



City of Lake Charles

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

Meeting Agenda

Planning and Zoning Commission

Monday, September 12, 2022

5:30 PM

Council Chambers

OPEN MEETING

ROLL CALL

MINUTES OF PREVIOUS MEETING

SPECIAL ANNOUNCEMENTS

COMMISSION BUSINESS

PREFNL 22-24

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: CAMERON COMMUNICATIONS LLC (CHURCH STREET CO)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a 1.11-acre tract of land into two (2) tracts, within a Mixed Use-X Zoning District. Location of the request is the **Northeast corner of Church Street and Ford Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a 1.11-acre tract of land into two (2) development tracts, within a Mixed-Use X Zoning District, would meet the minimum lot size for subdivision development. Therefore, staff feels the request falls reasonable.

PREFNL 22-25

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: MORGANFIELD DEVELOPMENT LLC (VILLAGE AT MORGANFIELD, PH III REPLAT)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a 0.72-acre tract of land into two (2) development tracts, within a Residential Zoning District with a Traditional Neighborhood Development Overlay. Location of the request is the **Westside 4500 Blk. Corbina Road.**

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a .72-acre tract of land into two (2) development tracts, within a Residential Zoning District, would meet the minimum lot size for subdivision development. Therefore, staff feels the request falls reasonable.

PREFNL 22-26

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: DPEC PROPERTIES LLC (LAKE AREA ADVENTURES SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a 4.37-acre tract of land into two (2) tracts, within a Mixed Use Zoning District. Location of the request is **1313 Country Club Road.**

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a 4.37-acre tract of land into two (2) development tracts with appropriate access

delineated, within a Mixed-Use Zoning District, would meet the minimum lot size for subdivision development. The proposed development and subdivision would require a setback variance or a lot line adjustment to accommodate a front setback of 20'.

**PREFNL
22-28**

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: CHRISTUS HEALTH SOUTHWESTERN LA (CHRISTUS LAKE AREA SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a .44-acre tract of land into two (2) tracts, within a Mixed Use Zoning District. Location of the request is the **Westside 4100 Blk. Nelson Road**.

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a .22-acre tract of land from a 17.4-acre tract more or less, into two (2) tracts within an existing medical complex, within a Mixed-Use Zoning District, would meet the minimum lot size for subdivision development. The lot to carve out is requesting a zero lot line allowance for all lot lines with shared access and parking agreements established.

**PREFNL
22-29**

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: CYPRESS GROUP HOLDINGS LLC (PRIEN VISTA RE-SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a .59-acre tract of land into three (3) residential tracts, within a Residential Zoning District. Location of the request is **2625 Laura Lane**.

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a .59-acre tract of land into three (3) residential tracts, within a Residential Zoning District, would meet the minimum lot size for development. Therefore, staff feels the request falls reasonable.

**PREFNL
22-30**

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: WANDA HEATH RAMIREZ (WANDA HEATH SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a .26-acre tract of land into two (2) tracts, within a Business Zoning District. Location of the request is the **Eastside 2000 Blk. of Kirkman Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a .26-acre tract of land into two (2) development tracts, within a Business Zoning District, would meet the minimum lot size for subdivision development. Therefore, staff feels the request falls reasonable.

FNL 22-04

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: PICARD FARMS LLC (THE CREST AT MORGANFIELD, PHASE 4)

SUBJECT: Applicant is requesting Final Subdivision approval (Sec 2.3), in order to subdivide a 25.71-acre tract of land into ninety-five (95) single-family development tracts, within a Residential Zoning District with a Traditional Neighborhood Development Overlay. Location of the request is the **Eastside 4700 Blk. Corbina Road**.

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a previously approved preliminary subdivision request of a 25.71-acre vacant tract of land into ninety-five (95) single-family development tracts, within a Residential Zoning District with a Traditional Neighborhood Development Overlay, would meet the minimum lot size for subdivision development. Therefore, staff feels the request falls reasonable.

MAJ 22-08

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: JONATHAN COOK/TJ AUTOSET

SUBJECT: Applicant is requesting a Major Conditional Use Permit (Sec 5-302(3)(b)(iv)) in order to establish a used car dealership, within a Neighborhood Zoning District. Location of the request is **2010 Church Street**.

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to construct a used motor vehicle dealership within a Neighborhood Zoning District. The proposed site plan utilizes a 364s.f. portable building as the primary structure on the proposed lot development. The surrounding property is zoned industrial and mostly vacant with a large area of DOTD right of way to the South and East. Therefore, staff recommends approval with the condition that all other development standards are met including the landscape standards outlined in Sec 2-510 in the zoning ordinance. Additionally, staff recommends a minimum 6' privacy fence along the perimeter of the property due to its visibility from the interstate and adjacent DOTD property.

VAR 22-36 LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: AIOSHA ROSS

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to maintain an accessory building (640s.f.), which exceeds the maximum 40% of the main structure, within a Neighborhood Zoning District. Location of the request is **706 Rhodes Street**.

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to maintain an accessory building at 640 square feet that exceeds the requirement accessory structures must not exceed 40% of the main structure. The primary structure is 1440s.f. making the accessory structure 44%. The structure will also need to be brought into compliance with FEMA guidelines for elevation and/or flood protection measures.

VAR 22-37 LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: U-HAUL COMPANY OF SOUTH CENTRAL LOUISIANA

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to construct a 52ft. accessory storage building in height vs. an allowed 50' maximum height, within a Business Zoning District. Location of the request is **1011 Gerstner Memorial Drive**.

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to construct a commercial accessory use for the existing U-Haul store. The proposed structure would exceed the maximum allowed height of 50' with a proposed 52' building. The structure would maintain a 23' buffer between the east property line. The property to the east is a vacant Neighborhood zoned parcel. The properties to the North, South, and West are commercial properties.

VAR 22-38 LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: RICHARD AUTHEMENT

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to establish an additional curb cut which will exceed the maximum of two (2) per lot, within a Business Zoning District. Location of the request is **4350 Nelson Road**.

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to establish a curb cut onto Tybee Lane. This proposed curb cut would exceed the maximum allowed (2) per lot. The proposed curb cut would be the only curb cut on Tybee Lane and would exceed the minimum distance requirement from an intersection. Similar curb cut configurations have been approved in the immediate area. Due to the uniqueness of the lot having 3 frontages; staff feels the request falls reasonable.

VAR 22-39 LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: EDWARD SCHARFF

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to construct a new driveway for a multi-family property at a 0' side setback vs the required 5', within a

Business Zoning District. Location of the request is **123 Louisiana Avenue**.

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to construct a driveway to service a proposed 5-unit multi-family property. The driveway would fail to meet the 5' minimum setback requirement. The property is bordered by vacant properties on the North, South, and East and a single-family property on the West.

VAR 22-40

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: LAKE AREA ADVENTURES

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to re-construct a commercial building at a two (2) setback, within a Mixed Use Zoning District. Location of the request is **1337 Country Club Road**.

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to construct a commercial building and a subdivision of property that will result in a 2' front setback versus required 20' setback.

VAR 22-41

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: JONATHAN COOK/TJ AUTOSET

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to construct a gravel parking area for proposed used car dealership, within a Neighborhood Zoning District. Location of the request is **2010 Church Street**.

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to establish a gravel parking area as part of a proposed motor vehicle dealership. The property is bordered by vacant properties and DOTD right of way to the south and east. Staff recommends a concrete apron be constructed and go a distance of at least 30' into the property to keep the gravel out of the street and right of way.

VAR 22-42

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: CHRISTUS HEALTH SOUTHWESTERN LOUISIANA

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to construct establish a zero (0') setback on all lot lines as part of an existing medical complex, with parking and access handled through a multiple lot development, within a Mixed Use Zoning District. Location of the request is the **Westside 4100 Blk. Nelson Road**.

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting a zero (0') setback on all lot lines as part of an existing medical complex. Agreements for shared access and shared parking have been submitted for this multiple lot development.

OTHER BUSINESS

ADJOURN

CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: 08-03-2022

APPLICATION FEE: \$ 330.00
PLAT FILING FEE: \$ _____

1. NAME OF PROPOSED SUBDIVISION: Church Street CO
(MUST CREATE NEW NAME)
2. NAME OF APPLICANT: Cameron Communications LLC
ADDRESS: PO Box 2237 Sulphur, LA ZIP 70664 PHONE 337-583-2111
3. NAME OF AUTHORIZED AGENT: _____
ADDRESS: _____ ZIP _____ PHONE _____
4. OWNER OF RECORD: Cameron Communications LLC
ADDRESS: PO Box 2237 Sulphur, LA ZIP 70664 PHONE 337-583-2111
5. ENGINEER (and/or Land Surveyor): Reddoch Land Surveying
ADDRESS: _____ ZIP _____ PHONE _____
6. ATTORNEY: _____
ADDRESS: _____ ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: Section 32, Township 9 South, Range 8 West Calcasieu Parish, LA.
Southwest Conner of the intersection of Ford and Church St.
8. TOTAL ACREAGE BEING SUBDIVIDED: 1.11 Acres
NO. OF LOTS: 2
9. ZONING CLASSIFICATION: Mixed Use - X
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:

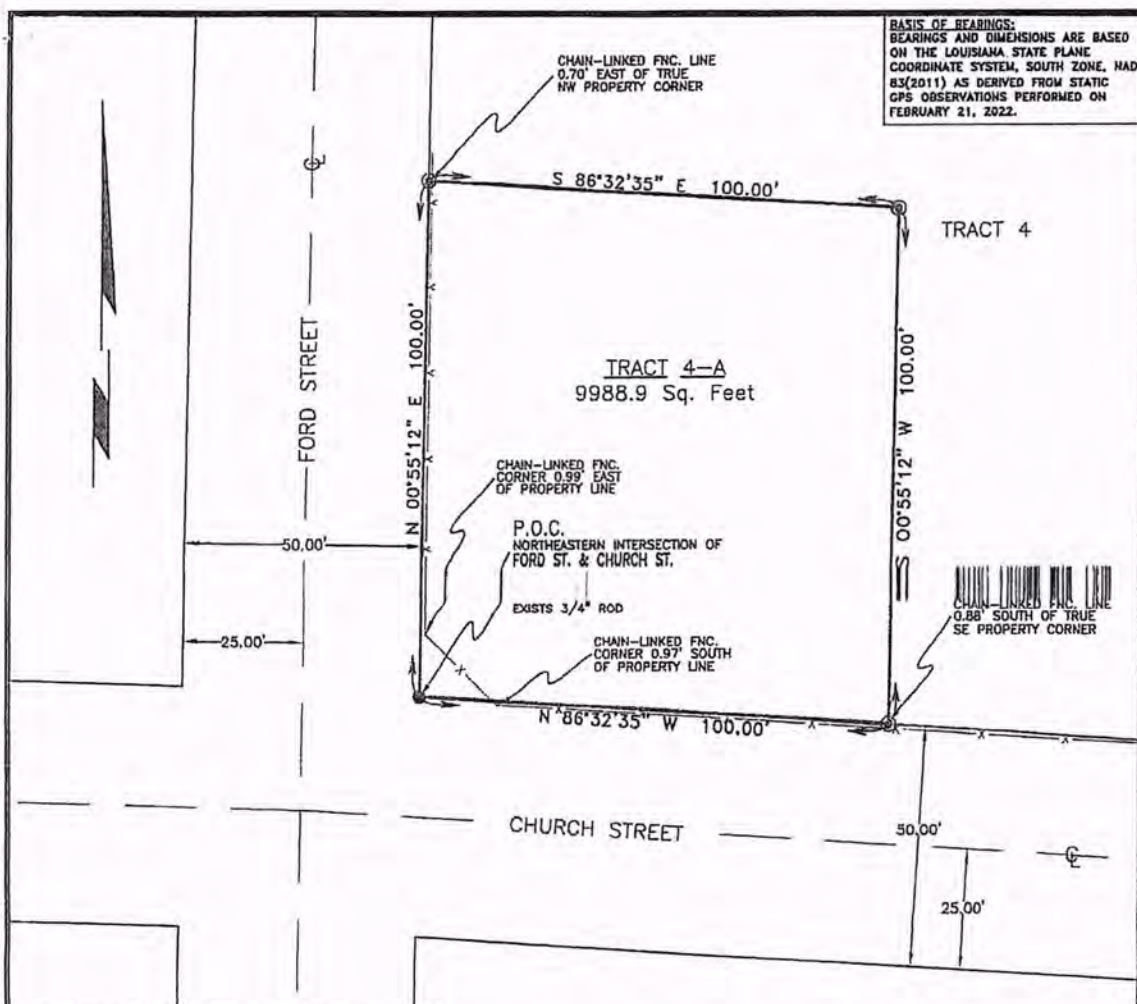
13. ATTACH **FIFTEEN (15)** COPIES OF THE FINAL PLAT.
14. ASSURANCES OF COMPLIANCE WITH REGULATIONS AS STATED.

