



City of Lake Charles

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

Meeting Agenda

Planning and Zoning Commission

Monday, April 8, 2024

5:30 PM

Council Chambers

OPEN MEETING

ROLL CALL

MINUTES OF PREVIOUS MEETING

SPECIAL ANNOUNCEMENTS

COMMISSION BUSINESS

FNL 24-01

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: MORGANFIELD LAKES, LLC (COTTAGES AT MORGANFIELD SUBDIVISION)

SUBJECT: Applicant is requesting Final Subdivision approval (Sec. 2.4), in order to subdivide a 25.28-acre tract M/L of land into one hundred fifty-seven (157) residential tracts, within a Residential Zoning District. Location of the request is the **Westside 4200 Blk. Corbina Road**.

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision to be used for residential tracts would exceed the minimum development standards for subdivision approval. Additionally, the lot size minimums are consistent with the TND overlay district standards as approved in Preliminary case number 22-04. The subdivision configuration has changed slightly due to engineering reviews and requirements related to infrastructure locations.

REZONE-MAJ CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

24-02

APPLICANT: MARCUS DEVILLE/SHARHONDA BELLOW

SUBJECT: Applicant is requesting to amend the official zoning map (Sec 5-207) from a Neighborhood Zoning District to a Business Zoning District companioned with a Major Conditional Use Permit (5-302(3)(b)) in order to establish a tow yard. Location of the request is the **Southside 2500 Blk. Medora Street**.

STAFF FINDINGS: The on-site and site plan reviews reveals the applicant is requesting to rezone property from a Neighborhood Zoning District to a Business Zoning District to establish a tow yard. Staff's review revealed a portion of the property has access to Martin Luther King Hwy. The property is bordered to the North and West by single-family properties, to the South by a senior living complex and to the East by commercial properties. The rezoning application will be forwarded to the City Council for final approval.

MAJ 24-03

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: GULF WASTE CES

SUBJECT: Applicant is requesting a Major Conditional Use Permit (Sec 5-302(3)(b)(i)) in order to establish a rental business of roll off containers, dumpsters and clean

portable toilets, within a Mixed Use Zoning District. Location of the request is **3913 Common Street**.

STAFF FINDINGS: The on-site and site plan reviews reveal the applicant is requesting to maintain a rental business of roll off containers, dumpsters and clean portable toilets, within a Mixed Use Zoning District. Staff's review revealed the property to the North, East and West are single-family properties and to the South is a multifamily property, however the corridor has a mix of uses. If approved proposal shall adhere to the landscape standards outlined in Sec 5-210 of the Zoning Ordinance and any recommendations by the Department of Engineering and Public Works.

MAJ 24-04**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

APPLICANT: WESLEY EUSTIS

SUBJECT: Applicant is requesting a Major Conditional Use Permit (Sec 5-302(3)(b)(i)) in order to establish a storage facility, within a Business Zoning District. Location of the request is **5224 Nelson Road**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting a renewal of the previously approved Major Conditional Use in order to construct a 138,000 sf storage facility on a previously rezoned property. Rezoned from a Residential Zoning District to a Business Zoning District with a Major Conditional Use request in order to establish 138,000 sf storage facility. The proposal fails to meet the parking standards and will need to obtain a variance for a reduction of parking or accommodate the minimum parking requirements on the site.

On October 10, 2022, the Lake Charles Planning Commission approved, as amended, a request to amend the official zoning map (Sec 5-207) from a Residential Zoning District to a Business Zoning District companioned with a Major Conditional Use Permit (5-302(3)(b)) in order to establish a self-storage facility. **Said amendments being:** construct 6ft. fence along West property line; no windows or lights shining on property along West property line; install required landscaping along Rhorer Road to prevent access to property off Rhorer Road; and no construction vehicles on Rhorer Road during construction.

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 of signs and address numbers within the SmartCode; exceed maximum allowance of number of façade signs; 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 multiple façade wall signs for the new commercial bank facility vs. the allowable one single external band sign on the façade of each building and/or one blade sign at each business entrance, façade signage exceeding the 3' height requirement, address numbers that exceed the allowable six inch height and internally lot signage vs. therequirement of externally lit signage in Sec. 2.5.7 of the Lakefront Downtown Development District Ordinance.

VAR 24-13**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

APPLICANT: ABRAM ARCHITECTURE & DESIGN

SUBJECT: Applicant is requesting Variance (Sec. 4-205) in order to allow a reduction of required landscaping for a new drive thru restaurant, within a Business Zoning District. Location of the request is **135 W. McNeese Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to reduce the required landscape buffer area from the required 10' to 0'. Staff's review of

the proposal showed the applicants desire to establish 4' of landscaping within the right of way. While staff acknowledges the configuration of the development and drive thru lanes will make a strict adherence to the 10' landscape buffer difficult to maintain the desired site layout, staff cannot forward a position of support on the complete elimination of the landscape buffer.

VAR 24-14 **CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

APPLICANT: GLORIA TERRY

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to construct an additional shed/carport thereby exceeding the allowable 40% of principal structure, within a Residential Zoning District. Location of the request is **1027 Sycamore Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to construct an additional carport on an existing shed thereby exceeding the allowable 40% of the principal structure for a Residential Zoning District.

VAR 24-15 **CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

APPLICANT: GERARD WILLIAMS/CIGAR ENVY

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to establish a bar/lounge use within 300ft. of a Neighborhood Zoning District, within a Mixed Use Zoning District. Location of the request is **520 7th Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to establish a bar/lounge use within the 300ft of a Neighborhood Zoning District, within a Mixed Use Zoning District.

OTHER BUSINESS

ADJOURN

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

DATE: 2/2/2024

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

1. NAME OF SUBDIVISION: Cottages at Morganfield
2. NAME OF APPLICANT: Morganfield Lakes, LLC
ADDRESS: 1321 Ochsner Blvd, Ste 201 ZIP 70433 PHONE (985) 302-6964
3. NAME OF AUTHORIZED AGENT: Ryan T. Power
ADDRESS: 1321 Ochsner Blvd, Ste 201 ZIP 70433 PHONE (985) 302-6964
4. OWNER OF RECORD: Morganfield Lakes, LLC
ADDRESS: 1321 Ochsner Blvd, Ste 201 ZIP 70433 PHONE (985) 302-6964
5. ENGINEER (and/or Land Surveyor): Magnolia Land Surveying, LLC
ADDRESS: 1321 Ochsner Blvd, Ste 201 ZIP 70601 PHONE (337) 429-5040
6. ATTORNEY: N/A
ADDRESS: _____ ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: North of E Mcneese St and West of Corbina Drive.
North of Village Ph 1/2
8. TOTAL ACREAGE BEING SUBDIVIDED: 25.28 Acres
NO. OF LOTS: 157
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: 4/11/2022
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:

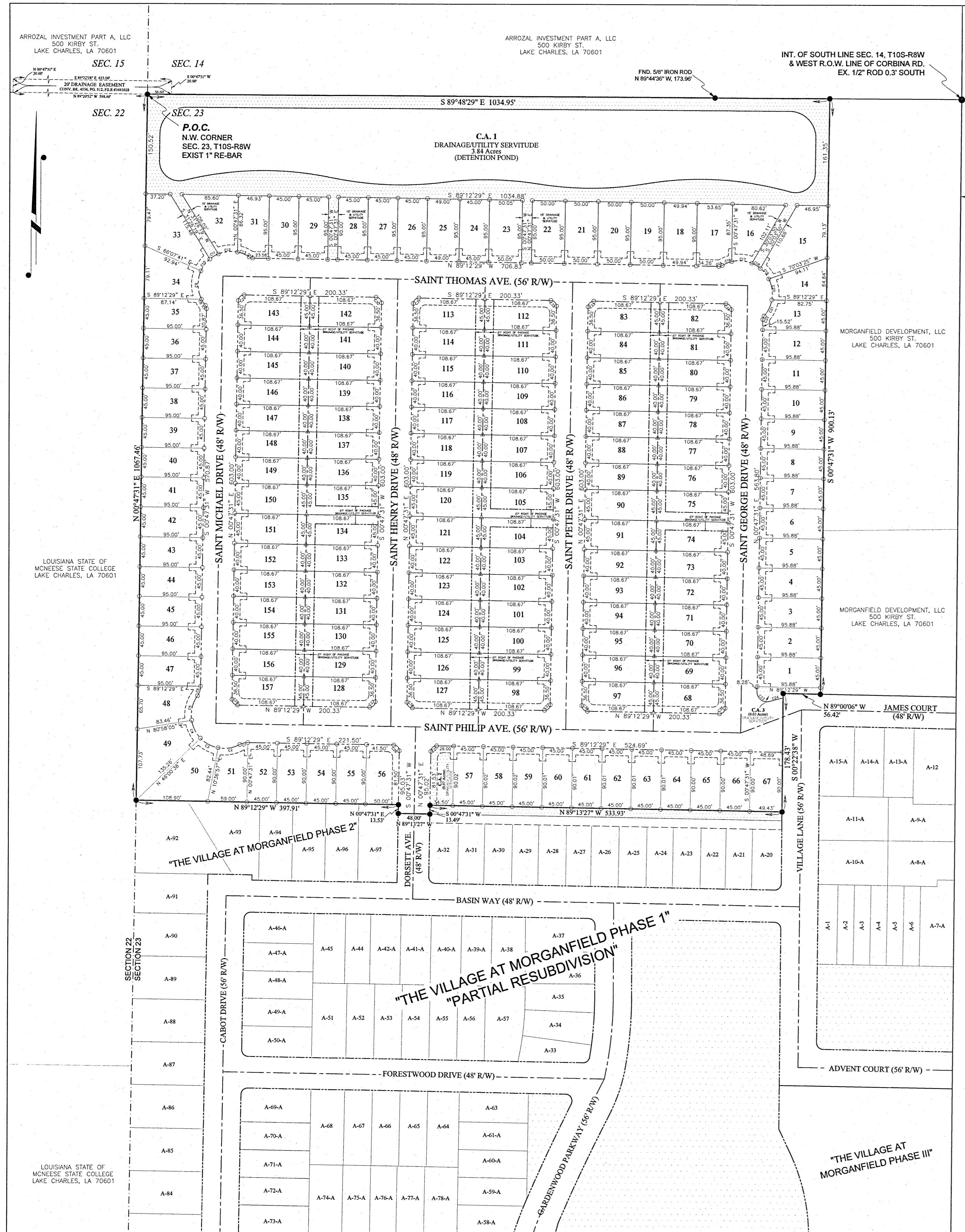
13. ATTACH **FIFTEEN (15)** COPIES OF THE FINAL PLAT.
14. ASSURANCES OF COMPLIANCE WITH REGULATIONS AS STATED.

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

I, Cooper O'Briant HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

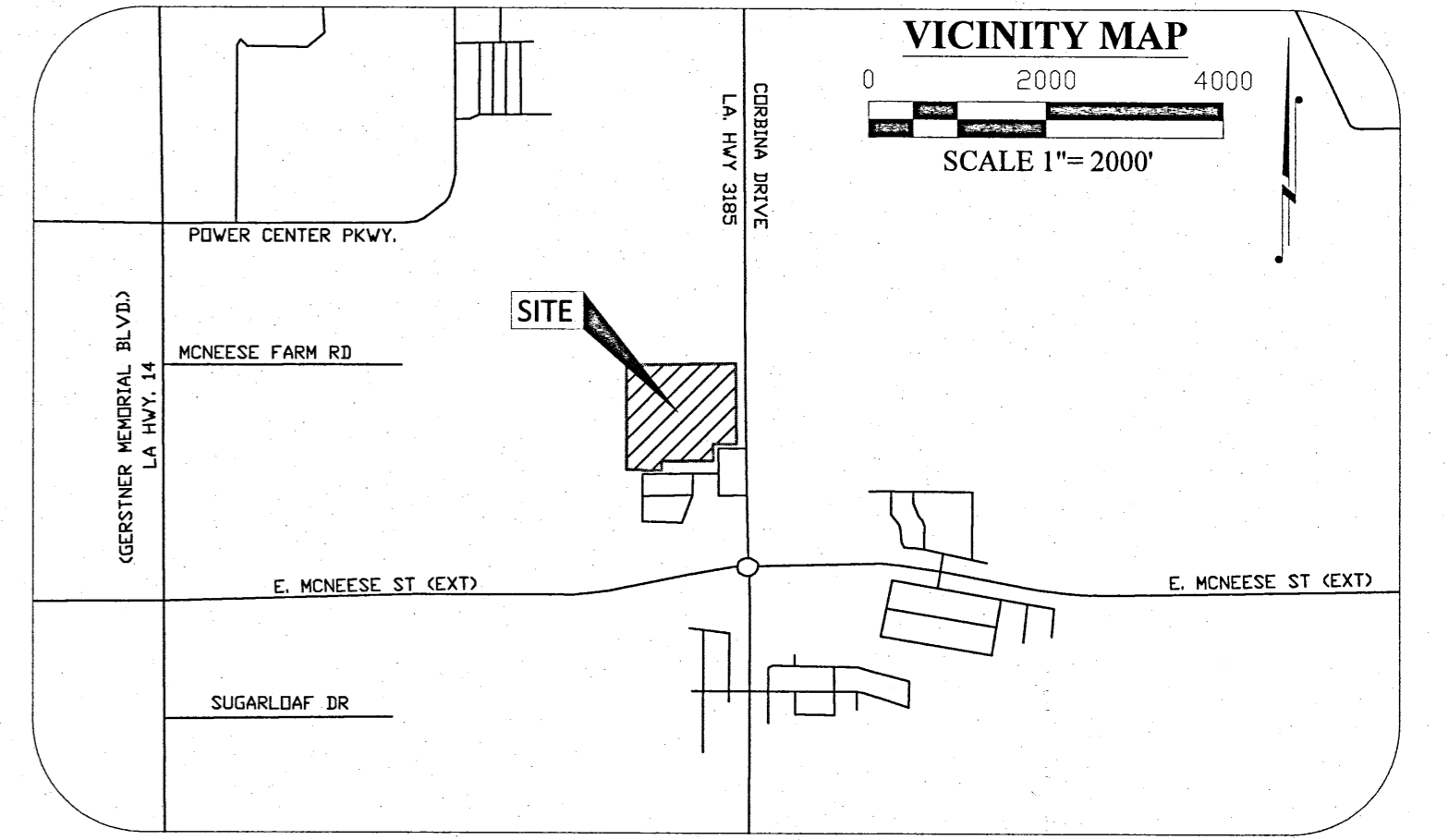
BY: Cooper O'Briant
SIGNATURE OF APPLICANT

