade material,

provide parking in a configuration that the vehicles enter and exit the property in a forward manner, and meet the landscaping requirements outlined in Section 24-5-210 for a commercial building. Applicant must receive DOTD approval.

VAR 25-55**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

APPLICANT: DR. DONALD FALGOUST

SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to construct a new addition to a medical facility 2.5' from side property line vs. required 5' side setback, within a Mixed Use Zoning District. Location of the request is **1980 Tybee Lane**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to construct a new addition to a medical facility 2.5' from side property line vs. required 5' side setback. The request exceeds the minimum allowed side setback of 3', therefore cannot be granted as requested.

VAR 25-56**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

APPLICANT: LAKE CHARLES LITTLE THEATRE

SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to maintain an existing accessory building without a principal structure upon demolition of existing principal structure (theatre), within a Business Zoning District. Location of the request is **813 Enterprise Blvd.**

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to maintain an existing accessory building without a principal structure upon demolition of existing principal structure. The applicant is intending on rebuilding the principal structure with the same use (theater), therefore staff recommends approval.

VAR 25-57**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

APPLICANT: NAVARRE HONDA

SUBJECT: Applicant is requesting Variances (Sec. 24-4-205) in order to re-construct a new monument style sign in existing location allowing 1) setback of 5' from front property line vs. required minimum 10' and 2) height of 29'10" vs. maximum height of 15' along interstate corridor, within a Business Zoning District. Location of the request is **1320 E. College Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting a variance in order to re-construct a new monument style sign in existing location allowing 1) setback of 5' from front property line vs. required minimum 10' and 2) height of 29'10" vs. maximum height of 15' along interstate corridor. Staff's review revealed the proposed sign location and design is consistent with the previous sign.

VAR 25-58**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

APPLICANT: BEAU FLAVIN

SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to construct a new accessory pool pergola 10' from street side property line vs. required minimum 15' setback, within a Residential Zoning District. Location of the request is **4100 Magnolia Ridge**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting a variance in order to construct a new accessory pool pergola 10' from street side property line vs. required minimum 15' setback, within a Residential Zoning District. Staff's review revealed the request is consistent with a previously approved setback encroachment at 4101 Magnolia Ridge. Therefore staff finds the request reasonable.

VAR 25-59**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

APPLICANT: ANTONIA BRADLEY

SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to construct a new

duplex dwelling unit with a bufferyard along north and south property lines of 3' vs. required 8', within a Mixed Use Zoning District. Location of the request is **423 Reid Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting a variance in order to construct a new duplex dwelling unit with a bufferyard along north and south property lines of 3' vs. required 8'. Staff's review revealed the variance request is for the parking area on Reid Street and not for the entirety of the property.

VAR 25-60**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

APPLICANT: CHAD PAULK

SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to construct a new accessory pool pavilion 2' from rear property line vs. required minimum 5' setback, within a Residential Zoning District. Location of the request is **4112 Magnolia Ridge**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting a variance in order to construct a new accessory pool pavilion 2' from rear property line vs. required minimum 5' setback. Staff can find no evidence of hardship and therefore cannot forward a position of support.

OTHER BUSINESS**ADJOURN**



CITY OF LAKE CHARLES

MARSHALL J. SIMIEN, JR.
MAYOR

326 Pajo 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: PREFNL 25-20

Applicant: Cypress Group Holdings LLC

Address: 701 Contour St.



CITY OF LAKE CHARLES

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DEPARTMENT OF
PLANNING & DEVELOPMENT
OFFICE OF ZONING & LAND USE

Case Number: PREFNL/VAR 25-21

Applicant: Lolita Thompson

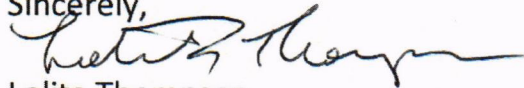
Address: Northeast corner Opelousas @
Franklin St.

Ceabo's Management Company, LLC

To whom it may concern,

I am writing my intent for the changing of the the lot size. First, If you look at the lots the way it is now. The houses on 1325 and 1317 are on a different parcel than the driveways . I want to change the lots where each house has there driveway on the same parcel.

Sincerely,

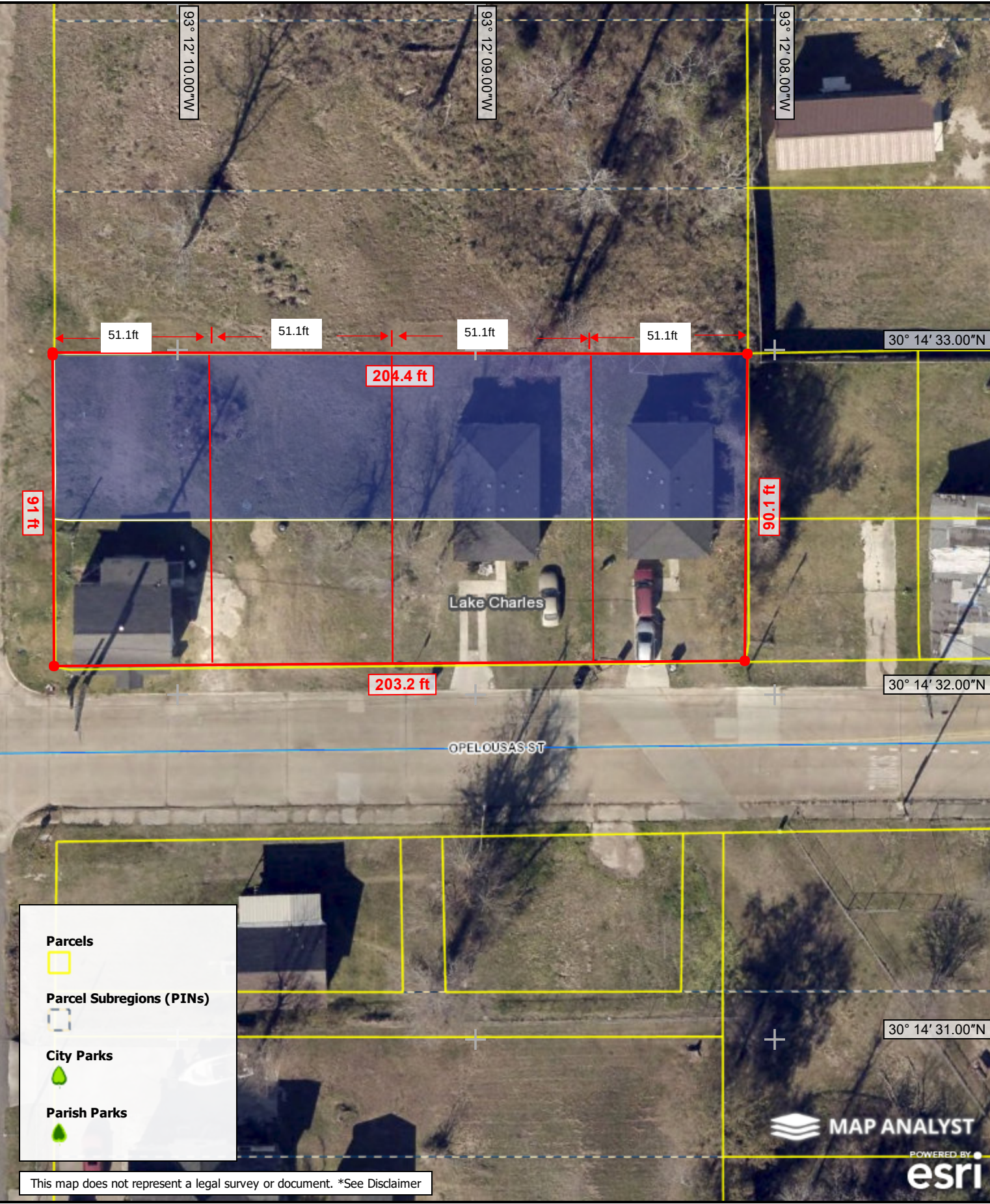


Lolita Thompson

Phone: [REDACTED] Fax: [REDACTED]



Opelousas Street - N Franklin St Corner Lot





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DEPARTMENT OF
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OFFICE OF ZONING & LAND USE

Case Number: MAY/VAR 25-10

Applicant: Bryan & Brandy Bushnell

Address: Eastside 300 Block N. Lyons

Bushnell Contracting, LLC
[REDACTED]
[REDACTED]

Date: 10/8/2025

To:

Planning and Zoning Department
City of Lake Charles
Lake Charles, Louisiana

Re: Letter of Intent – Affordable/Supportive Housing Development & Variance Request

Dear Planning and Zoning Department,

On behalf of **Bushnell Contracting, LLC**, we are pleased to submit this **Letter of Intent** regarding our proposed affordable/supportive housing development to be located on:

N. Lyons St.
Lake Charles, Louisiana 70615

The project involves the development and construction of **four (4) single-family housing structures**, providing a total of **eight (8) one-bedroom, one-bath units**, each approximately **400 square feet**. The development is intended to provide **affordable and/or permanent supportive housing** for **elderly and mentally disabled residents** within the City of Lake Charles.

In conjunction with this submission, we respectfully request a **variance to reduce the required east side setback from 15 feet to 13 feet**. This adjustment will allow for optimal site layout and accessibility while maintaining compliance with safety, drainage, and design standards.

This initiative reflects our commitment to creating **safe, stable, and affordable housing opportunities** that address critical community needs and support the City's housing goals.

