



City of Lake Charles

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

Meeting Agenda

Planning and Zoning Commission

Monday, March 9, 2026

5:00 PM

Council Chambers

OPEN MEETING

ROLL CALL

MINUTES OF PREVIOUS MEETING

SPECIAL ANNOUNCEMENTS

COMMISSION BUSINESS

ANX 25-07

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: MY PLACE BP PROPERTIES LLC/CITY OF LAKE CHARLES

SUBJECT: The applicant is requesting annexation approval of 2.02-acres M/L, and generally described as **4607 W. Prien Lake Road (including lot on Northside)**.

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

ANXZON 25-07

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: MY PLACE BP PROPERTIES LLC/CITY OF LAKE CHARLES

SUBJECT: The applicant is requesting a zoning classification of Residential Zoning District of 2.02-acres M/L, and generally described as **4607 W. Prien Lake Road (including lot on Northside)**.

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

PREFNL-MAJ LAKE CHARLES SUBDIVISION REGULATIONS

-VAR 25-23

APPLICANT: MY PLACE BP PROPERTIES LLC (MY PLACE BP PROPERTIES SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a 2.02-acre tract of land into eight (8) residential lots including a Major Conditional Use Permit for private drive access and Variance for private drive to exceed 200ft. in length, within a Residential Zoning District. Location of the request is **4607 W. Prien Lake Road (including lot on Northside)**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to subdivide a 2.02-acre tract of land into eight (8) residential lots including a Major Conditional Use Permit for private drive access and Variance for private drive to exceed 200ft. in length, within a Residential 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.

**PREFNL
26-02**

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: QUINETTA SENEGAL (SENEGAL SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a 0.425 acre tract of land into two (2) residential lots, within a Neighborhood Zoning District. Location of the request is **2510 Ernest Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to re-subdivide a 0.425-acre M/L tract of land into two (2) residential tracts, within a Neighborhood Zoning District. The subdivision request meets the minimum lot size for development, therefore staff finds the request reasonable.

**PREFNL
26-03**

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: CONNOR GLENNON (7BREW SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to re-subdivide a 1.110 acre tract of land into one (1) commercial tract, within a Business Zoning District. Location of the request is **4711 Nelson Road**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to parcel a 1.110-acre tract of land M/L into one (1) development tract, within a Business Zoning District. The subdivision request meets the minimum lot size for development, therefore staff finds the request reasonable.

**PREFNL
26-04**

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: FLAVIN CUSTOM HOMES, LLC (FLAVIN PROPERTIES SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a 2-acre tract of land into nine (9) single family residential lots, within a Residential Zoning District. Location of the request is the **Northwest corner W. Claude Street @ Ernest Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to subdivide a 2-acre M/L tract of land into nine (9) single-family residential lots, within a Residential Zoning District. The subdivision request meets the minimum lot size for development, therefore staff finds the request reasonable.

**MAJ-VAR
26-01**

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 facility in an existing commercial structure including 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 resin and paint application to matting product, 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 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 resin and paint application to matting product. 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.

**MAJ-VAR
26-02**

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: LEGACY HOME DEVELOPMENT

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

8'8" vs. the required 10' and a bufferyard reduction of 10' vs the required 15' along the South property line, within a Neighborhood Zoning District. Location of the request is the **Westside 1300 Blk. Mayo Street (1309 Mayo St.)**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to construct two (2) additional duplexes for a total of eight (8) units with Variances (Sec. 4--206) for a rear setback of 8'8" vs. the required 10' and a bufferyard reduction of 10' vs the required 15' along the South property line, within a Neighborhood Zoning District. The property is bordered to the North, South, and East by what appear to be single family residential properties and to the West by the what appears to be a multifamily property. If approved the proposal will need to meet all requirements for landscaping as outlined in Sec 5-210 in the zoning ordinance.

MAJ 26-03

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: KW FAMILY INVESTMENTS

SUBJECT: Applicant is requesting a Major Conditional Use Permit (Sec 5-302(3)(b)(i)) in order to construct an additional duplex on a 0.28 acre tract of land (total of 4 dwelling units), within a Neighborhood Zoning District. Location of the request is the **Southside 2200 Blk. Woodring Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to construct one (1) additional duplex for a total of four (4) units within a Neighborhood Zoning District. The property is bordered to the North and South by vacant property, single family to West and school to East.

MAJ 26-04

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: REX ROYER

SUBJECT: Applicant is requesting a Major Conditional Use Permit (Sec 5-302(3)(b)(i)) in order to construct an additional dwelling unit (accessory pool house), within a Residential Zoning District. Location of the request is **5464 Moulin Rouge Drive**.

STAFF FINDINGS: The on-site and site plan reviews reveal the applicant is requesting to construct an accessory dwelling unit (pool house), within a Residential Zoning District. While the intent is to utilize this property as a pool house, staff considers this an accessory dwelling unit and should be considered as such.

**MAJ-VAR
26-05**

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: HERMAN STEVENS

SUBJECT: Applicant is requesting a Major Conditional Use Permit (Sec 5-302(3)(b)(iv)) in order to construct six (6) townhome units with Variance (Sec. 4--206) for front setback of 20' vs. the required 25', within a Mixed Use Zoning District. Location of the request is the **Northside 2200 Blk. E. Prien Lake Road**.

STAFF FINDINGS: The on site and site plan reviews revealed that the applicant is requesting a Major Conditional Use Permit in order to construct six (6) townhome units with Variance (Sec. 4--206) for front setback of 20' vs. the required 25', within a Mixed Use Zoning District. Staff's review revealed the proposal is bordered by vacant property to the East and West, single family to North, and commercial property to South.

**MAJ-VAR
26-06**

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: PROJECT BUILD A FUTURE

SUBJECT: Applicant is requesting a Major Conditional Use Permit (Sec 5-302(3)(b)(iv)) in order to construct five (5) dwelling units on a .30-acre tract of land with Variances (Sec. 4--205) for front setback reductions and buffer reduction, within a Neighborhood Zoning District. Location of the request is the **Eastside 600 Blk. Boston Street thru to Franklin Street**.

STAFF FINDINGS: The on-site and site plan reviews reveal the applicant is requesting to construct five dwelling units on a .30 acre tract or land with Variances for front setback and buffer reductions. The proposal is bordered on the North by single-family residential and vacant land to the South. The proposal fails to meet the front setback and buffer requirements. Staff could find no evidence of hardship therefore cannot forward a position of support.

SPC 26-02**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

APPLICANT: BRELAND COOK

SUBJECT: Applicant is requesting a Special Exception (Sec. 24-4-206) in order to reduce required twenty (20) parking spaces to eighteen (18) for existing fraternity house, within a Neighborhood Zoning District. Location of the request is **4220 Auburn Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting a Special Exception in order to reduce required twenty (20) spaces to eighteen (18) in order to construct a proposed addition to meeting room and kitchen of existing fraternity house, within a Neighborhood Zoning District. The property is surrounded by commercial property to the West and South, and other fraternities/sororities to North and East. Due to proximity of McNeese parking garage, staff feels request is reasonable.

VAR 26-16**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

APPLICANT: JOSEPH A. GOBERT

SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to construct a front carport addition 12' from front property line vs. required minimum 30', within a Neighborhood Zoning District. Location of the request is **209 Gelpi Drive**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to construct a front carport addition 12' from front property line vs. required minimum 30', within a Neighborhood Zoning District. Staff can find no evidence of hardship and therefore cannot forward a position of support.

VAR 26-17**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

APPLICANT: BRADY BROUSSARD

SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to maintain an unpermitted 14' x 32' accessory storage building on existing residential slab thereby exceeding 40% square footage of principal structure, within a Residential Zoning District. Location of the request is **3602 1st Avenue**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to maintain an unpermitted accessory storage building on existing residential slab thereby exceeding 40% square footage of principal structure, within a Residential Zoning District. Applicant recently purchased lot abutting his existing residence. If approved, staff recommends condition to remove existing hurricane fence separating the two lots in order to create one development tract.

VAR 26-18**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

APPLICANT: GREG MIER

SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to construct a 40' x 50' workshop prior to a principal structure, within a Residential Zoning District. Location of the request is **583 River Road**.

STAFF FINDINGS: The on site and site plan review reveals the applicant is requesting a Variance in order to construct a 40'x50' workshop prior to a principal structure, within a Residential Zoning District. Applicant intends to construct a new residence and boat

house in the future. Staff feels request falls reasonable.

VAR 26-20

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: EDWIN YOUNG

SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to construct a masonry fence within the front setback of residence along an arterial or collector road, within a Residential Zoning District. Location of the request is **801'E' St. Anthony Street.**

STAFF FINDINGS: The on-site and site plan review reveals the applicant is requesting to construct a masonry fence within the front setback of residence along an arterial or collector road, within a Residential Zoning District. Staff feels this request falls reasonable due to the residential nature of this section along Lake Street.

VAR 26-22

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: RICHMAN REINAUER

SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to allow six (6) stacking spaces vs. required ten (10) spaces for a proposed drive thru addition to existing restaurant, within a Business Zoning District. Location of the request is **3505 Ryan Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to allow six (6) stacking spaces vs. required ten (10) spaces for a proposed drive thru addition to existing restaurant, within a Business Zoning District. Due to the negative traffic impact along Ryan Street corridor, staff is unable to forward a position of support.

VAR 26-24

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: KARL SCHRAM

SUBJECT: Applicant is requesting Variances (Sec. 24-4-205) in order to construct a new residence 28' from front property line vs. required minimum 30' and 2.5' from rear property line vs. required minimum 10', within a Residential Zoning District. Location of the request is **2008 Charvais Drive.**

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to construct a new residence 28' from front property line vs. required minimum 30' and 2.5' from rear property line vs. required minimum 10', within a Residential Zoning District. Staff can find no evidence of hardship, therefore cannot forward a position of support.

VAR 26-25

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: MINER ROGERS

SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to construct an accessory use (fellowship hall) exceeding 40% of the principal structure (church), within a Neighborhood Zoning District. Location of the request is **1413 Martha Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to construct an accessory use (fellowship hall) exceeding 40% of the principal structure (church), within a Neighborhood Zoning District. Staff feels request is reasonable due to nature of principal use.

VAR 26-26

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: GREATER ST. MARY MISSIONARY BAPTIST CHURCH

SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to construct new parking area abutting Katherine St and reducing the required 10' landscape easement to approximately 1' vs. 10', within a Neighborhood Zoning District. Location of the request is **1401 Moeling Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to construct a new parking area abutting Katherine Street and reduce the required 10' landscape easement to approximately 1' vs. required 10' minimum, within a Neighborhood Zoning District. Staff can find no evidence of hardship, therefore cannot forward a position of support.

VAR 26-27

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: JESSICA ARABIE

SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to establish a massage therapy business within 300' of Residential Zoning District, within a Mixed Use Zoning District. Location of the request is **1919 Southwood Drive, Suite B.**

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to establish a massage therapy business within 300' of a Residential Zoning District, within a Mixed Use Zoning District. This property is surrounded by commercial uses to the North, West, and East and residential uses to the South.

VAR 26-28

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: FLAVIN CUSTOM HOMES

SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to construct nine (9) new detached townhomes with lot coverage greater than 40% (actual 45%), within a Residential Zoning District. Location of the request is the **Northwest corner W. Claude Street @ Ernest Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to construct nine (9) new detached townhomes with lot coverage greater than 40% (actual 45%), within a Residential Zoning District. Although the increase in lot coverage is minimal, staff cannot forward a position of support.

OTHER BUSINESS

ADJOURN



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. ANX-ANXZON 25-07
APPLICANT: My Place BP Properties
LOCATION OF REQUEST: 4607 W. Prien Lake Rd

October 15, 2025

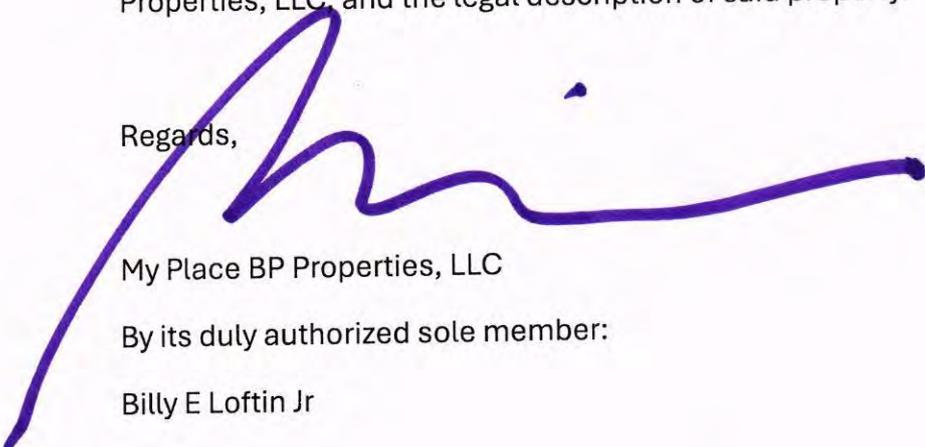
City of Lake Charles

Re: 4607 W Prien Lake Road, Lake Charles, LA 70605

Please accept this letter as a request to annex the referenced property into the City of Lake Charles.

Attached is a filed copy of the Cash Warranty Deed reflecting ownership by My Place BP Properties, LLC, and the legal description of said property.

Regards,



My Place BP Properties, LLC

By its duly authorized sole member:

Billy E Loftin Jr





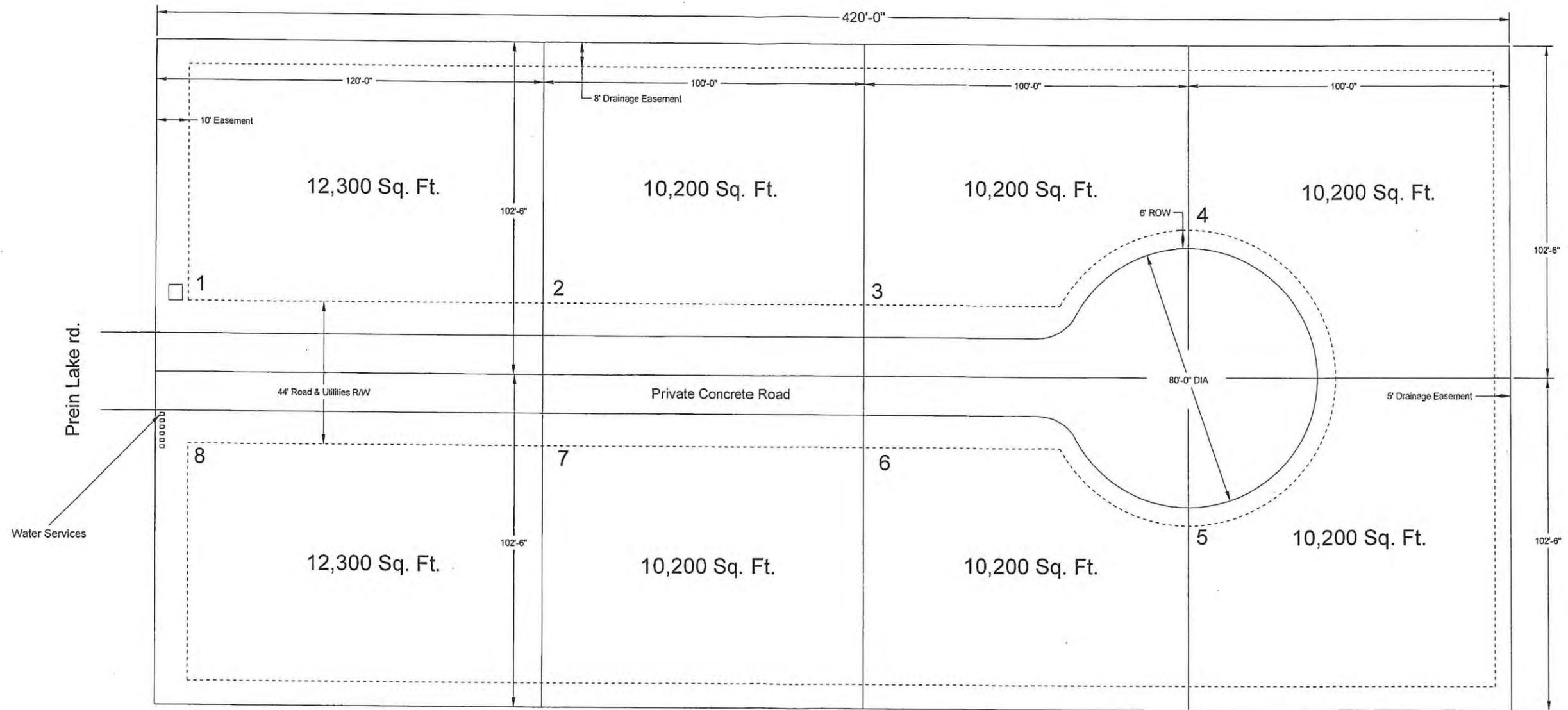


MARSHALL J. SIMIEN, JR.
MAYOR

CITY OF LAKE CHARLES
326 Pujot St. 7th Floor
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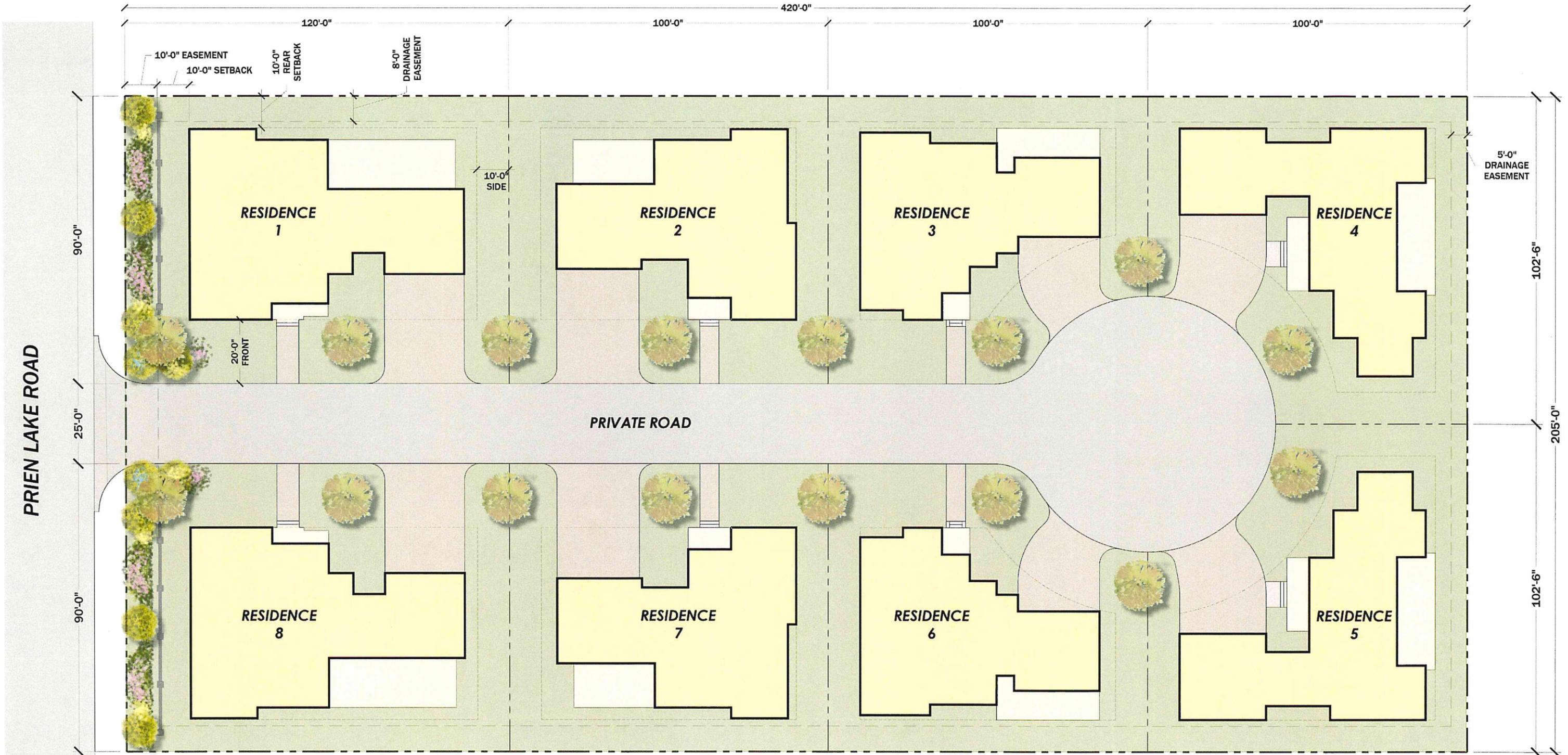
PLANNING & DEVELOPMENT
Office of Zoning and Land Use

CASE NO. PREFNL/MAS/VAR 25-23
APPLICANT: My Place BP Properties
LOCATION OF REQUEST: 4607 W. Prien Lake Rd



4607 Prien Lake Rd.
 Purposed Subdivison
 8 Lots
 Private Road

Scale : 1/16" = 1'



PROPOSED PRIVATE SUBDIVISION FOR: 4607 PRIEN LAKE ROAD



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: PREFNL 26-02

Applicant: Quinnetta Senegal

Address: 2510 Ernest St.

Map for Parcel Address: 2510 Ernest St Lake Charles, LA 70601-7268 Parcel ID: 00382477



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Map data ©2026

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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: PREFNL 26-03

Applicant: Connor Glennon

Address: 4711 Nelson Rd.