DATE: 2/2/2024



CORBINA ROAD (155' ROAD R/W)

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|---------------|---------------|--------------|
| C1 | 12.60' | 25.00' | 28°52'01.24" | S 76°04'30" W | 12.47' |
| C2 | 34.01' | 50.00' | 38°58'32.12" | N 81°07'41" E | 33.36' |
| C3 | 30.89' | 50.00' | 35°23'41.14" | S 61°24'12" E | 30.40' |
| C4 | 30.51' | 50.00' | 34°57'26.61" | S 26°30'38" E | 30.04' |
| C5 | 39.04' | 50.00' | 44°44'20.87" | S 13°20'15" W | 38.06' |
| C6 | 15.23' | 25.00' | 34°54'54.74" | S 18°14'58" E | 15.00' |
| C7 | 5.57' | 8.00' | 39°53'35.49" | S 19°09'17" E | 5.46' |
| C8 | 10.83' | 50.00' | 12°24'43.82" | N 32°53'43" W | 10.81' |
| C9 | 44.12' | 50.00' | 50°33'39.22" | N 01°24'31" W | 42.70' |
| C10 | 22.74' | 50.00' | 26°03'45.82" | S 36°54'11" W | 22.55' |
| C11 | 15.06' | 50.00' | 17°15'13.87" | N 58°33'41" E | 15.00' |
| C12 | 29.69' | 50.00' | 34°01'13.98" | N 84°11'55" E | 29.25' |
| C13 | 19.43' | 50.00' | 22°15'59.24" | S 67°39'28" E | 19.31' |
| C14 | 5.70' | 10.00' | 32°41'00.47" | S 72°51'59" E | 5.63' |
| C15 | 5.64' | 10.00' | 32°17'56.74" | N 74°38'33" E | 5.56' |
| C16 | 15.37' | 50.00' | 25°01'48.36" | N 67°18'04" E | 15.31' |
| C17 | 31.26' | 50.00' | 45°39'31.12" | S 85°58'54" E | 30.75' |
| C18 | 15.06' | 50.00' | 17°15'16.22" | S 59°26'44" E | 15.00' |
| C19 | 20.78' | 50.00' | 23°48'28.22" | S 38°54'52" E | 20.63' |
| C20 | 32.36' | 50.00' | 37°04'40.24" | S 08°28'18" E | 31.79' |
| C21 | 27.10' | 50.00' | 31°03'22.03" | S 25°35'43" W | 26.77' |
| C22 | 5.63' | 8.00' | 40°19'53.23" | S 20°57'28" W | 5.52' |
| C23 | 27.23' | 14.50' | 107°35'35.75" | N 53°00'18" E | 23.40' |
| C24 | 21.38' | 260.50' | 04°42'10.41" | N 75°32'59" E | 21.38' |
| C25 | 13.35' | 8.50' | 90°00'00.00" | N 45°47'31" E | 12.02' |
| C26 | 13.35' | 8.50' | 90°00'00.00" | N 44°12'29" W | 12.02' |
| C27 | 13.35' | 8.50' | 90°00'00.00" | N 45°47'31" E | 12.02' |
| C28 | 13.35' | 8.50' | 90°00'00.00" | N 44°12'29" W | 12.02' |
| C29 | 13.35' | 8.50' | 90°00'00.00" | N 45°47'31" E | 12.02' |
| C30 | 13.35' | 8.50' | 90°00'00.00" | S 44°12'29" E | 12.02' |
| C31 | 13.35' | 8.50' | 90°00'00.00" | N 45°47'31" E | 12.02' |
| C32 | 13.35' | 8.50' | 90°00'00.00" | S 44°12'29" E | 12.02' |
| C33 | 13.35' | 8.50' | 90°00'00.00" | N 45°47'31" E | 12.02' |
| C34 | 13.35' | 8.50' | 90°00'00.00" | S 44°12'29" E | 12.02' |
| C35 | 13.35' | 8.50' | 90°00'00.00" | S 45°47'31" W | 12.02' |
| C36 | 13.35' | 8.50' | 90°00'00.00" | N 44°12'29" W | 12.02' |
| C37 | 13.35' | 8.50' | 90°00'00.00" | S 45°47'31" W | 12.02' |
| C38 | 13.35' | 8.50' | 90°00'00.00" | N 44°12'29" W | 12.02' |



LEGAL DESCRIPTION:
 THAT CERTAIN PARCEL OF LAND BEING 25.28 ACRES SITUATED IN SECTION 23, TOWNSHIP 10 SOUTH, RANGE 8 WEST, CITY OF LAKE CHARLES, CALCASIEU PARISH, LOUISIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 10 SOUTH, RANGE 8 WEST, BEING A 1" FOUND IRON RE-BAR, SAID POINT BEING THE POINT OF COMMENCEMENT, (P.O.C.); THENCE SOUTH 89°48'29" EAST, ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 1034.95 FEET; THENCE SOUTH 00°47'31" WEST A DISTANCE OF 900.13 FEET; THENCE NORTH 89°00'00" WEST A DISTANCE OF 56.42 FEET; THENCE SOUTH 00°22'38" WEST A DISTANCE OF 178.43 FEET; THENCE NORTH 89°13'27" WEST A DISTANCE OF 533.93 FEET; THENCE SOUTH 00°47'31" WEST A DISTANCE OF 13.50 FEET; THENCE NORTH 89°13'27" WEST A DISTANCE OF 48.00 FEET; THENCE NORTH 00°47'31" EAST A DISTANCE OF 13.53 FEET; THENCE NORTH 89°12'29" WEST A DISTANCE OF 397.91 FEET; THENCE NORTH 00°47'31" EAST, ALONG THE WEST LINE OF SAID SECTION 23, A DISTANCE OF 1067.46 FEET TO THE POINT OF COMMENCEMENT, (P.O.C.).

SUBJECT TO ANY EASEMENTS, SERVITUDES, OR RIGHTS-OF-WAY OF RECORD OR BY USE.

DEDICATION:
 THE RIGHT-OF-WAY OF THE PROPOSED STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN HEREON AS EASEMENTS, UNLESS OTHERWISE NOTED, ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PUBLIC PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE OR FENCE SHALL BE CONSTRUCTED, NOR ANY SHRUBBERY PLANTED WITHIN THE LIMITS OF ANY EASEMENTS OR SERVITUDES SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE EASEMENT OR SERVITUDE IS GRANTED.

THE UNDERSIGNED OWNER RESERVES FULL OWNERSHIP OF ALL OF THE PROPERTY MADE SUBJECT TO THIS DEDICATION AND GRANT OF SERVITUDES, WITH THE EXCEPTION OF THE STREETS LABELED AS "SAINT PHILIP AVE. (56' R/W)", "SAINT MICHAEL DRIVE (48' R/W)", "SAINT HENRY DRIVE (48' R/W)", "SAINT PETER DRIVE (48' R/W)", "SAINT GEORGE DRIVE (48' R/W)", & "SAINT THOMAS AVE. (56' R/W)". THERE IS NO RIGHT OF PASSAGE GRANTED TO THE PUBLIC WITH RESPECT TO THE AREAS LABELED "27" RIGHT OF PASSAGE, DRAINAGE/UTILITY SERVITUDE; THE RIGHTS OF PASSAGE GRANTED IN THOSE AREAS ARE PRIVATE AND NOT TO THE PUBLIC.

SEWERAGE DISPOSAL:
 NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER TREATMENT SYSTEM; THE METHOD OF SEWAGE TREATMENT AND DISPOSAL TO BE APPROVED BY THE HEALTH UNIT OF THE CITY OF LAKE CHARLES.

ADDITIONAL PHASE DETAIL:
 TOTAL NUMBER OF LOTS = 157
 AREA OF RESIDENTIAL LOTS = 16.17 ACRES
 AREA OF RIGHT OF WAY = 5.17 ACRES
 TOTAL COMMON AREA = 3.94 ACRES
 AVERAGE LOT SIZE = 4310.84 SQ. FT.
 MINIMUM LOT SIZE = 4050.12 SQ. FT. (LOT 66)
 MINIMUM LOT FRONTAGE = 20.78' (LOT 15)
 TOTAL AREA OF DEVELOPMENT = 25.28 ACRES

SETBACKS:
 LOTS 1-55 & 57-67: FRONT LOADED
 HOUSE GARAGE
 FRONT: 15' 20'
 SIDE: 5' 5'
 REAR: 10' 10'
 LOTS 68-157: REAR LOADED
 HOUSE
 FRONT: 10'
 SIDE: 5'
 REAR: 13.5'
 ALL CORNER LOTS SIDE: 15'

GENERAL NOTES:

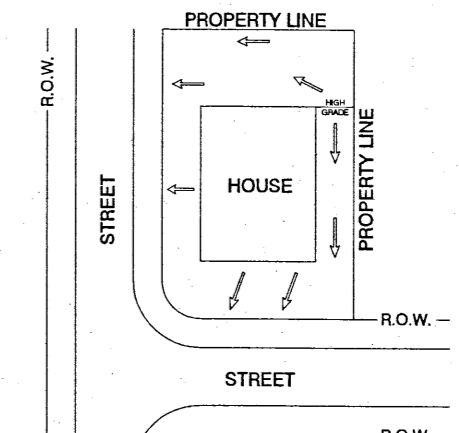
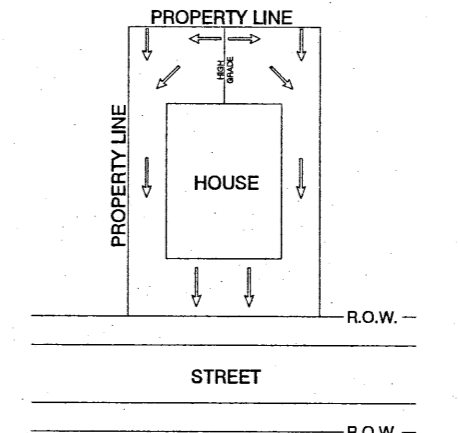
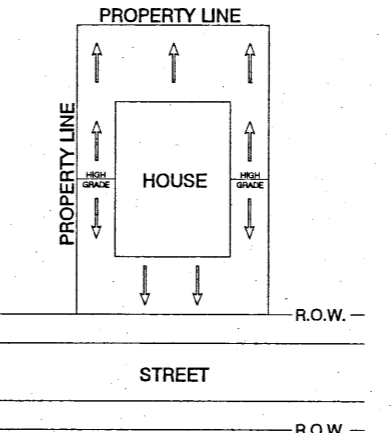
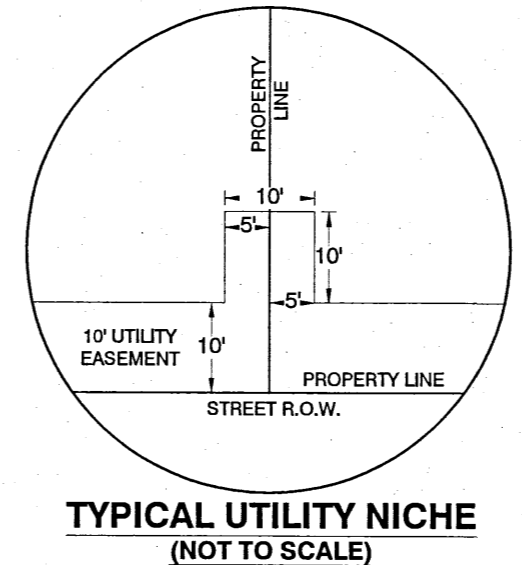
- THE BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE PLANNING AND ZONING DEPARTMENT OF THE CITY OF LAKE CHARLES AND THE CALCASIEU PARISH POLICE JURY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH, AND SIZE OF ALL UNDERGROUND UTILITIES AND STRUCTURES AND SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY FAILURE TO DO SO.
- NO ATTEMPT HAS BEEN MADE BY P. KADE VAN NORMAN, P.L.S. TO VERIFY THE CURRENT ENVIRONMENTAL CONDITIONS, PROPERTY TITLE, ACTUAL LEGAL OWNERSHIP, LOCATION OF ANY SERVITUDES/EASEMENTS OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT AND/ OR HIS REPRESENTATIVE AND OTHER THAN THAT WHICH HAS BEEN OBSERVED IN THE PREPARATION OF THE SURVEY. THIS NOTATION DOES NOT (AND IS NOT INTENDED) TO ALTER, MODIFY OR OTHERWISE CAVEAT THE SURVEYOR'S CERTIFICATION HEREON.
- THIS PLAT DOES NOT DEPICT ALL UTILITY LOCATIONS, VISIBLE OR OF RECORD, THAT MAY EXIST ON OR ADJACENT TO SUBJECT PROPERTY.