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, Robert Large _____ HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

BY: Robert Large
SIGNATURE OF APPLICANT

DATE: 8-3-2022



PROPERTY DESCRIPTION (TRACT 4-A):

COMMENCING AT THE NORTHEASTERN INTERSECTION OF FORD STREET AND CHURCH STREET SITUATED IN SECTION 32, TOWNSHIP 9 SOUTH, RANGE 8 WEST, CALCASIEU PARISH, LOUISIANA; THENCE NORTH 00°55'12" EAST A DISTANCE OF 100.00 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF FORD STREET; THENCE SOUTH 86°32'35" EAST A DISTANCE OF 100.00 FEET; THENCE SOUTH 00°55'12" WEST A DISTANCE 100.00 FEET; THENCE NORTH 86°32'35" WEST A DISTANCE OF 100.00 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF CHURCH STREET TO THE POINT OF COMMENCEMENT, CONTAINING 9988.9 SQUARE FEET, MORE OR LESS.

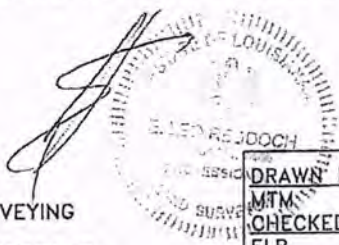
I CERTIFY THAT THE ABOVE SURVEY WAS SUPERVISED BY ME PER LAC TITLE 46:LXI, CHAPTER 25 PER CLASS C MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

I CERTIFY THAT THIS REPRESENTS AN ACTUAL GROUND SURVEY AND THAT NO VISIBLE ENCROACHMENTS EXIST EITHER WAY ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN ABOVE AND NO ENVIRONMENTAL ISSUES OR SERVITUDES WERE ADDRESSED OTHER THAN THOSE SPECIFICALLY REQUESTED AND PROVIDED FOR REVIEW. NORTH ORIENTATION IS ASSUMED UNLESS OTHERWISE NOTED.

I CERTIFY THAT THE ABOVE PROPERTY IS LOCATED IN ZONE X(s) OF THE H. U. D. (F. I. A.) FLOOD HAZARD BOUNDARY MAP 22019C 0480F DATED: 02-18-2011
MUNICIPAL ADDRESS: TBD. CHURCH STREET, LAKE CHARLES, LOUISIANA 70601

⊙ - REPRESENTS 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.

● - REPRESENTS 1/2" IRON ROD EXISTS UNLESS OTHERWISE NOTED.



REDDOCH LAND SURVEYING
E. LEO REDDOCH
REGISTERED LAND SURVEYOR
NO. 4446 STATE OF LOUISIANA
528 PUJO ST. LAKE CHARLES, LA 70601
PH: (337) 491-9520
FAX: (337) 439-6859
reddochlandsurveying@yahoo.com

PLAT OF SURVEY

DRAWN BY:
MTM
CHECKED BY:
ELR

PLAT OF SURVEY PERFORMED FOR:
CAMERON COMMUNICATIONS LLC

SCALE 1" = 30'

DATE OF PLAT: FEBRUARY 23, 2022

PROPERTY LOCATED IN:
SECTION 32, TOWNSHIP 9
SOUTH, RANGE 8 WEST,
CALCASIEU PARISH, LOUISIANA

Robert Large
(337) 842-6989
Cameron Comm

has deed

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

DATE: August 1, 2022

APPLICATION FEE: \$330

1. NAME OF SUBDIVISION: The Village at MorganField Phase III
2. NAME OF APPLICANT: MorganField Development LLC
ADDRESS: 500 Kirby Street, LC ZIP: 70601 PHONE: 337-721-5720
3. NAME OF AUTHORIZED AGENT: Lucinda O'Quinn
ADDRESS: Same ZIP: _____ PHONE: _____
4. OWNER OF RECORD: MorganField Development LLC & Morganfield Partners, LLC
ADDRESS: 500 Kirby Street-1100 Camellia Blvd Lafayette ZIP: 70601 and 70508 PHONE: 337-721-5720 - 337-216-6551
5. ENGINEER (and/or Land Surveyor): Barry J Bleichner - Reg No 4422
ADDRESS: 321 Richland Ave, Lafayette ZIP: 70508 PHONE: 337-849-7696
6. ATTORNEY: _____
ADDRESS: _____ ZIP: _____ PHONE: _____
7. SUBDIVISION LOCATION: C/o Advent Court and Corbina Drive Lake Charles
8. TOTAL ACREAGE BEING SUBDIVIDED: 1.85 acres
NUMBER OF LOTS: 4
9. ZONING CLASSIFICATION: TND Zoning
10. HAS THE PLANNING COMMISSION GRANTED VARIANCE, EXCEPTION OR SPECIAL PERMIT CONCERNING THIS PROPERTY? ☐ YES ☐ NO
IF SO, LIST CASE NO. AND NAME: _____
11. LIST ALL CONTIGUOUS HOLDINGS IN THE SAME OWNERSHIP:

12. LIST ALL LAND PROPOSED TO BE SUBDIVIDED:

13. LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:
MorganField Development LLC, 500 Kirby Street, Lake Charles LA 70601
Morganfield Partners, LLC 1100 Camellia Blvd, Lafayette LA 70508
14. ATTACH **FIFTEEN (15)** COPIES OF PROPOSED PRELIMINARY PLAT. **Attached**
15. ATTACH **THREE (3)** COPIES OF CONSTRUCTION PLAN. **N/A**

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.

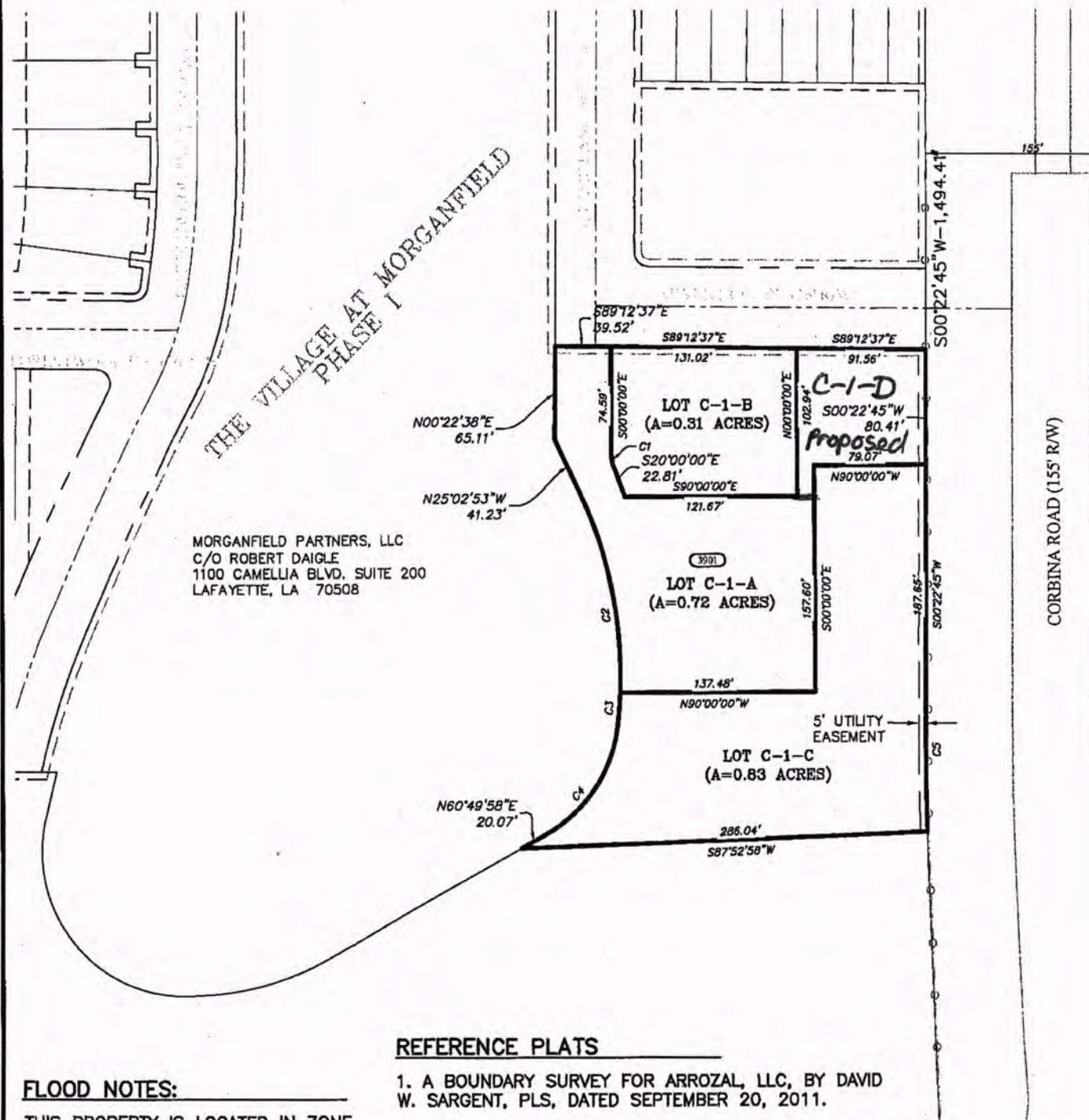
I, Lucinda O'Quinn HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HEREWITH ARE TRUE.

MorganField Development, LLC

BY: 

SIGNATURE OF APPLICANT

DATE: August 1, 2022



REFERENCE PLATS

FLOOD NOTES:

THIS PROPERTY IS LOCATED IN ZONE X ACCORDING TO THE FLOOD INSURANCE RATE, MAP NUMBERS 22019C0495 F, DATED FEBRUARY 18, 2011.

1. A BOUNDARY SURVEY FOR ARROZAL, LLC, BY DAVID W. SARGENT, PLS, DATED SEPTEMBER 20, 2011.
2. A SURVEY AND MAP FOR ARROZAL, LLC, MADE AT REQUEST OF CHAD THIELEN, BY GEORGE A. EVANS, JR., PLS, DATED FEBRUARY-APRIL, 1999.
3. A FINAL PLAT OF THE VILLAGE AT MORGANFIELD PHASE III, BY BARRY J. BLEICHNER, PLS, DATED SEPTEMBER 30, 2016.

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

DATE: 08/01/2022

APPLICATION FEE: \$ 330
PLAT FILING FEE: \$ 97

1. NAME OF SUBDIVISION: Lake Area Adventures Subdivision
2. NAME OF APPLICANT: DPEC Properties, LLC
ADDRESS: 3905 Gerstner Memorial ZIP _____ PHONE _____
3. NAME OF AUTHORIZED AGENT: Eric Tarver
ADDRESS: 3905 Gerstner Memorial ZIP _____ PHONE _____
4. OWNER OF RECORD: 1313 Investors, LLC
ADDRESS: 127 W. Broad St., Ste 710 ZIP _____ PHONE _____
5. ENGINEER (and/or Land Surveyor): Morrison Surveying, Inc.
ADDRESS: _____ ZIP _____ PHONE _____
6. ATTORNEY: Rick Norman
ADDRESS: 145 East St ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: 1313 Country Club Rd., Lake Charles, LA 70605
8. TOTAL ACREAGE BEING SUBDIVIDED: +/- 4.37
NO. OF LOTS: 2
9. ZONING CLASSIFICATION: Mixed Use
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:
South LC Storage, LLC
The Guardian House
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, _____ 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: 8-1-22



Cypress Engineering and Development Group, LLC
4310 Ryan St., Ste 122
Lake Charles, LA 70605
337.504.7755

Memo

To: Mr. Doug Burgaires

From: David Minton

Date: Monday, August 1, 2022

RE: 1313 Country Club Rd. (Lake Area Adventures Subdivision)

Mr. Burgaires,

Please see the attached package for subdivision of the 1313 Country Club Parcel into two (2) separate parcels with cross-connection access.

The property is currently owned by 1313 Investors, LLC, but will be acquired by both DPEC Properties, LLC, and Lake Area Adventures, LLC. Plats for the existing and proposed parcels with legal descriptions for all have been included within this document.

If you have any additional questions, please feel free to contact our office at your convenience.

