



City of Lake Charles

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

Meeting Agenda

Planning and Zoning Commission

Monday, March 11, 2024

5:30 PM

Council Chambers

OPEN MEETING

ROLL CALL

MINUTES OF PREVIOUS MEETING

SPECIAL ANNOUNCEMENTS

COMMISSION BUSINESS

MCU 24-03

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: CONG LING LI

SUBJECT: Applicant is requesting a Minor Conditional Use Permit in order to establish a massage therapy business, within a Mixed Use Zoning District. Location of the request is **2920 Ernest Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to establish a massage business within a Mixed Use Zoning District. Staff's review revealed that the proposal is bordered to the North by a single-family residential property, to the South and East by commercial properties, and to the West by multi-family property. The applicant has made application for variances to reduce the number of parking spaces and to utilize the existing driveway thereby eliminating the ability to exit the parking area in a forward manner, causing patrons to back into Ernest Street, which is a collector street. The applicant will also have to adhere to the landscaping requirements set forth in Sec 5-210 of the Zoning Ordinance.

PREFNL-VAR 24-05

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: CHESTER W. CARR (CARR SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a 0.30-acre tract of land into two (2) residential lots including lot size variance (Lot 2 - 4612.50sq.ft. m/l vs. 6000sq.ft.), within a Residential Zoning District. Location of the request is **1029 and 1029 ½ Kirby Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a .30-acre tract of land into two (2) residential lots including lot size variance for one lot less than required 6,000 sf, within a Residential Zoning District. If approved, applicants shall adhere to any recommendations by the Department of Engineering and Public Works.

MAJ 24-02

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: CHARRON & NATALIE COMEAUX

SUBJECT: Applicant is requesting a Major Conditional Use Permit (Sec 5-302(3)(b)(i)) in order to construct an accessory pool house (dwelling unit), within a Residential Zoning

District. Location of the request is **1028 S. Worthington Drive.**

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

SPC 24-01

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: MOUNT CALVARY BAPTIST CHURCH

SUBJECT: Applicant is requesting a Special Exception (Sec. 4-206) in order to construct an accessory fellowship hall on separate lot from principal church use, within a Neighborhood Zoning District. Location of the request is the **Southeast corner N. Blake Street @ Fournet Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to construct an accessory fellowship hall to support the principal structure (church) located across the street and not located on the same lot. Staff feels this request is reasonable considering the close proximity of this proposal to the existing church. If approved we request the applicants coordinate with Public Works on any crossing control device for safety purposes. Applicant must meet all development standards including setbacks, landscaping, and parking requirements.

VAR 24-07

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: KRISTI TAYLOR

SUBJECT: Applicant is requesting Variances (Sec. 4-205) in order to install signs which exceed maximum allowed height within the SmartCode and allowance of internally lit signs vs. required external lit, within a T-5 Urban Center Transect Zoning District. Location of the request is **825 Ryan Street.**

STAFF FINDINGS: The on-site and site plan reviews reveal the applicant is requesting to install façade wall signs for the new commercial bank facility. Staff feels this deviation from the code is reasonable considering other similar variance approvals for signage only this segment of the Ryan Street corridor.

VAR 24-08

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: CONG LING LI

SUBJECT: Applicant is requesting Variances (Sec. 4-205) in order to 1) allow a reduction of required parking spaces (2 vs. 4) and 2) eliminate maneuver and access aisle to permit vehicles to enter and leave in a forward manner for a commercial business, within a Mixed Use Zoning District. Location of the request is **2920 Ernest Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to establish a massage business within a Mixed Use Zoning District. Staff's review revealed that the proposal is bordered to the North by a single-family residential property, to the South and East by commercial properties, and to the West by multi-family property. This application is a companion to the Minor Conditional Use Permit as presented on this agenda.

VAR 24-09

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: JOEY ARDOIN

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to construct a new 4,960sq.ft. residence thereby exceeding the allowable 40% lot coverage, within a Residential Zoning District. Location of the request is **4123 Oleander Drive.**

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to construct a single-family residential structure and exceed the allowable lot coverage,

within a Residential Zoning District. Staff recommends approval of the application considering the Graywood Master Planned Community design review committee also approved the application and design standards.

VAR 24-11

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: TIFFANY WATSON

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to expand an existing concrete parking area with gravel materials, within a Business Zoning District. Location of the request is **2150 E. College Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to install a gravel material that is inconsistent with similar parking areas within the College Street corridor; therefore staff cannot forward a position of support.

VAR 24-12

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: LEMOINE DISASTER RECOVERY

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to re-construct a single-family residence with an 11'6 1/2" front setback vs. required 30', within a Neighborhood Zoning District. Location of the request is **2206 Church Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to reconstruct a single family staying within the previous footprint of the previous structure; therefore staff feels this request falls reasonable.

OTHER BUSINESS

ADJOURN

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 01-31-2024

TOTAL FEE: \$ 100.⁰⁰

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LA 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 PERMIT FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 2920 ERNEST ST, Lake Charles La 70601

LEGAL DESCRIPTION: S 135 FT LOT 20 BLK 3 CASTLE SUB OF BLK 15 Barbe Add

DESCRIPTION OF JOB: of Massage Therapy

WITH PLANS ATTACHED HERETO:

APPLICANT: Cong Ling Li PHONE: 337-326-9676

MAILING ADDRESS: 125 Deer Run Dr Lafayette, LA ZIP: 70506

EMAIL ADDRESS: CongLi1963@yahoo.com

OWNER OF RECORD: Cong Ling Li Mai Duong

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

HISTORIC DISTRICT: [] CHARPENTIER [] MARGARET PLACE [] N/A [] MINOR HISTORICAL SIGNIFICANCE AND/OR NONCONTRIBUTING ELEMENT [] MINOR HISTORICAL SIGNIFICANCE AND/OR CONTRIBUTING ELEMENT

CONDITIONAL USE: [x] MINOR [] MAJOR [] PLANNED DEVELOPMENT CASE NO. [] WITH ZONING DISTRICT AMENDMENT: CASE NO.

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL:

COMMENCEMENT OF CONSTRUCTION: EXPECTED COMPLETION: EXTENSION GRANTED:

SPECIAL EXCEPTION/VARIANCE/APPEAL: [] NOT REQUIRED [] REQUIRED [] CASE NO.

FLOOD PLAIN MANAGEMENT REGULATIONS:

1.) FIRM ZONE: [x] "X" [] "A" [] "AE" [] "D" [] OTHER 2.) FLOODWAY: [] IN [] OUT 3.) ELEVATION CERTIFICATE REQUIRED: [] YES [] NO 4.) BASE FLOOD ELEVATION: MSL

REMARKS OR SPECIAL CONDITIONS:

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR THE ABOVE REQUEST 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 REQUEST NULL AND VOID.

PLANNING DIRECTOR

DATE

X Cong Ling Li APPLICANT

X 01-30-24 DATE

Letter of Intent

Submitted to City of Lake Charles, Planning Department

Applicant Name: Cong Ling Li

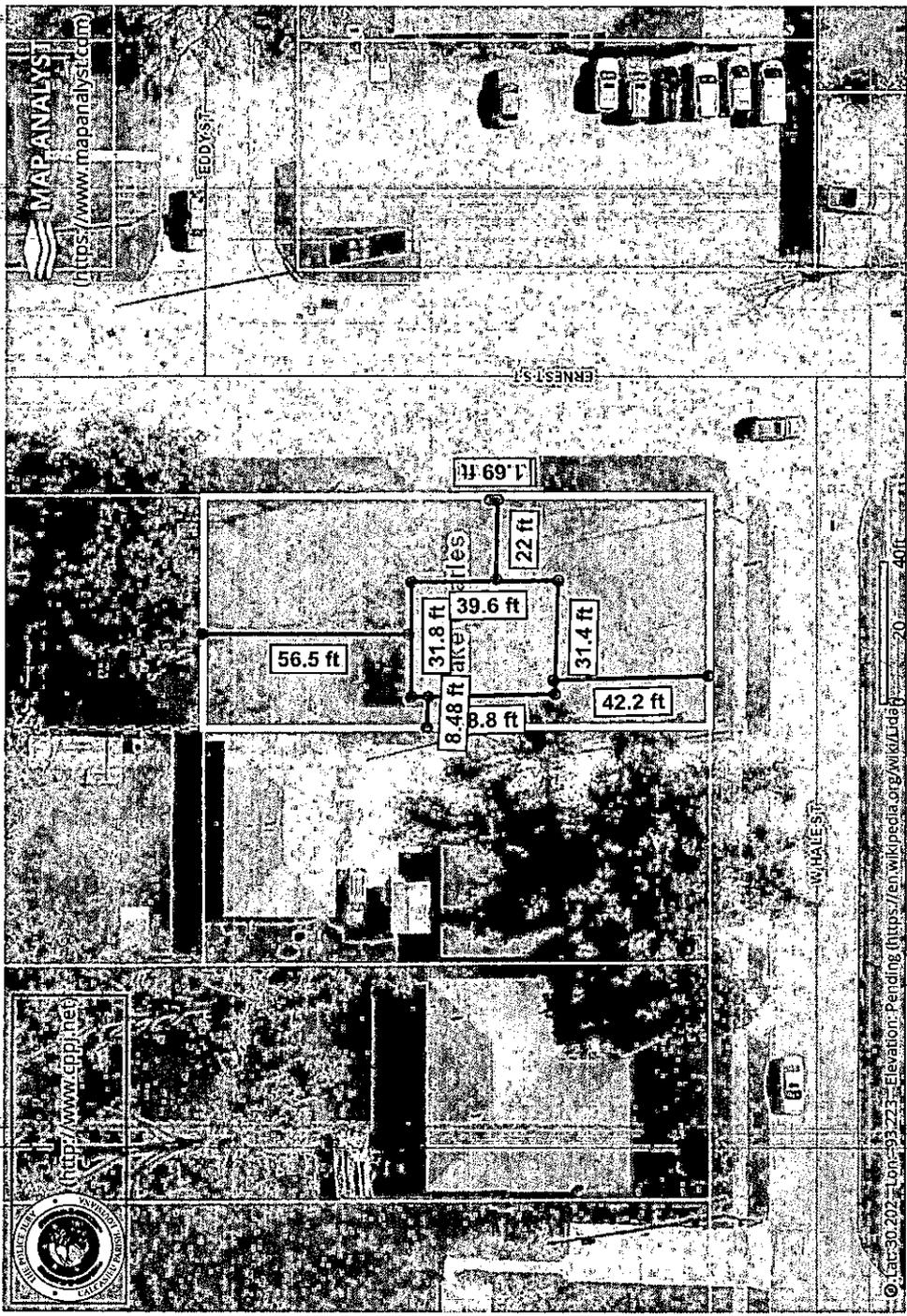
Applicant Address: 125 Deer Run Dr Lafayette LA 70506

Location: 2920~~A~~ ERNEST ST Lake Charles LA 70601

Description: Massage business

Applicant Signature: Cong Ling Li

Date: 01/31/2024



MAP ANALYST
<https://www.mapanalyst.com>

<http://www.cop.net>



Measure	Distance	Area
Units & Options		
✘ Clear All Measures		

- ▶ Length: 8.48 ft
- ▶ Length: 24.14 ft
- ▶ Length: 42.17 ft
- ▶ Length: 56.49 ft
- ▶ Length: 141.56 ft