We respectfully submit this Letter of Intent and variance request for your review and consideration as part of the planning and zoning process.

Sincerely,



Bryan & Brandy Bushnell
Bushnell Contracting, LLC

SITE PLAN

Address:
320 N Lyons St., Lake
Charles, La 70615

Assessor's Parcel Number:
00582328

Parcel Area:
0.48 Acres

Land Use:
Residential
Single Family Residence

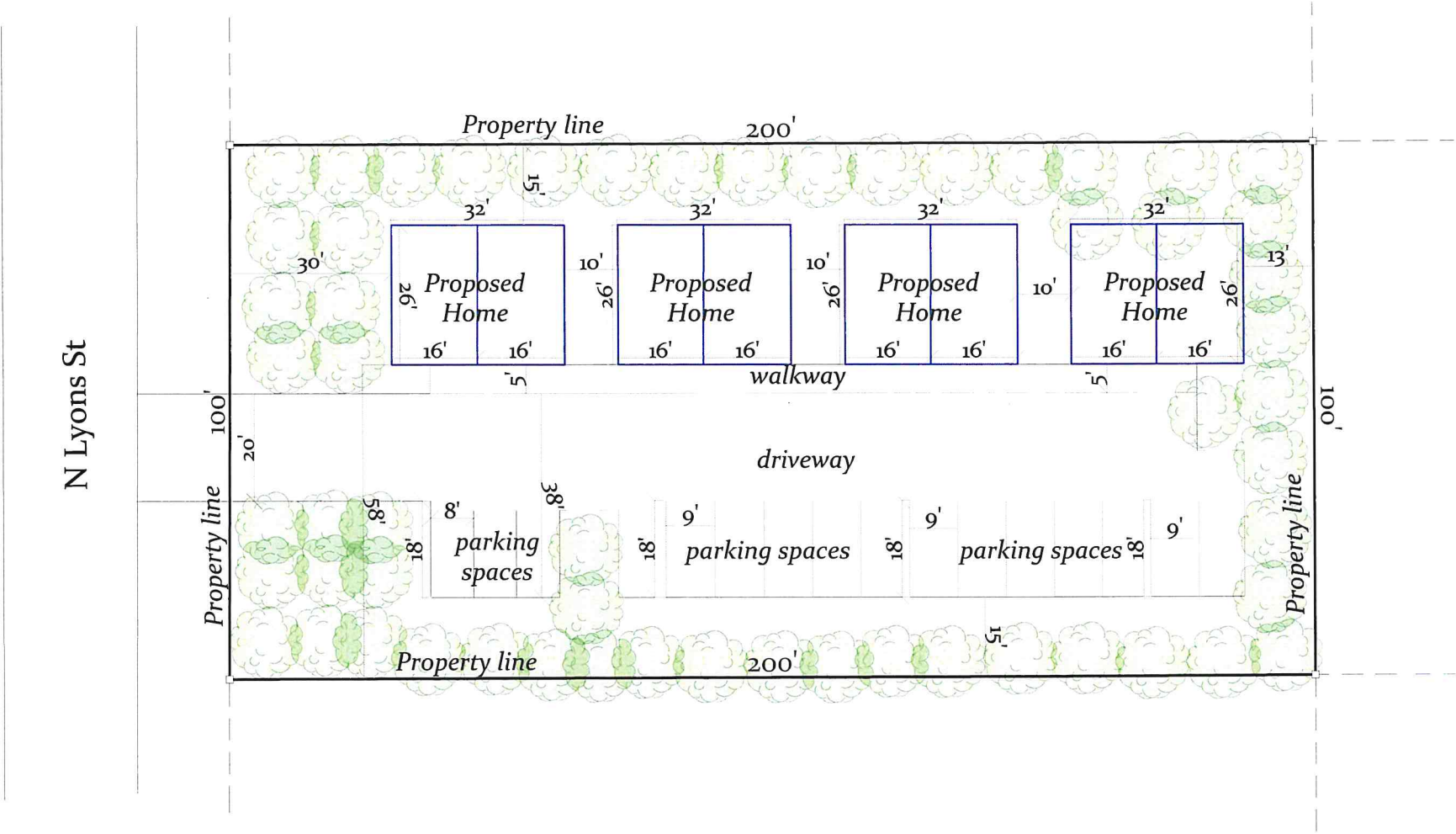
Zoning: /
Legal Description:
@320908-1172-2 0015 0000 COM
100 FT S FROM NW COR BLK 2
LYONS ADD, S 100 FT, E 200 FT.
ETC REF1-SOLD TO STATE FOR
1989 TAXES-

Subdivision:
LYONS ADD

Owner: BUSHNELL,
CONTRACTING

Paper size & scale:
11"x 17"; 1"=30'

Date: September, 2025



Scale:
1"=30'
Paper size:
11"x 17"

Legend

- Property line
- Topography line
- Wall line
- Roof line
- Retaining wall
- Fence
- Proposed addition

Disclaimer

This is not a Legal Survey, nor is it intended to be or replace one.

These measurements are approximate and are for illustrative purposes only.

This work product represents only generalized location of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, objects or boundary.

Graphic scale





CITY OF LAKE CHARLES

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MAYOR

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DEPARTMENT OF
PLANNING & DEVELOPMENT
OFFICE OF ZONING & LAND USE

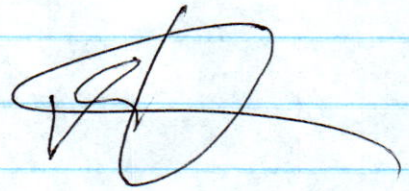
Case Number: MAJ 25-11

Applicant: Hoffpauir Properties

Address: Northeast 300 Blk Helen Street

Hoffman's Properties

Please execute this as a letter of Intent
To build a 20 unit Apartment complex
on 314 Hlar St

A handwritten signature in dark ink, consisting of a stylized, cursive 'H' followed by a long, sweeping horizontal line that curves upwards at the end.

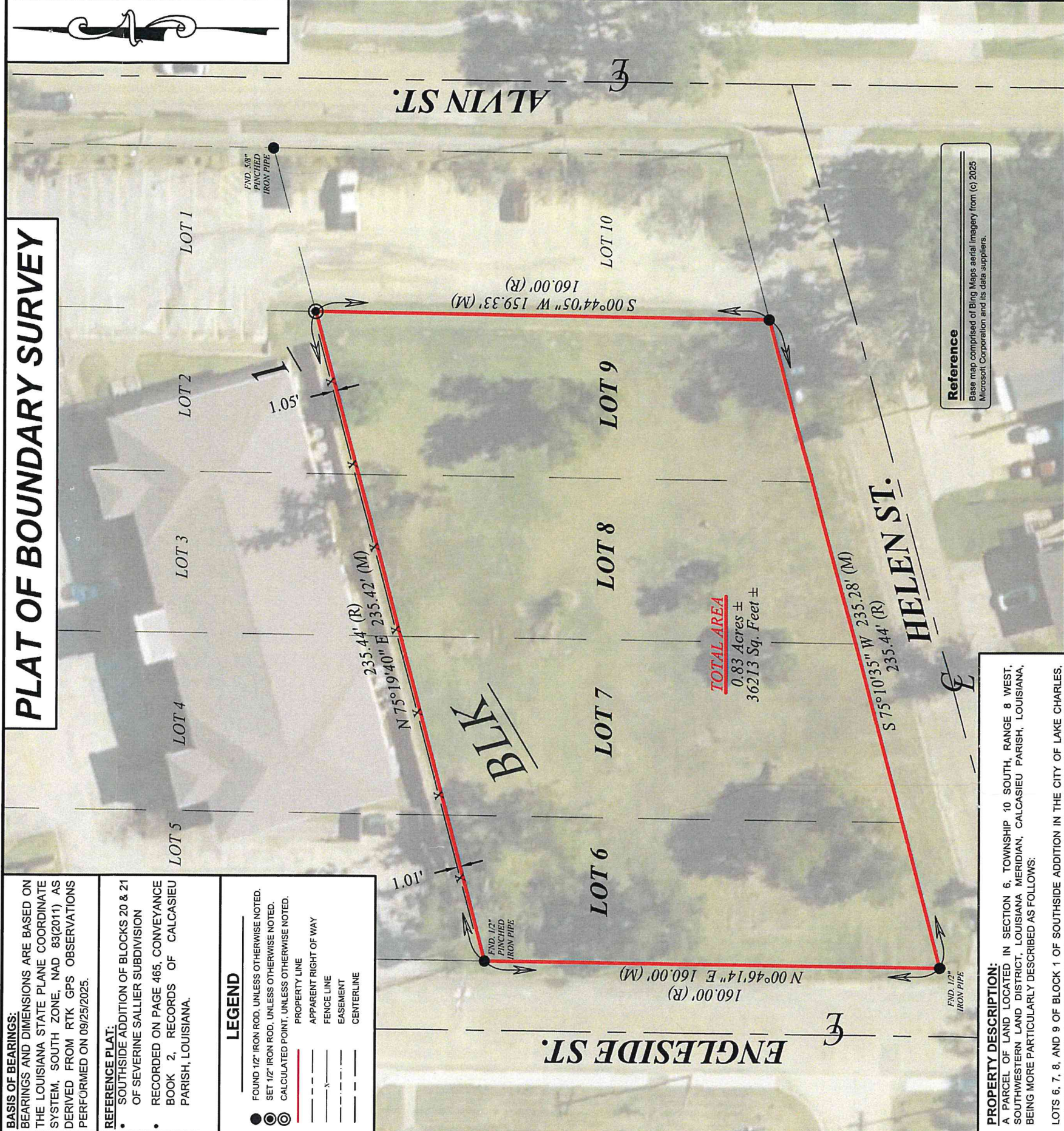
BASIS OF BEARINGS:
BEARINGS AND DIMENSIONS ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83(2011) AS DERIVED FROM RTK GPS OBSERVATIONS PERFORMED ON 09/25/2025.