REFERENCE PLATS/MAPS:

- A BOUNDARY SURVEY FOR ARROZAL, LLC, BY DAVID W. SARGENT, P.L.S., REG. NO. 4936, DATED SEPTEMBER 20, 2011.
- A FINAL PLAT OF THE VILLAGE AT MORGANFIELD PHASE I, BY BARRY J. BLEICHERN, P.L.S., REG. NO. 4422, DATED OCTOBER 30, 2015.
- A BOUNDARY SURVEY FOR THE DIOCESE OF LAKE CHARLES, BY DAVID W. SARGENT, P.L.S., REG. NO. 4936, DATED JUNE 24, 2021.
- A FINAL PLAT OF THE VILLAGE AT MORGANFIELD PHASE I PARTIAL RESUBDIVISION, BY ELDER L. REDDOCH, III, P.L.S., REG. NO. 4446, DATED JUNE 30, 2022.

UTILITY NOTES:

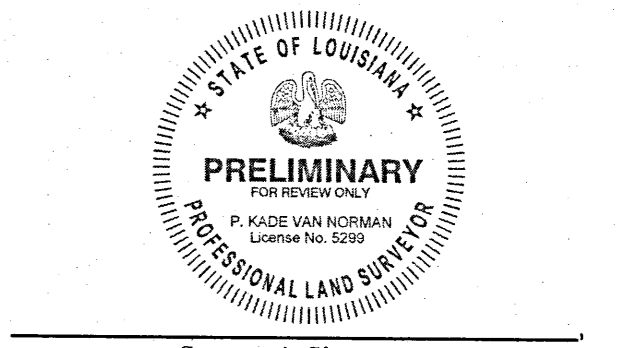
SEWER - CITY OF LAKE CHARLES
 WATER - CITY OF LAKE CHARLES
 ELECTRIC - JEFF DAVIS ELECTRIC
 TELEPHONE - AT&T
 CABLE TV - AT&T



NOTE: HOME BUILDER SHALL BE RESPONSIBLE FOR GRADING ALL LOTS ACCORDING TO THE APPROVED DRAINAGE PLANS.

MORGANFIELD LAKES, LLC
 1321 OCHSNER BOULEVARD, SUITE 201
 COVINGTON, LA 70433

CITY OF LAKE CHARLES



Surveyor's Signature
 P. KADE VAN NORMAN, P.L.S.
 LA. REG. NO. 5299

FLOOD ZONE NOTE:
 By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 22019C 0495F, which bears an effective date of 02/18/2011 and IS NOT in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

| | | | |
|--|-----------------------|---------------|------|
| 100' | 0' | 100' | 200' |
| SCALE: 1" = 100' | | | |
| REV. NO. 01 | REV. DATE: 01/29/2024 | REV. BY: PKVN | |
| DRAWING NAME: COTTAGES MORGANFIELD.dwg | | | |
| REVISION DESCRIPTION: - REDESIGN OF LOTS 16 & 17 - REDESIGN OF LOTS 56, 68, 82, 83, 97, 98, 112, 113, 127, 128, 142, 143 & 157 - RELOCATE A 15' COMMON AREA | | | |
| PROJECTION: LOUISIANA SOUTH GEOID: 12B GEO. DATUM: NAD83(HARN) VERT. DATUM: NAVD 88 GRID UNITS: US SURVEY FEET | | | |
| SHEET NO. 1 OF 1 | | | |

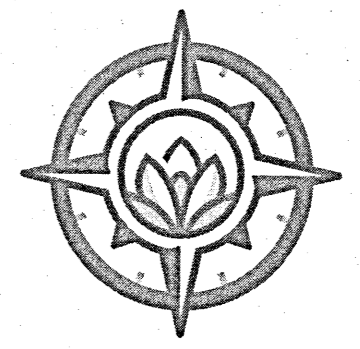
SUBDIVISION PLAT OF
COTTAGES AT MORGANFIELD
 "A SINGLE FAMILY RESIDENTIAL DEVELOPMENT"

OWNER/DEVELOPER
 MORGANFIELD LAKES, LLC
 1321 OCHSNER BOULEVARD, SUITE 201
 COVINGTON, LA 70433

CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY AS STIPULATED IN LAC TITLE 46, PART LXI, CHAPTER 29, FOR BOUNDARY SURVEYS OF RESIDENTIAL AND SUBURBAN AREAS AND IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF LAKE CHARLES, LOUISIANA. NO VISIBLE ENCROACHMENTS EXIST OTHER THAN WHAT IS SHOWN ABOVE.

BASIS OF BEARINGS:
 Bearings and dimensions are based on the Louisiana State Plane Coordinate System, South Zone, NAD 83(2011) as derived from RTK GPS observations performed on 12/22/2023.

- LEGEND:**
- FOUND PROPERTY CORNER
 - SET 1/2" IRON RODS
 - △ SET MAG NAIL
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - PROPERTY LINE
 - - - ADJACENT PROPERTY LINE
 - - - RIGHT-OF-WAY LINE
 - - - UTILITY/DRAINAGE EASEMENT LINE
 - - - CENTERLINE OF ROAD
 - - - SECTION LINE



MAGNOLIA
 LAND SURVEYING LLC
 500 Kirby Street, Lake Charles, Louisiana 70601
 (337) 429-5040 | magnolialandsurveying@gmail.com
 P. Kade Van Norman, P.L.S.
 P.L.S. La. Reg. No. 5299 | V.F. La. No. 904

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 2-12-2024

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: located at Parcel 00409855 Medora St.

LEGAL DESCRIPTION: see attached paperwork

DESCRIPTION OF JOB: Major conditional use permit and variance for a tow yard

WITH PLANS ATTACHED HERETO:

APPLICANT: Marcus Deville Sharhonda Bellow PHONE: 337-656-2887 337-912-0092

MAILING ADDRESS: 2425 Medora Street ZIP: 70601

EMAIL ADDRESS: towingallcars@gmail.com

OWNER OF RECORD: David Nickerson

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: [] 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: [] 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 [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 Marcus Deville Sharhonda Bellow 2-12-24

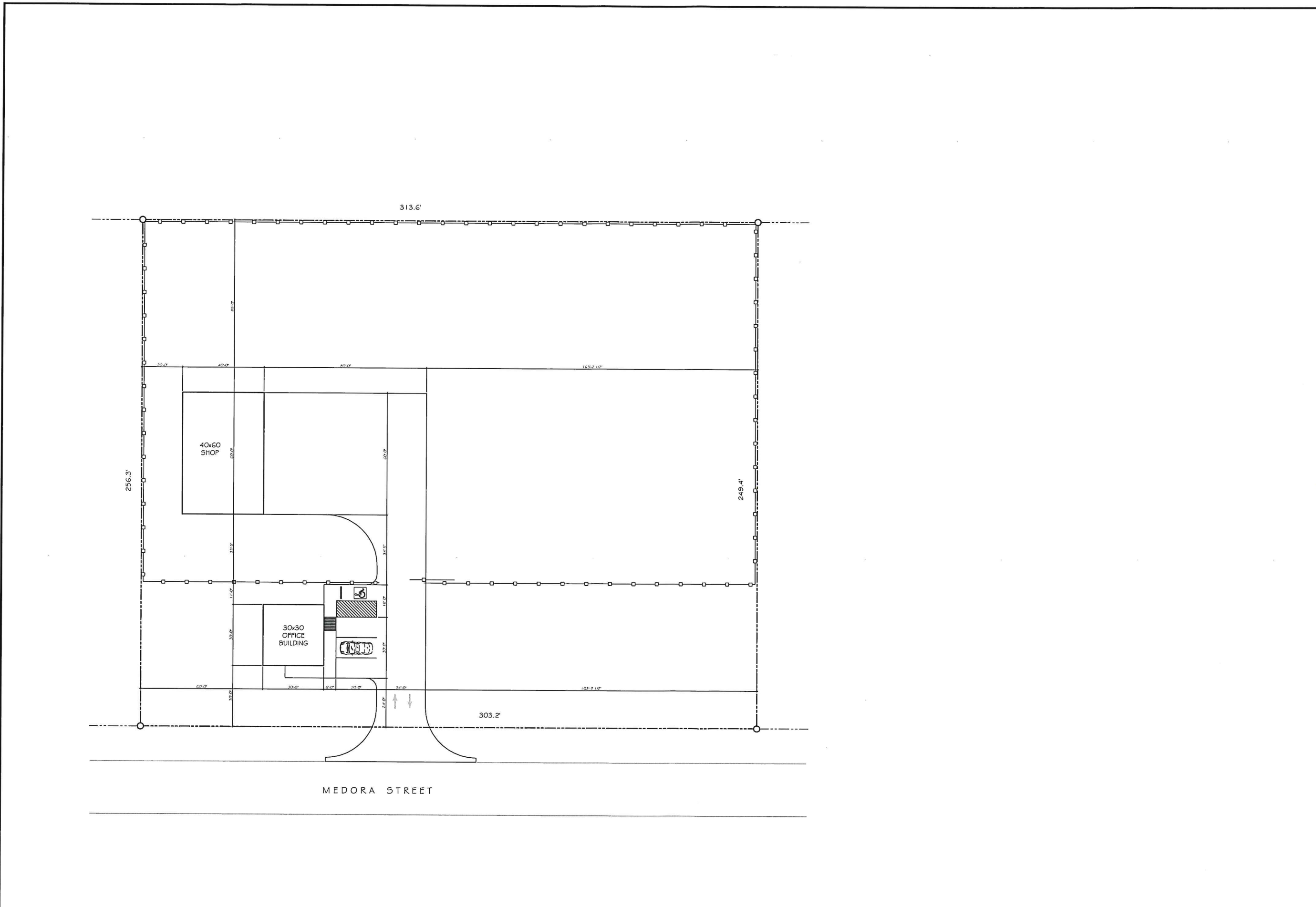
Marcus Deville and Sharhonda Bellow 2425 Medora Street

The location is Parcel 00409855 Medora Street. We would like to apply for a Major Conditional Use Permit and Variance. We would like to rezone the property from neighborhood to business to establish a tow yard.

Thank you,

Marcus Deville and Sharhonda Bellow

Sharhonda Bellow
Marcus Deville



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

THESE DRAWINGS REPRESENT THE DESIGNER'S INTENT ONLY. THE CONTRACTOR IS RESPONSIBLE FOR STRUCTURAL INTEGRITY AND FOR COMPLIANCE OF ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
 Calculated by: trudesign@trudesign.com

Lake Charles, Louisiana

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

SITE PLAN

Sheet
AO1

| Issue Information | |
|-------------------|---------|
| Job | 1000 |
| Drawn | TS |
| Date | 2/21/24 |

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 2/5/24

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: 3913 Common St. 70607

LEGAL DESCRIPTION: See Attached

DESCRIPTION OF JOB: Fencing & Landscaping

WITH PLANS ATTACHED HERETO:

APPLICANT: Gulf Waste CES PHONE: 337-304-0882 304-0662

MAILING ADDRESS: 3913 Common St. ZIP: 70607

EMAIL ADDRESS: guywick@calcocrewboats.com

OWNER OF RECORD: Corbelle Properties

ZONING DISTRICT: [] RESIDENTIAL [X] 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 [X] MAJOR [] PLANNED DEVELOPMENT CASE NO. [] WITH ZONING DISTRICT AMENDMENT: CASE NO.

