



City of Lake Charles

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

Meeting Agenda

Planning and Zoning Commission

Monday, June 10, 2024

5:30 PM

Council Chambers

OPEN MEETING

ROLL CALL

MINUTES OF PREVIOUS MEETING

SPECIAL ANNOUNCEMENTS

COMMISSION BUSINESS

ANX 24-02

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: JOHN STURLESE/CITY OF LAKE CHARLES

SUBJECT: The applicant is requesting annexation approval of 4.11-acres M/L, and generally described as the **Eastside 5400 Blk. Weaver Road**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the proposed annexation is under review by the Registrar of Voters office and the Tax Assessor Office for Annexation Certification.

ANXZON 24-02

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: JOHN STURLESE/CITY OF LAKE CHARLES

SUBJECT: The applicant is requesting a zoning classification of Residential Zoning District of 4.11-acres M/L, and generally described as the **Eastside 5400 Blk. Weaver Road**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the proposed zoning classification of Residential is consistent with the current zoning classification of the Parish of Calcasieu (R-1). Therefore, staff finds the request reasonable and acceptable for passage.

PREFNL 24-09

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: SCOTT PATTERSON, P.L.S. (CAPSTONE AT THE OAKS RE-SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to re-subdivide a 10.085-acre tract of land into ten (10) lots (with re-adjusted lot lines), within a Mixed Use and Residential Zoning District. Location of the request is **2401 6th Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a 10.085-acre tract of land into ten (10) lots (with re-adjusted lot lines), within a Mixed-Use and Residential Zoning District. Subdivision meets all development standards. If approved, applicants shall adhere to any recommendations by the Department of Engineering and Public Works.

**PREFNL-MAJ LAKE CHARLES SUBDIVISION REGULATIONS/CHAPTER 24 - L.C. ZONING
-VAR 24-10 ORDINANCE**

APPLICANT: PENTANGELI ROW DEVELOPMENT (PENTANGELI ROW SUBDIVISION)
SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a 2.4-acre m/l tract of land into thirty-two (32) residential tracts including a Major Conditional Use Permit for private drive access and Variance for lot size reductions, within a Residential Zoning District. Location of the request is the **Northwest corner W. Claude Street @ Ernest Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a 2.4 acre m/l tract of land into thirty-two (32) residential tracts will also include a Major Conditional Use Permit for private drive access over 200' (proposed +/-324') and a variance for lot size reductions which will also include allowing lot coverage over the required 40%. The proposal is bordered on all sides by single family residential and across the street to the south by a public use (library). Garbage services will be privately contracted. If approved, applicants shall adhere to any recommendations by the Department of Engineering and Public Works including utility services.

SPC 24-02 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: CLIFTON & PAULA HARMON
SUBJECT: Applicant is requesting Special Exception (Sec. 4-206) in order to re-establish a non-conforming use (construction storage yard), within a Neighborhood Zoning District. Location of the request is **1712 Cessford Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to re-establish a nonconforming use of a construction storage yard, within a Neighborhood Zoning District. The property is bordered on all sides by residential properties and to the West by vacant property.

VAR 24-17 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: JESUS JUAREZ
SUBJECT: Applicant is requesting Variances (Sec. 4-205) in order to construct two accessory uses 1) thereby exceeding the allowable 40% of principal structure and 2) allowing height of accessory uses to exceed height of principal structure, within a Residential Zoning District. Location of the request is **3206 1st Avenue.**

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to maintain two accessory uses thereby exceeding the allowable 40% of the principal structure. The principal structure appears to be 1320 s.f. and the total of the accessory building s.f. appears to be 1756 s.f. One of these structures will exceed the height of the principal structure, 14' 3 1/2" vs. the principal structure at 12' 3". The total square footage of the lot appears to be 18,000 s.f.

VAR 24-20 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: RUSSELL J. STUTES CONSTRUCTION
SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to reduce the required landscape bufferyard from 15' to 10' along public right of ways for a proposed new car wash, within a Business Zoning District. Location of the request is **3701 Ryan Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting a reduction in the required landscape bufferyard from 15' to 10' along a public right of way (fronting an arterial corridor) for a proposed new car wash, within a Business District. The additional 5' landscape buffer is required along all collectors and arterials.

VAR 24-21 **CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**
APPLICANT: GENERAL REMODELING/FRANCISCO HERNANDEZ, LLC
SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to install a façade sign which exceeds the roof line of the building by 2', within a Business Zoning District. Location of the request is **206 W. Prien Lake Road.**

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting a variance in order to maintain an unpermitted a façade sign which exceeds the roof line on the building by 2', within a Business Zoning District. Staff could find no evidence of hardship or similar sign applications in the immediate area and therefore cannot forward a position of support. If approved, applicant is required to obtain a sign permit.