REFERENCE PLAT:
• SOUTHSIDE ADDITION OF BLOCKS 20 & 21 OF SEVERINE SALLIER SUBDIVISION
• RECORDED ON PAGE 465, CONVEYANCE BOOK 2, RECORDS OF CALCASIEU PARISH, LOUISIANA.

LEGEND

- FOUND 1/2" IRON ROD, UNLESS OTHERWISE NOTED.
- SET 1/2" IRON ROD, UNLESS OTHERWISE NOTED.
- ⊙ CALCULATED POINT, UNLESS OTHERWISE NOTED.
- PROPERTY LINE
- - - APPARENT RIGHT OF WAY
- · - FENCE LINE
- · - EASEMENT
- - - CENTERLINE

PLAT OF BOUNDARY SURVEY



PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 6, TOWNSHIP 10 SOUTH, RANGE 8 WEST, SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 6, 7, 8, AND 9 OF BLOCK 1 OF SOUTHSIDE ADDITION IN THE CITY OF LAKE CHARLES, LOUISIANA, BEING A SUBDIVISION IN BLOCKS 20 AND 21 OF SEVERINE SALLIER SUBDIVISION TO THE CITY OF LAKE CHARLES, AS PER PLAT RECORDED IN CONVEYANCE BOOK 2, PAGE 465, RECORDS OF CALCASIEU PARISH, LOUISIANA;

CONTAINING 0.83 ACRES, MORE OR LESS, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS SITUATED THEREON.

CERTIFICATION:

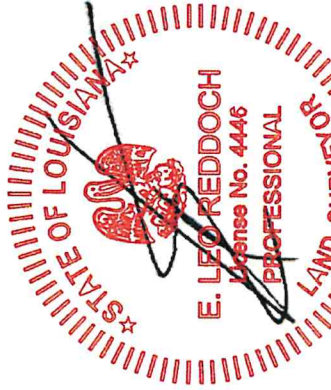
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY PER LOUISIANA ADMINISTRATIVE CODE (LAC) TITLE 46, PART LXI, CHAPTER 29, AS SET FORTH BY THE LOUISIANA STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

GENERAL NOTES:

- THIS PLAT DOES NOT DEPICT ALL UTILITY LOCATIONS/IMPROVEMENTS, VISIBLE OR OF RECORD, THAT MAY EXIST ON OR ADJACENT TO THE SUBJECT PROPERTY.
- NO VISIBLE ENCROACHMENTS EXIST EITHER WAY ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN ABOVE, AND NO VISIBLE ENCROACHMENTS EXIST EITHER WAY ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN ABOVE, AND THOSE SPECIFICALLY REQUESTED AND IDENTIFIED BY THE CLIENT.
- NO ATTEMPTS HAVE BEEN MADE BY E. LEO REDDOCH III, P.L.S., TO VERIFY THE CURRENT ENVIRONMENTAL CONDITIONS, PROPERTY TITLE, ACTUAL LEGAL OWNERSHIP, OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT AND OTHER THAN THAT WHICH HAS BEEN OBSERVED IN THE PREPARATION OF THE SURVEY. THIS NOTATION DOES NOT (AND IS NOT INTENDED TO) ALTER, MODIFY, OR OTHERWISE CAVEAT THE SURVEYOR'S CERTIFICATION HEREON.
- THE SURVEYOR RESERVES THE RIGHT TO SUPPLEMENT AND/OR EDIT THIS PLAT IF NEW INFORMATION IS DISCOVERED.
- THE AERIAL MAPS PROVIDED ARE FOR REFERENCE ONLY AND MAY NOT BE ACCURATE OR UP-TO-DATE.

FLOOD ZONE NOTE:
DETERMINED BY GRAPHICAL METHODS ONLY, THE ABOVE PROPERTY LIES WITHIN ZONE X(3) OF THE H.U.D. (F.L.A.) FLOOD HAZARD BOUNDARY MAP NO. 22019C0480F, WHICH BEARS AN EFFECTIVE DATE OF 02/19/2011. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

MUNICIPAL ADDRESS: 316 HELEN ST., LAKE CHARLES, LA 70601



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



REDDOCH LAND SURVEYING, INC.

In the field since 1981.

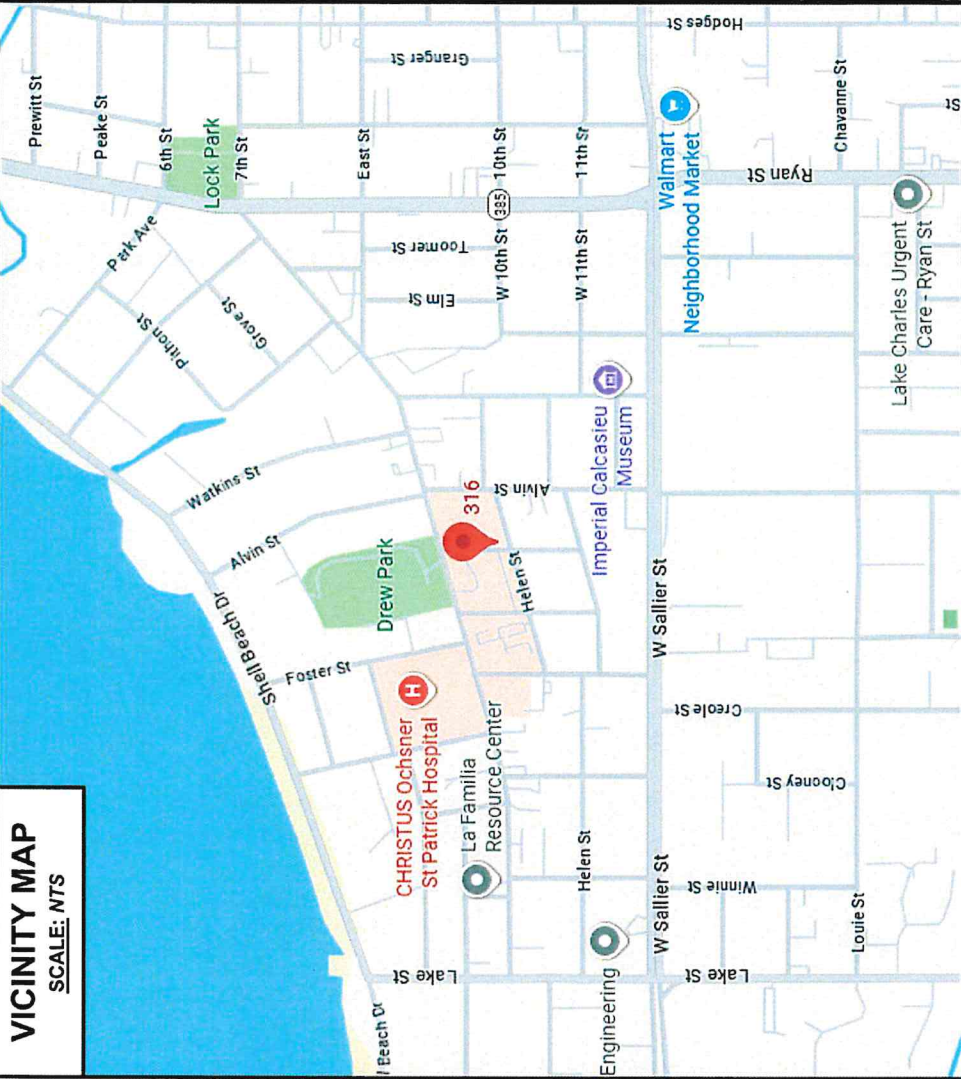
528 Pujo Street,

Lake Charles, LA 70601

(337)491-9520

reddochlandsurveying@yahoo.com

VICINITY MAP
SCALE: NTS







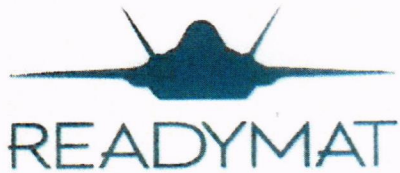
MARSHALL J. SIMIEN, JR.
MAYOR

CITY OF LAKE CHARLES

326 Pujoe St. 7th Floor
Lake Charles, LA 70601
(337) 491-1542 – FAX (337) 491-9187

PLANNING & DEVELOPMENT
Office of Zoning and Land Use

CASE NO.: MAJ-VAR 25-12
APPLICANT: Chuck Stenbeck
LOCATION OF REQUEST: 2925 Industrial Ave



DATE 09/30/2025

Letter of Intent

To whom it may concern-

This letter is to show intent of Chuck Stenbeck (Applicant) to submit a zoning request for a special exemption regarding 2925 Industrial Avenue Lake Charles, Louisiana 70615 (Property). Applicant request that the Property currently zoned as "Multi Use" receive special exemption to include Property to be designated for use of "Light Manufacturing".