Tutorial

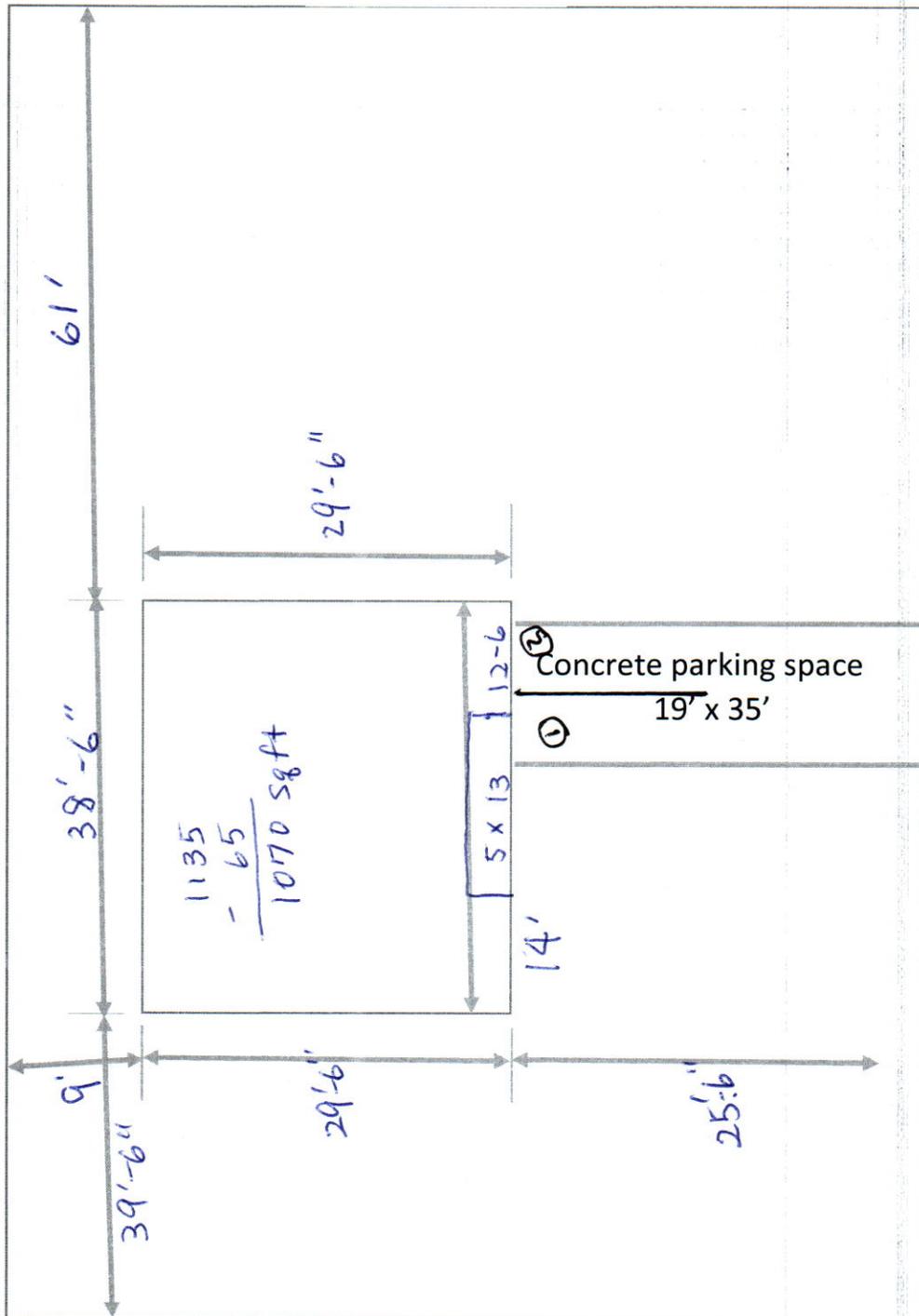


Email Us

2920 Ernest St, Lake Charles, LA 70601

64 ft

139 ft



64 ft

CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: 2-7-24
12-11-23

APPLICATION FEE: \$ 200⁰⁰
PLAT FILING FEE: \$ 230⁰⁰

200⁰⁰ VAR. LOT SIZE
\$630⁰⁰

1. NAME OF PROPOSED SUBDIVISION: CARR SUB DIVISION
(MUST CREATE NEW NAME)
2. NAME OF APPLICANT: CHESTER W. CARR II
ADDRESS: 411 CARMEN DR ARNAVILLE LA 70512 PHONE 337 739 6601
3. NAME OF AUTHORIZED AGENT: BRANDON DUTTON
ADDRESS: 1530 LACADIE #14 LG ZIP 70605 PHONE 337 513 7329
4. OWNER OF RECORD: CHESTER W. CARR II
ADDRESS: 411 CARMEN DR ARNAVILLE LA ZIP 70512 PHONE 337-739-6601
5. ENGINEER (and/or Land Surveyor): NA
ADDRESS: NA ZIP _____ PHONE _____
6. ATTORNEY: NA
ADDRESS: _____ ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: 1029 KIRBY ST / 1029 1/2 KIRBY ST
LAKE CHARLES LA 70601
8. TOTAL ACREAGE BEING SUBDIVIDED: .30 Acres
NO. OF LOTS: 2
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: NA
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:
SEE ATTACHED

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

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

I, Chester W. Carr II HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

BY: Chester W. Carr II
SIGNATURE OF APPLICANT

DATE: 12-11-23

December 11, 2023

To: The City of Lake Charles
326 Pujoe Street
Lake Charles, LA 70601

From: Chester W. Carr II
411 Carmen Drive
Arnaudville, LA 70512

Letter Of Intent

With your Approval I would like to subdivide my property located at 1029 & 1029 ½ Kirby Street Lake Charles, LA 70601 so that I can sell the properties separately. Currently the property is a total of 13,200 square feet +/- . I would like to divide the property in the following manner:

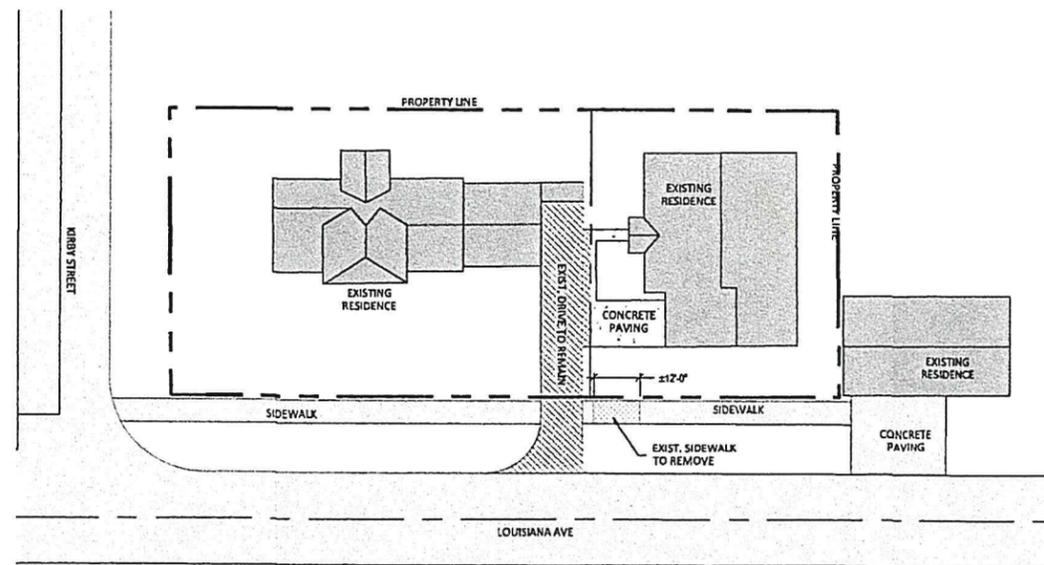
1. 1029 Kirby Street 114 1/2 Ft x 75 Feet +/- . This would allow a 13 1/2 Foot easement behind the dwelling.
2. 1029 ½ Kirby Street 61.5 Ft x 75 Feet +/- . I would put a driveway in to allow a two-car parking spot on the property.

Once approved I would hire a surveyor to survey the property with the dimensions above and turn it into the City of Lake Charles. The measurements above were given to me from Calcasieu Parish Tax Accessor's Office and are the best of my knowledge.

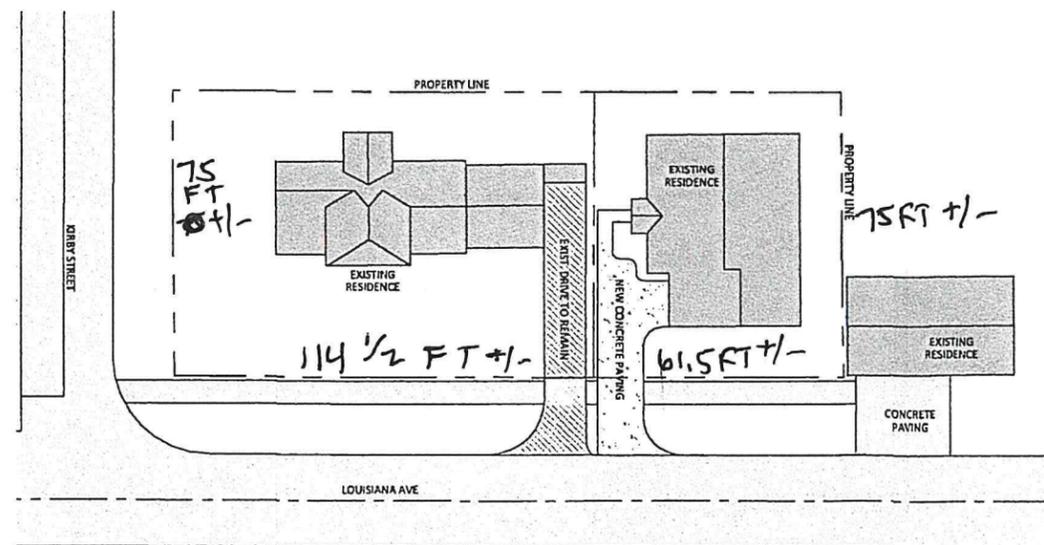
I appreciate your help with this matter,

Chester W. Carr II

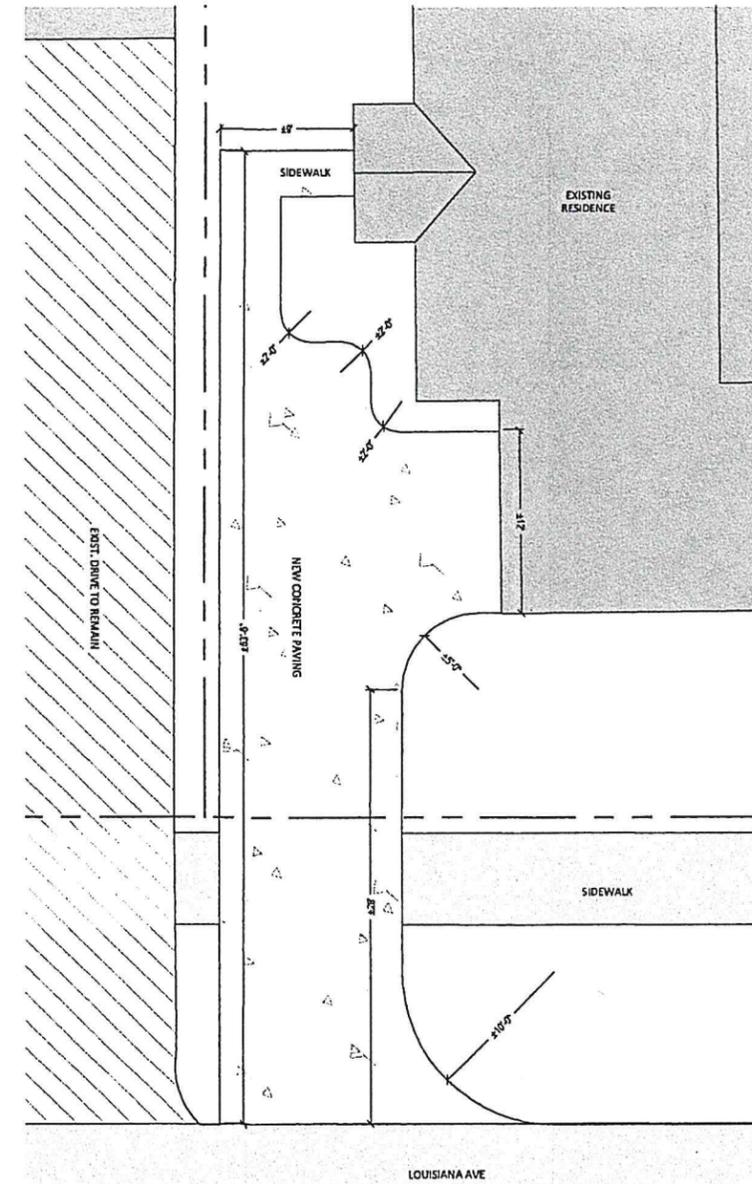
Chester W. Carr II



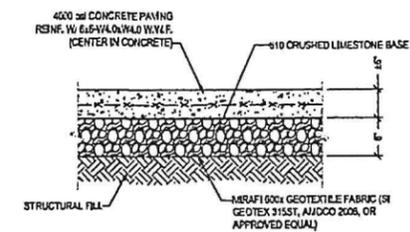
1 OVERALL EXISTING SITE PLAN
 CI SCALE: 1" = 20'



2 OVERALL NEW SITE PLAN
 CI SCALE: 1" = 20'



3 NEW DRIVE DETAIL
 CI SCALE: 1" = 5'



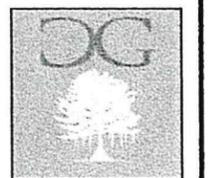
4 TYP. PAVING SECTION
 CI SCALE: N.T.S.

General Notes
 SCALED FOR 22 X 34

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

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

1029 KIRBY ST.
 LAKE CHARLES, LA

OVERALL SITE PLAN

Drawn By:	C.G.S.	Sheet:	C1
Project:	2023.101		
Date:	12/18/2023		
Scale:	AS NOTED		

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 1/23/24

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, LA 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 PERMIT FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 1028 SOUTH WORTHINGTON DRIVE

LEGAL DESCRIPTION: LOT 64 WINDSOR COURT

DESCRIPTION OF JOB: POOL HOUSE STRUCTURE CONSTRUCTION

WITH PLANS ATTACHED HERETO: APPLICANT: CHARRON & NATALIE COMEAUX PHONE: 337-513-2574 337-274-7928

MAILING ADDRESS: 1028 SOUTH WORTHINGTON DR. ZIP: 70605

EMAIL ADDRESS: natalie.c.comeaux@gmail.com, charronjcomeaux@gmail.com

OWNER OF RECORD: CHARRON COMEAUX and NATALIE COMEAUX

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

HISTORIC DISTRICT: [] CHARPENTIER [] MARGARET PLACE [] N/A [] MINOR HISTORICAL SIGNIFICANCE AND/OR NONCONTRIBUTING ELEMENT [] MINOR HISTORICAL SIGNIFICANCE AND/OR CONTRIBUTING ELEMENT

CONDITIONAL USE: [] MINOR [X] MAJOR [] PLANNED DEVELOPMENT CASE NO. [] WITH ZONING DISTRICT AMENDMENT: CASE NO.