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL:

COMMENCEMENT OF CONSTRUCTION: 3/5/24 EXPECTED COMPLETION: 4.15.24 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



GULF WASTE

2.22.2024

Updated 3.14.2024

Letter of Intent

Gulf Waste CES, LLC by Carl Guy Vick II (Owner) at 3913 Common Street.

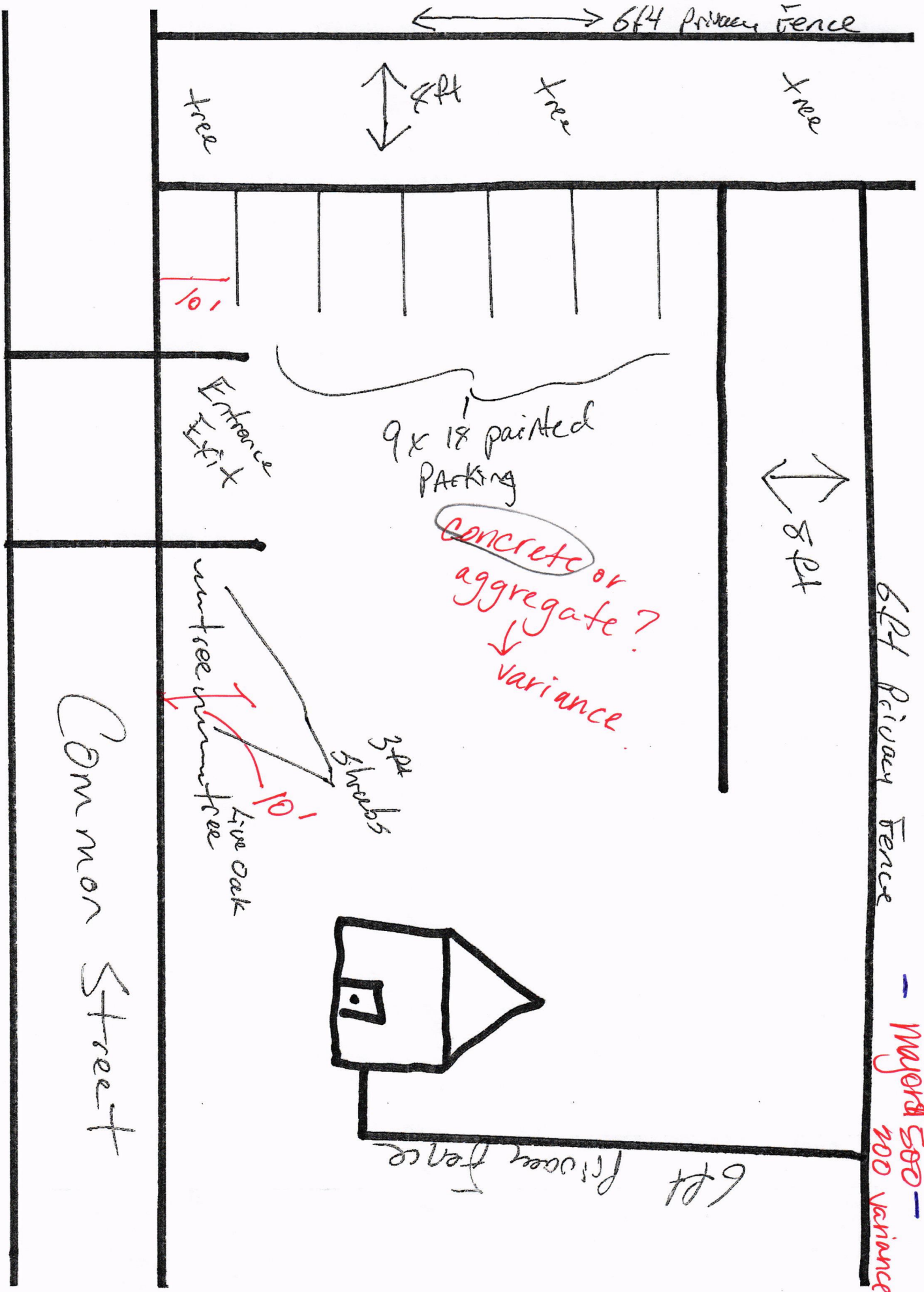
Location of development is 3911 Common Street and 3913 Common street where we will be adding Live Oak Trees along Common Street, 10 feet from Street, and a 6 ft wooded privacy fence on north, south, and East side of property.

The "Yard" is to park roll off containers, company vehicles, and clean portable toilets. There will be no dumping at 3913 Common Street. We go to specific sites to dump our waste; this is just a parking lot...

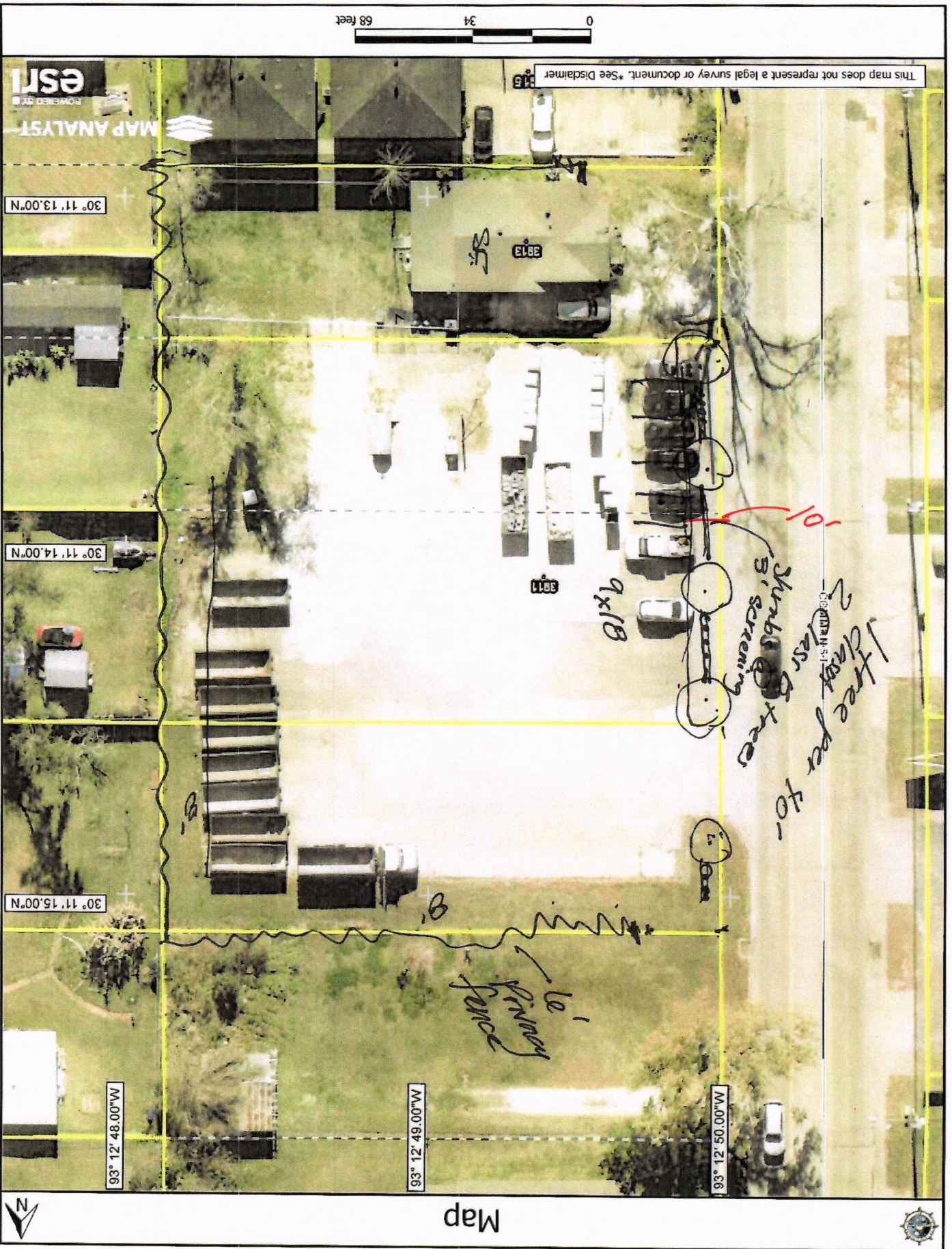
Thanks you,

Carl Guy Vick II (Owner)

Gulf Waste CES



- Major \$500 -
 200 variance



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 03/08/24

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, 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: 5224 Nelson Rd.

LEGAL DESCRIPTION: Undesignated 1.572, 0.295, 0.262 Acre Tracts Section 26, Township 10 South, Range 9 East [] ATTACHED

DESCRIPTION OF REQUEST: Renewal of Major conditional use permit for Storage Facility

APPLICANT: Wesley Eustis PHONE: (504) 766-0526

MAILING ADDRESS: 2811 B Toulouse Street, New Orleans, LA ZIP: 70119

OWNER OF RECORD: WINDRUSH X-LC NELSON LLC PHONE:

MAILING ADDRESS: 10202 JEFFERSON HWY STE B-2, Baton Rouge, LA ZIP: 70809

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)

- [x] SCALED SITE PLAN
[x] CURRENT LEGAL DESCRIPTION OF PROPERTY
[x] 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. 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.

Handwritten signature of Wesley Eustis over the line 'APPLICANT SIGNATURE'

03/08/24
DATE

PLANNING & DEVELOPMENT REVIEW ONLY

APPLICANT IS REQUESTING: CONDITIONAL USE: [] MINOR [x] 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 handwritten notes]

REVIEWED BY

DATE

DIRECTOR/ASSISTANT DIRECTOR OF PLANNING

DATE



2811 B Toulouse St. | New Orleans, LA 70119

Office (504) 766-0526 | Cell (504) 330-8866

cglennon@basinengllc.com | basinengllc.com

March 6, 2024

Mr. Doug Burguieres
Director
Planning & Development
326 Pujos St. – 7th Floor
Lake Charles, LA 70601

**RE: Letter of Intent/Verification of Ownership
Storage Center
5224 Nelson Road
Major Conditional Use Renewal
Our File # 22-070**

Mr. Burguieres,

A Storage Center Facility is being proposed to be built at 5224 Nelson Rd., Lake Charles, LA 70605. The site for the proposed storage building currently consist of three vacant lots. The PIN numbers for the three lots are 261009-0000-120-0005-01, 261009-0000-120-0005-02, and 261009-0000-120-0005-03. The proposed building will be a 3-story metal building with concrete parking along Nelson Rd. The intent of this application is for a renewal of the previously approved major conditional use under Ordinance 19413.

Please feel free to contact us with any questions.

Applicant:

A handwritten signature in black ink, appearing to read 'Wesley Eustis', written over a light blue horizontal line.