Applicant:

Chuck Stenbeck
[REDACTED]
[REDACTED]

Property:

48,320 sq ft office/warehouse on 2.96 acres
2925 Industrial Avenue
Lake Charles, Louisiana 70615

Signed by: C. F. Stenbeck

Applicant- Chuck Stenbeck



PRIME OFFICE/WAREHOUSE PROPERTY IN LAKE CHARLES

2925 Industrial Ave
Lake Charles, LA 70615



LOCATION HIGHLIGHTS

- Just minutes from Interstate I-210 & I-10, providing excellent connectivity to major highways and regional markets.
- Close to retail centers, restaurants, and business services, enhancing convenience for employees and visitors.
- Located in a highly desirable industrial and commercial area of Lake Charles, benefiting from local economic growth and development.
- Positioned near the Port of Lake Charles, offering great potential for logistics and shipping operations.
- Situated in a city with a strong and diversified economy, with opportunities in manufacturing, energy, and distribution.
- A well-established commercial area with growing demand for office and industrial space.







CITY OF LAKE CHARLES

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DEPARTMENT OF
PLANNING & DEVELOPMENT
OFFICE OF ZONING & LAND USE

Case Number: VAR 25-54

Applicant: Jesse Carmen

Address: 623 Martin Luther King Hwy

8/20/2025

Variance Request

City of Lake Charles
Planning and Zoning Commission
326 Pujo Street
PO Box 900
Lake Charles, La 70602

Jesse Carmen
[REDACTED]
[REDACTED]

Dear Planning and Zoning Commission,

I'm asking permission for a variance to construct a shop/garage (accessory building with no intended use) on my property located at 623 Martin Luther King Highway. This shop will replace my prior shop that I've owned for the past 20 years that was damaged by the last hurricanes and demolished. This lot is in a commercial and residential zoning area, however it will not be a resident or commercial business.

The variance request is for

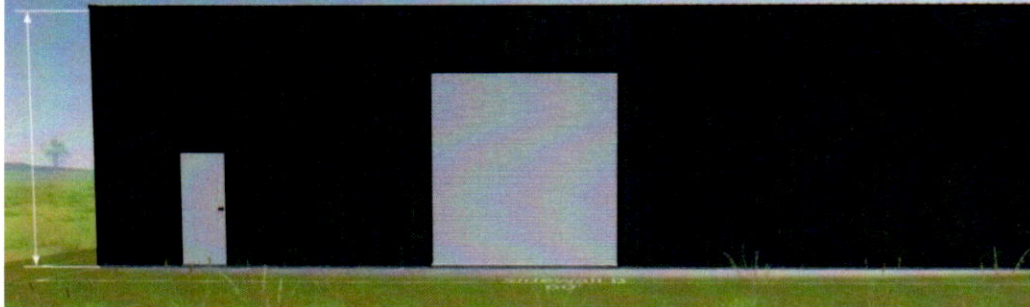
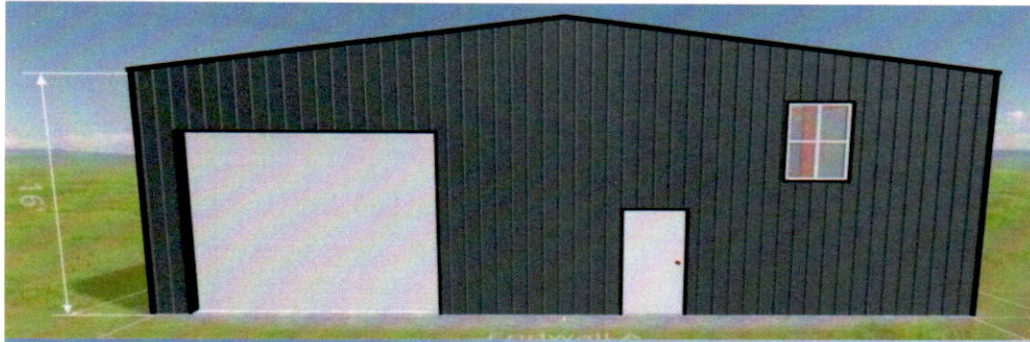
1. Accessory building with no intended use.
2. Use metal siding on the front of the building consistent with all metal shops in the area.

Attached to this letter you will find a rendering of my proposed shop/garage and images of all the shops in the area.

This building will be constructed with all required setbacks, elevation requirements and in conformity with all building codes. No rise study is completed with no required design changes. Initial elevation study is completed and incorporated in the building design and budget.

Jesse Carmen
8/20/2025





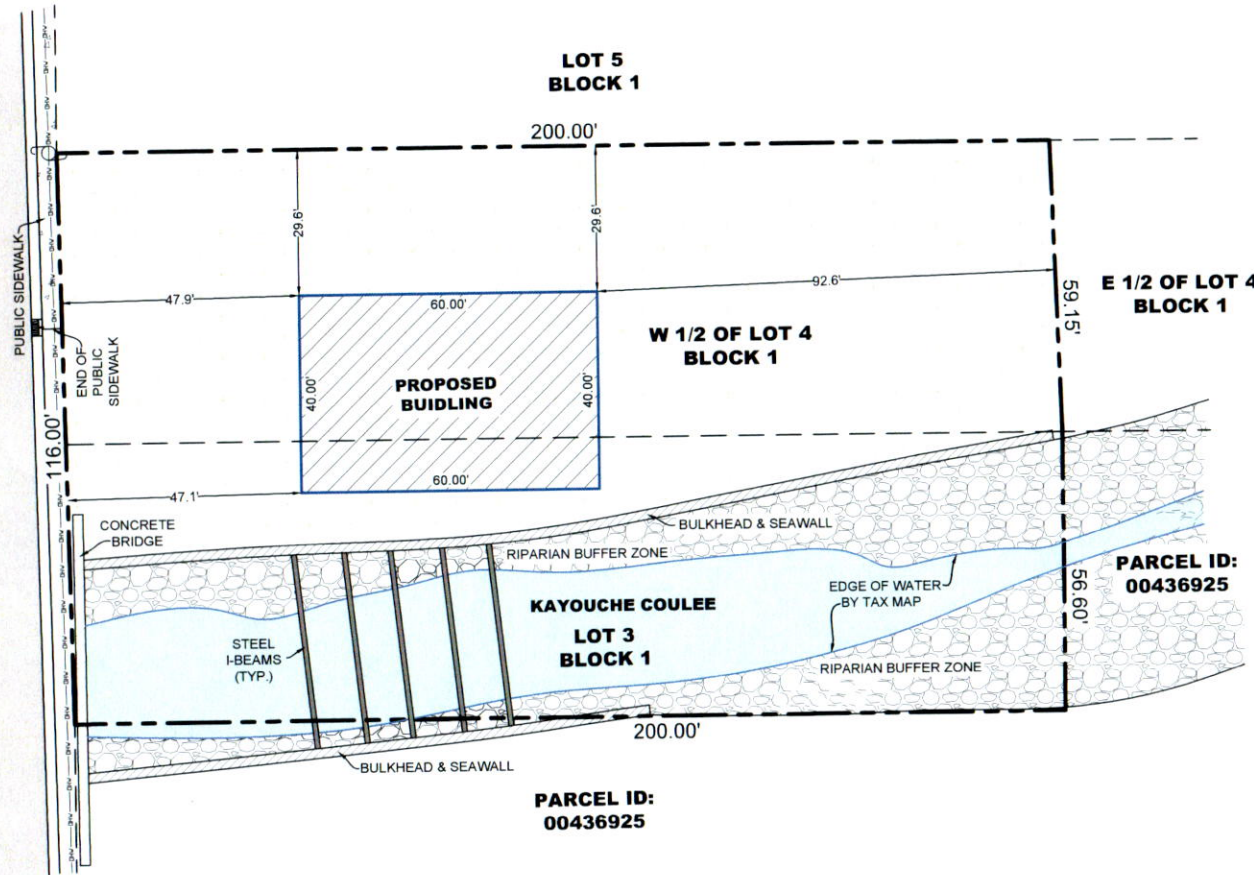
LOCATION SKETCH

NOT TO SCALE



HIGHWAY 171

RIGHT-OF-WAY
ASPHALT ROADWAY



SCRIBED AS:
EASTDALE SUB LESS PARCEL
Y
JR B 1439 P 417-78
143 P 558-89
EAUX ET AL B 2918 P 302 B 2921

ADDRESS:

623 HIGHWAY 171, LAKE
CHARLES, LA 70611

LEGEND :

LOT AREA : 23228.10 SQ.FT.
0.533 ACRES
PROPOSED BUILDING : 2400.00 SQ.FT.
UP
CATCH BASIN

PARCEL ID:

GEOGRAPHIC ID: 00423831

SITE PLAN

Field Date	Scale:	Drawn by:
05/02/2025	1"= 30'	DanPlans





CITY OF LAKE CHARLES

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MAYOR

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Lake Charles, LA 70602-0900
(337) 491-1542 • FAX (337) 491-9187

DEPARTMENT OF
PLANNING & DEVELOPMENT
OFFICE OF ZONING & LAND USE

Case Number: VAR 25-55

Applicant: Dr. Donald Falgoust

Address: 1980 Tybee Ln.



General Information Letter

Russell J. Stutes Construction, Inc.