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL:

COMMENCEMENT OF CONSTRUCTION: EXPECTED COMPLETION: EXTENSION GRANTED:

SPECIAL EXCEPTION/VARIANCE/APPEAL: [X] NOT REQUIRED [] REQUIRED [] CASE NO.

FLOOD PLAIN MANAGEMENT REGULATIONS:

1.) FIRM ZONE: [] "X" [] "A" [] "AE" [] "D" [] OTHER 2.) FLOODWAY: [] IN [] OUT 3.) ELEVATION CERTIFICATE REQUIRED: [] YES [X] NO 4.) BASE FLOOD ELEVATION: MSL

REMARKS OR SPECIAL CONDITIONS:

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR THE ABOVE REQUEST 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 REQUEST NULL AND VOID.

PLANNING DIRECTOR DATE APPLICANT DATE 1/24/24

January 29, 2024

To whom it may concern,

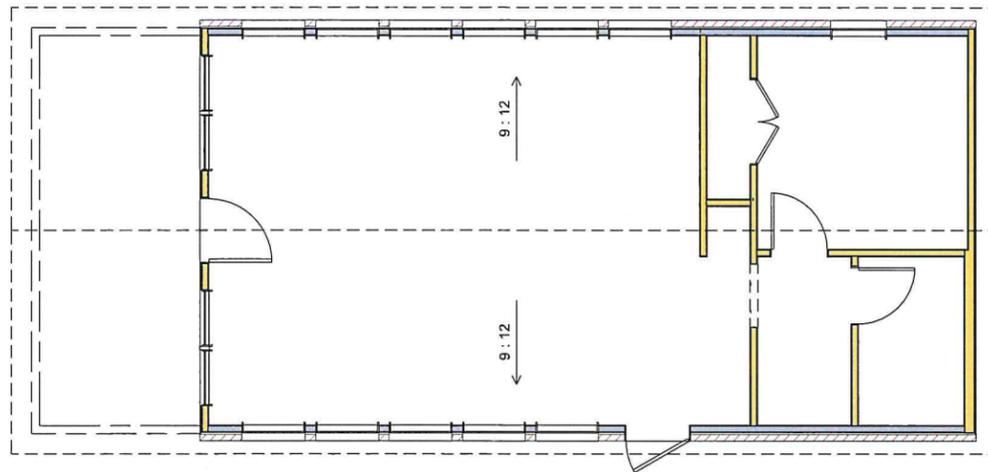
We, Charron and Natalie Comeaux, living at 1028 South Worthington Drive in Windsor Court subdivision are proposing to construct a pool house behind our residence. The structure will have a kitchen, bedroom, and bathroom as well as the living area. It will be approximately 740 square feet of living with 900 square feet under roof.

Thank you,

Handwritten signature in black ink, appearing to read "Charron & Natalie Comeaux". The signature is fluid and cursive, with the first name "Charron" being more prominent.

Charron & Natalie Comeaux

Property Owners



Roof Plan
 Scale 1/4"=1'-0"
 No.2 Pine 16" on Center
 As Per Table R802.5(2)



SITE PLAN
 SCALE 1/8"=1'-0"
 LOT 64 OF WINDSOR COURT
 SUBDIVISION, LAKE CHARLES, LA

General Notes

Interior Walls are Drawn at 4 1/2"-6 1/2" Depending on Stud Wall Depth to Include Framing & Drywall
 Exterior Siding Walls are Drawn at 5'-7" Depending on Stud Wall Depth
 Exterior Brick Walls are Drawn at 9'-11" Depending on Stud Wall Depth to Include Framing & Drywall
 AC Unit(s) and Water Heater(s) are Located in the Attic Unless Specified
 Appliances are Shown for Location Purposes Only
 Angled Walls are @ 45° Unless Noted
 Ceiling Height is 10'-0" Unless Noted

Important Notes

All means and methods of construction shall be the responsibility of the general contractor.
 A soil test is recommended prior to any construction to determine what type of structural system should be used.
 All codes shall be in strict accordance with state and local authorities.

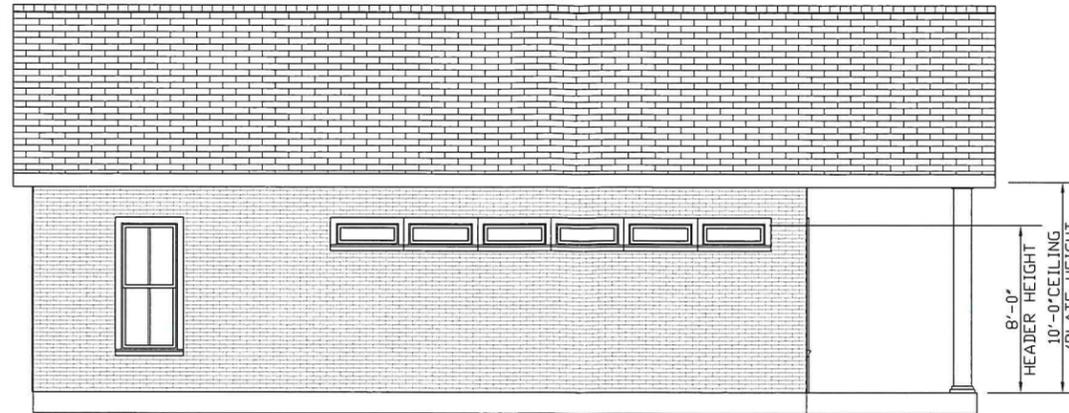
Disclosure:

Custom Homes By Design has been hired as a drafting service only and will not be held liable for any structural or code requirements not noted on these drawings. The contractor is to verify and structural or code requirements prior to construction and build accordingly. The contractor is to notify the owner and myself for all dimensional corrections prior to construction.

Drawn By
 Shelly Albarado
 337-515-7723
 Owner
 Comeaux

Living Area: 740 Sq. Ft.
 Front Porch: 160 Sq. Ft.
 Total Area: 900 Sq. Ft.

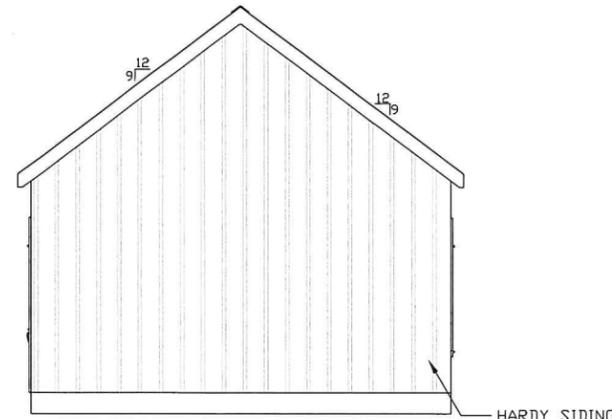
Project Name Roof & Site Plan	Sheet
Date 12/15/2023	4
Scale 1/4" = 1'-0"	



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



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



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



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

General Notes

Interior Walls are Drawn at 4 1/2"-6 1/2" Depending on Stud Wall Depth to Include Framing & Drywall
 Exterior Siding Walls are Drawn at 5'-7" Depending on Stud Wall Depth
 Exterior Brick Walls are Drawn at 9"-11" Depending on Stud Wall Depth to Include Framing & Drywall
 AC Unit(s) and Water Heater(s) are Located in the Attic Unless Specified
 Appliances are Shown for Location Purposes Only
 Angled Walls are @ 45° Unless Noted
 Ceiling Height is 10'-0" Unless Noted

Important Notes

All means and methods of construction shall be the responsibility of the general contractor.

A soil test is recommended prior to any construction to determine what type of structural system should be used.

All codes shall be in strict accordance with state and local authorities.

Disclosure:

Custom Homes By Design has been hired as a drafting service only and will not be held liable for any structural or code requirements not noted on these drawings. The contractor is to verify and structural or code requirements prior to construction and build accordingly. The contractor is to notify the owner and myself for all dimensional corrections prior to construction.

Drawn By
 Shelly Albarado
 337-515-7723
 Owner
 Comeaux

Living Area: 740 Sq. Ft.
 Front Porch: 160 Sq. Ft.
 Total Area: 900 Sq. Ft.

Project Name Elevations	Sheet 1
Date 12/15/2023	
Scale 1/4" = 1'-0"	

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 1-4-2024

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, LA 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 PERMIT FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 1604 Fournet St. Lake Charles, LA 70601

LEGAL DESCRIPTION:

DESCRIPTION OF JOB: new construction- fellowship hall

WITH PLANS ATTACHED HERETO:

APPLICANT: Mount Calvary Baptist Church PHONE: 337-439-4603

MAILING ADDRESS: 300 N. Blake St. ZIP: 70601

EMAIL ADDRESS: themauntcalvarybc@yahoo.com

OWNER OF RECORD: Mount Calvary Baptist Church

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

HISTORIC DISTRICT: CHARPENTIER MARGARET PLACE N/A
 MINOR HISTORICAL SIGNIFICANCE AND/OR NONCONTRIBUTING ELEMENT
 MINOR HISTORICAL SIGNIFICANCE AND/OR CONTRIBUTING ELEMENT

CONDITIONAL USE: MINOR MAJOR PLANNED DEVELOPMENT CASE NO. _____

WITH ZONING DISTRICT AMENDMENT: _____ CASE NO. _____

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL: _____

COMMENCEMENT OF CONSTRUCTION: _____ EXPECTED COMPLETION: _____ EXTENSION GRANTED: _____

SPECIAL EXCEPTION/APPEAL: NOT REQUIRED REQUIRED CASE NO. _____

FLOOD PLAIN MANAGEMENT REGULATIONS:

1.) FIRM ZONE: "X" "A" "AE" "D" OTHER _____ 2.) FLOODWAY: IN OUT
3.) ELEVATION CERTIFICATE REQUIRED: YES NO 4.) BASE FLOOD ELEVATION: _____ MSL

REMARKS OR SPECIAL CONDITIONS:

APPROVE DENY

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR THE ABOVE REQUEST 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 REQUEST NULL AND VOID.

PLANNING DIRECTOR

1-4-2024
DATE

Henry White
APPLICANT

1-4-2024
DATE



Mount Calvary Baptist Church

Reverend Elmore Garner, Pastor

300 North Blake Street

Lake Charles, Louisiana 70601

Brother Henry White, Deacon Board Chairman

www.tbemcalvarybc.org

January 9, 2024

To Whom it May Concern:

Re: Letter of Intent

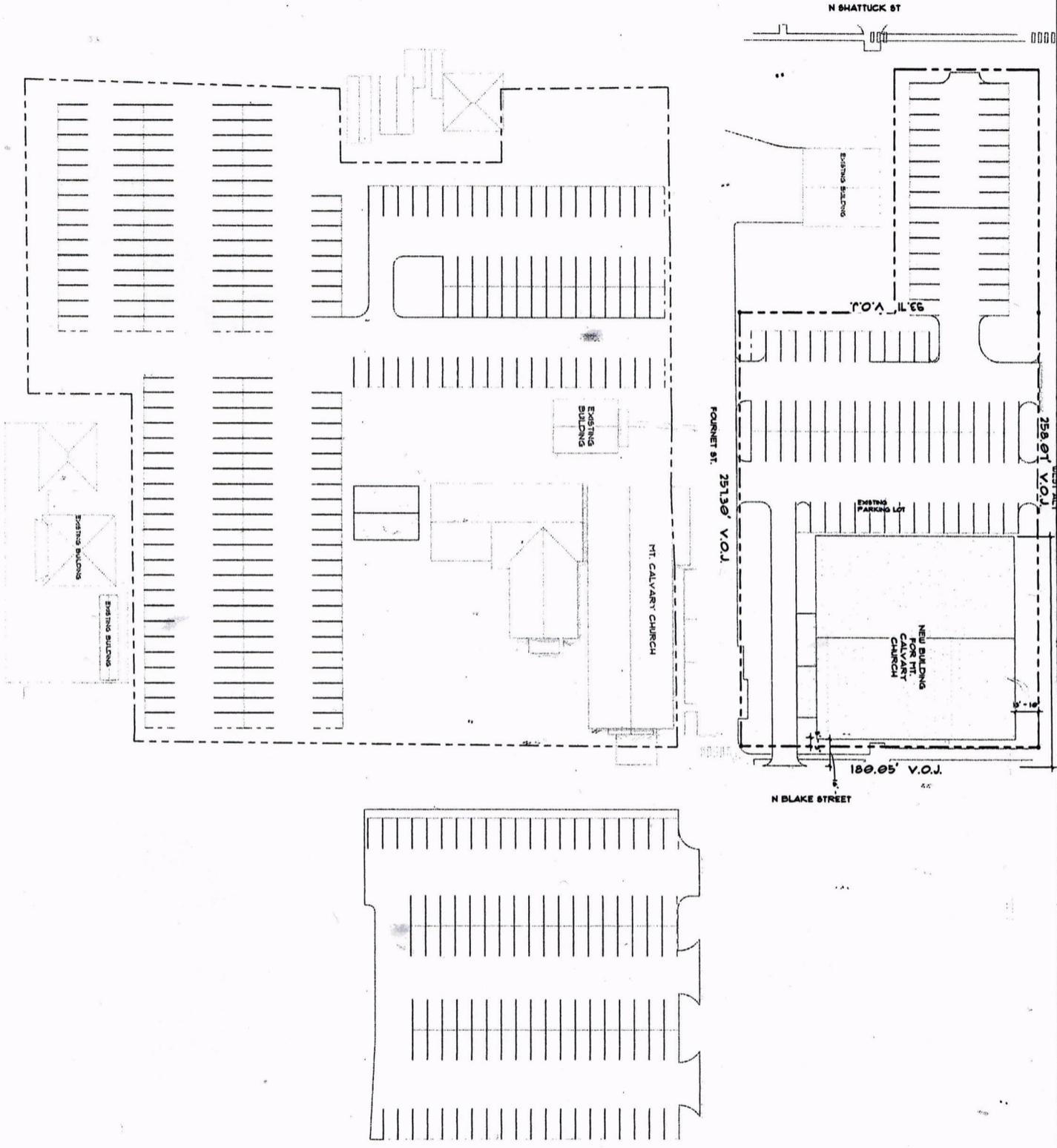
Our intention is to build a multipurpose community life center on the property that is adjacent to the church located on the southeast corner of Blake Street and Fournet Street.