Wesley Eustis, PE, PLS
Basin, LLC

Owner:

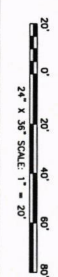
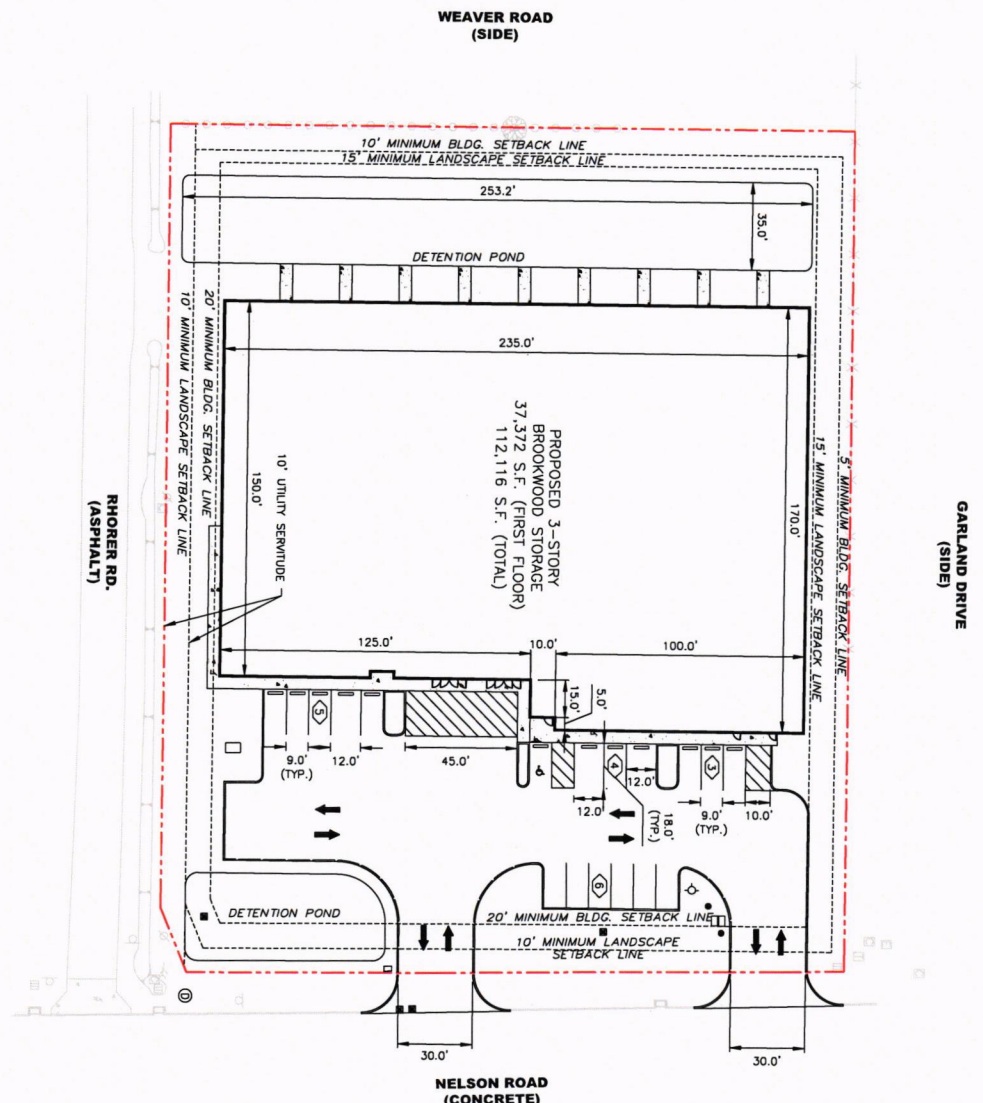
A handwritten signature in blue ink, appearing to read 'Robert Piper', written over a light blue horizontal line.

Robert Piper
Windrush X-LC Nelson, LLC

| LEGEND | |
|--------|------------------------------|
| | EXISTING FEATURES |
| | PROPOSED ITEMS |
| | PROPOSED ITEMS TO BE REMOVED |
| | PROPOSED ITEMS |

- NOTES
1. PROPERTY IS CURRENTLY UNDER CONSTRUCTION. REFER TO SURVEYS AND RECORDS FOR EXISTING CONDITIONS.
 2. EXISTING UTILITIES ARE SHOWN AS DASHED LINES WITH 'X' MARKS. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 36" BELOW FINISHED GRADE.
 3. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 36" BELOW FINISHED GRADE.
 4. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 36" BELOW FINISHED GRADE.
 5. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 36" BELOW FINISHED GRADE.
 6. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 36" BELOW FINISHED GRADE.
 7. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 36" BELOW FINISHED GRADE.
 8. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 36" BELOW FINISHED GRADE.
 9. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 36" BELOW FINISHED GRADE.
 10. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 36" BELOW FINISHED GRADE.

| PARKING TABLE | |
|-------------------------|--------------|
| MIN. SETBACK FROM DRIVE | 15.00' (MIN) |
| MIN. SETBACK FROM DRIVE | 15.00' (MIN) |
| MIN. SETBACK FROM DRIVE | 15.00' (MIN) |
| MIN. SETBACK FROM DRIVE | 15.00' (MIN) |
| MIN. SETBACK FROM DRIVE | 15.00' (MIN) |
| MIN. SETBACK FROM DRIVE | 15.00' (MIN) |
| MIN. SETBACK FROM DRIVE | 15.00' (MIN) |
| MIN. SETBACK FROM DRIVE | 15.00' (MIN) |
| MIN. SETBACK FROM DRIVE | 15.00' (MIN) |
| MIN. SETBACK FROM DRIVE | 15.00' (MIN) |



| | | | | | | |
|---|--|--|---|-----------------------|-----------------------------|-----------------------|
| <p>BROOKWOOD STORAGE 5224 NELSON RD LAKE CHARLES, LA 70605</p> | | | <p>PRELIMINARY NOT FOR CONSTRUCTION</p> <p>DATE: 03/26/2024 DRAWN BY: WRE CHECKED BY: CJG APPROVED BY: WRE</p> | <p>REV. NO.</p> | <p>REVISIONS / COMMENTS</p> | <p>DATE</p> |
| <p>PROJECT NO.: 23-070</p> <p>DRAWING NO.: 03/26/24</p> | <p>THIS SHEET: SITE PLAN</p> <p>DRAWN BY: AK</p> | | | <p>DATE: 03/26/24</p> | <p>SCALE: 1" = 20'</p> | <p>DATE: 03/26/24</p> |



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

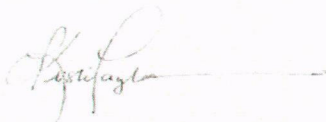
LOCATION: 825 RYAN ST, LAKE CHARLES, LA 70601
ZONE: T-5 Urban Center Transect
FLOOD ZONE: X
PERMIT NUMBER: 2023-43596
CITY: City of Lake Charles

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"

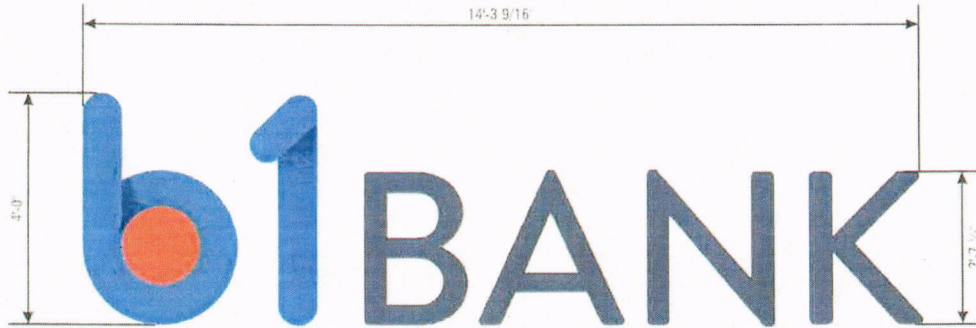
Please consider the above proposed signage at your next variance meeting. Feel free to contact us with any questions.

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.

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

| | | |
|---|---|----------------------|
| CUSTOMER 11-529 | JOB NAME LAKE CHARLES CC PACKAGE | DATE 10/16/23 |
| ADDRESS 825 RYAN 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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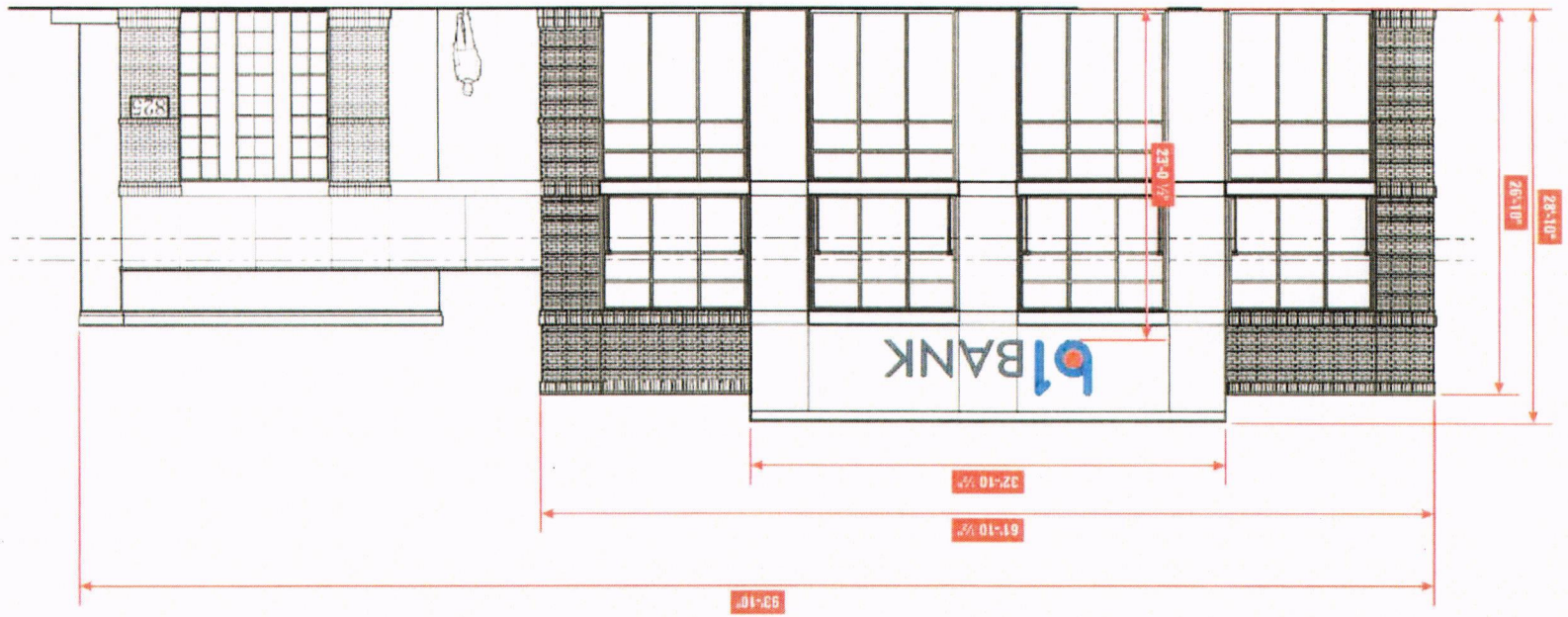


1320 Hwy. 45 North Andalus, MS
 1.800.672.7471 • mitchellsigns.com

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| | |
|------------|------------------------|
| DATE | 06-14-23 |
| REV | |
| CITY/STATE | LAKE CHARLES, LA 70601 |
| SALES | YVES GARDIGUAN |
| W.D.# | 0000 |
| QTY | # 5000 |
| JOB NAME | LAKE CHARLES BRANCH |
| ADDRESS | 825 RYAN STREET |
| CUSTOMER | WELLS FARGO |
| APPROVALS | |

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



SIGN 1

WEST ELEVATION

Lake Charles | 825 Ryan Street
 Lake Charles, LA

825 Ryan Street
Lake Charles, LA

Lake Charles

CC Logo - Building-Mounted, Illuminated

p3

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: CC Logo | JOB NAME: LAKE CHARLES - RETAILING | DATE: 10/20/23 |
| ADDRESS: 825 RYAN STREET | CITY/STATE: LAKE CHARLES, LA 70601 | REV: 001 |
| FILE: 11-000-1004-0000000000-000-01-001-01 | SALES: MARK TRACOM/AMK | QTY: 1 |
| APPROVALS: | | W.O. # 10022 |

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MITCHELL SIGNS
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1-800-437-7473 • mitchellsigns.com

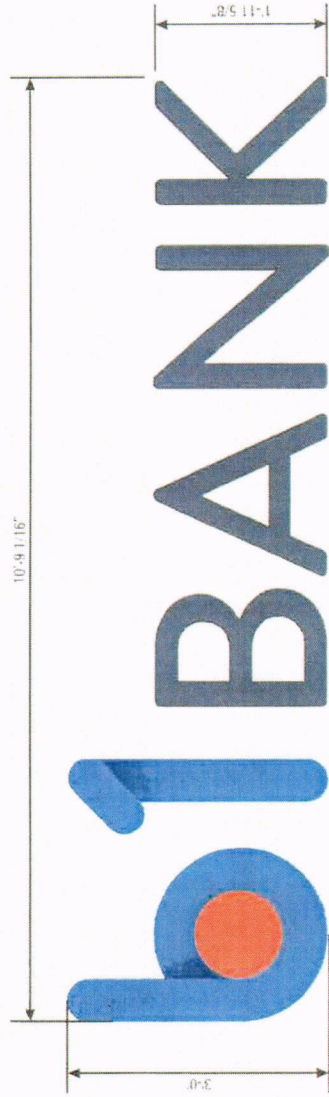
CD Horizontal Logo - Building-Mounted, Illuminated

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"

