



City of Lake Charles

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

Meeting Agenda

Planning and Zoning Commission

Monday, August 10, 2020

5:30 PM

Council Chambers

OPEN MEETING

ROLL CALL

MINUTES OF PREVIOUS MEETING

SPECIAL ANNOUNCEMENTS

COMMISSION BUSINESS

RES 20-30

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: THE COTTAGES AT L.C., LLC (THE COTTAGES AT LAKE CHARLES)

SUBJECT: Applicant is requesting Final Subdivision approval (Section 2.4), in order to subdivide an 11.95-acre tract of land into ninety-six (96) single-family residential lots, within a Mixed Use Zoning District. Location of the request is the **Southside 2900 Blk. of Lafanette Road.**

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed re-subdivision to be used for Residential development tracts would exceed the minimum development standards for a private drive subdivision. Public Works staff is currently reviewing infrastructure improvements for compliance with design standards and water/sewer testing results. Any approvals are conditioned on the applicant adhere to any front footage assessments or infrastructure improvements set forth by the Department of Engineering and Public Works.

RES 20-31

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: JASON AND AMANDA BRASSIEUR

SUBJECT: Applicants are requesting to amend the official zoning map from a Residential Zoning District to a Business Zoning District. Location of the request is the **NW section of Common Street @ Oakwood Street (including 108 Oakwood).**

STAFF FINDINGS: The applicants are requesting to re-zone a Residential zoned property to a Business Zoning District anticipating future commercial development opportunities in the near future. The property is bordered by commercial uses to the south and east, and residential uses to the north and west. The Therefore, staff recommends approval of the application. This application will be forwarded to the City Council for final action at a later date.

RES 20-32

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: BASONE DEVELOPMENT SOLUTIONS, LLC

SUBJECT: Applicant is requesting to amend the official zoning map from a Residential Zoning District to a Mixed Use Zoning District classification. Location of the request is the **SE corner of Nelson Road @ Woodland Drive.**

STAFF FINDINGS: The applicants are requesting to re-zone a Residential zoned property to a Mixed Use Zoning District anticipating future commercial development opportunities in the near future. The property is bordered by commercial uses to the south and north, Nelson Rd Corridor to the West and residential uses to the east. Therefore, staff recommends approval of the application. This application will be forwarded to the City Council for final action at a later date.

RES 20-33**LAKE CHARLES SUBDIVISION REGULATIONS**

APPLICANT: 5TH AVENUE MANAGEMENT LLC (5TH AVENUE ESTATES)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Section 2.3 & 2.4), in order to re-plat a 21.57-acre tract of land into four (4) commercial development tracts, within a Mixed Use Zoning District. Location of the request is the **Westside 4100 Blk. 5th Avenue.**

STAFF FINDINGS: The on-site and site plan reviews revealed that the proposed re-platting of a 21.57 acre tract of land into four (4) Mixed Use development tracts meets the minimum lot size and configuration set forth for a Mixed Use Zoning District. Staff recommends approval of the application on the condition applicants adhere to any recommendations by the Department of Engineering and Public Works.

RES 20-34**LAKE CHARLES SUBDIVISION REGULATIONS**

APPLICANT: M. ALAN HINTON, MD APMC (ERNEST BUSINESS PROPERTIES LLC SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Section 2.3 & 2.4), in order to re-plat a 1.74-acre tract of land into three (3) commercial development tracts, within a Mixed Use Zoning District. Location of the request is the **Northeast section W. Sale Road @ Ernest Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed that the proposed re-platting of a 1.74 acre tract of land into three (3) Mixed Use development tracts meets the minimum lot size and configuration set forth for a Mixed Use Zoning District. Staff recommends approval of the application on the condition applicants adhere to any recommendations by the Department of Engineering and Public Works.

RES 20-35**LAKE CHARLES SUBDIVISION REGULATIONS**

APPLICANT: IMPERIAL LAND HOLDINGS LLC (IMPERIAL POINTE)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Section 2.3 & 2.4), in order to re-plat a 43.89-acre tract of land into ten (10) commercial development tracts, within a Business Zoning District. Location of the request is **Imperial Blvd. @ Nelson Road.**

STAFF FINDINGS: The on-site and site plan reviews revealed that the proposed re-platting of a 43.89 acre tract of land into ten (10) Business development tracts meets the minimum lot size and configuration set forth for a Business Zoning District. The applicants will be dedicating the water, wastewater, and drainage improvements for ownership and maintenance by the City of Lake Charles. This dedication will be considered by the City Council at a later date. Staff recommends approval of the application on the condition applicants adhere to any recommendations for infrastructure adjustments by the Department of Engineering and Public Works.

MAJ 20-07**LAKE CHARLES ZONING ORDINANCE NO. 10598**

APPLICANT: DANN GRANDFIELD

SUBJECT: Applicant is requesting a Major Conditional Use Permit (Sec 5-301(3)(B)) in order to convert a single-family unit into a duplex dwelling with appropriate parking ratios and setbacks, within a Residential Zoning District. Location of the request is **711 Shell**

Beach Drive.

STAFF FINDINGS: The on-site and site plan reviews reveal the applicant is requesting to convert a single family dwelling unit by adding an attached assessor unit therefore creating two dwelling units on a single parcel of land. The request falls within the allowable density for a Major Conditional Use review and approval. The development meets all development standards for a Residential Zoning District. This proposal is bordered by single family and Lake Side properties to the North. Staff feels the request falls reasonable.

VAR 20-06**LAKE CHARLES ZONING ORDINANCE NO. 10598**

APPLICANT: NADEEM ABBASI

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to construct a 30X60 storage building 5' from the rear property line vs. the required 15' bufferyard setback abutting a residential use, within a Business Zoning District. Location of the request is **4115 Common Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed construction of a 30X60 metal storage building for storage fails to meet the required 15ft bufferyard abutting a single family use. The building will encroach 10' into the required bufferyard putting the 20' eave height 5' from the adjoining property. Staff cannot find any evidence of hardship therefore cannot forward a position of support.

VAR 20-12**LAKE CHARLES ZONING ORDINANCE NO. 10598**

APPLICANT: RICHARD LIGHTFOOT

SUBJECT: Applicant is requesting a Variance (Section 4-205) in order to construct a detached accessory storage building that exceeds allowable 40% square footage of the principal structure, within a Residential Zoning District. Location of the request is **3709 A Miller Road.**

STAFF FINDINGS: The applicant is requesting to construct an accessory boat storage building within a residential zoning district. The applicants property is rural in nature and is non-typical of a standard residential lot (currently maintains approx. 3.75 acres). The applicant will be maintaining all appropriate setbacks and bufferyards for the proposed storage unit. Therefore, staff feels this request falls reasonable.

VAR 20-13**LAKE CHARLES ZONING ORDINANCE NO. 10598**

APPLICANT: JASON DUHON, P.E.

SUBJECT: Applicant is requesting a Variance (Section 4-205) in order to construct an accessory swimming pool within the front yard of the property vs. placement in the side or rear yard of the property, within a Residential Zoning District. Location of the request is **904 Shell Beach Drive.**

STAFF FINDINGS: The on-site and site plan reviews revealed the construction of accessory swimming pool in the front yard setback of the residential structure is non-typical. The single family residential structure is located on the lake side of Shell Beach Dr. whereas the technical address of the property is Shell Beach Dr. but the homes designed front is the lake side. Therefore, staff feels the lot configuration is somewhat unique as it relates to the placement of an accessory swimming pool.

VAR 20-14**LAKE CHARLES ZONING ORDINANCE NO. 10598**

APPLICANT: KARL THOMAS

SUBJECT: Applicant is requesting a Variance to establish an accessory storage building on a parcel of land without a principal structure on the lot, within a Neighborhood Zoning District. Location of the request is the **SW corner of Cline Street @ McNabb Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed the construction of an accessory storage building without a principal structure on the development tract would be inconsistent with the development standards for a Neighborhood Zoning District. The applicant will be constructing a residential unit on the property in the future. The storage building will store equipment and materials necessary to maintain the property.

VAR 20-15**LAKE CHARLES ZONING ORDINANCE NO. 10598**

APPLICANT: CHANDRA GUILLORY

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to construct two (2) duplex dwelling units with a bufferyard reduction along the west property line abutting a single-family residential use, within a Mixed Use Zoning District. Location of the request is the **SW corner of A Miller Road @ Big Lake Road.**

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed construction of duplex dwelling units fails to meet the required 15ft bufferyard abutting a single family use. The encroachment includes the access driveway and parking stalls for the building units. The building structures fall outside of the bufferyard area. Staff cannot find any evidence of hardship therefore cannot forward a position of support.

OTHER BUSINESS**ADJOURN**

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

DATE: 6-15-20

APPLICATION FEE: \$ 480.00
PLAT FILING FEE: \$ 230.00

1. NAME OF SUBDIVISION: The Cottages at Lake Charles
2. NAME OF APPLICANT: The Cottages at Lake Charles, LLC
ADDRESS: P.O. Box 80064 ZIP 70598-0064 PHONE 337-456-4690
3. NAME OF AUTHORIZED AGENT: Bryan McLain
ADDRESS: P.O. Box 80064 ZIP 70598-0064 PHONE 337-456-4690
4. OWNER OF RECORD: Same As Above
ADDRESS: _____ ZIP _____ PHONE _____
5. ENGINEER (and/or Land Surveyor): A.E. Montagnet, P.L.S.
ADDRESS: 136 Clara Von Dr. ZIP 70503 PHONE 337-981-2130
6. ATTORNEY: _____
ADDRESS: _____ ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: Located on southside of Lafanette Road, near its intersection
with Elliott Road.
8. TOTAL ACREAGE BEING SUBDIVIDED: 11.95 Acres
NO. OF LOTS: 96
9. ZONING CLASSIFICATION: Mixed Use Zoning
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE
COMMISSION? IF YES, STATE: _____
11. DATE OF PRELIMINARY PLAT APPROVAL: August 8, 2016
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT
PROPERTY OWNERS AND ADDRESSES:

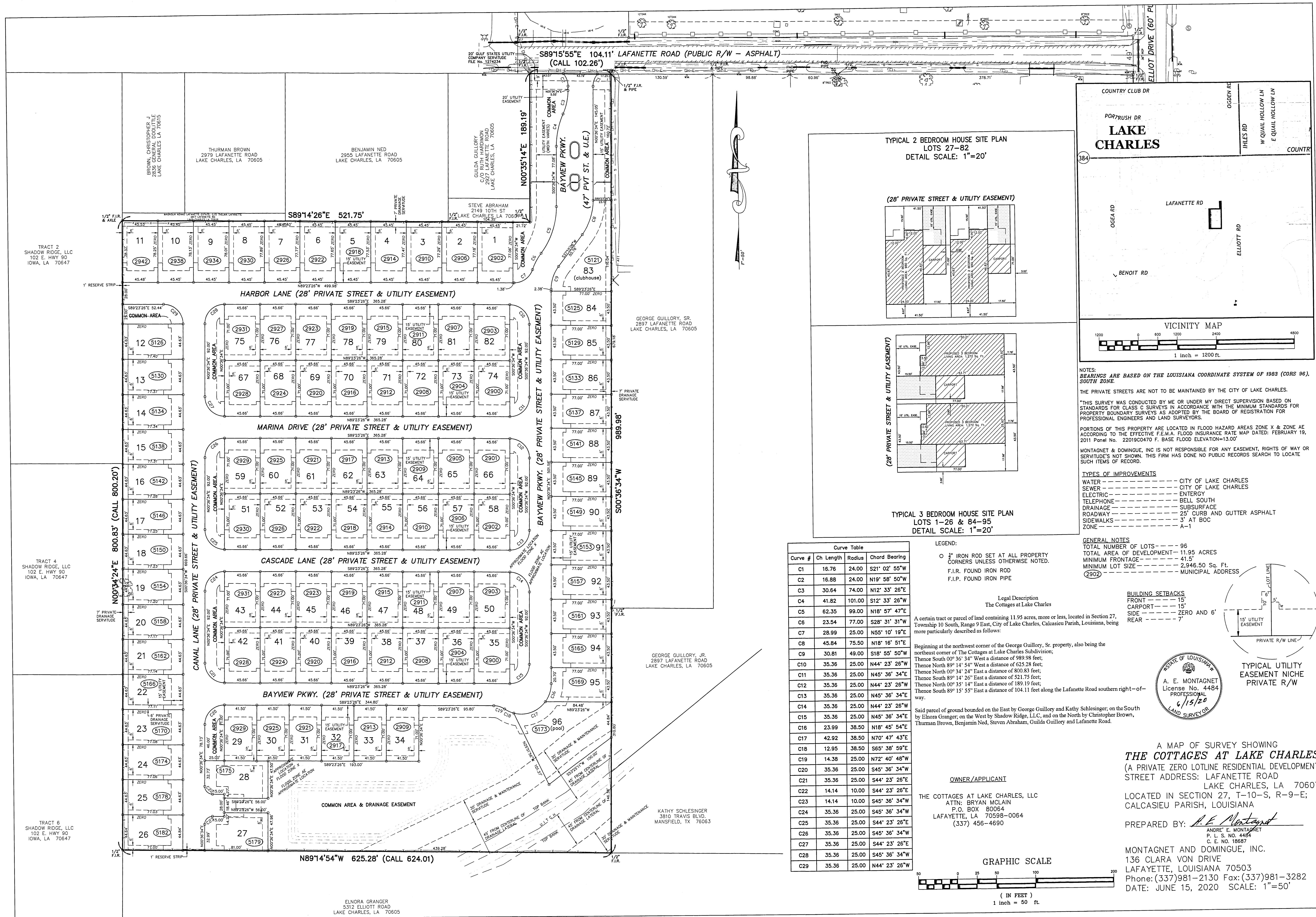
13. ATTACH **FIFTEEN (15)** COPIES OF THE FINAL PLAT.
14. ASSURANCES OF COMPLIANCE WITH REGULATIONS AS STATED.

