



# City of Lake Charles

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

## Meeting Agenda

### Planning and Zoning Commission

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Monday, November 12, 2018

5:30 PM

Council Chambers

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#### OPEN MEETING

#### ROLL CALL

#### MINUTES OF PREVIOUS MEETING

#### SPECIAL ANNOUNCEMENTS

#### COMMISSION BUSINESS

##### RES 18-74

##### LAKE CHARLES SUBDIVISION REGULATIONS

**APPLICANT:** JCC INVESTMENTS (LAKEWOOD POINTE SUBDIVISION)

**SUBJECT:** Applicant is requesting Preliminary Subdivision approval (Section 2.3), in order to subdivide a 14-acre tract of land into forty-nine (49) single-family residential lots within a Residential Zoning District. Location of the request is the **Eastside 5400 Blk. Lake Street**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed the proposed subdivision to be used for single-family residential homes would exceed the minimum development standards for subdivision approval. Staff is recommending approval on the condition sidewalks are installed in compliance with the regulations and the eastern end of the cul-de-sac terminates abutting vacant property to allow future roadway extensions to the east. Staff is requesting construction documents be submitted within 6 months of approvals.

##### RES-MAJ 18-75

##### LAKE CHARLES ZONING ORDINANCE NO. 10598

**APPLICANT:** WILLIE KING JR.

**SUBJECT:** Applicant is requesting to amend the official zoning map from Neighborhood Zoning District to a Business Zoning District in order to construct a self-storage facility. Location of the request is **1611 Gerstner Memorial Drive (Rear)**.

**STAFF FINDINGS:** The applicant is requesting to re-zone a Neighborhood zoned property to a Business Zoning District. The applicant is proposing to establish and construct a climate controlled mini self-storage facility at the rear of the existing Kings Funeral Home. This site is located on the MLK corridor with multiple existing and proposed commercial and retail uses in the immediate area. Therefore staff feels this request falls reasonable. This application will be forwarded to the City Council at a later date for final action.

##### RES-MAJ 18-76

##### LAKE CHARLES ZONING ORDINANCE NO. 10598

**APPLICANT:** GUIDRY PROPERTY DEVELOPMENT, LLC

**SUBJECT:** Applicant is requesting to amend the official zoning map from Residential Zoning District to a Mixed Use Zoning District in order to construct seven (7) single-family

detached dwelling units with bufferyard reductions. Location of the request is the **Northwest corner 3rd Street @6th Avenue.**

**STAFF FINDINGS:** The applicant is requesting to re-zone a Residential zoned property to a Mixed Use Zoning District. The applicant is proposing to establish and construct seven (7) single family detached residential structures with a bufferyard reduction along the west and NW property line. This site is located along the 6th Ave corridor with existing Mixed Use properties and uses on the East side of the corridor. Therefore staff feels this request falls reasonable. This application will be forwarded to the City Council at a later date for final action.

**RES-MAJ-  
VAR 18-77**

**LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** TANVEER A. CHAUDHRY

**SUBJECT:** Applicant is requesting to amend the official zoning map from a Neighborhood Zoning District to a Mixed Use Zoning District in order to construct seven (7) attached dwelling units with bufferyard reductions. Location of the request is the **Southside 100 Blk. Eddy Street (Betw. 135 & 149).**

**STAFF FINDINGS:** The applicant is requesting to re-zone a Residential zoned property to a Mixed Use Zoning District. The applicant is proposing to establish and construct seven (7) single family attached residential structures with a bufferyard reduction along the west and south property line. This site is bordered by single family uses to the west and south and Mixed Uses and multi-family developments to the east. Therefore staff feels this request falls reasonable. This application will be forwarded to the City Council at a later date for final action.

**RES-VAR  
18-78**

**LAKE CHARLES SUBDIVISION REGULATIONS**

**APPLICANT:** HP FONTENOT BUILDERS LLC (KINGSLEY POINT SUBDIVISION)

**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Section 2.3 & 2.4), in order to re-plat a .22 acre M/L tract of land into 4 residential development tracts (with lot size variances), within a Neighborhood Zoning District. Location of the request is the **Southwest corner Kingsley Street @ Elder Street.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the proposed re-subdivision for the re-platting of an single development tract into four (4) tracts fails to meet the minimum lot size requirement for the district. Additionally, the proposed structures would fail to meet the front yard setback and street side setback for a Neighborhood Zoning District. The variance request is to allow the sale of each residential dwelling unit.

**RES 18-79**

**LAKE CHARLES SUBDIVISION REGULATIONS**

**APPLICANT:** SOUTHLAKE MEDICAL LLC (SOUTHLAKE MEDICAL SUBDIVISION)

**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Section 2.3 & 2.4), in order to re-subdivide a 12.55 acre tract of land into 2 development tracts, within a Residential and Neighborhood Zoning Districts. Location of the request is the **Northwest corner of Weaver Road @ Ham Reid Road.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the proposed re-platting an approved medical/assisted living development meets the minimum lot size and configuration set forth for a Residential 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 18-80**

**LAKE CHARLES SUBDIVISION REGULATIONS**

**APPLICANT:** WHITE TAIL PROPERTIES (MONTGOMERY SUBDIVISION)

**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Section

2.3 & 2.4), in order to re-subdivide a 4.6 acre tract of land into 3 Mixed Use development tracts, within a Mixed Use Zoning District. Location of the request is **2906 McNeese Farm Road**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the proposed re-platting of Mixed Use Development tract 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 18-81**

**LAKE CHARLES SUBDIVISION REGULATIONS**

**APPLICANT:** MORGANFIELD PARTNERS, LLC (COVE AT MORGANFIELD, PHASE 1)  
**SUBJECT:** Applicant is requesting Final Subdivision approval (Section 2.4), in order to subdivide a 26.63-acre tract of land into seventy-seven (77) single-family residential lots, within a Residential/TND Zoning District. Location of the request is the **Southside 3200 Blk. E. McNeese Street**.

**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 subdivision approval. Additionally, the setbacks and lot size minimums are consistent with the TND overlay district standards. Public Works staff is currently reviewing infrastructure improvements for compliance with design standards. 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 18-82**

**LAKE CHARLES SUBDIVISION REGULATIONS**

**APPLICANT:** MORGANFIELD PARTNERS, LLC (CREST AT MORGANFIELD, PHASE 4)  
**SUBJECT:** Applicant is requesting Preliminary Subdivision approval (Section 2.3), in order to subdivide a 25.81-acre tract of land into ninety-five (95) single-family residential lots, within a Residential/TND Zoning District. Location of the request is the **Eastside 4700 Blk. Corbina Rd**.

**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 subdivision approval. Additionally, the setbacks and lot size minimums are consistent with the TND overlay district standards. Public Works staff is currently reviewing infrastructure improvements for compliance with design standards. 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.

**MAJ 18-19**

**LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** IRMA YOLANDA ROMERO DE TEO  
**SUBJECT:** Applicant is requesting a Major Conditional Use Permit (Sec 5-303(3)(B)(V)) in order to establish a rice manufacturing and shipping use, within a Mixed Use Zoning District. Location of the request is **2701 Industrial Ave**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant is requesting to re-establish a warehouse use with indoor storage area within a Mixed Use Zoning District. Staff feels the use, intensity, and layout are consistent with the previous use of the property as a Warehouse for the Industrial Ave Corridor. Therefore, staff recommends approval of the application.

- VAR 18-34 LAKE CHARLES ZONING ORDINANCE NO. 10598**  
**APPLICANT:** JCC INVESTMENTS  
**SUBJECT:** Applicant is requesting a Variance (Section 4-205) in order to construct single-family residential homes with a front setback of 15' vs the required 30', within a Residential Zoning District. Location of the request is the **Eastside 5400 Blk. Lake Street. (proposed Lakewood Point Sub.)**
- STAFF FINDINGS:** The on-site and site plan reviews revealed the construction of single-family structures within the proposed single family Subdivision would exceed the minimum develop standards except for the requested front yard setback reduction of 15' vs 30' front yard. The applicant is designing a single family home product that is consistent with previously approved developments in the immediate area. This variance would apply to all lots within the subdivision.
- VAR 18-35 LAKE CHARLES ZONING ORDINANCE NO. 10598**  
**APPLICANT:** PERRY VINCENT  
**SUBJECT:** Applicant is requesting a Flood Variance [Article (IV) Section D] in order to construct a new office building and communication center which qualifies as a significant improvement within Flood Zone AE, approximately twelve inches (12") below the Base Flood Elevation (BFE) requirement of 14' MSL. Location of the request is **701 Martin Luther King Hwy.**
- STAFF FINDINGS:** The on-site and site plan reviews revealed that the applicant is requesting to construct a new office addition approximately twelve (12) inches below the required BFE of 14'. The adjoining properties and structures in the area are classified as Pre-FIRM and are not in compliance with the current floodplain regulations in force. The staff and applicants feel any additional increase in the elevation of the property may negatively impact the adjoining properties related to storm water discharge and building access of the existing facilities as well the location near the regulator floodway. Finally, the applicant has been advised that flood insurance premiums shall be commensurate with the actual elevation of the structure for the life of the structure. Staff finds the request to be reasonable and acceptable for passage on the condition that all exterior mechanical equipment meets or exceeds the minimum BFE requirements.
- VAR 18-36 LAKE CHARLES ZONING ORDINANCE NO. 10598**  
**APPLICANT:** STEFAN STEVENS  
**SUBJECT:** Applicant is requesting a Variance (Section 4-205) in order to construct a 2,000s.f. accessory storage building without a primary structure on the lot, within a Neighborhood Zoning District. Location of the request is **107 S. Prater 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. Although there are existing non-conforming accessory structures in the immediate area, staff could find no evidence of hardship involved, therefore cannot forward a position of support.  
(Accessory Structure cannot exist without a principal structure on the lot).
- VAR 18-37 LAKE CHARLES ZONING ORDINANCE NO. 10598**  
**APPLICANT:** H. CURTIS VINCENT  
**SUBJECT:** Applicant is requesting a Variance (Section 4-205) in order to construct a restaurant kitchen addition 3' from the north side property line, within a Business Zoning District. Location of the request is **3716 Ryan Street.**
- STAFF FINDINGS:** The on-site and site plan reviews revealed the construction of a side addition for a new commercial restaurant kitchen fails to meet the requirement of 5' from the

side property line in a Business Use Zoning District. Although this is a minimal impact on the abutting property and there are existing non-conforming setback structures in the immediate area, staff could find no evidence of hardship involved, therefore cannot forward a position of support.

**VAR 18-38****LAKE CHARLES ZONING ORDINANCE NO. 10598****APPLICANT:** D.R. HORTON INC./GULF COAST**SUBJECT:** Applicant is requesting a Variance (Section 4-205) in order to maintain a side setback for a residential structure 3.5' from the side property line, within a Residential Zoning District. Location of the request is **3162 Asbury Circle**.**STAFF FINDINGS:** The on-site and site plan reviews revealed the construction of a new single family structure fails to meet the side yard setback of 5' from the property line in a Residential Zoning District. This is a minimal impact on the abutting property and the pie shaped configuration of the lot would require the structure to be pushed back beyond the existing residential structures to the north and south. Therefore staff feels the request falls reasonable.**VAR 18-39****LAKE CHARLES ZONING ORDINANCE NO. 10598****APPLICANT:** DOMMAR HIJAZI**SUBJECT:** Applicant is requesting a Variance (Section 4-205) in order to construct a drive thru restaurant facility with a parking lot landscape reduction along the east and south property line to 0'; and 5' vs 10' along the public ROW abutting 15th and Ryan Street. Additionally, a driveway entrance along 15th Street 28' from the intersection of Ryan Street vs the 150'ft distance requirement. Location of the request is the **Southeast corner Ryan Street @ 15th Street**.**STAFF FINDINGS:** The on-site and site plan reviews revealed the construction of a restaurant with drive thru facility fails to meet the landscape buffer requirements abutting the adjoining properties and the two public ROW's within a Business Zoning District. Although this is a minimal impact on the abutting property and there are existing non-conforming setback structures in the immediate area, staff could find no evidence of hardship involved, therefore cannot forward a position of support.**VAR 18-40****LAKE CHARLES ZONING ORDINANCE NO. 10598****APPLICANT:** MORGANFIELD PARTNERS, LLC**SUBJECT:** Applicant is requesting a Variance (Section 4-205) in order to construct single family residential homes with a front setback of 15' vs the required 30' and lot coverage of 50% vs maximum allowed 40%, within a Residential Zoning District. Location of the request is the **Eastside 4700 Blk. Corbina Road. (Crest at Morganfield Phase 4)****STAFF FINDINGS:** The on-site and site plan reviews revealed the construction of single-family structures within the proposed Crest at Morgan Field Subdivision would exceed the minimum develop standards except for the requested front yard setback reduction of 15' vs 30' front yard and up to 50% of lot coverage with buildings. The applicant is designing a single family home product that is consistent with the development plan for the Morgan Field Master Planned Community. This variance would apply to all lots within the subdivision.**VAR 18-41****LAKE CHARLES ZONING ORDINANCE NO. 10598****APPLICANT:** JEFF OLIVIER**SUBJECT:** Applicant is requesting a Variance (Section 4-205) in order to construct a detached accessory storage building that exceeds the height of the principal structure, within a Residential Zoning District. Location of the request is **1016 Paris Street**.**STAFF FINDINGS:** The on-site and site plan reviews revealed the attached accessory

addition will exceed the height of the principal structure by approximately 6' M/L within a residential zoning district. This application was approved in January 2018 but the applicant failed to secure the property permits within the 6 month time limit authorized by code. The application is requesting an additional approval for the previously approved variance request.

The accessory structure received unanimous approval in January 2018.

**OTHER BUSINESS**

**ADJOURN**

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

DATE: 9-25-18 APPLICATION FEE: 275<sup>00</sup>

1. NAME OF PROPOSED SUBDIVISION: Lakewood Pointe  
**(MUST CREATE NEW NAME)**

2. NAME OF APPLICANT: JCC Investments  
ADDRESS: 132 Arlington dr. ZIP: 70605 PHONE: 337-540-1266

3. NAME OF AUTHORIZED AGENT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ ZIP: \_\_\_\_\_ PHONE: \_\_\_\_\_

4. OWNER OF RECORD: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ ZIP: \_\_\_\_\_ PHONE: \_\_\_\_\_

5. ENGINEER (and/or Land Surveyor): \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ ZIP: \_\_\_\_\_ PHONE: \_\_\_\_\_

6. ATTORNEY: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ ZIP: \_\_\_\_\_ PHONE: \_\_\_\_\_

7. SUBDIVISION LOCATION: E/S 5400 BIK Lake St

8. TOTAL ACREAGE BEING SUBDIVIDED: 14  
NUMBER OF LOTS: 49

9. ZONING CLASSIFICATION: Residential

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:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

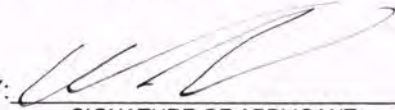
13. LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

14. ATTACH **FIFTEEN (15)** COPIES OF PROPOSED PRELIMINARY PLAT.

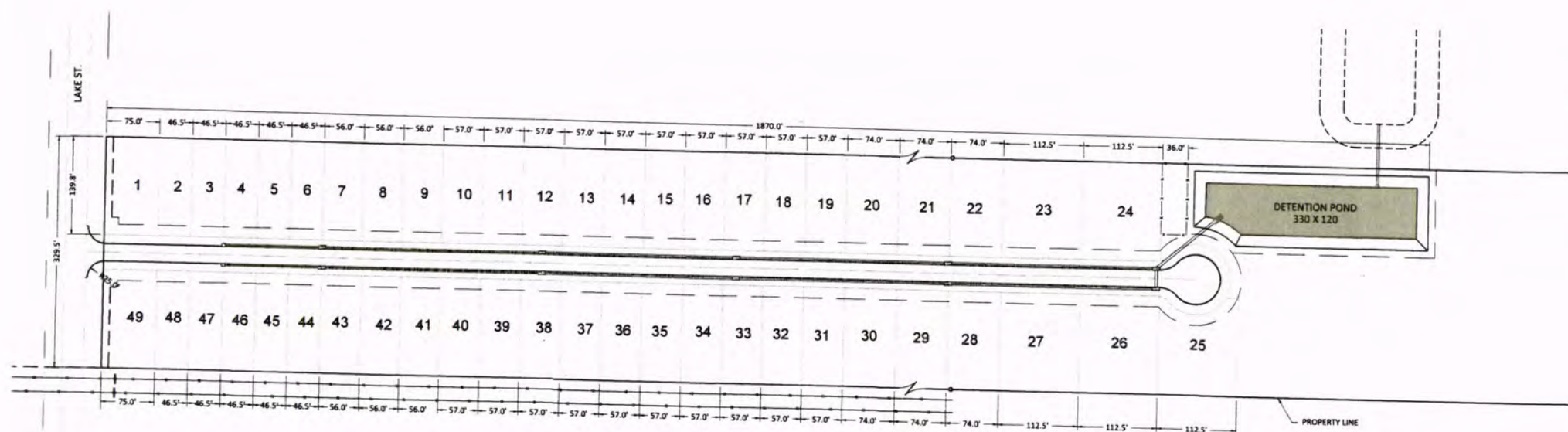
15. ATTACH **THREE (3)** COPIES OF CONSTRUCTION PLAN.