7BREW REPLAT
RESUBDIVISION OF TRACT 1 AND TRACT 2
INTO TRACT 1-A
SOUTHWEST QUARTER OF SECTION 24,
TOWNSHIP 10 SOUTH, RANGE 9 WEST
CITY OF LAKE CHARLES
CALCASIEU PARISH
LOUISIANA

LEGEND	
EXISTING FEATURES	
	TREE
	WATER VALVE
	ELECTRIC METER
	LIGHT POLE
	FIRE HYDRANT
	DROP INLET
	CATCH BASIN
	GAS VALVE
	WATER METER
	TELEPHONE PAD
	TRAFFIC SIGNAL BOX
	CABLE PAD
	SEWER MANHOLE
	SEWER CLEANOUT
	SIGN
	TRAFFIC POLE
	GUY WIRE
	MAILBOX
	CROSS CUT
	1/2" IRON ROD FOUND
	1/2" IRON ROD SET
	UG. DRAINAGE LINE
	UG. TELEPHONE LINE
	UG. CABLE LINE
	UG. GAS LINE
	UG. SEWER LINE
	OVERHEAD ELECTRIC LINE
	UG. FIBER OPTIC LINE
	CHAIN LINK FENCE
	WOOD FENCE
	LINE NOT TO SCALE
	PROPERTY LINE
	SERVITUDE LINE
	ELEVATION
	REINFORCED CONCRETE PIPE
	PVC. POLYVINYL CHLORIDE PIPE
	CPP. CORRUGATED PLASTIC PIPE
	EXIST. EXISTING
	UG. UNDERGROUND
	CONCRETE AREA

- NOTES:**
- EXISTING UNDERGROUND UTILITIES SHOWN ARE BASED ON LOUISIANA ONE CALL FIELD MARKINGS. THE SURVEYOR CANNOT CERTIFY TO THE ACCURACY OF THESE MARKINGS. BEFORE DIGGING CALL ONE CALL AT 1-800-4-A-CALL.
 - ELEVATIONS SHOWN ARE NAVD83. ELEVATIONS WERE ESTABLISHED VIA RTK GPS.
 - SURVEY WAS PERFORMED IN ZONE 18A SOUTH ZONE.
 - THIS IS A CLASS B BOUNDARY SURVEY.
 - THIS PLAT REPRESENTS A SURVEY PERFORMED BY ME UNDER MY RESPONSIBLE CHARGE AND IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AS SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD.
 - THE SITE CURRENTLY LIES IN A ZONE X, AS PER FEMA MAP COMMUNITY PANEL NUMBER 2201SC040F HAVING AN EFFECTIVE DATE OF FEBRUARY 18, 2011.
 - BEARINGS SHOWN ARE BASED ON REFERENCE PLAT NUMBER 1.

- REFERENCE PLATS:**
- SURVEY BY BASIN ENGINEERING & SURVEYING ENTITLED "TRACT C-1 SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 10 SOUTH, RANGE 9 WEST CITY OF LAKE CHARLES CALCASIEU PARISH, LOUISIANA" DATED AUGUST 14, 2025.
 - SURVEY BY COLLINS & ASSOCIATES LAND SURVEYORS, INC. ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY UTILITIES IN SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 10 SOUTH, RANGE 9 WEST, LAKE CHARLES, CALCASIEU PARISH, LOUISIANA" DATED MARCH 15, 2012.

LEGAL DESCRIPTION: (METES AND BOUNDS)

TRACT 1
A CERTAIN TRACT OF LAND TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS LOCATED THEREON IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 10 SOUTH, RANGE 9 WEST, LOUISIANA MERIDIAN, CITY OF LAKE CHARLES, CALCASIEU PARISH, LOUISIANA BEING DESIGNATED AS TRACT 1 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE ORIGINAL EASTERN RIGHT OF WAY LINE OF NELSON ROAD WITH THE PRESENT SOUTH RIGHT OF WAY LINE OF MCNEESE STREET, ALSO KNOWN AS THE POINT OF COMMENCEMENT;

THENCE ALONG SAID ORIGINAL EASTERN RIGHT OF WAY LINE OF NELSON ROAD SOUTH 00 DEGREES, 24 MINUTES, 05 SECONDS WEST A DISTANCE OF 699.90 FEET TO A POINT;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE SOUTH 00 DEGREES, 16 MINUTES, 05 SECONDS WEST A DISTANCE OF 608.83 FEET TO A POINT;

THENCE SOUTH 00 DEGREES, 25 MINUTES, 40 SECONDS WEST A DISTANCE OF 48.76 FEET TO A POINT;

THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST A DISTANCE OF 31.33 FEET TO AN IRON ROD FOUND ON THE EASTERN RIGHT OF WAY LINE OF NELSON ROAD, ALSO KNOWN AS THE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 89 DEGREES, 14 MINUTES, 57 SECONDS EAST A DISTANCE OF 224.29 FEET TO AN IRON ROD FOUND;

THENCE SOUTH 00 DEGREES, 20 MINUTES, 06 SECONDS WEST A DISTANCE OF 165.53 FEET TO A 1/2" IRON ROD FOUND;

THENCE NORTH 89 DEGREES, 23 MINUTES, 17 SECONDS WEST A DISTANCE OF 224.56 FEET TO A POINT ON THE EASTERN RIGHT OF WAY LINE OF NELSON ROAD;

THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 00 DEGREES, 25 MINUTES, 40 SECONDS EAST A DISTANCE OF 166.08 FEET TO AN IRON ROD FOUND, ALSO KNOWN AS THE POINT OF BEGINNING;

CONTAINING AN AREA OF 37,210.71 S.F. (0.854 ACRES), ALL AS SHOWN ON A SURVEY BY BASIN ENGINEERING & SURVEYING, DATED AUGUST 14, 2025.

TRACT 2
A CERTAIN TRACT OF LAND TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 10 SOUTH, RANGE 9 WEST, LOUISIANA MERIDIAN, CITY OF LAKE CHARLES, CALCASIEU PARISH, LOUISIANA BEING DESIGNATED AS TRACT 2 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE ORIGINAL EASTERN RIGHT OF WAY OF NELSON ROAD WITH THE PRESENT SOUTH RIGHT OF WAY LINE OF MCNEESE STREET, ALSO KNOWN AS THE POINT OF COMMENCEMENT;

THENCE ALONG SAID ORIGINAL EASTERN RIGHT OF WAY LINE OF NELSON ROAD SOUTH 00 DEGREES, 24 MINUTES, 05 SECONDS WEST A DISTANCE OF 699.90 FEET TO A POINT;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE SOUTH 00 DEGREES, 16 MINUTES, 05 SECONDS WEST A DISTANCE OF 608.83 FEET TO A POINT;

THENCE SOUTH 00 DEGREES, 25 MINUTES, 40 SECONDS WEST A DISTANCE OF 48.76 FEET TO A POINT;

THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST A DISTANCE OF 31.33 FEET TO AN IRON ROD FOUND ON THE EASTERN RIGHT OF WAY LINE OF NELSON ROAD, ALSO KNOWN AS THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 00 DEGREES, 25 MINUTES, 40 SECONDS EAST A DISTANCE OF 47.14 FEET TO A POINT;

THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 89 DEGREES, 14 MINUTES, 57 SECONDS WEST A DISTANCE OF 1.66 FEET TO A POINT;

THENCE LEAVING SAID RIGHT OF WAY SOUTH 89 DEGREES, 14 MINUTES, 57 SECONDS EAST A DISTANCE OF 224.22 FEET TO AN IRON ROD FOUND;

THENCE SOUTH 00 DEGREES, 20 MINUTES, 06 SECONDS WEST A DISTANCE OF 50.00 FEET TO AN IRON ROD FOUND;

THENCE NORTH 89 DEGREES, 14 MINUTES, 57 SECONDS WEST A DISTANCE OF 224.29 FEET TO A POINT ON THE EASTERN RIGHT OF WAY LINE OF NELSON ROAD;

CONTAINING AN AREA OF 11,077.98 S.F. (0.254 ACRES), ALL AS SHOWN ON A SURVEY BY BASIN ENGINEERING & SURVEYING, DATED AUGUST 14, 2025.

LEGAL DESCRIPTION: (TITLE COMMITMENT)

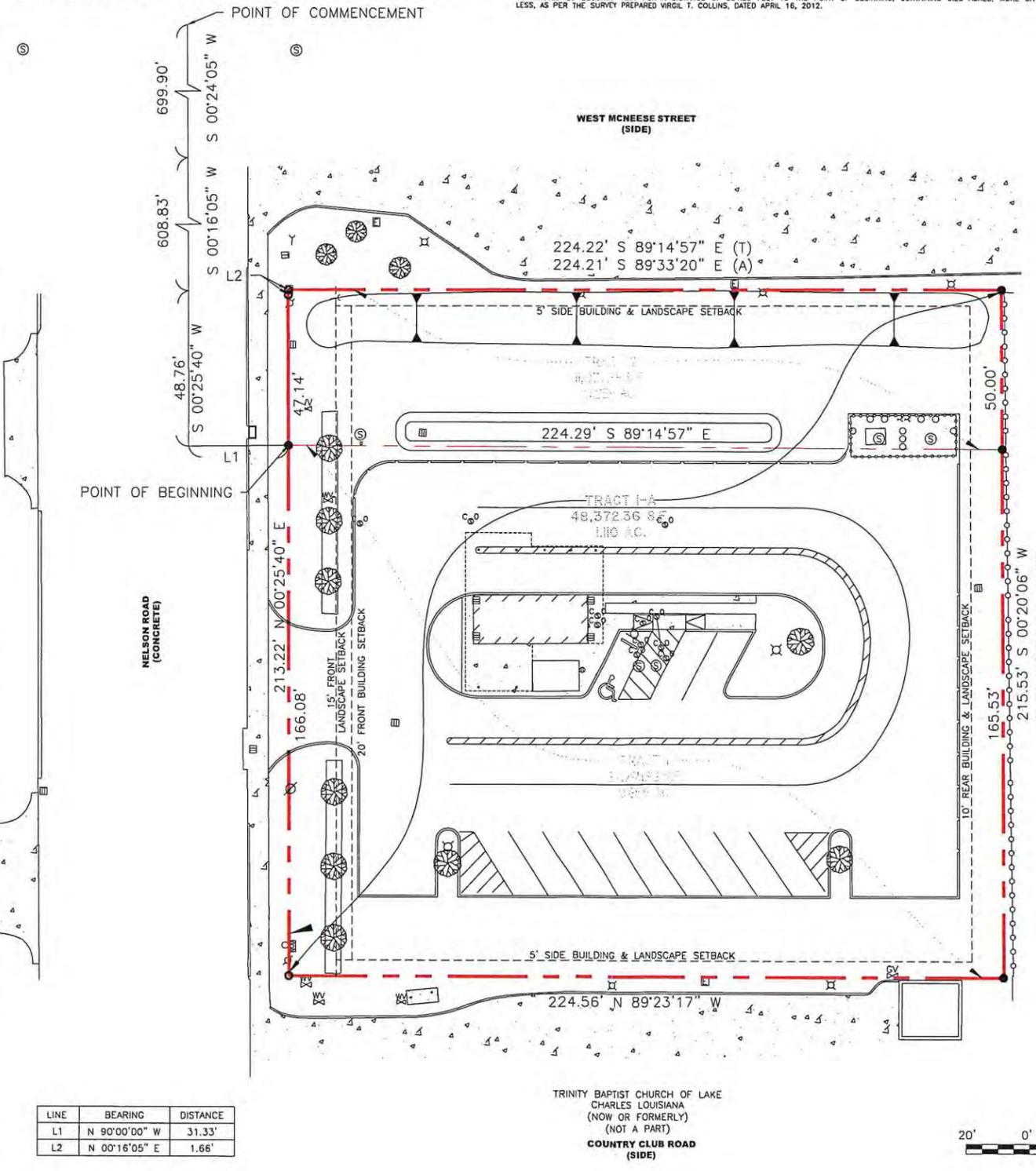
TRACT 1:
ALL THAT CERTAIN TRACT OF LAND CONTAINING 0.85 ACRES, MORE OR LESS, BEING SITUATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 10 SOUTH, RANGE 9 WEST, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FROM THE INTERSECTION OF THE ORIGINAL EAST RIGHT-OF-WAY LINE OF NELSON ROAD WITH THE PRESENT SOUTH RIGHT-OF-WAY LINE OF MCNEESE STREET, AS SHOWN ON RIGHT-OF-WAY MAPS FOR THE STATE OF LOUISIANA DEPARTMENT OF TRANSPORTATION & DEVELOPMENT, STATE PROJECT NO. 810-08-0014 PREPARED BY LANCE J. LABORDE, PLS. & WILLIAM WOOD, PLS., DATED SEPTEMBER 1997, LOCATED AT STATION 126+50.33 OF SAID RIGHT-OF-WAY PLANS, FROM WHICH A FOUND RIGHT-OF-WAY MONUMENT WITH CAP BEARS SOUTH 38 DEGREES 07 MINUTES 20 SECONDS EAST AT A DISTANCE OF 67.64 FEET; THENCE RUN ALONG SAID ORIGINAL EAST RIGHT-OF-WAY LINE OF NELSON ROAD THE FOLLOWING THREE (3) COURSES THENCE SOUTH 00 DEGREES 24 MINUTES 05 SECONDS WEST (RECORD, SOUTH 00 DEGREES 26 MINUTES 00 SECONDS WEST) FOR A DISTANCE OF 699.90 FEET (RECORD) TO A POINT; THENCE SOUTH 00 DEGREES 16 MINUTES 05 SECONDS WEST (RECORD, SOUTH 00 DEGREES 18 MINUTES 00 SECONDS WEST) FOR A DISTANCE OF 608.83 FEET (RECORD) TO A POINT; THENCE SOUTH 00 DEGREES 25 MINUTES 40 SECONDS WEST (RECORD, SOUTH 00 DEGREES 27 MINUTES 35 SECONDS WEST) FOR A DISTANCE OF 48.76 FEET TO A POINT; THENCE LEAVING AFOREMENTIONED ORIGINAL EAST RIGHT-OF-WAY LINE, AND RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 31.33 FEET TO A SET 5/8 INCH IRON ROD WITH CAP, STAMPED COLLINS PLS #4390 AND THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE SOUTH 89 DEGREES 14 MINUTES 57 SECONDS EAST A DISTANCE OF 224.29 FEET TO A SET 5/8 INCH IRON ROD WITH CAP, STAMPED COLLINS PLS #4390; THENCE SOUTH 00 DEGREES 20 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 165.53 FEET TO A FOUND 1/2 INCH IRON ROD, THENCE NORTH 89 DEGREES 23 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 224.56 FEET TO A FOUND BENT 5/8 INCH IRON ROD; THENCE NORTH 00 DEGREES 25 MINUTES 40 SECONDS WEST A DISTANCE OF 166.08 FEET TO THE POINT OF BEGINNING, CONTAINING 0.85 ACRES MORE OR LESS, AS PER THE SURVEY PREPARED BY VIRGIL T. COLLINS, DATED APRIL 16, 2012.

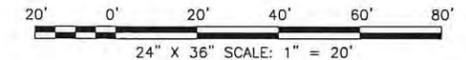
LEGAL DESCRIPTION: (TITLE COMMITMENT)

TRACT 2
ALL THAT CERTAIN TRACT OF LAND CONTAINING 0.25 ACRES, MORE OR LESS, BEING SITUATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 10 SOUTH, RANGE 9 WEST, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FROM THE INTERSECTION OF THE ORIGINAL EAST RIGHT-OF-WAY LINE OF NELSON ROAD WITH THE PRESENT SOUTH RIGHT-OF-WAY LINE OF MCNEESE STREET, AS SHOWN ON RIGHT-OF-WAY MAPS FOR THE STATE OF LOUISIANA DEPARTMENT OF TRANSPORTATION & DEVELOPMENT, STATE PROJECT NO. 810-08-0014 PREPARED BY LANCE J. LABORDE, PLS. & WILLIAM WOOD, PLS., DATED SEPTEMBER 1997, LOCATED AT STATION 126+50.33 OF SAID RIGHT-OF-WAY PLANS, FROM WHICH A FOUND RIGHT-OF-WAY MONUMENT WITH CAP BEARS SOUTH 38 DEGREES 07 MINUTES 20 SECONDS EAST AT A DISTANCE OF 67.64 FEET; THENCE RUN ALONG SAID ORIGINAL EAST RIGHT-OF-WAY LINE OF NELSON ROAD THE FOLLOWING THREE (3) COURSES THENCE SOUTH 00 DEGREES 24 MINUTES 05 SECONDS WEST (RECORD, SOUTH 00 DEGREES 26 MINUTES 00 SECONDS WEST) FOR A DISTANCE OF 699.90 FEET (RECORD) TO A POINT; THENCE SOUTH 00 DEGREES 16 MINUTES 05 SECONDS WEST (RECORD, SOUTH 00 DEGREES 18 MINUTES 00 SECONDS WEST) FOR A DISTANCE OF 608.83 FEET (RECORD) TO A POINT; THENCE SOUTH 00 DEGREES 25 MINUTES 40 SECONDS WEST (RECORD, SOUTH 00 DEGREES 27 MINUTES 35 SECONDS WEST) FOR A DISTANCE OF 48.76 FEET TO A POINT; THENCE LEAVING AFOREMENTIONED ORIGINAL EAST RIGHT-OF-WAY LINE, AND RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 31.33 FEET TO A SET 5/8 INCH IRON ROD WITH CAP, STAMPED COLLINS PLS #4390 AND THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE NORTH 00 DEGREES 25 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 47.14 FEET TO A SET 5/8 INCH IRON ROD STAMPED, COLLINS PLS #4390; THENCE NORTH 00 DEGREES 18 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 1.66 FEET TO A SET 5/8 INCH IRON ROD STAMPED, COLLINS PLS #4390; THENCE SOUTH 89 DEGREES 14 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 224.22 FEET TO A SET 5/8 INCH IRON ROD WITH CAP, STAMPED COLLINS PLS #4390; THENCE SOUTH 00 DEGREES 20 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 50.00 FEET TO A SET 5/8 INCH IRON ROD WITH CAP, STAMPED COLLINS PLS #4390; THENCE NORTH 89 DEGREES 14 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 224.29 FEET TO THE POINT OF BEGINNING, CONTAINING 0.25 ACRES, MORE OR LESS, AS PER THE SURVEY PREPARED BY VIRGIL T. COLLINS, DATED APRIL 16, 2012.



LINE	BEARING	DISTANCE
L1	N 90°00'00" W	31.33'
L2	N 00°16'05" E	1.66'



LEGAL DESCRIPTION: (METES AND BOUNDS)

TRACT 1-A
A CERTAIN TRACT OF LAND TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 10 SOUTH, RANGE 9 WEST, LOUISIANA MERIDIAN, CITY OF LAKE CHARLES, CALCASIEU PARISH, LOUISIANA BEING DESIGNATED AS TRACT 1-A BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE ORIGINAL EASTERN RIGHT OF WAY OF NELSON ROAD WITH THE PRESENT SOUTH RIGHT OF WAY LINE OF MCNEESE STREET, ALSO KNOWN AS THE POINT OF COMMENCEMENT;

THENCE ALONG SAID ORIGINAL EASTERN RIGHT OF WAY LINE OF NELSON ROAD SOUTH 00 DEGREES, 24 MINUTES, 05 SECONDS WEST A DISTANCE OF 699.90 FEET TO A POINT;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE SOUTH 00 DEGREES, 16 MINUTES, 05 SECONDS WEST A DISTANCE OF 608.83 FEET TO A POINT;

THENCE SOUTH 00 DEGREES, 25 MINUTES, 40 SECONDS WEST A DISTANCE OF 48.76 FEET TO A POINT;

THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST A DISTANCE OF 31.33 FEET TO AN IRON ROD FOUND ON THE EASTERN RIGHT OF WAY LINE OF NELSON ROAD, ALSO KNOWN AS THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 00 DEGREES, 25 MINUTES, 40 SECONDS EAST A DISTANCE OF 47.14 FEET TO A POINT;

THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 89 DEGREES, 14 MINUTES, 57 SECONDS WEST A DISTANCE OF 1.66 FEET TO A POINT;

THENCE LEAVING SAID RIGHT OF WAY SOUTH 89 DEGREES, 14 MINUTES, 57 SECONDS EAST A DISTANCE OF 224.22 FEET TO AN IRON ROD FOUND;

THENCE SOUTH 00 DEGREES, 20 MINUTES, 06 SECONDS WEST A DISTANCE OF 215.53 FEET TO AN IRON ROD FOUND;

THENCE NORTH 89 DEGREES, 23 MINUTES, 17 SECONDS WEST A DISTANCE OF 224.56 FEET TO A POINT ALONG THE EASTERN RIGHT OF WAY LINE OF NELSON ROAD;

THENCE LEAVING SAID RIGHT OF WAY LINE NORTH 00 DEGREES, 25 MINUTES, 40 SECONDS EAST A DISTANCE OF 166.08 FEET TO A POINT, ALSO KNOWN AS THE POINT OF BEGINNING.

CONTAINING AN AREA OF 48,372.38 S.F. (1.110 ACRES), ALL AS SHOWN ON A SURVEY BY BASIN ENGINEERING & SURVEYING, DATED AUGUST 14, 2025.