Regards,

David Minton

Eric Tarver for DPEC Properties, LLC

Tim Robles for Lake Area Adventures, LLC



DESCRIPTION:

TRACT 2-SOUTH LC STORAGE, LLC

DESCRIPTION:

EXCHANGE PARCEL

DESCRIPTION

GRADUATE EASEMENT

DESCRIPTION:

NOTES:

- [illegible]

SYMBOLS LEGEND

- ## 6. SERVICE

- CERTIFICATION**

I HEREBY CERTIFY THAT THIS PAGE REPRESENTS AN ACTUAL
POLICE REPORT SUBMITTED UNDER AN INTERVIEW AND IS
NOT A SUMMARY OF THE AFFAIRS OF THE POLICE DEPARTMENT
FOR A CLASS OF SUMMER AS ESTIMATED BY THE POLICE
DEPARTMENT FOR THE PURPOSE OF THE POLICE DEPARTMENT
IN THE POLICE DEPARTMENT FOR THE POLICE DEPARTMENT
IN THE POLICE DEPARTMENT FOR THE POLICE DEPARTMENT

[illegible]

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


DATE: 8/8/22

APPLICATION FEE: \$ 100.00
PLAT FILING FEE: \$ 230.00

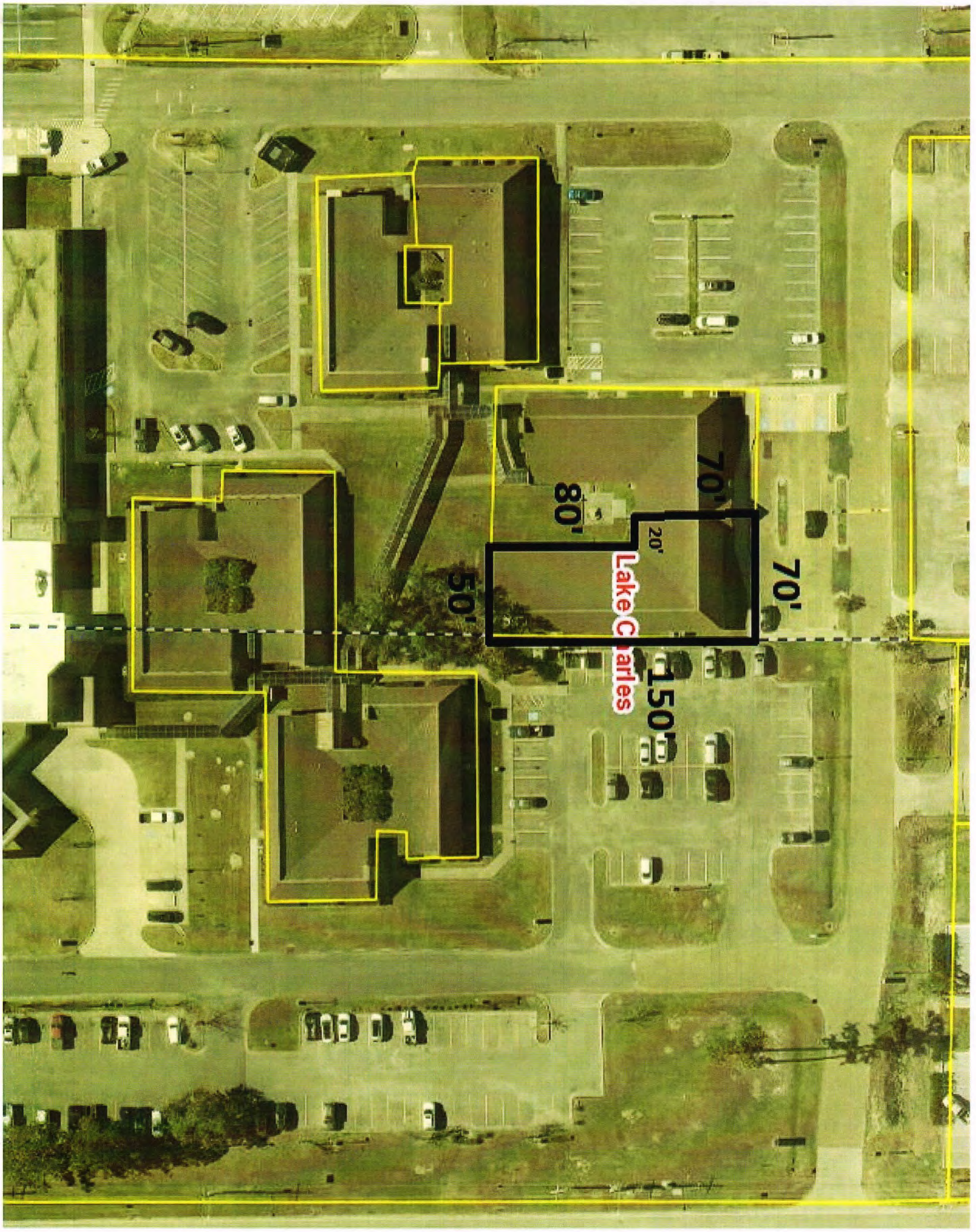
1. NAME OF SUBDIVISION: Christus Lake Area Subdivision
2. NAME OF APPLICANT: Christus Health Southwestern Louisiana
ADDRESS: 919 Hidden Ridge, Irving, TX ZIP 75038 PHONE (337) 436-9491
3. NAME OF AUTHORIZED AGENT: Susan Gay Viccellio
ADDRESS: One Lakeside Plaza, 4th Floor, Lake Charles, LA ZIP 70601 PHONE (337) 436-9491
4. OWNER OF RECORD: Christus Health Southwestern Louisiana
ADDRESS: 919 Hidden Ridge, Irving, TX ZIP 75038 PHONE (337) 436-9491
5. ENGINEER (and/or Land Surveyor): David Morrison, Morrison Surveying, Inc.
ADDRESS: 480 N. Cities Service Highway, Sulphur, LA ZIP 70663 PHONE (337) 625-1050
6. ATTORNEY: Landon Roberts
ADDRESS: 1777 Ryan St., Lake Charles, LA ZIP 70601 PHONE (337) 433-0234
7. SUBDIVISION LOCATION: Corner of Nelson Road and Sale Street, Lake Charles, LA
8. TOTAL ACREAGE BEING SUBDIVIDED: 17.4 acres
NO. OF LOTS: 2
9. ZONING CLASSIFICATION: Business and Mixed Use
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, Susan Gay Viccellio, 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: 8/8/22



70'

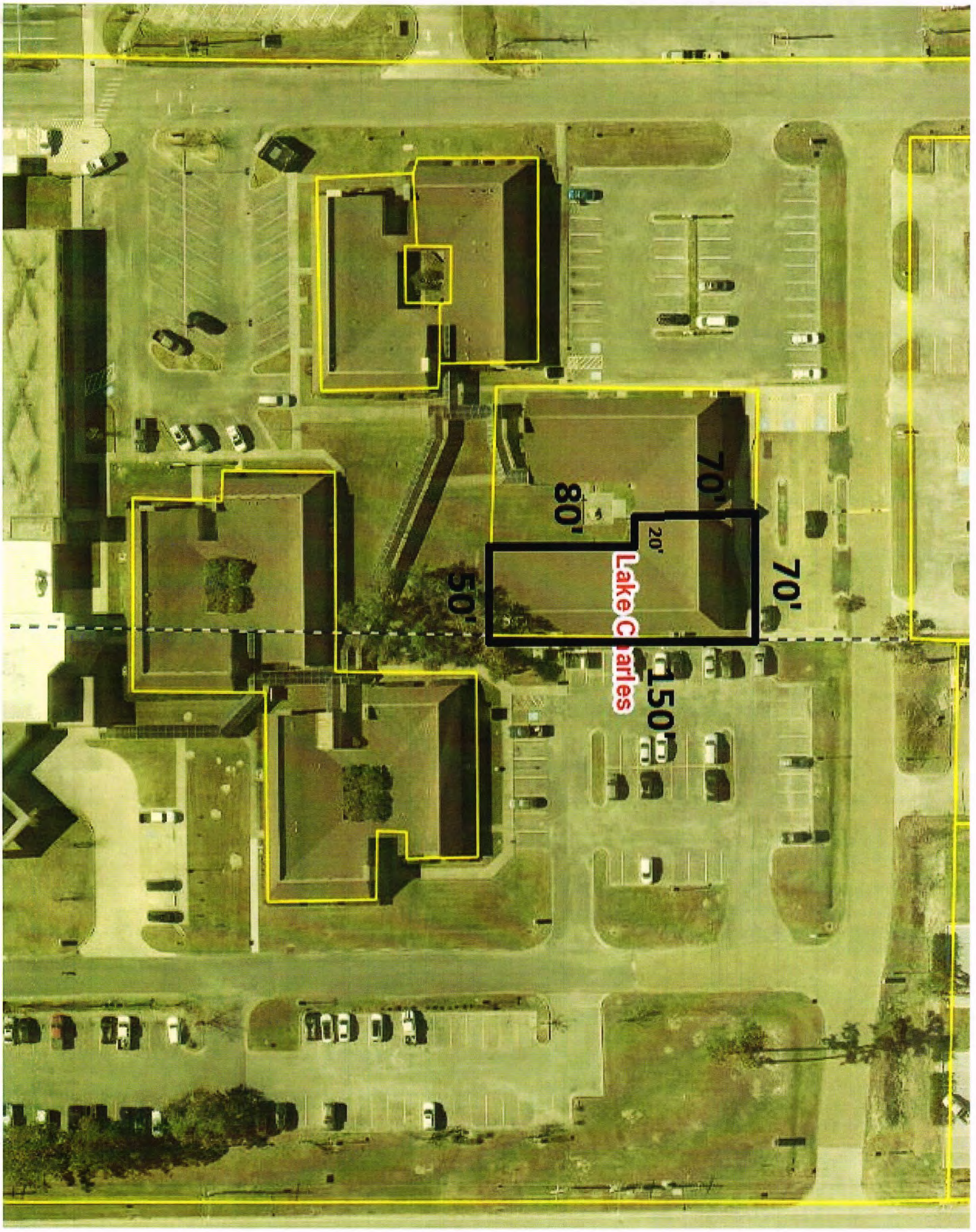
70'

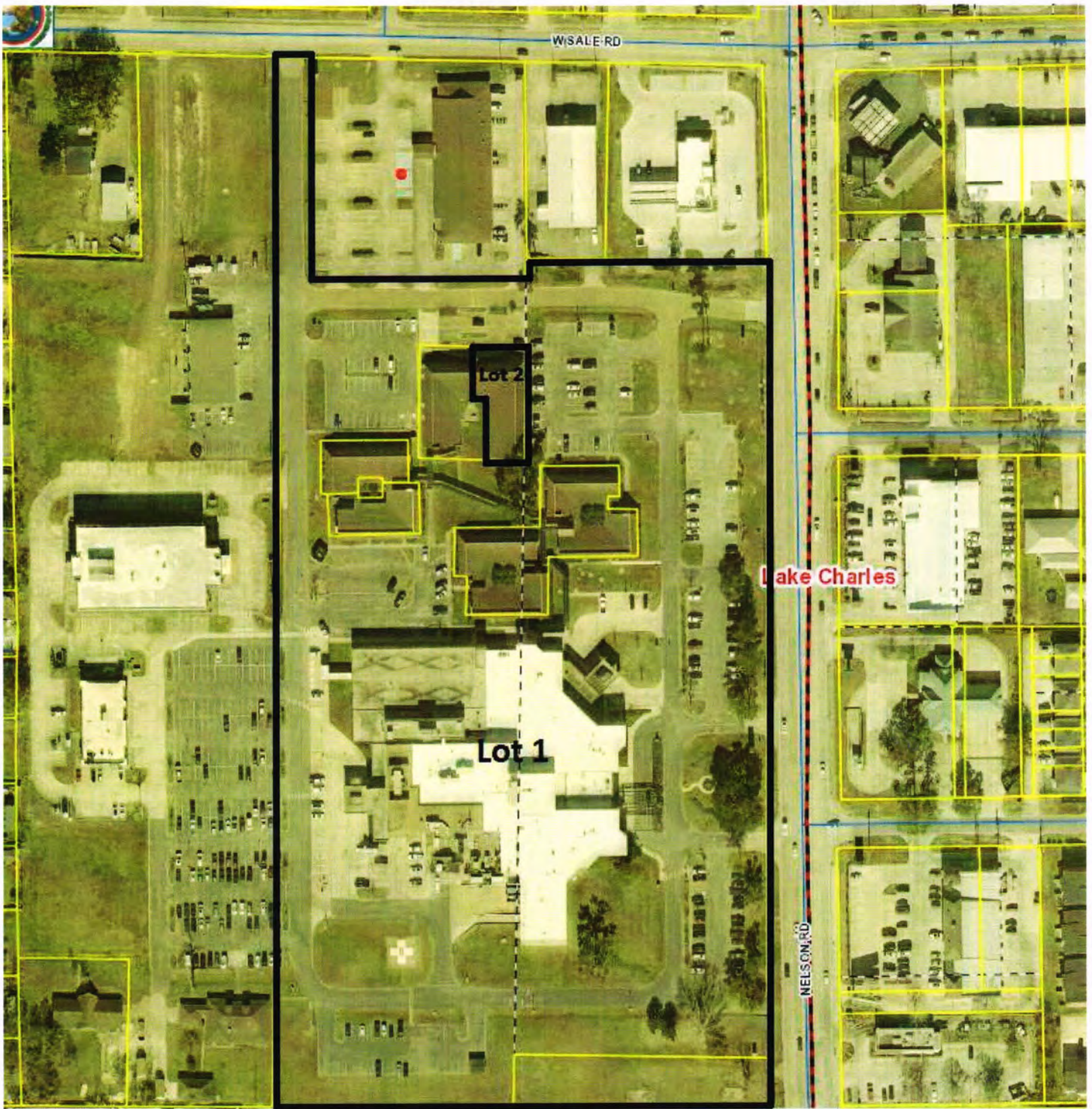
150'