[REDACTED]
[REDACTED]
[REDACTED]

Date: September 29, 2025

Re: Set back variance request

To the Planning and Zoning Board,

On behalf of Dr. Donald Falgoust, owner of Falgoust Eye Medical Properties, LLC, we respectfully submit this request for a use variance to permit a minor encroachment into the west side setback of the property located at 1980 Tybee Ln, Lake Charles, LA 70605. I have compiled all relevant information and included it in this letter, with the exception of the site plan, which will be submitted under separate cover.

1. Description of Variance Request

This letter serves as a formal request for a use variance to allow an encroachment into the west side yard setback on the property owned by Falgoust Eye Medical Properties, LLC.

The current zoning ordinance requires a 5.0-foot side yard setback; however, the proposed addition to the medical office will require a reduction of the setback to 2.5 feet along the west property line. See attached site plan.

The variance is requested solely to facilitate the construction of the proposed building addition, which will allow for continued and improved medical operations while maintaining compliance with all other applicable development standards.

Neighboring Parking Lot

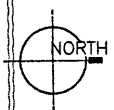
ADDITIONS TO
FALGOUST EYE MEDICAL & SURGICAL
TYBEE LANE
LAKE CHARLES, LOUISIANA

Neighboring Parking Lot

2'-6"
VARIANCE

5'-0"

10'-0"



PRELIMINARY SITE PLAN

SCALE: 1" = 20'-0"

(C) 2023 Copyright Tony Bourgeois, LLC

Printed 10.06.2025

TONY
BOURGEOIS
LLC
"A Professional Design Studio"
337.515.6276 Lake Charles, Louisiana



CITY OF LAKE CHARLES

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MAYOR

326 Pujoe 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: VAR 25-56

Applicant: Lake Charles Little Theatre

Address: 813 Enterprise Blvd.

Lake Charles Little Theatre

813 Enterprise Boulevard

Lake Charles, LA 70601

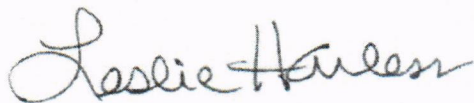
To whom it May Concern,

It is the intention of Lake Charles Little Theatre Board of Directors to rebuild a new performance facility on our property at 813 Enterprise Boulevard as quickly as feasible so that we can return to our home theatre.

We would like to keep the accessory buildings on site without the main structure until such time as the new facility is completed.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Leslie Harless".

Leslie Harless

Treasurer

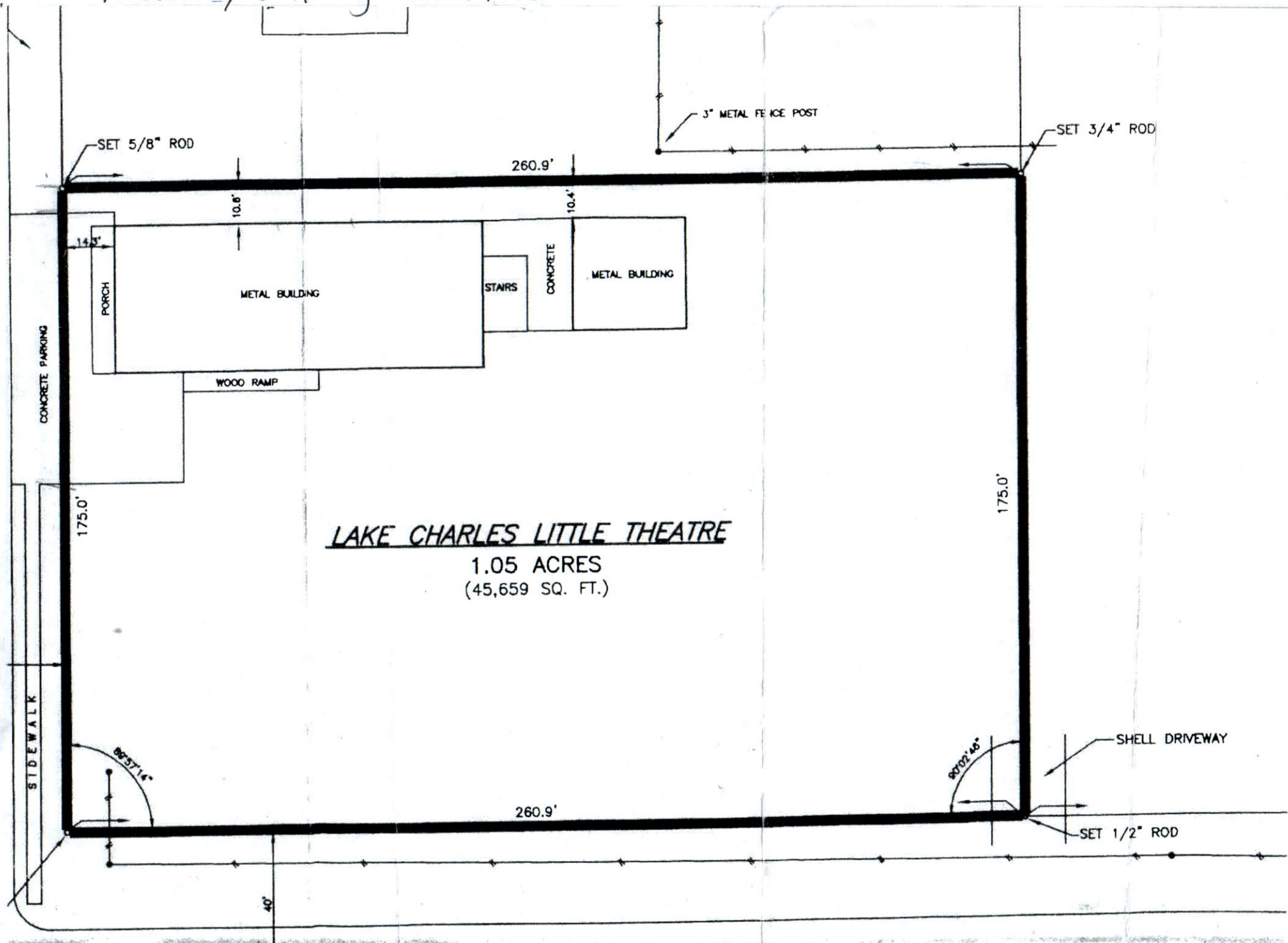
LCLT Board of Directors



Map



Accessory Building located here.





CITY OF LAKE CHARLES

MARSHALL J. SIMIEN, JR.
MAYOR

326 Pujoe 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: VAR 25-57

Applicant: Navarre Honda

Address: 1320 E College St.



October 6, 2025

City of Lake Charles
Permit Office
326 Pujó St.
Lake Charles, LA 70601

To whom it may concern,

I am building a new Honda Showroom floor and remodeling the Service and Parts area. We have to follow the current Honda Facility guidelines as per our franchise agreement. I am asking for a variance to replace the current Honda Pylon Sign with the new redesigned sign in the current location. I will attach picture of the New Honda Brand Sign.

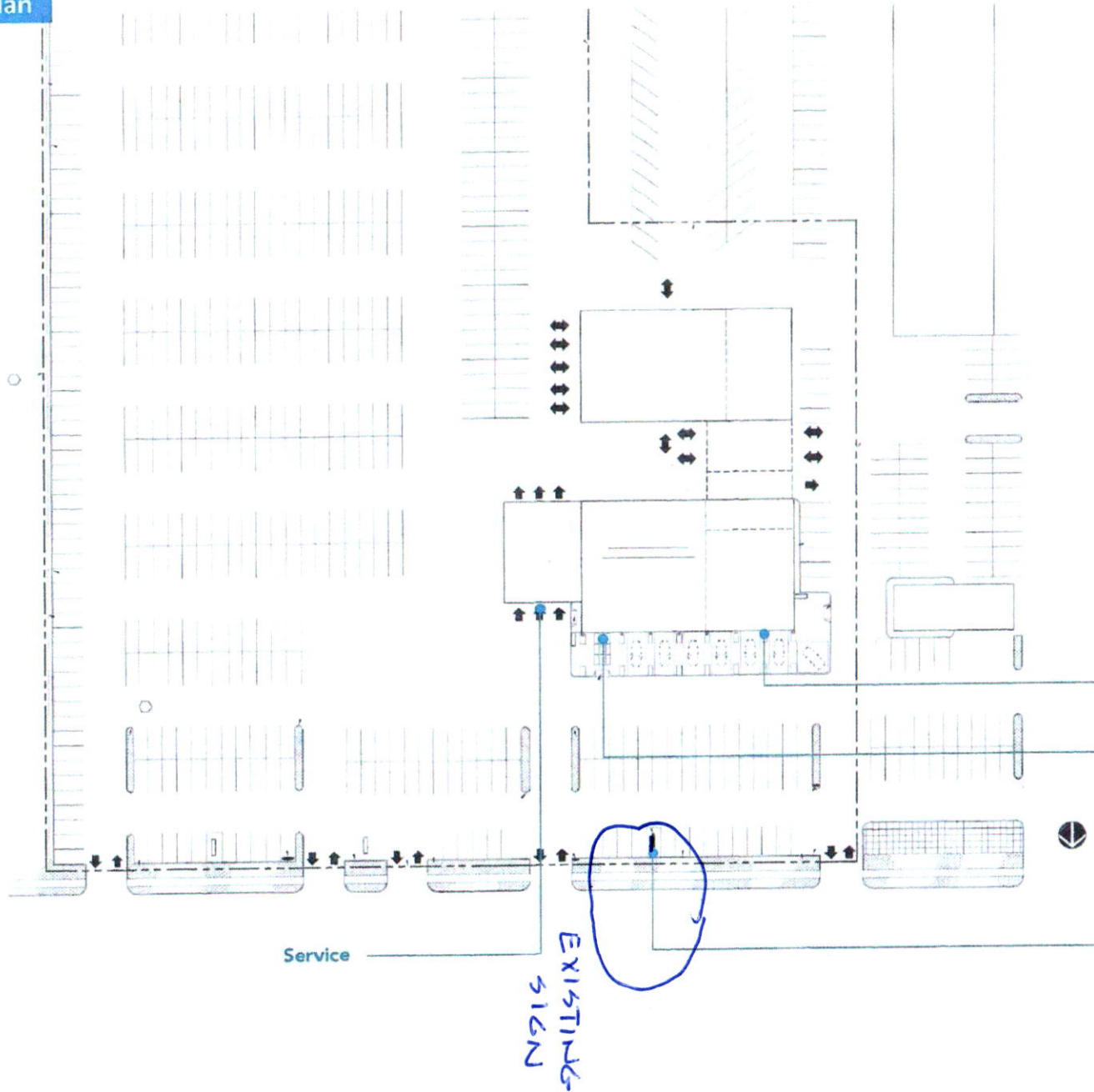
Thank you,

A handwritten signature in black ink, appearing to read "Ryan Navarre", with a stylized flourish at the end.