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, Chad Snider 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: 9-25-18



1
X
**49 LOT SUBDIVISION ON LAKE STREET**  
 SCALE: 1" = 80'

General Notes

**PRELIMINARY**

THIS DOCUMENT IS PRELIMINARY AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF ANY PERMIT

SCALED FOR 22 X 34

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

**LAKE STREET**  
 LAKE CHARLES, LA

**49 LOT SUBDIVISION  
 ON LAKE STREET**

Drawn By:	A.C.J.	<b>X</b>
Project:	2016.016	
Date:	06/18/2018	
Notes:	AS NOTED	



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 9-24-2018

TOTAL 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/AMENDMENT FOR THE FOLLOWING:

APPLICANT COMPLETES THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 1611 Gerstner Memorial Lake Charles, La.

LEGAL DESCRIPTION: Attached  ATTACHED

DESCRIPTION OF REQUEST: Construct a self storage facility

APPLICANT: Willie Samuel King Jr. PHONE: 337-802-2629

MAILING ADDRESS: 1611 Gerstner Memorial Blvd. ZIP: 70601

OWNER OF RECORD: Willie S. King Jr. PHONE: 337-802-2629

MAILING ADDRESS: 1611 Gerstner Memorial ZIP: 70601

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

Pick-up from Roger on Friday.

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

X  
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:

\* Neighborhood To Business District. To  
Establish a mini Storage Facility.

REVIEWED BY \_\_\_\_\_

DATE \_\_\_\_\_

DIRECTOR/ASSISTANT DIRECTOR OF PLANNING \_\_\_\_\_

DATE \_\_\_\_\_

1611 Gerstner Memorial Drive  
Lake Charles, LA 70601

September 26, 2018

Willie King Jr.  
Mini Storage  
King's Mini Storage  
1611 Gerstner Memorial Drive  
Lake Charles LA, 70601

To Whom It May Concern:

I Willie King Jr., wrote this letter of intent to inform you that I've been planning to build my own self-storage facility. If approved, the building of it will take place on the backside property of King's Funeral Home. In the information that I provided for you I have a rough draft sketch of the idea. The reasoning of this building is to provide another area of convenience for our local community to store their valuable and secured property.

Thanks in Advance,

Willie King Jr.

A handwritten signature in blue ink, appearing to be 'W. King', with a long horizontal line extending to the right.

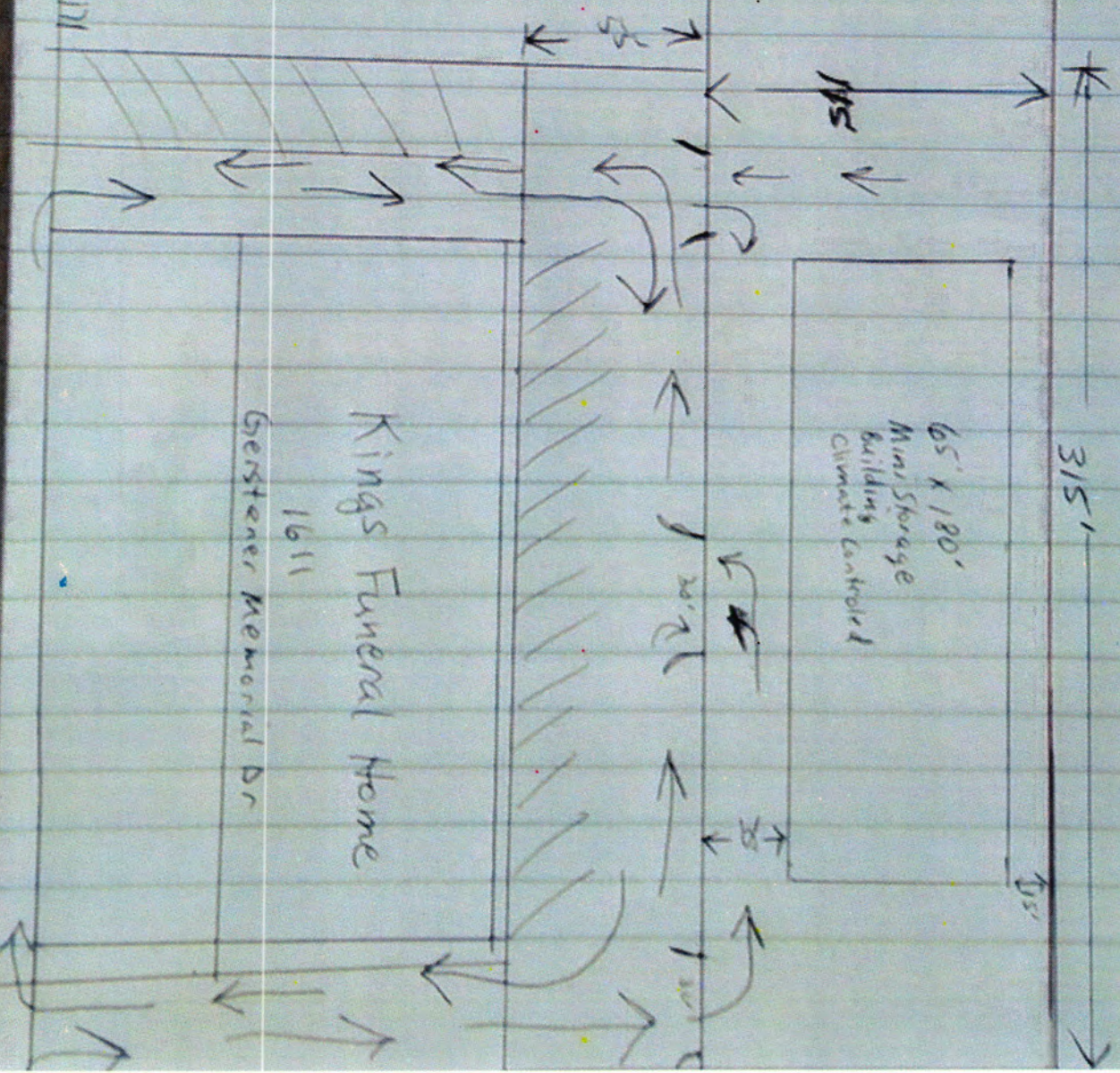
Proposed Site plan

Kings Mini Storage

Water sheds all 4 sides of property

Scale approximately  
1" = 50'

1611  
Berstener Memorial Dr



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 10-10-18

TOTAL FEE: \$ 500<sup>00</sup>

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: 2119 3<sup>rd</sup> Street Lake Charles, LA 70601

LEGAL DESCRIPTION: Lots 5, 6 and 24 of Block 5 of High School Park  ATTACHED

DESCRIPTION OF REQUEST: rezoning to mixed use, with a major conditional use permit - seven (7) single-family residences

APPLICANT: Guidry Property Development, L.L.C. PHONE: 337.513.5148

MAILING ADDRESS: P O Box 4087 Lake Charles ZIP: 70607

OWNER OF RECORD: Guidry Property Development, L.L.C. PHONE: 337.513.5148

MAILING ADDRESS: P O Box 4087 Lake Charles ZIP: 70607

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

\_\_\_\_\_  
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

Basone Development Solutions  
1010 Lakelyn Drive  
Lake Charles, LA 70605

October 9, 2018

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

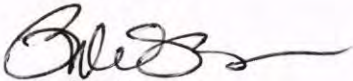
Re: Guidry Property Development, L.L.C. 2119 3<sup>rd</sup> Street, Lake Charles 70601

To Whom It May Concern:

The owner of the above referenced property is requesting a rezoning to mixed use in conjunction with a major conditional use permit in order to construct seven (7) single-family residences.

The agent for application purposes is Robin Basone.

Thank you,



Robin Basone

[robin@basonesolutions.com](mailto:robin@basonesolutions.com)

337.764.0389

*Also, 5' vs 15' Along West P.L.*



# Map



**City Parks**  
 City Parks

**Parks**  
 Parks

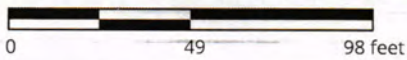
**Parcels**  
 Parcels

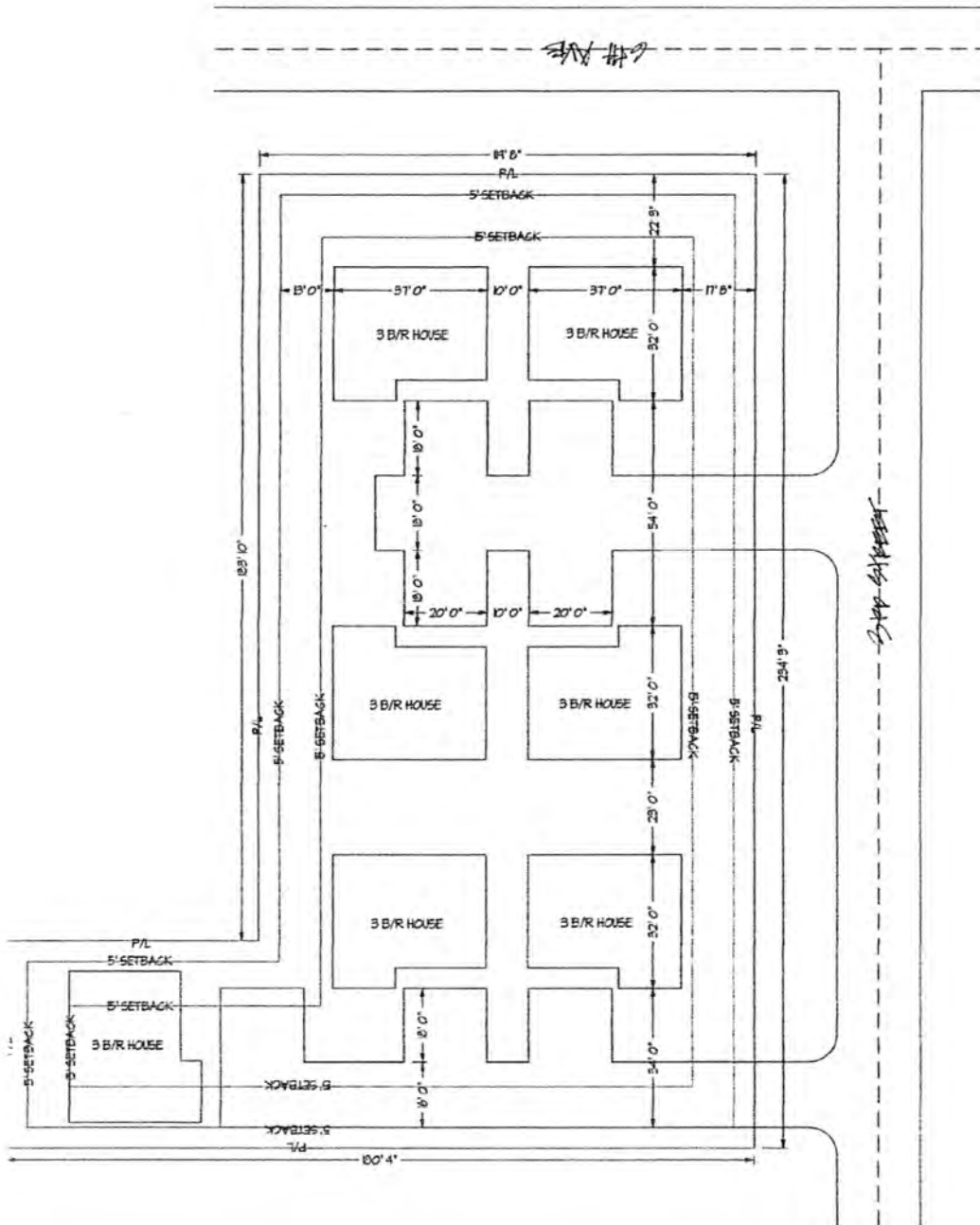
**Parcel Subregions (PINs)**  
 Parcel Subregions (PINs)

*31075  
5 UNITS*

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

POWERED BY





Setback 5'-0"

6# Ave

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 10/11/2018

TOTAL FEE: \$ 700.00

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: 139 EDDY ST LAKE CHARLES LA 70601

LEGAL DESCRIPTION: Lot 38, E 1/2 Lot 37 CHARLES PENKINS Sub [ ] ATTACHED

DESCRIPTION OF REQUEST:

APPLICANT: TANVEER A. CHAUDHRY PHONE: 337 244-1555

MAILING ADDRESS: 5146 W. WORTHINGTON DR. Lch La ZIP: 70605

OWNER OF RECORD: TANVEER A. CHAUDHRY PHONE: 337-244-1555

MAILING ADDRESS: 5146 W. WORTHINGTON DR. Lch La ZIP: 70605

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
[X] CURRENT LEGAL DESCRIPTION OF PROPERTY
[ ] APPLICANT "LETTER OF INTENT"
[X] OWNERSHIP VERIFICATION/OWNER'S CONSENT LETTER/BUY-SELL AGREEMENT
[X] 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.

APPLICANT SIGNATURE: [Handwritten Signature]

DATE: 10/11/2018

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: [Blank lines for notes]

REVIEWED BY

DATE

DIRECTOR/ASSISTANT DIRECTOR OF PLANNING

DATE



# VARIANCE APPLICATION FORM

DATE: 10/11/2018

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: 139 EDDY ST, LAKE CHARLES LA 70601

LEGAL DESCRIPTION: LOT 38, E 1/2, LOT 37 CHARLES PERKINS SUB.

DESCRIPTION OF JOB: \_\_\_\_\_

WITH PLANS ATTACHED HERETO:

APPLICANT: TANVEER A. CHAUDHRY PHONE: (337) 244-1555

MAILING ADDRESS: 5146 W. WORTHINGTON DR. L. CH. LA ZIP: 70605

EMAIL ADDRESS: tan.alpha70605@gmail.com

OWNER OF RECORD: TANVEER A. CHAUDHRY

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 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 \_\_\_\_\_

T. Chaudhry  
APPLICANT  
10/11/2018  
DATE

To whom it may concern

I, Tanveer A. Chaudhry, am a legal owner of 139 Eddy street Lake Charles, La 70601. I intend to build seven plex (2 bedroom 1 ½ bath) condominiums on this location. I am requesting your approval to allow me to develop this property per attached site plan.