BASIN
Engineering & Surveying
3501 RidgeLake Drive
Metairie, Louisiana 70002
(504)-766-0526

DATE	REVISIONS/COMMENTS

STATE OF LOUISIANA
W.R. EUSTIS
LICENSE NO. PLS 0009225
PROFESSIONAL
LAND SURVEYOR
12-19-25

N
N

7BREW REPLAT
RESUBDIVISION OF TRACT 1 AND TRACT 2 INTO TRACT 1-A
SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 10 SOUTH, RANGE 9 WEST - CITY OF LAKE CHARLES
CALCASIEU PARISH, LOUISIANA
RESUBDIVISION SURVEY

PROJ. NO. 24-044
DATE 12/19/2025
SHEET NO. 1

RESUBDIVISION SURVEY FOR
HUTTON ST 21, LLC, A DELAWARE
LIMITED LIABILITY COMPANY

WESLEY R. EUSTIS, P.E., P.L.S.
LAPLS # 5225
BASIN JOB NO. 24-044
DECEMBER 19, 2025
(504) 766-0526

Owner _____ Date _____
Planning Commission _____ Date _____

CHECKED BY CIG
APPROVED BY WRE
DRAWN BY AK



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: PREFNL/VAR 26-04

Applicant: Flavin Custom Homes

Address: 3828 Ernest St.



18th of February 2026

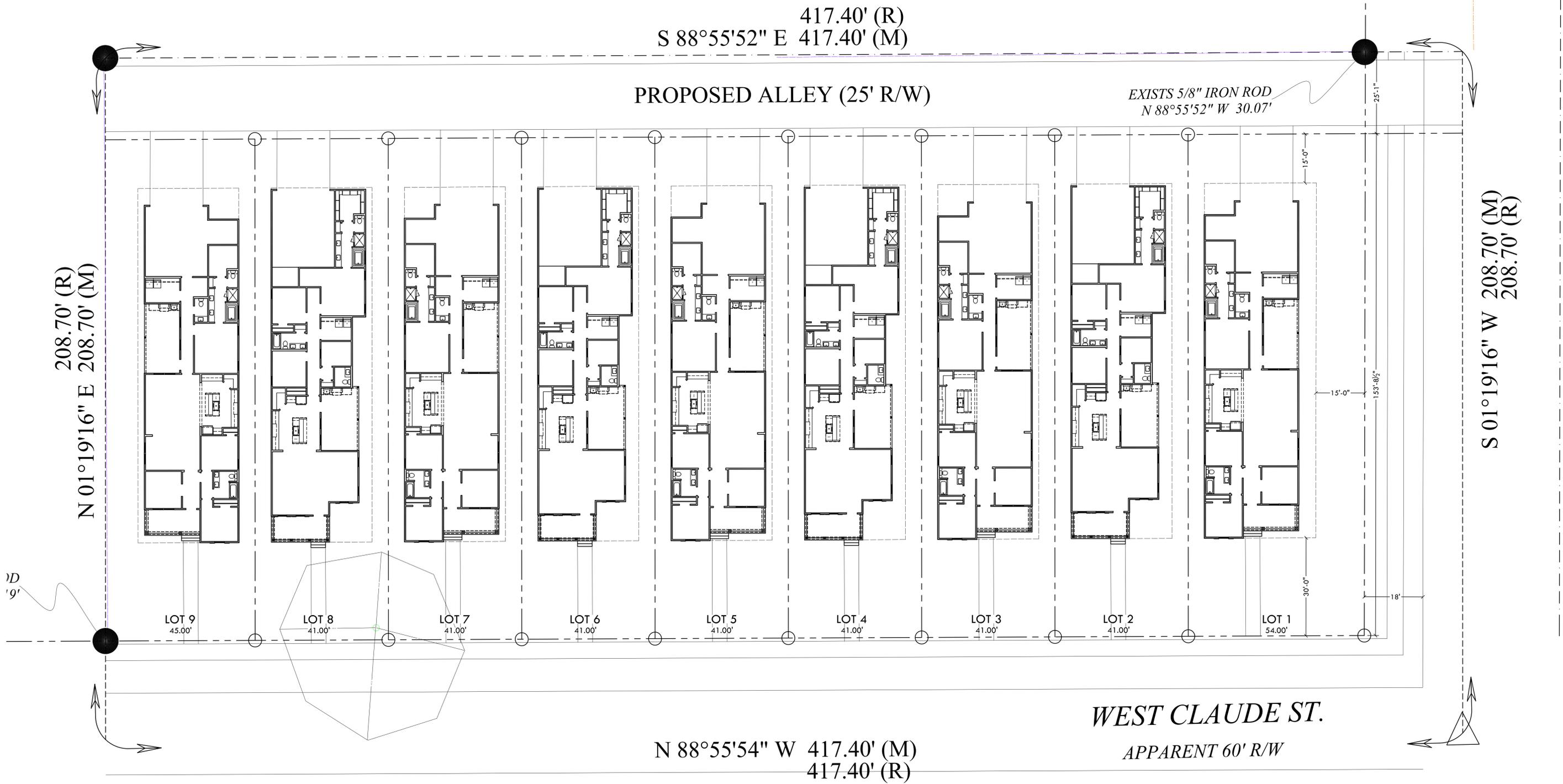
To whom it may concern:

Flavin Custom Homes intends to subdivide the 2-acre lot into nine lots and build nine 1,957 living square feet patio homes at 3828 Ernest Street, Lake Charles, LA 70605. We are requesting a variance on the 2500 sqft. lot coverage as our plans are 2837 total sqft.

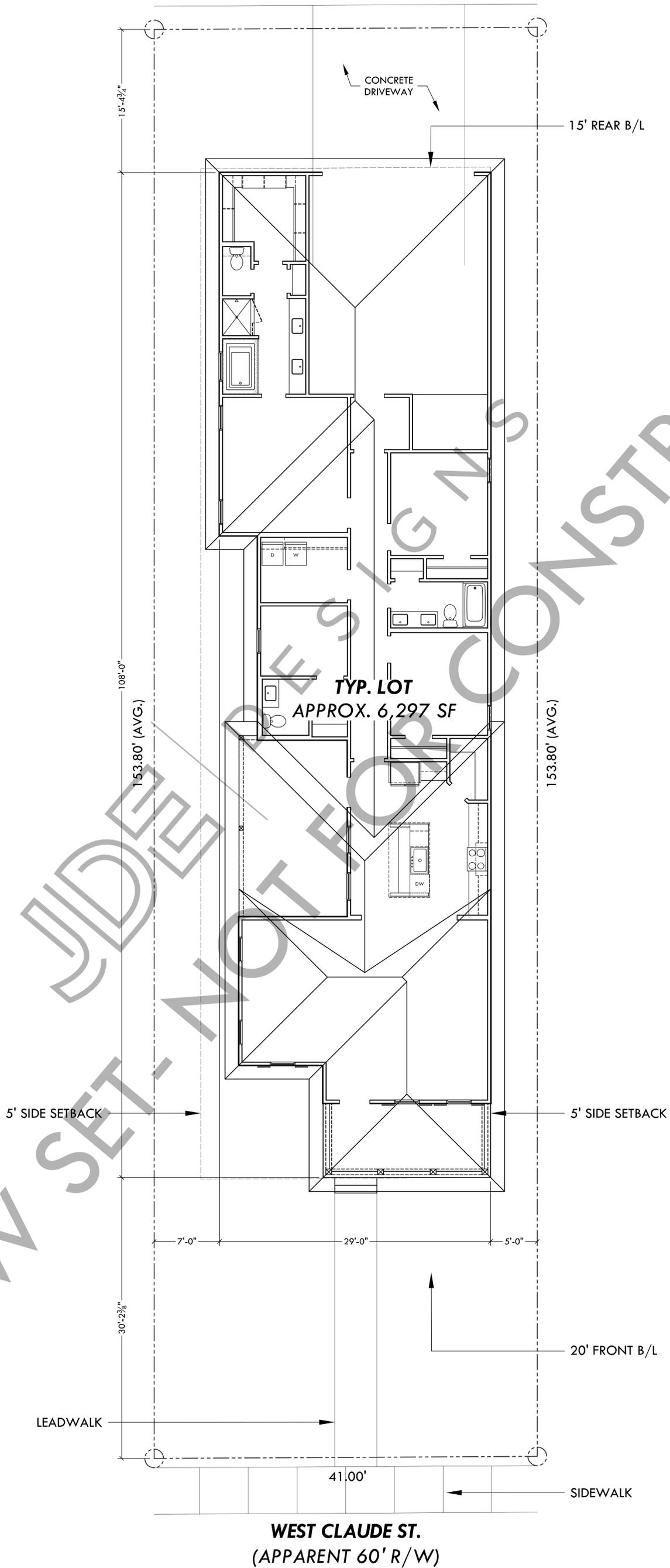
Beau T. Flavin 2/18/26

Beau T. Flavin

Owner

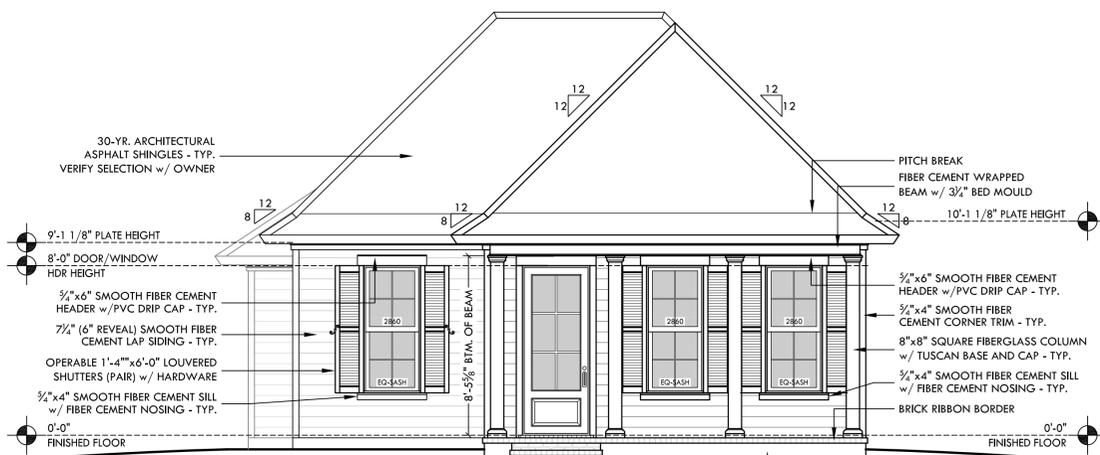
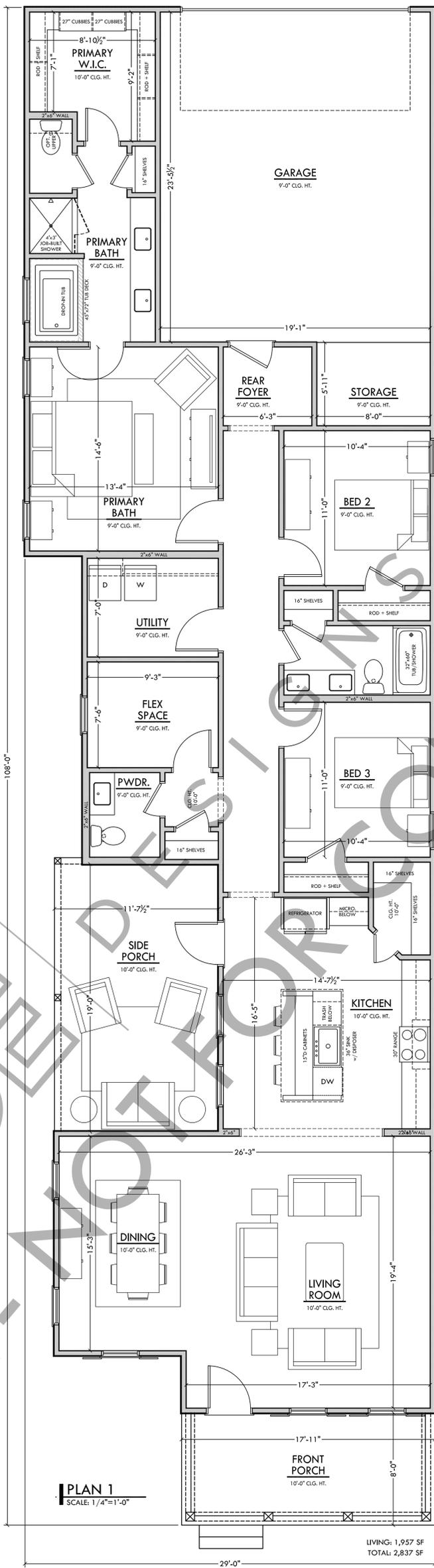


PROPOSED ALLEY

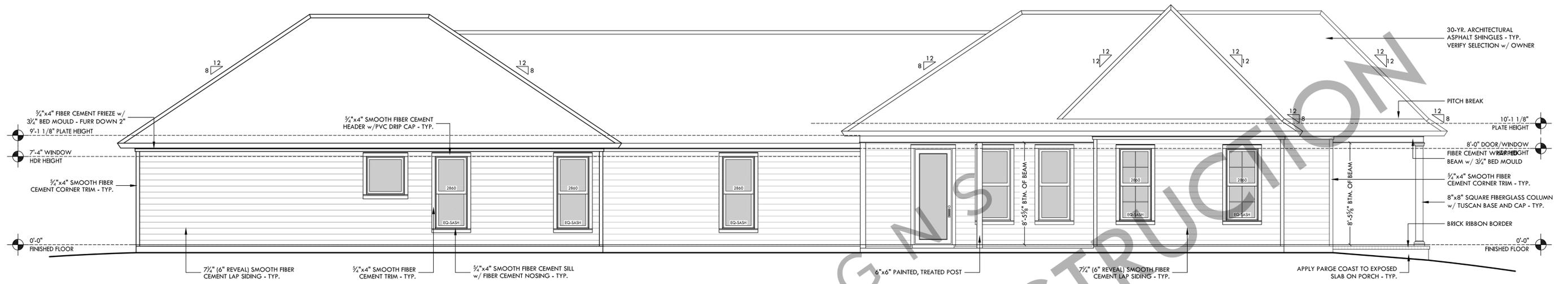


REVIEW SET, NOT FOR CONSTRUCTION

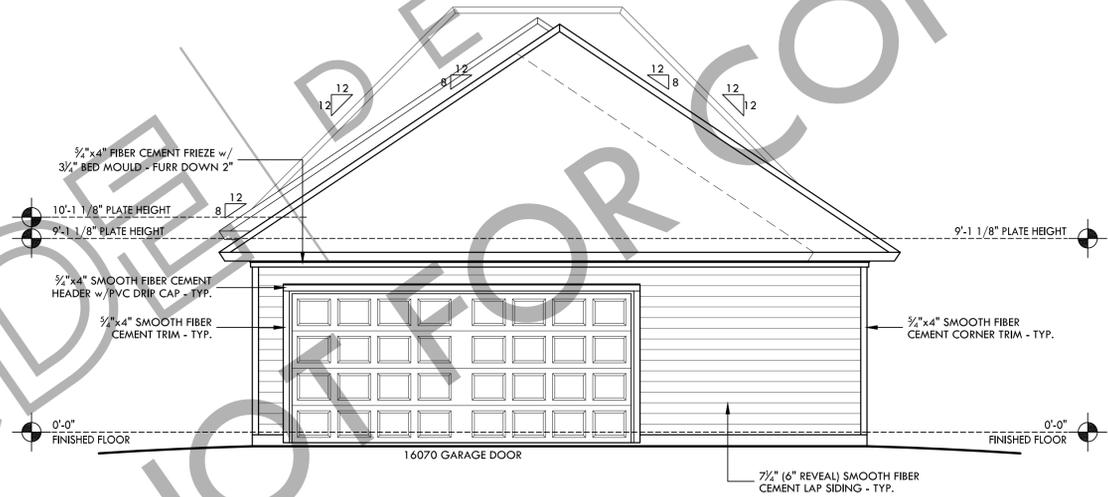
REVIEW SET. NOT FOR CONSTRUCTION



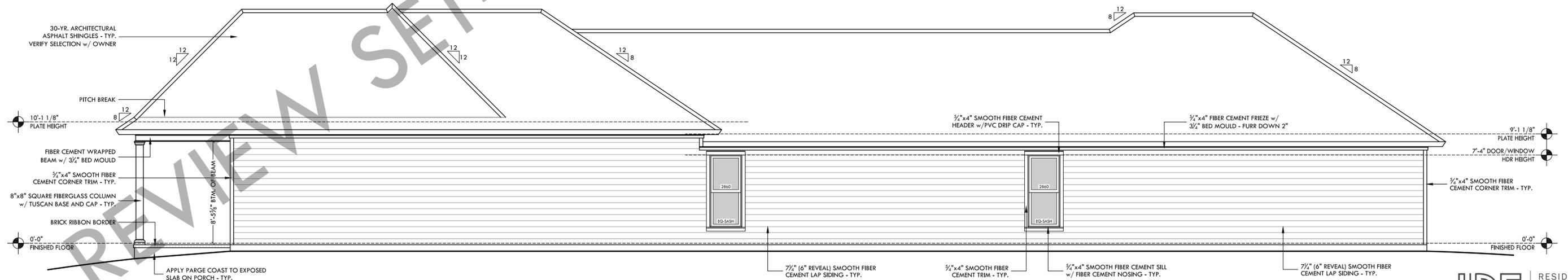
FRONT ELEVATION
SCALE: 1/4"=1'-0"



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



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



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



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: MAJ/VAR 26-01
Applicant: Chuck Stenbeck
Address: 2925 Industrial Avenue



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:

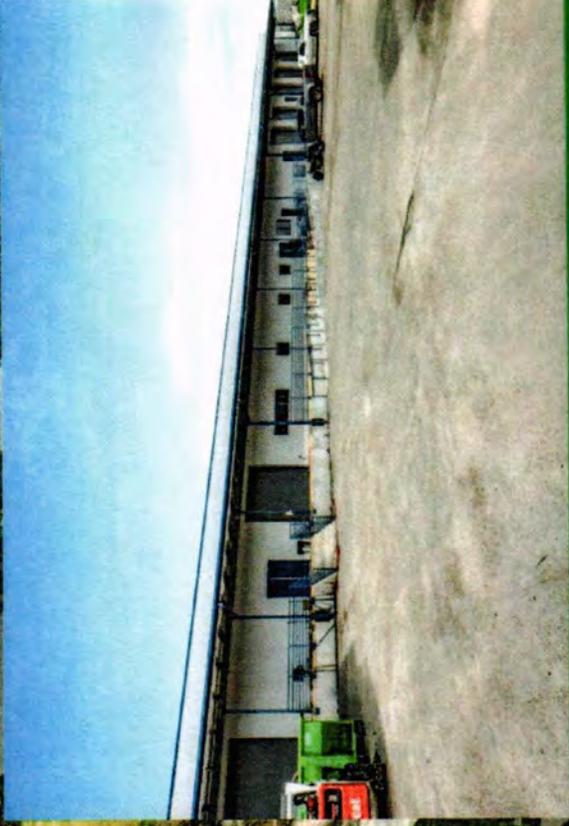
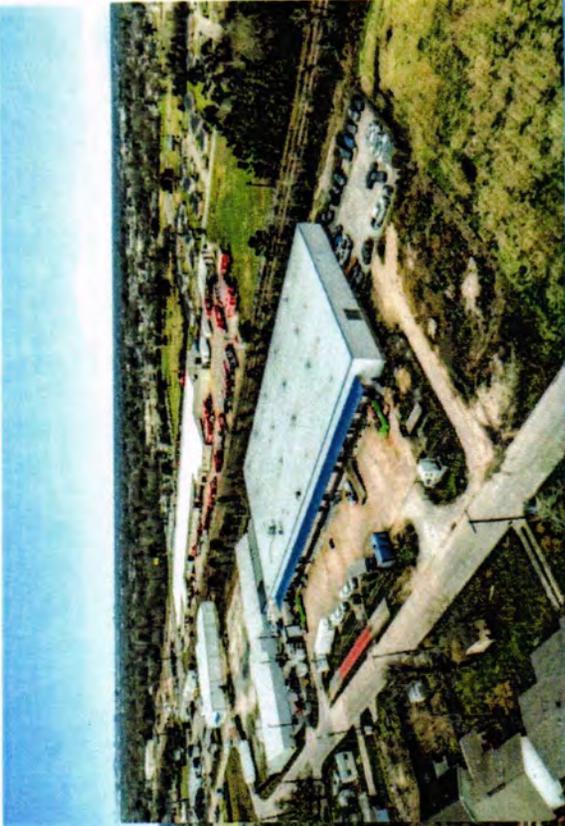
[REDACTED]
[REDACTED]
[REDACTED]

Property:

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

Signed by:

Applicant- Chuck Stenbeck



PRIME OFFICE/WAREHOUSE PROPERTY IN LAKE CHARLES

2925 Industrial Ave
Lake Charles, LA 70615

INVESTMENT SUMMARY

This fully renovated in 48,320 sq. ft. office/warehouse distribution center in Lake Charles offers a great opportunity for investors or owner-users. The 2,112 sq. ft. office features a reception area, four offices, a meeting room, and restrooms. The 46,208 sq. ft. warehouse has 18' ceilings, HVAC, and includes (1) 12'x12' ramp access overhead door, (1) 12'x12' dock height door, and (4) 10'x12' dock height doors. The entire loading area is paved for efficient operations. The property has been totally renovated in 2025, including a new roof, ensuring long-term durability. The property is fully secured with a fence and gate, with a paved parking lot at the northeast corner. Additionally, an extra approximately 0.6 acres of land is included, ideal for a multitude of purposes such as storage or a laydown yard. It is just minutes from Interstate I-210, providing excellent accessibility.