Ryan Navarre
Navarre Auto Group
Dealer/Owner

[REDACTED]

Site Plan



HONDA

Navarre



Project ID
CF1-47315

Navarre Honda
1920 E. College St
Lake Charles, LA 70607

Sign Item

Elevation Signage

Date: 08-01-2024
Scale: NTS
Contact: C. Farmer
Designer: C. Lambert

Revision Note

R2 HC - 05-02-2025

**Information Required
for Production**

Customer Approval

Signature

MM/DD/YYYY

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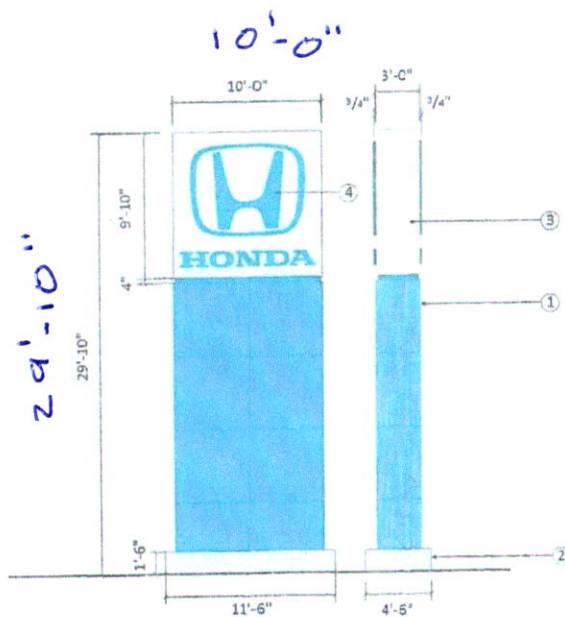
It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.

Pattison



1.866.635.1110
pattisonid.com

Gen IV Honda Brand Sign Pylon - 10'0"x10'0"x29'10"



Specifications

10'0" x 10'0" x 29'10"

- ① Cladding (Both Retro and New Built) – 4MM Blue ACM
- ② Pedestal – Fabricated Aluminium with texture paint finish
- ③ Sign Head – 4MM White ACM
- ④ Logo/Copy – Push-thru 1" clear acrylic with first surface blue vinyl
- ⑤ Illumination – 6500K LED trimless Blue LED reveal, LED up-light fixture pedestal (5500K)

- | | | |
|---|----------|-----------|
| Blue ACM - Alpolic ACM HNB Blue | 4-HNB-50 | LRV 16.78 |
| White ACM - Alpolic ACM HWH White | 4-HWH-50 | LRV 80.8 |
| Perforated Blue Vinyl to match current Honda blue vinyl | | |
| Pedestal - Stuc-O-Flex Steel Gray 352 | | |

Proposed



Navarre Honda
1320 E. College St
Lake Charles, LA 70607

Elevation Signage

Date: 08-01-2024
Scale: 3/8" = 1'-0"
Contact: C. Farmer
Designer: C. Lambert

Revision Note

R2 HC - 05-02-2025

Information Required for Production

Signature _____

MM/DD/YYYY

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It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pamison® immediately if further details are required.

Pattison



1.866.635.1110
pattisonid.com



CITY OF LAKE CHARLES

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MAYOR

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Lake Charles, LA 70602-0900
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DEPARTMENT OF
PLANNING & DEVELOPMENT
OFFICE OF ZONING & LAND USE

Case Number: VAR 25-58

Applicant: Beau Flavin

Address: 4100 Magnolia Ridge

FLAVIN

[REDACTED]
[REDACTED]

Letter of Intent

Address: 4100 Magnolia Ridge, Lake Charles, LA 70605

To whom it may concern,

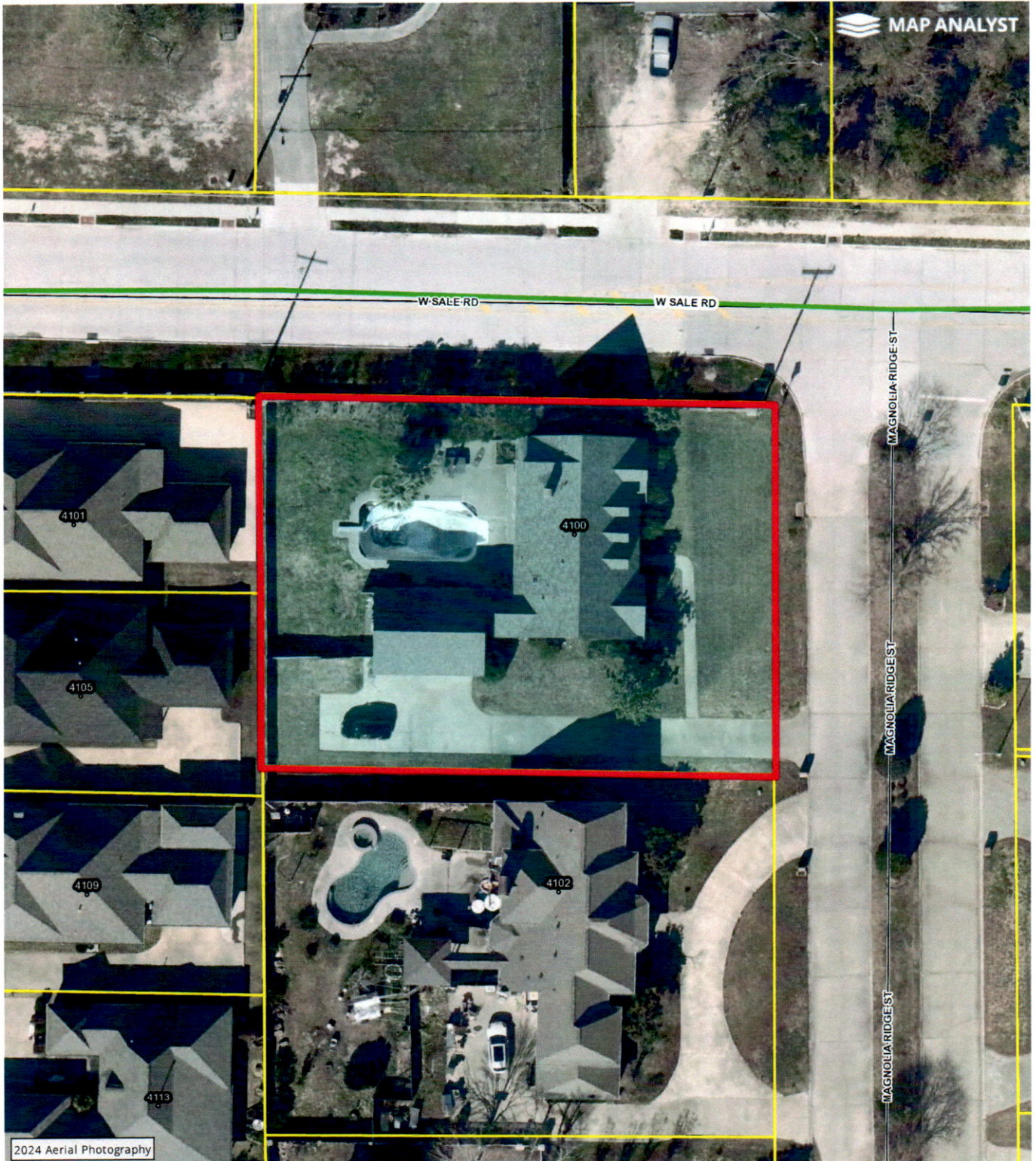
Seeking a variance to build a 23x13 pergola poolside in the backyard of property on the inside of our property fencing. Variance to build within 10' of the 15' required setback.