Regards

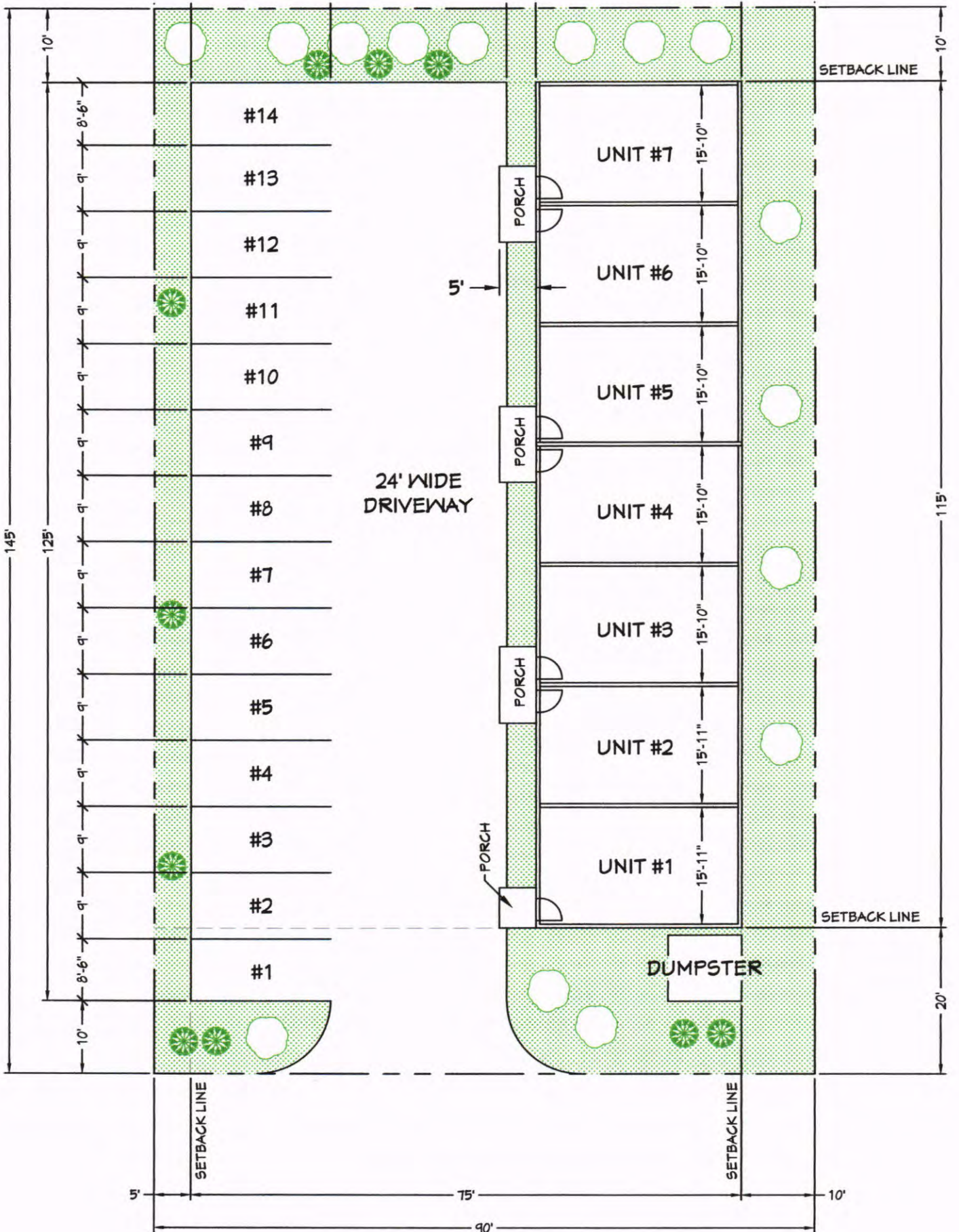
Tanveer A. Chaudhry

A handwritten signature in blue ink that reads "T. Chaudhry". The signature is stylized and cursive.

10/11/2018

[Alpha70605@gmail.com](mailto:Alpha70605@gmail.com)

337-244-1555



PROPOSED LOT DEVELOPMENT

CITY OF LAKE CHARLES  
APPLICATION FOR PRELIMINARY SUBDIVISION APPROVAL

*Final*

DATE: 10-11-18 APPLICATION FEE: \_\_\_\_\_

1. NAME OF PROPOSED SUBDIVISION: Kingsley Point  
**(MUST CREATE NEW NAME)**
2. NAME OF APPLICANT: HP Fontenot Builders, LLC  
ADDRESS: 825 Egan St. 3rd floor ZIP: 70601 PHONE: 337-513-3704
3. NAME OF AUTHORIZED AGENT: Herchel Fontenot  
ADDRESS: 3435 Necess Rd ZIP: 70605 PHONE: 337-513-3704
4. OWNER OF RECORD: Alex D. Guillory III  
ADDRESS: 1405 10<sup>th</sup> Street ZIP: 70601 PHONE: 337-502-6075
5. ENGINEER (and/or Land Surveyor): Reddock Land Surveying S. Leo Reddock  
ADDRESS: 528 Phipps St. ZIP: 70601 PHONE: 337-991-9520
6. ATTORNEY: not  
ADDRESS: N/A ZIP: \_\_\_\_\_ PHONE: \_\_\_\_\_
7. SUBDIVISION LOCATION: Elder and Kingsley  
Mill Rose Subdivision
8. TOTAL ACREAGE BEING SUBDIVIDED: .22  
NUMBER OF LOTS: 4
9. ZONING CLASSIFICATION: Neighborhood
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:  
N/A
12. LIST ALL LAND PROPOSED TO BE SUBDIVIDED:  
Lot on corner of Kingsley and Elder
13. LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:  
\_\_\_\_\_  
\_\_\_\_\_
14. ATTACH **FIFTEEN (15)** COPIES OF PROPOSED PRELIMINARY PLAT.
15. ATTACH **THREE (3)** COPIES OF CONSTRUCTION PLAN.

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, Herchel Fontenot HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

BY: [Signature] DATE: 10-11-18  
SIGNATURE OF APPLICANT

# VARIANCE APPLICATION FORM

DATE: 10-3-18

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: Corner of Elder and Kingsley St.

LEGAL DESCRIPTION:

DESCRIPTION OF JOB: 4 residential lots for 4 residential homes

WITH PLANS ATTACHED HERETO:

APPLICANT: HP Fontenot Builders LLC PHONE: 337-513-3704

MAILING ADDRESS: 630 W. Prien Lake Rd Ste B #248 ZIP: 70601

EMAIL ADDRESS: hfontenot@hfontenotbuilders.com

OWNER OF RECORD: Alex 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:

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? | <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?   | 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 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 \_\_\_\_\_

[Signature]  
APPLICANT

10-3-18  
DATE

Hershel P Fontenot  
HP Fontenot Builders LLC  
825 Ryan St  
3<sup>rd</sup> Floor  
Lake Charles La 70601

To Whom it may concern:

My name is Hershel Fontenot and my company is HP Fontenot Builders, LLC at 825 Ryan street 3<sup>rd</sup> floor Lake Charles La 70601. The property I would like to build on is located at the corner of Kingsley and Elder Street in Lake Charles La. The property description; Commencing from the northeast corner of lot 1 of block 1 of mill rose subdivision; thence south 89°58'54" east 63.90 feet; thence south 00°51'52" east 150.00 feet; thence north 89°58,54" west 63.90 feet; thence north 00°51'52" west 150.00 back to the point of commencement.

Hershel P Fontenot

A handwritten signature in black ink, appearing to read 'Hershel P Fontenot', with a long, sweeping flourish extending to the right.

# ELDER ST.



NE COR LOT 1  
BLK 1 MILL  
ROSE SUB

P.O.C.

S 89°58'54" E  
63.90'

0.055 Acres ±  
TRACT 1

63.90'

0.055 Acres ±  
TRACT 2

63.90'

0.055 Acres ±  
TRACT 3

63.90'

0.055 Acres ±  
TRACT 4

CHAIN LINK FENCE 0.1'  
OFF PROPERTY

1/2" PIPE FND  
1.4' WEST

63.90'  
N 89°58'54" W

WOOD BUILDING 0.1'  
OFF PROPERTY

0.10'

WOOD FENCE  
ON PROPERTY LINE

0.10'

# KINGSLEY ST.

### PROPERTY DESCRIPTION:

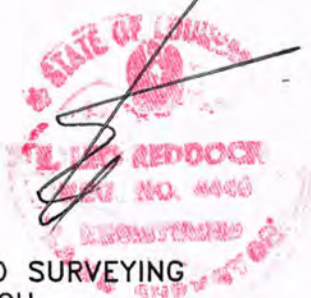
COMMENCING FROM THE NORTHEAST CORNER OF LOT 1 OF BLOCK 1 OF MILL ROSE SUBDIVISION; THENCE SOUTH 89°58'54" EAST 63.90 FEET; THENCE SOUTH 00°51'52" EAST 150.00 FEET; THENCE NORTH 89°58'54" WEST 63.90 FEET; THENCE NORTH 00°51'52" WEST 150.00 BACK TO THE POINT OF COMMENCEMENT.

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 AE & X OF THE H. U. D. (F. I. A.) FLOOD HAZARD BOUNDARY MAP 22019C 0485F DATED: 02-18-2011

- ⊙ - REPRESENTS 5/8" 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

### PLAT OF SURVEY

DRAWN BY:  
JCS  
CHECKED BY:  
ELR

PLAT OF SURVEY PERFORMED FOR:  
HUCKLEBERRY J LLC

PROPERTY LOCATED IN:  
SECTION 33 TOWNSHIP 9 SOUTH  
RANGE 8 WEST  
CALCASIEU PARISH, LOUISIANA

SCALE 1" = 30'

DATE OF PLAT: JULY 25, 2018

CITY OF LAKE CHARLES  
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: 10-9-18

APPLICATION FEE: \$ 25  
PLAT FILING FEE: \$ 50  
75 <sup>sq</sup>

1. NAME OF PROPOSED SUBDIVISION: SOUTHLAKE MEDICAL / SAGE OAK ASSISTED  
(MUST CREATE NEW NAME) LIVING OF LAKE CHARLES
2. NAME OF APPLICANT: SOUTHLAKE MEDICAL, LLC  
ADDRESS: 3433 Hwy 190 St 272 ZIP 70411 PHONE 985-630-0965  
Mandeville, LA
3. NAME OF AUTHORIZED AGENT: Dan Flavin  
ADDRESS: \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE \_\_\_\_\_
4. OWNER OF RECORD: SOUTHLAKE MEDICAL, LLC  
ADDRESS: 3433 Hwy 190 St 272 Mandeville ZIP 70411 PHONE 985-630-0965
5. ENGINEER (and/or Land Surveyor): Duplant's Design Group PC  
ADDRESS: 14504 E. Brewster Rd Ste 101 ZIP 70433 PHONE 985-630-0965  
Covington
6. ATTORNEY: Landon Roberts  
ADDRESS: \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE \_\_\_\_\_
7. SUBDIVISION LOCATION: NW corner Hamrick & Weaver Rd
8. TOTAL ACREAGE BEING SUBDIVIDED: 12.55 acres  
NO. OF LOTS: 2
9. ZONING CLASSIFICATION: Approved PUD
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: May 14, 2018
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES: already been submitted
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, Pam Abeli HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

BY: Pam Abeli  
SIGNATURE OF APPLICANT

DATE: 10-9-18



October 12, 2018

City of Lake Charles  
326 Pujot St # 7,  
Lake Charles, LA  
70601

To Whom It May Concern:

The purpose of this letter is to describe the intended changes inherent in the attached land subdivision application.

There is no change to the proposed use of the lands from the approved planned use development application dated May 14, 2017.

The development consists of two uses of differing nature (medical office and senior assisted living). As such, the ownership of the two facilities will ultimately be different. The sole purpose behind the subdivision is purely administrative to allow for different entities to have ownership of the two different asset classes.

If you have any questions or concerns, we will be happy to address them at the upcoming review meeting.

Yours truly,



Sharon Foreman  
Manager, Southlake Medical, LLC

+/- 268

+/- 357

+/- 811

**PARCEL 1**  
**+/- 6.45 AC.**

**TRACT 2**

**PARCEL 2**  
**+/- 6.10 AC.**

+/- 670

+/- 875

+/- 152

+/- 205

+/- 64

**WEAVER ROAD**

+/- 420

+/- 205

**HAM REID ROAD**

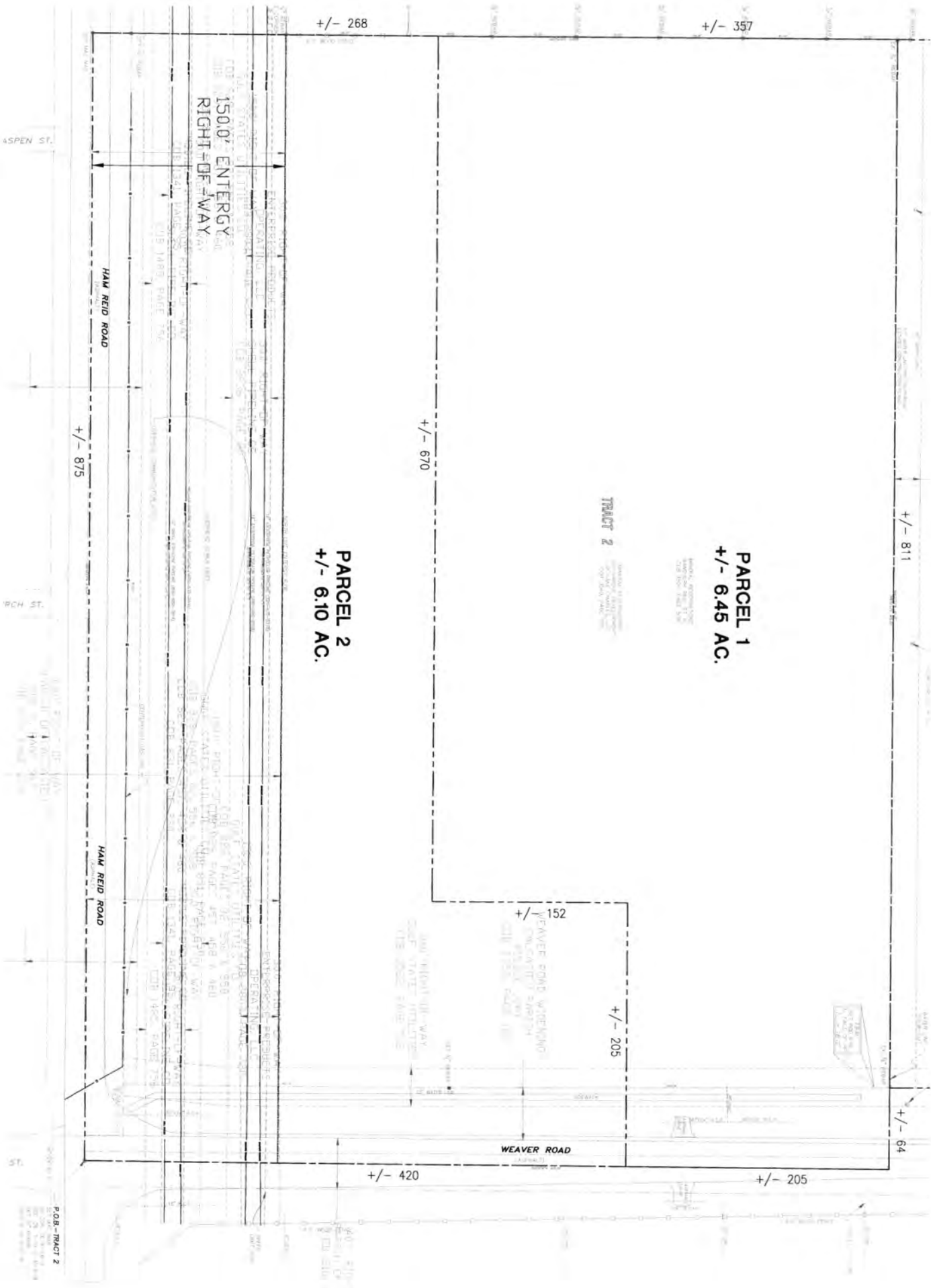
**HAM REID ROAD**

**150.0' ENERGY**  
**RIGHT-OF-WAY**

ASPEN ST.