PROPERTY SUMMARY

Offering Price	\$4,799,000.00
Building SqFt	48,320 SqFt
Year Built	1966
Lot Size (SF)	121,928.00 SqFt
Parcel ID	00271993 & 00271993B
Zoning Type	Mixed Use
County	Calcasieu
Frontage	480.00 Ft
Coordinates	30.2265949, -93.2173758
Year Renovated	2025



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.





MARSHALL J. SIMIEN, JR.
MAYOR

CITY OF LAKE CHARLES
326 Pujó St. 7th Floor
Lake Charles, LA 70601
(337) 491-1542 – FAX (337) 491-9187

PLANNING & DEVELOPMENT
Office of Zoning and Land Use

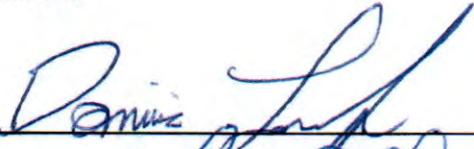
CASE NO. MAJ/VAR 26-02
APPLICANT: Legacy Home Development
LOCATION OF REQUEST: W/S 1300 BIK. Mayo St

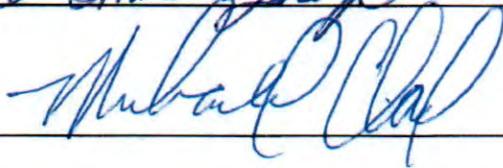
City of Lake Charles Planning

~~07/31/23~~
1.9.24
MOC

Re: Legacy Home Development LLC letter of intent

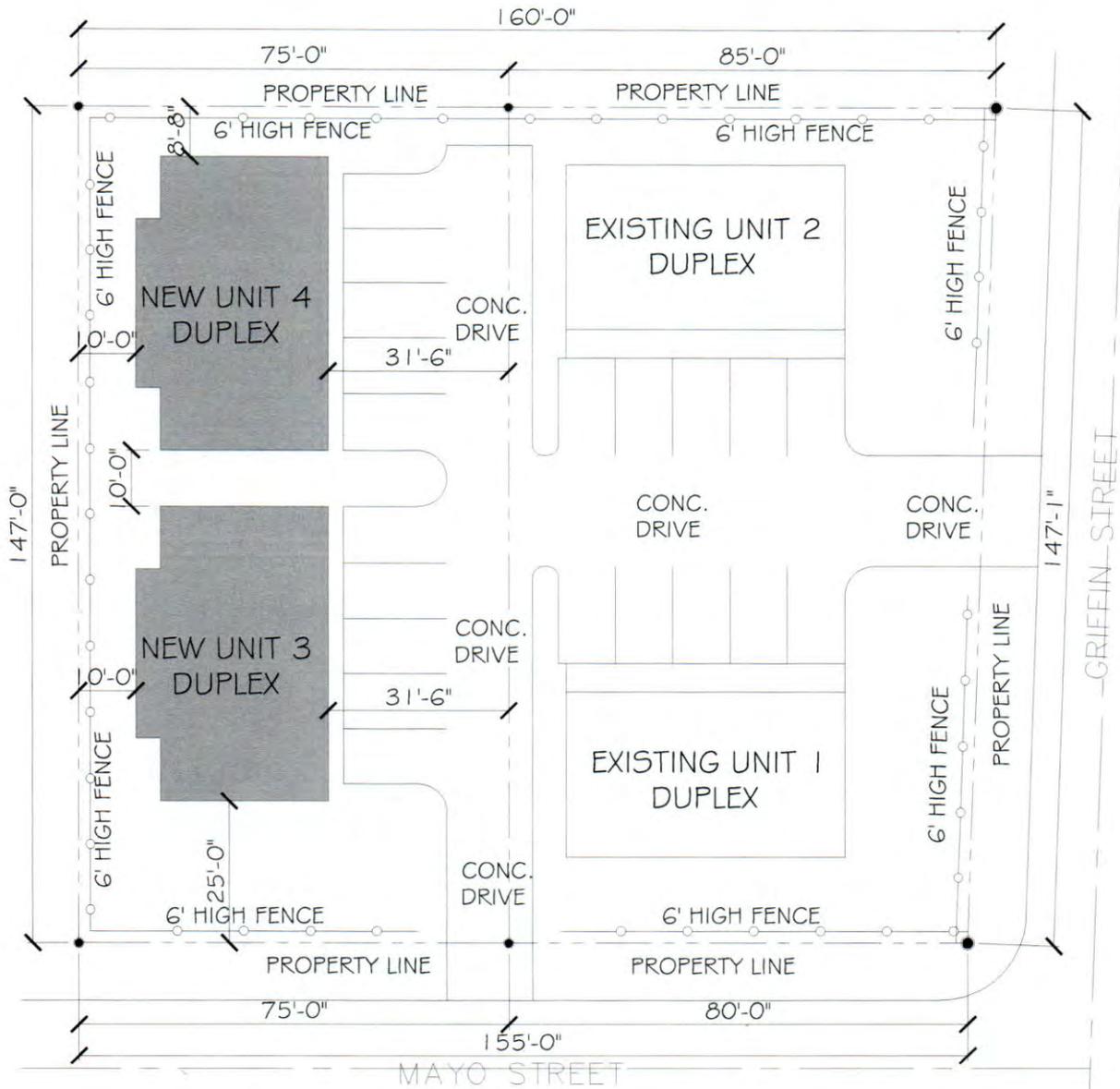
This letter is to confirm written intent for the combining of adjacent properties located at 1309 Mayo and 2458 Griffin in Lake Charles. (Dominic Landry) (Legacy Home Development LLC) has a buy/sell agreement in place contingent upon this application which request is for a "~~Minor~~ ^{Major}" Conditional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





We are also requesting two variances:
1) rear setback of 8'8" vs. required 10'
2) Bufferyard reduction of 10' vs. required 15' along South property line

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



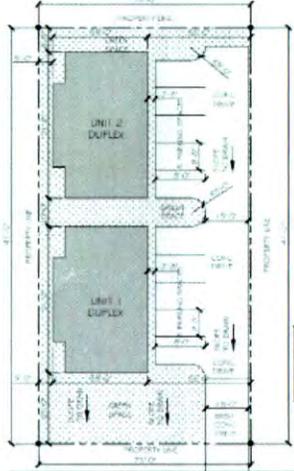
1 SITE PLAN
SCALE: 1" = 30'-0"

DUPLEX PLANS FOR LEGACY HOME DEVELOPMENT LLC 1309 MAYO ST. LAKE CHARLES, LA. 70601

32" Interior
36" Exterior door
36" Exterior door
32" Interior door

C Chris C
D designs
Lake Charles, La
557-504-5214

VERIFICATION
I have reviewed the drawings and find them to be in accordance with the applicable codes and regulations. I am not responsible for any errors or omissions on the drawings or for any consequences arising from their use.



NEW AREAS:

3,573 S.F.	PERVIOUS IMPROVEMENTS
7,152 S.F.	TOTAL AREA

SQUARE FOOTAGE:

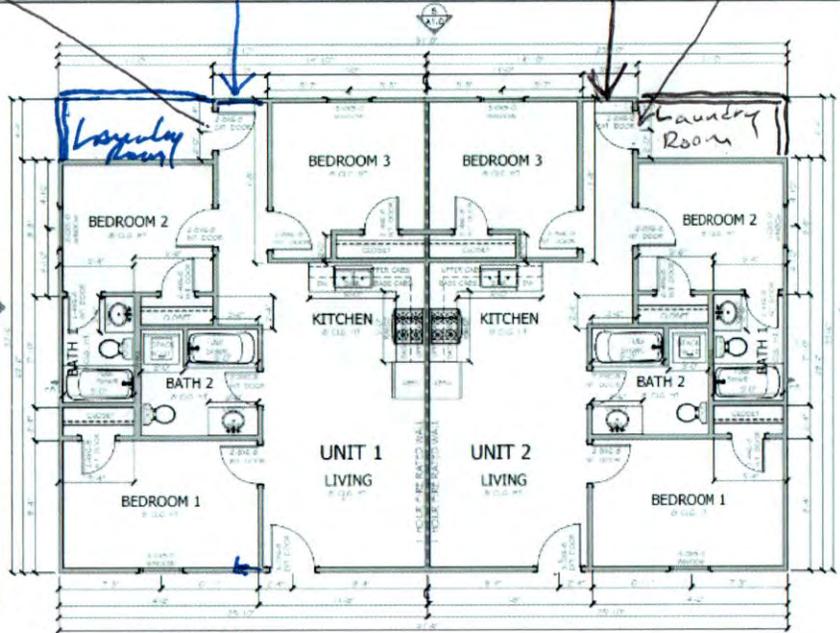
EACH UNIT AREA (2)	812 SQ. FT.
TOTAL LIVING	1,624 SQ. FT.

NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC).

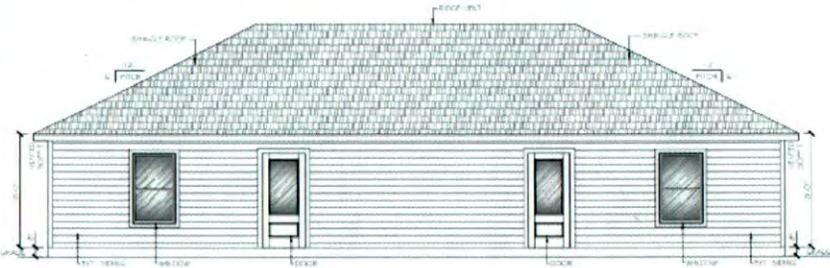
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS ON THE GROUND.



1 SITE PLAN
SCALE: 1/8" = 1'-0"

2 FLOOR PLAN
SCALE: 1/4" = 1'-0"



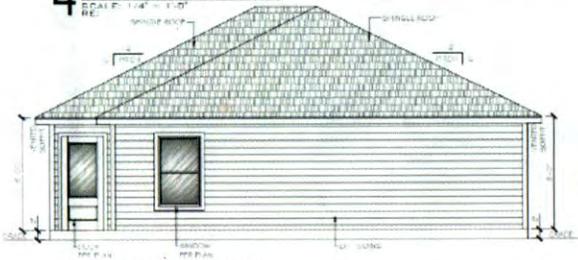
3 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



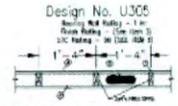
4 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



5 BACK ELEVATION
SCALE: 1/4" = 1'-0"



6 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



Design No. U305
Scale: 1/4" = 1'-0"

1. THIS WALL IS DESIGNED TO RESIST FIRE AND TO PROVIDE A MINIMUM 1-HOUR FIRE RESISTANCE RATING. IT IS INTENDED FOR USE IN CONFORMANCE WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC) AND THE 2018 INTERNATIONAL FIRE CODE (IFC).

2. THE WALL SHALL BE CONSTRUCTED AS SHOWN IN THE ELEVATIONS AND SECTION. ALL MATERIALS SHALL BE APPROVED BY THE LOCAL AUTHORITY HAVING JURISDICTION.

3. THE WALL SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

4. THE WALL SHALL BE PROTECTED FROM MECHANICAL DAMAGE AND IMPACT.

5. THE WALL SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO MAINTAIN ITS FIRE RESISTANCE RATING.

7 FIRE RATED WALL
SCALE: 1/4" = 1'-0"

PROJECT:
DEVELOPMENT
FOR
LEGACY HOME
DEVELOPMENT LLC

ADDRESS:
1309 MAYO STREET
LAKE CHARLES, LA 70601
337-252-5230

FLOOR PLAN &
EXT. ELEVATIONS

A1.0



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: MAJ 26-03

Applicant: KW Investments

Address: 1333 N. Simmons

[REDACTED]
Lake Charles, LA 70601
[REDACTED]

Proposed Development
1333 N. Simmons St.
Lake Charles, LA 70601

- Intent is to establish housing units to meet needs of community. Certified programs are HUDVASH, PSH, & Section 8.

Shirley Delaney

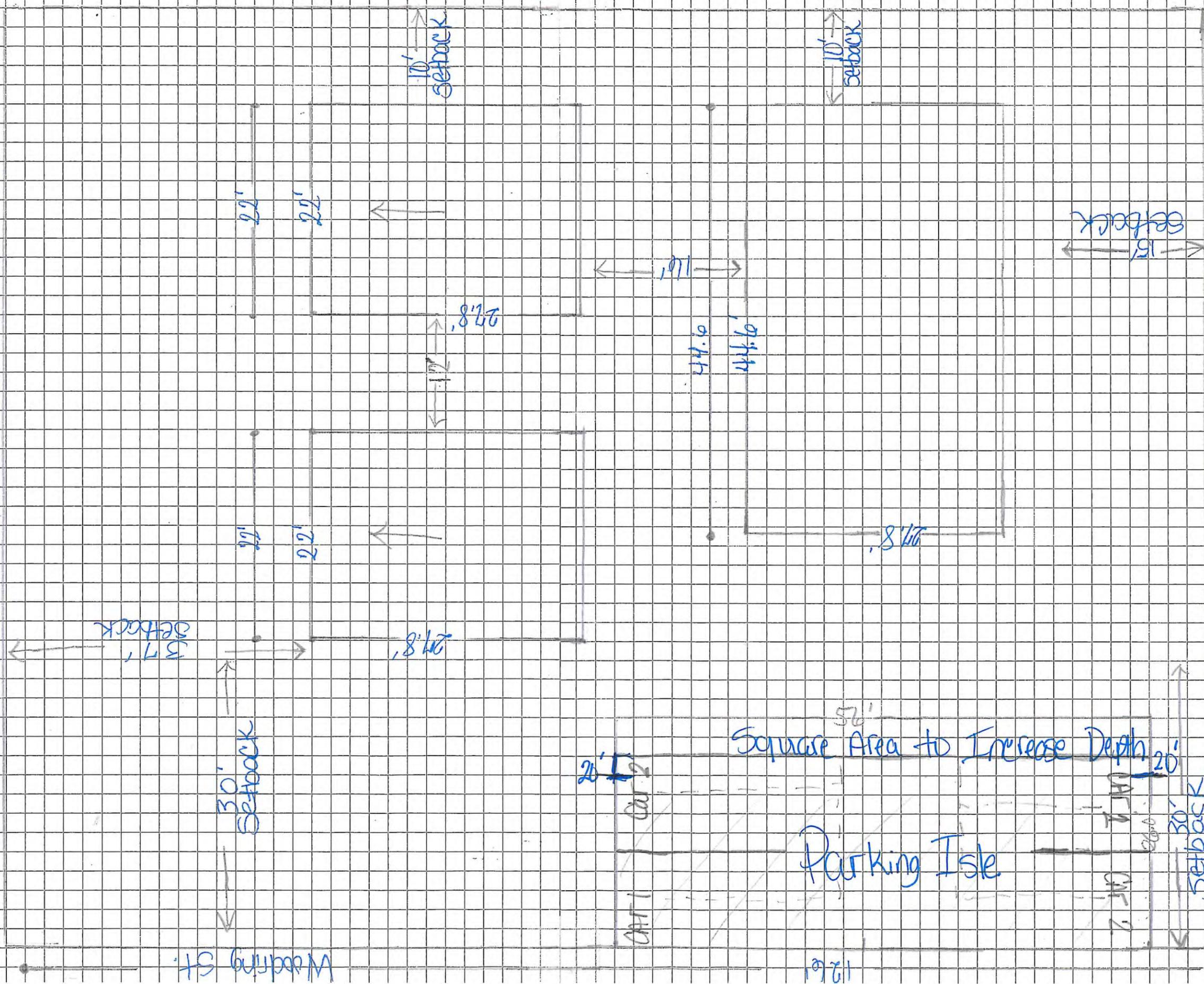


Simmons St.

98'

Index 2' ↑

Wedding St.



Total 4 parking spaces to exit in forward manner.



CITY OF LAKE CHARLES

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MAYOR

326 Pujot 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: MAD 26-04

Applicant: Rex Boyer

Address: 5464 Mowlin Rouge Dr.

LETTER OF INTENT

To Whom It May Concern,

I am the owner/applicant for the property located at 5464 Moulin Rouge Dr. Lake Charles, La 70605 in the City of Lake Charles, Louisiana.

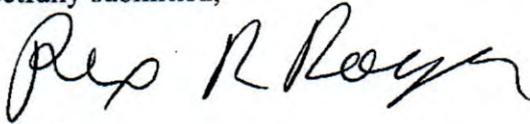
The purpose of this application is to request a variance to allow a pool house on a residentially zoned lot. The proposed structure is intended to function as a Pool House/Party house and additional sleeping area when family visits., subordinate to the primary residence and will be used in a manner consistent with the character of the surrounding neighborhood.

The request is limited in scope to the approval of this variance only. All other aspects of the project, including building design, placement, utilities, and construction, will comply with all applicable City of Lake Charles codes, ordinances, and regulations.

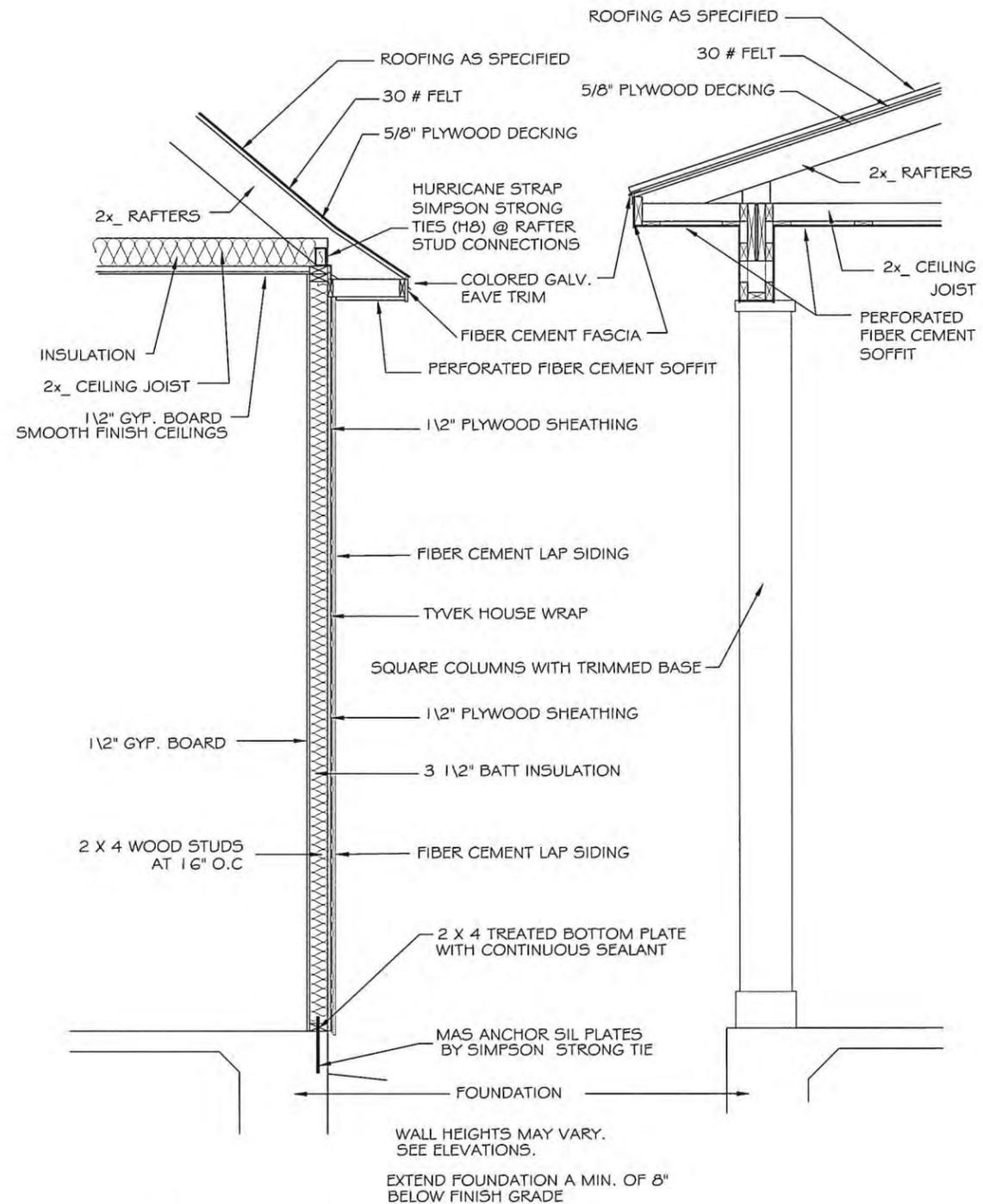
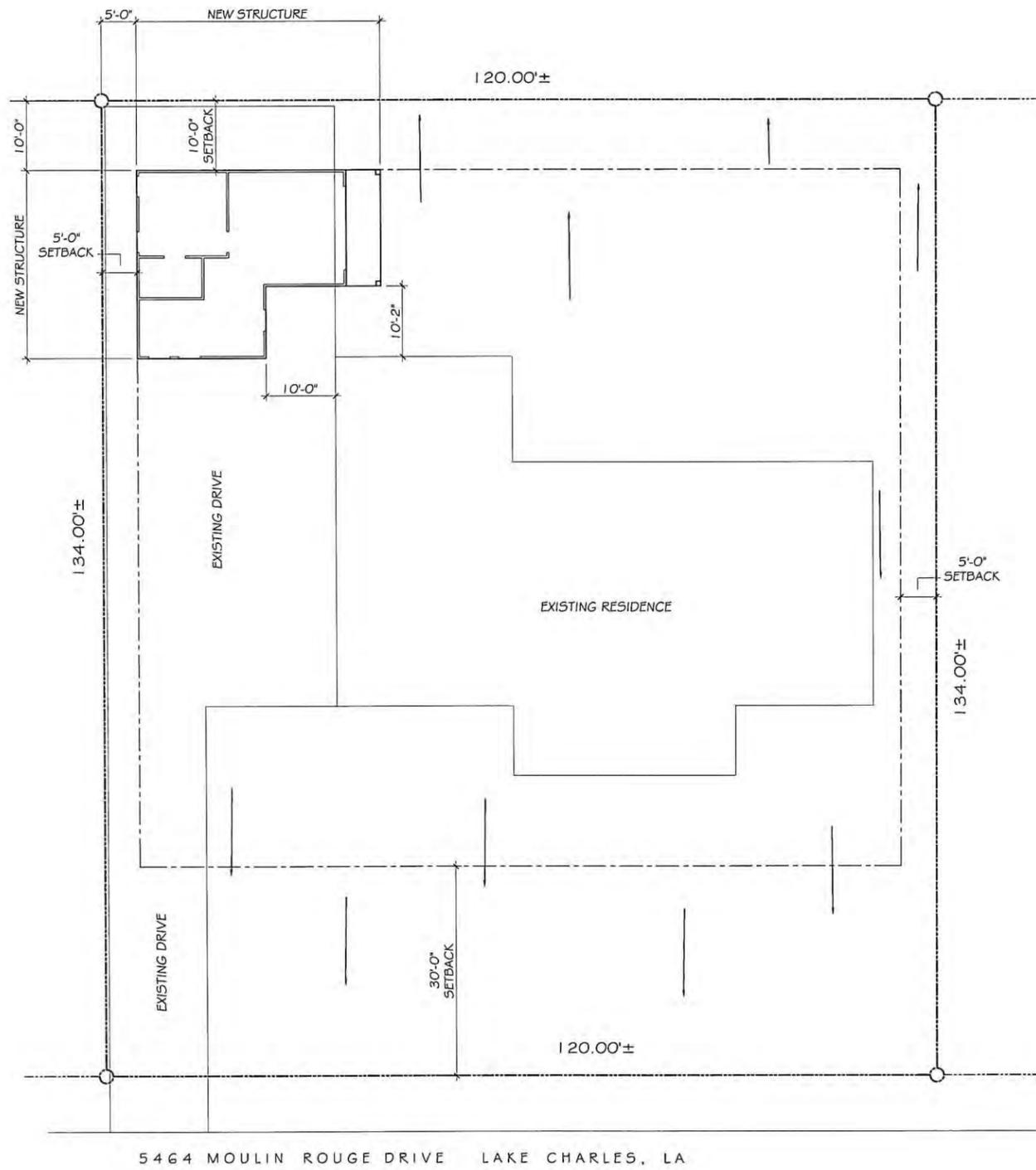
This request is being submitted in good faith and with the intent to improve the property while maintaining compatibility with adjacent properties and the overall residential character of the area.