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

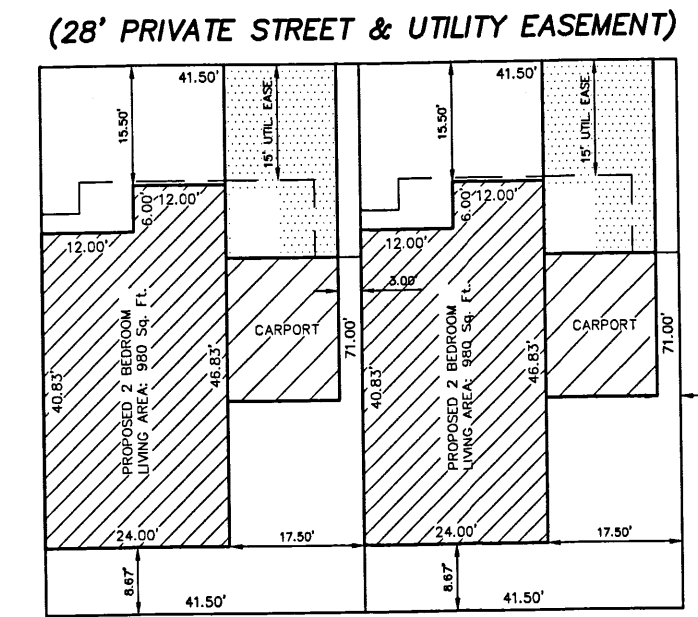
I, Bryan McLain HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

BY: _____
SIGNATURE OF APPLICANT

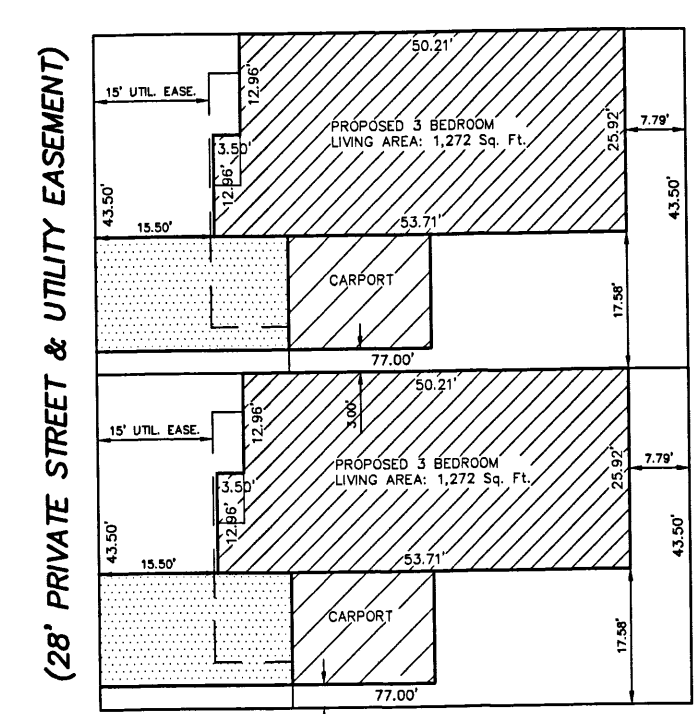
DATE: _____



TYPICAL 2 BEDROOM HOUSE SITE PLAN
LOTS 27-82
DETAIL SCALE: 1"=20'



TYPICAL 3 BEDROOM HOUSE SITE PLAN
LOTS 1-26 & 84-95
DETAIL SCALE: 1"=20'



Curve Table			
Curve #	Ch Length	Radius	Chord Bearing
C1	16.76	24.00	S21° 02' 55" W
C2	16.88	24.00	N19° 58' 50" W
C3	30.64	74.00	N12° 33' 26" E
C4	41.82	101.00	S12° 33' 26" W
C5	62.35	99.00	N18° 57' 47" E
C6	23.54	77.00	S28° 31' 31" W
C7	28.99	25.00	N55° 10' 19" E
C8	45.84	75.50	N18° 16' 51" E
C9	30.81	49.00	S18° 55' 50" W
C10	35.36	25.00	N44° 23' 26" W
C11	35.36	25.00	N45° 36' 34" E
C12	35.36	25.00	N44° 23' 26" W
C13	35.36	25.00	N45° 36' 34" E
C14	35.36	25.00	N44° 23' 26" W
C15	35.36	25.00	N45° 36' 34" E
C16	23.99	38.50	N18° 45' 54" E
C17	42.92	38.50	N70° 47' 43" E
C18	12.95	38.50	S65° 38' 59" E
C19	14.38	25.00	N72° 40' 48" W
C20	35.36	25.00	S45° 36' 34" W
C21	35.36	25.00	S44° 23' 26" E
C22	14.14	10.00	S44° 23' 26" E
C23	14.14	10.00	S45° 36' 34" W
C24	35.36	25.00	S45° 36' 34" W
C25	35.36	25.00	S44° 23' 26" E
C26	35.36	25.00	S45° 36' 34" W
C27	35.36	25.00	S44° 23' 26" E
C28	35.36	25.00	S45° 36' 34" W
C29	35.36	25.00	N44° 23' 26" W

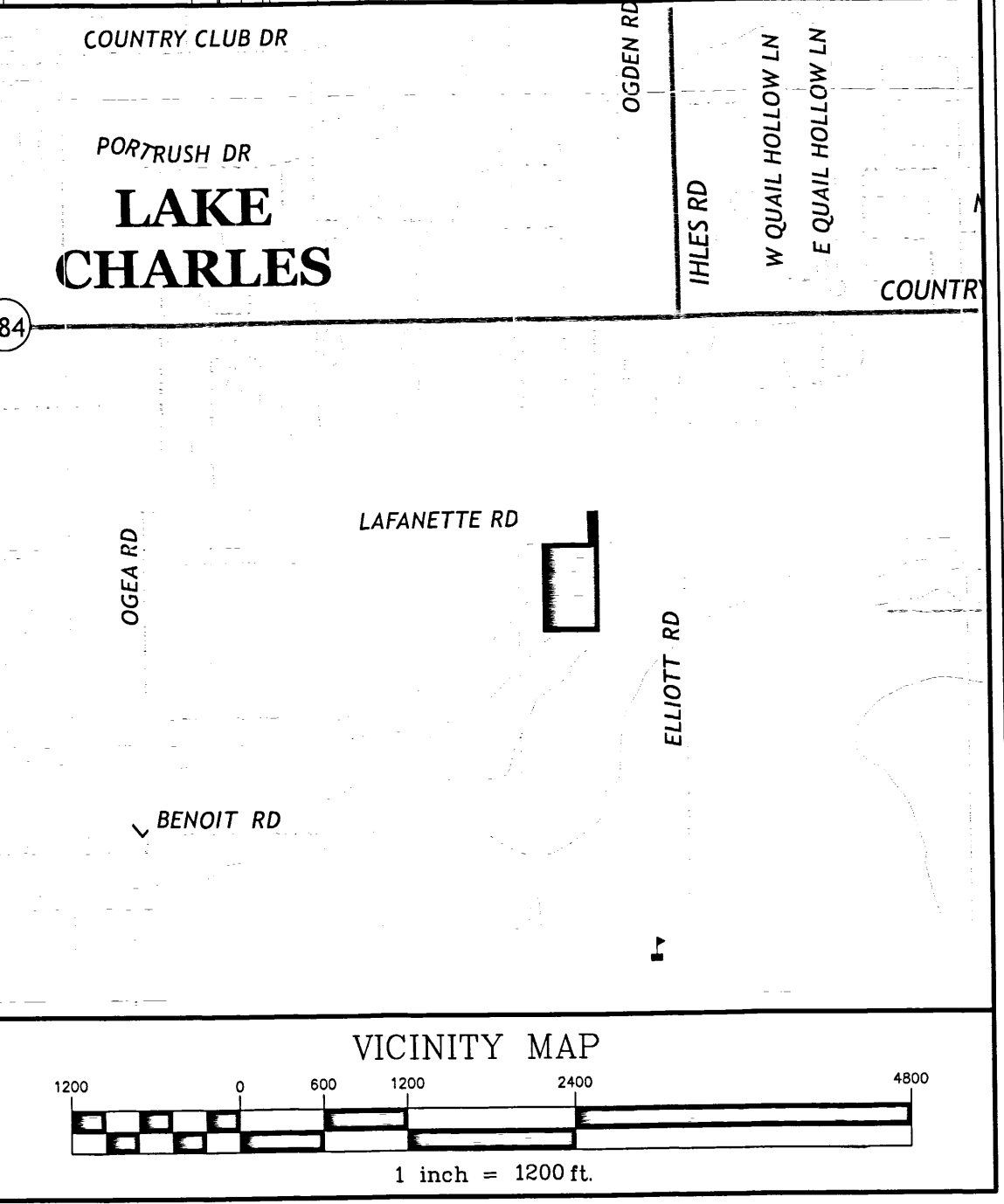
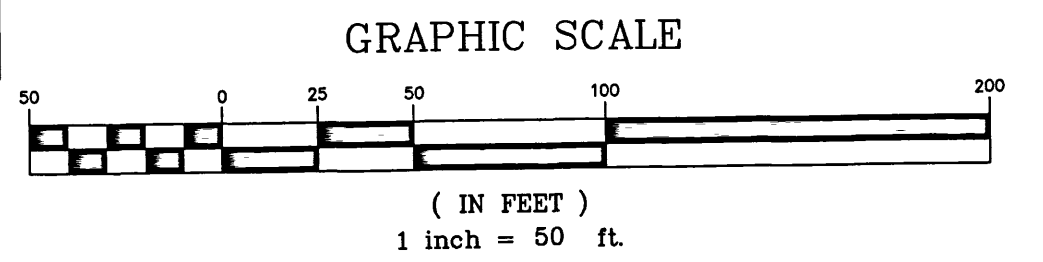
LEGEND:
○ 3" IRON ROD SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
F.I.R. FOUND IRON ROD
F.I.P. FOUND IRON PIPE

A certain tract or parcel of land containing 11.95 acres, more or less, located in Section 27, Township 10 South, Range 9 East, City of Lake Charles, Calcasieu Parish, Louisiana, being more particularly described as follows:

Beginning at the northwest corner of the George Guillory, Sr. property, also being the northeast corner of The Cottages at Lake Charles Subdivision;
Thence South 0° 36' 34" West a distance of 989.98 feet;
Thence North 89° 14' 54" West a distance of 625.28 feet;
Thence North 0° 34' 24" East a distance of 800.83 feet;
Thence North 89° 14' 26" East a distance of 521.75 feet;
Thence North 0° 35' 14" East a distance of 189.19 feet;
Thence South 89° 15' 55" East a distance of 104.11 feet along the Lafanette Road southern right-of-way.

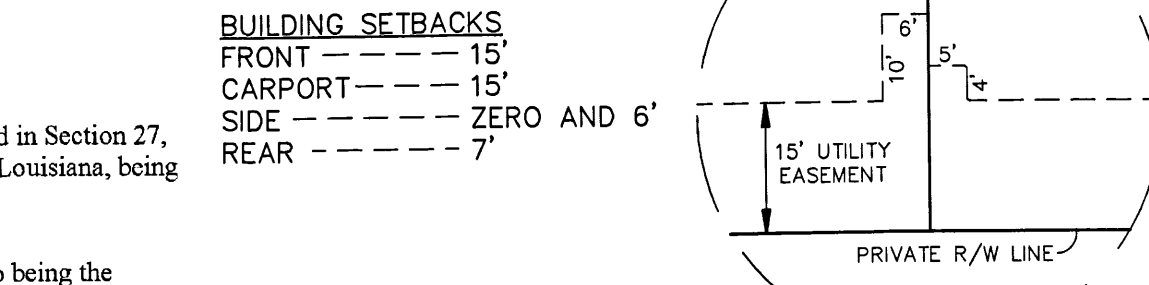
Said parcel of ground bounded on the East by George Guillory and Kathy Schlesinger; on the South by Elnora Granger; on the West by Shadow Ridge, LLC, and on the North by Christopher Brown, Thurman Brown, Benjamin Ned, Steven Abraham, Guida Guillory and Lafanette Road.

OWNER/APPLICANT
THE COTTAGES AT LAKE CHARLES, LLC
ATTN: BRYAN MCCLAIN
P.O. BOX 80064
LAFAYETTE, LA 70598-0064
(337) 456-4690



NOTES:
BEARINGS ARE BASED ON THE LOUISIANA COORDINATE SYSTEM OF 1983 (CORS 96), SOUTH ZONE.
THE PRIVATE STREETS ARE NOT TO BE MAINTAINED BY THE CITY OF LAKE CHARLES.
THIS SURVEY WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION BASED ON STANDARDS FOR CLASS C SURVEYS IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
PORTIONS OF THIS PROPERTY ARE LOCATED IN FLOOD HAZARD AREAS ZONE X & ZONE AE ACCORDING TO THE EFFECTIVE F.E.M.A. FLOOD INSURANCE RATE MAP DATED: FEBRUARY 19, 2011 Panel No. 22019C0470 F. BASE FLOOD ELEVATION=13.00'
MONTAGNET & DOMINGUE, INC. IS NOT RESPONSIBLE FOR ANY EASEMENT, RIGHTS OF WAY OR SERVITUDE'S NOT SHOWN. THIS FIRM HAS DONE NO PUBLIC RECORDS SEARCH TO LOCATE SUCH ITEMS OF RECORD.
TYPES OF IMPROVEMENTS
WATER ----- CITY OF LAKE CHARLES
SEWER ----- CITY OF LAKE CHARLES
ELECTRIC ----- ENTERGY
TELEPHONE ----- BELL SOUTH
DRAINAGE ----- SUBSURFACE
ROADWAY ----- 25' CURB AND GUTTER ASPHALT
SIDEWALKS ----- 3' AT BOC
ZONE ----- A-1

GENERAL NOTES
TOTAL NUMBER OF LOTS ----- 96
TOTAL AREA OF DEVELOPMENT ----- 11.95 ACRES
MINIMUM FRONTAGE ----- 41.5'
MINIMUM LOT SIZE ----- 2,946.50 Sq. Ft.
(2902) ----- MUNICIPAL ADDRESS



BUILDING SETBACKS
FRONT ----- 15'
CARPORT ----- 15'
SIDE ----- ZERO AND 6'
REAR ----- 7'
TYPICAL UTILITY EASEMENT NICHE PRIVATE R/W

A MAP OF SURVEY SHOWING
THE COTTAGES AT LAKE CHARLES
(A PRIVATE ZERO LOTLINE RESIDENTIAL DEVELOPMENT)
STREET ADDRESS: LAFANETTE ROAD
LAKE CHARLES, LA 70607
LOCATED IN SECTION 27, T-10-S, R-9-E;
CALCASIEU PARISH, LOUISIANA
PREPARED BY: *A.E. Montagnet*
ANDRE' E. MONTAGNET
P. L. S. NO. 4484
C. E. NO. 18687
MONTAGNET AND DOMINGUE, INC.
136 CLARA VON DRIVE
LAFAYETTE, LOUISIANA 70503
Phone: (337)981-2130 Fax: (337)981-3282
DATE: JUNE 15, 2020 SCALE: 1"=50'