RCH ST.

P.O.B. - TRACT 2



CITY OF LAKE CHARLES  
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: Oct 12<sup>th</sup>, 2018

APPLICATION FEE: \$ \_\_\_\_\_  
PLAT FILING FEE: \$ \_\_\_\_\_

165<sup>00</sup>

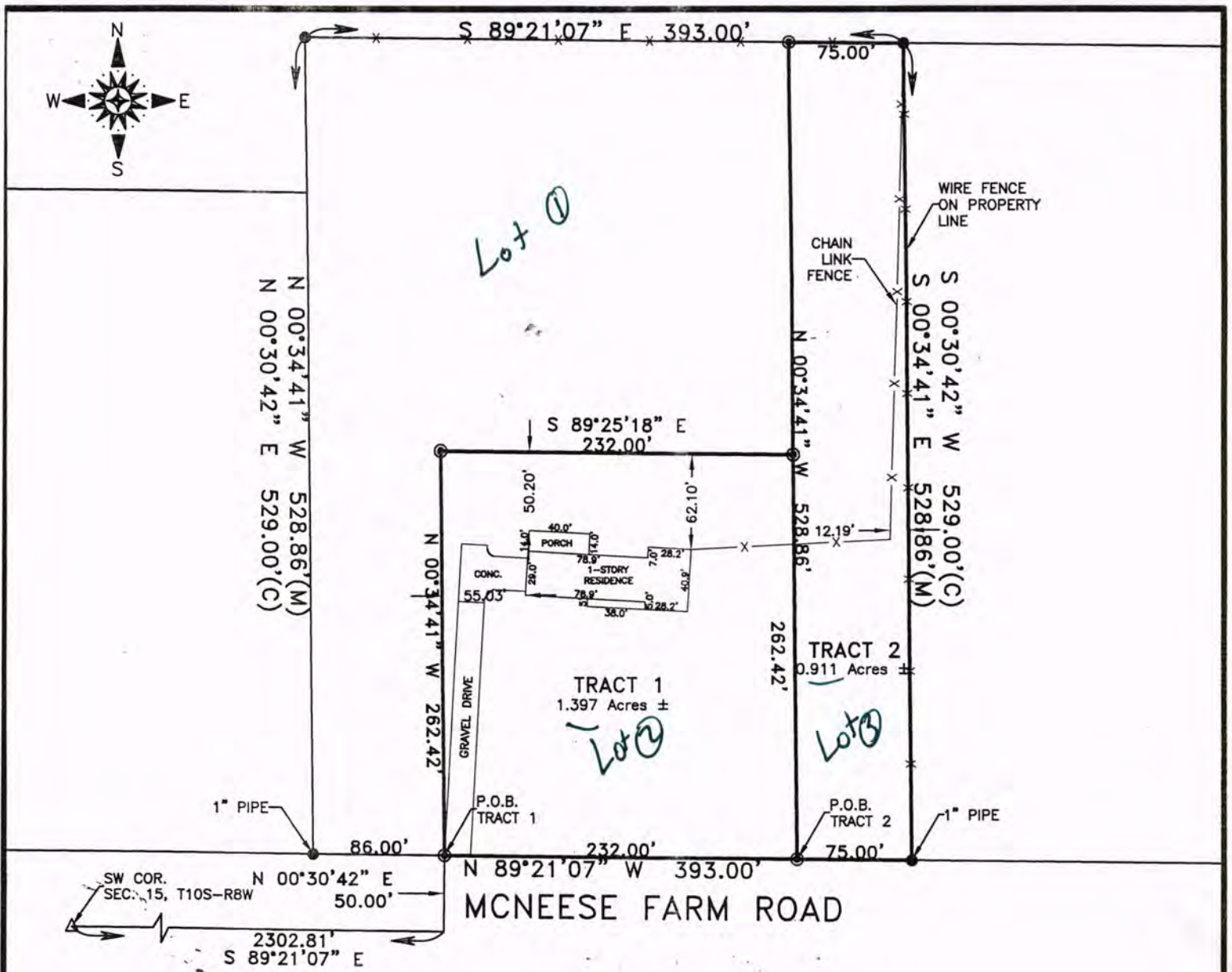
1. NAME OF PROPOSED SUBDIVISION: Montgomery  
(MUST CREATE NEW NAME)
2. NAME OF APPLICANT: White Tail Properties  
ADDRESS: 2205 Hodges St Lake Charles ZIP 70601 PHONE 337-654-2547
3. NAME OF AUTHORIZED AGENT: Kristy Hardee  
ADDRESS: 2205 Hodges St. Lake Charles ZIP 70601 PHONE 337-304-8420
4. OWNER OF RECORD: White Tail Properties  
ADDRESS: 2205 Hodges St. L.C. ZIP 70601 PHONE 337-2547
5. ENGINEER (and/or Land Surveyor): \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE \_\_\_\_\_
6. ATTORNEY: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE \_\_\_\_\_
7. SUBDIVISION LOCATION: 2906 McNeese Farm Rd. Lake Charles, La. 70605
8. TOTAL ACREAGE BEING SUBDIVIDED: 4.6  
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:  
Scott Montgomery - 2900 McNeese Farm Rd. L.C. La. 70605  
McNeese State University - 4205 Rayan St. L.C. La. 70605  
Edward O'Doyle - 2916 McNeese Farm Rd. L.C. 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, Kristy A Hardee HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

BY: Kristy A Hardee  
SIGNATURE OF APPLICANT

DATE: 10/11/18



**PROPERTY DESCRIPTION: (TRACT 1)**

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 8 WEST, CALCASIEU PARISH, LOUISIANA; THENCE SOUTH 89°21'07" EAST A DISTANCE OF 2302.81, THENCE NORTH 00°30'42" EAST A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°34'41" WEST A DISTANCE OF 262.42 FEET, THENCE SOUTH 89°25'18" EAST A DISTANCE OF 232.00 FEET, THENCE SOUTH 00°34'41" EAST A DISTANCE OF 262.42 FEET, THENCE NORTH 89°21'07" WEST A DISTANCE OF 232.00 FEET TO THE POINT OF BEGINNING; CONTAINING 1.397 ACRES MORE OR LESS.

**PROPERTY DESCRIPTION: (TRACT 2)**

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 8 WEST, CALCASIEU PARISH, LOUISIANA; THENCE SOUTH 89°21'07" EAST A DISTANCE OF 2302.81, THENCE NORTH 00°30'42" EAST A DISTANCE OF 50.00 FEET, THENCE SOUTH 89°21'07" EAST A DISTANCE OF 232.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°34'41" WEST A DISTANCE OF 528.86 FEET, THENCE SOUTH 89°21'07" EAST A DISTANCE OF 75.00 FEET, THENCE MEASURED SOUTH 00°34'41" EAST A DISTANCE OF 528.86 FEET, CALL SOUTH 00°30'42" WEST 529.00 FEET, THENCE NORTH 89°21'07" WEST A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING; CONTAINING 0.911 ACRES 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 SERVICITUDES 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 OF THE H. U. D. (F. I. A.) FLOOD HAZARD BOUNDARY MAP 22019C 0495F DATED: 02/18/2011

MUNICIPAL ADDRESS: 2906 MCNEESE FARM ROAD, LAKE CHARLES, LA 70607

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

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



**E. LEO REDDOCH**  
REG. NO. 12345

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

**PLAT OF SURVEY**

<b>DRAWN BY:</b> KVN	<b>PLAT OF SURVEY PERFORMED FOR:</b> SCOTT MONTGOMERY
<b>CHECKED BY:</b> ELR	<b>PROPERTY LOCATED IN:</b> SECTION 15 TOWNSHIP 10 SOUTH RANGE 8 WEST CALCASIEU PARISH, LOUISIANA
<b>SCALE</b> 1" = 100'	
<b>DATE OF PLAT:</b> APRIL 4, 2018 <b>REVISED:</b> SEPTEMBER 18, 2018	

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


DATE: 10/02/18

APPLICATION FEE: \$ 665.75  
PLAT FILING FEE: \$ 50.00

1. NAME OF SUBDIVISION: Cove at Morganfield Phase 1
2. NAME OF APPLICANT: Morganfield Partners LLC  
ADDRESS: 1100 Camellia Blvd, Ste. 201, Lafayette, LA ZIP 70508 PHONE 337-981-4060
3. NAME OF AUTHORIZED AGENT: Robert W. Daigle  
ADDRESS: 1100 Camellia Blvd, Ste. 201, Lafayette, LA ZIP 70508 PHONE 337-981-4060
4. OWNER OF RECORD: Morganfield Partners LLC  
ADDRESS: 1100 Camellia Blvd, Ste. 201, Lafayette, LA ZIP 70508 PHONE 337-981-4060
5. ENGINEER (and/or Land Surveyor): Barry Bleichner, PE, PLS  
ADDRESS: 321 Richland Ave., Lafayette, LA ZIP 70508 PHONE 337-849-7696
6. ATTORNEY: Allen & Gooch c/o Tammy Scelfo  
ADDRESS: 2000 Kaliste Saloom Rd, Ste 400, Lafayette, LA ZIP 70508 PHONE 337-291-1340
7. SUBDIVISION LOCATION: Southside 3200 Block East McNeese Street Extension, Section 23, T10S, R8W,  
City of Lake Charles, Calcasieu Parish, Louisiana.
8. TOTAL ACREAGE BEING SUBDIVIDED: 26.63  
NO. OF LOTS: 77
9. ZONING CLASSIFICATION: Residential with a TND Overlay Zoning District
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: Yes, additional 2.59 acres (total and common)
11. DATE OF PRELIMINARY PLAT APPROVAL: May 8, 2017
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:  
Alex C. Daigle 100 Pecan Street Iowa LA 70647; Morganfield Partners LLC 1100 Camellia Blvd Ste 201 Lafayette LA 70508;  
Earnest Ford III 3218 Lake Crest Dr. Lake Charles LA 70607; Robert Wills Jr 3222 Lake Crest Dr. Lake Charles LA 70607;  
Arrozal Investment Part C LLC 500 Kirby Street Lake Charles LA 70601.
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 W. Daigle HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

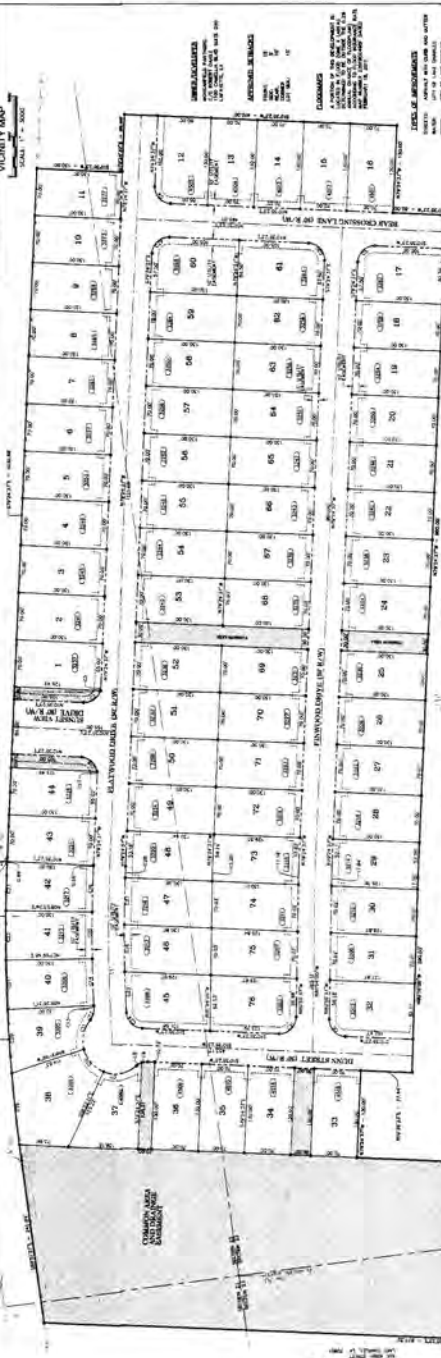
BY:   
SIGNATURE OF APPLICANT

DATE: 10/02/18



**LOCATION OF PROPERTY**

Map showing the location of the property within the city of Lake Charles, Louisiana. The property is situated on the east side of the city, bounded by East McNease Street to the north and East McNease Street (Extension) to the south. The map also shows the location of the property relative to the city center and major roads.



**LEGEND**

1. EXISTING IMPROVEMENTS  
2. PROPOSED IMPROVEMENTS  
3. EXISTING UTILITIES  
4. PROPOSED UTILITIES

**TABLE OF DIMENSIONS**

NO.	DESCRIPTION	LENGTH	WIDTH	AREA
1	UNIT 1	12.00	12.00	144.00
2	UNIT 2	12.00	12.00	144.00
...	...	...	...	...
100	UNIT 100	12.00	12.00	144.00

**TABLE OF DIMENSIONS (CONT.)**

NO.	DESCRIPTION	LENGTH	WIDTH	AREA
101	UNIT 101	12.00	12.00	144.00
102	UNIT 102	12.00	12.00	144.00
...	...	...	...	...
200	UNIT 200	12.00	12.00	144.00

**A FINAL PART OF THE COVE AT MORGANFIELD**  
 A SINGLE FAMILY RESIDENTIAL DEVELOPMENT  
 LOCATED IN THE CITY OF LAKE CHARLES, PARISH OF CALCAHAN, LOUISIANA  
 PREPARED BY BARRY J. BARNHART, P.E., P.E. INC.  
 CIVIL ENGINEER & LAND SURVEYOR  
 LAKE CHARLES, LOUISIANA 70601  
 PHONE: (504) 684-7886

**STATE OF LOUISIANA**  
 PARISH OF CALCAHAN  
 NOTARY PUBLIC  
 My commission expires on 12/31/2024

**LEGAL DESCRIPTION**  
 The above described property is situated in the Parish of Calcahan, State of Louisiana, and is more particularly described as follows: ...

**LEGAL OPINION**  
 I, the undersigned, being a Notary Public in and for the Parish of Calcahan, State of Louisiana, do hereby certify that the foregoing is a true and correct copy of the original instrument filed for record in my office on this 15th day of October, 2024.

**LEGAL OPINION (CONT.)**  
 I, the undersigned, being a Notary Public in and for the Parish of Calcahan, State of Louisiana, do hereby certify that the foregoing is a true and correct copy of the original instrument filed for record in my office on this 15th day of October, 2024.

**LEGAL OPINION (CONT.)**  
 I, the undersigned, being a Notary Public in and for the Parish of Calcahan, State of Louisiana, do hereby certify that the foregoing is a true and correct copy of the original instrument filed for record in my office on this 15th day of October, 2024.

**LEGAL OPINION (CONT.)**  
 I, the undersigned, being a Notary Public in and for the Parish of Calcahan, State of Louisiana, do hereby certify that the foregoing is a true and correct copy of the original instrument filed for record in my office on this 15th day of October, 2024.