This multipurpose community life center will be built with the intent to be used by Mount Calvary Baptist Church members and our local community. In addition, this multipurpose community life center will be used for Baptist conferences, Revivals, Wedding Ceremonies, community meetings.

Sincerely,


Larry Henry, Deacon Secretary

1 SITE
1"=20'



A-1

SITE PLAN

**MOUNT CALVARY BAPTIST
CHURCH MULTI PURPOSE
BUILDING**
FOURNET ST. LAKE
CHARLES, LA

JOB NO.: 2153
DATE: 2-15-24
DRAWN BY: WK
CHKD BY: Onkar

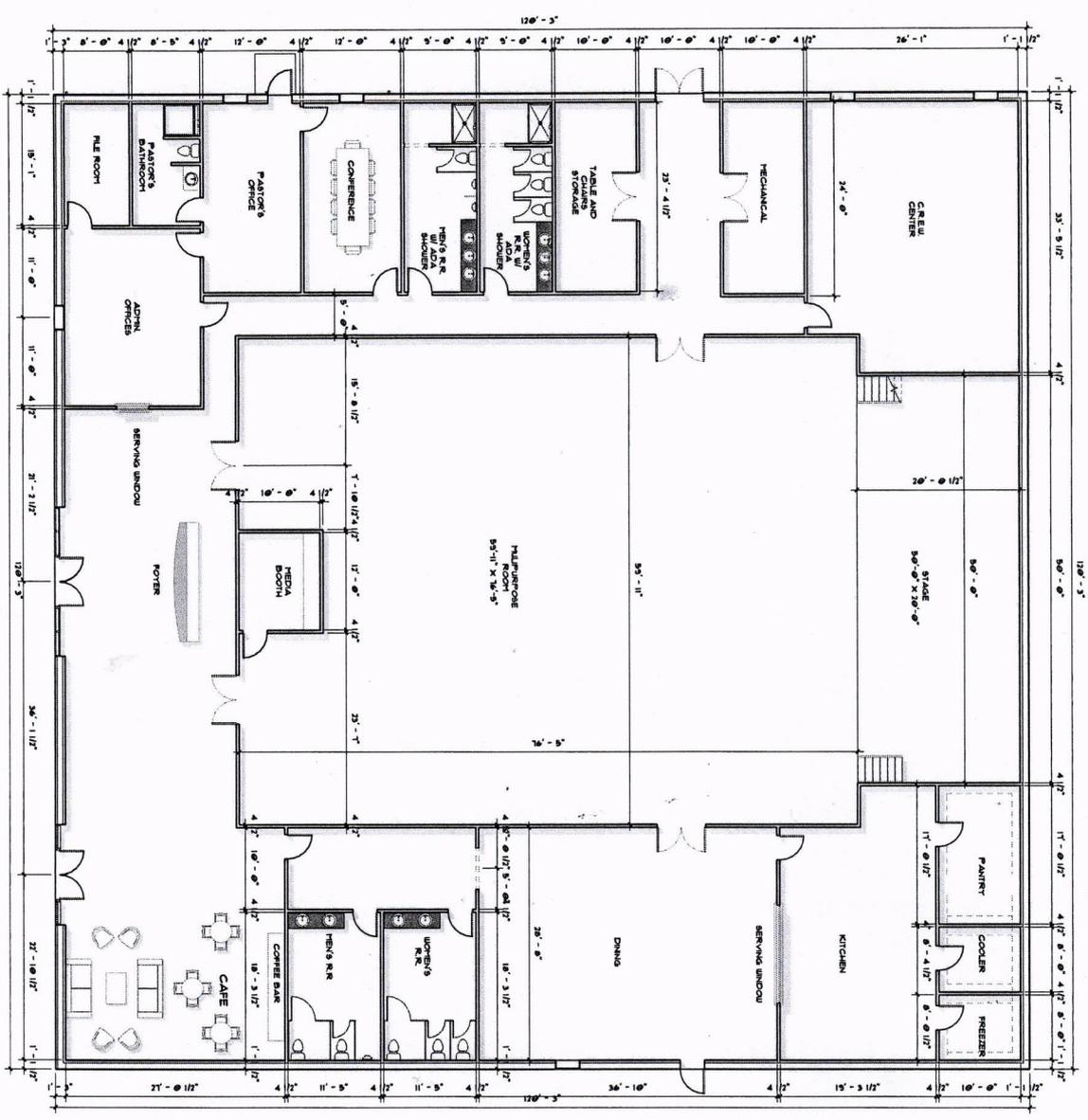
REVISIONS

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Barry D. King, AIA,
1312 Archaic St.
Metairie, LA 70002
337.494.0806
www.kingarchitect.net



1 FIRST FLOOR PLAN
1/8" = 1'-0"



KING
architects

Barry D. King, AIA,
1312 Archibon St.
Westlake, LA 70769
337.494.0806
www.kingarchitects.net

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JOB NO: 2353
DATE: 2/15/24
DRAWN BY: WK
CHKD BY: JC

REVISIONS

MOUNT CALVARY BAPTIST
CHURCH MULTI PURPOSE
BUILDING
FOURNET ST. LAKE
CHARLES, LA

FLOOR PLAN

A100

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 1/17/2024

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: 825 Ryan St. Lake Charles, LA

LEGAL DESCRIPTION: B1 Bank ATTACHED

DESCRIPTION OF REQUEST: variance for signs for B1 Bank

APPLICANT: Kristi Taylor PHONE: 337-233-5686 x3027

MAILING ADDRESS: 109 Burgess Dr. Broussard, LA ZIP: 70518

OWNER OF RECORD: (see attached) Powderhorn Investments LLC. PHONE: _____

MAILING ADDRESS: 1424 Ryan St. Lake Charles 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.

Kristi Taylor
APPLICANT SIGNATURE

1/17/24
DATE

PLANNING & DEVELOPMENT REVIEW ONLY

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

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

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

REMARKS OR SPECIAL CONDITIONS:

REVIEWED BY _____

DATE _____

DIRECTOR/ASSISTANT DIRECTOR OF PLANNING _____

DATE _____

LETTER OF INTENT FOR SIGN VARIANCE

LOCATION: 825 RYAN ST, LAKE CHARLES, LA 70601
ZONE: T-5 Urban Center Transect
FLOOD ZONE: X
PERMIT NUMBER: 2023-43596
CITY: City of Lake Charles

We are requesting a variance for the following proposed signage located at 825 Ryan St. Lake Charles, LA for B1 Bank:

- Sign 1 exceeds the allowed 3' – this building sign is 4' tall but the total length of West Elevation is 93'.
- Sign 2 exceeds the allowed 3' – this building sign is total 5' 6 3/16" but total length of South Elevation is 130'
- Sign 5 exceeds the allowed 3' - this building sign is total 5' 6 3/16" but total length of East Elevation is 91'
- Per the City of Lake Charles signs are to be externally lit – Proposed Signs are internally lit
- Address numbers exceeds the allowed 6" – we do not have measurements for these numbers yet but will ask the customer to keep them at the allowed 6"

Please consider the above proposed signage at your next variance meeting. Feel free to contact us with any questions.

Sincerely,



Kristi Taylor
AAA Signs, LLC | Project Manager
Broussard, LA | Grand Prairie, TX
P: 337.233.5686 ext. 3027
kristi@aaasigns.com

SIGN 1



FRONT VIEW
SCALE: 1/2" = 1'-0"



SIDE VIEW
SCALE: 1/2" = 1'-0"

SQUARE FOOTAGE: 57.40'

(QTY-1)

MANUFACTURE & INSTALL INTERNALLY ILLUMINATED CHANNEL LETTERS AND LOGO.
LOGO AND LETTERS TO CONSIST OF ALUMINUM RETURNS, ACRYLIC FACES WITH DIGITALLY PRINTED VINYL, TRIM-CAP AND WHITE LEADS.
LOGO FACE TO HAVE TRANSLUCENT DIGITALLY PRINTED GRAPHICS.
LOGO AND LETTERS TO BE INDIVIDUALLY MOUNTED TO EXTERIOR WALL.



CUSTOMER 11-5279	JOB NAME LAKE CHARLES CC PACKAGE	DATE 10/16/23
ADDRESS RICHMOND STREET	CITY STATE LAKE CHARLES LA 70601	REV
FILE 11 Lake Charles CC Package New Sheet LA	SALES MARK TRANSDUCALA	DIR # 58393
APPROVALS	W.O. # 00000	

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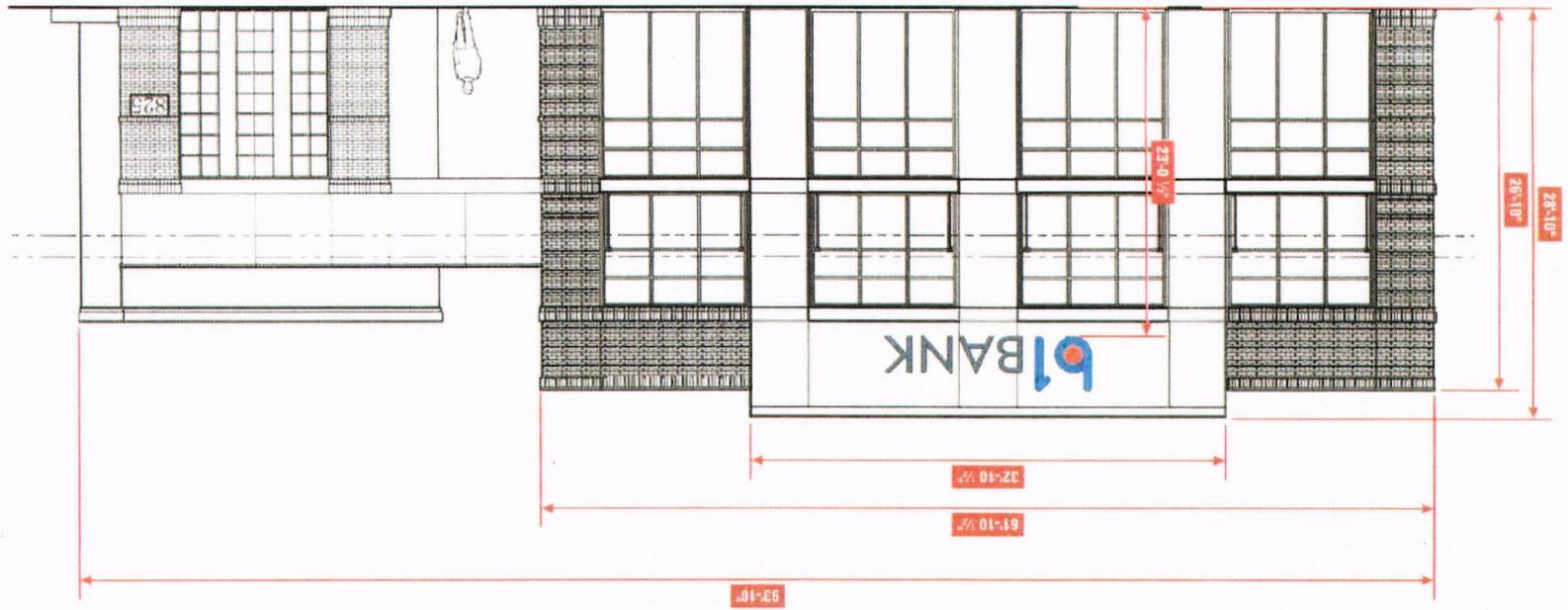


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DATE	08-14-23
JOB NAME	LAKE CHARLES BRANCH
CITY/STATE	LAKE CHARLES, LA
SALES	YVES GARDONIA
W.D.#	0000
QTY	# 5000
REV	

WEST ELEVATION
SCALE: 1/8" = 1'-0"



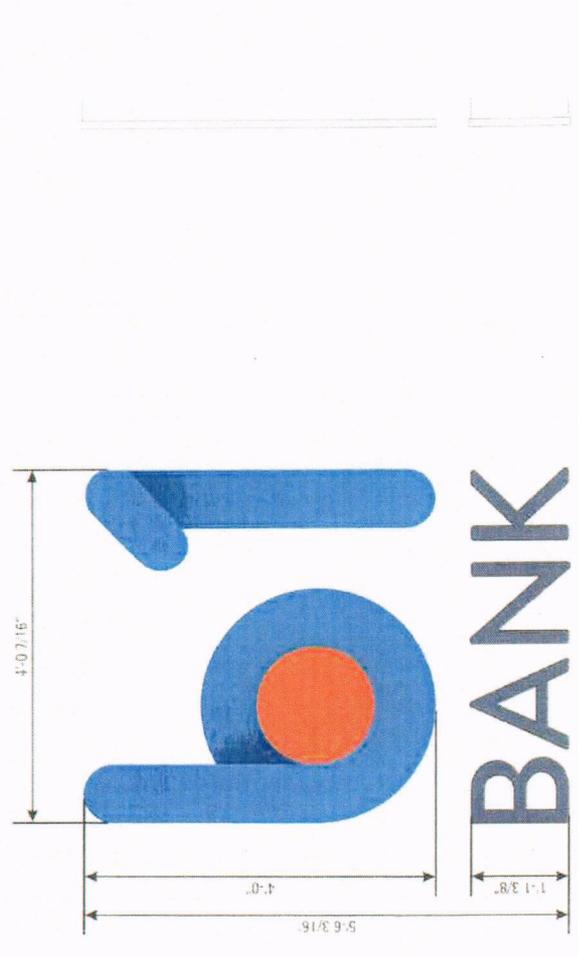
SIGN 1

WEST ELEVATION

Lake Charles | 825 Ryan Street
Lake Charles, LA

ps2

SIGN 2



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

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

SQUARE FOOTAGE: 22.41'

(QTY-1)

MANUFACTURE & INSTALL INTERNALLY ILLUMINATED CHANNEL LETTERS AND LOGO.
LOGO AND LETTERS TO CONSIST OF ALUMINUM RETURNS, ACRYLIC FACES WITH DIGITALLY PRINTED VINYL, TRIM-CAP AND WHITE LEDS.
LOGO FACE TO HAVE TRANSLUCENT DIGITALLY PRINTED GRAPHICS.
LOGO AND LETTERS TO BE INDIVIDUALLY MOUNTED TO EXTERIOR WALL.