VAR 24-22 **CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**
APPLICANT: MURPHY JAMES BELLARD III
SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to re-construct a residence with a 25' front setback vs. the required 30', within a Neighborhood Zoning District. Location of the request is the **Southwest corner of Abel Circle @ W. 18th Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to reconstruct a residence with a 25' front setback. Staff's review revealed the proposed setback is consistent with the previous residence's setback, therefore feels the request falls reasonable.

VAR 24-23 **CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**
APPLICANT: JASON BELL/DAVID JOHNSON
SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to establish a bar/lounge use within 300ft. of a Residential Zoning District, within a Business Zoning District. Location of the request is **2708 Gerstner Memorial Drive.**

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to establish a bar/lounge use within 300ft of a Residential Zoning District. The proposed bar/lounge site is approximately 105' from the nearest Residential Zoning District. If approved, this development is a new use on the property and will require the development to meet current development standards in the Zoning Ordinance including landscaping requirements as outlined in Sec 5-210.

VAR 24-24 **CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**
APPLICANT: DIVINE PETROLEUM GROUP LLC
SUBJECT: Applicant is requesting Variances (Sec. 4-205) in order to establish a convenience store while maintaining 1) existing four curb cuts vs. the maximum 2 allowed; 2) existing bufferyard abutting residential uses vs. the required 15'; and 3) existing landscaping bufferyard along public right of ways vs. required 15' bufferyard, within a Business Zoning District. Location of the request is **1920 Gerstner Memorial Drive.**

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting a variances in order to establish a convenience store while maintaining 1) existing four curb cuts vs. the maximum 2 allowed; 2) existing bufferyard abutting residential uses vs. the required 15'; and 3) existing landscaping bufferyard along public right of ways vs. required 15' bufferyard, within a Business Zoning District. While the applicant has made efforts to comply with the development standards, staff can find no evidence of hardship and therefore cannot forward a position of support.

VAR 24-25 **CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

APPLICANT: PENTANGELI ROW DEVELOPMENT LLC

SUBJECT: Applicant is requesting Variances (Sec. 4-205) in order to construct a townhome development with interior 0' lot lines and reduction of landscape bufferyard abutting single-family residential uses from 15' to 10', within a Residential Zoning District. Location of the request is the **Northwest corner W. Claude Street @ Ernest Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting setback variances from front and side property lines and 0' interior lot lines. The proposed development requires a 15' bufferyard abutting single-family uses and a 30' setback on the frontage. The proposal is surrounded on all sides by single-family residential, therefore staff cannot forward a position of support.

OTHER BUSINESS

ADJOURN



PO Box 5918

Lake Charles, LA Office

70606

3928 Common St

Lake Charles, LA 70607

Phone: 337-480-3678

Fax: 337-480-3577

sturleseconstruction@yahoo.com

Sturlese Construction Inc. & Rental Properties

April 16, 2024

TO Whom it May Concern,

I John P. Sturlese would like to get the below describe property annexed.

The West Half of Lot 9 of DUHON SUBDIVISION of Northwest Quarter of the Southeast Quarter, LESS 127 feet (East and West) 100 FEET (North and South) in the Northwest corner of Section 26 Township 10 South, Range 9 West, as per plat recorded in Conveyance Book 188 page 376, records of Calcasieu parish, Louisiana together with all building and improvement thereon situated.

Bearing the municipal address of 5497 Weaver Road, Lake Charles, La 70605.

Thank you

John Sturlese

To: City of Lake Charles

Re: Annexation

I am requesting annexation of the following property into the corporate limits of the City of Lake Charles

Beginning at the Northwest Corner (Lot 9) of the property of Duhon Subdivision, thence East a distance of 127 feet, thence South 100 feet, thence West 127 feet, thence North to the point of commencement, together with all buildings and improvements thereon situated (Parcel #01349253)

John Sturlese

 6/3/2024



CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: 5-8-2024

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

1. NAME OF SUBDIVISION: Capstone at the Oaks / East Highlands Sub.
2. NAME OF APPLICANT: Scott Patterson, P.L.S.
ADDRESS: 6730 Exchequer Drive, Baton Rouge, LA ZIP 70809 PHONE 225-752-0995
3. NAME OF AUTHORIZED AGENT: Same as Above
ADDRESS: _____ ZIP _____ PHONE _____
4. OWNER OF RECORD: Capstone at the Oaks, LP - R.B. Coats, III
ADDRESS: 4509 Pine Tree Circle, Vestavia, AL ZIP 35243 PHONE 205-543-7970
5. ENGINEER (and/or Land Surveyor): LandSource, Inc. - Scott Patterson, P.L.S.
ADDRESS: 6730 Exchequer Drive, Baton Rouge, LA ZIP 70809 PHONE 225-752-0995
6. ATTORNEY: Longwell Riess - Kelly Longwell
ADDRESS: 650 Poydras Street, Suite 2600, New Orleans, LA ZIP 70130 PHONE 504-381-0010
7. SUBDIVISION LOCATION: Shaw Street and 6th Street (2401 6th Street)
8. TOTAL ACREAGE BEING SUBDIVIDED: 10.085 Ac.
NO. OF LOTS: 10 lots
9. ZONING CLASSIFICATION: Mixed Use (Tract 2-A) / Residential District (Lots 12, 16, 20, 24, 28, 32, 36, 46 & 47)
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: _____
No
11. DATE OF PRELIMINARY PLAT APPROVAL: N/A
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:

See attached.