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 7-14-2020TOTAL FEE: \$ 500.00

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

PROPERTY ADDRESS/LOCATION: corner Oakwood Dr. and Common Street
 LEGAL DESCRIPTION: lots 15-16 of Blk 9 University "H", Flat 17 P45
 DESCRIPTION OF JOB:

WITH PLANS ATTACHED HERETO:

APPLICANT: Jason and Amanda Brasseur PHONE: 337-488-9476MAILING ADDRESS: 6917 Windmill Way, L.S., LA ZIP: 70605EMAIL ADDRESS: Brasseur123@gmail.comOWNER OF RECORD: Jason and Amanda Brasseur

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

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

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

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

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL: _____

COMMENCEMENT OF CONSTRUCTION: _____ EXPECTED COMPLETION: _____

EXTENSION GRANTED: _____

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

FLOOD PLAIN MANAGEMENT REGULATIONS:

1.) FIRM ZONE: ☒ "X" ☐ "A" ☐ "AE" ☐ "D" ☐ OTHER _____2.) ELEVATION CERTIFICATE REQUIRED: ☐ YES ☒ NO3.) BASE FLOOD ELEVATION: NIR MSL4.) FLOODWAY: ☐ IN ☒ OUT

REMARKS OR SPECIAL CONDITIONS:

Request To Amend the official Zoning Map From A
Residential Zoning Dist to A Business Zoning District

108 Oakwood Dr 70605 L.S.

☐ APPROVE ☐ DENY

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

PLANNING DIRECTOR _____

CHAIRMAN _____

APPLICANT _____

DATE _____

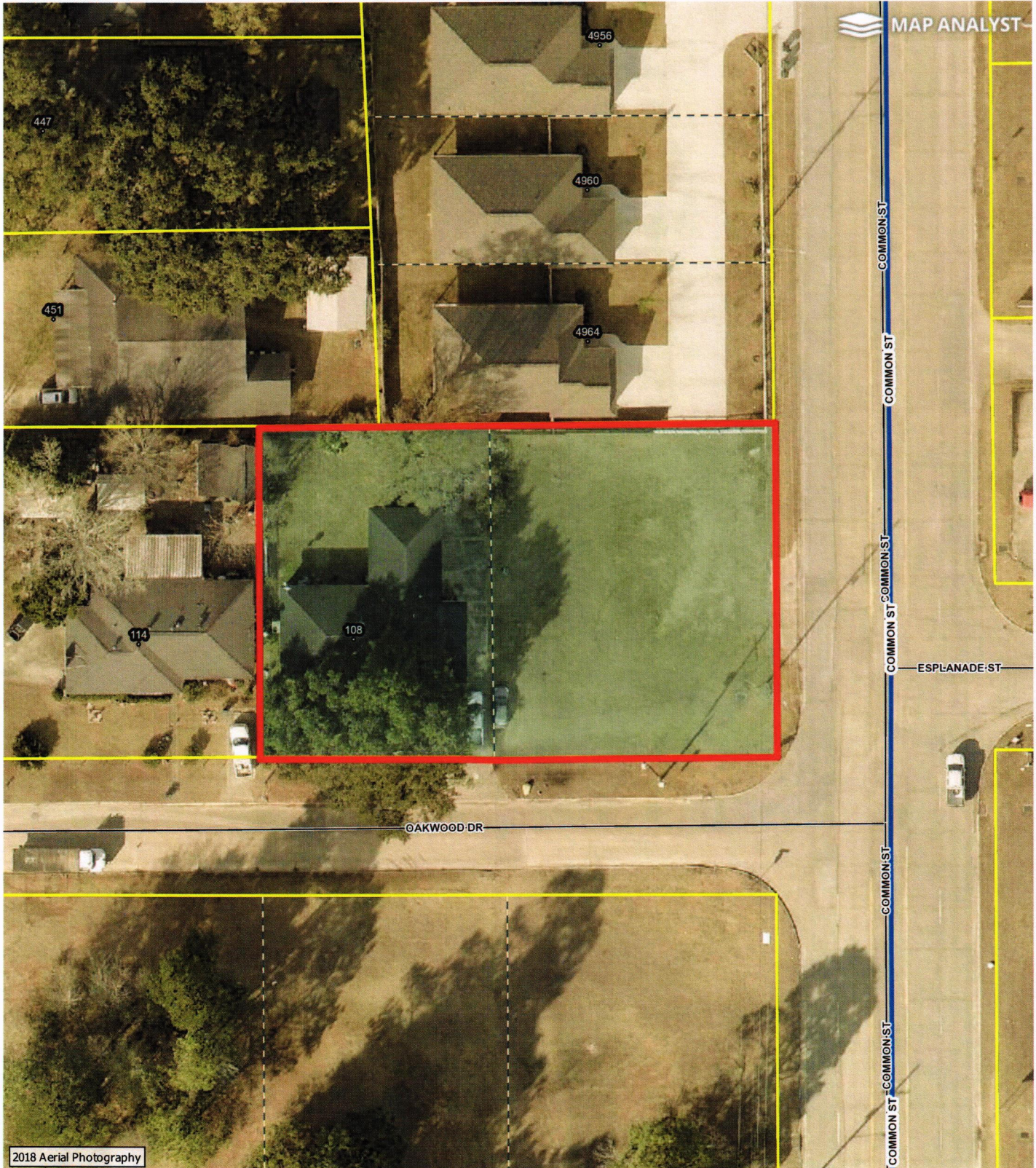
DATE _____

DATE _____

Amanda Brasseur
Jason Brasseur
7-14-2020



MAP ANALYST



2018 Aerial Photography

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: July 15, 2020

TOTAL FEE: \$ _____

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

PROPERTY ADDRESS/LOCATION:

Nelson Rd & Woodland Dr

LEGAL DESCRIPTION:

Lot 1 of Glen Oaks Subdivision Section 13 Township 10S

DESCRIPTION OF JOB:

rezoning from residential to mixed useRange 9W

WITH PLANS ATTACHED HERETO:

APPLICANT:

Basone Development Solutions

PHONE:

337.764.0389

MAILING ADDRESS:

1010 Lakelyn Dr Lake CharlesZIP: 70605

EMAIL ADDRESS:

robin@basone.solutions.com

OWNER OF RECORD:

Susan Marie Breaux

ZONING DISTRICT:

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

HISTORIC DISTRICT:

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

CONDITIONAL USE:

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

CASE NO. _____

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL: _____

COMMENCEMENT OF CONSTRUCTION: _____ EXPECTED COMPLETION: _____

EXTENSION GRANTED: _____

SPECIAL EXCEPTION/VARIANCE/APPEAL:

☐ NOT REQUIRED☐ REQUIRED☐ CASE NO. _____

FLOOD PLAIN MANAGEMENT REGULATIONS:

1.) FIRM ZONE: ☒ "X" ☐ "A" ☐ "AE" ☐ "D" ☐ OTHER _____2.) ELEVATION CERTIFICATE REQUIRED: ☐ YES ☐ NO

3.) BASE FLOOD ELEVATION: _____ MSL

4.) FLOODWAY: ☐ IN ☐ OUT

REMARKS OR SPECIAL CONDITIONS:

Response from Res to Mixed Use☐ APPROVE☐ DENY

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

PLANNING DIRECTOR

CHAIRMAN

APPLICANT

DATE

DATE

DATE

7/16/2020

Basone Development Solutions
1010 Lakelyn Drive
Lake Charles, LA 70605

July 16, 2020

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


Re: Susan Breaux—Woodland Dr and Nelson Rd, Lake Charles, LA 70605

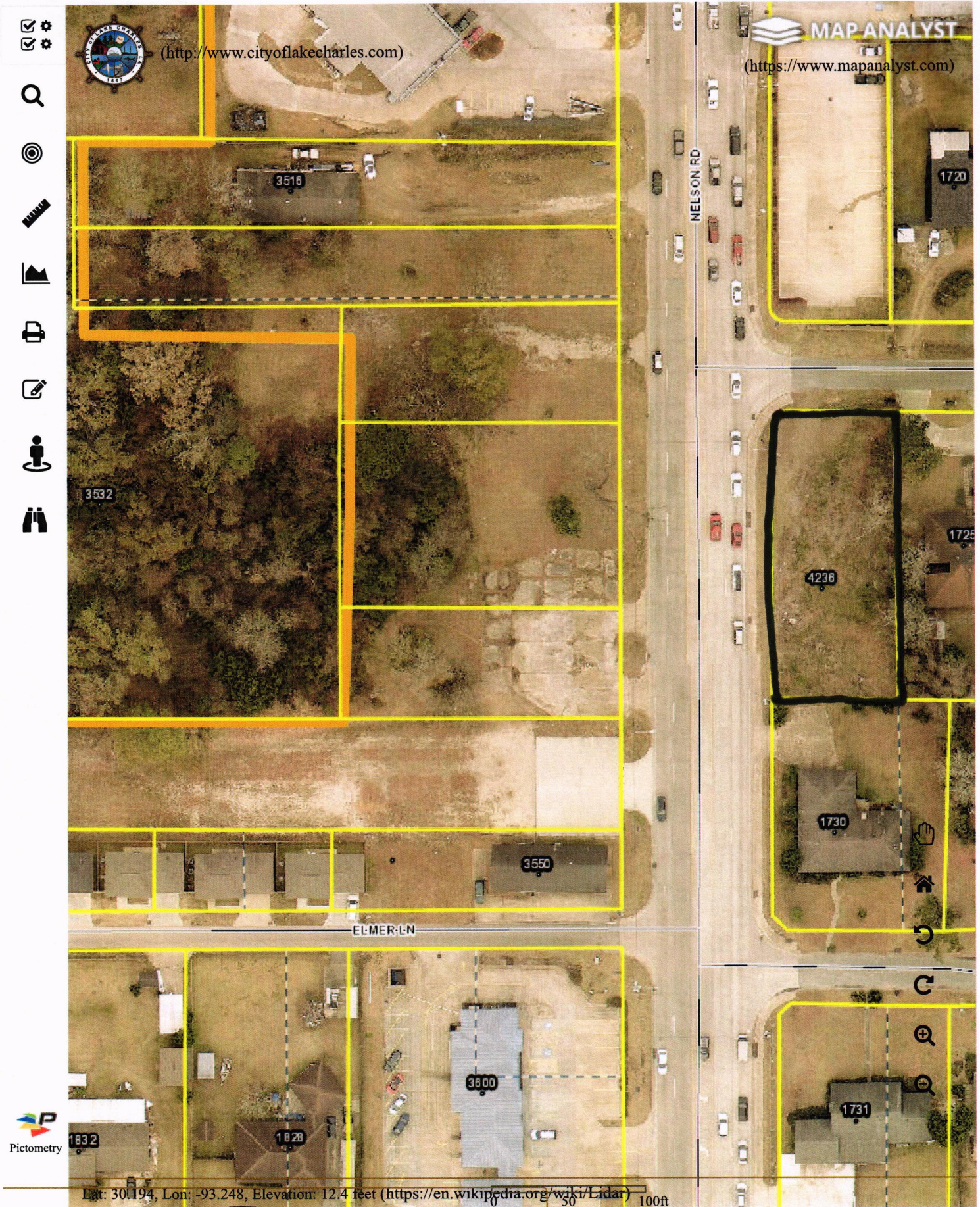
To Whom It May Concern:

The owner of the above referenced property is requesting a zoning change from Residential to Mixed Use. This property is vacant.

The agent for application purposes is Robin Basone.

Thank you,


Robin Basone
robin@basonesolutions.com
337.764.0389



Legend

Tutorial

☒ Reference

CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: June 16, 2020

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

1. NAME OF SUBDIVISION: 5th Avenue Estates
2. NAME OF APPLICANT: 5th Avenue Management, LLC
ADDRESS: 2009 E Windmill Ln., Las Vegas, NV ZIP 89123 PHONE (702) 553-9488
3. NAME OF AUTHORIZED AGENT: Chris Khoury – Bricks & Mortar Real Estate Co.
ADDRESS: 805 W. Bayou Pines Dr., Lake Charles, LA ZIP 70601 PHONE (337) 526-9647
4. OWNER OF RECORD: 5th Avenue Management, LLC (Lots 2-4) & NML Investment, LLC (Lot 1)
ADDRESS: (5th Av LLC above – NML); 4452 Ryan St. LC, LA ZIP 70605 PHONE (337) 309-8066
5. ENGINEER (and/or Land Surveyor): Accu-Line Surveying, Inc
ADDRESS: 235 Lewis Street, Sulphur, LA ZIP 70663 PHONE (337) 528-0060
6. ATTORNEY: Tom Gayle
ADDRESS: 713 Kirby St., Lake Charles, LA ZIP 70663 PHONE (337) 494-1220
7. SUBDIVISION LOCATION: On the West side of 5th Avenue, between Prejean Dr and Power Center Pkwy, immediately north of 4250 5th Avenue.
8. TOTAL ACREAGE BEING SUBDIVIDED: 21.57 Acres +/-
NO. OF LOTS: 4
9. ZONING CLASSIFICATION: MU-X
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: N/A
11. DATE OF PRELIMINARY PLAT APPROVAL: Requesting preliminary and final
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:

13. ATTACH **FIFTEEN (15)** COPIES OF THE FINAL PLAT.
14. ASSURANCES OF COMPLIANCE WITH REGULATIONS AS STATED.

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

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

BY: _____

SIGNATURE OF APPLICANT

DATE: 6/18/20

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

DATE: July 16, 2020

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

1. NAME OF SUBDIVISION: Ernest Business Properties, LLC Subdivision
2. NAME OF APPLICANT: M. Alan Hinton, MD APMC
ADDRESS: 230 West Sale Road ZIP 70601 PHONE _____
3. NAME OF AUTHORIZED AGENT: Thomas J Gayle
ADDRESS: 713 Kirby Street, Lake Charles, LA ZIP _____ PHONE 337-494-1220
4. OWNER OF RECORD: M. Alan Hinton, MD APMC & Garrett Blaine Ryder, MD
ADDRESS: 230 West Sale Rd, Lake Charles, LA ZIP _____ PHONE _____
5. ENGINEER (and/or Land Surveyor): Collins & Assoc - George A. Evans, Jr.
ADDRESS: 1230 2nd Street, Lake Charles, La. 70601 ZIP _____ PHONE 337-602-6970
6. ATTORNEY: Thomas J Gayle
ADDRESS: 713 Kirby Street, Lake Charles, LA ZIP _____ PHONE 337-494-1220
7. SUBDIVISION LOCATION: Corner of Ernest St and W. Sale Rd, Lake Charles, LA

8. TOTAL ACREAGE BEING SUBDIVIDED: 1.74
NO. OF LOTS: 3
9. ZONING CLASSIFICATION: Mixed Use
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: No

11. DATE OF PRELIMINARY PLAT APPROVAL: N/A
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:
Neighborhood Mini Storage 1165 East McNeese Street, Lake Charles LA 70605
Michael Conella 4037 Ernest Street Lake Charles, LA 70605

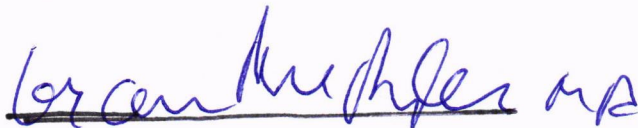
13. ATTACH **FIFTEEN (15)** COPIES OF THE FINAL PLAT.
14. ASSURANCES OF COMPLIANCE WITH REGULATIONS AS STATED.