Thank you for your time and consideration of this request.

Respectfully submitted,



Rex Royer
Property Owner
Date: 02/02/2026



TYPICAL WALL SECTION

NOT TO SCALE



SITE PLAN

SCALE: 1" = 10'-0"

THESE DRAWINGS REPRESENT THE DESIGNER'S INTENT ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND FOR COMPLIANCE OF ALL STATE AND LOCAL CODES.

LAKE CITY DEVELOPMENT
Calcasieu Parish
Lake Charles, Louisiana

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

SITE PLAN

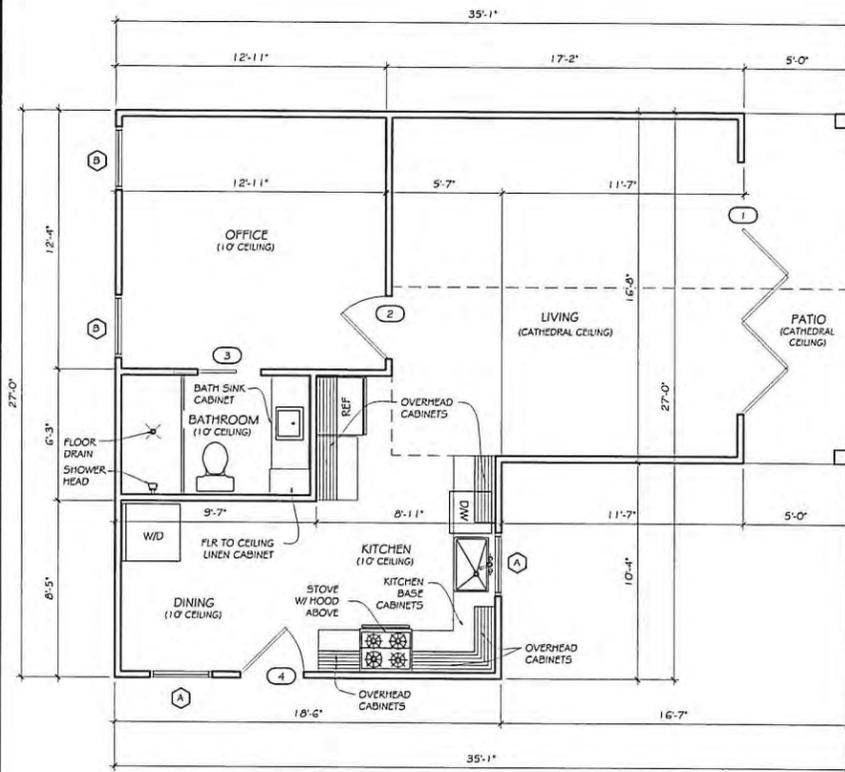
Sheet

AO1

Issue Information

Job 1202

Drawn TS

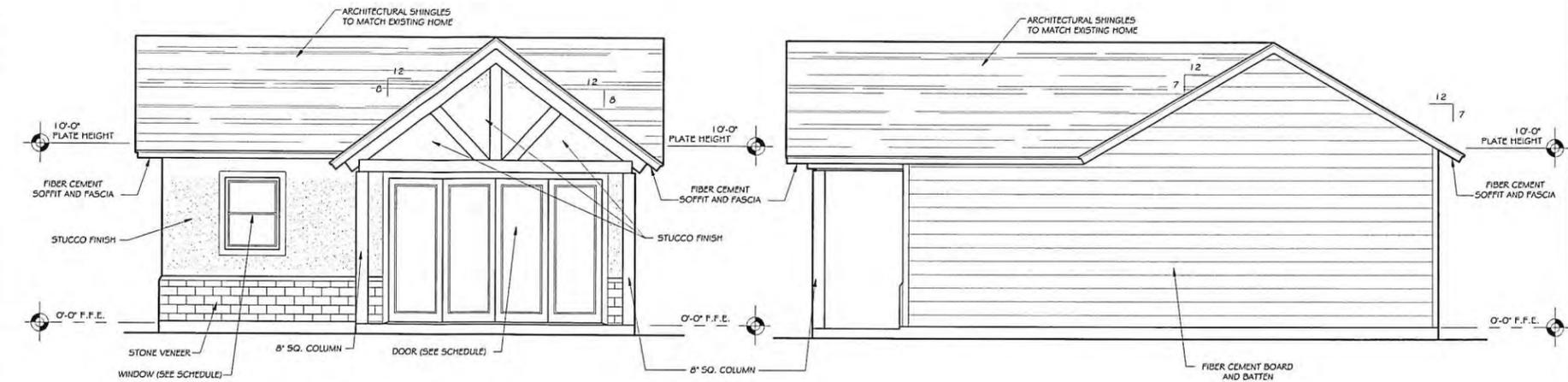


FLOOR PLAN

SCALE: 1/4" = 1'

DOOR SCHEDULE				
SYMBOL	WIDTH	HEIGHT	INT./EXT.	DESCRIPTION
1	12'-0"	8'-0"	EXTERIOR	SLIDING GLASS DOORS
2	3'-0"	8'-0"	INTERIOR	MASONITE RAISED PANEL
3	3'-0"	8'-0"	INTERIOR	MASONITE RAISED PANEL, POCKET
4	3'-0"	8'-0"	EXTERIOR	FIBERGLASS RAISED PANEL

WINDOW SCHEDULE				
MARK	WIDTH	HEIGHT	DESCRIPTION	NOTE
A	3'-0"	4'-0"	VINYL, INSULATED, FIXED, LOW-E	
B	3'-0"	5'-0"	VINYL, INSULATED, SINGLE HUNG, LOW-E	

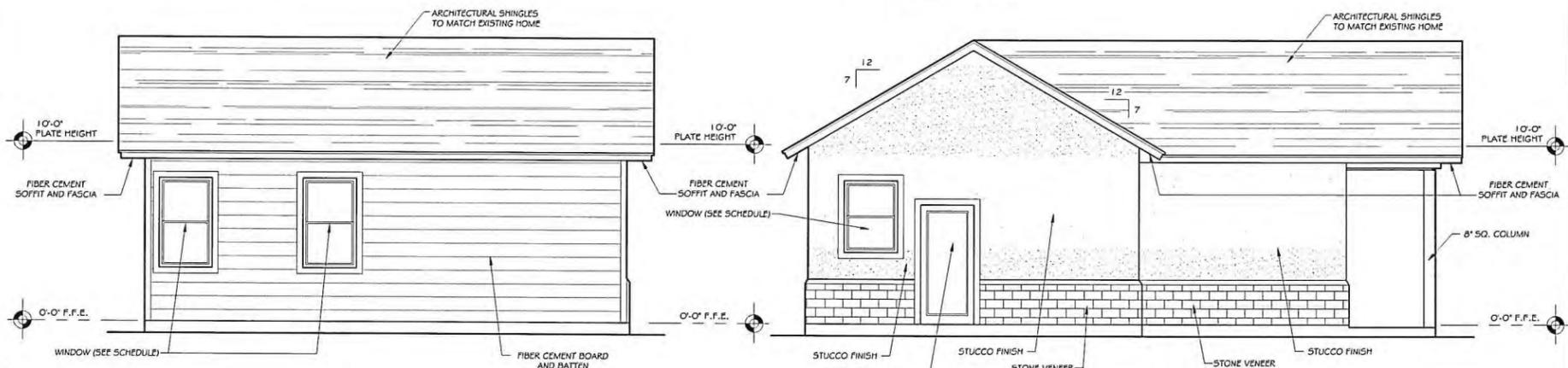


1 FRONT ELEVATION

SCALE: 1/4" = 1'

2 SIDE ELEVATION

SCALE: 1/4" = 1'



3 REAR ELEVATION

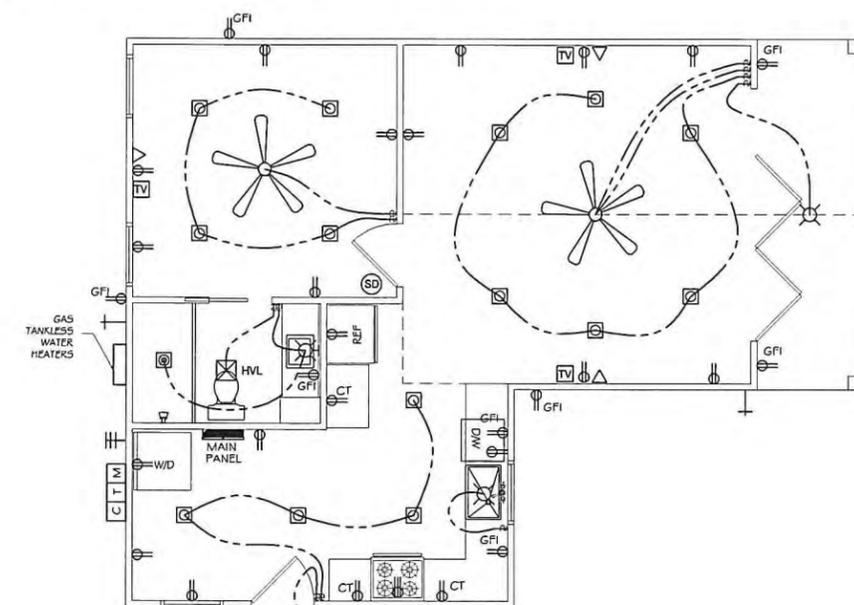
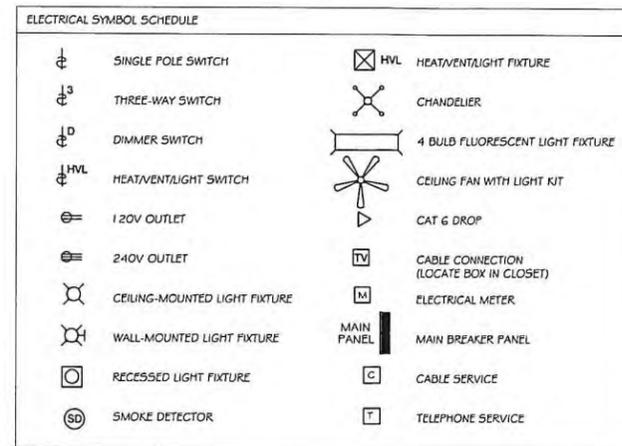
SCALE: 1/4" = 1'

4 SIDE ELEVATION

SCALE: 1/4" = 1'

ELECTRICAL AND MECHANICAL LAYOUT

SCALE: 1/4" = 1'



THESE DRAWINGS REPRESENT THE DESIGNER'S INTENT ONLY. THE CONTRACTOR IS RESPONSIBLE FOR STRUCTURAL INTEGRITY AND FOR COMPLIANCE OF ALL STATE AND LOCAL CODES.

LAKE CITY DEVELOPMENT
Calcasieu Parish
Lake Charles, Louisiana

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

FLOOR PLAN

Sheet
A02

Issue Information
Job 1202



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: MAJ 26-05

Applicant: Herman Stevens

Address: Northside 2200 Blk E Prien Lake Rd.

Herman Stevens II

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

February 1, 2026

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

Subject: Zoning Intent Letter for Townhome Development at (See attachments)

Dear Planning and Zoning Department,

I am writing to formally request approval for a proposed development on the property located at [See attachments], Lake Charles, Louisiana, which is a .28-acre parcel zoned as mixed-use. The proposed development involves the construction of six (6) townhome units.

In order to accommodate this development, I am requesting the following adjustments to the current zoning regulations:

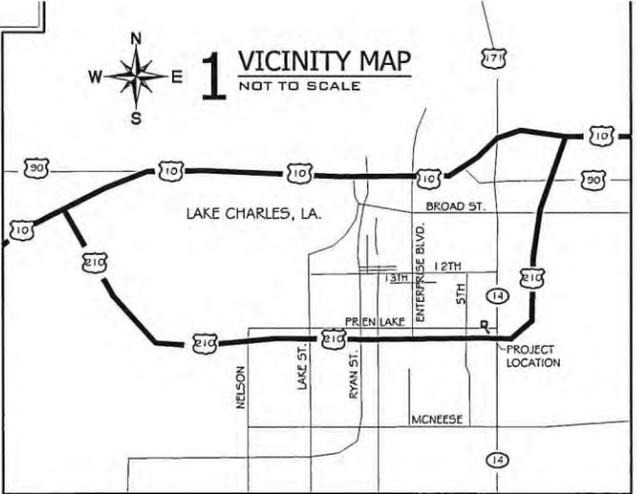
1. **Front Setback Reduction:** I am requesting a reduction in the front setback from the standard 25 feet (20+5) to 20 feet in order to maximize the use of the available space on the property.
2. **West Side Buffer Yard Reduction:** I am requesting a reduction of the west side buffer yard from the standard 15 feet to 5 feet. This modification will allow for more efficient use of the site while still maintaining adequate separation and minimizing any negative impact on adjacent properties. There is currently 95 feet of green space between the property line and residential structure to the West.
3. **Density Approval:** Given the mixed-use zoning of the parcel and the limited size of the lot, I am requesting density approval to allow for the construction of six (6) townhome units on the .28-acre parcel. This density is consistent with the intended use of the property and will contribute to the area's overall development goals.

We believe that the proposed townhome units will provide much-needed housing options in the area, decrease vacant/unused land, and increase tax income to the City of Lake Charles.

I would be happy to meet with the Planning and Zoning Department to discuss this request further or to provide any additional information necessary to support this application.

Thank you for your attention to this request. I look forward to your consideration and approval.

Sincerely,
Herman Stevens II



PROPOSED DEVELOPMENT FOR MARC SAAR E.PRIEN LAKE RD. LAKE CHARLES, LA. 70601

2026
Chris Clark
Designs
 Lake Charles, La.
 337-304-3255

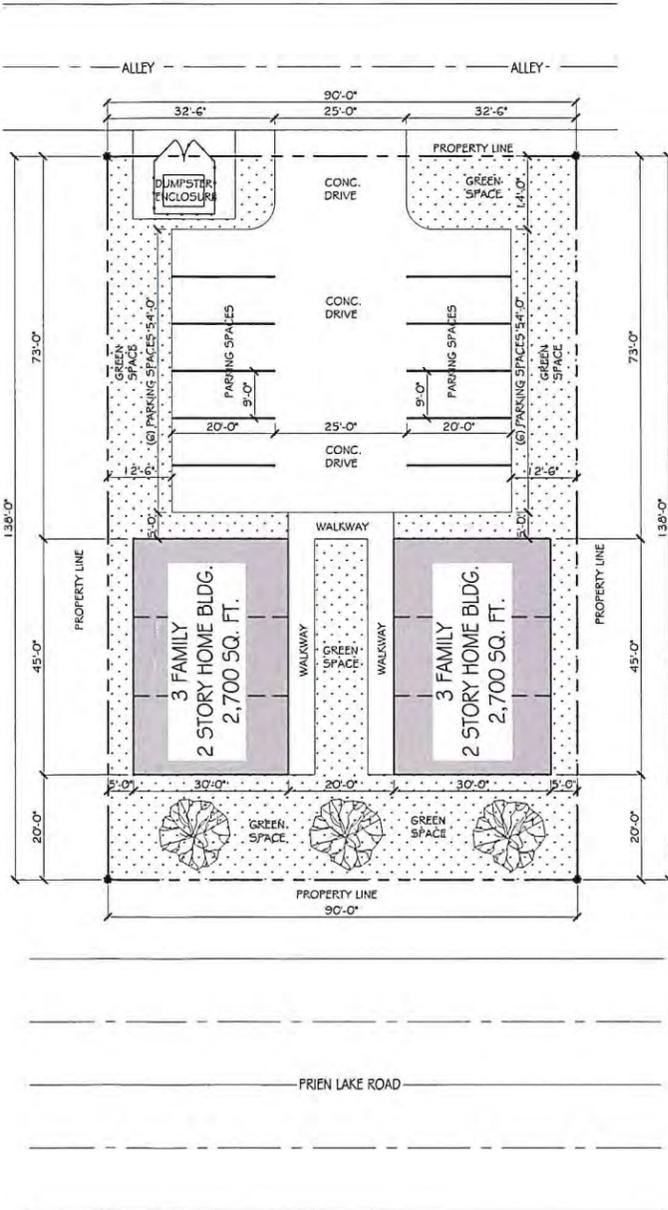
VERIFICATION:
 OWNER'S CONTRACTOR TO VERIFY THAT ALL CONDITIONS AND APPLICATIONS ILLUSTRATED ARE WITHIN CODE RESTRICTIONS AND ALL APPLICABLE LAWS AND STANDARD PRACTICES.
 CONTRACTOR TO VERIFY ALL CONDITIONS, APPLICATIONS, DIMENSIONS, AND TECHNIQUES PRIOR TO BEGINNING.
 ALL RESPONSIBILITY WITH REGARD TO SAFETY, LIABILITY, AND RESPONSIBILITY ARE HEARD BY THE 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 IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO BRING THIS PROJECT TO COMPLETION BY WHATEVER MEANS DEEMED NECESSARY.