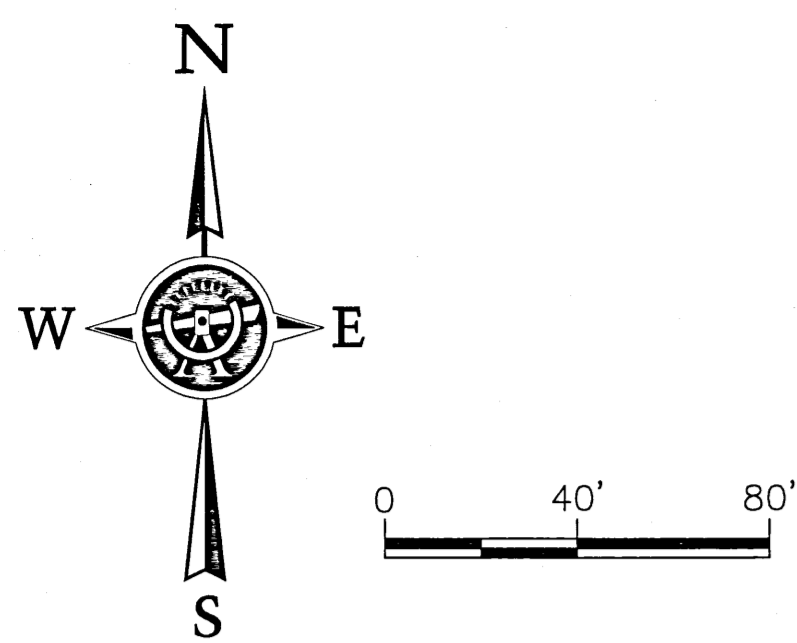
13. ATTACH **FIFTEEN (15)** COPIES OF THE FINAL PLAT.
14. ASSURANCES OF COMPLIANCE WITH REGULATIONS AS STATED.

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, Scott Patterson HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HEREWITH ARE TRUE.