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

I, M. Alan Hinton HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

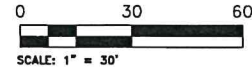
By: 
SIGNATURE OF APPLICANT

DATE: July 17 2020

By: 

SECTION 18, T-10-S, R-8-W
SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN
CITY OF LAKE CHARLES
CALCASIEU PARISH, LOUISIANA

Basis of Bearings:
All bearings shown hereon are Grid Louisiana State Plane Coordinates, NAD 83 Louisiana South Zone



All that certain parcel or tract of land containing 1.74 acres, more or less, and being situated in the Southwest Quarter of the Southeast Quarter of Section 18, Township 10 South, Range 8 West, Southwestern Land District, Louisiana Meridian, City of Lake Charles, Calcasieu Parish, Louisiana and being more particularly described as follows:

COMMENCING at the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 18, Township 10 South Range 8 West, Louisiana Meridian, in the Southwestern Land District, Calcasieu Parish, Louisiana; thence North 00 degrees 51 minutes 02 seconds East, along the West line of said Southwest Quarter of the Southeast Quarter, for a distance of 16.50 feet to the Point of Beginning of herein described plat, along the East line of said Southwest Quarter, thence North 00 degrees 51 minutes 02 seconds East, along said West line and centerline of Ernest Street, for a distance of 322.00 feet to a point; thence leaving said centerline of Ernest Street,

run South 88 degrees 44 minutes 21 seconds East, passing a found 5/8 inch iron rod on the East right-of-way line of said Ernest Street at a distance of 30.00 feet, and continue for a total distance of 160.00 feet to a found 5/8 inch iron rod thence North 00 degrees 51 minutes 02 seconds East for a distance of 3.08 feet to a found 5/8 inch iron rod, thence South 88 degrees 44 minutes 21 seconds East for a distance of 325.00 feet to a found 5/8 inch iron rod, thence North 00 degrees 51 minutes 02 seconds West for a distance of 325.00 feet to a point, thence North 88 degrees 44 minutes 21 seconds West passing a set X marked in concrete at a distance of 205.00 feet, and continue for a total distance of 235.00 feet to a point, thence North 00 degrees 51 minutes 02 seconds East, using subject right-of-way of Ernest Street on the West side thereof and any other rights of way, easements, servitude's, recorded or unrecorded, visible or invisible.

A WETLANDS DETERMINATION WAS NOT REQUESTED AND IS NOT BEING PROVIDED AS PART OF THIS SURVEY.

●	trans found in place
○	Set 3/8" below, unless noted otherwise
---	Section Lines
---	Element or right of way lines.
---	Dead or record lines.
---	Interior and adjacent lot lines.
○-P	Power poles.
—E—	Overhead electric lines.
—X—	Fences.
⋈	Centerlines
ROW	Right of Way
(M)	Measured
(R)	Record
⊠	Transformer
⊕	Electric Meter
+10.8	Indicates existing ground elevation

MINOR SUBDIVISION

Sited in:
SECTION 18, T-10-S, R-8-W
SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN
CITY OF LAKE CHARLES
CALCASIEU PARISH, LOUISIANA

Basis of Bearings:
 Bearings are Old
 Louisiana State Plane Coordinates,
 NAD 83 Louisiana South Zone

0 30 60
 SCALE: 1" = 30'

SURVEYOR'S DESCRIPTION:
 All that certain parcel or tract of land containing 1.74 acres less, and being situated in the Southwest Quarter of the Southeast Quarter of Section 18, Township 10 South, Range 8 West, Southwestern Land District, Meridian, City of Lake Charles, Calcasieu Parish, Louisiana and being more particularly described as follows:
 COMMENCING at the Southwest corner of the Southwest Quarter of the Quarter of Section 18, Township 10 South Range 8 West, Louisiana Meridian, Southwestern Land District, Calcasieu Parish, Louisiana; thence North 02 minutes 02 seconds East, along the West line of said Southwest Quarter, for a distance of 165.00 feet to the Point of Beginning described tract, being a point in the centerline of Ernest Street; thence North 00 degrees 51 minutes 02 seconds East, along said West line or of Ernest Street, for a distance of 322.00 feet to a point; thence leave centerline of Ernest Street,
 run South 88 degrees 44 minutes 21 seconds East, passing a found 5/8" iron rod on the East right-of-way line of said Ernest Street at a distance of 165.00 feet, and continue for a total distance of 160.00 feet to a found 5/8" iron rod; thence North 00 degrees 51 minutes 02 seconds East for a distance of 325.00 feet to a found 5/8" inch iron rod; thence South 88 degrees 44 minutes 21 seconds East for a distance of 75.00 feet to a found 5/8" inch iron rod; thence North 00 degrees 51 minutes 02 seconds West for a distance of 325.00 feet to a found 5/8" inch iron rod; thence North 88 degrees 44 minutes 21 seconds West passing a set 5/8" rebar at a distance of 205.00 feet, and continue for a total distance to the Point of Beginning, containing 1.74 acres, more or less. Be the right-of-way of Ernest Street on the East side thereof and any easements, servitudes, recorded or unrecorded, visible or invisible.

WETLAND DETERMINATION:
 A WETLANDS DETERMINATION WAS NOT REQUESTED AND IS NOT PROVIDED AS PART OF THIS SURVEY.
LEGEND:
 Irons found in place
 Set 5/8" rebar, unless noted otherwise
 Section Lines
 Easement or right of way lines
 Deed or record lines
 Interior and adjacent lot lines
 Power poles
 Overhead electric lines
 Fences
 Centerline
 Right of Way
 ROW
 (M)
 (R)
 Measured
 Record
 Transformer
 Electric Meter
 +10.9
 Indicates existing ground elevation

ERNEST BUSINESS PROPERTIES, LLC
(Total Land Area)
(1.74 Acres)

LOT 1
0.84 Acres

LOT 2
0.51 Acres

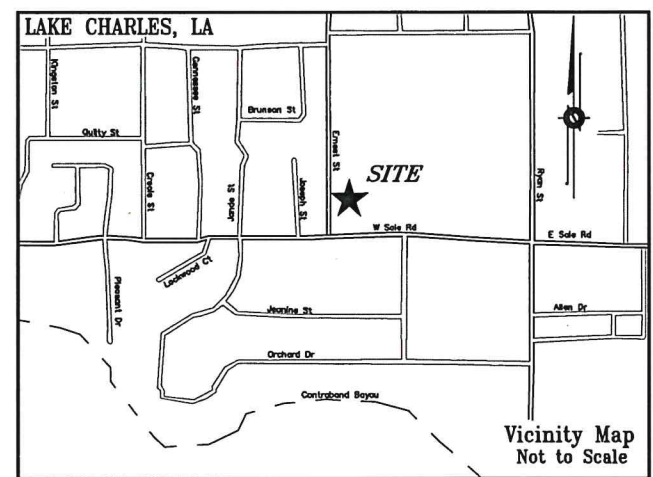
Ernest Street

W Sale Road

POINT OF BEGINNING

POINT OF COMMENCEMENT
SW Corner of SW 1/4 of the SE 1/4 of Section 18 T 10 S, R 8 W

Base of Bearings:
 Bearings are Old
 Louisiana State Plane Coordinates,
 NAD 83 Louisiana South Zone



THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, OR STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF CALCASIEU PARISH.

M. ALAN HINTON, M.D., APMC	DATE
GARETT BLAINE RYDER, M.D.	DATE
ANGELA QUINETTE RYDER	DATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE MINIMUM STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS "C" SURVEY AND THAT IS PLAT IS MADE IN ACCORDANCE WITH LA. 33:5051, ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.
DATE OF FIELD SURVEY: 10/24/2019

COLLINS & ASSOCIATES LAND SURVEYING, INC.




George A. Evans Jr., RPLS LA. #4750

07/08/2020
DATE

SCALE: 1" = 30'
General Revisions

This property is in Flood Zones "X", (0.2% Annual Chance Flood Hazard), of the Flood Insurance Rate Map, Community Panel No. 22019C0490F, which bears an effective date of February 18, 2011 and is not in a special flood hazard area, we have learned this community does currently participate in the program.

1. Referenced Plot of survey prepared by F. Shutta' Sons, for Charles H. Austin, dated October 12, 1948.
2. Referenced Plot of survey prepared by George F. Webb, PLS, for Edward F. Bass, Et Al (date not available).
3. Referenced Plot of ALLEN FONTENOT SUBDIVISION NO. 1, prepared by D.W. Jessen, PLS, dated November 10, 1954.

1.) THE WORD "CERTIFY" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF. AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

2.) THE BEARINGS SHOWN HEREON ARE GRID BEARINGS, BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, NAD83, LOUISIANA SOUTH ZONE, AND UTILIZING STATIC GPS, PROCESSED BY OPUS.

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THIS PLAT IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

DR. ALAN HINTON

Site Situated In:
THE SW 1/4 OF SE 1/4 OF
SECTION 18, T-10-S, R-8-W,
SOUTHWESTERN LAND DISTRICT,
LOUISIANA MERIDIAN,
CITY OF LAKE CHARLES,
CALCASIEU PARISH, LOUISIANA

DATE:	SCALE:	NOTES:	DRAWN BY:	CHECKED BY:	JOB NO.:	PLAT No.:
06/10/2020	1" = 30'	FILE	DEM	GAE	219289-1	219289-1

**COLLINS &
ASSOCIATES
LAND
SURVEYORS, INC.**

Licensed To Serve Louisiana, Texas, Arkansas, Mississippi, and Alabama
1230 2nd Street Lake Charles, LA 70601
337-602-6970 office 337-602-6013 fax

THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR A CLASS "C" SURVEY ACCORDING TO THE "LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."

CITY OF LAKE CHARLES
APPLICATION FOR PRELIMINARY AND FINAL SUBDIVISION APPROVAL

DATE: July 17, 2020

APPLICATION FEE: \$ 1,097.33
PLAT FILING FEE: \$ 230.00

1. NAME OF PROPOSED SUBDIVISION: IMPERIAL POINTE
2. NAME OF APPLICANT: IMPERIAL LAND HOLDINGS, LLC
ADDRESS: 1747 Imperial Blvd., Lake Charles, LA ZIP: 70605 PHONE: 337-721-7242
3. NAME OF AUTHORIZED AGENT: JOHN W. NOBLE, JR., M.D.
ADDRESS: 1747 Imperial Blvd., Lake Charles, LA ZIP: 70605 PHONE: 337-721-7242
4. OWNER OF RECORD: IMPERIAL LAND HOLDINGS, LLC
ADDRESS: 1747 Imperial Blvd., Lake Charles, LA ZIP: 70605 PHONE: 337-721-7242
5. ENGINEER (and/or Land Surveyor): CHARLES LADNER & ASSOCIATES
ADDRESS: 5393 Big Lake Road, Lake Charles, LA ZIP: 70605 PHONE: 337-478-2222
SURVEYOR: COLLINS & ASSOCIATES LAND SURVEYORS, INC.
ADDRESS: 1230 2nd Street, Lake Charles, LA ZIP: 70601 PHONE: 337-602-6970
6. ATTORNEY: THOMAS P. LEBLANC
ADDRESS: 113 Dr. Michael DeBakey Drive, Lake Charles, LA ZIP: 70601 PHONE: 337-310-4300
7. SUBDIVISION LOCATION: NELSON ROAD AT IMPERIAL BOULEVARD
8. TOTAL ACREAGE BEING SUBDIVIDED: Approximately 43.893 acres
NUMBER OF LOTS: Ten (10)
9. ZONING CLASSIFICATION: BUSINESS / RESIDENTIAL
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE:
11. DATE OF PRELIMINARY PLAT APPROVAL:
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:
See attached
13. ATTACH FIFTEEN (15) COPIES OF THE FINAL PLAT.
14. ASSURANCES OF COMPLIANCE WITH REGULATIONS AS STATED.