Lake Charles

80'

50'





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

DATE: _____

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

1. NAME OF SUBDIVISION: Prien Vista Resubdivision
2. NAME OF APPLICANT: Cypress Group Holdings, LLC
ADDRESS: 4310 Ryan St., Ste 122 ZIP 70605 PHONE 3377648884
3. NAME OF AUTHORIZED AGENT: David Minton
ADDRESS: _____ ZIP _____ PHONE _____
4. OWNER OF RECORD: Linda Farque
ADDRESS: 2625 Laura Ln. ZIP 70605 PHONE _____
5. ENGINEER (and/or Land Surveyor): Cypress Engineering
ADDRESS: _____ ZIP _____ PHONE _____
6. ATTORNEY: Tom Gayle
ADDRESS: _____ ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: 2625 Laura Ln., Lake Charles, LA 70605
8. TOTAL ACREAGE BEING SUBDIVIDED: 0.59
NO. OF LOTS: 3
9. ZONING CLASSIFICATION: Residential
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: no
11. DATE OF PRELIMINARY PLAT APPROVAL: _____
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:

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, [Signature] HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

BY: [Signature]
SIGNATURE OF APPLICANT

DATE: _____



Cypress Engineering and Development Group, LLC
4310 Ryan St., Ste 122
Lake Charles, LA 70605
337.504.7755

Memo

To: Mr. Doug Burgaires

From: David Minton

Date: Monday, August 8, 2022

RE: 2625 Laura Ln. – Prien Vista Resubdivision

Mr. Burgaires,

The proposed application of for the re-subdivision of 2625 Laura. Ln. into three (3) residential lots with minimum area each of 8250 sqft. Please reference the attached preliminary layout, which will be confirmed for all dimensions per title and licensed surveyor upon final plat recording.

The project will be completed by Cypress Group Holdings, LLC, which intends to construct three single family residential structures with minimum square footage of 1800. Each of the residences will incorporate minimum 3 bedrooms and 2 baths, but it is anticipated that they will be 4 bedroom 2.5 bath structures after the completion of market evaluation. Materials of construction are anticipated to be a complimentary combination of brick, cement board siding, and stucco for the exterior.

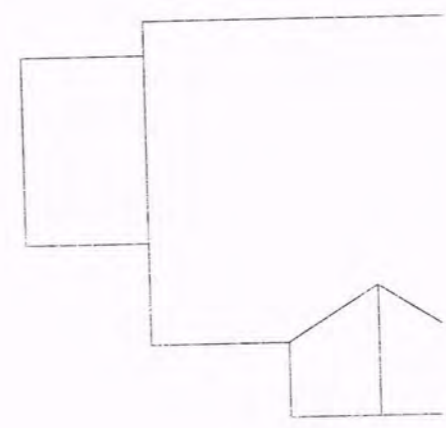
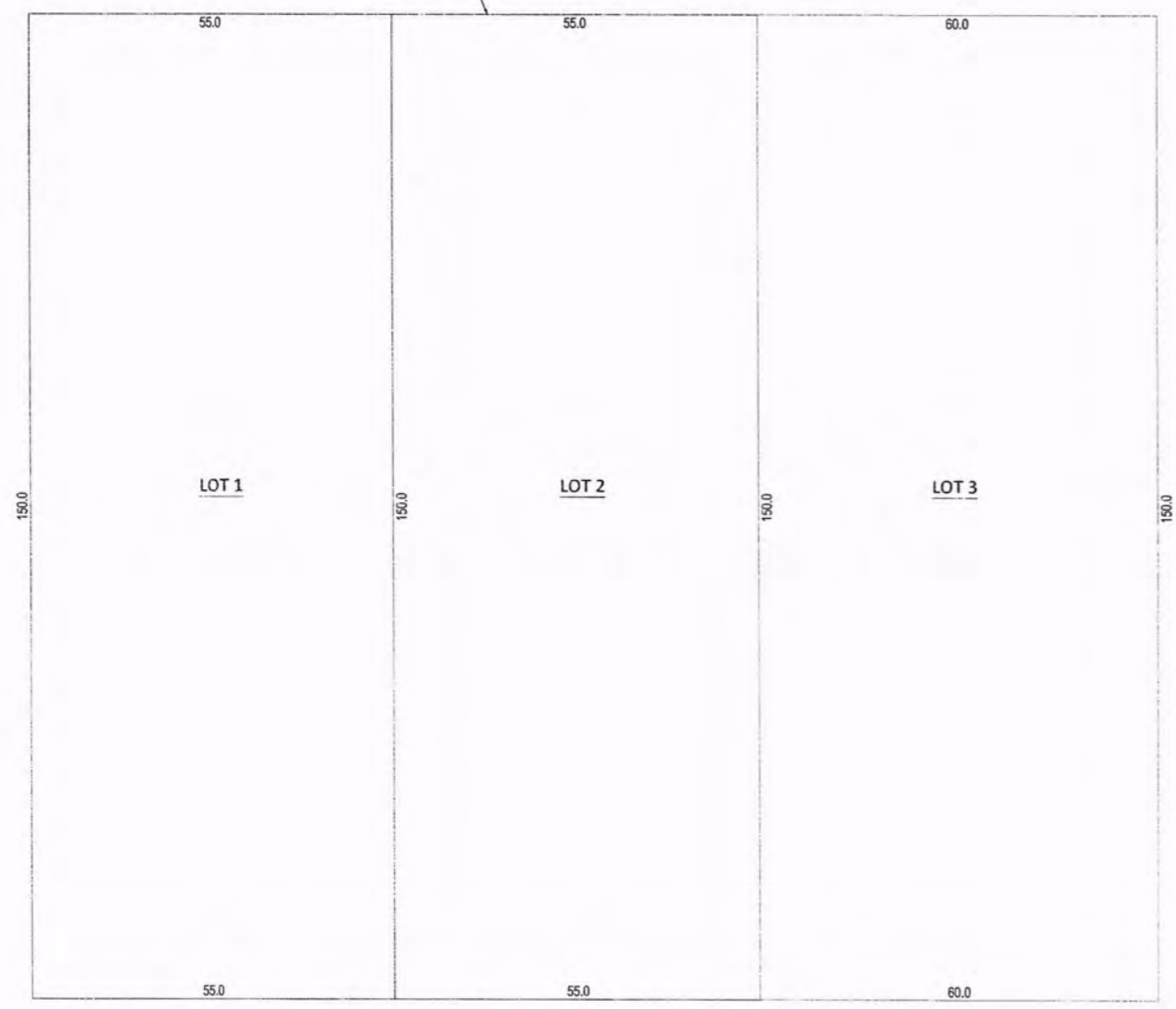
If you have any questions, please feel free to contact our office at your convenience.

Regards,

David Minton

Laura Ln

APPROXIMATE PROPERTY LINE



General Notes
SCALED FOR 22 X 34

CYPRESS ENGINEERING AND
DEVELOPMENT GROUP, LLC
DAVID MINTON
LICENSEE NAME
36790
LICENSE NUMBER

No.	Revisions	Date

Plan Name and Address:



THE CYPRESS GROUP
4310 RYAN ST. STE 122
LAKE CHARLES, LA
OFFICE - 337.504.7755
FAX - 337.504.7744

Project Name and Address:
**PRIEN VISTA
RESUBDIVISION**
LAKE CHARLES, LA

**PRIEN VISTA
RESUBDIVISION**

Drawn By: C.G.S.	Sheet
Project: 2022.071	C-2
Date: 8/8/2022	
Scale: AS NOTED	

CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: 8-10-22

APPLICATION FEE: \$ 100.00
PLAT FILING FEE: \$ 230.00
330.00

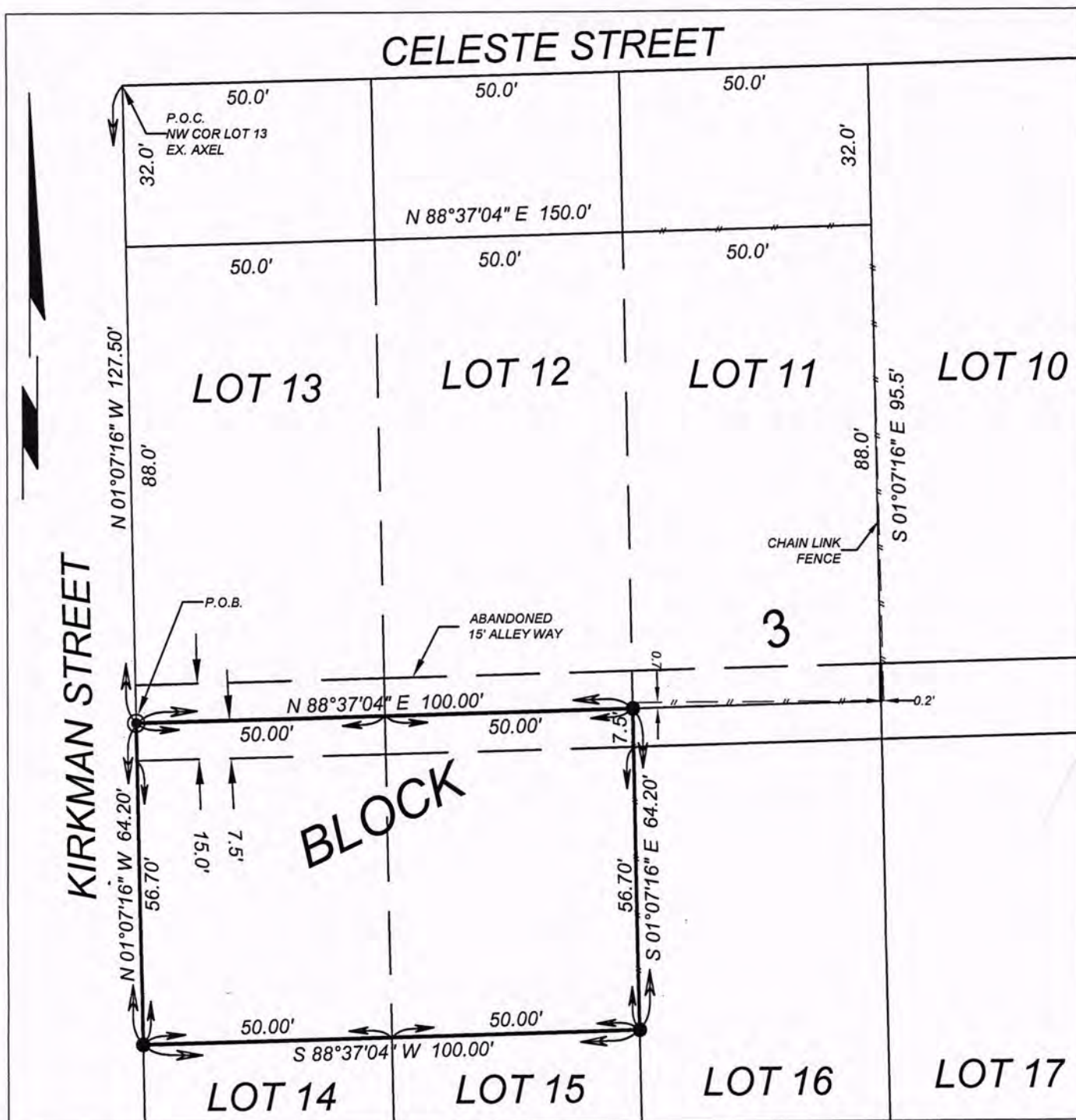
- 1. NAME OF PROPOSED SUBDIVISION: Wanda Heath Sub
(MUST CREATE NEW NAME)
- 2. NAME OF APPLICANT: Wanda Heath Ramirez
ADDRESS: 1605 Sunset Dr ZIP 70607 PHONE 337-853-0991
3. NAME OF AUTHORIZED AGENT: _____
ADDRESS: _____ ZIP _____ PHONE _____
- 4. OWNER OF RECORD: Wanda Heath Ramirez
ADDRESS: 1605 Sunset Dr ZIP 70607 PHONE 337-853-0991
5. ENGINEER (and/or Land Surveyor): _____
ADDRESS: _____ ZIP _____ PHONE _____
6. ATTORNEY: _____
ADDRESS: _____ ZIP _____ PHONE _____
- 7. SUBDIVISION LOCATION: E/S 2000 Blk Kirkman St.
- 8. TOTAL ACREAGE BEING SUBDIVIDED: .26 acs
- NO. OF LOTS: 2
- 9. ZONING CLASSIFICATION: Business
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: _____
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, _____ HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

BY: Wanda H. Ramirez
SIGNATURE OF APPLICANT

DATE: 8/10/22



PROPERTY DESCRIPTION:

COMMENCING FROM THE NORTHWEST CORNER OF LOT 13 OF BLOCK 3 OF HIMOUNT ADDITION, A SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK 2, PAGE 81, RECORDS OF CALCASIEU PARISH, LOUISIANA; THENCE SOUTH 01°07'16" EAST A DISTANCE OF 127.50 FEET TO THE POINT OF BEGINNING (P.O.B.); THENCE NORTH 88°37'04" EAST A DISTANCE OF 100.00 FEET; THENCE SOUTH 01°07'16" EAST A DISTANCE OF 62.40 FEET; THENCE SOUTH 88°37'04" WEST A DISTANCE OF 100.00 FEET; THENCE NORTH 01°07'16" WEST A DISTANCE OF 62.40 FEET TO THE POINT OF BEGINNING.