PROPOSED RESIDENTIAL
 (2) 3 FAMILY
 2 STORY
 HOME BUILDINGS

PROJECT:
 (2) 3 FAMILY HOME BLDGS.
 2,700 SQUARE FEET EACH
 12 PARKING SPACES

NEW AREAS:
 5,057 S.F. PERVIOUS
 7,363 S.F. IMPERVIOUS
 12,420 S.F. TOTAL LOT

CONTACT:
MARC SAAR
209-272-6339



2 PROPOSED SITE PLAN
 SCALE: 1/16" = 1'-0"
 RE:

PROJECT:
 PROPOSED DEVELOPMENT FOR MARC SAAR

ADDRESS:
 E PRIEN LAKE ROAD
 LAKE CHARLES, LA 70601
 337-309-2206

PROJECT NO.: 2026 - 10

SITE PLAN & DETAILS
A1.0

JANUARY 2026



CITY OF LAKE CHARLES

MARSHALL J. SIMIEN, JR.
MAYOR

326 Pujio 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 26-06

Applicant: Project Build a Future

Address: 1000 Blk Boston & Franklin Streets



PROJECT BUILD A FUTURE

[REDACTED]

Ms. Charla Blake
EXECUTIVE DIRECTOR

Ms. Renee Davis
ASSISTANT DIRECTOR

Ms. Felicia Navarre
PROGRAM COORDINATOR

Mr. Dennis Elder
CONSTRUCTION
COORDINATOR

Ms. Angela Hursey
ADMINISTRATIVE
ASSISTANT

BOARD OF DIRECTORS

Mr. Brad Evans
PRESIDENT

Ms. Luvertha August
VICE-PRESIDENT

Mr. Thomas Filo
SECRETARY/TREASURER

MEMBERS AT LARGE:

Ms. Gwen Cormier
Mr. Marlon Guillory
Mr. Byron Hardy
Ms. Linda Morris

FOUNDING MEMBERS:

Mr. Willie King, Jr
Rev. Henry Mancuso, Jr
Mr. Kenneth Schexnider

DATE: February 6, 2026
TO: Planning & Zoning Commission
FROM: Charla Blake, Executive Director of Project Build a Future
RE: Conditional Use Major Permit
Subdivision Approval

Planning & Zoning Commissioners:

On behalf of Project Build a Future, Inc, (PBAF) located at 2306 Third Street, Lake Charles, LA 70601, I, Charla Blake, Executive Director, am representing the 501(c)(3) quality affordable housing and home ownership initiative agency in these conditional use and subdivision applications for a property located in the 600 block of Boston and Franklin Streets.

In June of 2023 PBAF completed this process, and in July of 2023 received an **approval** (letter included in packet) for a Major Conditional Use Permit [Section 5-303 (3)] in order to construct five (5) dwelling units on a .30-acre tract of land with Variances (Sec. 4-205) for a buffer reduction, within a Neighborhood Zoning District. Location of the request is the Eastside 500 Blk Boston Street thru to Franklin Street.

That letter stipulated that no work could be done prior to July 25, 2023, and had a one (1) year conditional use approval. Unfortunately, the process of receiving grant funding through Louisiana Housing Corporation (LHC) took longer than the time given, with PBAF not receiving an award letter until February 27, 2025, almost 18 months after approval from the city. We are, therefore, reapplying for the same permits and variances so that we may begin construction on these rental units through the Rental Restoration and Development Program (RRDP).

I have included (within this application packet) copies of previous correspondence and requested documents showing our due process at the time of the initial conditional use and variance process. We at PBAF hope that you consider granting approval on this application so we can begin construction on these 5 rental units and provide much needed affordable housing opportunities for those choosing to live in our target area of north Lake Charles.

Sincerely,

Charla Blake, Executive Director

SITE PLAN

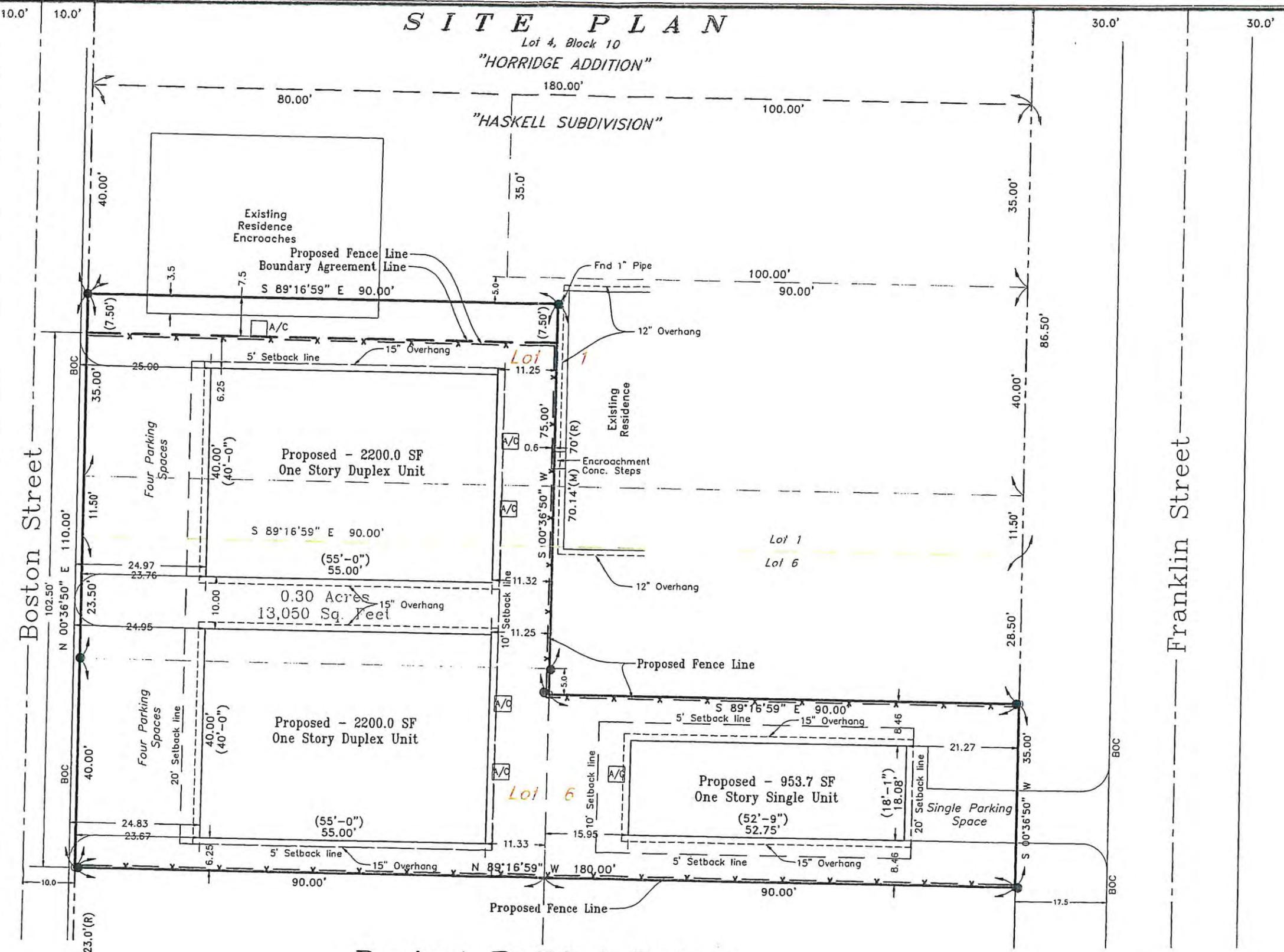
Lot 4, Block 10

"HORRIDGE ADDITION"

"HASKELL SUBDIVISION"

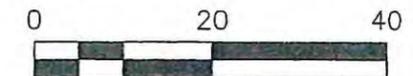
Lot 5, Block 10
"HORRIDGE ADDITION"
"DORRIDGE SUBDIVISION"

Lot 1
Lot 2
Lot 3
Lot 4



Project Build A Future
SITE PLAN - Option "B"

SCALE: 1" = 20'



Date: June 11, 2023
Job No. 223188-1B

Collins & Associates Land Surveyors, Inc.



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. SPC 26-02
APPLICANT: Breland Cook
LOCATION OF REQUEST: 4220 Auburn St.

February 2, 2026

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

Re: 4220 Auburn Street – Kappa Sigma House Expansion

Staff,

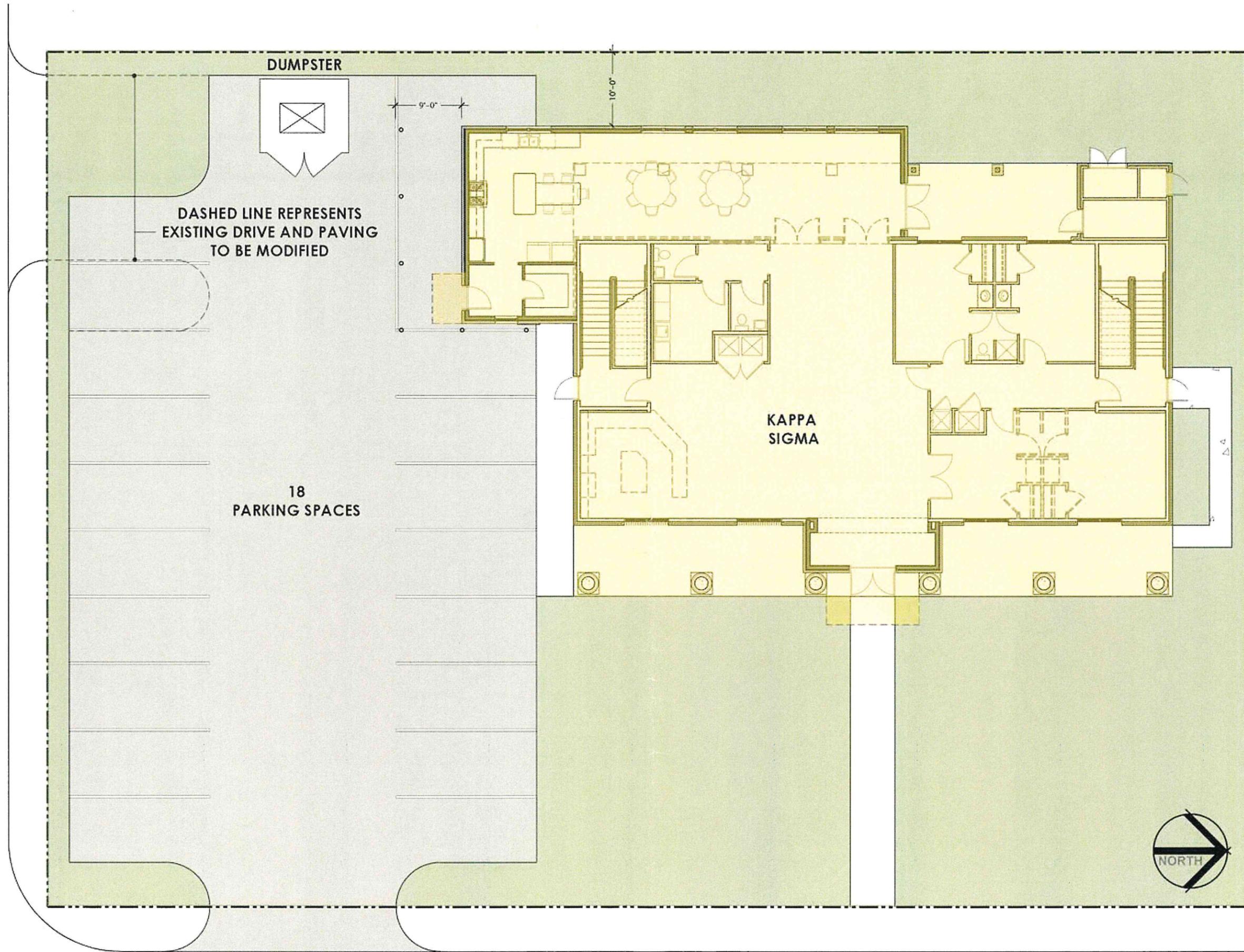
I am seeking a parking count variance as a component of proposed expansions to the meeting room and kitchen at the existing Kappa Sigma House. The total area of expansions adds 984 square feet to the existing 8753 square foot house. The expanded first floor footprint will occupy the area of (2) existing parking spaces. The proposed work scope will eliminate the vehicular entry on College Manor Street to gain (2) parking spaces to make up for those taken by the building expansion.

Regards,



Breland Cook
Kay Sig Chapter Home Inc.

COLLEGE MANOR

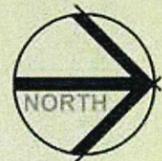


DUMPSTER

DASHED LINE REPRESENTS
EXISTING DRIVE AND PAVING
TO BE MODIFIED

18
PARKING SPACES

KAPPA
SIGMA

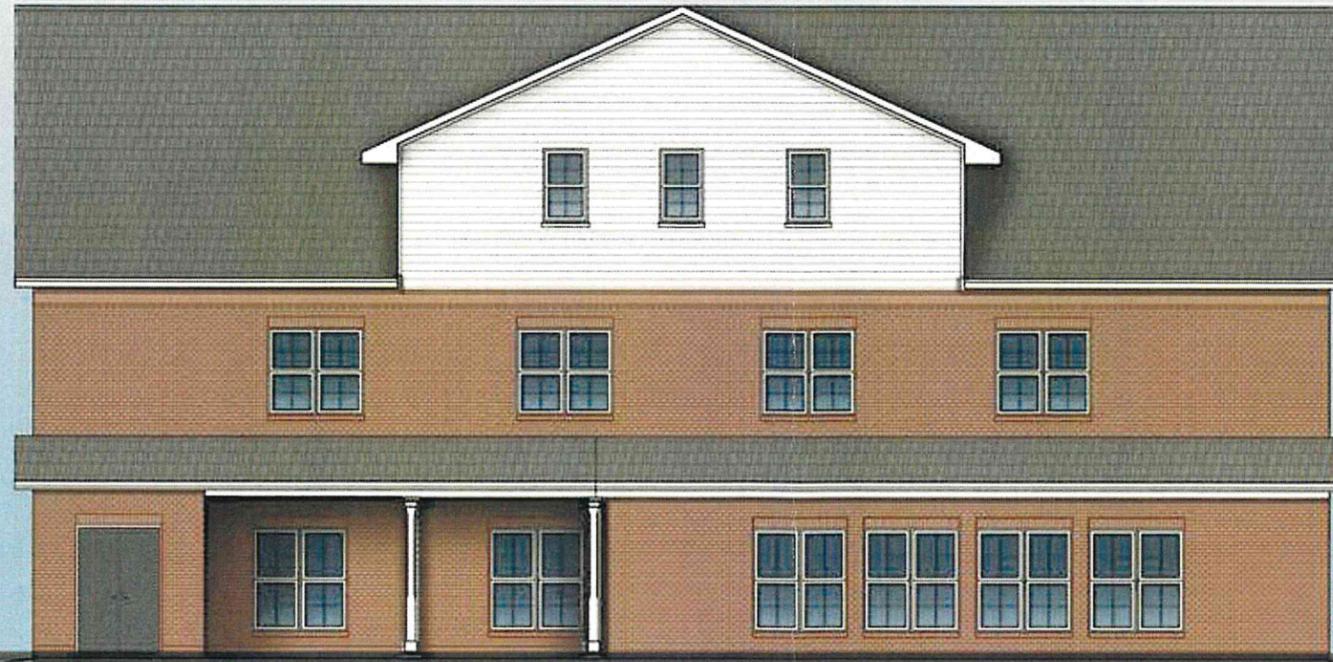


AUBURN STREET

KAPPA SIGMA
AT MCNEESE STATE UNIVERSITY
LAKE CHARLES, LOUISIANA



EAST ELEVATION



WEST ELEVATION



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 26-110

Applicant: Joseph A. Gobert

Address: 209 Gelpi Dr.

TO PLANNING COMMISSION:

I JOSEPH A. GOBERT ASK TO
PUT CARPORT AWNING AT 209 GELP
DR. IN LAKE CHARLES. IT WILL BE IN
FRONT OF HOUSE.

Joseph A. Gobert



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

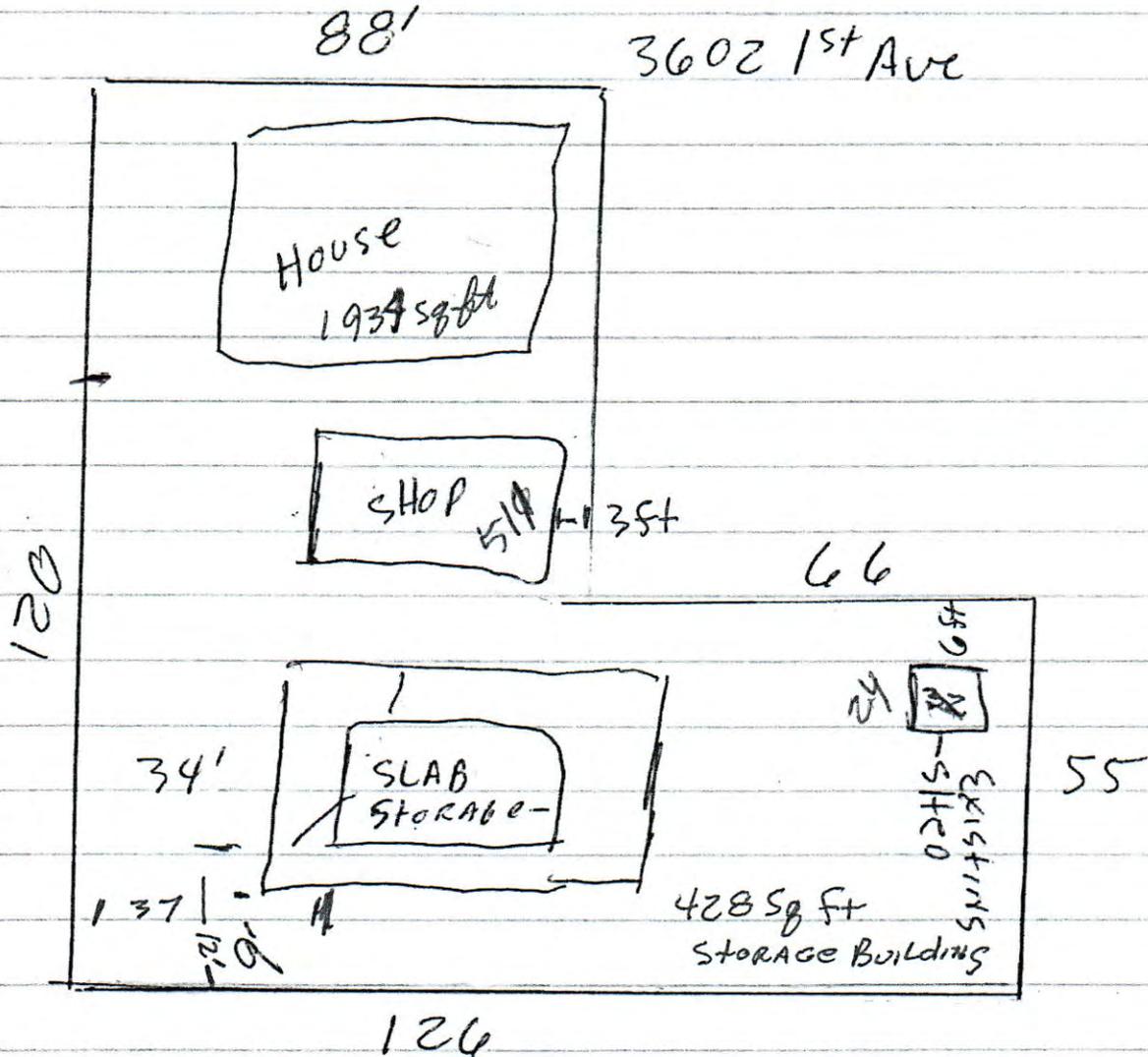
DEPARTMENT OF
PLANNING & DEVELOPMENT
OFFICE OF ZONING & LAND USE

Case Number: VAR 26-17

Applicant: Brady Broussard

Address: 1326 California St.

We ANNEXED 1326 CALIFORNIA
to our property 3602 1st Ave.



STORAGE BUILDING 14 X 32
ON OLD SLAB
PROPERTY ANNEXED
3602 1st Ave

BRADY BROUSSARD
337 526 0967

PRIVACY FENCE AROUND ALL of the
PROPERTY

Letter of Intent

3.A BRADY BROUSSARD

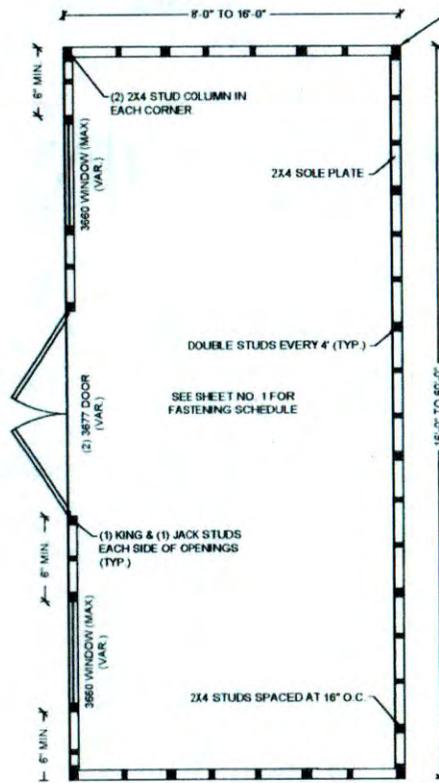
3602 1st Ave

Lake Charles, LA 70607

B STORAGE BUILDING

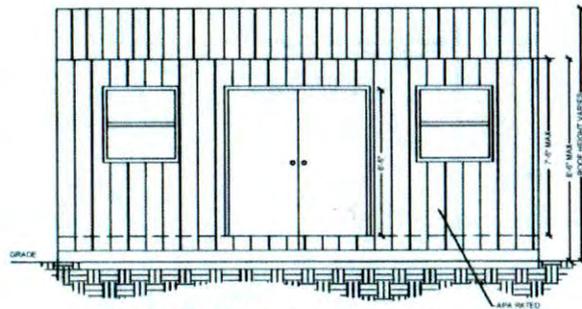
14x32 ON OLD SLAB

C Brady / Broussard

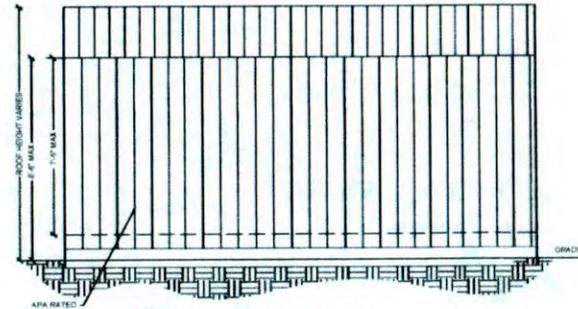


SIDE UTILITY FLOOR PLAN
N.T.S.