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

I, Thomas P. LeBlanc, HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

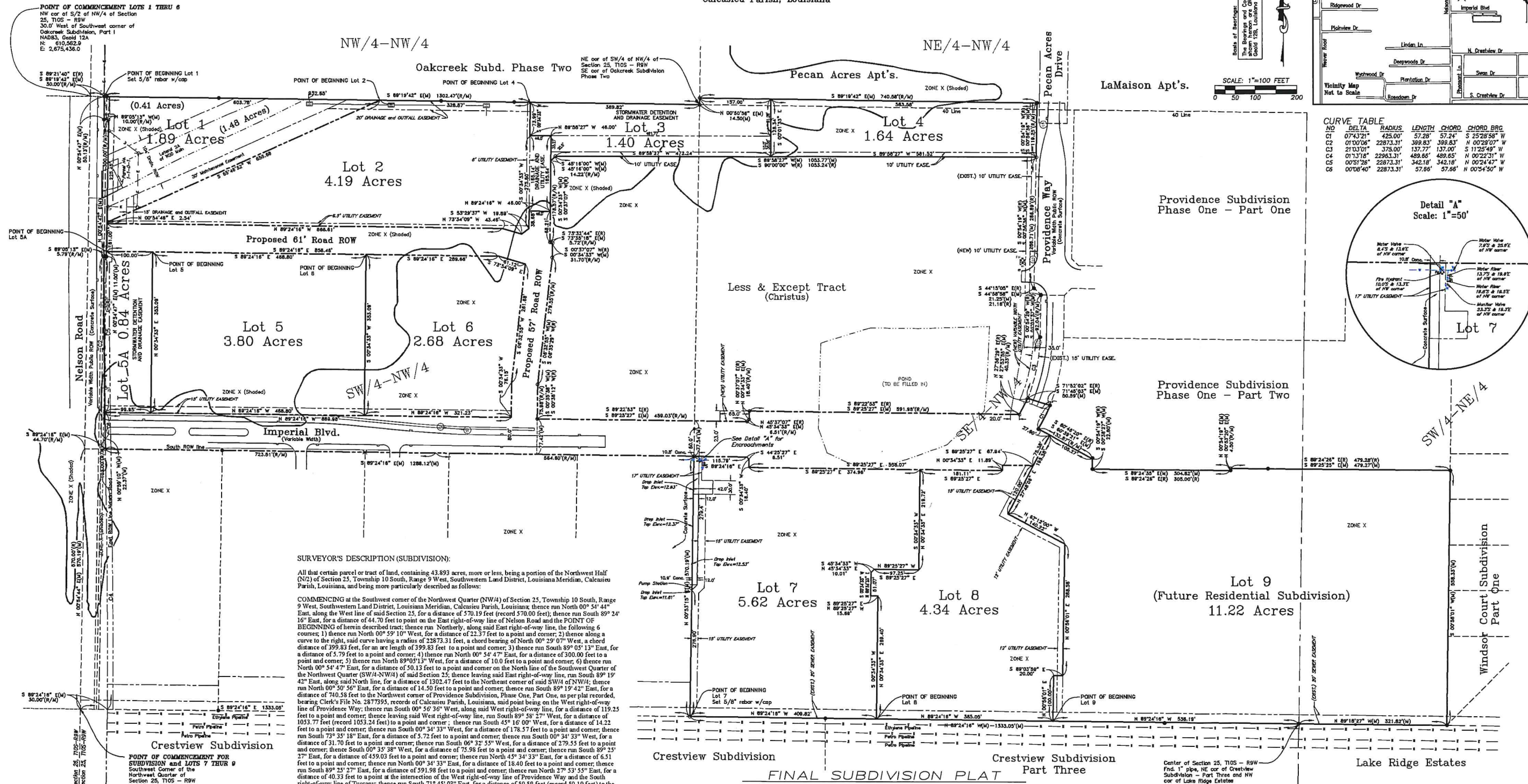
IMPERIAL LAND HOLDINGS, L.L.C.

BY: 
Signature of Applicant

DATE: 7/17/2020

FINAL SUBDIVISION PLAT

Situated in:
The Northwest Quarter (NW/4) and the Southwest Quarter of the
Northeast Quarter (SW/4-NE/4) of Section 25, Township 10 South,
Range 9 West, Southwestern Land District, Louisiana Meridian,
Calcasieu Parish, Louisiana



SURVEYOR'S DESCRIPTION (SUBDIVISION):

All that certain parcel or tract of land, containing 43.893 acres, more or less, being a portion of the Northwest Half (NW/2) of Section 25, Township 10 South, Range 9 West, Southwestern Land District, Louisiana Meridian, Calcasieu Parish, Louisiana, and being more particularly described as follows:

COMMENCING at the Southwest corner of the Northwest Quarter (NW/4) of Section 25, Township 10 South, Range 9 West, Southwestern Land District, Louisiana Meridian, Calcasieu Parish, Louisiana; thence run North 00° 54' 44" East, along the West line of said Section 25, for a distance of 570.19 feet (record 570.00 feet); thence run South 89° 24' 16" East, for a distance of 44.70 feet to point on the East right-of-way line of Nelson Road and the POINT OF BEGINNING of herein described tract; thence run North, along said East right-of-way line, the following 6 courses; 1) thence run North 00° 59' 10" West, for a distance of 22.37 feet to a point and corner; 2) thence along a curve to the right, said curve having a radius of 22873.31 feet, a chord bearing of North 00° 29' 07" West, a chord distance of 399.83 feet, for an arc length of 399.83 feet to a point and corner; 3) thence run South 89° 51' 13" East, for a distance of 5.79 feet to a point and corner; 4) thence run North 00° 54' 47" East, for a distance of 300.00 feet to a point and corner; 5) thence run North 89° 05' 13" West, for a distance of 10.0 feet to a point and corner; 6) thence run North 00° 54' 47" East, for a distance of 50.13 feet to a point and corner on the North line of the Southwest Quarter of the Northwest Quarter (SW/4-NW/4) of said Section 25, thence leaving said East right-of-way line, run South 89° 19' 42" East, along said North line, for a distance of 1302.47 feet to the Northeast corner of said SW/4 of NW/4; thence run North 00° 50' 56" East, for a distance of 14.50 feet to a point and corner; thence run South 89° 19' 42" East, for a distance of 740.58 feet to the Northwest corner of Providence Subdivision, Phase One, Part One, as per plat recorded, bearing Clerk's File No. 2877393, records of Calcasieu Parish, Louisiana, said point being on the West right-of-way line of Providence Way; thence run South 00° 56' 36" West, along said West right-of-way line, for a distance of 119.25 feet to a point and corner; thence leaving said West right-of-way line, run South 89° 58' 27" West, for a distance of 1053.77 feet (record 1053.24 feet) to a point and corner; thence run South 45° 16' 00" West, for a distance of 14.22 feet to a point and corner; thence run South 00° 34' 33" West, for a distance of 178.57 feet to a point and corner; thence run South 73° 29' 18" East, for a distance of 5.72 feet to a point and corner; thence run South 00° 34' 33" West, for a distance of 31.70 feet to a point and corner; thence run South 06° 32' 55" West, for a distance of 279.55 feet to a point and corner; thence run South 00° 33' 38" West, for a distance of 75.98 feet to a point and corner; thence run South 89° 25' 27" East, for a distance of 59.93 feet to a point and corner; thence run North 45° 34' 33" East, for a distance of 6.51 feet to a point and corner; thence run North 00° 34' 33" East, for a distance of 18.40 feet to a point and corner; thence run South 89° 25' 27" East, for a distance of 591.98 feet to a point and corner; thence run North 27° 53' 53" East, for a distance of 40.33 feet to a point at the intersection of the West right-of-way line of Providence Way and the South right-of-way line of Tusculum; thence run South 71° 45' 03" East, for a distance of 30.59 feet (record 30.10 feet) to the Northwest corner of Lot 34 of Providence Subdivision, Phase One, Part Two, as per plat recorded, bearing Clerk's File No. 2892542, records of Calcasieu Parish, Louisiana; thence along a curve to the right, said curve having a radius of 425.00 feet, a chord bearing of South 25° 28' 58" West, a chord distance of 57.24 feet, for an arc length of 57.28 feet to the Southwest corner of said Lot 34; thence run along the South line of said Providence Subdivision, Phase One, Part Two, the following 5 courses; 1) thence run South 60° 39' 21" East, for a distance of 132.87 feet to the Southeast corner of said Lot 34; 2) thence run South 00° 38' 27" West, for a distance of 22.60 feet to the Southwest corner of Lot 35 of Providence Subdivision, Phase One, Part Two; 3) thence run South 89° 24' 16" West, for a distance of 304.82 feet (record 305.00 feet) to a point and corner; 4) thence run North 00° 53' 20" East, for a distance of 4.50 feet to a point and corner; 5) thence run South 89° 25' 27" East, for a distance of 479.27 feet (record 479.28 feet) to a point and corner on the West line of Windsor Court Subdivision, Part One, as per plat recorded, bearing Clerk's File No. 2805647, records of Calcasieu Parish, Louisiana; thence run South 00° 56' 01" West, along said West line, for a distance of 358.33 feet (record 358.36 feet) to a point on the North line of Lake Ridge Estates, as per plat recorded in Plat Book 28, at page 62, records of Calcasieu Parish, Louisiana; thence run North 89° 18' 27" West, along said North line, for a distance of 321.82 feet to the Northeast corner of Crestview Subdivision, Part Three, as per plat recorded in Plat Book 34, at page 194, records of Calcasieu Parish, Louisiana; thence run North 89° 24' 16" West, along the North line of said Crestview Subdivision, Part Three and the North line of Crestview Subdivision, as per plat recorded in Plat Book 33, at pages 14 and 15, records of Calcasieu Parish, Louisiana, for a distance of 133.05 feet to the Southeast corner of the Southwest Quarter of the Northwest Quarter (SW/4-NW/4) of said Section 25; thence run North 00° 53' 15" East, along the East line of said SW/4 of NW/4, for a distance of 570.19 feet (record 570.00 feet) to a point and corner; thence run North 89° 24' 16" West, for a distance of 1288.12 feet to the Point of Beginning, containing 43.893 acres, more or less, and subject to all easements, servitudes and rights-of-way, recorded or unrecorded, visible or invisible.

NOTES:

DATUM: NAD83, GEOID 12B
REF. BM - STATIC GPS, OPUS
-6"± = EXISTING ELEVATION
SET 5/8" ROADS AT ALL LOT CORNERS

FLOOD ZONE NOTE:
Property is located within an area having a Zone Designation X and X Shaded, by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 22019C049F, with a date of identification of February 18, 2011, for Community Panel No. 220337 and 220340, in Calcasieu Parish and the City of Lake Charles, State of Louisiana, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

Legend of Symbols & Abbreviations

— Dead or Record Line	— Use — Underground Electric	DE Electric Box	— Guy Anchor
--- Easement or ROW Line	— Transformer	CO Sewer Cleanout	(M) Measure
--- Interior and Adjacent Line	— Electric Meter	SD Storm Drain Manhole	(R) Record
— Fire Hydrant	— Telephone Pedestal	ST Storm Drain	(C) Calculated
— Light Pole	— Ballast	— P Power Pole	— Found Rod
— Gas Valve	— Sign	WM Water Meter	— Set 5/8" Rebar w/cap
— Water Valve	— Handicap Parking	QG Gas Meter	FL Feet
— Sewer Manhole	— Overhead Electric	— Ingress or Egress	— Inches or Seconds
B.F.P. Back Flow Preventer	— T Overhead Telephone	— Centerline	— Feet or Minutes
— T Telephone Pole	LA Landscaped Area	— Signal Pole	— Degrees

Center of Section 25, T10S - R9W
Fnd. 1" pipe, NE cor. of Crestview Subdivision - Part Three and NW cor. of Lake Ridge Estates

CERTIFICATIONS:
THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO THE CITY OF LAKE CHARLES ORDINANCES GOVERNING THE SUBDIVISION OF LAND.
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND WAS PERFORMED IN ACCORDANCE WITH THE APPLICABLE PROFESSIONAL AND OCCUPATIONAL STANDARDS PER LOUISIANA ADMINISTRATIVE CODE, TITLE 46, PART LXI, CHAPTER 25, FOR A CLASS D SURVEY AS DEFINED IN SUBPART § 2505.

STATE OF LOUISIANA
GEORGE A. EVANS, JR.
REG. NO. 4750
REGISTERED
PROFESSIONAL
LAND SURVEYOR

George A. Evans, Jr.
La. L.S. Reg. No. 4750

DEDICATION
THE RIGHT-OF-WAY OF STREETS SHOWN HEREON, IS NOT TO BE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. IT SHALL REMAIN IN THE OWNERSHIP OF THE GRANTOR. ALL AREAS SHOWN AS EASEMENTS ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURES, OR FENCE SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED WITHIN THE LIMITS OF ANY EASEMENT SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE EASEMENT IS GRANTED.

SEWERAGE DISPOSAL
NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF CALCASIEU PARISH.

Imperial Land Holdings, LLC

BY: John W. Noble, Jr., Manager
BY: Steven S. Hale, Manager
BY: Craig G. Marton, Manager

MAJ

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 6/24/2020

TOTAL FEE: \$ 250.00

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

APPLICANT COMPLETES THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 711 Shell Beach Dr, Lake Charles, LA 70601

LEGAL DESCRIPTION: ☒ ATTACHED

DESCRIPTION OF REQUEST: Modify existing attic space at my primary residence into an Accessory Dwelling Unit (ADU) conversion. No exterior modifications. Additional details attached.

APPLICANT: Darin Grandfield

PHONE: 925 784 3960

MAILING ADDRESS: 711 Shell Beach Dr, Lake Charles, LA

ZIP: 70601

OWNER OF RECORD: Same as applicant

PHONE:

MAILING ADDRESS:

ZIP:

APPLICANT MUST VERIFY THE FOLLOWING ITEMS ARE INCLUDED IN THE APPLICATION BY CHECKING BOX:

(NOTE: ALL ITEMS MUST BE INCLUDED IN ORDER TO SUBMIT APPLICATION)

- ☒ SCALED SITE PLAN
☒ CURRENT LEGAL DESCRIPTION OF PROPERTY
☒ APPLICANT "LETTER OF INTENT"
☒ OWNERSHIP VERIFICATION/OWNER'S CONSENT LETTER/BUY-SELL AGREEMENT
☒ PROPERTY OWNERS WITHIN 500FT.-MAJOR PERMITS/PLANNED DEVELOPMENT/AMENDMENTS ONLY ☐ NOT REQUIRED

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

APPLICANT SIGNATURE

DATE

6-22-20

PLANNING & DEVELOPMENT REVIEW ONLY

APPLICANT IS REQUESTING: CONDITIONAL USE: ☐ MINOR ☐ MAJOR ☐ PLANNED DEVELOPMENT
☐ SPECIAL EXCEPTION ☐ VARIANCE ☐ APPEAL ☐ AMENDMENT (RE-ZONING)

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

HISTORIC DISTRICT: ☐ CHARPENTIER ☐ MARGARET PLACE ☐ N/A (If not located within Historic District)

REMARKS OR SPECIAL CONDITIONS:

REVIEWED BY

DATE

DIRECTOR/ASSISTANT DIRECTOR OF PLANNING

DATE

City of Lake Charles Planning Department

326 Pujo St, Lake Charles, LA 70601

Dear City of Lake Charles Planning Department,

See below for additional details regarding my enclosed application for public hearing by the Lake Charles Planning Department.

Proposed Job Scope:

I am proposing to complete a non-intrusive conversion of an existing approximately 300 square foot attic space to an accessory dwelling unit (ADU). I will not make exterior modifications of any kind and all modifications will take place within the existing structures at the subject property, which is also my primary residence. The small renovation will require supplemental reinforcement of the existing floor joists to meet livable space code standards and minor interior electrical and plumbing updates to integrate a new $\frac{3}{4}$ bathroom and kitchenet for the ADU. Ceiling heights and dimensional requirements will all meet current code. No other structural changes are anticipated.