- WHITE TRIM-CAP
WHITE RETURNS
- PMS 512
- PMS 7545
3M SLATE GRAY
VINYL 3630-61
- PMS 7578
3M BURBILT ORANGE
VINYL 3630-124

CUSTOMER: [REDACTED]	JOB NAME: [REDACTED]	DATE: [REDACTED]
ADDRESS: [REDACTED]	CITY/STATE: [REDACTED]	REV: [REDACTED]
PHONE: [REDACTED]	SALES: [REDACTED]	QTY: [REDACTED]
APPROVALS:		W.O. # [REDACTED]

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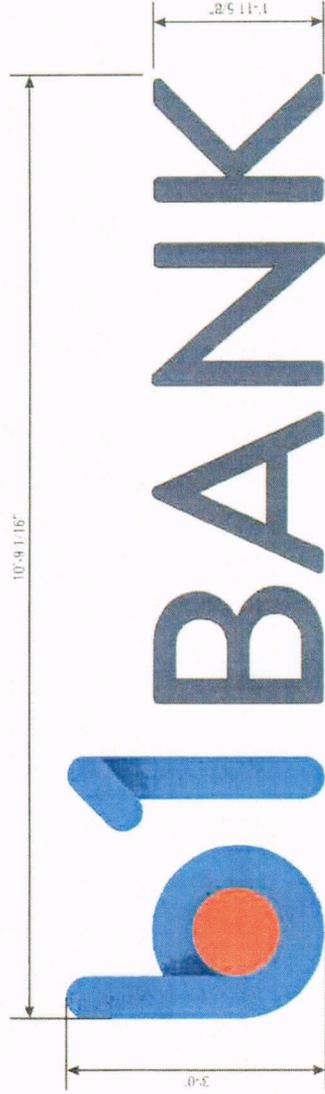
CD Horizontal Logo - Building-Mounted, Illuminated

Lake Charles

825 Ryan Street
Lake Charles, LA

p4

SIGN 3



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

SQUARE FOOTAGE: 32.28

(QTY-1)

MANUFACTURE & INSTALL INTERVALLY ILLUMINATED CHANNEL LETTERS AND LOGO.
LOGO AND LETTERS TO CONSIST OF ALUMINUM RETURNS, ACRYLIC FACES WITH DIGITALLY PRINTED VINYL, TRIM-CAP AND WHITE LEDS.
LOGO FACE TO HAVE TRANSLUCENT DIGITALLY PRINTED GRAPHICS.
LOGO AND LETTERS TO BE INDIVIDUALLY MOUNTED TO EXTERIOR WALL.

- WHITE TRIM-CAP
WHITE RETURNS
- PMS 542
- PMS 7515
3M SLATE GRAY
VINYL 3630-61
- PMS 7579
3M BURRY ORANGE
VINYL 3630-124

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

LOGOBOOK: 3128W	JOB NAME: LAK CHARLES HOTEL/REG. BLDG	DATE: 06-04-13
ADDRESS: 825 RYAN STREET	CITY/STATE: LAKE CHARLES LA 70601	REP: [blank]
FILE: D:\Lake Charles\Signs\025_100_01001_A	SALES: GARY HASKOVICH	QTY: # 8071
SUPPLIER: [blank]	W.O. # 0001	[blank]

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SIGN 4



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

SQUARE FOOTAGE: 9.94'



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

SQUARE FOOTAGE: 3.50'

(QTY-1 OF EACH)

MANUFACTURE & INSTALL NON-ILLUMINATED ROUTED .25" ALUMINUM LETTERS.
LETTERS TO BE INDIVIDUALLY STUD MOUNTED TO EXTERIOR WALL.

PMS 7545

CUSTOMER: 151240	JOB NAME: LAKE CHARLES SIGN PACKAGE	DATE: 10-14-23
ADDRESS: 825 RYAN STREET	CITY/STATE: LAKE CHARLES, LA 70601	REV: 0001
FILE: H:\Data\lake charles\POS type drive (LA)	SALES: JARR TRAMONTANA	QTY: # 55370
APPROVALS:	W.D.# 70887	DATE: 10-14-23

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SIGN 5



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

SQUARE FOOTAGE: 22.41'
(QTY=1)

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

MANUFACTURE & INSTALL INTERNALLY ILLUMINATED CHANNEL LETTERS AND LOGO.
LOGO AND LETTERS TO CONSIST OF ALUMINUM RETURNS, ACRYLIC FACES WITH DIGITALLY PRINTED VINYL, TRIM-CAP AND WHITE LEADS.
LOGO FACE TO HAVE TRANSLUCENT DIGITALLY PRINTED GRAPHICS.
LOGO AND LETTERS TO BE INDIVIDUALLY MOUNTED TO EXTERIOR WALL.

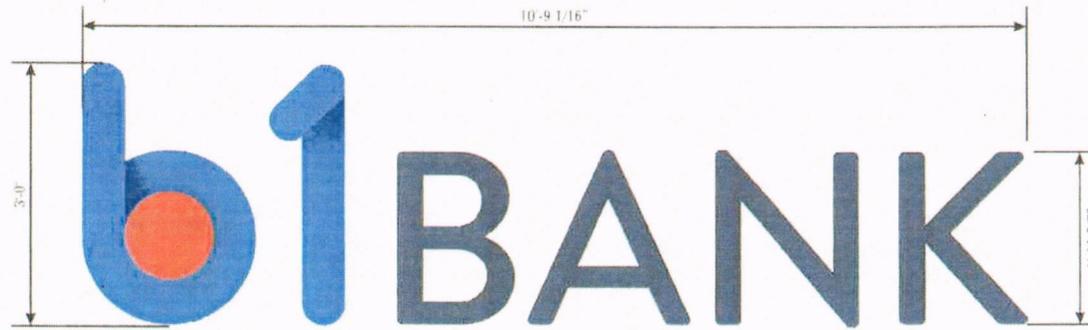
- WHITE TRIM-CAP
WHITE RETURNS
- PMS 542
- PMS 7579
3M BURST ORANGE
VINYL 3630-124
- PMS 7545
3M SLATE GRAY
VINYL 3630-61

CUSTOMER: CC Logo	DATE: 10/23/2023
ADDRESS: 825 RYAN STREET	REQ:
FILE: CC Logo Building Mounted Sign - 2023	QTY: 1
	DATE: 10/23/2023
	JOB # 10020

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SIGN 6



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



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

SQUARE FOOTAGE: 32.28'

(QTY-1)

MANUFACTURE & INSTALL INTERNALLY ILLUMINATED CHANNEL LETTERS AND LOGO.
LOGO AND LETTERS TO CONSIST OF ALUMINUM RETURNS, ACRYLIC FACES WITH DIGITALLY PRINTED VINYL, TRIM-CAP AND WHITE LEDS.
LOGO FACE TO HAVE TRANSLUCENT DIGITALLY PRINTED GRAPHICS.
LOGO AND LETTERS TO BE INDIVIDUALLY MOUNTED TO EXTERIOR WALL.

- WHITE TRIM-CAP
WHITE RETURNS
- PMS 542
- PMS 7545
3M SLATE GRAY
VINYL 3630-61
- PMS 7578
3M BURNT ORANGE
VINYL 3630-124

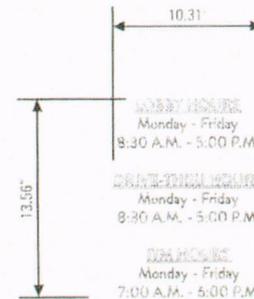
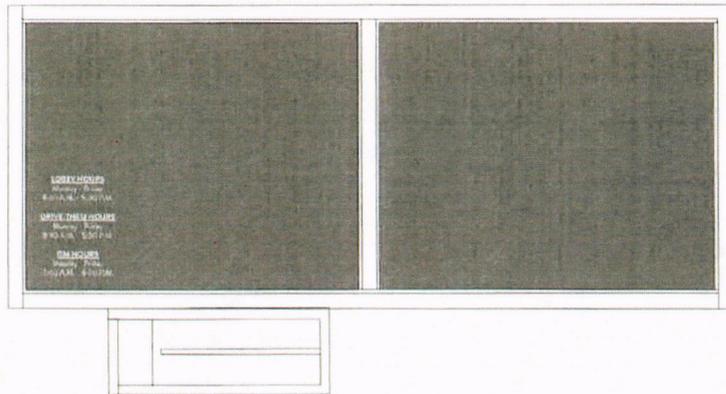
CUSTOMER: (1) L&H	JOB NAME: LAKE CHARLES HDV PACKAGE	DATE: 10-10-22
ADDRESS: 812 RYAN STREET	CITY STATE: LAKE CHARLES, LA 70601	REV: 001
FILE: H:\Data\lakecharles\05-new sign\LA	SALES: MARK TRAMONTANA	QTY: 1
APPROVALS:	W.O. # 10001	

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SIGN 10



DRIVE THRU VINYL
SCALE: 1 1/2" = 1'-0"

SQUARE FOOTAGE: 97'

(QTY-1)

MANUFACTURE DOOR VINYL FIRST SURFACE APPLICATION ON A DRIVE THRU GLASS.

COLORS

3M OPAQUE WHITE VINYL

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

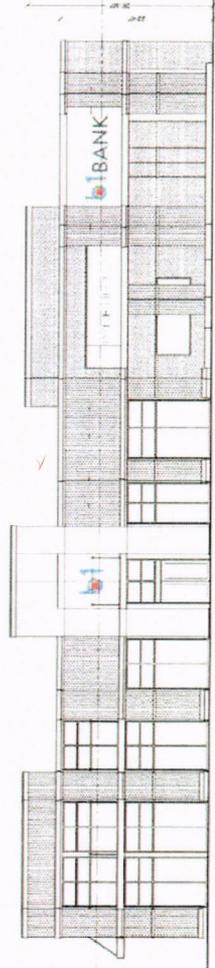
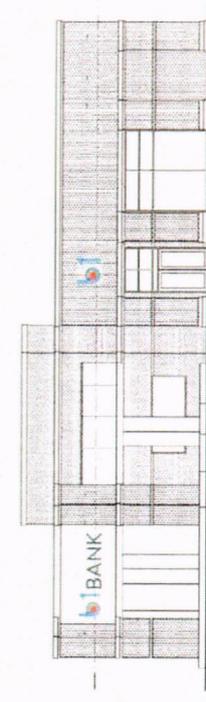
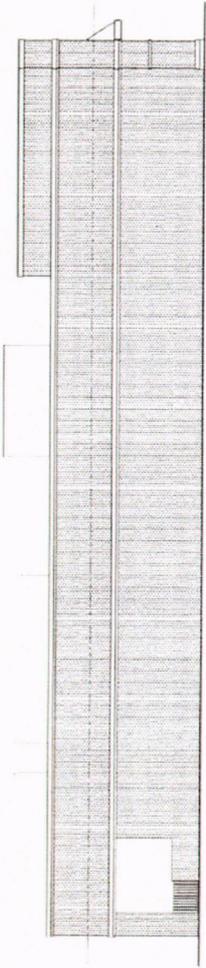
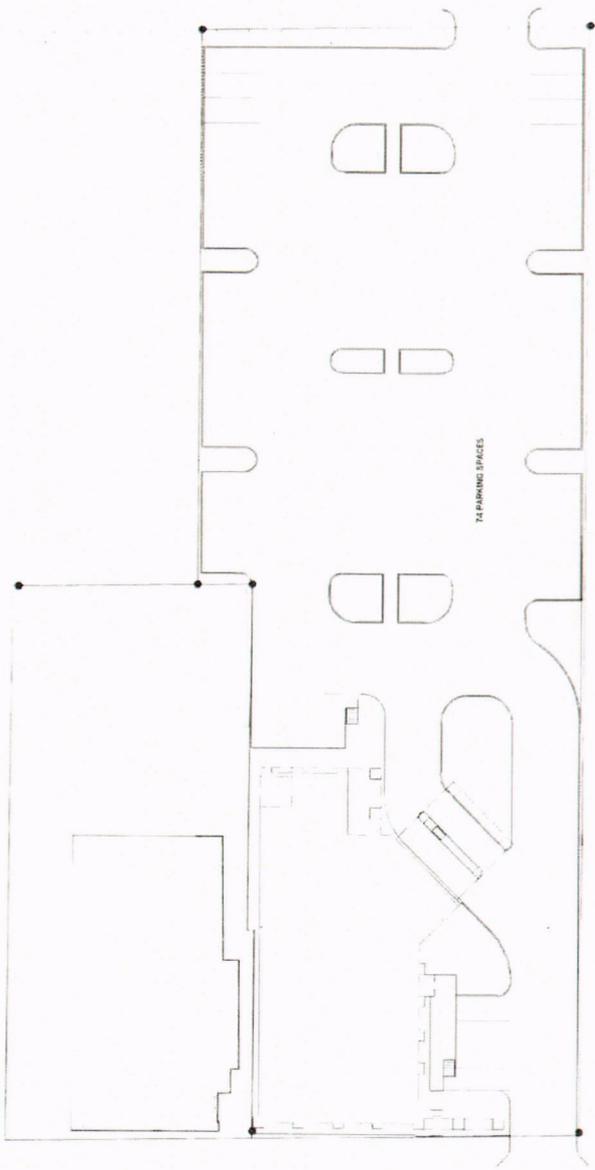
CUSTOMER: 110219	JOB NAME: LAKE CHARLES HIGH RANGAGE	DATE: 10-16-23
ADDRESS: 815 RYAN STREET	CITY/STATE: LAKE CHARLES, LA 70601	REV: 0002
FILE: 110219-0001-0001-0001-0001-0001-0001	SALES: MARK TRABONVALA	QTY: 1
APPROVALS:	W.O.#: 0030	DATE: 10-17-23