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

- DATE: 10/03/18 APPLICATION FEE: \$225
1. NAME OF SUBDIVISION: Crest at Morganfield Phase 4
  2. NAME OF APPLICANT: Morganfield Partners LLC  
ADDRESS: 1100 Camellia Blvd, Ste 201, Lafayette, LA ZIP: 70508 PHONE: 337-981-4060
  3. NAME OF AUTHORIZED AGENT: Robert W. Daigle  
ADDRESS: 1100 Camellia Blvd, Ste 201, Lafayette, LA ZIP: 70508 PHONE: 337-981-4060
  4. OWNER OF RECORD: Morganfield Development LLC, Lacassane Company Inc, and Morganfield Partners LLC  
ADDRESS: 500 Kirby Street, Lake Charles, LA ZIP: 70601 PHONE: 337-721-5720
  5. ENGINEER (and/or Land Surveyor): Barry Bleichner, PE, PLS  
ADDRESS: 321 Richland Ave, Lafayette, LA ZIP: 70508 PHONE: 337-849-7696
  6. ATTORNEY: Allen & Gooch c/o Tammy Scelfo  
ADDRESS: 2000 Kaliste Saloom Rd Ste 400, Lafayette, LA ZIP: 70508 PHONE: 337-291-1340
  7. SUBDIVISION LOCATION: Corbina Road
  8. TOTAL ACREAGE BEING SUBDIVIDED: 25.81  
NUMBER OF LOTS: 95
  9. ZONING CLASSIFICATION: Residential with a TND Overlay Zoning District
  10. HAS THE PLANNING COMMISSION GRANTED VARIANCE, EXCEPTION OR SPECIAL PERMIT CONCERNING THIS PROPERTY? [ ] YES [X] NO  
IF SO, LIST CASE NO. AND NAME: N/A
  11. LIST ALL CONTIGUOUS HOLDINGS IN THE SAME OWNERSHIP:  
The Crest at Morganfield Phase 1; The Crest at Morganfield Phase 2; and The Crest at Morganfield Phase 3.
  12. LIST ALL LAND PROPOSED TO BE SUBDIVIDED:  
All land shown in legal description on preliminary plat.
  13. LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:  
See attached list.
  14. ATTACH **FIFTEEN (15)** COPIES OF PROPOSED PRELIMINARY PLAT.
  15. ATTACH **THREE (3)** COPIES OF CONSTRUCTION PLAN.

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 W. Daigle 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: 10/03/18



**LEGAL DESCRIPTION**  
 A CERTAIN PARCEL OF LAND BEING 25.81 ACRES, SITUATED IN SECTION 23, TOWNSHIP 10-SOUTH, RANGE 8-WEST, CALCASIEU PARISH, LOUISIANA, FURTHER DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE INTERSECTION OF CORONA ROAD AND CREST LAKE, SAID POINT BEING THE POINT OF COMMENCEMENT (P.O.C.)  
 THENCE PROCEED ALONG A BEARING OF SOUTH 30° 22' 38" WEST FOR A DISTANCE OF 404.44 FEET TO A POINT;  
 THENCE PROCEED ALONG A BEARING OF NORTH 77° 54' 53" EAST FOR A DISTANCE OF 98.00 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.)  
 THENCE PROCEED ALONG A BEARING OF NORTH 72° 54' 33" EAST FOR A DISTANCE OF 581.78 FEET TO A POINT;  
 THENCE PROCEED ALONG A BEARING OF NORTH 77° 54' 53" EAST FOR A DISTANCE OF 528.11 FEET TO A POINT;  
 THENCE PROCEED ALONG A BEARING OF NORTH 11° 31' 24" EAST FOR A DISTANCE OF 114.81 FEET TO A POINT;  
 THENCE PROCEED ALONG A BEARING OF NORTH 72° 54' 53" EAST FOR A DISTANCE OF 302.00 FEET TO A POINT;  
 THENCE PROCEED ALONG A BEARING OF NORTH 77° 54' 53" EAST FOR A DISTANCE OF 300.00 FEET TO A POINT;  
 THENCE PROCEED ALONG A BEARING OF NORTH 77° 54' 53" EAST FOR A DISTANCE OF 110.00 FEET TO A POINT;  
 THENCE PROCEED ALONG A BEARING OF NORTH 77° 54' 53" EAST FOR A DISTANCE OF 148.50 FEET TO A POINT;  
 THENCE PROCEED ALONG A BEARING OF NORTH 17° 05' 08" EAST FOR A DISTANCE OF 148.50 FEET TO A POINT;  
 THENCE PROCEED ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1100.00 FEET, HAVING AN ARC LENGTH OF 133.26 FEET, HAVING A CHORD BEARING OF SOUTH 05° 21' 15" EAST, AND A CHORD LENGTH OF 323.84 FEET TO A POINT;  
 THENCE PROCEED ALONG A BEARING OF NORTH 05° 21' 15" WEST FOR A DISTANCE OF 222.22 FEET TO A POINT;  
 THENCE PROCEED ALONG A BEARING OF NORTH 05° 21' 15" WEST FOR A DISTANCE OF 636.18 FEET TO A POINT;  
 THENCE PROCEED ALONG A BEARING OF NORTH 05° 21' 15" WEST FOR A DISTANCE OF 310.50 FEET TO A POINT;  
 THENCE PROCEED ALONG A BEARING OF NORTH 05° 21' 15" WEST FOR A DISTANCE OF 181.24 FEET TO A POINT;  
 THENCE PROCEED ALONG A BEARING OF NORTH 05° 21' 15" WEST FOR A DISTANCE OF 181.24 FEET TO THE POINT OF BEGINNING.

OWNER	TRAILER AND GARAGE	AREA	OWNER	TRAILER AND GARAGE	AREA	OWNER	TRAILER AND GARAGE	AREA
11	20'x30'	1500	11	20'x30'	1500	11	20'x30'	1500
12	20'x30'	1500	12	20'x30'	1500	12	20'x30'	1500
13	20'x30'	1500	13	20'x30'	1500	13	20'x30'	1500
14	20'x30'	1500	14	20'x30'	1500	14	20'x30'	1500
15	20'x30'	1500	15	20'x30'	1500	15	20'x30'	1500
16	20'x30'	1500	16	20'x30'	1500	16	20'x30'	1500
17	20'x30'	1500	17	20'x30'	1500	17	20'x30'	1500
18	20'x30'	1500	18	20'x30'	1500	18	20'x30'	1500
19	20'x30'	1500	19	20'x30'	1500	19	20'x30'	1500
20	20'x30'	1500	20	20'x30'	1500	20	20'x30'	1500
21	20'x30'	1500	21	20'x30'	1500	21	20'x30'	1500
22	20'x30'	1500	22	20'x30'	1500	22	20'x30'	1500
23	20'x30'	1500	23	20'x30'	1500	23	20'x30'	1500
24	20'x30'	1500	24	20'x30'	1500	24	20'x30'	1500
25	20'x30'	1500	25	20'x30'	1500	25	20'x30'	1500
26	20'x30'	1500	26	20'x30'	1500	26	20'x30'	1500
27	20'x30'	1500	27	20'x30'	1500	27	20'x30'	1500
28	20'x30'	1500	28	20'x30'	1500	28	20'x30'	1500
29	20'x30'	1500	29	20'x30'	1500	29	20'x30'	1500
30	20'x30'	1500	30	20'x30'	1500	30	20'x30'	1500
31	20'x30'	1500	31	20'x30'	1500	31	20'x30'	1500
32	20'x30'	1500	32	20'x30'	1500	32	20'x30'	1500
33	20'x30'	1500	33	20'x30'	1500	33	20'x30'	1500
34	20'x30'	1500	34	20'x30'	1500	34	20'x30'	1500
35	20'x30'	1500	35	20'x30'	1500	35	20'x30'	1500
36	20'x30'	1500	36	20'x30'	1500	36	20'x30'	1500
37	20'x30'	1500	37	20'x30'	1500	37	20'x30'	1500
38	20'x30'	1500	38	20'x30'	1500	38	20'x30'	1500
39	20'x30'	1500	39	20'x30'	1500	39	20'x30'	1500
40	20'x30'	1500	40	20'x30'	1500	40	20'x30'	1500
41	20'x30'	1500	41	20'x30'	1500	41	20'x30'	1500
42	20'x30'	1500	42	20'x30'	1500	42	20'x30'	1500
43	20'x30'	1500	43	20'x30'	1500	43	20'x30'	1500
44	20'x30'	1500	44	20'x30'	1500	44	20'x30'	1500
45	20'x30'	1500	45	20'x30'	1500	45	20'x30'	1500
46	20'x30'	1500	46	20'x30'	1500	46	20'x30'	1500
47	20'x30'	1500	47	20'x30'	1500	47	20'x30'	1500
48	20'x30'	1500	48	20'x30'	1500	48	20'x30'	1500
49	20'x30'	1500	49	20'x30'	1500	49	20'x30'	1500
50	20'x30'	1500	50	20'x30'	1500	50	20'x30'	1500
51	20'x30'	1500	51	20'x30'	1500	51	20'x30'	1500
52	20'x30'	1500	52	20'x30'	1500	52	20'x30'	1500
53	20'x30'	1500	53	20'x30'	1500	53	20'x30'	1500
54	20'x30'	1500	54	20'x30'	1500	54	20'x30'	1500
55	20'x30'	1500	55	20'x30'	1500	55	20'x30'	1500
56	20'x30'	1500	56	20'x30'	1500	56	20'x30'	1500
57	20'x30'	1500	57	20'x30'	1500	57	20'x30'	1500
58	20'x30'	1500	58	20'x30'	1500	58	20'x30'	1500
59	20'x30'	1500	59	20'x30'	1500	59	20'x30'	1500
60	20'x30'	1500	60	20'x30'	1500	60	20'x30'	1500
61	20'x30'	1500	61	20'x30'	1500	61	20'x30'	1500
62	20'x30'	1500	62	20'x30'	1500	62	20'x30'	1500
63	20'x30'	1500	63	20'x30'	1500	63	20'x30'	1500
64	20'x30'	1500	64	20'x30'	1500	64	20'x30'	1500
65	20'x30'	1500	65	20'x30'	1500	65	20'x30'	1500
66	20'x30'	1500	66	20'x30'	1500	66	20'x30'	1500
67	20'x30'	1500	67	20'x30'	1500	67	20'x30'	1500
68	20'x30'	1500	68	20'x30'	1500	68	20'x30'	1500
69	20'x30'	1500	69	20'x30'	1500	69	20'x30'	1500
70	20'x30'	1500	70	20'x30'	1500	70	20'x30'	1500
71	20'x30'	1500	71	20'x30'	1500	71	20'x30'	1500
72	20'x30'	1500	72	20'x30'	1500	72	20'x30'	1500
73	20'x30'	1500	73	20'x30'	1500	73	20'x30'	1500
74	20'x30'	1500	74	20'x30'	1500	74	20'x30'	1500
75	20'x30'	1500	75	20'x30'	1500	75	20'x30'	1500
76	20'x30'	1500	76	20'x30'	1500	76	20'x30'	1500
77	20'x30'	1500	77	20'x30'	1500	77	20'x30'	1500
78	20'x30'	1500	78	20'x30'	1500	78	20'x30'	1500
79	20'x30'	1500	79	20'x30'	1500	79	20'x30'	1500
80	20'x30'	1500	80	20'x30'	1500	80	20'x30'	1500
81	20'x30'	1500	81	20'x30'	1500	81	20'x30'	1500
82	20'x30'	1500	82	20'x30'	1500	82	20'x30'	1500
83	20'x30'	1500	83	20'x30'	1500	83	20'x30'	1500
84	20'x30'	1500	84	20'x30'	1500	84	20'x30'	1500
85	20'x30'	1500	85	20'x30'	1500	85	20'x30'	1500
86	20'x30'	1500	86	20'x30'	1500	86	20'x30'	1500
87	20'x30'	1500	87	20'x30'	1500	87	20'x30'	1500
88	20'x30'	1500	88	20'x30'	1500	88	20'x30'	1500
89	20'x30'	1500	89	20'x30'	1500	89	20'x30'	1500
90	20'x30'	1500	90	20'x30'	1500	90	20'x30'	1500
91	20'x30'	1500	91	20'x30'	1500	91	20'x30'	1500
92	20'x30'	1500	92	20'x30'	1500	92	20'x30'	1500
93	20'x30'	1500	93	20'x30'	1500	93	20'x30'	1500
94	20'x30'	1500	94	20'x30'	1500	94	20'x30'	1500
95	20'x30'	1500	95	20'x30'	1500	95	20'x30'	1500
96	20'x30'	1500	96	20'x30'	1500	96	20'x30'	1500
97	20'x30'	1500	97	20'x30'	1500	97	20'x30'	1500
98	20'x30'	1500	98	20'x30'	1500	98	20'x30'	1500
99	20'x30'	1500	99	20'x30'	1500	99	20'x30'	1500
100	20'x30'	1500	100	20'x30'	1500	100	20'x30'	1500

LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.)
692	1500	693	1500	694	1500	695	1500	696	1500
697	1500	698	1500	699	1500	700	1500	701	1500
702	1500	703	1500	704	1500	705	1500	706	1500
707	1500	708	1500	709	1500	710	1500	711	1500
712	1500	713	1500	714	1500	715	1500	716	1500
717	1500	718	1500	719	1500	720	1500	721	1500
722	1500	723	1500	724	1500	725	1500	726	1500
727	1500	728	1500	729	1500	730	1500	731	1500
732	1500	733	1500	734	1500	735	1500	736	1500
737	1500	738	1500	739	1500	740	1500	741	1500
742	1500	743	1500	744	1500	745	1500	746	1500
747	1500	748	1500	749	1500	750	1500	751	1500
752	1500	753	1500	754	1500	755	1500	756	1500
757	1500	758	1500	759	1500	760	1500	761	1500
762	1500	763	1500	764	1500	765	1500	766	1500
767	1500	768	1500	769	1500	770	1500	771	1500
772	1500	773	1500	774	1500	775	1500	776	1500
777	1500	778	1500	779	1500	780	1500	781	1500
782	1500	783	1500	784	1500	785	1500	786	1500
787	1500	788	1500	789	1500	790	1500	791	1500
792	1500	793	1500	794	1500	795	1500	796	1500
797	1500	798	1500	799	1500	800	1500	801	1500
802	1500	803	1500	804	1500	805	1500	806	1500
807	1500	808	1500	809	1500	810	1500	811	1500
812	1500	813	1500	814	1500	815	1500	816	1500
817	1500	818	1500	819	1500	820	1500	821	1500
822	1500	823	1500	824	1500	825	1500	826	1500
827	1500	828	1500	829	1500	830	1500	831	1500
832	1500	833	1500	834	1500	835	1500	836	1500
837	1500	838	1500	839	1500	840	1500	841	1500
842	1500	843	1500	844	1500	845	1500	846	1500
847	1500	848	1500	849	1500	850	1500	851	1500
852	1500	853	1500	854	1500	855	1500	856	1500
857	1500	858	1500	859	1500	860	1500	861	1500
862	1500	863	1500	864	1500	865	1500	866	1500
867	1500	868	1500	869	1500	870	1500	871	1500
872	1500	873	1500	874	1500	875			



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 10-8-18

TOTAL FEE: \$ 250<sup>00</sup>

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: 2701 Industrial Avenue Lake Charles, LA 70601

LEGAL DESCRIPTION: ATTACHED

DESCRIPTION OF REQUEST: Building to house Rice Processing Facility

APPLICANT: Irma Yolanda Romero de Teo PHONE: (703) 533-0451 ask for Gustavo Lainez

MAILING ADDRESS: 16806 Bear Bayou Drive Channelview TX ZIP: 77530

OWNER OF RECORD: Irma Yolanda Romero de Teo PHONE: (703) 533-0451

MAILING ADDRESS: 16806 Bear Bayou Drive Channelview TX ZIP: 77530

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.