BY: Scott Patterson
SIGNATURE OF APPLICANT

DATE: 5-8-2024



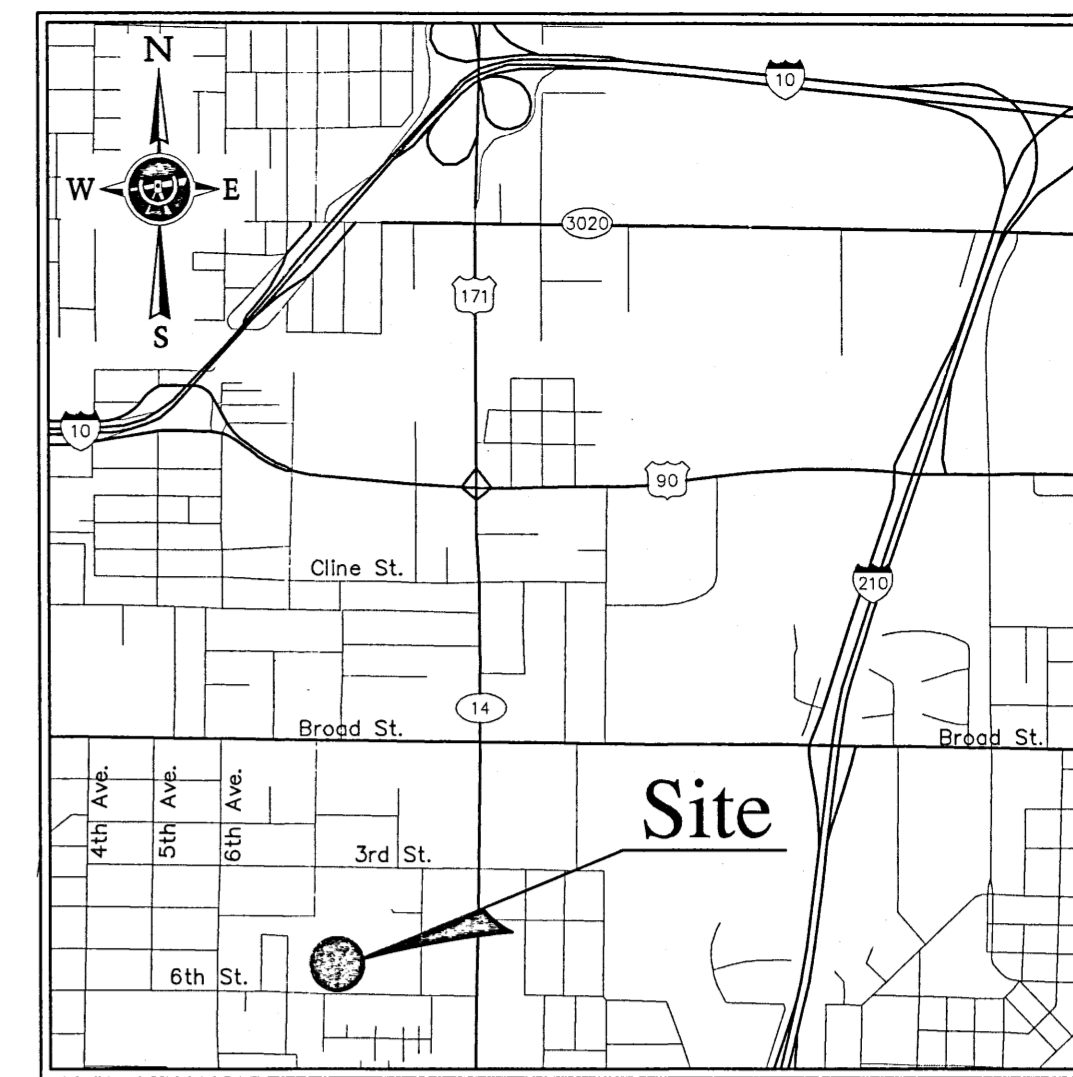
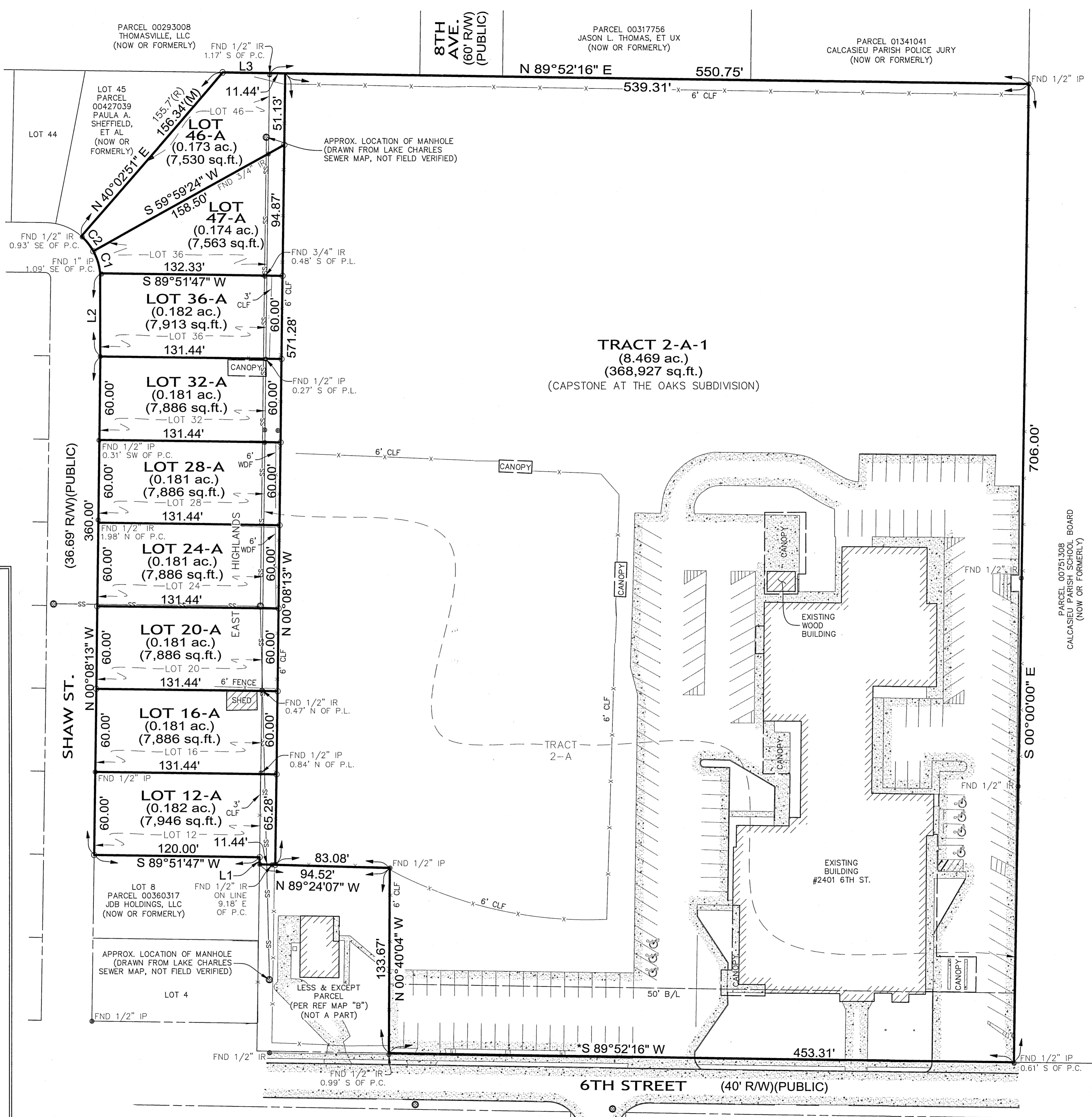
LEGEND