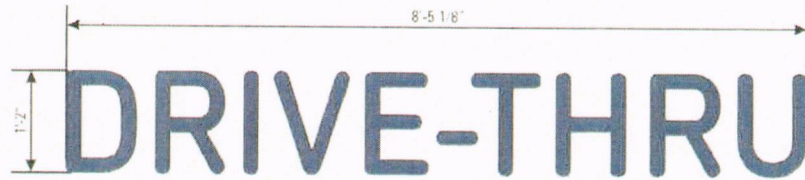
| | | |
|---------------------------------------|-------------------------------------|----------------|
| LOGOBOOK: 3126W | JOB NAME: LAK CHARLES HOTEL/REG.010 | DATE: 06-04-13 |
| ADDRESS: 825 RYAN STREET | CITY/STATE: LAKE CHARLES (LA 70601) | REP: [blank] |
| FILE: D:\Lake Charles\CD3\New\Signs\A | SALES: GARY HASKOVICH | QTY: # 8071 |
| SUPPLIER: [blank] | W.O. # 0001 | W.O. # 0001 |

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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: 01-0400 | JOB NAME: LAKE CHARLES SIGN PACKAGE | DATE: 10-14-23 |
| ADDRESS: 825 RYAN STREET | CITY/STATE: LAKE CHARLES, LA 70601 | REV: 0001 |
| FILE: 01-Dark Blue Letters (PMS 7545) Sign (Sheet 04) | SALES: JARR TRAMONTANA | QTY: # 55370 |
| APPROVALS: | W.D.# 70887 | DATE: 10-14-23 |

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 1.800.467.7471 • mitchellsigns.com

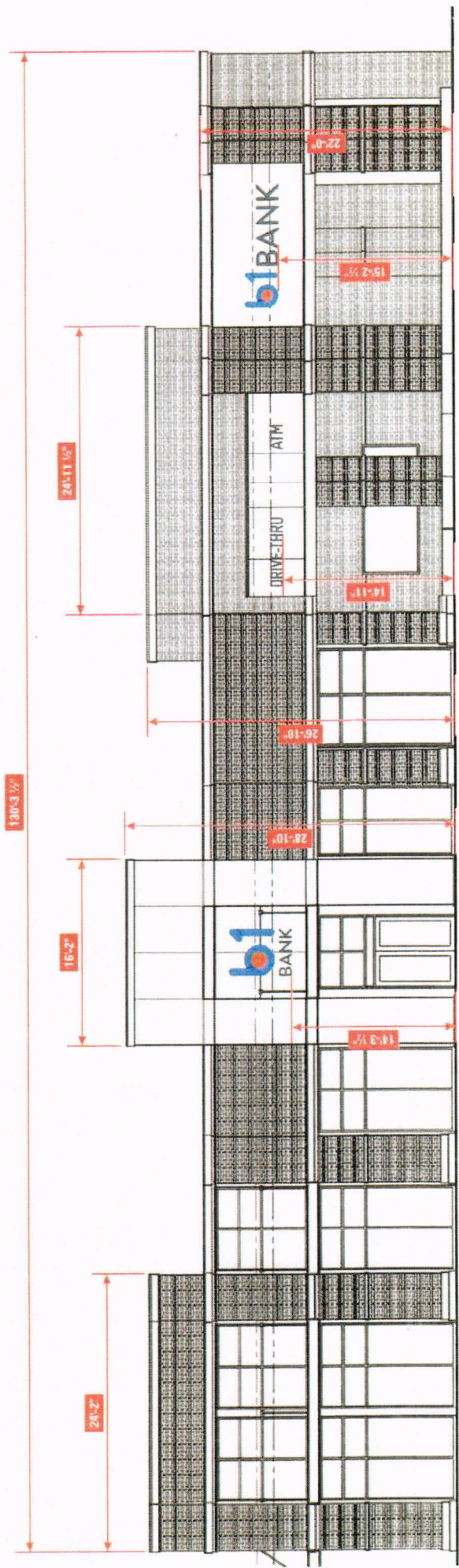
Lake Charles

825 Ryan Street
Lake Charles, LA

p6

SOUTH ELEVATION

SIGN 2, 3 & 4



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

| | | |
|-------------------------|-----------------------------------|---------------|
| CUSTOMER # 1234 | JOB NAME LAK CHARLES SIGN PACKAGE | DATE 05-14-23 |
| ADDRESS 825 RYAN STREET | CITY STATE LAKE CHARLES LA 70601 | REP |
| FILE # 202305140001 | DATE 05-14-23 | QTY # 1 |
| APPROVALS | DATE 05-14-23 | WB # 10001 |

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SIGN 5



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 LEADS.
LOGO FACE TO HAVE TRANSLUCENT DIGITALLY PRINTED GRAPHICS.
LOGO AND LETTERS TO BE INDIVIDUALLY MOUNTED TO EXTERIOR WALL.

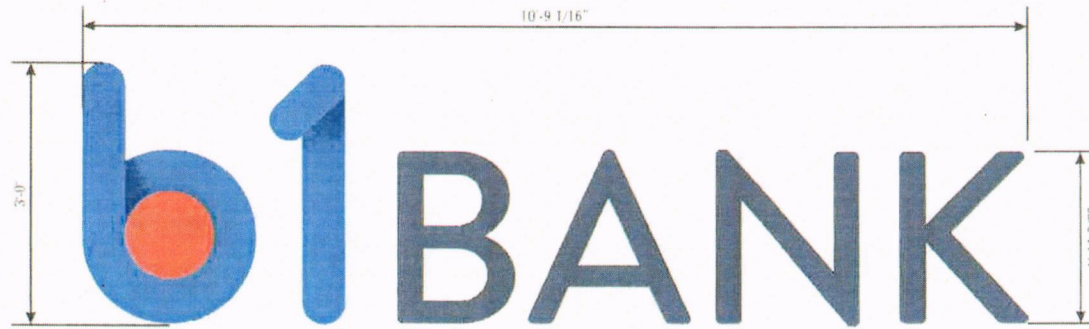
- WHITE TRIM-CAP
WHITE RETURNS
- PMS 542
- PMS 7579
3M BURNT ORANGE
VINYL 3630-124
- PMS 7545
3M SLATE GRAY
VINYL 3630-61

| | |
|------------------------------|------------------|
| CUSTOMER: CC Logo | DATE: 10/23/2023 |
| ADDRESS: 825 RYAN STREET | REQ: |
| CITY: LAKE CHARLES, LA 70601 | QTY: 1 |
| SALES: JAMES HARRINGTON | QTY: 1 |
| DATE: 10/23/2023 | QTY: 1 |
| WORK # 00020 | |

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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 6 | SALES: MARK TRAMONTANA | QTY: 1 |
| APPROVALS: | W.O. # 10021 | |

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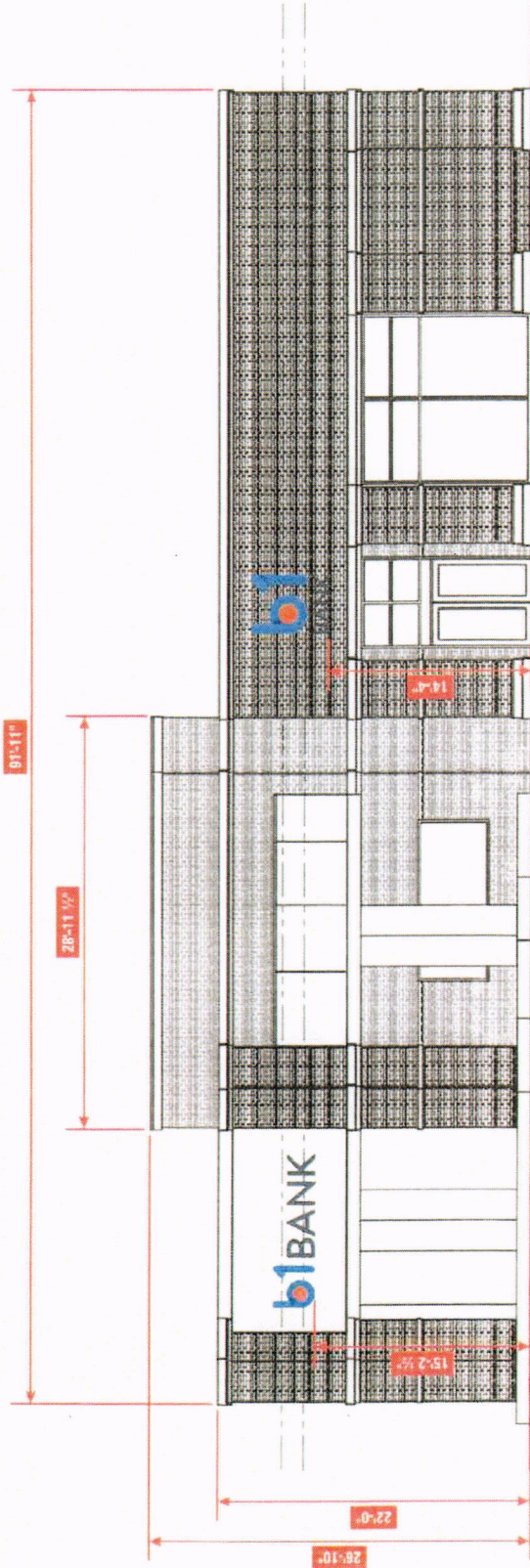
Lake Charles

825 Ryan Street
Lake Charles, LA

p9

EAST ELEVATION

SIGN 5 & 6



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

| | | | |
|------------|-------------------------------------|--------|----------|
| PROJECT | LAKE CHARLES RESTAURANT | DATE | 08.16.23 |
| ADDRESS | 825 RYAN STREET | REV | |
| CITY/STATE | LAKE CHARLES, LA 70601 | DATE | |
| FILE | 01-24-23-000000-020-000-01-01-01-01 | QTY | # 8032 |
| SALES | 1234567890 | NO. P. | 0001 |

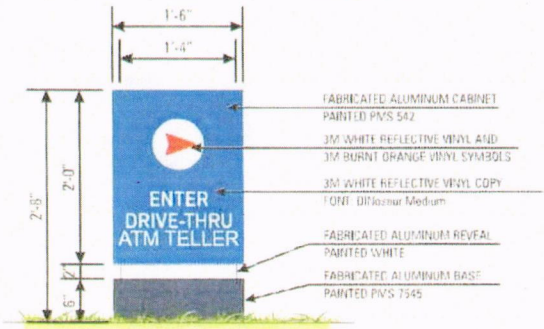
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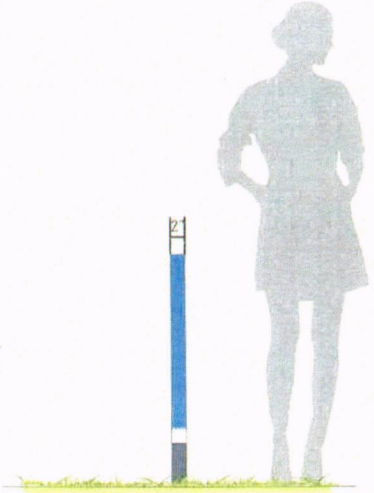
SIGN 7



SIGN 7 BACK VIEW
SCALE 3/4" = 1'-0"



SIGN 7 FRONT VIEW
SCALE 3/4" = 1'-0"



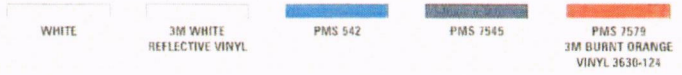
SIDE VIEW
SCALE: 3/4" = 1'-0"

SQUARE FOOTAGE: 4.0'
(1-QTY)

MANUFACTURE NON-ILLUMINATED FREE STANDING DIRECTIONAL.