Representative for Irma Yolanda Romero de Teo

[Signature]  
APPLICANT SIGNATURE

10/08/2018  
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:

14,000 sq ft OFFICE AND WAREHOUSE AND FUTURE CLIMATE CONTROL

100 sq ft boat roof covered storage

(12) 12'6" x 50' units

(15) 15' x 60' units

13,800 sq ft roof covered boat/RV storage

# VARIANCE APPLICATION FORM

DATE: 9-26-18

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: Lake St (E/S 5400 BIK)

LEGAL DESCRIPTION: attached

DESCRIPTION OF JOB: setbacks

WITH PLANS ATTACHED HERETO:

APPLICANT: JCC Investments PHONE: 337-540-1266

MAILING ADDRESS: 132 Arlington dr. ZIP: 70605

EMAIL ADDRESS: Chad@JCSnider.com

OWNER OF RECORD: JC Homes

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:

15' Front Setback (Entire Sub)

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.

10/13  
PLANNING DIRECTOR  
10-17-18  
DATE

[Signature]  
APPLICANT  
9-25-18  
DATE



September 25, 2018

TO: City of Lake Charles - Zoning Board

Below is a formal request for subdivision approval on the property located on TBA Lake Street, in the City of Lake Charles, Louisiana, with the zip code of 70605 and legally described as: Commencing 660 feet S of NW corner SW 30.10.8 thence E 2,921.5 ft to E line of SW quarter, S 330 ft W 2,922.5 ft to W line of SW quarter thence N 330 ft to Commencement, with grounds measuring about 330' x 2,922.5 or 22.14 acres

Our intent as developers is to subdivide this property into 49 lots for a single-family subdivision. The name of the subdivision will be Lakewood Pointe. We are requesting approval for subdivision with the following guidelines:

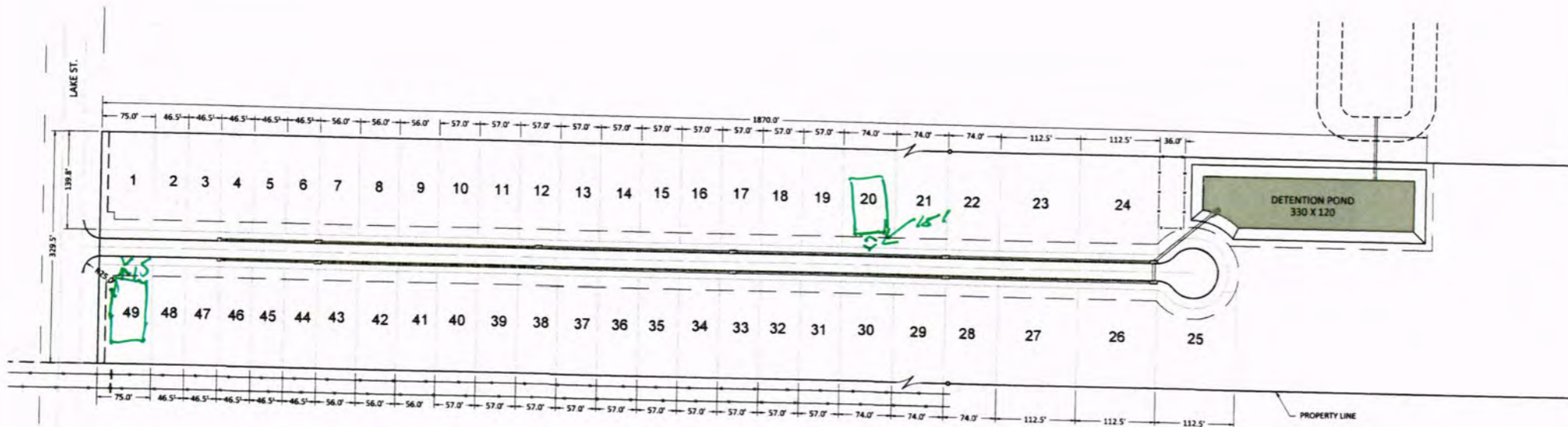
- Side setbacks to be 5'
- Rear setbacks to be a minimum of 15 feet
- Front setbacks to be a minimum of 15 feet
- Main roadway to be 24' with a 50' easement

Thanking you in advance,

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jeremy Snider', written over a horizontal line.

Jeremy Snider  
JC Homes & Development



I
X
**49 LOT SUBDIVISION ON LAKE STREET**  
 SCALE: 1" = 80'

General Notes

**PRELIMINARY**

THIS DOCUMENT IS PRELIMINARY AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF ANY PERMIT

SCALED FOR 22 X 34

No.	Revisions	Date

Firm 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

**LAKE STREET**  
 LAKE CHARLES, LA

**49 LOT SUBDIVISION  
 ON LAKE STREET**

Drawn By	A.C.J.	Sheet
Project	2016.016	<b>X</b>
Date	06/18/2018	
Scale	AS NOTED	

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 9.27.2018

TOTAL FEE: \$ 200.00

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: 701 S. Martin Luther King Hwy. Lake Charles, LA

LEGAL DESCRIPTION: [ ] ATTACHED

DESCRIPTION OF REQUEST: Flood Variance

APPLICANT: Perry Vincent PHONE:

MAILING ADDRESS: 701 S. Martin Luther King Hwy L.C. LA ZIP: 70601

OWNER OF RECORD: Perry Vincent PHONE: 337-436-7573

MAILING ADDRESS: P.O. Box 3143 Lake Charles, LA 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

[Signature] 9.26.2018
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:

[Blank lines for remarks]

REVIEWED BY

DATE

DIRECTOR/ASSISTANT DIRECTOR OF PLANNING

DATE



LOUISIANA RADIO COMMUNICATIONS, INC.  
701 Martin Luther King Highway  
PO Box 3143  
Lake Charles, LA 70601  
Phone (337) 436-7573 Fax (337) 310-2399

---

September 26, 2018

City of Lake Charles Planning  
Attention: Doug Burguieres

Requesting Flood variance to allow a substantial improvement / Addition to the Louisiana Radio Communications Professional office building to be constructed approximately .08 inches below the required BFE for the development site.

Perry Vincent







# VARIANCE APPLICATION FORM

DATE: 9-24-18

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: 105 and 107 S. Prater St. Lake Charles, La 70601

LEGAL DESCRIPTION: See attached page

DESCRIPTION OF JOB: house/garage-oversized storage building on property

WITH PLANS ATTACHED HERETO:

APPLICANT: Stefan Stevens PHONE: 337-515-2388 / 337-515-5085

MAILING ADDRESS: 449 Bruce Circle Lake Charles, La ZIP: 70611

EMAIL ADDRESS: Stevenswish3@aol.com

OWNER OF RECORD: Stefan C. Stevens

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 \_\_\_\_\_

Stefan Stevens  
Stefan Stevens  
APPLICANT

9-24-18  
DATE

FIVE STAR.  
\*\*\*\*\*

I, Stefa'n Stevens of 449 Bruce Circle  
Lake Charles, La 70611 hereby propose to build  
a garage on my property 105/107 S. Plater St,  
Lake Charles, La 70601 to store my cars and  
possessions.

FIVE STAR.  
\*\*\*\*\*

Stefa'n Stevens  
9/25/18

FIVE STAR.  
\*\*\*\*\*

FIVE STAR.  
\*\*\*\*\*

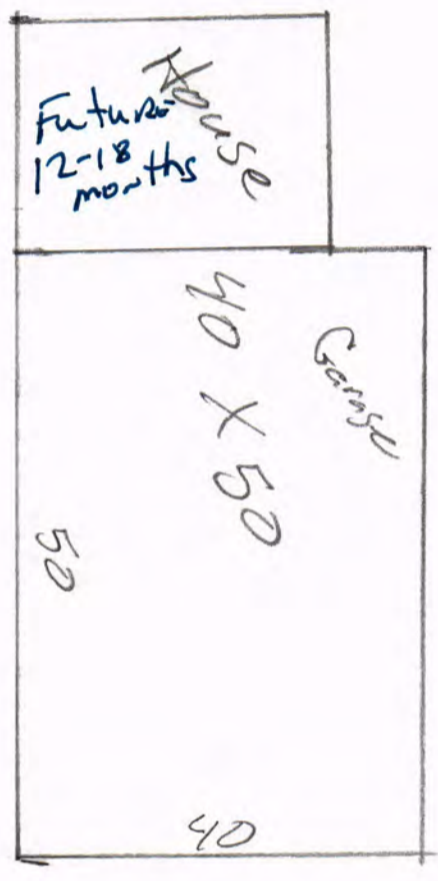
Stefan  
Stevens  
107. Prater St  
L.C. 70601

N

Railroad

100 X 100

Driveway



100 X 100

Prater W

Driveway

S

# VARIANCE APPLICATION FORM

DATE: 10-11-18

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: 3716 RYAN STREET

LEGAL DESCRIPTION: SEE ATTACHMENT

DESCRIPTION OF JOB: REQUEST TO ADD TO EXISTING BUILDING TO 3 FEET FROM P. LINE.

WITH PLANS ATTACHED HERETO:

APPLICANT: H. CURTIS VINCENT PHONE: 337 527-8137

MAILING ADDRESS: 1502 S. HUNTINGTON ST. ZIP: 70663

EMAIL ADDRESS: CURTIS@VS ARCHITECTS.COM

OWNER OF RECORD: RIKENJAK'S PROPERTIES 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?   | 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 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 \_\_\_\_\_

H. Curtis Vincent  
APPLICANT

10-11-18  
DATE

**H. Curtis Vincent  
Steven D. Shows  
Architects**

**A Professional Corporation**

1502 South Huntington Street

Sulphur, Louisiana 70663

Phone (337) 527-8137

Fax (337) 528-2609

Web: [www.vsarchitects.com](http://www.vsarchitects.com)

October 10, 2018

Mr. Doug Burguieres

City of Lake Charles

P.O. Box 900

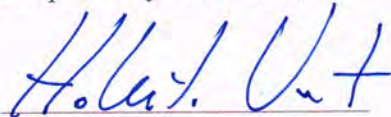
Lake Charles, La. 70602-0900

Re: Rikenjak's Properties, LLC  
3716 Ryan Street

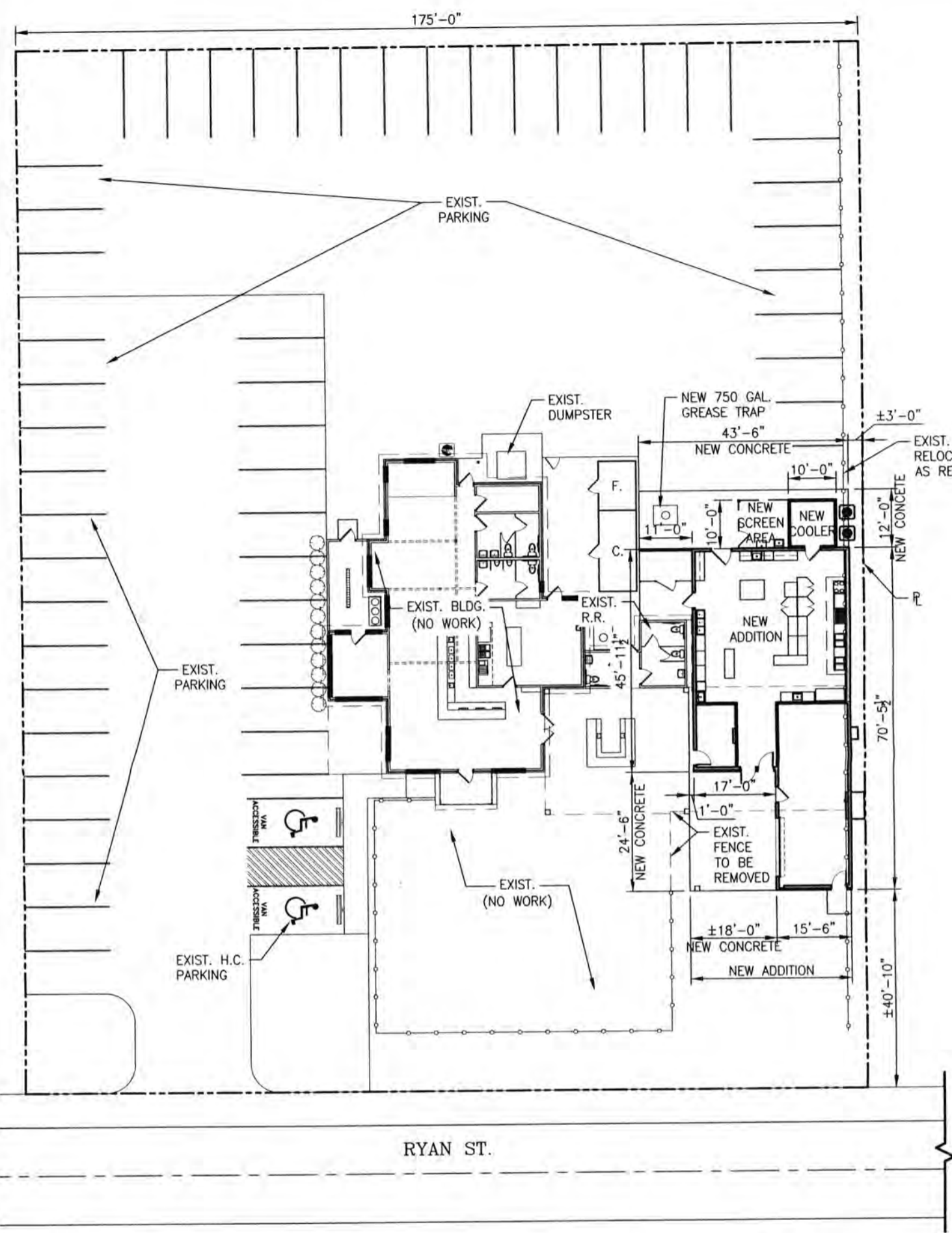
Dear Sir:

This is in regards to requesting a variance for the above referenced property. The intent is to add to the existing restaurant and kitchen. It is requested to build within 3' of the property line on the North side. A 2 hour rated wall will be constructed at that time.