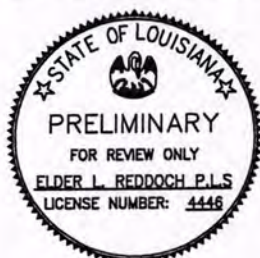
I CERTIFY THAT THE ABOVE SURVEY WAS SUPERVISED BY ME PER LAC TITLE 46:LXI, CHAPTER 25 PER CLASS C MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

I CERTIFY THAT THIS REPRESENTS AN ACTUAL GROUND SURVEY AND THAT NO VISIBLE ENCROACHMENTS EXIST EITHER WAY ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN ABOVE AND NO ENVIRONMENTAL ISSUES OR SERVITUDES WERE ADDRESSED OTHER THAN THOSE SPECIFICALLY REQUESTED AND PROVIDED FOR REVIEW. NORTH ORIENTATION IS PER MAGNETIC UNLESS OTHERWISE NOTED.

I CERTIFY THAT THE ABOVE PROPERTY IS LOCATED IN ZONE X OF THE H. U. D. (F. I. A.) FLOOD HAZARD BOUNDARY MAP 22019C 0480 F DATED FEBRUARY 18, 2011

MUNICIPAL ADDRESS: TBD KIRMAN STREET, LAKE CHARLES, LA 70601

● - REPRESENTS 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.



PLAT OF SURVEY
PREPARED FOR
WANDA RAMIREZ

E. LEO REDDOCH
REGISTERED LAND SURVEYOR
REDDOCH LAND SURVEYING
NO. 4446 STATE OF LOUISIANA

BEING BEING PROPERTY AS SHOWN ABOVE

SCALE: 1" = 30'

AUGUST 20, 2020

CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

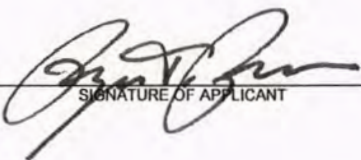
DATE: 7/28/2022

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

1. NAME OF SUBDIVISION: The Crest at Morganfield Phase 4
2. NAME OF APPLICANT: Picard Farms LLC
ADDRESS: 337 Highway 21 Suite D, Madisonville, LA ZIP 70447 PHONE 985-351-4814
3. NAME OF AUTHORIZED AGENT: Ryan T. Power
ADDRESS: 337 Highway 21 Suite D, Madisonville, LA ZIP 70447 PHONE 985-351-4814
4. OWNER OF RECORD: Picard Farms LLC
ADDRESS: 337 Highway 21 Suite D, Madisonville, LA ZIP 70447 PHONE 985-351-4814
5. ENGINEER (and/or Land Surveyor): James Janisse
ADDRESS: 4350 Lockhill Selma Road, Suite 100, San Antonio, TX ZIP 78249 PHONE 210-494-5511
6. ATTORNEY: _____
ADDRESS: _____ ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: Calcasieu Parish, City of Lake Charles
SE of intersection of Corbina Rd. & Crest Ln.
8. TOTAL ACREAGE BEING SUBDIVIDED: 25.71 Acres
NO. OF LOTS: 95
9. ZONING CLASSIFICATION: Residential
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: Yes, minor changes to depiction of flood zone boundaries, and grading plan detail.
11. DATE OF PRELIMINARY PLAT APPROVAL: 11/12/2018
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:
Morganfield Development, 500 Kirby Street Lake Charles, LA Arrozal Investments, 500 Kirby Street Lake Charles, LA
Numerous Lot Owners in Crest at Morganfield Phase 1 & 2
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, RYAN T. POWER 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: 07/28/22

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 7-19-22TOTAL FEE: \$ 250⁰⁰

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: 2010 Church St.

LEGAL DESCRIPTION:

☒ ATTACHEDDESCRIPTION OF REQUEST: Major Conditional use for the purpose of Used Automobile dealershipAPPLICANT: Jonathan Cook / "TJ Autoset" PHONE: 337 292 6340MAILING ADDRESS: 1425 10th St. ZIP: 70601OWNER OF RECORD: Jonathan Cook PHONE: 337 292 6340MAILING ADDRESS: 1425 10th St. ZIP: 70601

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.

[Signature]
 APPLICANT SIGNATURE

July 19, 2022
 DATE

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

Letter of Intent

July 19, 2022

Lake Charles Zoning Department

Applicant: Jonathan Cook

Subject: Major Conditional Use Permit Request

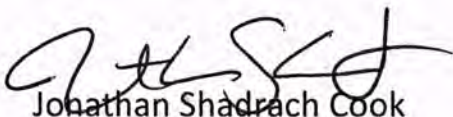
TJ AutoSet, LLC, on behalf of Tammey and Jonathan Cook, requests a major conditional use permit on the lot of 2010 Church Street for the purpose of establishing a small used car dealership within a Neighborhood Zoning District.

There are no occupants in any of the immediate, surrounding lots (see enclosed photos). The nearest occupants are located at 2110 Railroad Avenue which is 228 yards from the proposed site. In Addition, the proposed site sits next to a large, unoccupied concrete lot zoned for industrial use.

We are not requesting any variances or curb cuts but will apply for a permit to place a culvert for a driveway from Church Street.

Please contact us with any additional questions/concerns.

Sincerely,



Jonathan Shadrach Cook

TJ AutoSet, LLC

Business phone: 337-475-7520

Cell phone: 337-532-0947

Vacant lots

2010 Church St.

Entrance

10' Landscape Buffer

10' Grass Buffer

Parking

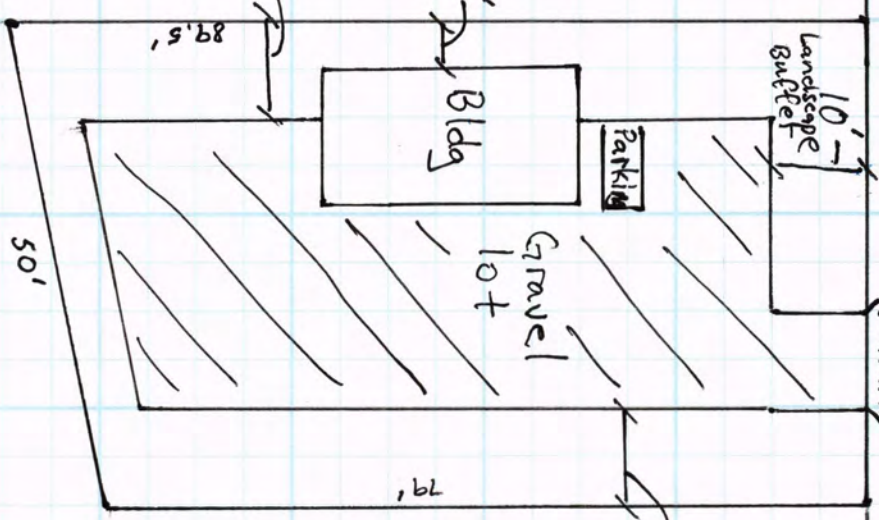
Gravel lot

5' Bldg

Vacant concrete lot
Zoned Industrial

N
→

Scale
1" = 20'



S. Prater St.

I-10 Svc Road

Vacant / Adjudicated lots

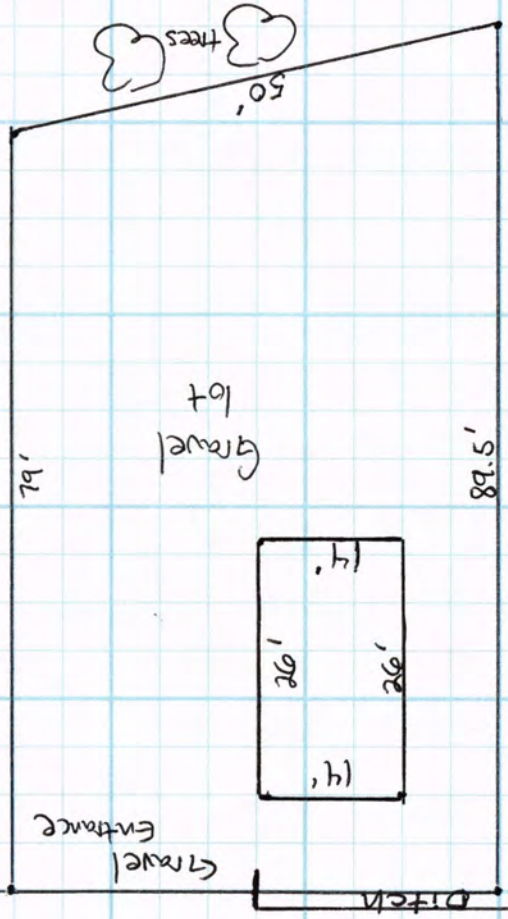
S Prater St.

Vacant concrete lot
Zoned as Industrial

2010 Church St.

Church St.

I-10' Svc Road



VARIANCE APPLICATION FORM

DATE: 7-19-2022

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

PROPERTY ADDRESS/LOCATION: 706 Rhodes Street

LEGAL DESCRIPTION: See attached

DESCRIPTION OF JOB: Accessory structure

WITH PLANS ATTACHED HERETO:

APPLICANT: Aiesha Ross

PHONE: 337 660 8890

MAILING ADDRESS: 706 Rhodes Street

ZIP: 70601

EMAIL ADDRESS: rossaiesha@aol.com

OWNER OF RECORD: Aiesha Ross

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 <input type="radio"/> |
| (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 type="radio"/> | No <input checked="" type="radio"/> |
| (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 <input checked="" type="radio"/> |
| (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 <input type="radio"/> |
| (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 <input checked="" type="radio"/> |
| (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 <input checked="" type="radio"/> |

REMARKS OR SPECIAL CONDITIONS:

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

PLANNING DIRECTOR _____

DATE _____

Aiesha Ross
APPLICANT

7-19-2022
DATE

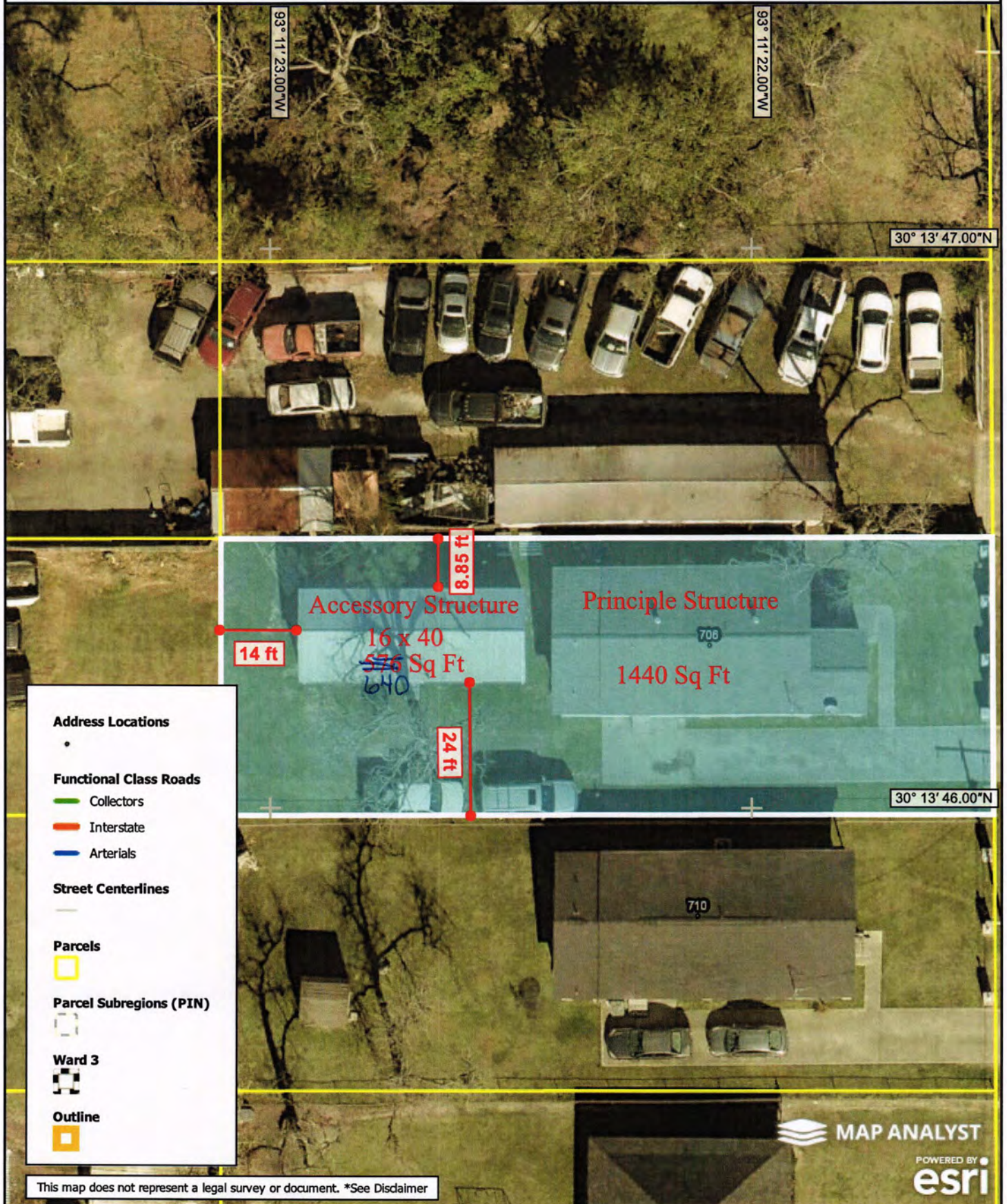
I am requesting a variance
to maintain an accessory building
"640 square foot" which exceeds the
minimum 40% of my home

Alisha Ross

7-19-2022



Map



VARIANCE APPLICATION FORM

DATE: 8-8-22

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

PROPERTY ADDRESS/LOCATION: 1011 Hwy 14 Gerstner Memorial Dr.

LEGAL DESCRIPTION: Please see attached

DESCRIPTION OF JOB: We are seeking a variance from Sec. 5-204.2(d) and Sec. 5-304.4 as it relates to maximum height allowance

WITH PLANS ATTACHED HERETO:

APPLICANT: U-Haul Company of South Central Louisiana PHONE: (337)210-4494

MAILING ADDRESS: 700 Kaliste Saloom Rd Lafayette, LA ZIP: 70508

EMAIL ADDRESS: brett_hogan@uhaul.com

OWNER OF RECORD: AREC 19, LLC

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

FLOOD PLAIN MANAGEMENT REGULATIONS:

FIRM ZONE: [x] "X" [] "A" [x] "AE" [] "D" [] OTHER FLOODWAY: [] IN [x] 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?

YesNo
- (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?

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

YesNo
- (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?

YesNo
- (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?

YesNo
- (f) Will your project exceed the minimum variance that will afford relief and the least modification possible of the regulation in issue?

YesNo

REMARKS OR SPECIAL CONDITIONS:

Please see attached for remarks.

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

PLANNING DIRECTOR

DATE

Brett Hogan
APPLICANT
08/04/22
DATE

AMERCO[®]

REAL ESTATE COMPANY

2727 North Central Avenue, 5-N • Phoenix, Arizona 85004
Phone: 602.263.6555 • Fax: 602.277.5824 • Email: stephany_sheekey@uhaul.com

Variance Application Questions

(C) Is your hardship caused by circumstance or conditions generally created by the provisions of the zoning ordinance in the district?

As the use of storage modernizes, it is often difficult for Zoning Ordinances to do the same in a quick manner. The Ordinance is limited in its scope as it relates to our storage use and because of this we are submitting a variance to slightly increase the height of our building beyond what is typically allowed in the Business district (50' permitted, 52' proposed).

(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?

We purchased the existing site in 1979 and have been proud to be a part of your community for over forty years. As mentioned above, the use of storage has rapidly modernized since the initial acquisition of this property and U-Haul would like to incorporate that into this site. It is U-Haul's intent to better serve the Lake Charles community by providing this use. The code is extremely limiting to the redevelopment of our accessory storage building as Sec. 5-204.2(d) requires any accessory buildings to not exceed the height of the principal structure.

AMERCO[®]

REAL ESTATE COMPANY

2727 North Central Avenue, 5-N • Phoenix, Arizona 85004
Phone: 602.263.6555 • Fax: 602.277.5824 • Email: stephany_sheekey@uhaul.com

Letter of Intent

AMERCO Real Estate Company (AREC) has prepared this application package for the opportunity to receive the City of Lake Charles' participation and counseling in regard to a Variance for the property located at 1011 Hwy 14. AREC is the wholly owned real estate subsidiary of the U-Haul System.

The 2.31-acre property is located at 1011 Hwy 14. U-Haul is proposing to expand their existing use and develop an accessory storage building on site. This infill development will allow U-Haul to better serve the storage needs of the community and activate a portion of the property that is currently underutilized.

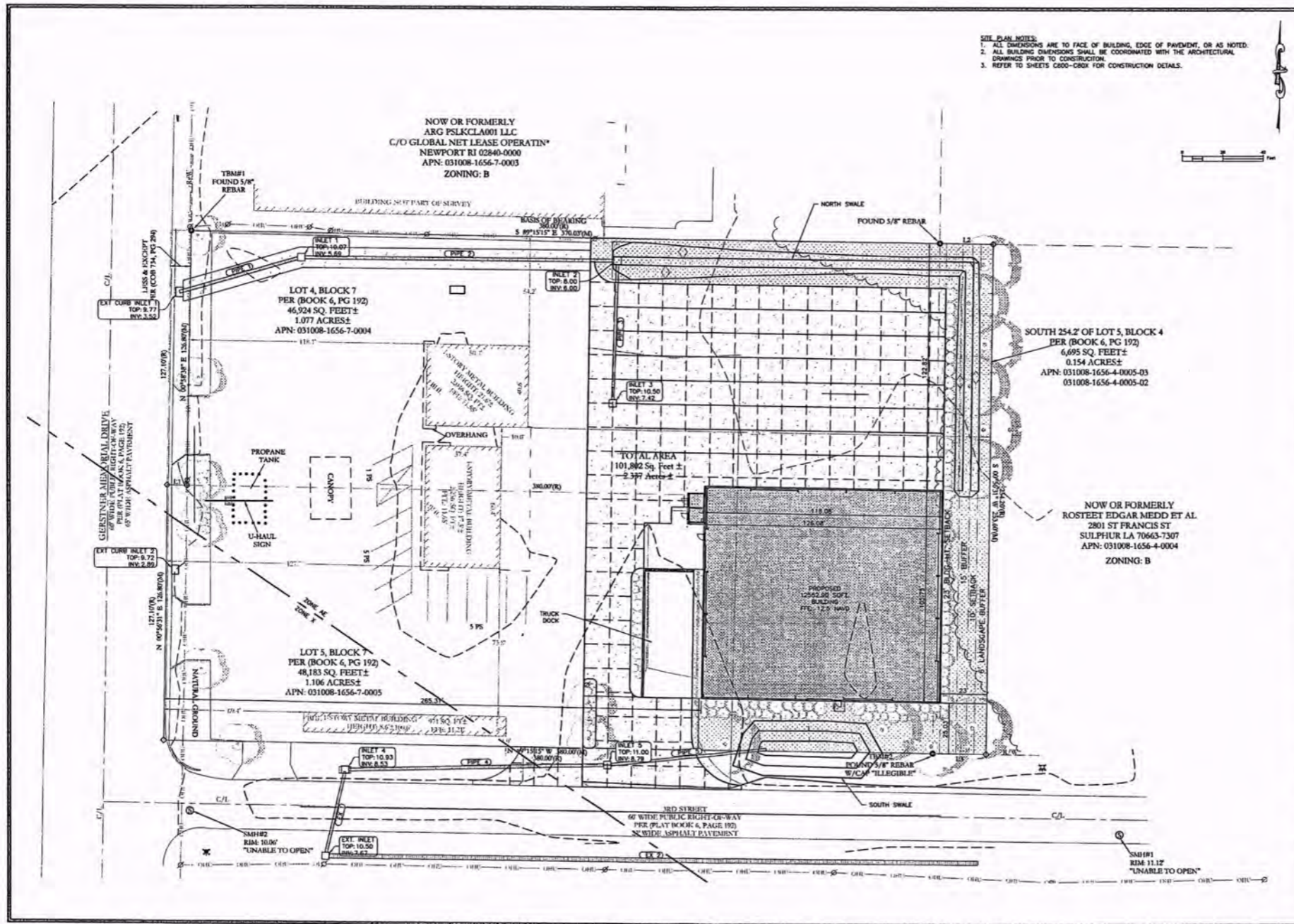
The property is currently zoned Business. The use of accessory storage is permitted by-right. U-Haul is submitting for a variance from Sec. 5-204.2(d) and Sec. 5-304.4 as it relates to maximum height allowance for a proposed 52' accessory storage structure.

Custom site design for every U-Haul store assures that the facility complements the community it serves. Adherence to community objectives is key to ensure each U-Haul store is both a neighborhood asset and an economic success.

Significant Policies:

- Hours of Operation:

Mon. - Thurs.	7:00 a.m. to 7:00 p.m.
Fri.	7:00 a.m. to 8:00 p.m.
Sat.	7:00 a.m. to 7:00 p.m.
Sun.	9:00 a.m. to 5:00 p.m.
- Items that may not be stored include: chemicals, flammables, and paints.
- U-Haul stores are protected by video surveillance.
- U-Haul stores are non-smoking facilities.
- U-Haul will provide added services and assistance to our customers with disabilities.



- SITE PLAN NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF BUILDING, EDGE OF PAVEMENT, OR AS NOTED.
 2. ALL BUILDING DIMENSIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
 3. REFER TO SHEETS C200-CR01 FOR CONSTRUCTION DETAILS.



SHEET NOTES:

REVISIONS:

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROFESSIONAL SEAL:

**PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION
FOR INFORMATION ONLY**

ENGINEER LOGO:

thompson
ENGINEERING
2815 COTTAGE HILL RD
NORFOLK, VA 23502
TEL: 757-646-2400
FAX: 757-646-2401
PROJECT #21-101-0108

AMERCO
REAL ESTATE COMPANY

CONSTRUCTION SETBACKS:
270' NORTH COTTAGE HILL RD
PICKER, ARIZONA 85008
PH: (602) 243-6562

SITE ADDRESS:
U-Haul Moving & Storage
at Hwy 14
1011 Hwy 14
Lake Charles, LA 70601

SHEET CONTENTS:

SITE PLAN

927064

DATE: 6/27/2021
CHECKED: MM
DATE: 6/27/2021
C200
C200 - SITE PLAN

VARIANCE APPLICATION FORM

DATE: 8/5/22

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

PROPERTY ADDRESS/LOCATION: 4350 Nelson Rd.

LEGAL DESCRIPTION: See attached

DESCRIPTION OF JOB: Proposed curb cut into Tybee

WITH PLANS ATTACHED HERETO:

APPLICANT: Richard Authement

PHONE: 337-502-4747

MAILING ADDRESS: 3911 Indian Bay Dr.