Basis of need:

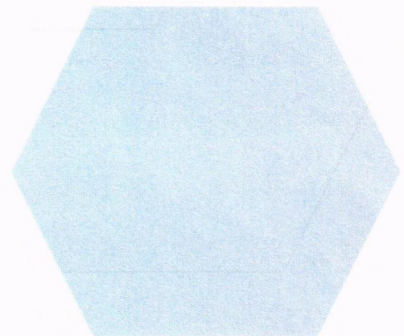
Although my wife and I are happy Lake Charles residents, we are originally from out of state and are expecting our first child soon. The proposed ADU will include a minimal space for in-laws and relatives to reside when visiting as our home is currently a 2 bedroom, 2 bathroom residence. The ADU would include a studio space, kitchenette, and small bathroom. It will be accessed using the same stairwell that accesses the attic space currently.

Regards,



Darin Grandfield
PROPERTY OWNER

6-22-20

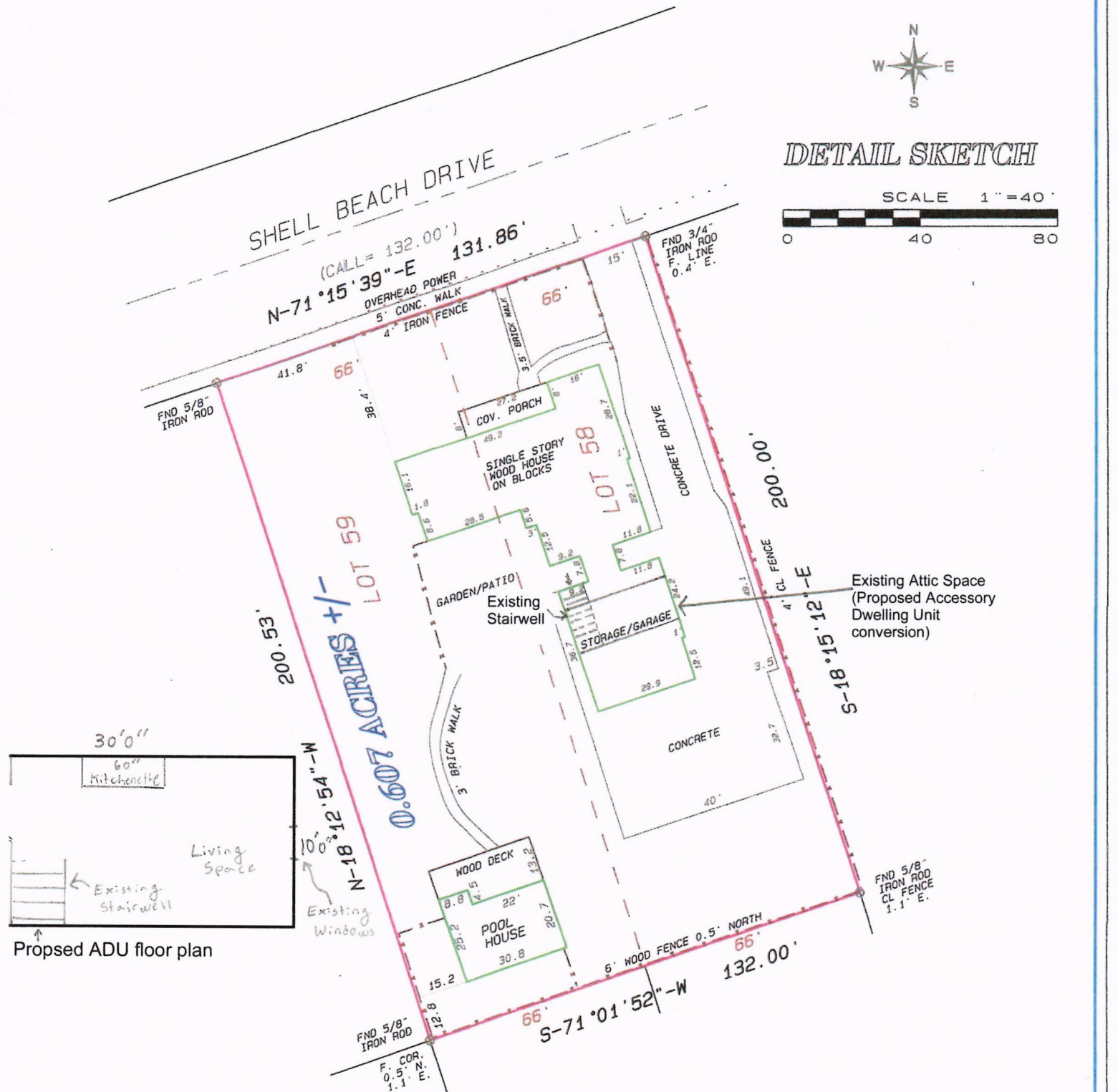




DETAIL SKETCH

SCALE 1" = 40'

0 40 80



DATE: JUNE 28, 2018

AMERICAN SURVEYORS
210 WEST NAPOLEON ST.
SULPHUR LA. 70663
PH. 337-527-0420
FAX 337-528-0903



Y) ON THIS SURVEY
TO THE SURVEYOR BY
E SERVITUDES,
IR WAS NOT
ETERMINE IF
PROPERTY.

TITLE INSURANCE CO.
Y OTHERS UNDER
RVEY AS SET FORTH

VARIANCE APPLICATION FORM

DATE: 5/26/20

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LOUISIANA UNDER THE PROVISIONS OF ORDINANCE 13-30 AND ALL OTHER APPLICABLE CODES AND ORDINANCES OF THE CITY OF LAKE CHARLES, THE UNDERSIGNED PARTY HEREBY APPLIES FOR AN ALTERATION OF SHORELINE PERMIT FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 4115 Common St

LEGAL DESCRIPTION: See Attached

DESCRIPTION OF JOB: Construction of metal storage Building

WITH PLANS ATTACHED HERETO:

APPLICANT: Nadeem Akbar

PHONE: 337-249-7592

MAILING ADDRESS: 4115 Common St LC ZIP: 70607

EMAIL ADDRESS: AGRO1@GMAIL.COM

OWNER OF RECORD:

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

FLOOD PLAIN MANAGEMENT REGULATIONS:

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

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

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

REMARKS OR SPECIAL CONDITIONS:

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR AN ALTERATION OF SHORELINE PERMIT IS CONTINGENT UPON MY COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND POLICIES OF THE CITY OF LAKE CHARLES. ANY ATTEMPT TO ABROGATE SUCH OR FAILURE TO COMPLY WITH ANY CONDITION LEGALLY IMPOSED ON THIS APPLICATION SUBSEQUENT TO THE PROVISION OF SEC 13-30 OF THE CODE OF ORDINANCES WILL RENDER THE PERMIT NULL AND VOID.

PLANNING DIRECTOR _____

DATE _____

Nadeem Akbar
APPLICANT

5/26/20
DATE

LETTER OF INTENT

Mansehra Business LLC
4115 Common Street
Lake Charles, LA 70607

Effective Date: 05/26/2020

City Of Lake Charles
326 Pujol St – P.O Box 900
Lake Charles, LA 70602-0900

RE: Building of 30ft x 60ft Storage Building

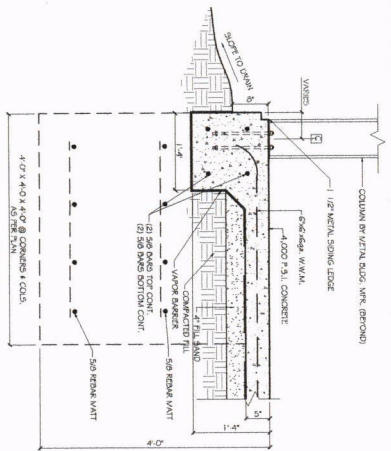
This letter of intent, represents the construction work of storage building behind ⁴¹¹⁵~~4105~~ Common Street Lake Charles, LA 70607 for the purpose to increase current storage space for our business.

Your Co-operation will be highly appreciated.

Thanking You

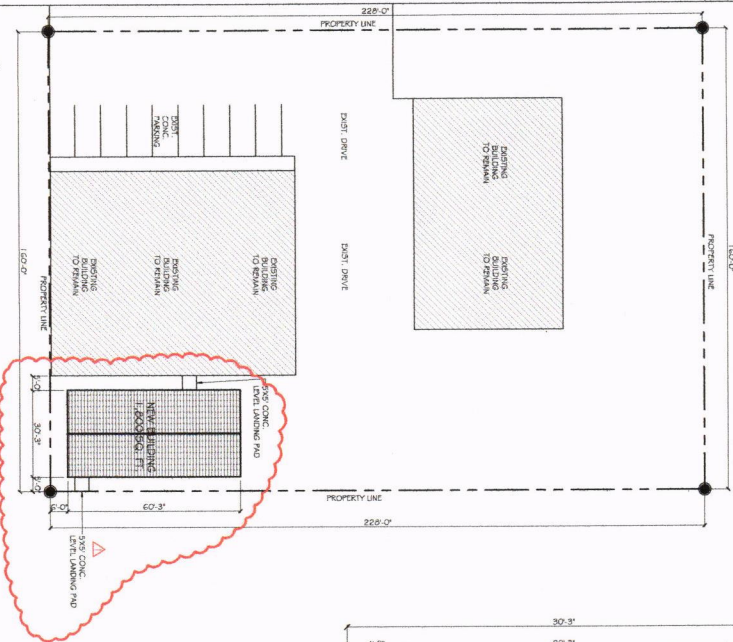


Nadeem Abbasi

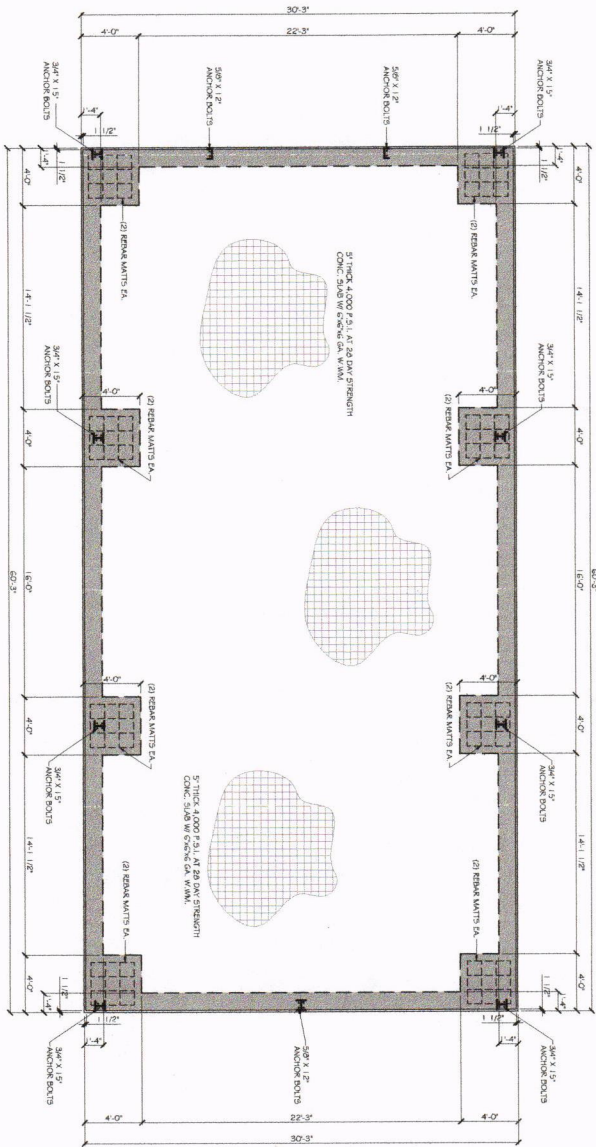


2 GRADE BEAM @ CORNERS & COLS.
RE: 1' = 1'-0"

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



1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



- FOUNDATION NOTES:
1. FOUNDATION SHALL BE DESIGNED TO RESIST ALL LATERAL FORCES.
 2. FOUNDATION SHALL BE DESIGNED TO RESIST ALL VERTICAL FORCES.
 3. FOUNDATION SHALL BE DESIGNED TO RESIST ALL MOMENTS.
 4. FOUNDATION SHALL BE DESIGNED TO RESIST ALL TORSIONS.
 5. FOUNDATION SHALL BE DESIGNED TO RESIST ALL SETTLEMENTS.
 6. FOUNDATION SHALL BE DESIGNED TO RESIST ALL SLIDING.
 7. FOUNDATION SHALL BE DESIGNED TO RESIST ALL PULL-OUT.
 8. FOUNDATION SHALL BE DESIGNED TO RESIST ALL UPLIFT.
 9. FOUNDATION SHALL BE DESIGNED TO RESIST ALL OVERTURNS.
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MARCH 2020

Chine Clark
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337-304-3755

VERIFICATION
I ale Charles I a
337-304-3755

PROJECT
BUILDING PLAN
MODERN ABRASI
& ABRASI
CONSTRUCTORS
SMIA
ADDRESS
4115 COMMON ST.
LAWRENCE, MA 01840
PROJECT NO. 2020-18

REVISION:
3-31-2020
REVISION:
3-31-2020
A2.0

2 NORTH ELEVATION

SCALE: 3/16" = 1'-0"

3 WEST ELEVATION

SCALE: 3/16" = 1'-0"

4 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

5 EAST ELEVATION

SCALE: 3/16" = 1'-0"