Beau T. Flavin 10/08/2025

Beau T. Flavin

Flavin Development

Owner and General Contractor



Driveway

Fence

Garage

House

water
feature

Pool

New
structure

← 23' →

13'

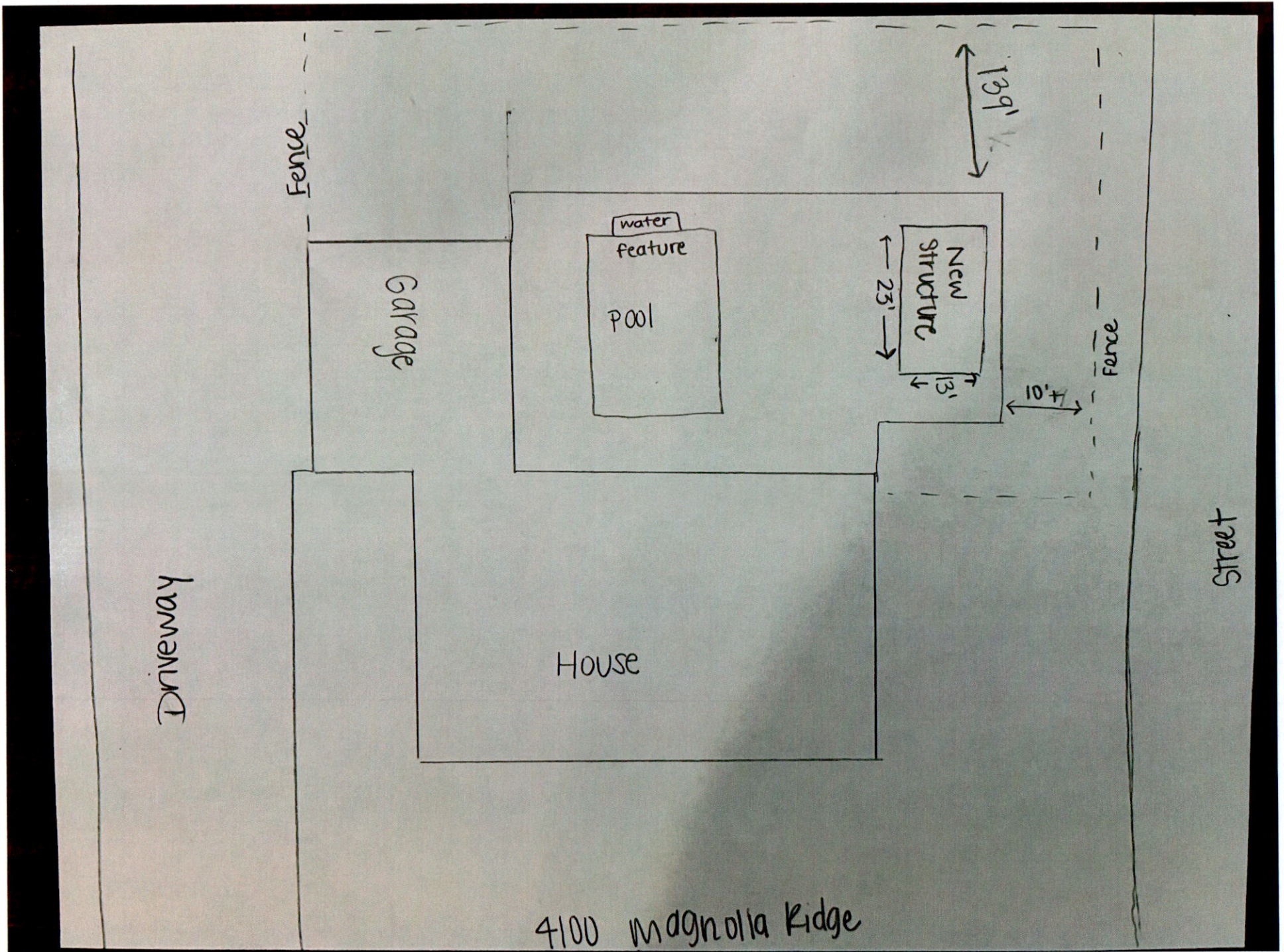
139' 1/2"

10' 1/2"

Fence

Street

4100 Magnolia Ridge





CITY OF LAKE CHARLES

MARSHALL J. SIMIEN, JR.
MAYOR

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Lake Charles, LA 70602-0900
(337) 491-1542 • FAX (337) 491-9187

DEPARTMENT OF
PLANNING & DEVELOPMENT
OFFICE OF ZONING & LAND USE

Case Number: VAR 25-59

Applicant: Antonia Bradley

Address: 423 Reid St.

LETTER OF INTENT

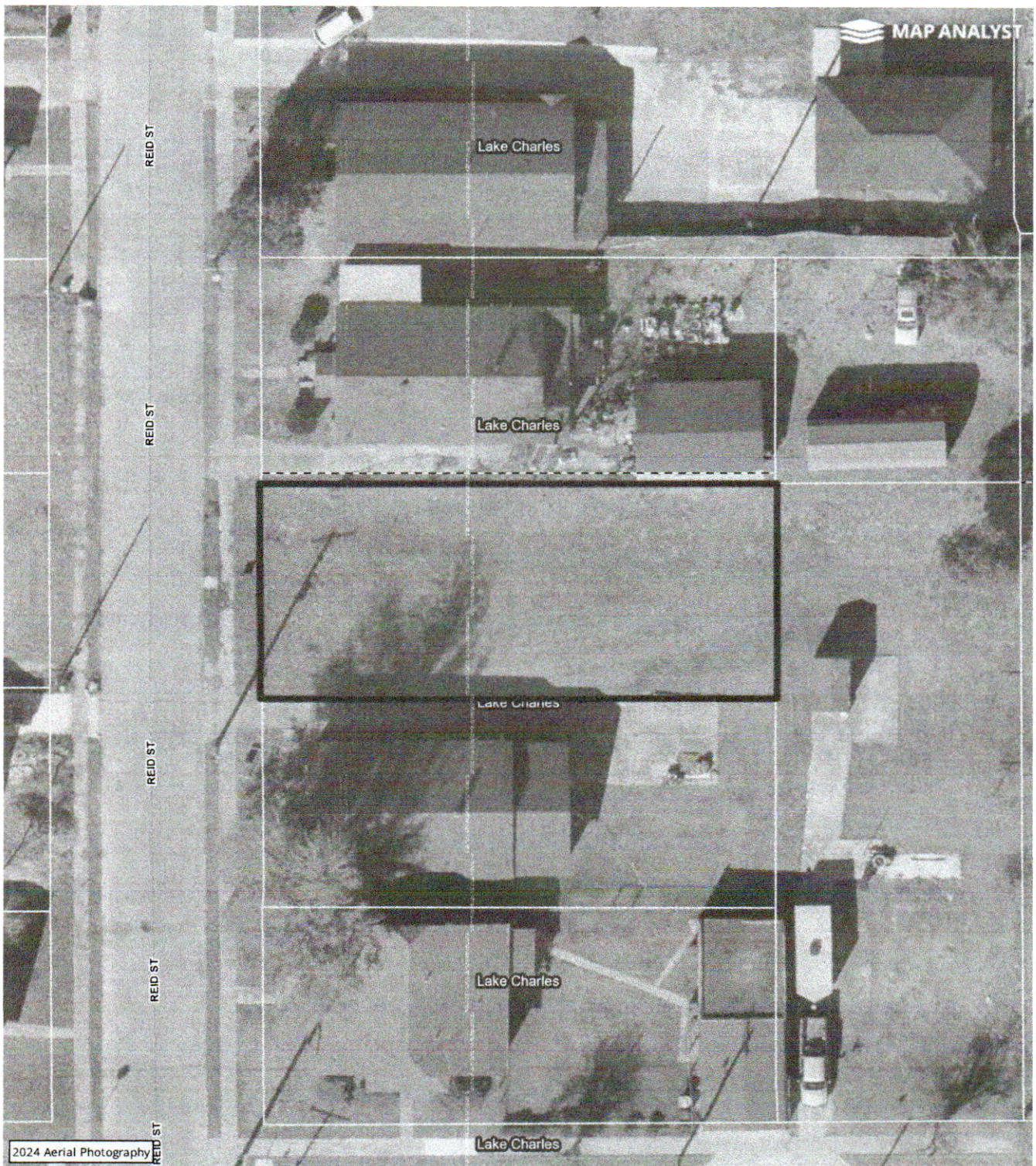
Antonia Bradley
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Location of property
423 Ried St.
Lake Charles, LA 70601

I Antonia Bradley, am writing this letter of intent in accordance with the City of Lake Charles, La Planning department. Please accept this letter of intent to build a duplex at 423 Reid St. Lake Charles, La. The development would increase the site density from 12 to 14 dwelling units per acre. The properties to the north and south of the lot are single family dwellings. This project would double the density of the lot. A buffer yard variance is needed to ensure that safe and functional parking is available. I am requesting that the buffer yard on the north and south of the parking area is decreased from 8ft to 3ft. This will allow for 4 parking spaces with dimensions of 10ft by 15ft. As the progression and development of the City of Lake Charles continues I would love to be a contributing factor in rebuilding our community.

I look forward to working with you all towards the completion of the permitting process and the success of this project.