ZIP: 70105

EMAIL ADDRESS: graniteoutlet14@gmail.com

OWNER OF RECORD: David Fraser

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:

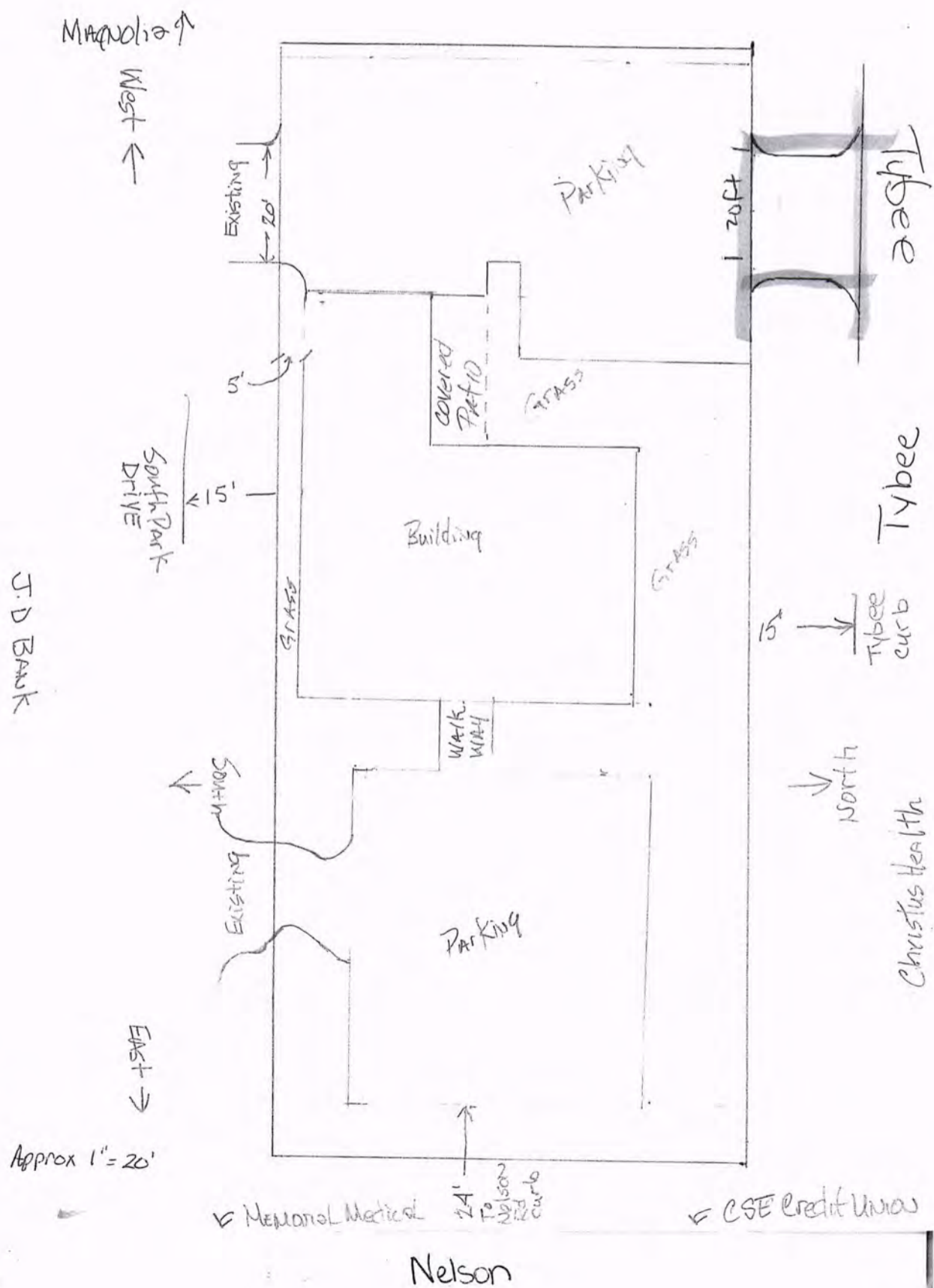
IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR A VARIANCE IS CONTINGENT UPON MY COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND POLICIES OF THE CITY OF LAKE CHARLES. ANY ATTEMPT TO ABROGATE SUCH OR FAILURE TO COMPLY WITH ANY CONDITION LEGALLY IMPOSED ON THIS APPLICATION SUBSEQUENT TO THE PROVISION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

PLANNING DIRECTOR

DATE

Richard Authement
APPLICANT

8-5-2022
DATE



VARIANCE APPLICATION FORM

DATE: 8-9-22

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

PROPERTY ADDRESS/LOCATION: 123 Louisiana Avenue.

LEGAL DESCRIPTION: See Attached Tax Statement

DESCRIPTION OF JOB: Request from 5' to 0' set back Reduction on Property line.

WITH PLANS ATTACHED HERETO:

APPLICANT: Edward Scharff PHONE: 337-302-1120

MAILING ADDRESS: 409 Morning Glory Ln, Westlake, La ZIP: 70669

EMAIL ADDRESS: edwardscharff@yahoo.com

OWNER OF RECORD: Edward Scharff

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 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? | 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 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 type="radio"/> No |

REMARKS OR SPECIAL CONDITIONS:

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

PLANNING DIRECTOR _____

DATE _____

APPLICANT

DATE

Letter of Intent

Applicant:

Edward Scharff
409 Morning Glory Ln.
Westlake, La 70669
337-302-1120

Proposal Address:

123 Louisiana Ave.
Lake Charles, La 70601

@320908-0678-5 0010 0000 -123 LOUISIANA AVE- LOT 10 BLK 5
W E GILL ADD IMP 99/RMS REF1- LILLIE A ELZEY EST ET AL B
1761 P 416 B 1730 P 666 B 1730 P 669-83

Lot dimensions are 175' in length running in the east-west direction and 50' in the north-south direction.

At the north west corner of the property there currently installed is the driveway. Directly south of the driveway is a large oak tree, the meter for the city water tap, an electric pole and the waste water/sewer line. If the council suggests it more beneficial to flip this proposed plot map in the north-south direction to ease the burden upon public utility and create a wider entry/exit drive then the applicant of this proposal accepts that descision.

Proposed Additions:

Proposing 5 single family, 12' x 24' single level dwellings placed at the east of the lot.
Exterior siding to be board and batten, white steel roof.
Raised pier and beam foundation at 2' to bottom of sill, with insulated skirting.
Concrete drive and parking,
6' minimum privacy fence installed on residential abutting properties. (East property line)
. and as required for remaining property lines.
Request of variance for reduced pavement setback from 5' to 0' on north property line
due to 50' width of property and creating ease of entry and exit for vehicles.
Removal of existing single family dwelling.

Order of Construction:

Construct eastern fence boarding residential property.
Construct the two most eastern and southern dwellings (A, then B)
Remove existing 24' x 24' structure at west end of property.
Install drive and parking.
Construct remaining dwellings (C, then D, then E)
Construct remaining fence as needed and install landscaping near sidewalk.

Applicant Signature: _____

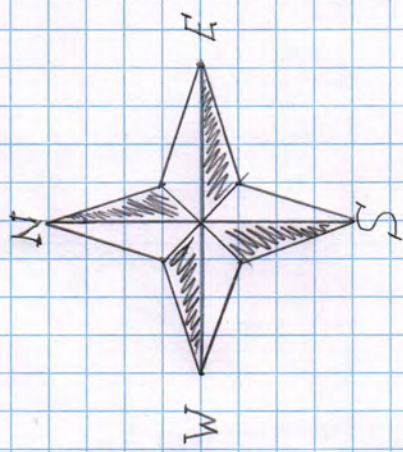
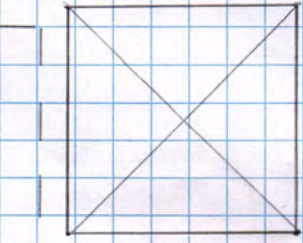
Date: _____

SCALE: 1 inch = 20 Feet
 Parcel: 50' x 175'

16' 8' 4' 15' 24' 11' 15'

Empty Lot ↑
 Chain Link Fence

Existing Structures



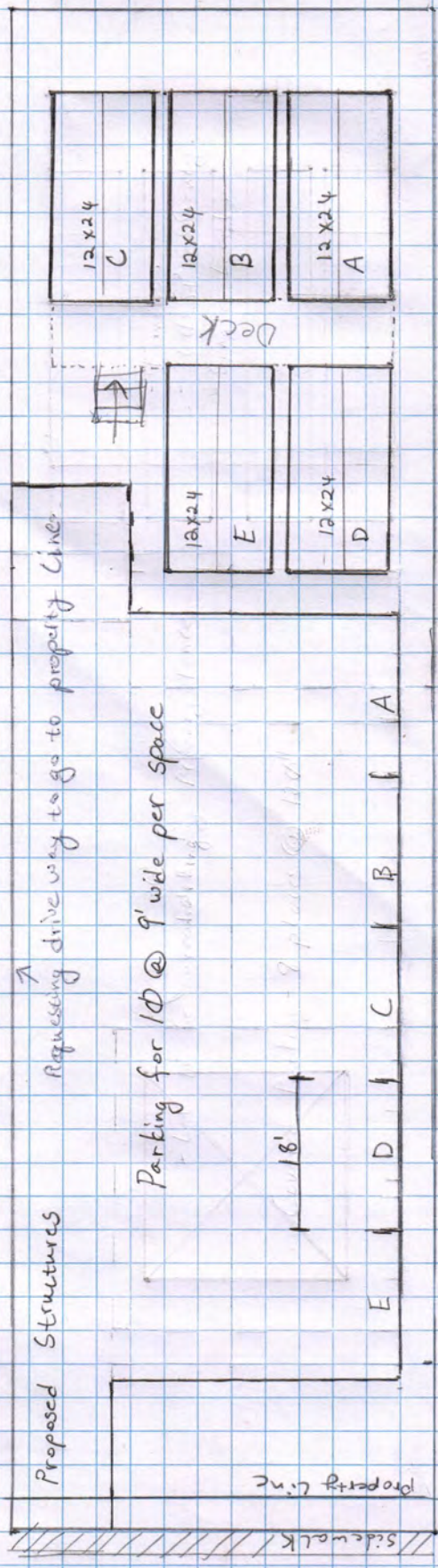
Old fence in trees
 Residential Lot ↓

Old fence in trees
 121'

Empty Lot ↓

30' 24'

15' 24' 17' 24' 10'



VARIANCE APPLICATION FORM

DATE: 8-11-22

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

PROPERTY ADDRESS/LOCATION: 1337
1313 Country Club Rd

LEGAL DESCRIPTION: see attached plat

DESCRIPTION OF JOB: lot line setback variance request

WITH PLANS ATTACHED HERETO:

APPLICANT: Lake Area Adventures

PHONE: 337

MAILING ADDRESS: 5959 Common St.

ZIP: 70605

EMAIL ADDRESS: tim@laastaff.com

OWNER OF RECORD: Lake Area Adventures, LLC

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

FLOOD PLAIN MANAGEMENT REGULATIONS:

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

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

- | | | |
|---|--------------------------------------|-------------------------------------|
| (a) As the applicant, have you created this hardship? | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| (b) Is there any unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property? | Yes | <input checked="" type="radio"/> No |
| (c) Is your hardship caused by circumstances or conditions generally created by the provisions of zoning ordinance in the district? | Yes | <input checked="" type="radio"/> No |
| (d) Are there physical circumstances or conditions that will not allow the property to be developed in strict conformity with the provisions of the current zoning ordinance? | <input checked="" 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 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:

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PLANNING DIRECTOR



APPLICANT

DATE

DATE



Cypress Engineering and Development Group, LLC
4310 Ryan St., Ste 122
Lake Charles, LA 70605
337.504.7755

Memo

To: Mr. Doug Burgaires

From: David Minton

Date: Thursday, August 11, 2022

RE: 1313 Country Club Rd. (Lake Area Adventures Subdivision – Variance Request)

Mr. Burgaires,

Lake Area Adventures is requesting a two (2) foot set back variance request for the north property line of the Lake Area Adventures Property. The two parcels will have common ownership and this is understood by both parties.

If you have any additional questions, please feel free to contact our office at your convenience.