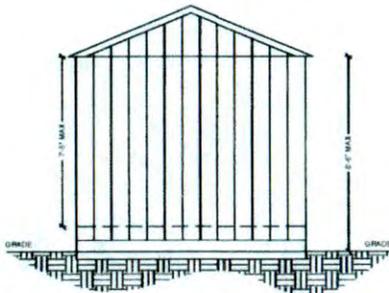
END WALLS MAY EXTEND TO EITHER THE INTERIOR OR EXTERIOR OF THE SIDE WALLS



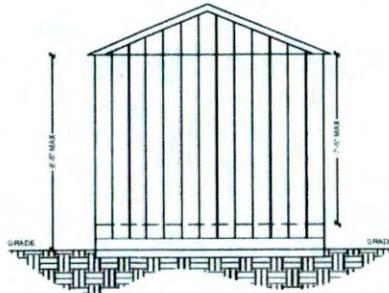
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

SIDE UTILITY ELEVATIONS
N.T.S.

DATE	12/20/2017
PROJECT NO.	17000000000000000000
PROJECT NAME	PORTABLE BUILDINGS
CLIENT	STOR-MOR
DESIGNED BY	CHASTAIN & ASSOCIATES, LLC
CHECKED BY	CHASTAIN & ASSOCIATES, LLC
DATE	12/20/2017



PROJECT NO.	17000000000000000000
PROJECT NAME	PORTABLE BUILDINGS
CLIENT	STOR-MOR
DESIGNED BY	CHASTAIN & ASSOCIATES, LLC
CHECKED BY	CHASTAIN & ASSOCIATES, LLC
DATE	12/20/2017

CHASTAIN & ASSOCIATES, LLC
CONSULTING ENGINEERS



STATE OF NEW YORK
Professional Engineer Seal

SIGNED 02/7/2017

SIDE UTILITY PLAN & ELEVATION
STOR-MOR
PORTABLE BUILDINGS
1104 PARIS ROAD
MAYFIELD, NY

Sheet No. 3
Drawing No. 7696



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 26-18

Applicant: Greg Mier

Address: 583 River Rd.

Greg Mier

[REDACTED]

1/30/2026

Planning Department – Office of Zoning and Land Use
Lake Charles/Calcasieu Parish

Subject: Variance Request for Construction of Workshop Prior to Primary Residence

To the Planning Department,

I am formally submitting a request for a variance to allow the construction of a 40' x 50' workshop on my property located at **583 River Road** prior to the construction of the primary residence. The workshop is needed to store construction equipment currently located in Illinois, as well as the building materials that will be used in the construction of the future home.

Background

I have been a resident of Bloomington, Illinois, for the past 32 years and am also a former resident of Lake Charles. It is my intention to return to Lake Charles following retirement and establish a permanent residence. To support this plan, I recently purchased a newly developed lot at 583 River Road.

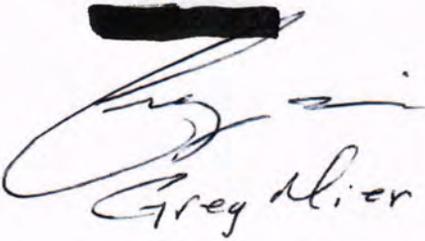
Constructing the workshop first is essential, as it will provide secure, on-site storage for the equipment, tools, and materials required to build the planned three-bedroom residence. Floor plans for the future home have been provided for reference, with the understanding that minor adjustments may be required based on the lot's orientation. These plans are included to give the review board a clear understanding of the intended style and nature of the future residence.

If the variance is approved, I will proceed immediately with the permit application for the workshop. The overall property will ultimately include a permanent residence, the workshop, and a boathouse as allowed under existing regulations.

Thank you for your time and consideration of this request. Please feel free to contact me if any additional information is needed.

Sincerely,
Greg Mier

[REDACTED]

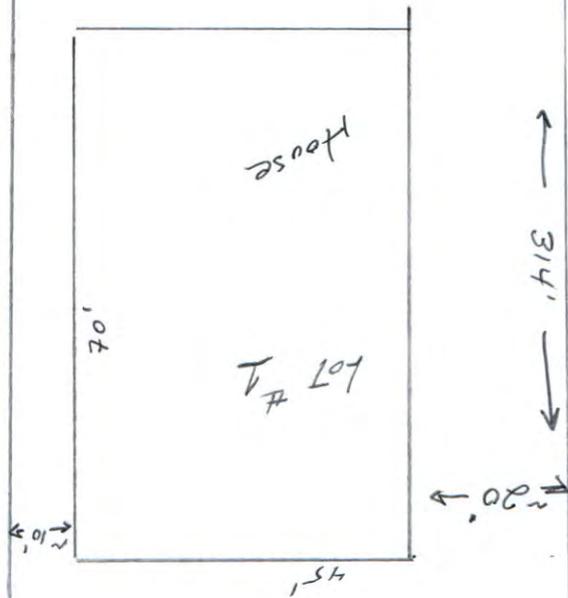


Greg Mier

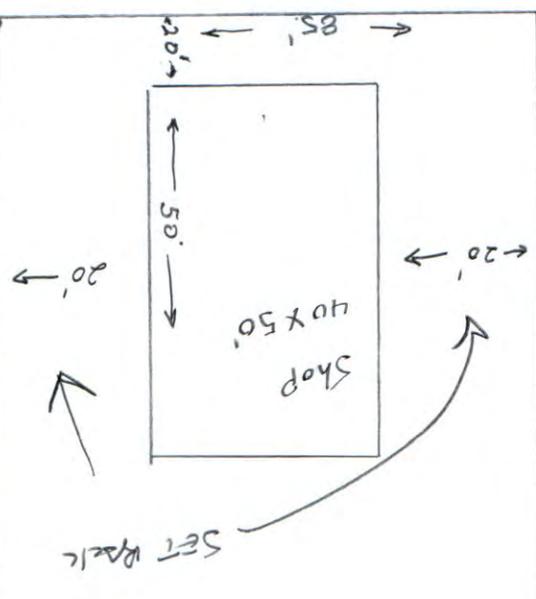
RONNIE GENE LOCKER
540 River Road
↓

N
↓

583 River Road

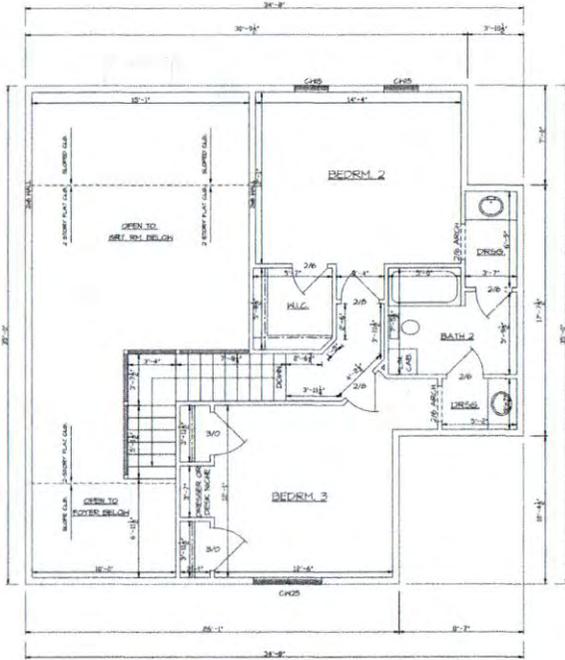


← 85' →

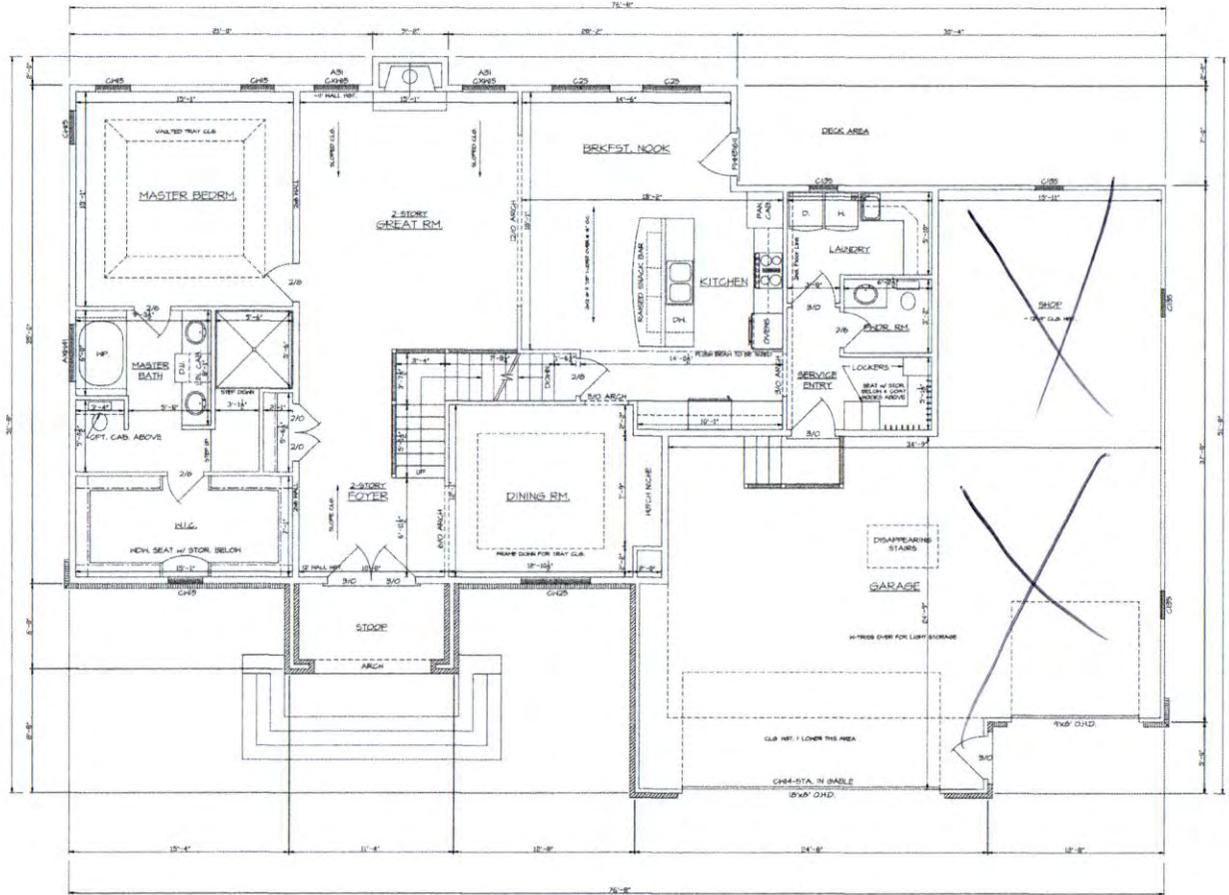


VACANT LOT

RIVER ROAD



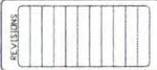
SECOND FLOOR
610 SQ. FT.
(PLUS OVERLAP & STAIRS)



FIRST FLOOR
1822 SQ. FT.

- NOTES
1. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUD
 2. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD
 3. ALL INTERIOR WALLS TO BE 2-1/4" UNLESS OTHERWISE NOTED
 4. ALL EXTERIOR WALLS TO BE 2-1/4" UNLESS OTHERWISE NOTED
 5. 1st FLOOR CEILINGS TO BE 9'-1" 1/2" HIGH UNLESS OTHERWISE NOTED
 6. 2nd FLOOR CEILINGS TO BE 8'-1" 1/2" HIGH UNLESS OTHERWISE NOTED
 7. ALL WINDOW SIZES TO BE VERIFIED BY H.C. / G.C.

ATTENTION:
Every attempt has been made in the preparation of this plan to avoid mistakes, but we cannot guarantee against human error. It is the responsibility of the owner and/or the General Contractor to check all dimensions, room sizes, etc. through-out the work of Means & Sons. Signs are the responsibility of the General Contractor.



ALEXANDER LUMBER
1707 HAMILTON RD.
BLOOMINGTON, IL 61704-9601
(309) 662-0339

PRELIMINARY DRAWING-NOT FOR CONSTRUCTION

DRAWING OF FLOOR PLANS		SCALE: 1/4"=1'-0"	SHEET
DATE: 06/04/14	LOT 4 WOODFORD		2
DRAWN BY: CMC	GREG. VR 766-1857	CEL 838-0832	

1484B



CITY OF LAKE CHARLES

MARSHALL J. SIMIEN, JR.
MAYOR

326 Pujio 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

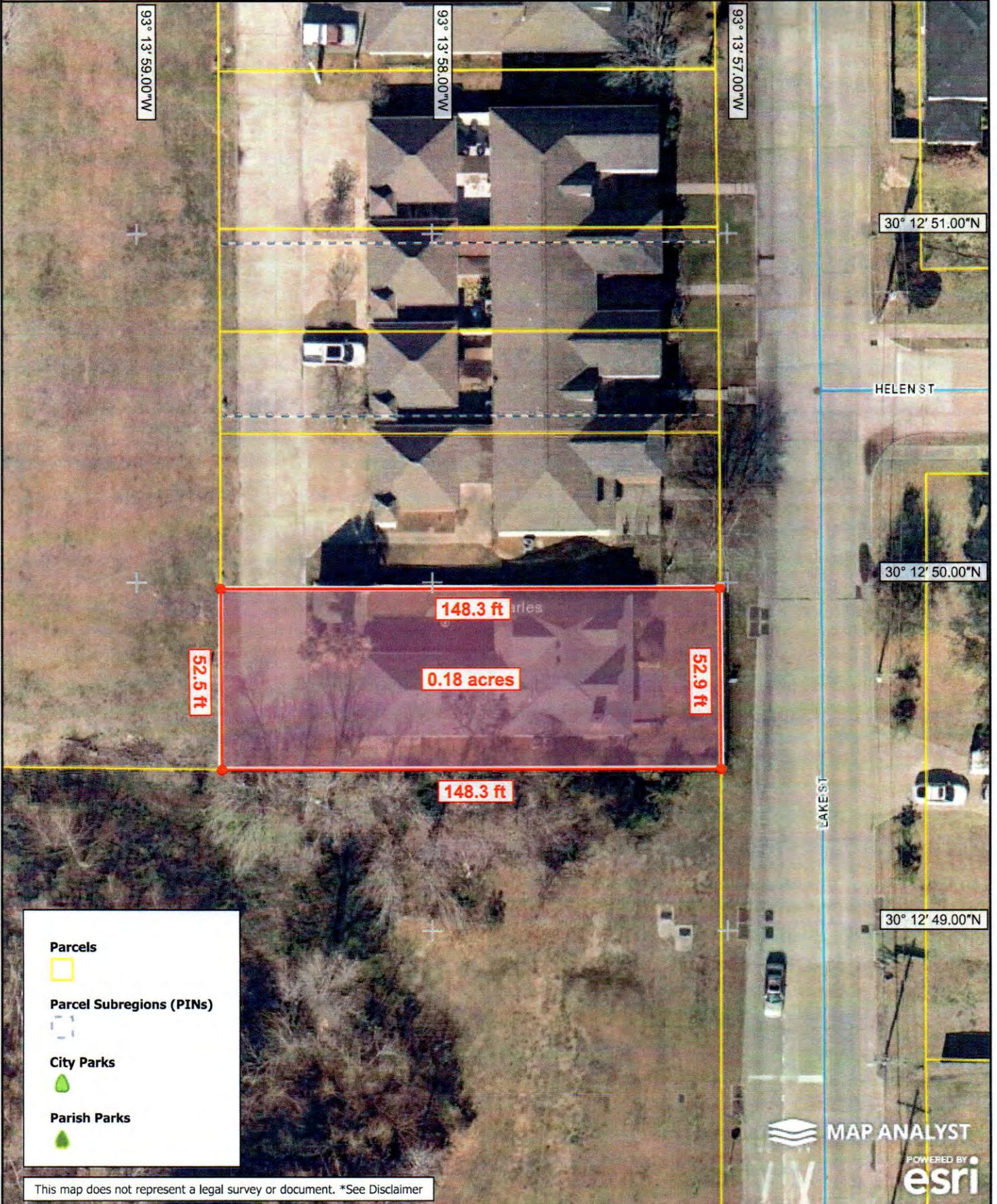
Case Number: VAR 26-20

Applicant: Edwin Young

Address: 801 E St Anthony Place



Map



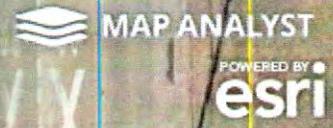
Parcels

Parcel Subregions (PINs)

City Parks

Parish Parks

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



Scalebar accurate at map center



10 ft

22.3 ft

6.0 ft

24.5 ft

6.4 ft

1 4 ft 1

51 ft

117.3 ft

10 ft

20 ft

20 ft

10 ft

15 ft

10 ft





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 26-22

Applicant: Richman Reinauer

Address: 3505 Ryan St.

February 2, 2026

City of Lake Charles
Planning Department
326 Pujoe Street
Lake Charles LA 70601

Re: 3505 Ryan Street - Building Expansion with Drive Through

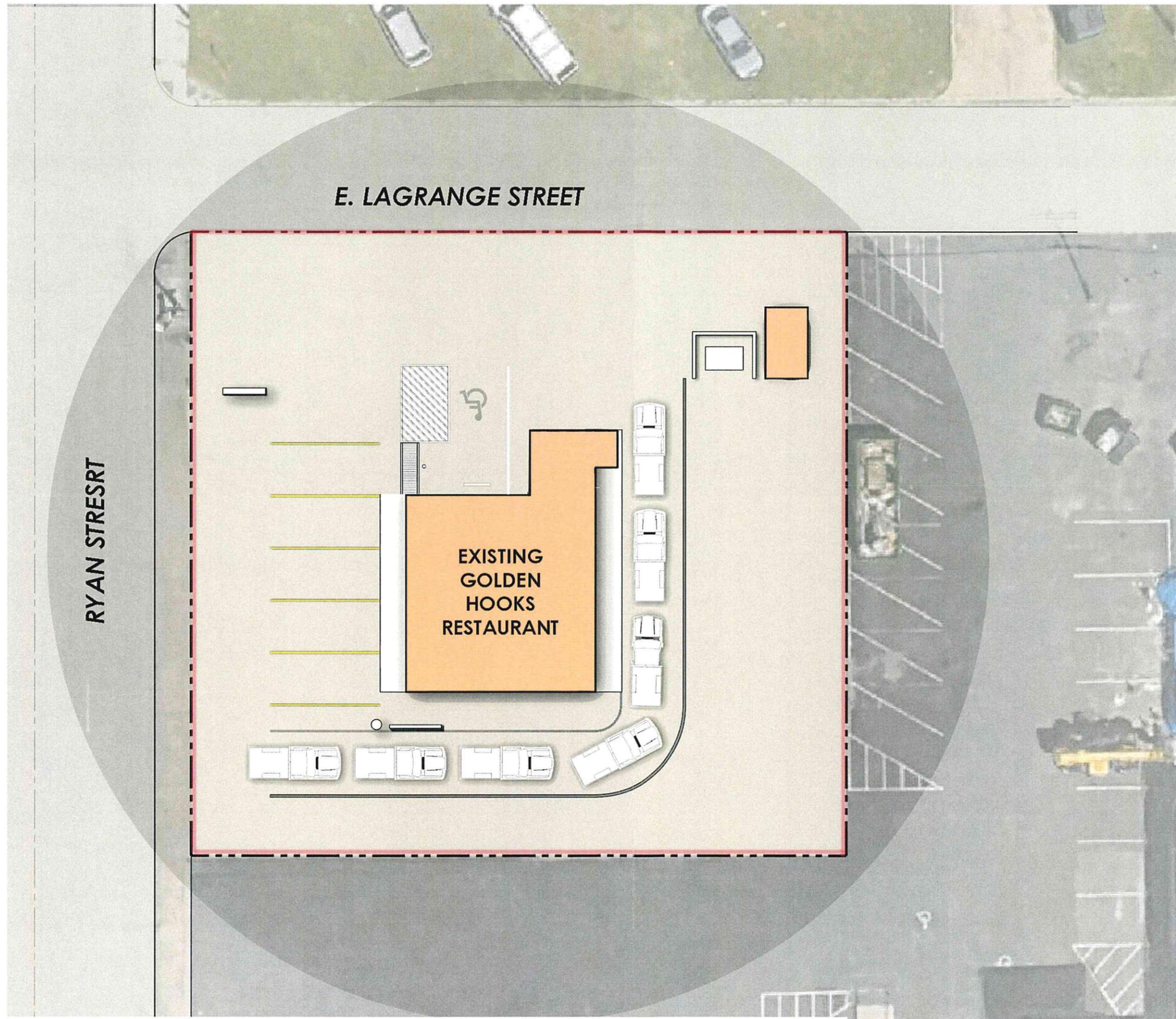
Staff,

I am seeking a drive through stacking count reduction from (10) spaces to (6) spaces as a component of proposed renovations to an existing fast food restaurant.