- Property Line
- - - Right of Way Line
- - - Building Setback Line
- SS - - - Underground Sewer Line
- x - - - Fence Line
- Found 1/2" Iron Pipe/Rod (Unless Otherwise Noted)
- Set 1/2" Iron Pipe
- ⊙ Sewer Manhole
- ⊙ Sewer Manhole
- R/W Right of Way
- B/L Building Setback Line
- CLF Chain Link Fence
- WDF Wood Fence
- FND Found
- IP Iron Pipe
- IR Iron Rod
- P.C. Property Corner
- P.L. Property Line
- (R) Recorded
- (M) Measured
- ♿ Handicap Parking
- Concrete Pavement

Kenyonna Moses, Home Sweet Home Investments, LLC Owner: Lot 12	Date
Ivan G. Thomas, Jr., Owner: Lot 16	Date
Joe E. Matthews, Owner: Lot 20	Date
Laura M. Bias, Owner: Lot 24	Date
Joseph V. Rachal, Owner: Lot 28	Date
Silver R. Harris, Owner: Lot 32	Date
Tamalyn R. Bohanan, Owner: Lot 36	Date
Calvin J. Lafrere, Resolutions Enterprise Investments, LLC Owner: Lots 46 & 47	Date
R.B. Coats, III, Manager Capstone At The Oaks, LP Owner: Tract 2-A	Date

LINE #	BEARING	DISTANCE
L1	N 00°08'13" W	5.14'
L2	N 00°59'14" W	60.01'
L3	N 89°51'47" E	34.00'

CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	40.00'	16.85'	N 17°56'35" W	16.72'
C2	40.00'	13.92'	N 39°58'52" W	13.85'



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel No. 22019C0485F for City of Lake Charles, Calcasieu Parish Louisiana, last revised Feb. 18, 2011, the property shown hereon is located in Flood Zone "X". Nearest adjacent Base Flood Elevation = 11 feet (NAVD 1985). The current base flood and inundation elevations are subject to change and should be verified with the Department of Development prior to issuance of building permits.
- Zoning: Mixed Use District (Tract 2-A) and Residential District (Lots 12, 16, 20, 24, 28, 32, 36, 46 & 47)
Yard Requirements: Mixed Use Minimum Front Yard: 50 feet Minimum Rear Yard: 10 feet Minimum Side Yard: 10 feet
Yard Requirements: Residential Minimum Front Yard: 30 feet Minimum Rear Yard: 10 feet Minimum Side Yard: 5 feet
Zoning information should be verified with City/Parish Planning Commission.
- Reference Maps:
A. Map Showing Combination of Tract 2 & 5.384 Ac. Tract Into Tract 2-A, by David L. Patterson, P.L.S., dated Oct. 28, 2022
B. Southern Construction Corp. East Highlands Subdivision, Lake Charles, LA, by F. Shutt's Sons, dated Aug. 28, 1946 (File No. 352715, recorded Oct. 14, 1946)
- (*) represents the Basis of Bearings. Bearings are based on reference map "A" (above). Distances are U.S. Survey Feet.
- No attempt has been made by LandSource, Inc., to verify title, actual legal ownerships, deed restrictions, servitudes, easements, or other burdens on the property other than that furnished by the client or his representative.
- Utilities: The location of underground utilities was not in the scope of this survey.

**MAP SHOWING
EXCHANGE OF PROPERTY
BETWEEN
TRACT 2-A &
LOTS 12, 16, 20, 24,
28, 32, 36, 46 & 47
INTO
TRACT 2-A-1 & LOTS 12-A,
16-A, 20-A, 24-A, 28-A,
32-A, 36-A, 46-A & 47-A
LOCATED IN SECTION 4, T-10-S, R-8-W,
SOUTHWEST LAND DISTRICT,
CALCASIEU PARISH, LOUISIANA
FOR
CAPSTONE AT THE OAKS, LP**

CERTIFICATION:
This is to certify that this plat is made in accordance with LA. revised Statutes 33:5051 ET SEQ. and conforms to all parish ordinances governing the subdivision of land and conforms to a Class B Survey in accordance with the State of Louisiana "Standards of Practice for Property Boundary Surveys".