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F: 303.440.1805
WWW.KJDLAARCHITECT.COM

B1 Bank
A New Commercial Development
825 Ryan Street
Colorado Springs
Littleton, Colorado 80120



PLAN
Schematic Design
PROJECT # 2289
DATE ISSUED 04/10/2011
DRAWN BY [signature]
CHECKED BY [signature]
REVISION

Exterior Elevations

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 2-1-24

TOTAL FEE: \$ 400.00

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LA 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 PERMIT FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 2920 Ernest St, Lake Charles, LA 70601

LEGAL DESCRIPTION: S135 FT LOT 20 BLK 3 CASTLE SUB of BLK 15

DESCRIPTION OF JOB: 1) Reduction of Parking, Existing space Barbe Add
2) Eliminate access to exit in a forward manner (19'x35')

WITH PLANS ATTACHED HERETO:

APPLICANT: Cong Ling Li PHONE: (337)326-9676

MAILING ADDRESS: 125 Deer Run Dr. Lafayette, LA ZIP: 70506

EMAIL ADDRESS: congli1963@yahoo.com

OWNER OF RECORD: Mai Duong

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

HISTORIC DISTRICT: [] CHARPENTIER [] MARGARET PLACE [] N/A
[] MINOR HISTORICAL SIGNIFICANCE AND/OR NONCONTRIBUTING ELEMENT
[] MINOR HISTORICAL SIGNIFICANCE AND/OR CONTRIBUTING ELEMENT

CONDITIONAL USE: [] MINOR [] MAJOR [] PLANNED DEVELOPMENT CASE NO.
[] WITH ZONING DISTRICT AMENDMENT: CASE NO.

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL:

COMMENCEMENT OF CONSTRUCTION: EXPECTED COMPLETION: EXTENSION GRANTED:

SPECIAL EXCEPTION/VARIANCE/APPEAL: [] NOT REQUIRED [] REQUIRED [] CASE NO.

FLOOD PLAIN MANAGEMENT REGULATIONS:

1.) FIRM ZONE: [] "X" [] "A" [] "AE" [] "D" [] OTHER 2.) FLOODWAY: [] IN [] OUT
3.) ELEVATION CERTIFICATE REQUIRED: [] YES [] NO 4.) BASE FLOOD ELEVATION: MSL

REMARKS OR SPECIAL CONDITIONS:

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR THE ABOVE REQUEST 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 REQUEST NULL AND VOID.

PLANNING DIRECTOR

DATE

APPLICANT

DATE

Cong Ling Li

02/01/24

Letter of Intent

Submitted to City of Lake Charles, Planning Department

Applicant Name: Cong Ling Li

Applicant Address: 125 Deer Run Dr Lafayette LA 70506

Location: 2920 Ernest St, Lake Charles LA

Description: 1) Reduction of parking space.

* Existing concrete parking pace is 19' wide x 35 long for 2 vehicles

* For appointment only massage business doesn't need no more than 2 parking spaces

2) Eliminate access to exit in a forward manner.

Applicant Signature: Cong Ling Li

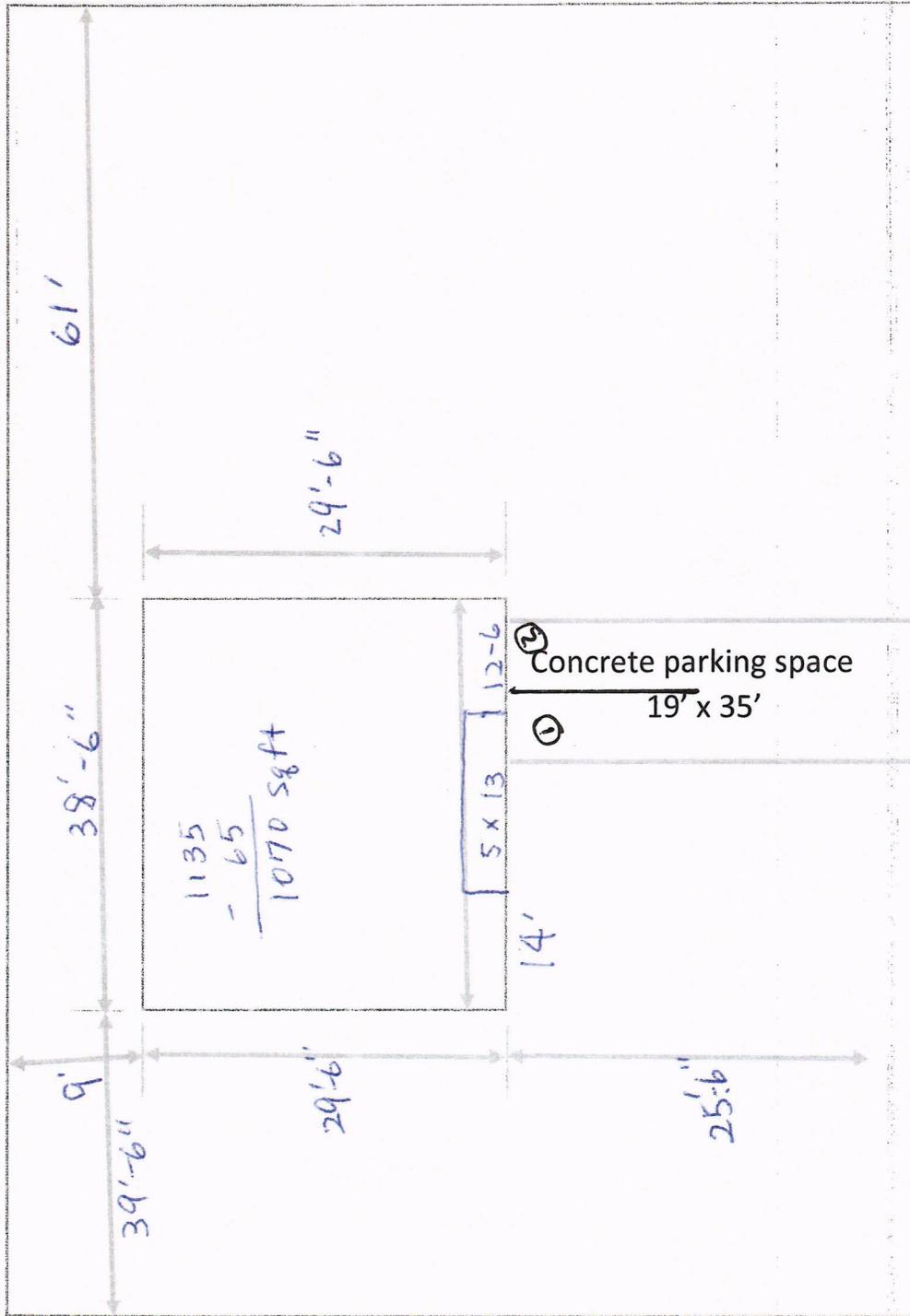
Date: 02-01-2024



2920 Ernest St, Lake Charles, LA 70601

64 ft

139 ft



64 ft

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 1/26/2024

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, LA 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 PERMIT FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 4123 Oleander Lake Charles, LA 70605

LEGAL DESCRIPTION: Attached

DESCRIPTION OF JOB: Residential Construction

WITH PLANS ATTACHED HERETO:

APPLICANT: Joey Ardoin PHONE: 337-309-1868

MAILING ADDRESS: 6523 White Oleander Circle W ZIP: 70605

EMAIL ADDRESS: jardoin@episcopaldayschool.org

OWNER OF RECORD:

ZONING DISTRICT: [X] RESIDENTIAL [] MIXED USE [] INDUSTRIAL [] NEIGHBORHOOD [] BUSINESS

[] T-4 URBAN TRANSECT [] T-5 URBAN CENTER TRANSECT [] T-5 URBAN CORE TRANSECT [] OTHER

HISTORIC DISTRICT: [] CHARPENTIER [] MARGARET PLACE [X] N/A

[] MINOR HISTORICAL SIGNIFICANCE AND/OR NONCONTRIBUTING ELEMENT
[] MINOR HISTORICAL SIGNIFICANCE AND/OR CONTRIBUTING ELEMENT

CONDITIONAL USE: [] MINOR [] MAJOR [] PLANNED DEVELOPMENT CASE NO.

[] WITH ZONING DISTRICT AMENDMENT: CASE NO.

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL:

COMMENCEMENT OF CONSTRUCTION: EXPECTED COMPLETION: EXTENSION GRANTED:

SPECIAL EXCEPTION/VARIANCE/APPEAL: [] NOT REQUIRED [] REQUIRED [] CASE NO.

FLOOD PLAIN MANAGEMENT REGULATIONS:

- 1.) FIRM ZONE: [] "X" [] "A" [] "AE" [] "D" [] OTHER
2.) FLOODWAY: [] IN [] OUT
3.) ELEVATION CERTIFICATE REQUIRED: [] YES [] NO
4.) BASE FLOOD ELEVATION: MSL

REMARKS OR SPECIAL CONDITIONS:

(Empty lines for remarks or special conditions)

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR THE ABOVE REQUEST 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 REQUEST NULL AND VOID.

PLANNING DIRECTOR DATE APPLICANT DATE

Joey and Laurie Ardoin
6523 White Oleander Circle W
Lake Charles, LA 70605

We are applying for a variance for the property located at 4123 Oleander Drive, Lake Charles, LA 70605. We are constructing a new residential property at this location. It is a one story property with 3,515 living square feet and 4,960 square feet under roof. The plans are in alignment with all the community guidelines set forth by the Graywood Subdivision.

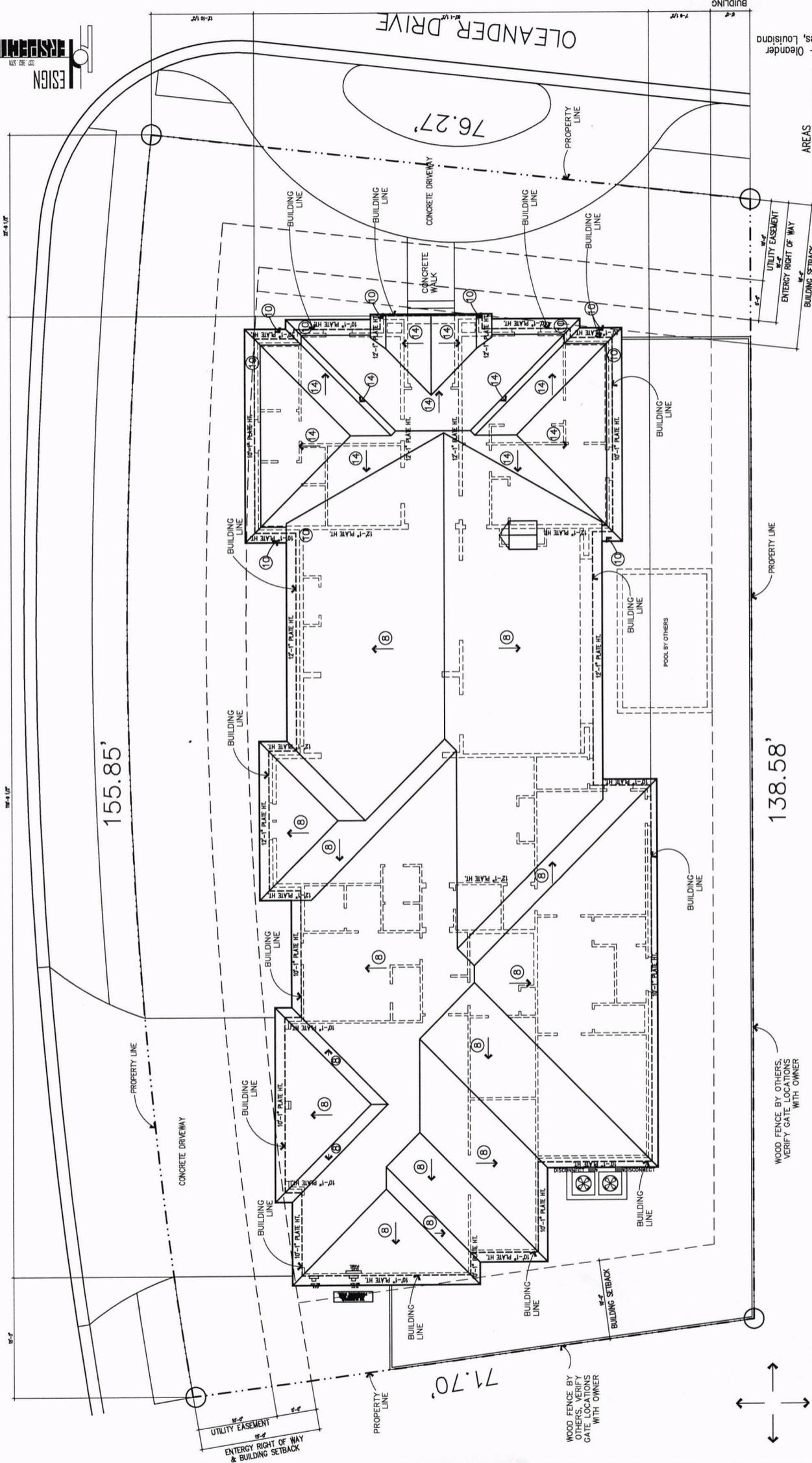
Thank you,



Joey Ardoin

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OLEANDER CIRCLE



155.85'

138.58'

76.27'

71.70'

AREAS	
LIVING	3,515 S.F.
GARAGE	886 S.F.
COVERED	559 S.F.
UNDER ROOF	4,960 S.F.