Respectfully submitted,



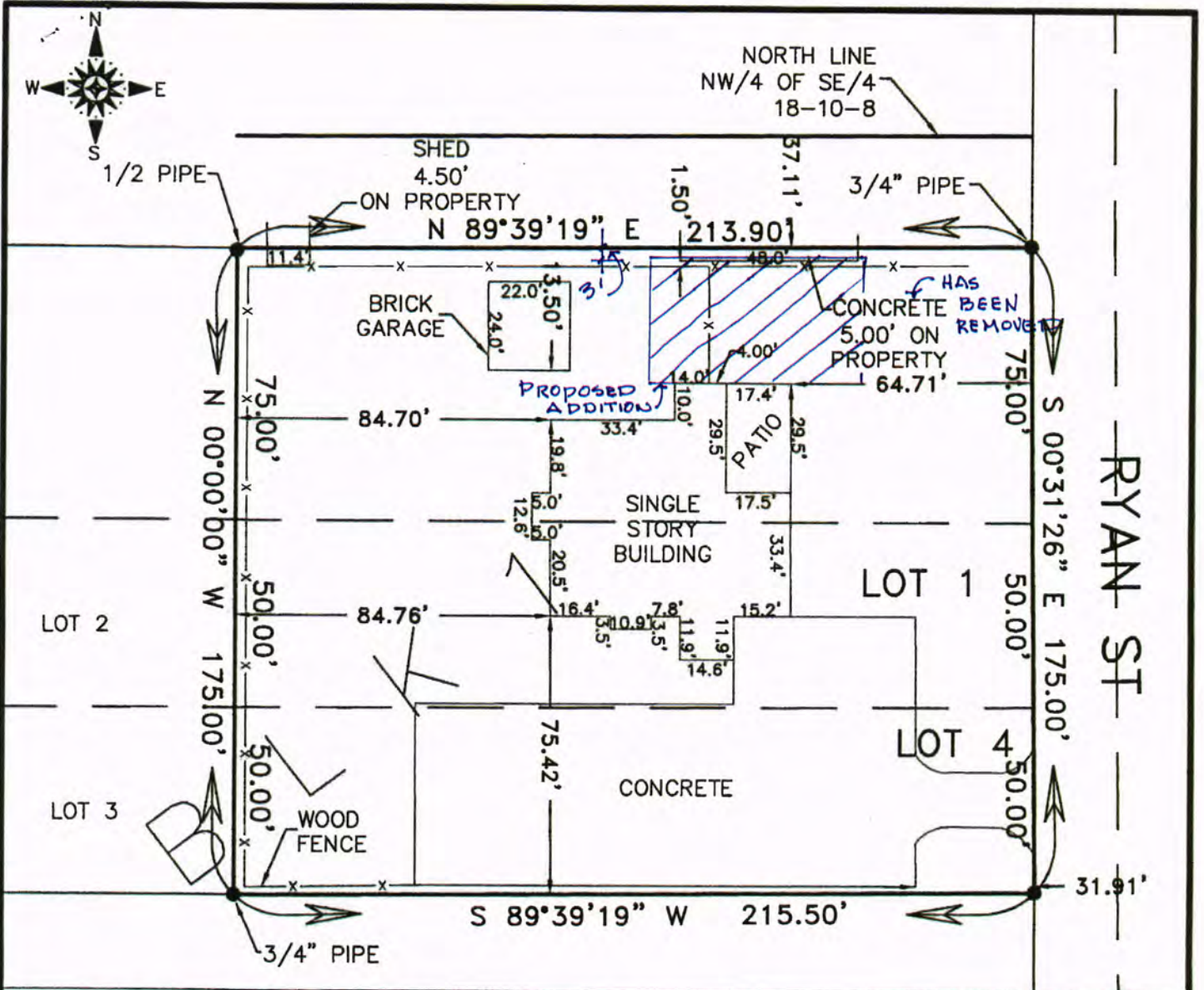
H. Curtis Vincent, Architect



1 SITE PLAN  
SCALE: 1" = 20'-0"



<b>ADDITIONS TO RIKENJAKS BREWERY</b>		DATE <b>10-11-18</b>
<b>H. Curtis Vincent Steven D. Shows Architects</b> A Professional Corporation	1502 South Huntington Street Sulphur, Louisiana 70663 (337) 527-8137 fax (337) 528-2609 www.vsarchitects.com	DRWN. BY <b>GG</b>
		CHKD. BY _____
		PROJECT# <b>1764</b>



**PROPERTY DESCRIPTION:**

BEING LOTS ONE (1) AND FOUR (4) OF BLOCK ONE (1) COLLEGE OAKS, A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4 OF SE/4) OF SECTION 18, TOWNSHIP 10 SOUTH, RANGE 8 WEST, AS PER PLAT RECORDED IN PLAT BOOK 3, PAGE 198, RECORDS OF CALCASIEU PARISH, LOUISIANA.

AND

COMMENCING 310 FEET SOUTH OF A POINT THAT IS 30 FEET WEST OF THE CENTER LINE OF SOUTH STREET AND 30 FEET SOUTH OF NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4 OF SE/4) OF SECTION 18, TOWNSHIP 10 SOUTH, RANGE 8 WEST; THENCE NORTH 75 FEET TO THE SOUTHEAST CORNER LAND OF RUBY NELL SELLS; THENCE WEST 213.9 FEET; THENCE SOUTH 75 FEET; THENCE EAST 213.9 FEET TO POINT OF COMMENCEMENT.

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 OF THE H. U. D. (F. I. A.) FLOOD HAZARD BOUNDARY MAP 22019C 0480 F DATED 2-18-2011  
 MUNICIPAL ADDRESS: 3716 RYAN STREET, LAKE CHARLES, LA 70605  
 ●- 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

**PLAT OF SURVEY**

<b>DRAWN BY:</b> ACR	<b>PLAT OF SURVEY PERFORMED FOR:</b> RIKENJAK'S PROPERTIES LLC
<b>CHECKED BY:</b> ELR	GAYLE LAW FIRM J.P. MORGAN CHASE BANK
	<b>PROPERTY LOCATED IN:</b> SECTION 18 TOWNSHIP 10 SOUTH RANGE 8 WEST CALCASIEU PARISH, LOUISIANA
<b>SCALE</b> 1" = 40'	
<b>DATE OF PLAT:</b> JULY 17, 2018	



# VARIANCE APPLICATION FORM

DATE: 10/11/18

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: 3162 Asbury Circle, Lakes Charles, LA 70607

LEGAL DESCRIPTION: Lot A-60, The Crest at Morganfield Phase 1, recorded in Instrument ID 3242026

DESCRIPTION OF JOB: Variance to reduce side setback for residential structure on Lot A-60

WITH PLANS ATTACHED HERETO:

APPLICANT: D.R. Horton, Inc. - Gulf Coast

PHONE: 337-456-5865

MAILING ADDRESS: 101 Oak Way Lane, Lafayette, LA

ZIP: 70506

EMAIL ADDRESS: Dbhengens@drhorton.com

OWNER OF RECORD: D.R. Horton, Inc. - Gulf Coast

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? | <input checked="" 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?   | <input type="radio"/> 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 type="radio"/> 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?                 | <input type="radio"/> 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?   | <input type="radio"/> Yes            | <input checked="" 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 \_\_\_\_\_

D.R. Horton, Inc. - Gulf Coast

David Hensgens (Land Manager) 

APPLICANT

10/11/2018

DATE \_\_\_\_\_



Via Email

October 11, 2018

City of Lake Charles – Planning & Development  
326 Pujot St, 7th Floor  
Lake Charles, LA 70601  
RE: Crest at Morganfield Lot A-60 – Side Build Line Variance Request

To whom it may concern:

As the owner of Lot A-60 in Phase 1 of Crest at Morganfield, we are requesting a waiver on the side building setback for Lot A-60 on the side of Lot A-61. We are requesting to reduce the side building setback at this location from 5-ft to 3.5-ft as shown on the attached drawing.

If you have any questions or need any additional information, please contact me directly at 337-534-9378 or call our office at 337-456-5865.

Thank you,

A handwritten signature in black ink, appearing to read 'D. Hensgens', is written over a horizontal line.

David Hensgens, PE, MBA  
Land Manager  
D.R. Horton, Inc. – Gulf Coast  
Louisiana West Division



**CARTER & CLARK**  
SURVEYORS • PLANNERS • ENGINEERS

3090 Premiere Parkway, Suite 600  
Duluth, Georgia 30097

**Toll-free:** (866) 637-1048

Re: Side Build Line Variance Request

Date: 10/08/2018

To whom it may concern:

Address: 3162 Asbury Circle, Lake Charles, LA 70607

Being lot A-60, according to the plat of The Crest at Morganfield Phase 1, recorded in Instrument ID 3242026 in the public record of Calcasieu Parish, Louisiana.

Owner, DR Horton, is submitting a request for a building line variance for lot A-60 on the side of lot A-61. The variance request is to revise the left side building line of lot A-60 to change from 5-foot side building line to a 3.5-foot side building line. Please see attached highlighted area for exact reference.

Please e-mail [kfoster@carterandclark.com](mailto:kfoster@carterandclark.com) with any further questions.

Sincerely,

Christopher Clark, PLS 0005191

**GENERAL NOTES**

1. THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD.
2. CARTER & CLARK SURVEYORS IS UNABLE TO WARRANT THE ACCURACY OF BOUNDARY INFORMATION, STRUCTURES, EASEMENTS, AND BUFFERS THAT ARE ILLUSTRATED ON THE SUBDIVISION PLAT.
3. UTILITY EASEMENTS HAVE NOT BEEN FIELD VERIFIED BY SURVEYOR. CONTACT UTILITY CONTRACTOR FOR LOCATION PRIOR TO CONSTRUCTION. (IF APPLICABLE)
4. THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
5. DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES.
6. BEARINGS SHOWN HEREON ARE BASED ON THE FINAL PLAT OF THE CREST AT MORGANFIELD-PHASE I, INSTRUMENT ID NUMBER 3242026 PREPARED BY BARRY J. BLEICHNER, DATED JUNE 20, 2016.
7. ELEVATIONS SHOWN HEREON ARE BASED ON SITE BENCHMARKS TEMPORARY BENCHMARK #1-ELEV= 17.14'.
8. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 228,159 FEET.
9. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 7 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
10. EQUIPMENT USED: TOPCON APL1 TOTAL ROBOTIC STATION.

Curve	Radius	Length	Chord	Chord Bearing
C1	195.00'	79.58'	79.03'	S 37°35'12" W
C2	75.00'	30.69'	30.48'	N 37°42'20" E

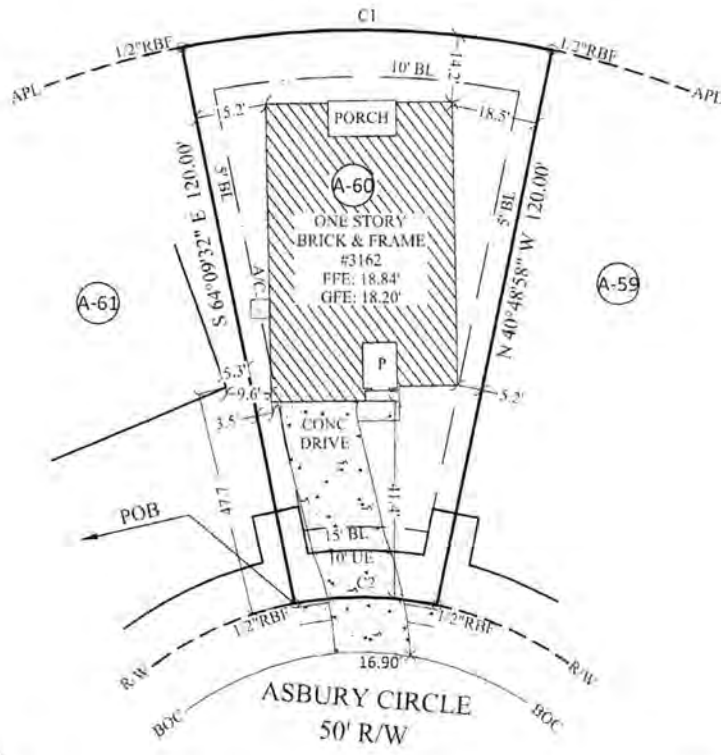
**FLOOD NOTE:**

THIS PROPERTY IS LOCATED IN ZONE X ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBERS 22019C0495F, DATED FEBRUARY 18, 2011

ADDRESS: 3162 ASBURY CIRCLE  
 AREA: 6,616 SQUARE FEET - 0.152 ACRES  
 INSTRUMENT NO. 3242026



ARROZAL INVESTMENT PART C, LLC  
 500 KIRBY STREET  
 LAKE CHARLES, LA 70601



**LEGEND:**

- RBF- Rebar Found
- RBS- Rebar Set
- BL- Building Line
- UE- Utility Easement
- DE- Drainage Easement
- R/W- Right of Way
- P- Porch
- CONC- Concrete
- FFE- Finished Floor Elevation
- GFE- Garage Floor Elevation
- APL- Approximate Property Line
- BOC- Back of Curb
- POB- Point of Beginning
- A/C- Air Conditioner

FOR:



I, CHRISTOPHER W. CLARK, PLS. 0005191, HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE BOUNDARY SURVEY SHOWN HEREON IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AS STIPULATED IN TITLE 46, PART LXI, CHAPTER 2905 AND 2907 BASED ON A "CLASS C SURVEY", AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS C SURVEY AS SPECIFIED THEREIN.

POB  
 262.79' ALONG THE SOUTH  
 EASTERLY R/W OF ASBURY  
 CIRCLE TO THE SE 50' R/W OF  
 CREST LANE

FINAL SURVEY FOR:  
**DR HORTON**  
 SUBDIVISION: THE CREST AT MORGANFIELD  
 PHASE: I  
 LOT: 60  
 SECTION 23 T-10-S, R-8-W  
 CALCASIEU PARISH, LOUISIANA  
 FIELD WORK DATE: 09/18/2018  
 PLAT DATE: 09/19/2018  
 20180900899 DRH LA DB: KF FC: BC

**PRODUCTION BUILDER SERVICES, INC.**  
**DBA: CARTER & CLARK**  
 3090 Premiere Parkway, Suite 600  
 Duluth, GA 30097  
 Ph: 770.495.9793  
 Toll Free: 866.637.1048  
 www.carterandclark.com  
 FIRM LICENSE NO.: VF.0000733



**VARIANCE APPLICATION FORM**

DATE: 10/12/2018

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: 2401 Ryan Street, Lake Charles, LA 7060

LEGAL DESCRIPTION: Parcel 01341164 (corner Ryan and Deaton St)

DESCRIPTION OF JOB: Building a Restaurant with drive through.

WITH PLANS ATTACHED HERETO:

APPLICANT: DOMMAR HIJAZI PHONE: (337) 884-8466

MAILING ADDRESS: 5138 West Worthington Dr. L.C. LA ZIP: 70605

EMAIL ADDRESS: DHIJAZI@MSN.COM

OWNER OF RECORD: Khan Brothers 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? 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 \_\_\_\_\_

Dommar Hijazi  
APPLICANT

10/12/2018  
DATE

Dommar Hijazi  
SHWARMAS INC.  
5138 West Worthington Dr.  
Lake Charles, LA 70605  
337-884-8466  
[dhijazi@msn.com](mailto:dhijazi@msn.com)

To whom it may concern

In this variance, I am proposing to change the setback on the property addressed 2401 Ryan Street, Lake Charles, LA 70601, Parcel # 01341164. This property is located on Ryan and 15<sup>th</sup> Street (Deaton Street). The property dimensions are 130'x165'. I am proposing to change the set back of the landscaping to allow for a drive-thru, more parking, two exiting lanes (one for drive thru and one for customer parking exit), and to have the proper distance for parked cars exiting. Since the DOTD did not permit me to have neither exit or entrance from Ryan Street, which will make it very difficult for cars coming in and out on 15<sup>th</sup> Street especially for the delivery and dumpster trucks due to the narrowness of the property and the landscaping requirement by the City of Lake Charles on all sides of the property. (See plan with city requirement)

The proposal as follow:

(See proposed plan)

1. No landscaping on the east and south sides of the property with some corner landscaping.
2. Decrease the footage of the landscaping on both the west and north sides of the property from 10 feet to 5 feet, with large corner landscaping to make up for the 5 feet reduction.



# VARIANCE APPLICATION FORM

DATE: 10/03/18

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: Corbina Road (South of East McNeese Street)

LEGAL DESCRIPTION: See attached.

DESCRIPTION OF JOB: Crest at Morganfield Phase 4-Development of 95 Residential Lots.

WITH PLANS ATTACHED HERETO:

APPLICANT: Morganfield Partners LLC PHONE: 337-981-4060

MAILING ADDRESS: 1100 Camellia Blvd, Ste. 201, Lafayette, LA ZIP: 70508

EMAIL ADDRESS: bonnie@rrcoa.com

OWNER OF RECORD: Morganfield Development LLC, Lacassane Company Inc, and Morganfield Partners 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? 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

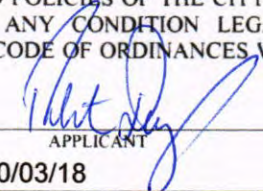
### REMARKS OR SPECIAL CONDITIONS:

See attached letter of intent.