Regards,

A handwritten signature in blue ink, appearing to read "Richman Reinauer". The signature is fluid and cursive, with a large initial "R" and "R".

Richman Reinauer
Reinauer LLC



OVERALL SITE PLAN - PROPOSED DRIVE-THRU FOR: **GOLDEN HOOKS**



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 26-24

Applicant: Karl Schram

Address: 2008 Charvais Dr.

Letter of Intent

2/9/2026

Karl and Angela Schram

[REDACTED]

[REDACTED] 78601

Requesting a variance for a rear set back reduction to 2.5 feet vs. the required 10 feet and a front setback reduction of 28.07 feet vs. the required 30 feet.

At the west side of the property there is a sidewalk and a street, approximately 35 feet before the next residential structure. On the south side there is a vacant lot.

Thank you,

A handwritten signature in blue ink, appearing to read "Karl Schram", with a large, sweeping flourish extending to the right.



CITY OF LAKE CHARLES

MARSHALL J. SIMIEN, JR.
MAYOR

326 Pujio 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 26-25

Applicant: Miner Rogers

Address: 1413 Martha St.



Date: 02/09/2026

To: City of Lake Charles
Planning Commission / Zoning and Land Use Department

From: Miner Rogers II / MTR Management

Subject: Request for Variance –**Accessory Structure Floor Area**
New Rock of Faith Church
1413 Martha St, Lake Charles, La 70601

On behalf of New Rock of Faith Church, MTR Management respectfully submits this Letter of Intent in support of a variance identified during zoning review. The church seeks approval for the proposed fellowship hall to be recognized as a standalone principal structure on the property.

The proposed building replaces a prior structure that historically served the church's ministry and community functions. It is not an accessory building and is intended to operate as part of the church's primary campus facilities, which include worship, education, fellowship, and outreach uses. Churches commonly maintain multiple principal structures to support their operations, and the requested variance aligns with this typical functional layout.

Approval of this variance will allow the project to proceed as designed and restore essential space previously available to the congregation. The building will comply with all applicable zoning, building, and safety requirements and will not negatively impact public health, safety, traffic, or the surrounding neighborhood character.

We respectfully request the Planning Commission's consideration and approval of this variance. Please contact our office if any additional information or clarification is needed.

Sincerely,

Miner Rogers II
Program Manager
MTR Management
Sincerely,

[REDACTED] | [REDACTED] | [REDACTED]



NOTE: ALL CONNECTIONS TO PUBLIC ROADWAYS SHALL CONFORM TO CPS 907-03 & 502-01

PARKING CHART			
USE	FORMULA	REQUIRED	PROPOSED
MULTIPURPOSE	1:65 SQ= 2840 SOFT ASSEMBLY	44	31
BICYCLE	1 PER 20 MOTOR VEHICLE	1	2
HANDICAP	1 PER 20 PARKING SPACES	2	2

1 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"



MAP DESIGN GROUP, LLC
8282 GOODWOOD BLVD SUITE W-3
BATON ROUGE, LA 70806
P. 225-767-4590 E. MAP@MAPGRP.COM

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REVISION DATE	DESCRIPTION

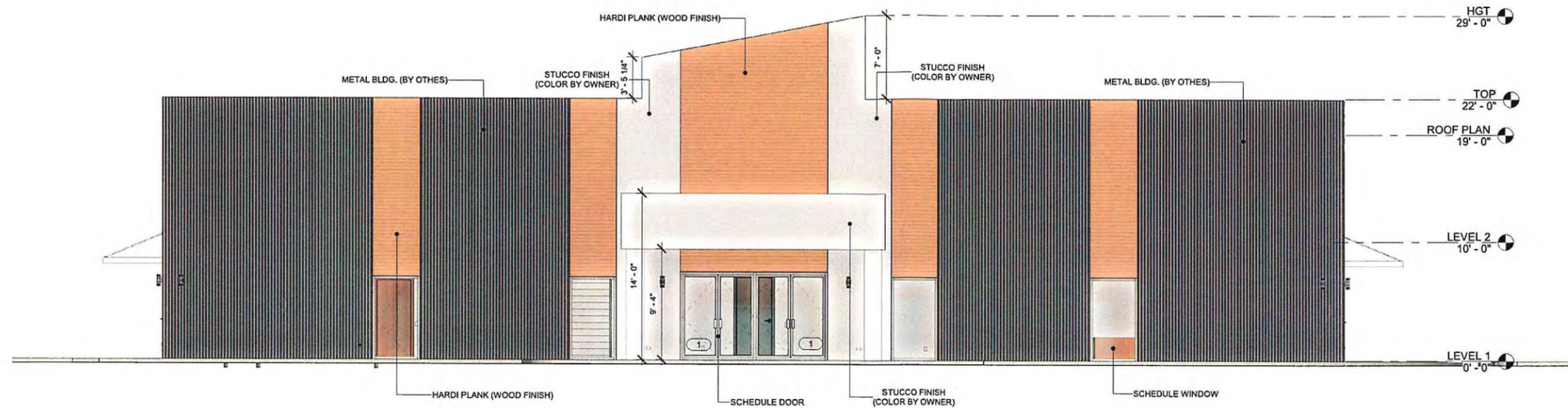
PROJECT:
NEW MULTIPURPOSE BLDG./ FELLOWSHIP HALL
NEW ROCK OF FAITH
802 N. 1ST AVE
LAKE CHARLES, LA 70601



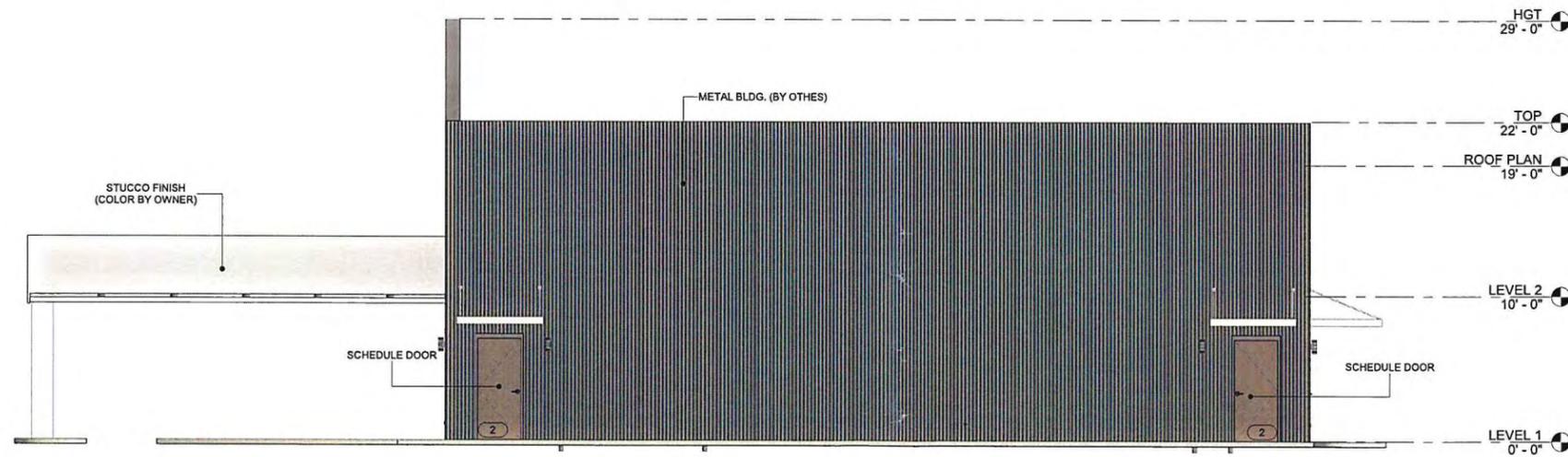
Sheet Title:
ARCHITECTURAL SITE PLAN

MAP Job No: 15-501-02
SCALE: As Indicated
DESIGNER: KJF
CHECKED BY: MAP
DATE: 06/12/25

A001



1 FRONT ELEVATION
3/16" = 1'-0"



2 RIGHT ELEVATION
3/16" = 1'-0"

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REVISION DATE	DESCRIPTION

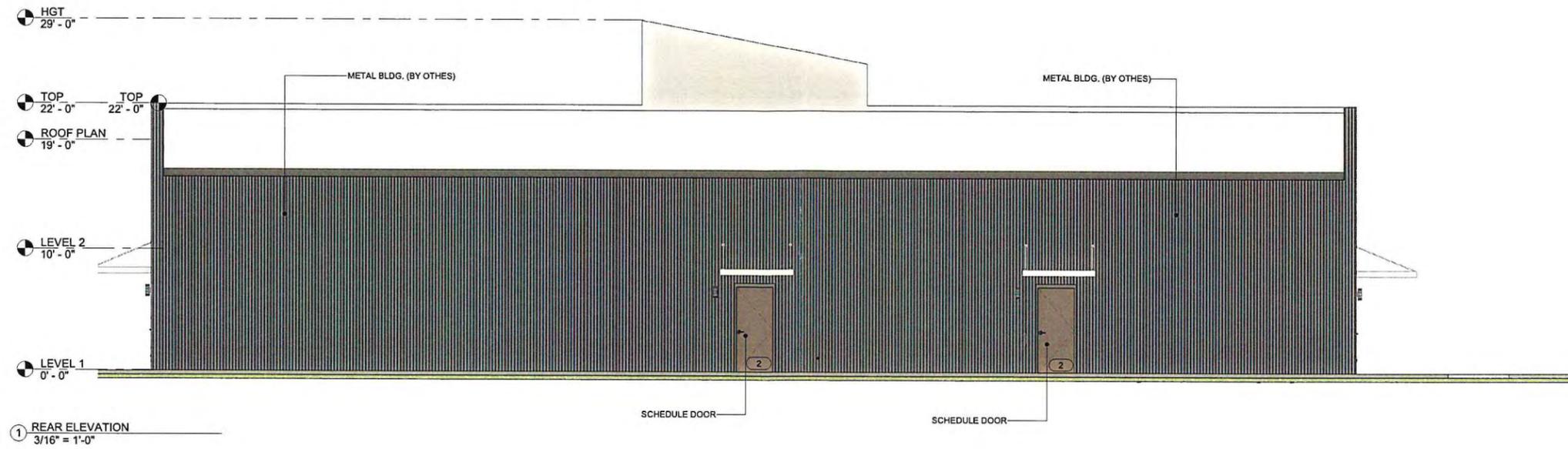
PROJECT:
NEW MULTIPURPOSE
BLDG./ FELLOWSHIP HALL
NEW ROCK OF FAITH
802 N. 1ST AVE
LAKE CHARLES, LA 70601



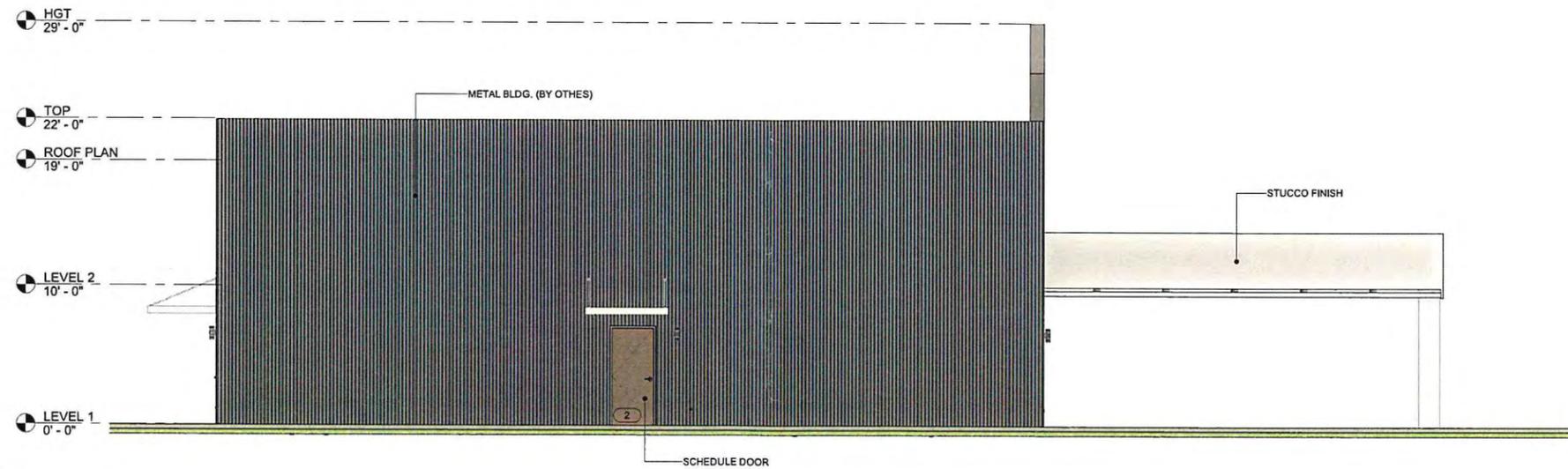
Sheet Title:
EXTERIOR
ELEVATIONS

MAP Job No.: 10-501-02
SCALE: 3/16" = 1'-0"
DRAWN: HJF
CHECK BY: MAP
DATE: 06/12/21

A200



1 REAR ELEVATION
3/16" = 1'-0"



2 LEFT ELEVATION
3/16" = 1'-0"

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REVISION DATE	DESCRIPTION

PROJECT:
 NEW MULTIPURPOSE
 BLDG./ FELLOWSHIP HALL
 NEW ROCK OF FAITH
 802 N. 1ST AVE
 LAKE CHARLES, LA 70601



Sheet Title:
EXTERIOR ELEVATIONS

MAP Job No.	13-501-02
SCALE	3/16" = 1'-0"
DESIGNER	KJF
CHECKED BY	MAP
DATE	06/12/25

A201



① EXT. VIEW 1



② EXT. VIEW 2

MAP DESIGN GROUP, LLC
 8282 GOODWOOD BLVD SUITE W-3
 BATON ROUGE, LA 70806
 P. 225-767-4590 E. MAP@MAPGRP.COM

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NO.	DATE	DESCRIPTION

PROJECT:
 NEW MULTIPURPOSE
 BLDG./ FELLOWSHIP HALL
 NEW ROCK OF FAITH
 802 N. 1ST AVE
 LAKE CHARLES, LA 70601



Sheet Title:
EXTERIOIR VIEWS

MAP Job No. 15-501-02
 SCALE: 1/4" = 1'-0"
 DESIGN: HJP
 CHECK BY: MAP
 DATE: 06/12/25

A801



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 26-26

Applicant: Greater St Mary Missionary BC

Address: 1401 Moeling Street

KING

ARCHITECTS, INC.

02/04/2026

City of Lake Charles
326 Pujoe Street
Lake Charles, Louisiana 70601

**RE: GREATER ST MARY MISSIONARY BAPTIST CHURCH COMPLEX
1401 MOELING STREET
LAKE CHARLES, LOUISIANA 70601**

NEW CHURCH COMPLEX

This is a Variance request for insufficient landscape set back along Katherine Street. See Attached site plan.

Sincerely,

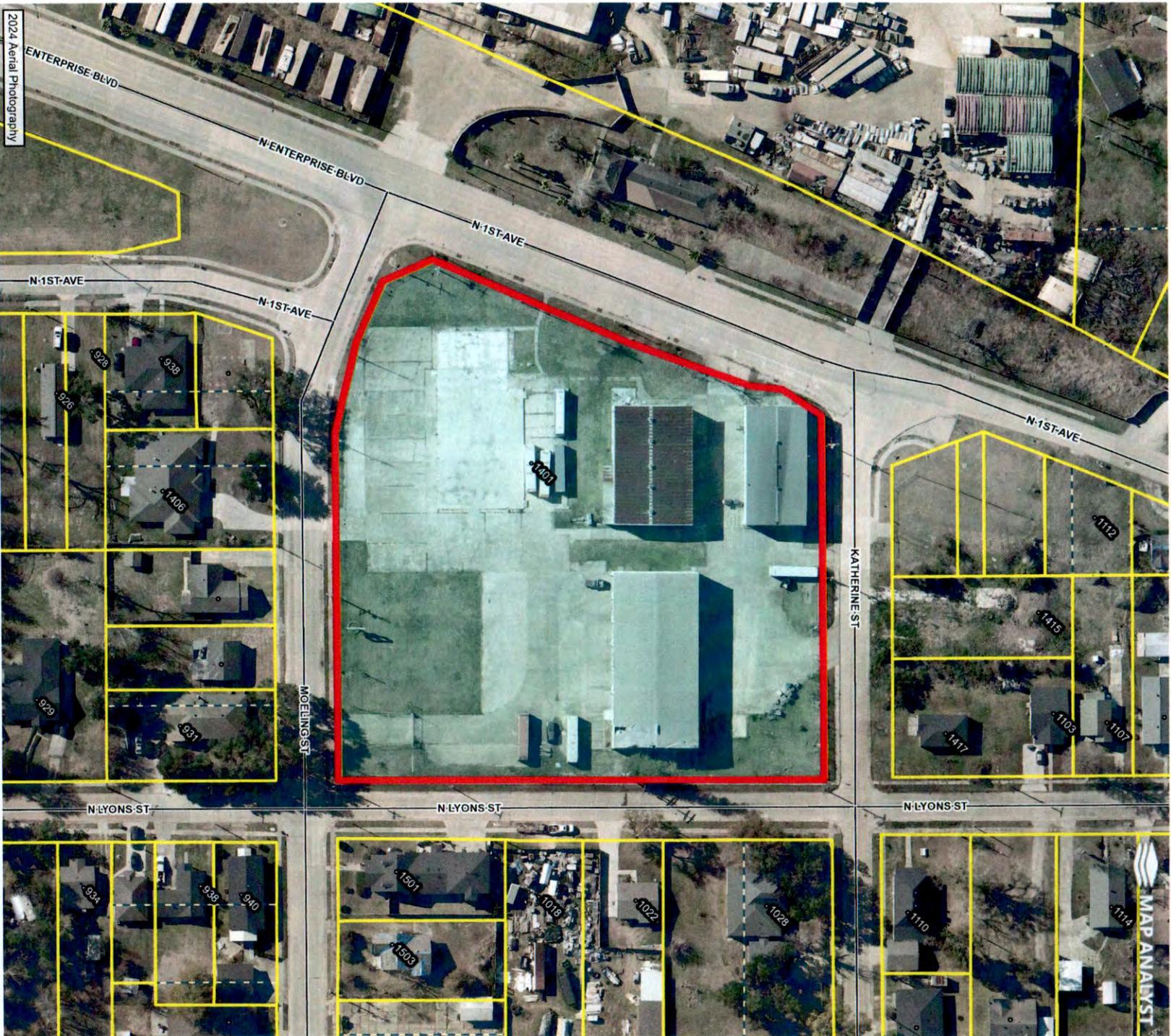
X 

Dr. Samuel C Tolbert, Jr., Pastor



CITY OF
LAKE CHARLES, LA

REPORT FOR PARCEL 00612944
2025 DATA





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 26-27

Applicant: Jessica Arabie

Address: 1919 Southwood Ste B

Jessica Arabie, LMT

[REDACTED]
[REDACTED]
[REDACTED]

February 16, 2026

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

Re: Letter of Intent – Variance Request for Business Use

Property Address: 1919 Southwood Drive, Suite B
Lake Charles, LA 70605

Dear Members of the Planning & Zoning Commission:

I respectfully submit this letter of intent requesting a variance to allow business use of the property located at 1919 Southwood Drive, Suite B, Lake Charles, Louisiana, for the operation of my professional massage therapy practice.

I am a Licensed Massage Therapist in the State of Louisiana (LA License #6827) and have been operating my massage therapy business in Lake Charles for the past 15 years. I am also a lifelong resident of this community. Throughout my career, I have maintained a professional, ethical, and client-centered practice dedicated to serving the health and wellness needs of local residents.

I am seeking approval to operate a by-appointment-only massage therapy practice at this location. The nature of my business is quiet and low-impact, comparable to a small professional office. There will be no walk-in traffic. Clients are scheduled one at a time, which minimizes parking demand, traffic flow, and noise. The services provided are therapeutic in nature and conducted in a calm, controlled indoor setting.

Strict application of the current zoning ordinance creates a hardship by preventing reasonable professional use of the property, despite the minimal impact of the proposed business activity. The property is suitable for a small, appointment-based wellness practice, and the prohibition of business use limits its reasonable and practical use given its layout and characteristics.

Granting this variance will not negatively affect neighboring properties or alter the character of the surrounding area. There will be no structural changes inconsistent with the neighborhood, no excessive signage, and no increase in noise or nuisance activity. The property will continue to be maintained in a clean, professional manner consistent with community standards.

As a lifelong resident and long-standing business owner in Lake Charles, my intention is to continue contributing positively to our local economy and wellness community. I respectfully request your consideration and approval of this business use variance. I am willing to comply with any reasonable conditions set forth by the City and am available to attend hearings or provide any additional documentation needed.

Thank you for your time and thoughtful consideration.

Respectfully submitted,

Jessica Arabie

Jessica Arabie, LMT

LA License #6827