Scott L. Patterson, P.L.S.
La. Registration No. 5246
Date: 2/21/24

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

DATE: 5-8-2024 APPLICATION FEE: _____

1. NAME OF SUBDIVISION: _____

2. NAME OF APPLICANT: Pentangel Row Development

ADDRESS: 4310 Ryan St Ste 122 ZIP: 70605 PHONE: 337 764 8884

3. NAME OF AUTHORIZED AGENT: David Minton

ADDRESS: 4310 Ryan St Ste 122 ZIP: 70605 PHONE: _____

4. OWNER OF RECORD: OLQH

ADDRESS: _____ ZIP: _____ PHONE: _____

5. ENGINEER (and/or Land Surveyor): Cypressa Engineering / Magnolia Survey

ADDRESS: _____ ZIP: _____ PHONE: _____

6. ATTORNEY: Tom Gayle

ADDRESS: _____ ZIP: _____ PHONE: _____

7. SUBDIVISION LOCATION: 3828 Ernest St.

8. TOTAL ACREAGE BEING SUBDIVIDED: 1/2 2.4 acres

NUMBER OF LOTS: 32

9. ZONING CLASSIFICATION: Res

10. HAS THE PLANNING COMMISSION GRANTED VARIANCE, EXCEPTION OR SPECIAL PERMIT CONCERNING THIS PROPERTY? [] YES [X] NO

IF SO, LIST CASE NO. AND NAME: _____

11. LIST ALL CONTIGUOUS HOLDINGS IN THE SAME OWNERSHIP:
see attached

12. LIST ALL LAND PROPOSED TO BE SUBDIVIDED:

13. LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:
See attached

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

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

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

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

BY: _____
SIGNATURE OF APPLICANT

DATE: _____



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

Memo

To: Paulette Lupo

From: David Minton

Date: Tuesday, May 14, 2024

RE: Ernest St. Development

The project developer intends to construct sixteen (16) duplex townhome structures in two (2) phases with the first phase fronting Ernest St. All drives/common spaces in the development will be maintained by an HOA and managed by Pointer Property Management, a local property management firm.

All units will be two (2) story three (3) bedroom, two (2) full bath, and half bath downstairs with parking provided in the rear access for increase curbside appeal to the neighboring owners. Additionally, all common spaces as well as each unit are intended to be landscaped and professionally maintained by third party service as a part of the HOA. The development will also include a large greenspace common area for preservation of natural areas which will be included as with the other professionally maintained spaces.

A stormwater detention area has been included to provide the required storage/reduced discharge to ensure no adverse impacts to the adjacent parcels are experienced as a result of the proposed development.

The north and west property lines are proposed to be fenced with a six (6) foot tall privacy fence constructed during the respective phases of the project.

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

Regards

David Minton



ERNEST ST

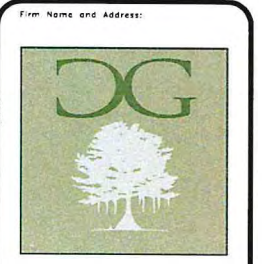
W CLAUDE ST

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

General Notes
SCALED FOR 22 X 34

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

No.	Revisions	Date



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

Project Name and Address:
ERNEST TOWNHOMES
LAKE CHARLES, LA

SITE PLAN

Drawn By:	C.G.S.	Sheet	C-1
Project:	2024.032		
Date:	5/03/2024		
Scale:	AS NOTED		



1 SITE PLAN - PHASE I
 C2 SCALE: 1" = 30'



2 SITE PLAN - PHASE II
 C2 SCALE: 1" = 30'

General Notes

SCALED FOR 22 X 34

CYPRESS ENGINEERING AND DEVELOPMENT GROUP, LLC

DAVID MINTON
 LICENSEE NAME
 36790
 LICENSURE 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:

ERNEST
 TOWN HOMES
 LAKE CHARLES, LA

SITE PLAN
 PHASE I & PHASE II

Drawn By: C.G.S. Sheet
 Project: 2024.032
 Date: 5/06/2024
 Scale: AS NOTED

C2

CYPRESS ENGINEERING AND DEVELOPMENT GROUP, LLC
DAVID MINTON
LICENSEE 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:

ERNEST
TOWN HOMES
LAKE CHARLES, LA

LOT LAYOUT

Drawn By: C.G.S.
Project: 2024.032
Date: 5/06/2024
Scale: AS NOTED

Sheet
C3



ERNEST ST

W CLAUDE ST

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 5/13/24

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: 1712 Cessford Street

LEGAL DESCRIPTION: See Attach Document

DESCRIPTION OF JOB: Trucks - To haul Dirt/Gravel - Transport

WITH PLANS ATTACHED HERETO:

APPLICANT: Clifton And Paula Harmon PHONE: 337-884-4652

MAILING ADDRESS: 700 Williams St, Lake Charles LA ZIP: 70601

EMAIL ADDRESS: Paula.harmon.123@iCloud.com

OWNER OF RECORD: C & P Harmon Properties, LLC c/o Paula Harmon *owner*

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 _____

Clifton Harmon
Paula Harmon
APPLICANT

5/13/24
DATE

For 1712 Cessford St.
Lake Charles, LA 70601

12-23-2024

To Whom this may Concerns,

C & P Harmon Properties LLC

is requesting to have a wooden
private fence put up so that the
public would not be able to see
the trucks or equipment that is in the
equipment yard. We had a construction
yard there for about 20 plus year, ~~and~~^(PH)
in the Name of Harmon Construction LLC,

Due to the Hurrican the original fence
was destory And We're asking to replace
the 6' feet fence. Again all around the
yard. Your Consideration will be

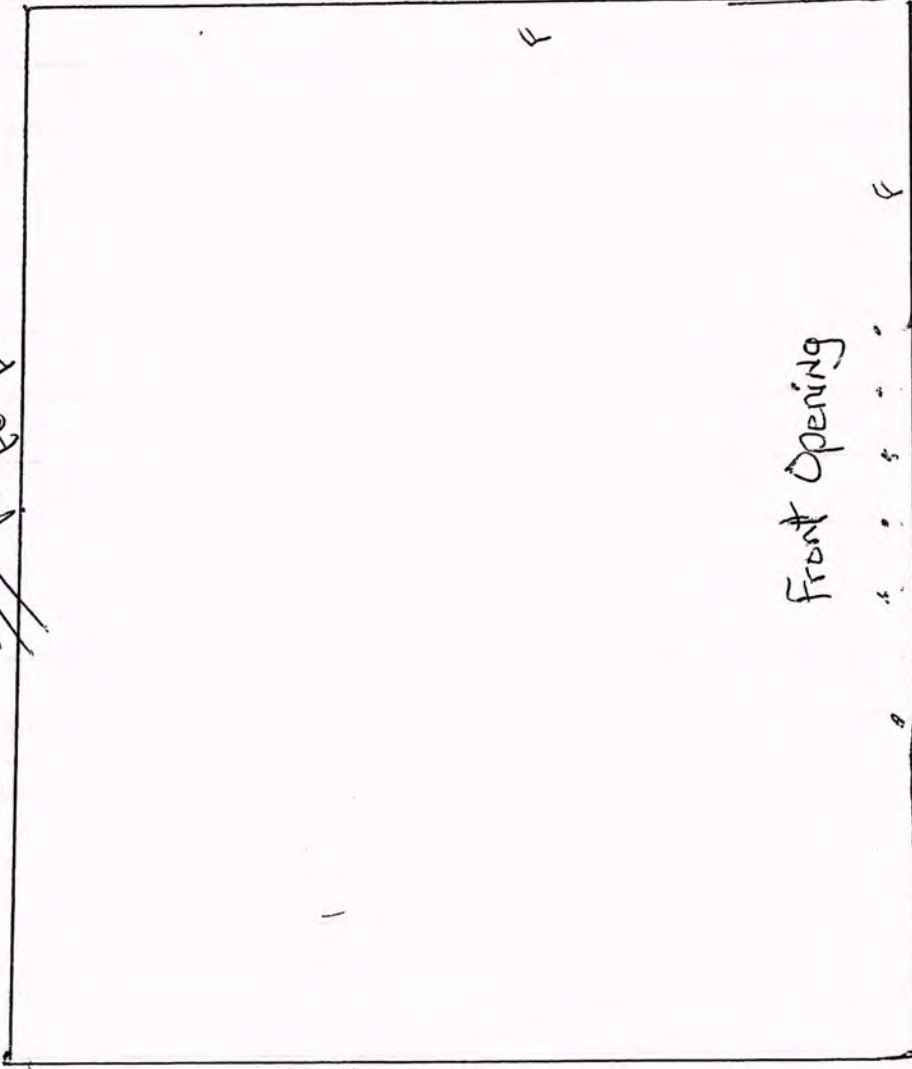
appreciate,
in concern of this
matter,

C & P Harmon Properties
LLC

Clifton / Paula Harmon
700 Williams Street
Lake Charles, LA 70601
337-884-4652

South
Back
Already wood frame
fence

West
Facing
Gravel
1710



East side
1705

Front Opening

100 sq. ft.