6 TYP. WALL SECTION

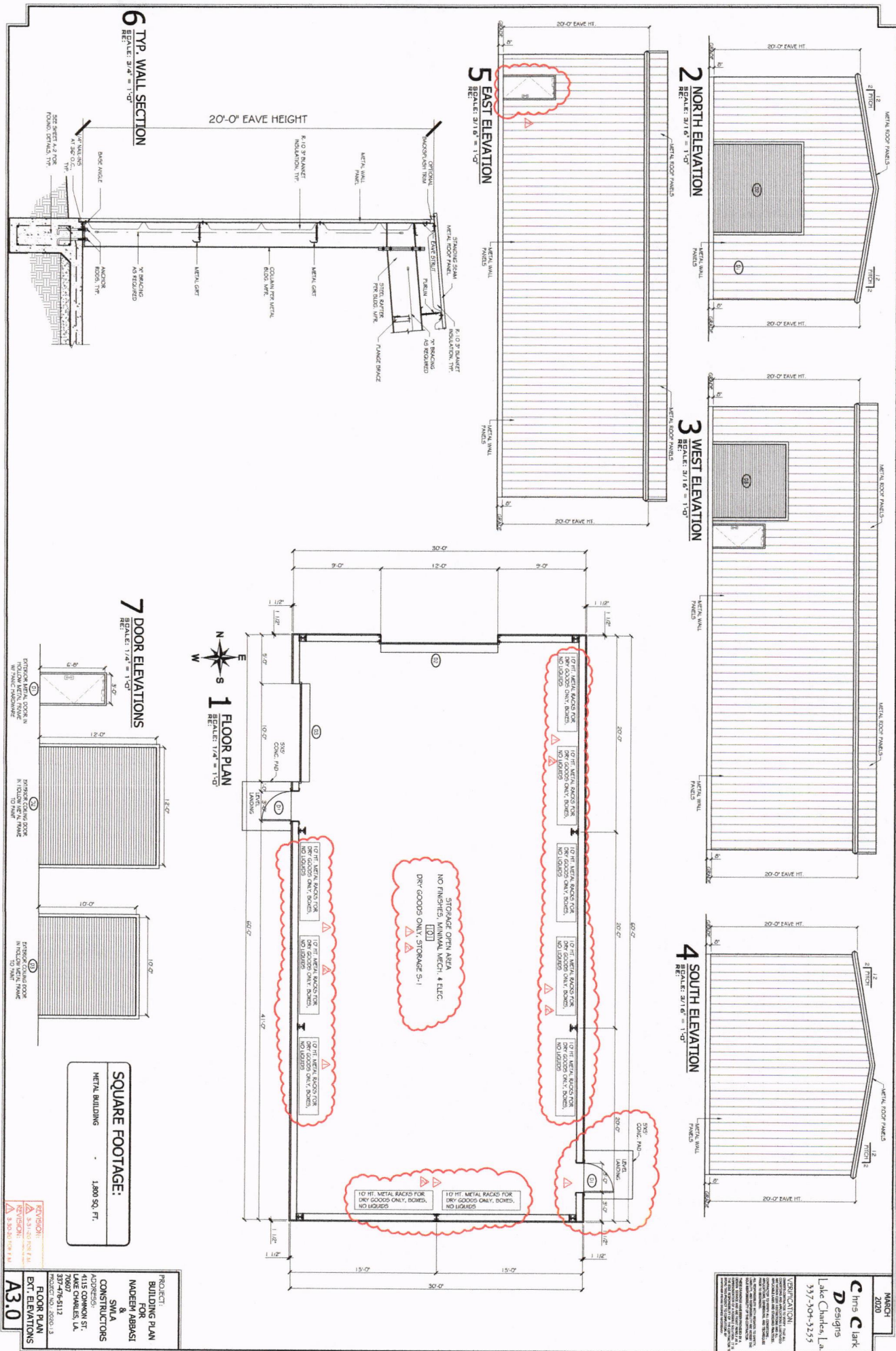
SCALE: 3/4" = 1'-0"

7 DOOR ELEVATIONS

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

1 FLOOR PLAN

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



PROJECT:
BUILDING FOR
MADEBY ABBASI
& SULA
CONSTRUCTORS
4115 COWBOY ST.
LAKE CHARLES, LA.
70607
337-475-5112
337-475-5113

FLOOR PLAN
EXT. ELEVATIONS
A3.0

REVISION:
DATE: 11/14/20
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

VERIFICATION:
DATE: 11/14/20
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

DATE: 11/14/20
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

VARIANCE APPLICATION FORM

DATE: 6-22-2020

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LOUISIANA UNDER THE PROVISIONS OF ORDINANCE 13-30 AND ALL OTHER APPLICABLE CODES AND ORDINANCES OF THE CITY OF LAKE CHARLES, THE UNDERSIGNED PARTY HEREBY APPLIES FOR AN ALTERATION OF SHORELINE PERMIT FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 3709 A. Miller RD Lake Charles, LA 70601

LEGAL DESCRIPTION:

DESCRIPTION OF JOB: 30x80 metal storage shop

WITH PLANS ATTACHED HERETO:

APPLICANT: Richard Lightfoot PHONE: 337 513 5051

MAILING ADDRESS: 3709 A. Miller RD Lake Charles, LA 70605

EMAIL ADDRESS: RichardandLaura@suddenlink.net

OWNER OF RECORD:

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

FLOOD PLAIN MANAGEMENT REGULATIONS:

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

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

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

REMARKS OR SPECIAL CONDITIONS:

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR AN ALTERATION OF SHORELINE PERMIT IS CONTINGENT UPON MY COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND POLICIES OF THE CITY OF LAKE CHARLES. ANY ATTEMPT TO ABROGATE SUCH OR FAILURE TO COMPLY WITH ANY CONDITION LEGALLY IMPOSED ON THIS APPLICATION SUBSEQUENT TO THE PROVISION OF SEC 13-30 OF THE CODE OF ORDINANCES WILL RENDER THE PERMIT NULL AND VOID.

PLANNING DIRECTOR

DATE

APPLICANT

DATE

Richard Lightfoot 3709 A. Miller RD
Lake Charles, LA 70605

I Richard Lightfoot am seeking a
Variance to have a 30x80 pole barn
Storage building built, which currently
exceeds square footage allowed for
the size of my house. My property
is at the end of A. Miller and
can't be seen by neighbors.

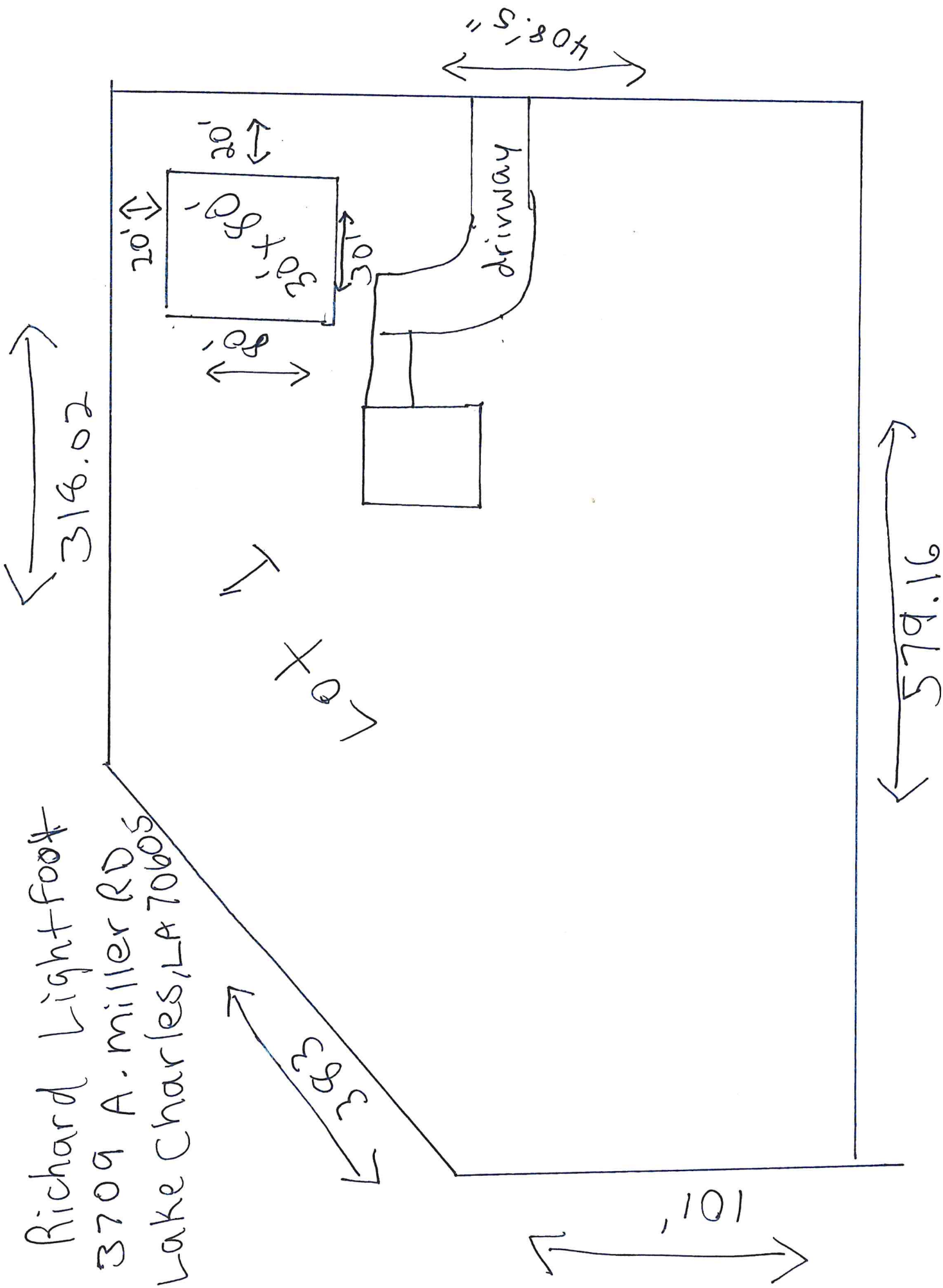
Thank you

A stylized handwritten signature in blue ink, consisting of a large 'R' followed by a series of loops and a long horizontal stroke.

Richard Lightfoot

6-22-20

Richard Lightfoot
3709 A. Miller RD
Lake Charles, LA 70605



VARIANCE APPLICATION FORM

\$1200.00

DATE: 07/08/2020

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LOUISIANA UNDER THE PROVISIONS OF ORDINANCE 13-30 AND ALL OTHER APPLICABLE CODES AND ORDINANCES OF THE CITY OF LAKE CHARLES, THE UNDERSIGNED PARTY HEREBY APPLIES FOR AN ALTERATION OF SHORELINE PERMIT FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 904 SHELLBEACH DRIVE, LAKE CHARLES, LA 70629

LEGAL DESCRIPTION: THE EAST 10 FEET OF LOT 1 OF BARBE LAKEFRONTE PARTITION. PLAT BOOK 20, PAGE 42, BEING THE SAME PROPERTY ACQUIRED BY RHETT G MCMAHON BY ACT OF PARTITION DATED AUGUST 18, 1969

DESCRIPTION OF JOB: RECLAMATION OF LAKE SIDE PROPERTY LOST BY EROSION BY INSTALLATION OF STEEL BULKHEAD WITH CONCRETE CAP ALONG WITH THE INSTALLATION OF A NEW 15'x35' SWIMMING POOL & 12' x12' POOLHOUSE

WITH PLANS ATTACHED HERETO:

APPLICANT: JASON DUHON, P.E.

PHONE: 337-564-5918

MAILING ADDRESS: 5393 BIG LAKE ROAD, LAKE CHARLES, LA ZIP: 70605

EMAIL ADDRESS: JASON@DANDPENGINEERS.COM

OWNER OF RECORD: DR. JAGJIT S. CHADHA

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

FLOOD PLAIN MANAGEMENT REGULATIONS:

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

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

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

REMARKS OR SPECIAL CONDITIONS:

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR AN ALTERATION OF SHORELINE PERMIT IS CONTINGENT UPON MY COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND POLICIES OF THE CITY OF LAKE CHARLES. ANY ATTEMPT TO ABROGATE SUCH OR FAILURE TO COMPLY WITH ANY CONDITION LEGALLY IMPOSED ON THIS APPLICATION SUBSEQUENT TO THE PROVISION OF SEC 13-30 OF THE CODE OF ORDINANCES WILL RENDER THE PERMIT NULL AND VOID.

PLANNING DIRECTOR

DATE

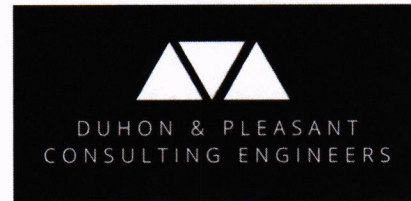
☒ _____
APPLICANT

☒ 07/08/2020
DATE

DUHON & PLEASANT CIVIL AND STRUCTURAL ENGINEERS

5393 Big Lake Road

337 564 5918 | www.dandpengineers.com



Email

jason@dandpengineers.com

June 29, 2020

Reference: Chadha Bulkhead & Swimming Pool

Letter of Intent

To whom it may concern:

Our office was tasked by Dr. Jagjit S Chadha to perform design of an approximate 130 linear feet of new bulkhead which will be installed for land reclamation purposes. The project is located at Dr. Chadha's current residence at 904 Shell Beach Drive, Lake Charles, LA, 70629. Prior to our firm's engagement, Dr. Chadha acquired all of the proper permitting from the U.S. Army Corps of Engineers for the land reclamation and the permit is attached hereto. Also, within the project scope is a new 15'x35' swimming pool and 12'x12' Pool house. The owner has requested to locate the pool and the pool house between the newly constructed bulkhead and Shell Beach Drive.

It is our understanding that the current City of Lake Charles ordinance states that a swimming pool be constructed in the rear of a residence and have a minimum 5' offset from all property lines. The current residence consists of a structure located over the water outside of the proposed bulkhead location and the proposed pool will be between the existing residence and the street.

If you have questions, please contact this office.

A handwritten signature in blue ink, appearing to read "J. Duhon", is written over a horizontal line.