COLORS

(PAINT FINISH TO BE SATIN FINISH)



SIGN 6

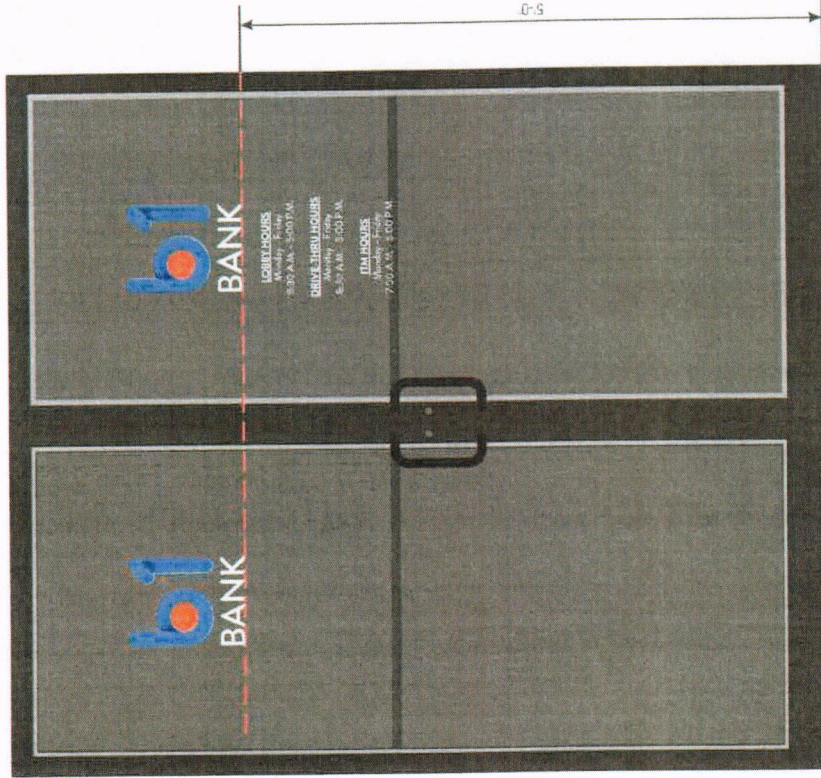
| | | |
|---------------------------------------|-------------------------------------|----------------|
| CUSTOMER: S1 030W | JOB NAME: LAKE CHARLES HIGH BACKAGE | DATE: 10-16-23 |
| ADDRESS: 425 WYCHESSEY | CITY STATE: LAKE CHARLES LA 70601 | REV: 001 |
| FILE: S1 030w 425wyche-425-pkg-01.dwg | SALES: VIKAR, HARRINGTON | QTY: 100 |
| APPROVALS: | W.O. #: 10001 | |

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H Door Vinyl

SIGN 8 & 9



TYPICAL DOUBLE DOOR

SCALE: 1" = 1'-0"



DOOR VINYL
SCALE: 1 1/2" = 1'-0"

SQUARE FOOTAGE: 1.97'

(QTY-2)

MANUFACTURE DOOR VINYL FIRST SURFACE APPLICATION ON A SET OF DOUBLE DOORS.
LOGO TO BE DIGITALLY PRINTED WITH MATTE LAMINATE.

COLORS

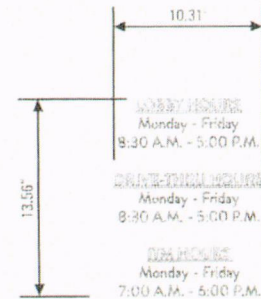
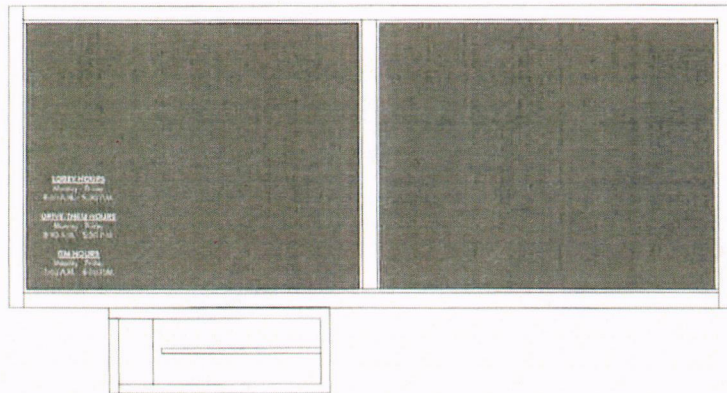
- 3M OPAQUE WHITE VINYL
- PMS 542
- PMS 7515

| | | |
|---|-------------------------------------|----------------|
| CUSTOMER: LAKE CHARLES | JOB NAME: LAKE CHARLES SIGN PACKAGE | DATE: 10-14-23 |
| ADDRESS: 825 RYAN STREET | CITY STATE: LAKE CHARLES, LA LA | REV: 001 |
| FILE: 10-14-23-825 RYAN STREET SIGN PACKAGE | SALES: CHRIS WOODRUFF | QTY: # 5014 |
| APPROVALS: | W.O. # 0001 | DATE: |

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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 | SALES: MARK TRABONVALA | QTY: 1 |
| APPROVALS: | W.O.#: 0030 | DATE: 10-17-23 |

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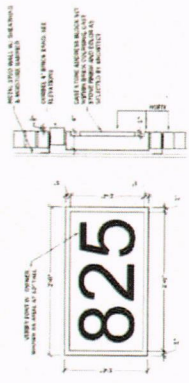
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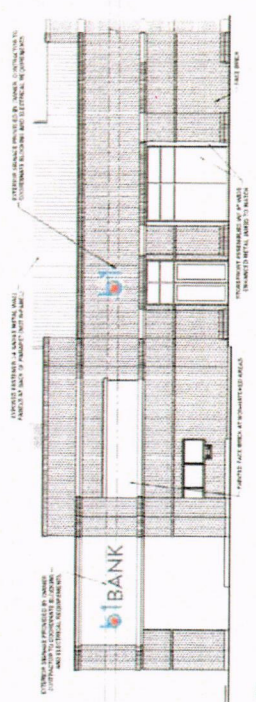
| | |
|--------------|----------------------|
| Project # | 2289 |
| Issue Number | 01/02/2013 |
| Author | J. Kudla |
| Designer | J. Kudla |
| Checker | J. Kudla |
| Project Name | B1 BANK |
| Client | 835 RIVER STREET |
| Address | FORT WORTH, TX 76101 |

Exterior Elevations and Details

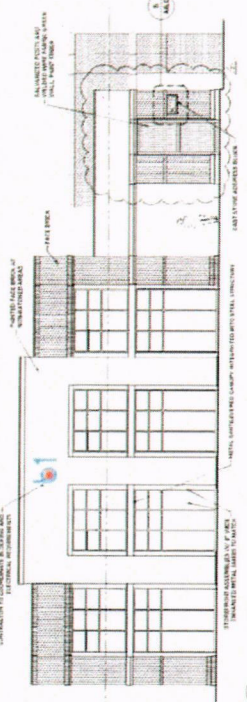
A 6.0



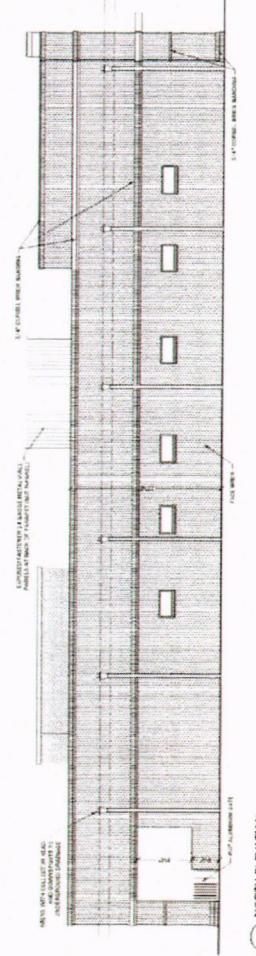
5 CAST STONE ADDRESS BLOCK DETAIL
 SCALE: 1/8" = 1'-0"



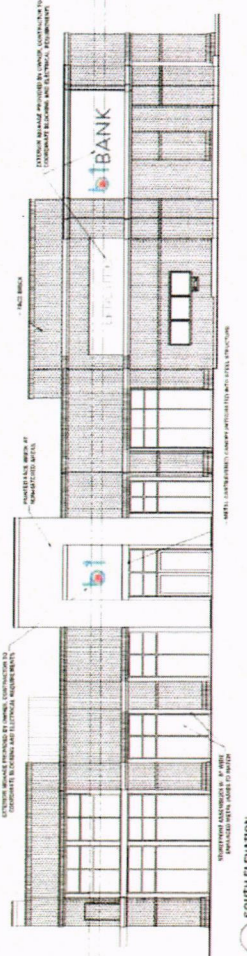
3 EAST ELEVATION
 SCALE: 1/8" = 1'-0"



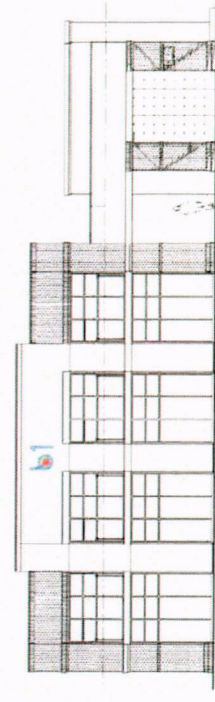
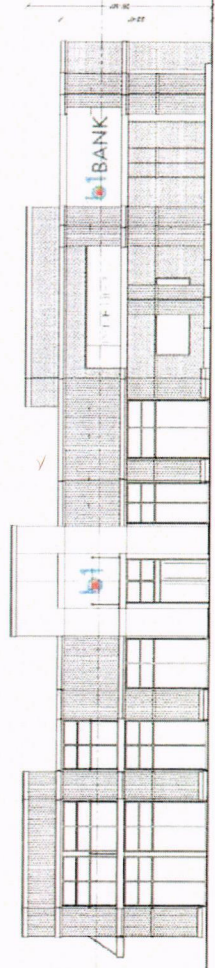
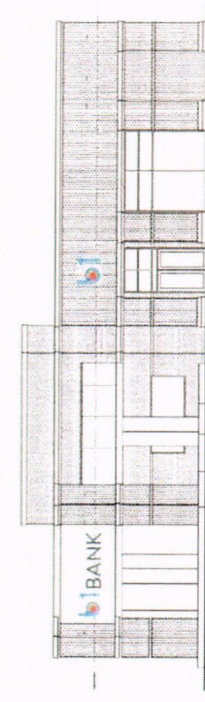
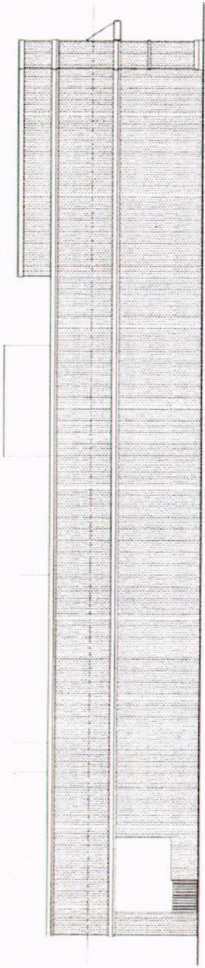
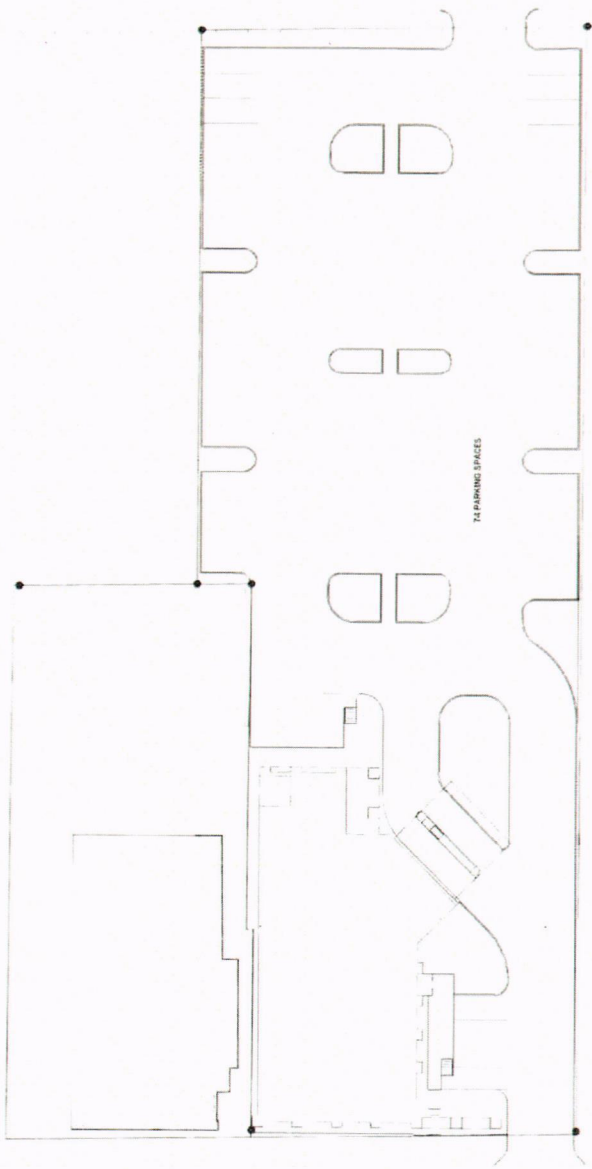
1 WEST ELEVATION
 SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 02/27/24

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: 135 ~~184~~ W. McNEESE ST., LAKE CHARLES, 70605

LEGAL DESCRIPTION: ATTACHED

DESCRIPTION OF JOB: NEW FROM GROUND UP DRIVE-THRU AND WALK-UP ONLY RESTARUANT.