Sincerely,
Antonia Bradley



1" = 10'

Total Structure = 2,340'

30' x 78'

50'

10' Rear
Setback

10'

5'

Porch

single
dwelling
←

single
dwelling
→

8' Buffer Yard

78'

8' Buffer Yard

130'

30'

Porch

8'

3'

4'

Side Walk

Yard

25' x 40'

Yard

each space



CITY OF LAKE CHARLES

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MAYOR

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Lake Charles, LA 70602-0900
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DEPARTMENT OF
PLANNING & DEVELOPMENT
OFFICE OF ZONING & LAND USE

Case Number: VAR 25-60

Applicant: Chad Paulk

Address: 4112 Magnolia Ridge

Hardship Variance Request

Date: October 10, 2025

To: City of Lake Charles – Planning and Zoning Department

From: Chad Paulk, Magnolia Development

Address: [REDACTED]

[REDACTED]

Subject: Hardship Variance Request – Rear Setback Reduction

Property Owner: Scott Schofield

Property Address: 4112 Magnolia Ridge Lane, Lake Charles, LA 70605

Dear Members of the Planning and Zoning Board,

On behalf of the property owner, Mr. Scott Schofield, I am submitting this request for a hardship variance to allow construction of a backyard swimming pool and a pavilion/pool house within two (2) feet of the rear property setback at the above address.

The reason for this request is due to the recent development of two-story townhomes and apartment buildings directly behind Mr. Schofield's property. These large structures significantly impact his privacy and enjoyment of his backyard, which had previously been open and private for many years.

The proposed pool and pavilion are designed to enhance the use and value of the property while providing necessary screening and privacy from the elevated neighboring buildings. Without this variance, the homeowner would be unable to construct these features in a manner that offers functional use of the backyard space, given the size and orientation of the lot.

Mr. Schofield has been a long-term resident of this established neighborhood and has maintained his property with great care. This request is made not for convenience but as a necessary accommodation due to the changing surroundings and the newly created privacy hardship caused by the adjacent multi-story development.

We respectfully request your consideration and approval of this variance to allow the proposed improvements within two feet of the rear property line.

Thank you for your time and understanding.

Sincerely,

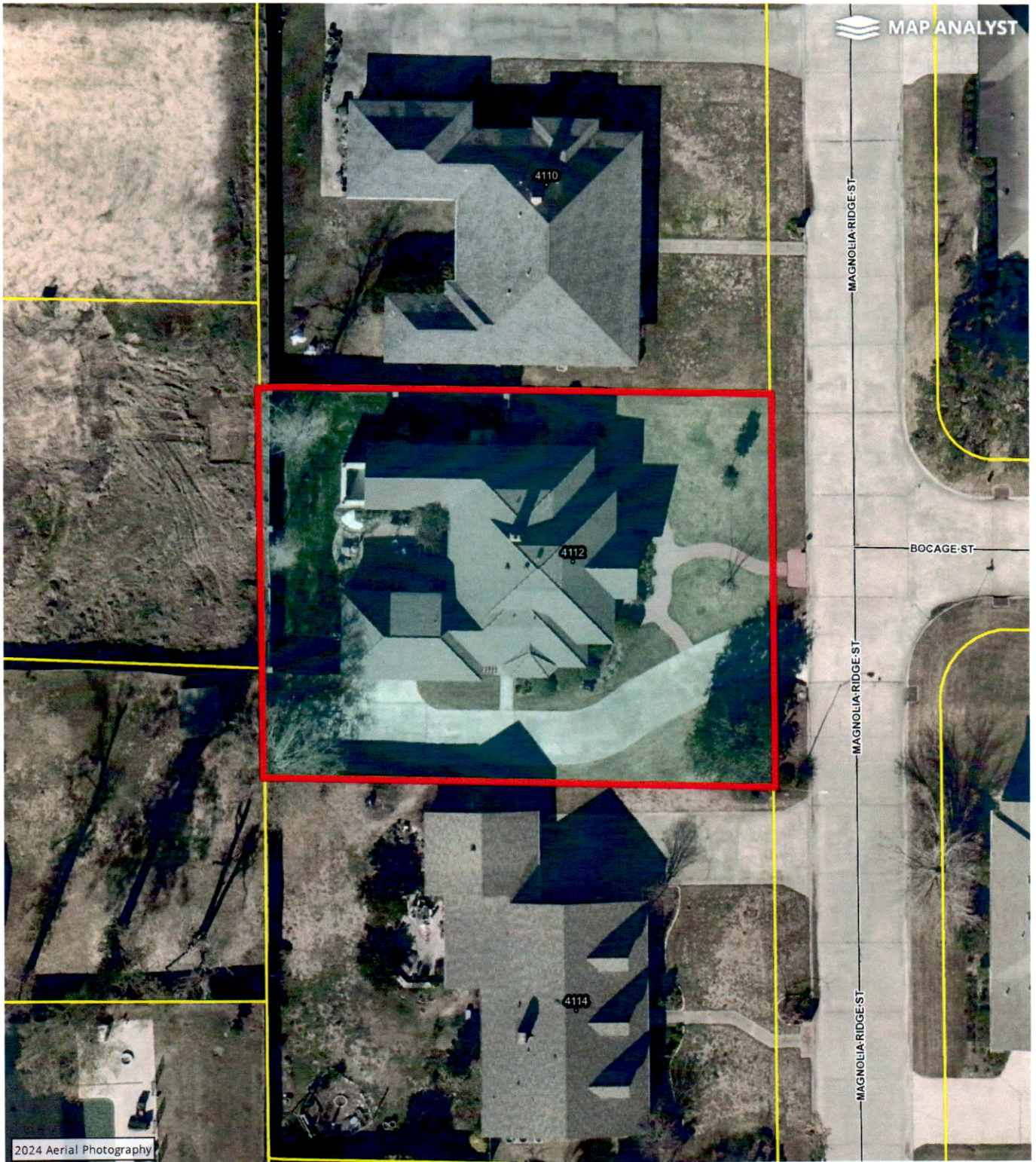
Chad Paulk

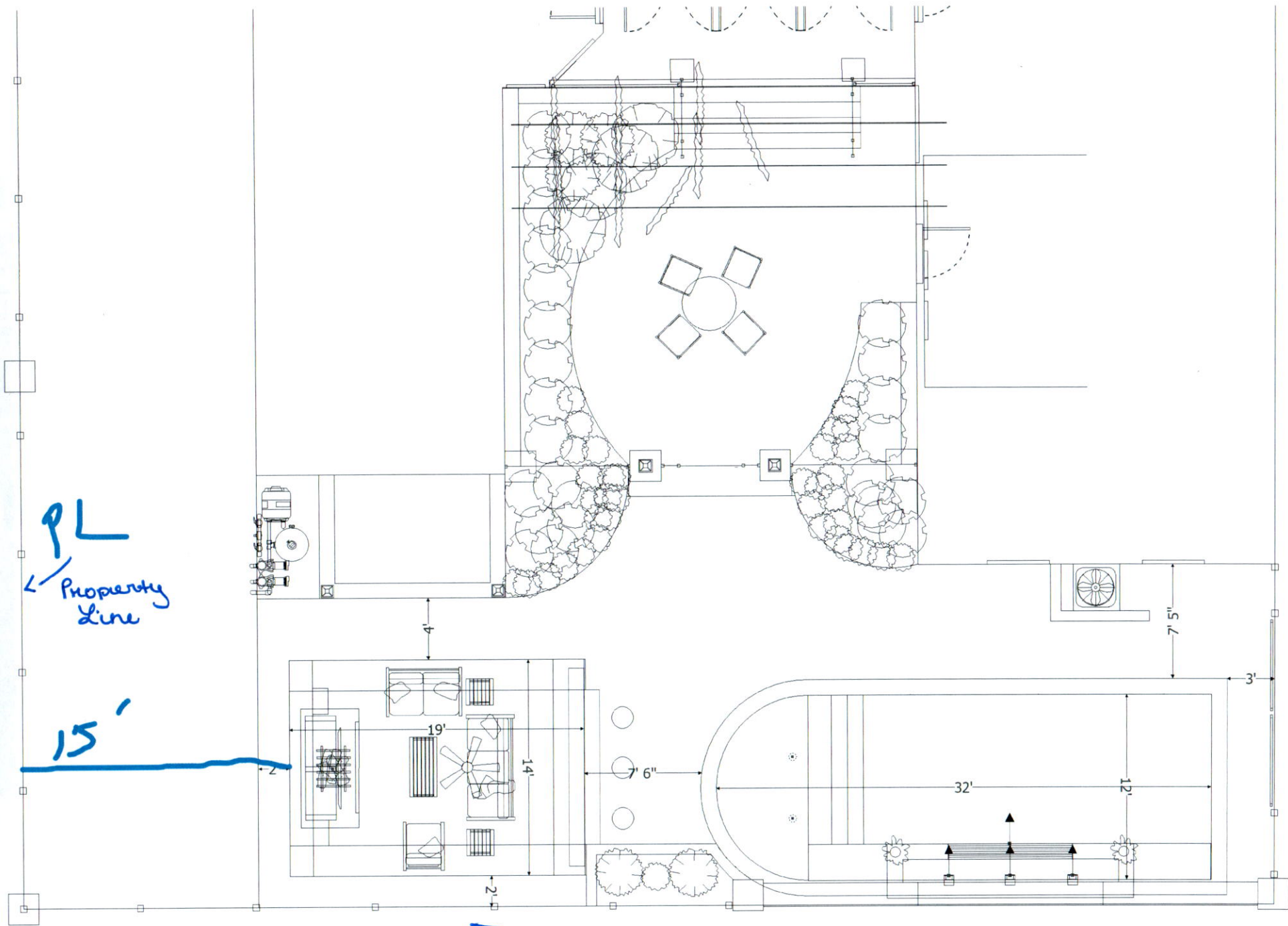
Magnolia Development

[REDACTED]

[REDACTED]

[REDACTED]





Scale: 1/8" = 1 ft.