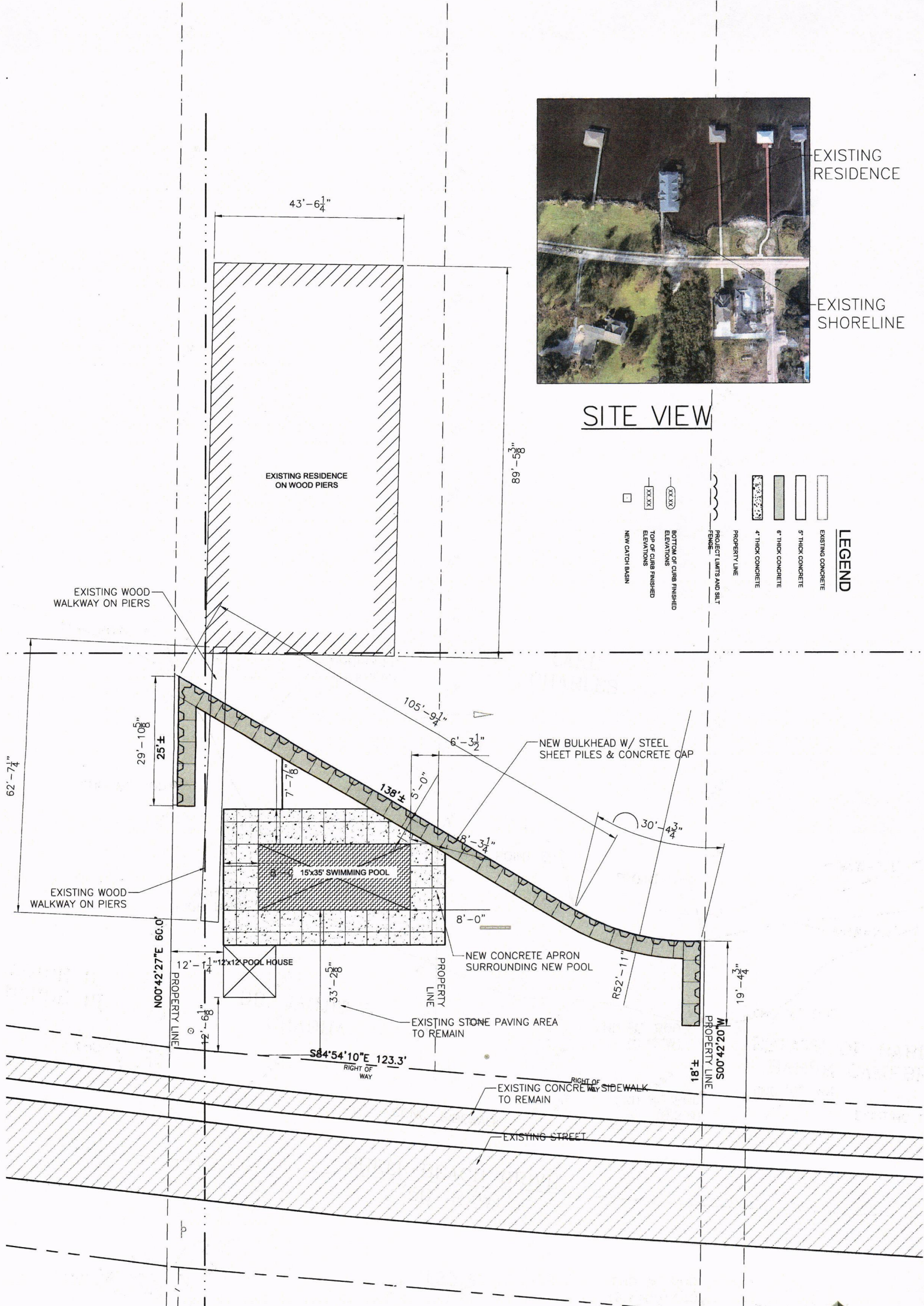
Jason Duhon, P.E.



SITE VIEW

LEGEND

- EXISTING CONCRETE
- 5" THICK CONCRETE
- 6" THICK CONCRETE
- 4" THICK CONCRETE
- PROPERTY LINE
- PROJECT LIMITS AND SUT
- EXISTING WALKWAY
- NEW WALKWAY
- NEW BULKHEAD
- NEW CONCRETE APRON
- NEW SWIMMING POOL
- NEW POOL HOUSE
- NEW CATCH BASIN



1 SITE PLAN

SCALE: 1" = 20'-0"

DUHON & PLEASANT
CONSULTING ENGINEERS, LLC.

5393 Big Lake Road
Lake Charles, Louisiana 70605

t: (337) 564-5918 F: (337) 478-2150 E: jason@dandpengineers.com

CHADHA BULKHEAD

904 SHELLBEACH DRIVE, LAKE CHARLES, LOUISIANA, 70601

Sheet Number
C1.0

Site Title
SITE LAYOUT PLAN

Sheet Date
6.30.2020

Project No.
20-012

Designed
JSD

Drawn
JSD

Check
JSD

NORTH

VARIANCE APPLICATION FORM

DATE: 07/06/2020

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LOUISIANA UNDER THE PROVISIONS OF ORDINANCE 13-30 AND ALL OTHER APPLICABLE CODES AND ORDINANCES OF THE CITY OF LAKE CHARLES, THE UNDERSIGNED PARTY HEREBY APPLIES FOR AN ALTERATION OF SHORELINE PERMIT FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 2828 CLINE ST. (CORNER OF CLINE ST & McNabb)

LEGAL DESCRIPTION: LOT 31 BLOCK 3 EASTDALE

DESCRIPTION OF JOB: STORAGE BUILDING

WITH PLANS ATTACHED HERETO:

APPLICANT: KARL THOMAS

PHONE: 337-499-7174

MAILING ADDRESS: 329 MCNABB ST.

ZIP: 70601

EMAIL ADDRESS: NA

OWNER OF RECORD: KARL THOMAS

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

FLOOD PLAIN MANAGEMENT REGULATIONS:

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

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

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

REMARKS OR SPECIAL CONDITIONS:

SUBJECT STORAGE BUILDING TO BE USED FOR LAWN EQUIPMENT

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR AN ALTERATION OF SHORELINE PERMIT IS CONTINGENT UPON MY COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND POLICIES OF THE CITY OF LAKE CHARLES. ANY ATTEMPT TO ABROGATE SUCH OR FAILURE TO COMPLY WITH ANY CONDITION LEGALLY IMPOSED ON THIS APPLICATION SUBSEQUENT TO THE PROVISION OF SEC 13-30 OF THE CODE OF ORDINANCES WILL RENDER THE PERMIT NULL AND VOID.

PLANNING DIRECTOR

DATE

Karl Thomas
APPLICANT

7-14-2020
DATE

July 13, 2020

**City of Lake Charles
Planning Department
Office of Zoning & Land Use
328 Pujo St.
Lake Charles, LA 70601**

**RE: 2828 Cline St.
Storage (Existing)
Variance Request**

To Whom It May Concern:

Please be advised that my name is Karl Thomas and I currently reside at 329 McNabb St. Lake Charles, LA 70601. I am writing this letter of intent to request a variance for conditional use of the above subject storage. The subject property is currently located at the corner of Cline and McNabb St. with the municipal address being 2828 Cline St. Lake Charles, LA 70601.

The current building is an existing storage building and will be used for the general purpose of storing lawn equipment and tools. Please grant my request for a variance and application.

Wit best regards, I remain

Sincerely

A handwritten signature in cursive script that reads "Karl Thomas".

Karl Thomas

SITE PLAN

-----180'-----

-----115'-----

Storage

---7.5'---

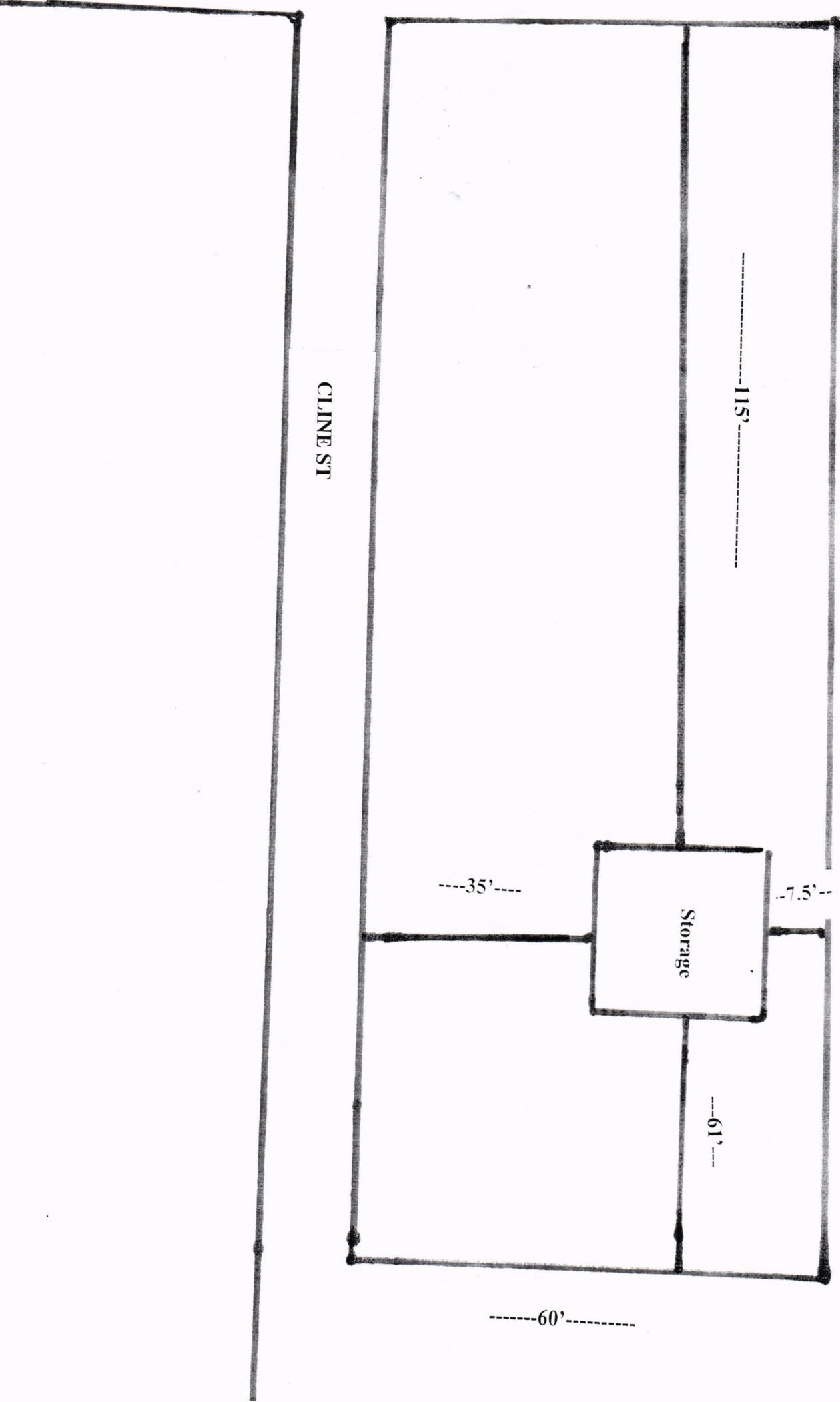
---61'---

---35'---

-----60'-----

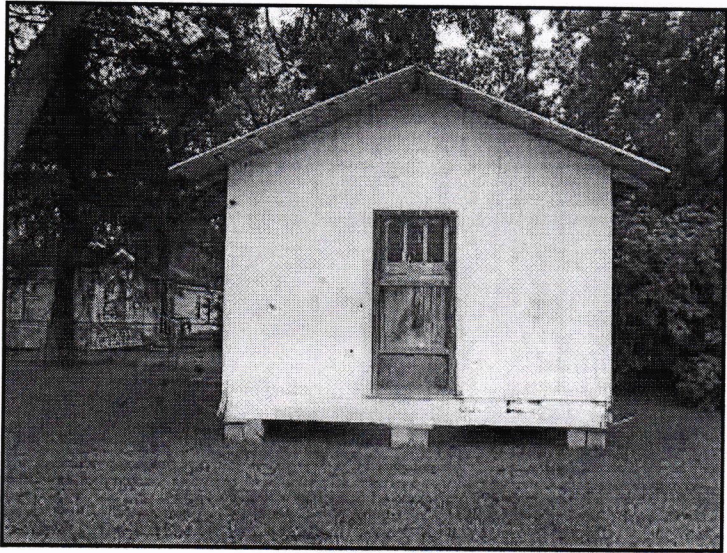
MCNABB ST

CLINE ST



Subject Photo Page

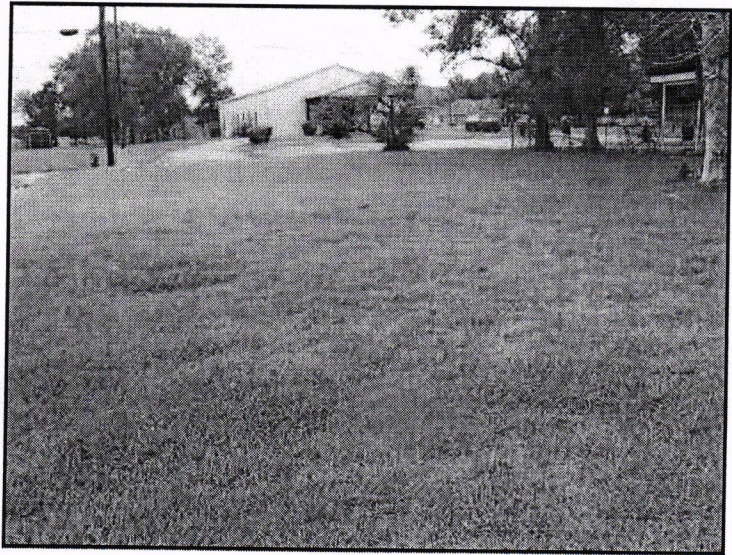
Borrower/Client				
Property Address 2828 CLINE ST.				
City	LAKE CHARLES	County	CALCASIEU	State LA Zip Code 70601
Lender				



Subject Storage

- Sales Price
- Gross Living Area
- Total Rooms
- Total Bedrooms
- Total Bathrooms
- Location
- View
- Site
- Quality
- Age

Subject Rear



Subject LOT

VARIANCE APPLICATION FORM

DATE: 6/18/2020

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LOUISIANA UNDER THE PROVISIONS OF ORDINANCE 13-30 AND ALL OTHER APPLICABLE CODES AND ORDINANCES OF THE CITY OF LAKE CHARLES, THE UNDERSIGNED PARTY HEREBY APPLIES FOR AN ALTERATION OF SHORELINE PERMIT FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: A. Miller Rd.

LEGAL DESCRIPTION: 40ft W of SE COR N 1/2 S 1/2 SE NE 28.10.9, Th W 150ft N 152.8 M/L to 1/3 of Rd etc less W 60ft

DESCRIPTION OF JOB: Construction of 2 duplexes

WITH PLANS ATTACHED HERETO:

APPLICANT: Chandra Guillory PHONE: 337-515-1964

MAILING ADDRESS: 2382B South Weaver Park Loop ZIP: 70605

EMAIL ADDRESS: shonguillory@hotmail.com

OWNER OF RECORD: Ferdinansen Properties LLC (under contract w/ Chandra Guillory)

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

FLOOD PLAIN MANAGEMENT REGULATIONS:

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REMARKS OR SPECIAL CONDITIONS:

Variance requested after discovering easement North of the plat renders ~8ft out of 152.8ft in legal property description to be unusable.

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PLANNING DIRECTOR _____

DATE _____

X Chandra Guillory
APPLICANT

X 6/18/20
DATE

From: Chandra Guillory

To: City of Lake Charles, Planning & Development Department

Subject: Letter of Intent – Minor Conditional Use Permit

Date: May 15, 2020

To Whom It May Concern:

This Letter of Intent is to accompany the Application for Public Hearing required for the Minor Conditional Use Permit submitted by Chandra Guillory for property address TBD A. Miller Rd.

The land on A. Miller Rd was purchased with the intent to construct 2 duplexes (4 doors) as rental property. This language is also stated in the buy/sell agreement. For any further questions, feel free to contact me using information below.

Regards,

Chandra Guillory

337-515-1964

shonguillory@hotmail.com