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  
10/03/18  
DATE





**October 3, 2018**

**Re: The Crest at Morganfield – Phase 4  
Letter of Intent**

Southern Lifestyle Development, LLC (SLD) is proposing to subdivide 25.81 acres of land into 95 single family residential lots. The property is located along the south side of East McNeese Street, east of the Corbina Rd intersection, in Section 23 of Township 10 South, Range 8 West, City of Lake Charles, Calcasieu Parish, LA. The subdivision will consist of asphalt roadways with a curb and gutter drainage system.

With this application for preliminary subdivision approval, SLD is requesting variances as follows:

1. A variance to reduce the building front setback from 30' to 15' (20' garage front setback).
2. A variance which increases the maximum building coverage area on a single lot from 40% to 50%.

Upon approval of the preliminary plat, we will submit construction plans to the City of Lake Charles for the utilities, streets, and drainage for approval.

Please feel free to call if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert Daigle".

Robert Daigle



**LEGAL DESCRIPTION**

A CERTAIN PARCEL OF LAND BEING 25.81 ACRES, SITUATED IN SECTION 23, TOWNSHIP 10-S, RANGE 9-WEST, CALCASTEU PARISH, LOUISIANA, PLATTED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF COMBINA ROAD AND CREST LAKE, SAID POINT BEING THE POINT OF COMMENCEMENT (P.O.C.);

THENCE PROCEED ALONG A BEARING OF SOUTH 02° 22' 38" WEST FOR A DISTANCE OF 801.44 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF NORTH 72° 34' 23" EAST FOR A DISTANCE OF 90.00 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF NORTH 72° 54' 23" EAST FOR A DISTANCE OF 261.75 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF NORTH 72° 57' 28" EAST FOR A DISTANCE OF 528.11 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF SOUTH 17° 00' 00" EAST FOR A DISTANCE OF 114.41 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF NORTH 72° 34' 23" EAST FOR A DISTANCE OF 80.00 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF SOUTH 17° 00' 00" EAST FOR A DISTANCE OF 300.00 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF NORTH 72° 34' 23" EAST FOR A DISTANCE OF 115.00 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF SOUTH 17° 00' 00" EAST FOR A DISTANCE OF 80.00 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF SOUTH 17° 35' 08" EAST FOR A DISTANCE OF 148.50 FEET TO THE POINT OF BEGINNING.

THENCE PROCEED ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1100.00 FEET, HAVING AN ARC LENGTH OF 333.39 FEET, HAVING A CHORD BEARING OF 17° 17' 40", A CHORD BEARING OF SOUTH 08° 21' 15" EAST, AND A CHORD LENGTH OF 333.94 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF SOUTH 02° 22' 38" WEST FOR A DISTANCE OF 252.33 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF SOUTH 08° 42' 22" WEST FOR A DISTANCE OF 626.10 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF NORTH 34° 41' 11" WEST FOR A DISTANCE OF 510.26 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF NORTH 31° 50' 34" WEST FOR A DISTANCE OF 104.24 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF NORTH 30° 22' 38" EAST FOR A DISTANCE OF 801.38 FEET TO THE POINT OF BEGINNING.

CHORD BEARING	CHORD LENGTH	CHORD BEARING	CHORD LENGTH	CHORD BEARING	CHORD LENGTH
01 304.87	4.07	0101.00	4.00	021 304.87	32.07
02 304.87	48.47	0101.00	48.00	021 304.87	32.07
03 281.00	48.47	0101.00	48.00	021 304.87	32.07
04 281.00	4.07	0101.00	4.00	021 304.87	32.07
05 281.00	29.47	0101.00	29.00	021 304.87	32.07
06 281.00	11.87	0101.00	11.87	021 304.87	32.07
07 281.00	48.47	0101.00	48.00	021 304.87	32.07
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10 281.00	48.47	0101.00	48.00	021 304.87	32.07
11 281.00	48.47	0101.00	48.00	021 304.87	32.07
12 281.00	48.47	0101.00	48.00	021 304.87	32.07
13 281.00	48.47	0101.00	48.00	021 304.87	32.07
14 281.00	48.47	0101.00	48.00	021 304.87	32.07
15 281.00	48.47	0101.00	48.00	021 304.87	32.07
16 281.00	48.47	0101.00	48.00	021 304.87	32.07
17 281.00	48.47	0101.00	48.00	021 304.87	32.07
18 281.00	48.47	0101.00	48.00	021 304.87	32.07
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40 281.00	48.47	0101.00	48.00	021 304.87	32.07
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50 281.00	48.47	0101.00	48.00	021 304.87	32.07

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0-25 424.00	0-26 424.00	0-27 424.00	0-28 424.00	0-29 424.00	0-30 424.00
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0-97 424.00	0-98 424.00	0-99 424.00	0-100 424.00	0-101 424.00	0-102 424.00
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0-109 424.00	0-110 424.00	0-111 424.00	0-112 424.00	0-113 424.00	0-114 424.00
0-115 424.00	0-116 424.00	0-117 424.00	0-118 424.00	0-119 424.00	0-120 424.00
0-121 424.00	0-122 424.00	0-123 424.00	0-124 424.00	0-125 424.00	0-126 424.00
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0-283 424.00	0-284 424.00	0-285 424.00	0-286 424.00	0-287 424.00	0-288 424.00
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0-313 424.00	0-314 424.00	0-315 424.00	0-316 424.00	0-317 424.00	0-318 424.00
0-319 424.00	0-320 424.00	0-321 424.00	0-322 424.00	0-323 424.00	0-324 424.00
0-325 424.00	0-326 424.00	0-327 424.00	0-328 424.00	0-329 424.00	0-330 424.00
0-331 424.00	0-332 424.00	0-333 424.00	0-334 424.00	0-335 424.00	0-336 424.00
0-337 424.00	0-338 424.00	0-339 424.00	0-340 424.00	0-341 424.00	0-342 424.00
0-343 424.00	0-344 424.00	0-345 424.00	0-346 424.00	0-347 424.00	0-348 424.00
0-349 424.00	0-350 424.00	0-351 424.00	0-352 424.00	0-353 424.00	0-354 424.00
0-355 424.00	0-356 424.00	0-357 424.00	0-358 424.00	0-359 424.00	0-360 424.00
0-361 424.00	0				

# VARIANCE APPLICATION FORM

DATE 10-17-18

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: 1016 PARIS ST. LAKE CHARLES, La. 70605  
✓ LEGAL DESCRIPTION: SEE ATTACHED  
✓ DESCRIPTION OF JOB: GARAGE + 2ND STORY STORAGE ADDITION 32x32  
✓ WITH PLANS ATTACHED HERETO:  
✓ APPLICANT: JEFF OLIVIER PHONE: 337-477-3370 Hm  
407-625-6714 CELL  
✓ MAILING ADDRESS: 1016 PARIS ST ZIP: 70605  
✓ EMAIL ADDRESS: jeffolivier@hotmail.com  
✓ OWNER OF RECORD: ELTON J OLIVIER + JOSEPHINE A. OLIVIER

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:

Addition is Approximately 6' Higher

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.

[Signature]  
PLANNING DIRECTOR

[Signature]  
APPLICANT

[Signature]  
DATE

DATE

OWNER CONSENT LETTER /  
LETTER OF INTENT

January 2, 2018

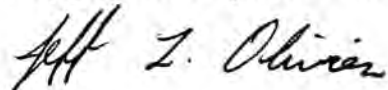
To City of Lake Charles Planning Commission:

RE: Residence @ 1016 Paris St Lake Charles, LA 70605

I am requesting a variance to construct a two story addition to an existing carport. The first floor will be used for additional parking and small utility shop. The second story will be used as storage room. The total square footage of the addition combined with the existing footprint is less than 40% of lot coverage.

I am requesting the variance for the secondary story since it will exceed the height of the existing home.

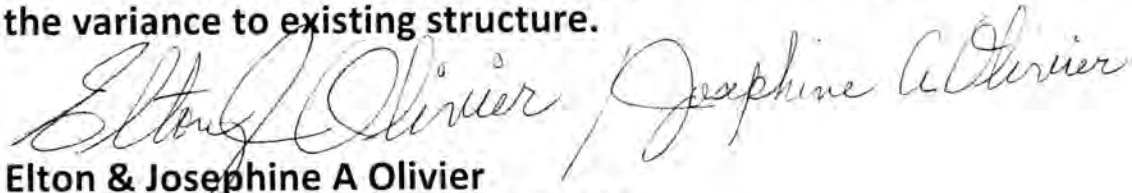
I appreciate your consideration to this variance.



Jeff L Olivier

1016 Paris St Lake Charles, LA 70605

We are giving express permission to our son Jeff Olivier to request the variance to existing structure.

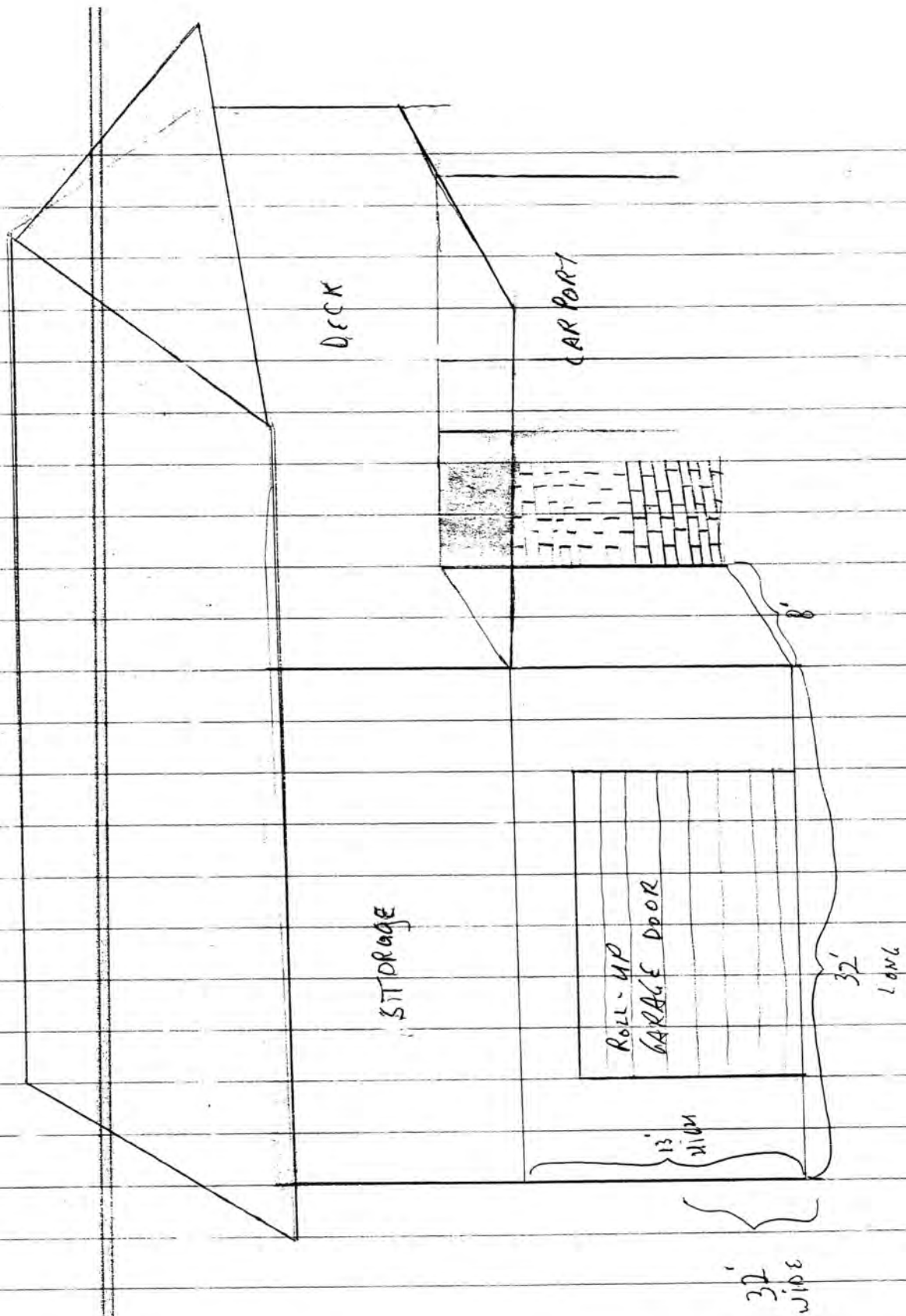


Elton & Josephine A Olivier

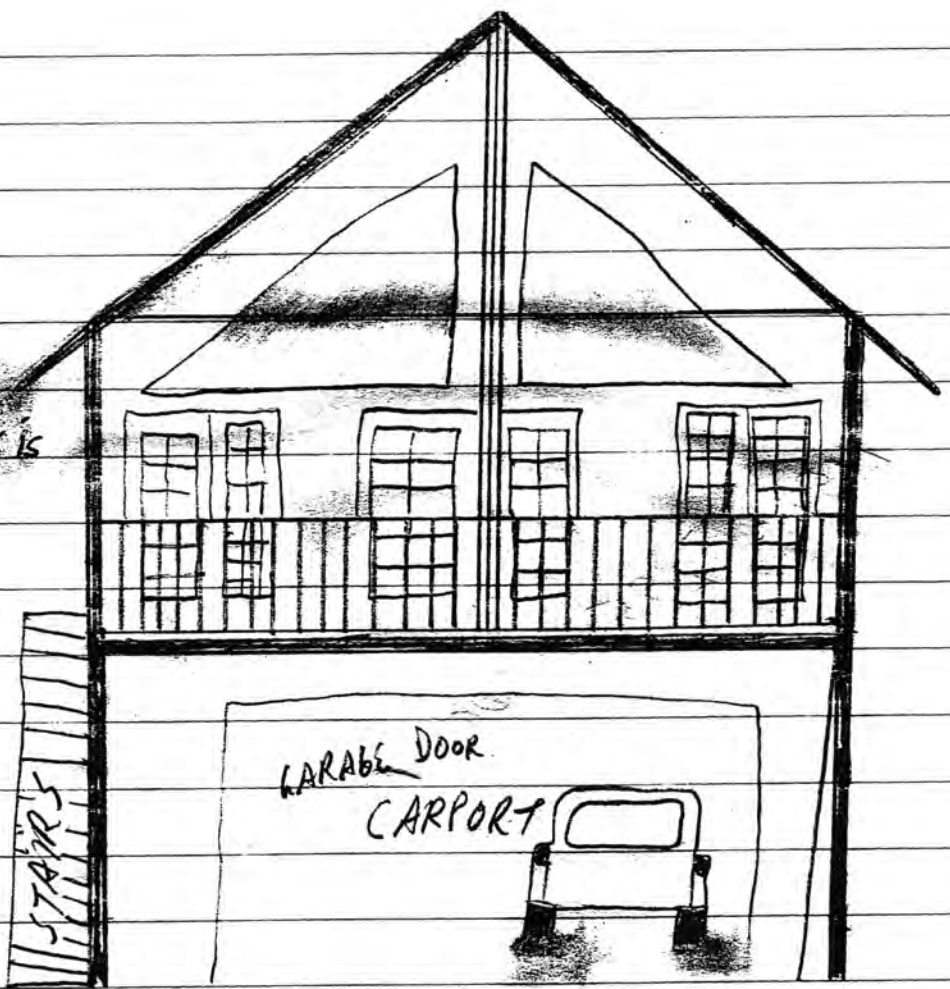
1016 Paris St Lake Charles LA 70605

/EJO





OUTDOOR DECK IS  
20 FT DEEP



GARAGE DOOR  
CARPORT

STAIRS

20 FT.