SITE PLAN
 SCALE: 3/16" = 1'-0"
 1 of 9
 R-02/01/24

INDICATES DIRECTION OF DRAINAGE
NOTE BY DESIGN PERSPECTIVE
 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE DESIGNER. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND CORRELATING DIMENSIONS AT JOB SITE. THE DESIGNER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PROJECT.

NOTE:
 CONTRACTOR IS RESPONSIBLE FOR SEEING THAT ALL ROOF AND SURFACE DRAINING DRAINS TO DRAINAGE SERVITUDE AND OR STREETS, AND DIVERTED FROM ADJACENT PROPERTIES.

NOTE:
 ALL RAFTERS TO BE NO. #2 PINE 2 X 6 SPACED 24" ON CENTER. ALL RIDGE BOARDS, HIPs & VALLEY RAFTERS TO NO. #2 PINE 2 X 8.

NOTE:
 COLUMNS SHALL BE ADEQUATELY ANCHORED TO PREVENT LATERAL DISPLACEMENT FROM ADJACENT PROPERTIES.

NOTE:
 PROTECTION AGAINST TERMITES MUST BE PROVIDED.

WOOD FENCE BY OTHERS, VERIFY GATE LOCATIONS WITH OWNER

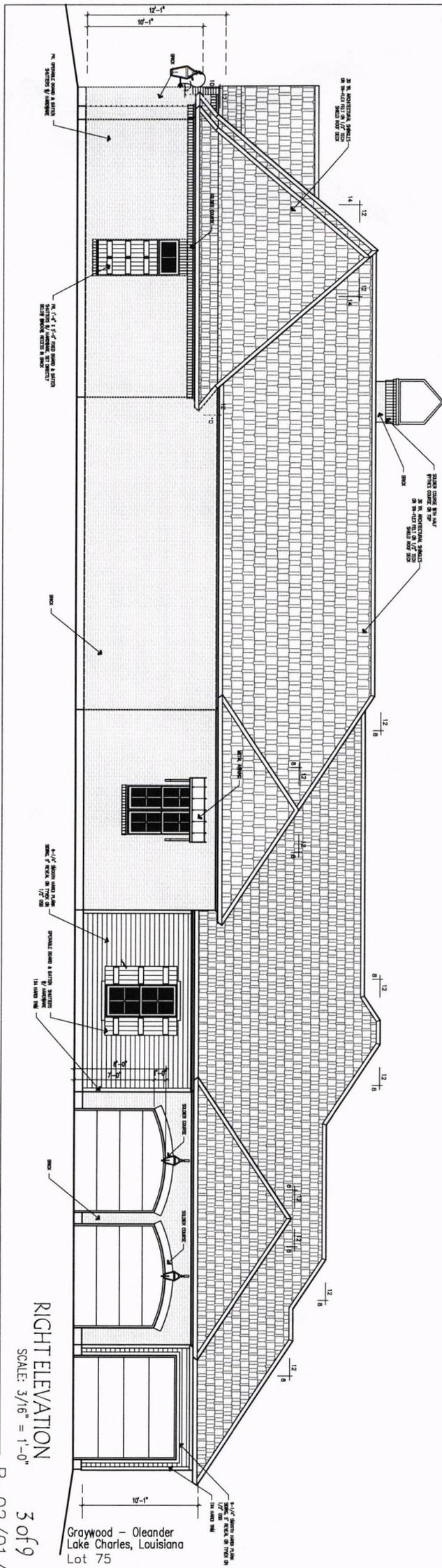
WOOD FENCE BY OTHERS, VERIFY GATE LOCATIONS WITH OWNER

WOOD FENCE BY OTHERS, VERIFY GATE LOCATIONS WITH OWNER

POOL BY OTHERS

UTILITY EASEMENT
 ENTRY RIGHT OF WAY
 BUILDING SETBACK

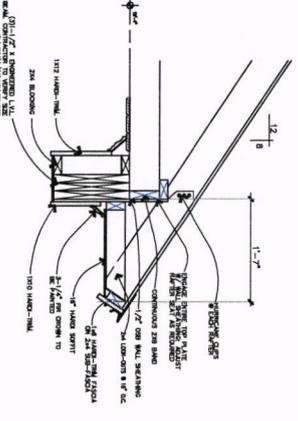
Graywood - Oleander
 Lake Charles, Louisiana
 Lot 75



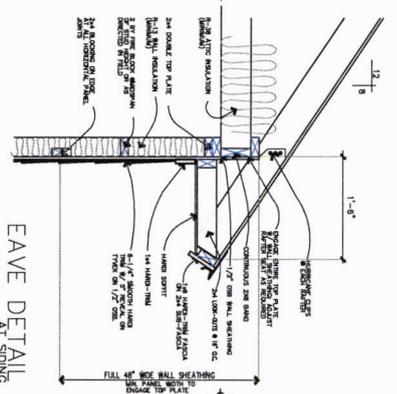
RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

Graywood - Oleander
Lake Charles, Louisiana
Lot 75

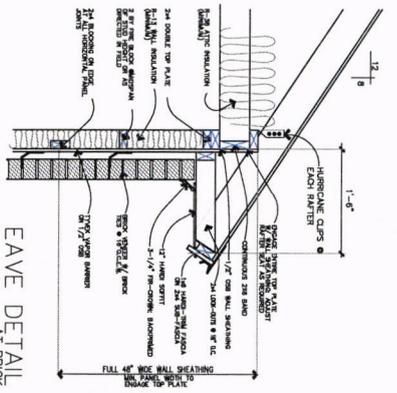
EAVE DETAIL
AT COURT PORCH
SCALE: 1" = 1'-0"



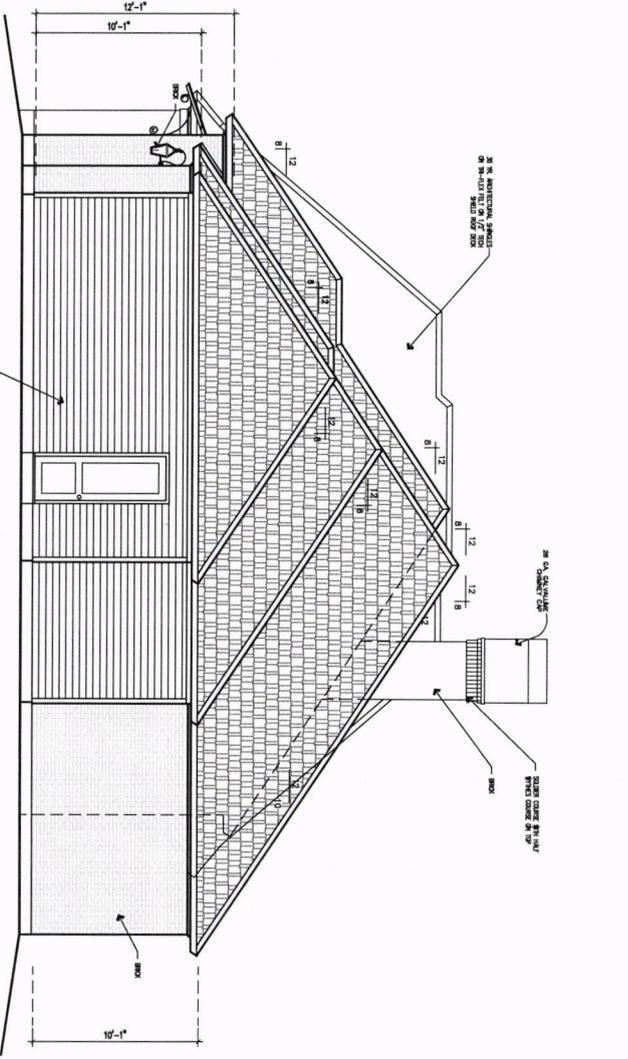
EAVE DETAIL
AT SPINO
SCALE: 1" = 1'-0"



EAVE DETAIL
AT BRICK
SCALE: 1" = 1'-0"



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



AREAS	
LIVING	3,515 S.F.
GARAGE COVERED	886 S.F.
UNDER ROOF	559 S.F.
	4,960 S.F.



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 2-9-24

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, LA 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 PERMIT FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 2150 E. COLLEGE ST. LAKE CHARLES, LA 70607

LEGAL DESCRIPTION: SEE ATTACHED ASSESSMENT

DESCRIPTION OF JOB: GRAVEL PARKING LOT

WITH PLANS ATTACHED HERETO:

APPLICANT: TIFFANY WATSON PHONE: 337-274-6035

MAILING ADDRESS: P.O. BOX 12194, LAKE CHARLES, LA ZIP: 70612

EMAIL ADDRESS: T.WATSON0727@GMAIL.COM

OWNER OF RECORD: MARCELL WATSON & TIFFANY WATSON

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

HISTORIC DISTRICT: CHARPENTIER MARGARET PLACE N/A
 MINOR HISTORICAL SIGNIFICANCE AND/OR NONCONTRIBUTING ELEMENT
 MINOR HISTORICAL SIGNIFICANCE AND/OR CONTRIBUTING ELEMENT

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

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL: _____

COMMENCEMENT OF CONSTRUCTION: _____ EXPECTED COMPLETION: _____ EXTENSION GRANTED: _____

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

FLOOD PLAIN MANAGEMENT REGULATIONS:

- 1.) FIRM ZONE: "X" "A" "AE" "D" OTHER _____
- 2.) FLOODWAY: IN OUT
- 3.) ELEVATION CERTIFICATE REQUIRED: YES NO
- 4.) BASE FLOOD ELEVATION: _____ MSL

REMARKS OR SPECIAL CONDITIONS:

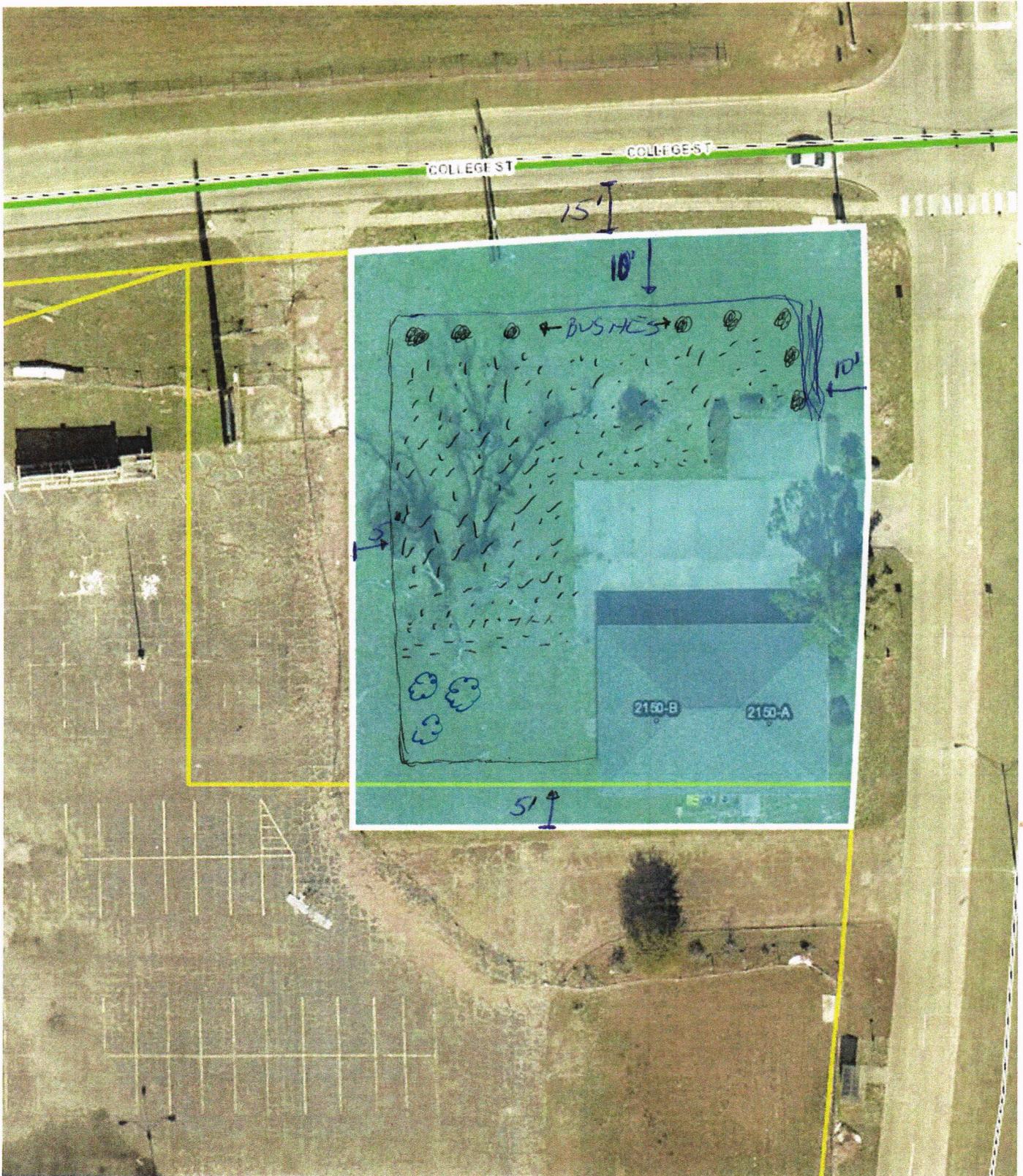
IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR THE ABOVE REQUEST IS CONTINGENT UPON MY COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND POLICIES OF THE CITY OF LAKE CHARLES. ANY ATTEMPT TO ABROGATE SUCH OR FAILURE TO COMPLY WITH ANY CONDITION LEGALLY IMPOSED ON THIS APPLICATION SUBSEQUENT TO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

PLANNING DIRECTOR _____

DATE _____

APPLICANT Tiffany Watson

DATE 2/9/24



WHITE BOARDER IS PROPERTY LINE

-  BUSHES
-  GRAVEL
-  TREE

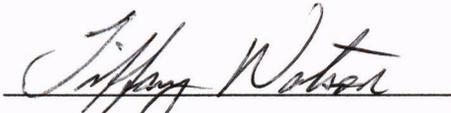
Letter of Intent

February 9, 2024

We, Marcell Watson and Tiffany Watson, of 239 N. Presidential Circle, Lake Charles, LA 70611, would like to apply for a variance to be able to install gravel at 2150 E. College Street, Lake Charles, LA 70607.

A handwritten signature in black ink, appearing to read 'Marcell Watson', written over a horizontal line.

Marcell Watson

A handwritten signature in black ink, appearing to read 'Tiffany Watson', written over a horizontal line.

Tiffany Watson

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 2/08/24

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, LA 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 PERMIT FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 2206 Church Street, Lake Charles LA 70601

LEGAL DESCRIPTION: W 1/2 LOT, BEG 220.1 FT E OF S COR LOT 1 BLK 6 JAMES HURSEY ESTATE OF 6 ACS

DESCRIPTION OF JOB: Restore LA Demo/Rebuild

WITH PLANS ATTACHED HERETO:

APPLICANT: Lemoine Disaster Recovery

PHONE: 832-794-8966

MAILING ADDRESS: 1906 Eraste Landry Rd. #200, Lafayette LA

ZIP: 70605 70506

EMAIL ADDRESS: alexandra.pallis@llemoine.com

OWNER OF RECORD: Catherine Leger

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

HISTORIC DISTRICT: [] CHARPENTIER [] MARGARET PLACE [] N/A

[] MINOR HISTORICAL SIGNIFICANCE AND/OR NONCONTRIBUTING ELEMENT [] MINOR HISTORICAL SIGNIFICANCE AND/OR CONTRIBUTING ELEMENT

CONDITIONAL USE: [] MINOR [] MAJOR [] PLANNED DEVELOPMENT CASE NO. [] WITH ZONING DISTRICT AMENDMENT: CASE NO.

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL:

COMMENCEMENT OF CONSTRUCTION: EXPECTED COMPLETION: EXTENSION GRANTED:

SPECIAL EXCEPTION/VARIANCE/APPEAL: [] NOT REQUIRED [] REQUIRED [] CASE NO.

FLOOD PLAIN MANAGEMENT REGULATIONS:

- 1.) FIRM ZONE: [x] "X" [] "A" [] "AE" [] "D" [] OTHER 2.) FLOODWAY: [] IN [] OUT 3.) ELEVATION CERTIFICATE REQUIRED: [] YES [] NO 4.) BASE FLOOD ELEVATION: MSL

REMARKS OR SPECIAL CONDITIONS:

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR THE ABOVE REQUEST 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 REQUEST NULL AND VOID.

PLANNING DIRECTOR

DATE

APPLICANT

2/8/2024 DATE

Alexandra Pallis



Lemoine Disaster Recovery

To: City of Lake Charles

From: Alexandra Pallis

RE: Variance for 2206 Church Street, Lake Charles, LA 70601

Date: 02/08/2024

To Whom it may Concern,

Lemoine Disaster Recovery would like to request a Variance to reduce the front setback from 30' to 11'-6.5" for the property located at 2206 Church Street in Lake Charles, Louisiana. We will be removing the existing home and building a new home on behalf of the Restore Louisiana Program. The new home (Daisy Floorplan) will be placed in the general vicinity as the existing home but will not encroach on the neighboring lots. The new home will be elevated 3' on pilings.

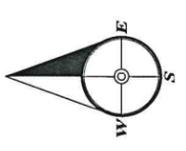
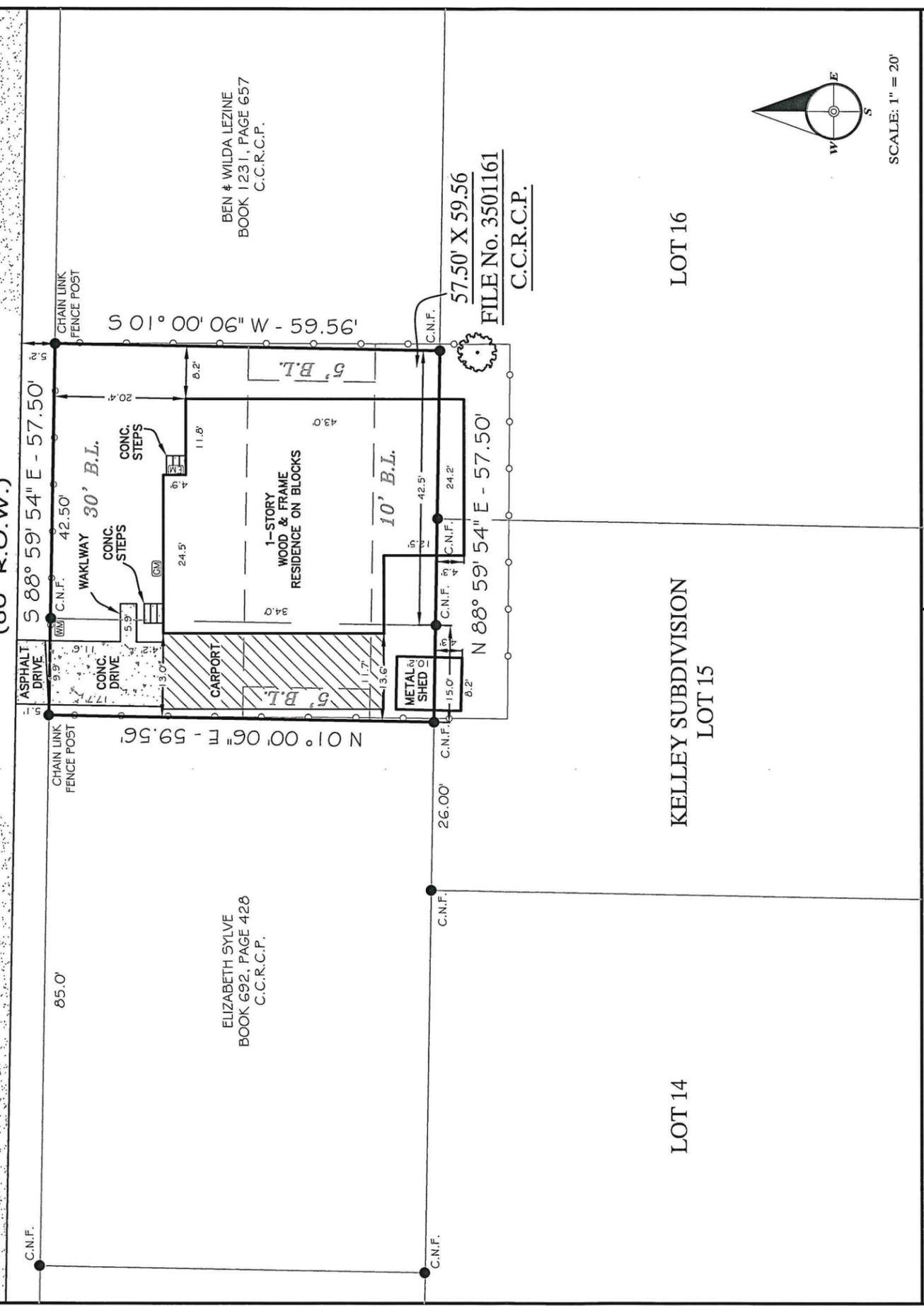
Thank you,

Alexandra Pallis

TBM NO. 1
PK NAIL
ELEV=12.69'

CHURCH STREET

(60' R.O.W.)



SCALE: 1" = 20'

LEGAL DESCRIPTION:

A TRACT OF LAND BEING THE WEST HALF OF A LOT IN THE SUBDIVISION OF THE JAMES HURSEY ESTATE, DESCRIBED AS BEING 57.50' X 59.56', IN A SUCCESSION DOCUMENT, FILE No. 3501161, CLERK OF COURT RECORDS OF CALCASIEU PARISH, LOUISIANA.

PREPARED EXCLUSIVELY FOR: LEMOINE DISASTER RECOVERY
PARISH ASSESSOR'S ADDRESS: 2206 CHURCH ST.
INSIDE THE CITY LIMITS OF LAKE CHARLES, LOUISIANA

LEGEND	<ul style="list-style-type: none"> — X — WOOD FENCE — ○ — CHAIN-LINK — □ — IRON FENCE — — PIPELINE — — BUILDING LINE — — EASEMENT LINE — — OVERHEAD POWER ASPHALT CONCRETE 	<ul style="list-style-type: none"> GM GAS METER(GM) MB MAIL BOX(MB) FH FIRE HYDRANT(FH) WM WATER METER(WM) WV WATER VALVE(WV) GI GRATE INLET(GI) SAN SANITARY MANHOLE(SAN.M.H.) SM STORM MANHOLE(S.M.H.) PV PRESSURE VALVE(PV) WOOD-DECK GRAVEL 	<ul style="list-style-type: none"> LP LIGHT POLE(LP) WW WATER WELL(WW) TP TRAFFIC SIGNAL POLE(TSP) CO CLEAN OUT(CO) CB COMMUNICATIONS BOX(CB) PP POWER POLE(PP) UP UTILITY POLE(UP) SP SERVICE POLE(SP) EB ELECTRIC BOX(EB) EM ELECTRIC METER(EM) X SPOT ELEVATION(SE)
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GENERAL NOTES:

1. THE LEGAL DESCRIPTION, PROPERTY LINES, & SIMILAR INFORMATION SHOWN HEREIN ARE DERIVED FROM THE RECORDED PLAT AS SHOWN OR FROM READILY AVAILABLE RECORDED DOCUMENTS. THE INTENT OF THIS DRAWING IS TO LOCATE IMPROVEMENTS WITHIN THE PROPERTY LINES FOR FUTURE CONSTRUCTION PURPOSES. THIS SURVEY IS NOT A BOUNDARY SURVEY, AS DEFINED BY THE LOUISIANA STATE BOARD OF LAND SURVEYORS.
2. ALL BEARINGS ARE BASED ON LOUISIANA STATE PLANE COORDINATES, SOUTH ZONE (NAD 83).
3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PER CLIENT REQUEST.
4. ALL SERVITUDES, EASEMENTS AND BUILDING SETBACK LINES PER PLAT OR ORDINANCE UNLESS NOTED OTHERWISE.
5. IF SHOWN, TBM AND OR SPOT ELEVATIONS SHOWN HEREON ARE BASED ON TOPNET LIVE - RTK + SOUTHEAST.(NAV088)



COBALT
ENGINEERING AND INSPECTIONS, LLC
LBPE REG. #. EF.0007366 / LBPLS REG. #. VF.0000884



Richard Charitat
PLS 4714

11/02/2023

THIS DRAWING REPRESENTS THE CONDITIONS AND EVIDENCE FOUND DURING A SURVEY OF THE SUBJECT TRACT CONDUCTED UNDER MY DIRECT SUPERVISION ON THE ABOVE DATE