WITH PLANS ATTACHED HERETO:
WILL ROBERTS, PROJECT MANAGER
APPLICANT: ABRAM ARCHITECTURE AND DESIGN, SCORP PHONE: 318.407.1297

MAILING ADDRESS: 3809 YOUREE DRIVE, SHREVEPORT, LA ZIP: 71105

EMAIL ADDRESS: will@abramsarchitecture.com

OWNER OF RECORD: SYDNEY PARTNERS/ PMG LEASING

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 _____

X Will Roberts
APPLICANT

X 2/27/24
DATE

3/1/2024

SMALLS SLIDERS
135 W McNEESE ST.
LAKE CHARLES, LA 70605

Letter of Intent

The following is a variance request to the Code of Ordinances of the City of Lake Charles
Chapter 24

ARTICLE V. - DEVELOPMENT REGULATIONS

PART 2. - REGULATIONS OF GENERAL APPLICABILITY

Sec. 24-5-210. - Landscape requirements.

(6) Minimum landscaping requirements

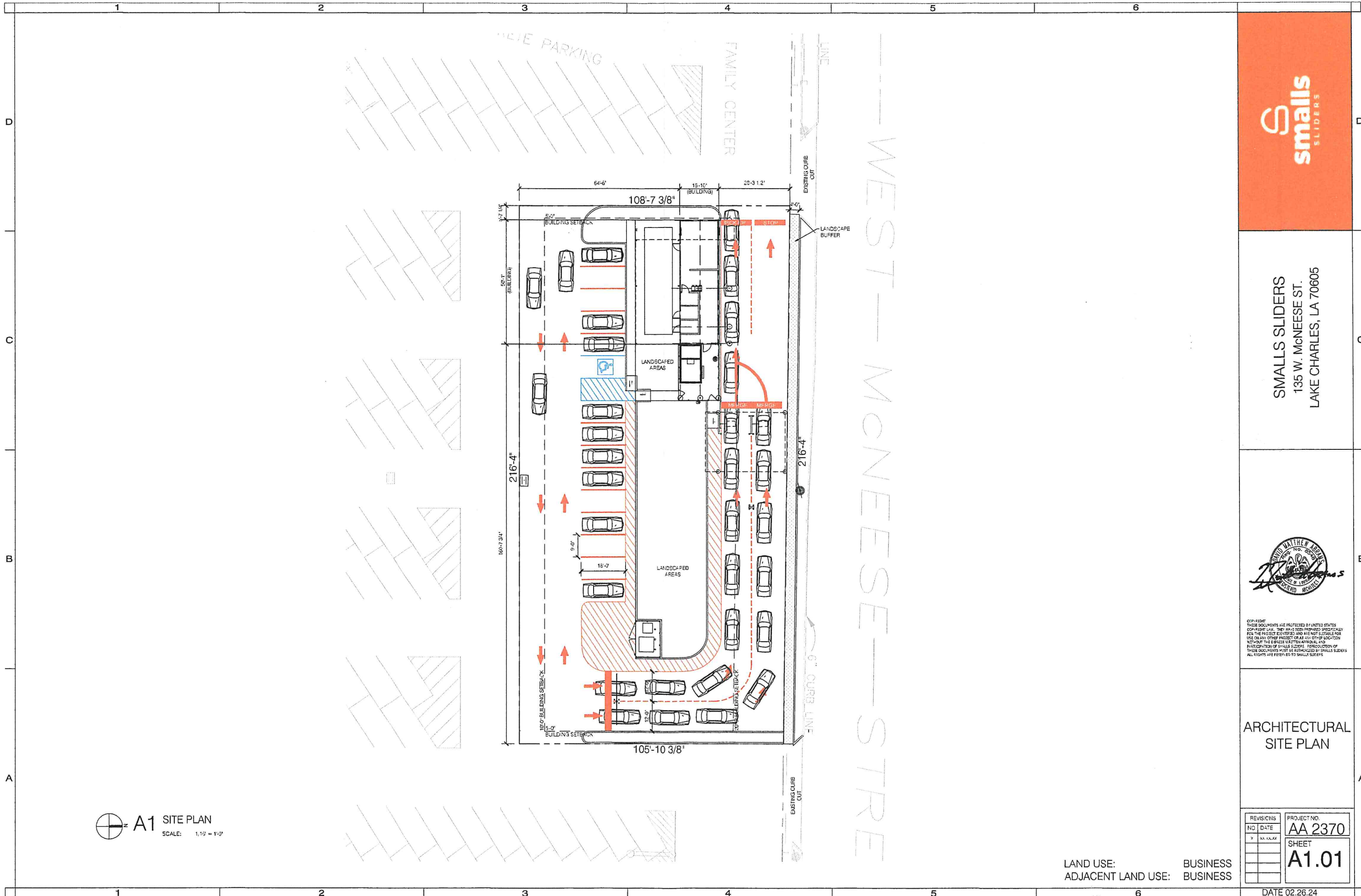
(c) Landscape setbacks on thoroughfares

1. Landscape setbacks are required along all street rights-of-way. For all non-residential and multiple-family parcels, a minimum ten-foot landscape buffer adjacent to the right-of-way of any street is required.

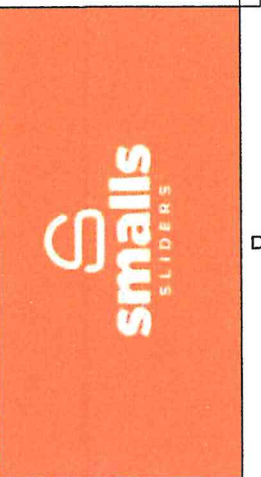
The Smalls Sliders project planned for the location of 135 West McNeese St. is requesting a variance to the 10'-0" landscaping buffer setback requirement along the West McNeese Street right-of-way. We are currently showing the removal of 4'-0" of existing paving from the right-of-way to be replaced with new landscaping. We are requesting to be allowed to utilize that new 4'-0" of landscaping in lieu of the requested 10'-0".

Sincerely,

Will Roberts, Project Manager
Abrams Architecture and Design, SCORP



A1 SITE PLAN
SCALE: 1/8" = 1'-0"



SMALLS SLIDERS
135 W. McNEESE ST.
LAKE CHARLES, LA 70605



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ARCHITECTURAL SITE PLAN

| | |
|-----------|--------------|
| REVISIONS | PROJECT NO. |
| NO. DATE | AA 2370 |
| | SHEET |
| | A1.01 |

LAND USE: BUSINESS
ADJACENT LAND USE: BUSINESS

DATE 02.26.24

VARIANCE APPLICATION FORM

\$200.00

DATE: 12-29-23

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

PROPERTY ADDRESS/LOCATION: 1027 Sycamore Street

LEGAL DESCRIPTION: See attached

DESCRIPTION OF JOB: build carport onto existing shed 12x12

WITH PLANS ATTACHED HERETO:

APPLICANT: Gloria Terry PHONE: 337-936-8436

MAILING ADDRESS: 1027 Sycamore St. ZIP: 70601

EMAIL ADDRESS: main.chingonas@gmail.com

OWNER OF RECORD: Elmer Pousson Louise Pousson

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

PLANNING DIRECTOR _____

DATE _____

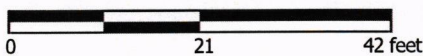
Gloria Terry
APPLICANT

12-29-23
DATE

Map



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



1027 Sycamore St.

Proposed carport

front edge of porch

front edge of carport is 47' from curb.

front edge of house

← 8'6" →
neighbor's fence

front edge of house is 49' from curb.

front edge of porch is 43' from curb.

Carport

17'6"

sanitary

approx. \$340. materials

Shed

8'

12'

Gloria Terry

337-936-8436



Variance

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 3-11-24

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: 520 7th St LCLA 70604

LEGAL DESCRIPTION:

DESCRIPTION OF JOB:

WITH PLANS ATTACHED HERETO:

APPLICANT: GERARD D Williams / Cigar Emv PHONE: 337 9945010

MAILING ADDRESS: 155 Dr Michael Debatay #21 LCLA ZIP: 70604

EMAIL ADDRESS: gerard@wms taxservice.com

OWNER OF RECORD:

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 _____

[Signature]
APPLICANT

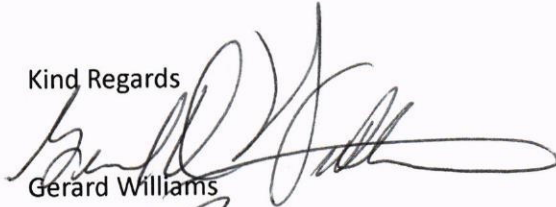
3-11-24
DATE

Letter of Intent

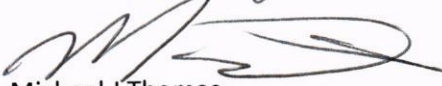
City Of Lake Charles,

I, Gerard Williams and Michael J. Thomas, owners of Cigar Envy LLC. , hereby express intent to open a cigar lounge and bar in the city of Lake Charles, LA. This lounge will be located at 520 7th Street Lake Charles, LA 70601. This business will include the sale of cigars and provide a bar/lounge setting to customers.

Kind Regards

A handwritten signature in black ink, appearing to read "Gerard Williams", written over a horizontal line.

Gerard Williams

A handwritten signature in black ink, appearing to read "Michael J Thomas", written over a horizontal line.

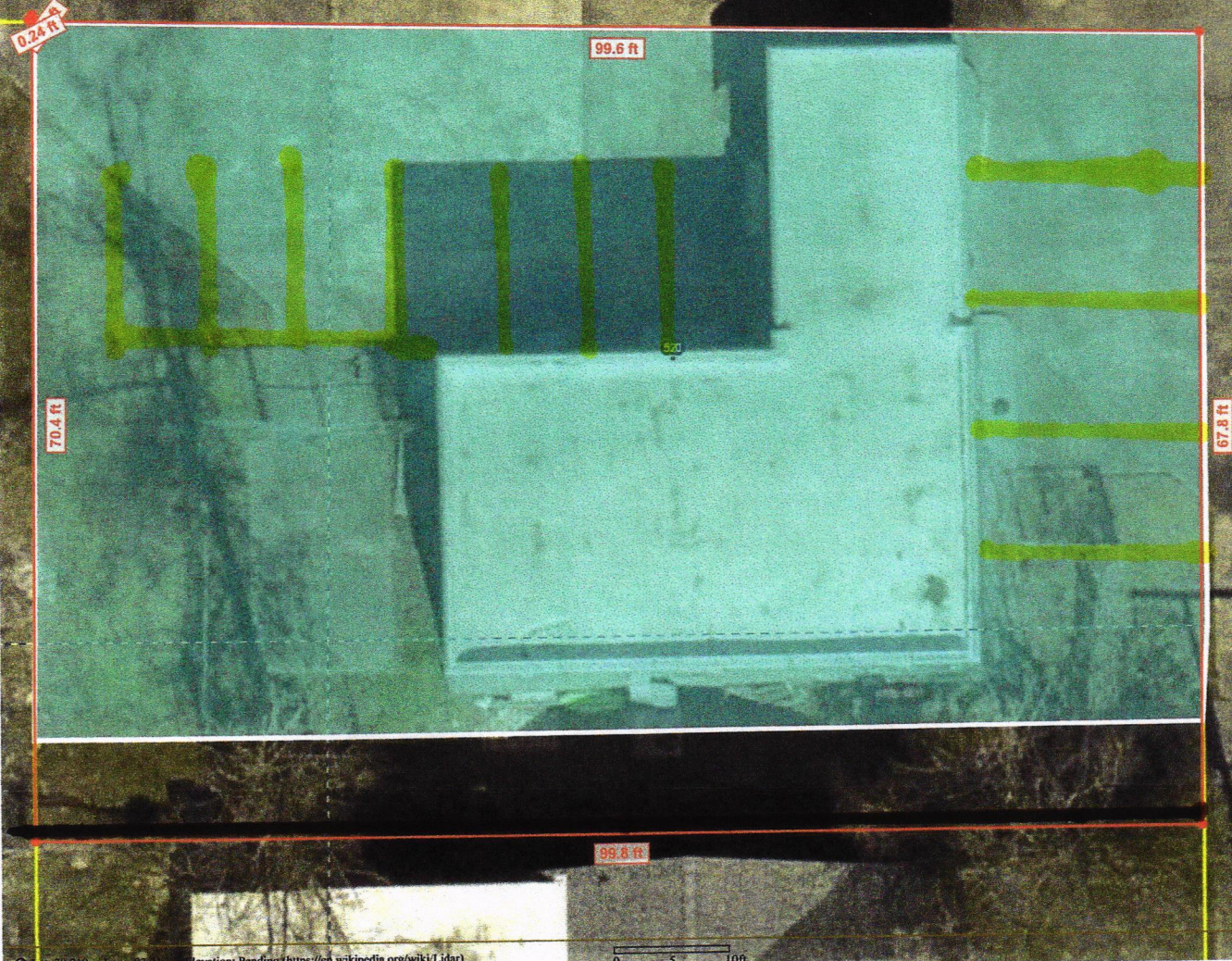
Michael J Thomas

Owners, Cigar Envy LLC.



(http://www.cityoflakecharles.com)

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