Regards,

David Minton

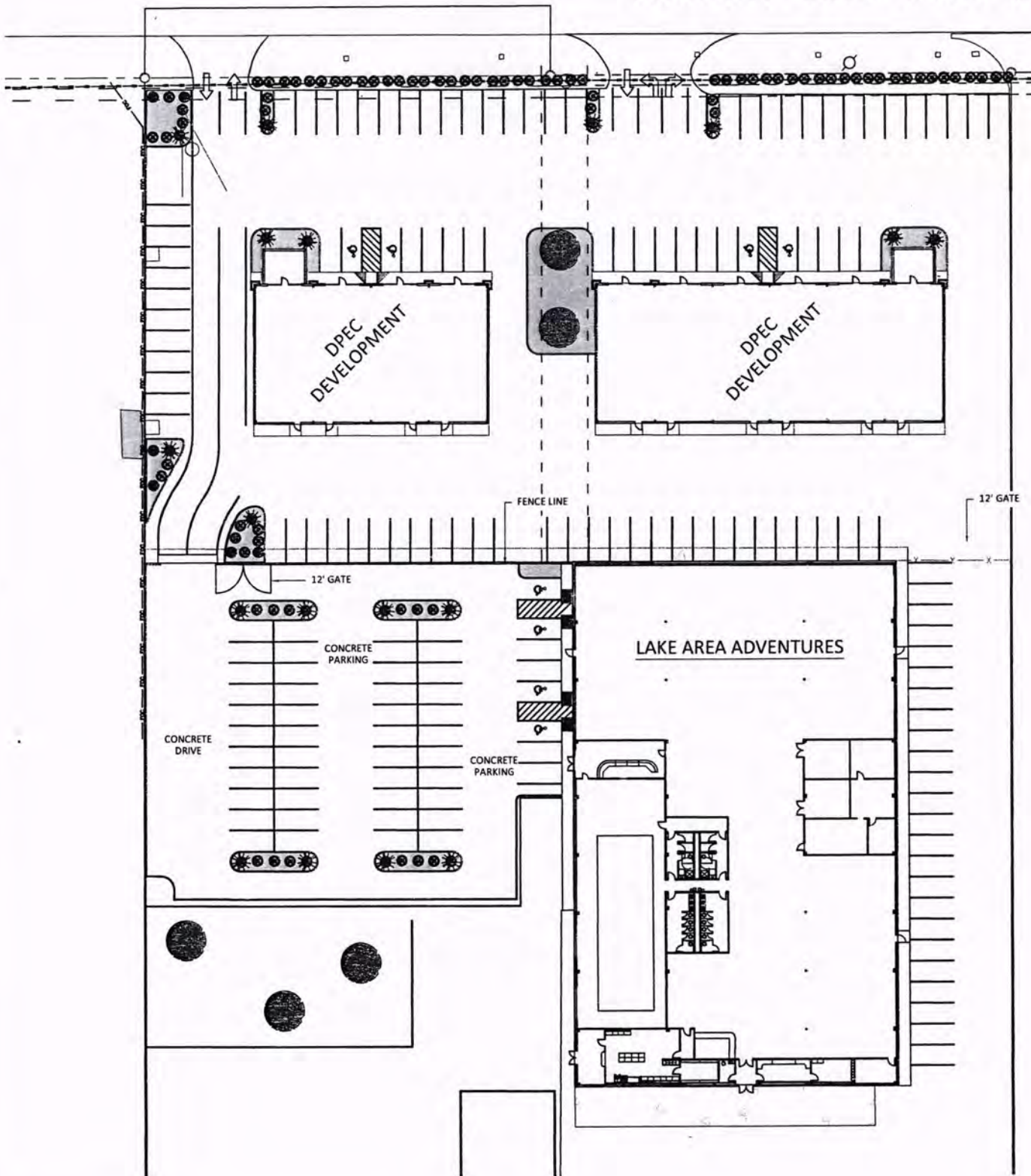
Eric Tarver for DPEC Properties, LLC

A blue ink signature of Eric Tarver, consisting of stylized initials and a surname.

Tim Robles for Lake Area Adventures, LLC

A blue ink signature of Tim Robles, consisting of stylized initials and a surname.

COUNTRY CLUB ROAD (LA.



1 SITE PLAN

SCALE: 1" = 30'

VARIANCE APPLICATION FORM

DATE: 8/15/2022

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

PROPERTY ADDRESS/LOCATION: 2010 Church St.

LEGAL DESCRIPTION: * attached*

DESCRIPTION OF JOB: request variance for a gravel parking lot

WITH PLANS ATTACHED HERETO:

APPLICANT: Jonathan Cook / TJ Autosee PHONE: 337 532 0947 Cell

MAILING ADDRESS: 1425 10th St. Lake Charles ZIP: 70601

EMAIL ADDRESS: TJAutosee@gmail.com

OWNER OF RECORD: John Batiste

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:

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

PLANNING DIRECTOR _____

DATE _____

APPLICANT

DATE

August, 17 2022

Lake Charles zoning dept.

Applicant: Jonathan Cook

Subject: Variance request

My name is Jonathan Cook and I am requesting a variance for the purpose of laying a gravel parking lot for a future Used Vehicle Dealership



Jonathan Cook

TJ Autoset, LLC

337 475 7520

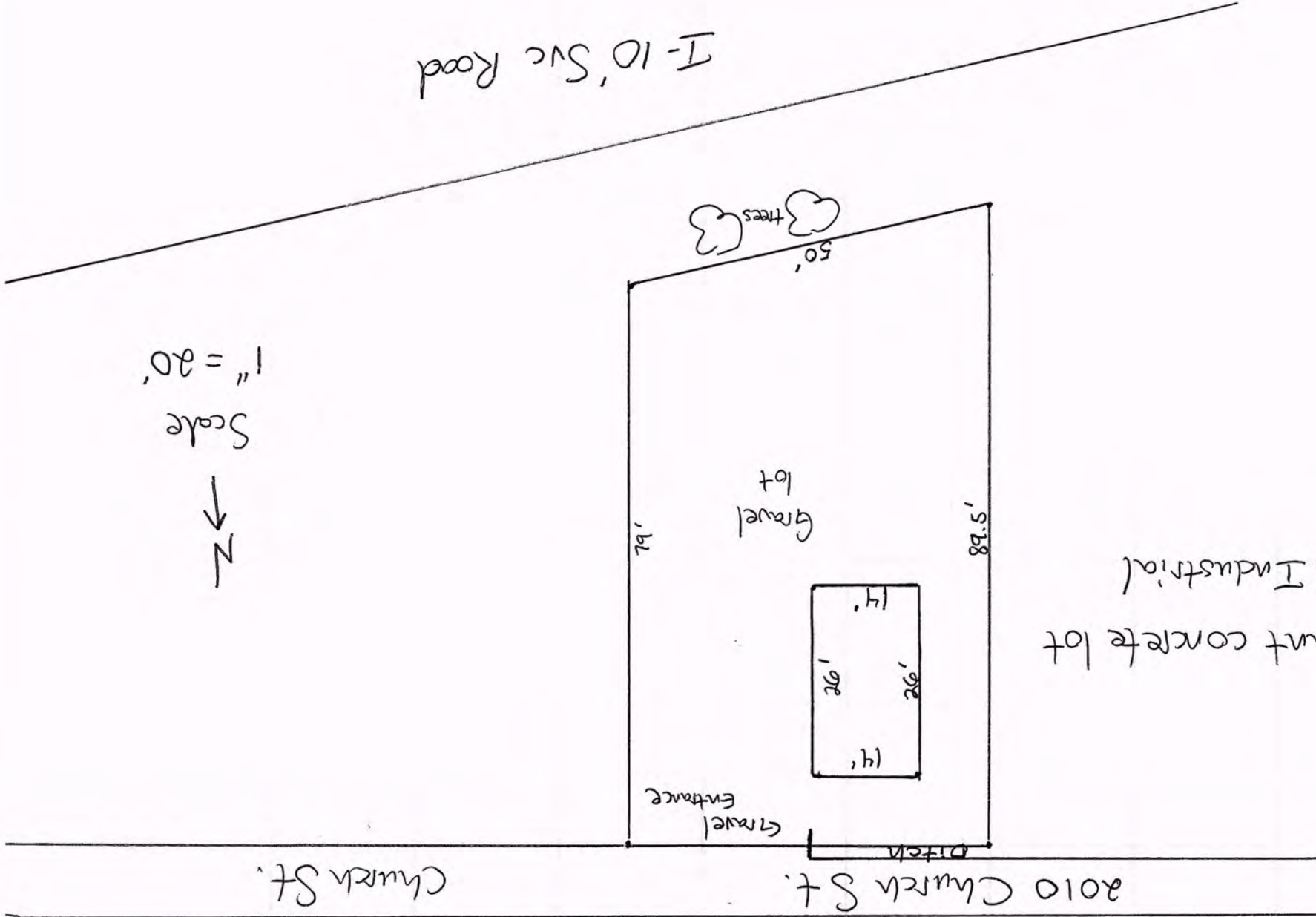
Cell: 337 532 0947

S Prater St.

Vacant / Adjudicated lots

Vacant concrete lot
Zoned as Industrial

Scale
1" = 20'
N
↓



VARIANCE APPLICATION FORM

DATE: 8/19/22

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

PROPERTY ADDRESS/LOCATION: 4150 NEWTON RD., BUILDING D, SUITE 1

LEGAL DESCRIPTION: PORTION OF LOT 1 & 2 OF BRUNDRETT SUB. SEE ATTACHED

DESCRIPTION OF JOB: REQUEST FOR ZERO LOT/SETBACK LINES

WITH PLANS ATTACHED HERETO:

APPLICANT: LAWSON ROBERTS PHONE: 337-433-0234

MAILING ADDRESS: 177 RYAN ST., LAKE CHARLES, LA ZIP: 70601

EMAIL ADDRESS: LRR@RMLLEGAL.COM

OWNER OF RECORD: CHRISTUS HEALTH SOUTHWESTERN LOUISIANA

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? <u>YES, EXISTING DEVELOPMENT OF HOSPITAL</u> | <input checked="" type="radio"/> Yes | 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? <u>YES, SEE ABOVE</u> | <input checked="" type="radio"/> 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:

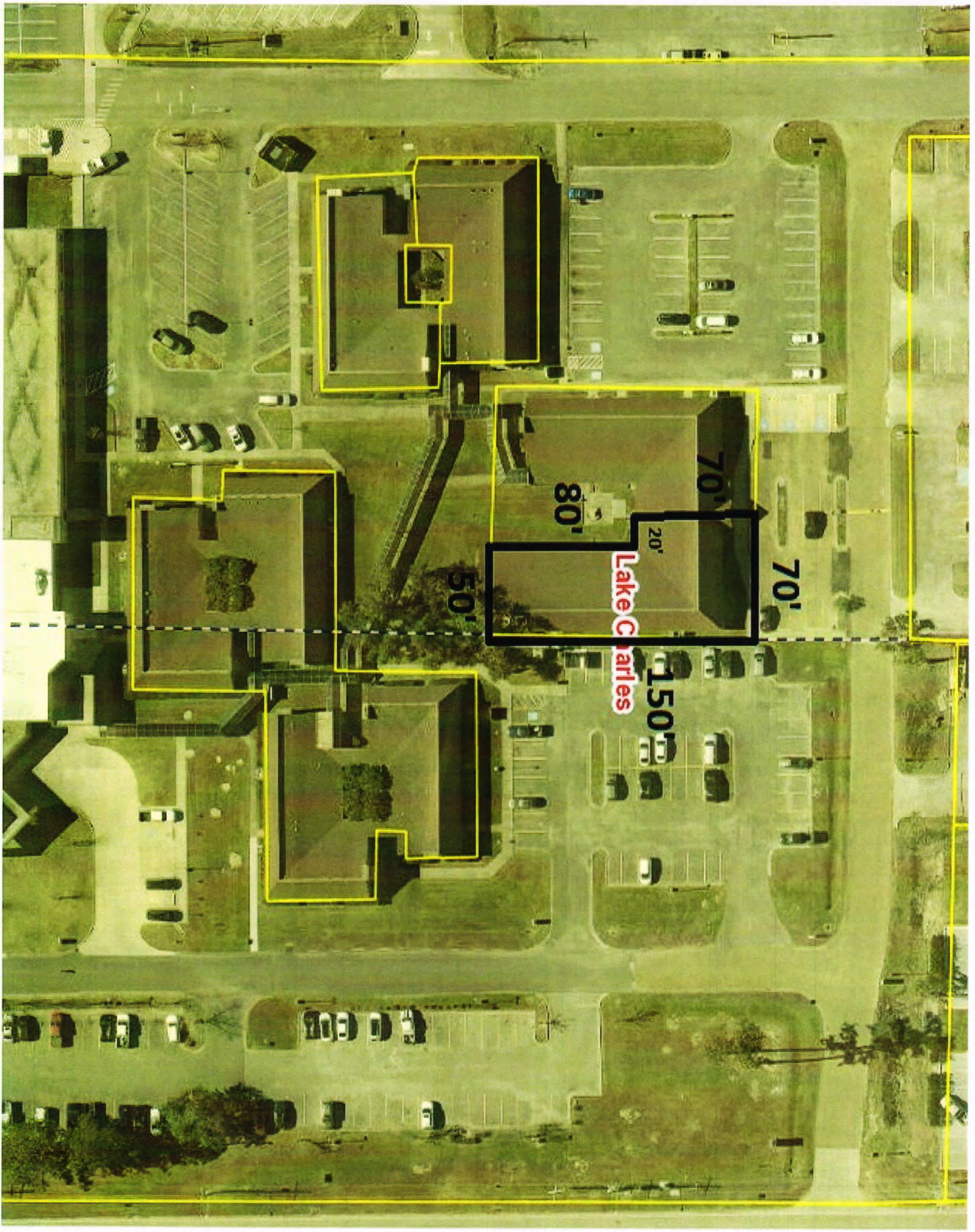
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PLANNING DIRECTOR _____

DATE _____

APPLICANT [Signature]

DATE 8/19/22



70'

70'

150'

Lake Charles

20'

80'

50'