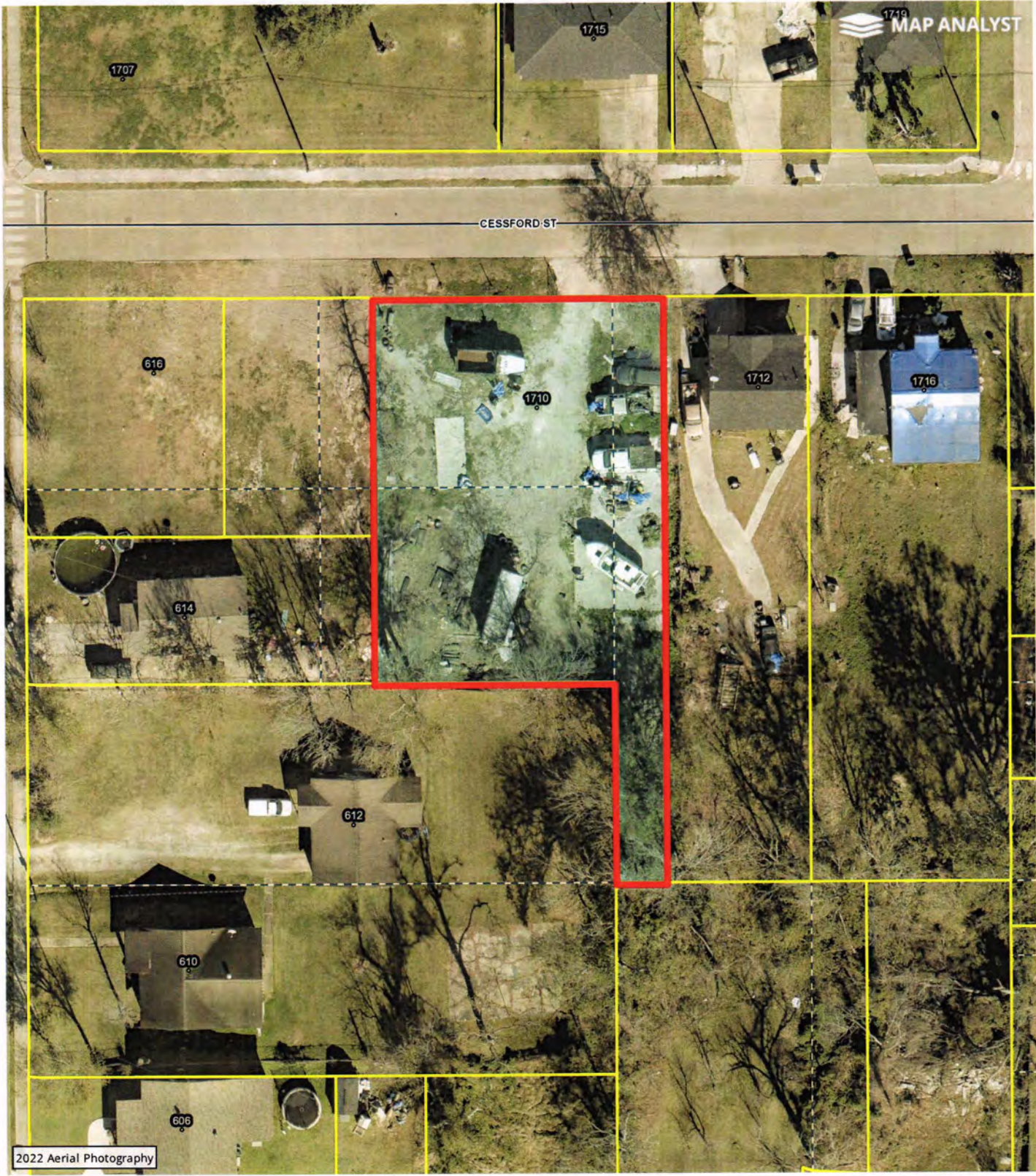
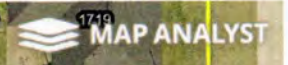
1712 Cessford St

Lake Charles,
LA. 70601

North



Apr 12, 2004 at 12:00 PM



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 3-18-24

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: 3206 1st Avenue Lake Charles LA 70602

LEGAL DESCRIPTION: see attached

DESCRIPTION OF JOB: 26'x32' porch 14'x20' storage

WITH PLANS ATTACHED HERETO:

APPLICANT: Jesus Suarez PHONE: 832-530-6619

MAILING ADDRESS: 3206 1st Avenue Lake Charles LA ZIP: 70602

EMAIL ADDRESS: J.Suarez79@icloud.com

OWNER OF RECORD: Jesus Suarez (Juarez)

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 _____

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 4-5-24

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: 3206 1st Avenue

LEGAL DESCRIPTION: see attached

DESCRIPTION OF JOB: Variance for accessory building

WITH PLANS ATTACHED HERETO:

APPLICANT: Jesus Suarez PHONE: 832-530-6619

MAILING ADDRESS: 3206 1st Avenue Lake Charles ZIP: 70601

EMAIL ADDRESS: ~~3206~~ j.suarez79@icloud.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 _____ APPLICANT _____ DATE _____

~~We are requ~~

I am requesting a Variance for my accessory building that surpasses the 40% square footage of the main building.

Jesus Joracz

Jesus Joracz 4-5-24

Jesus Suarez

3-18-24

3206 1st Avenue Lake Charles LA 70602

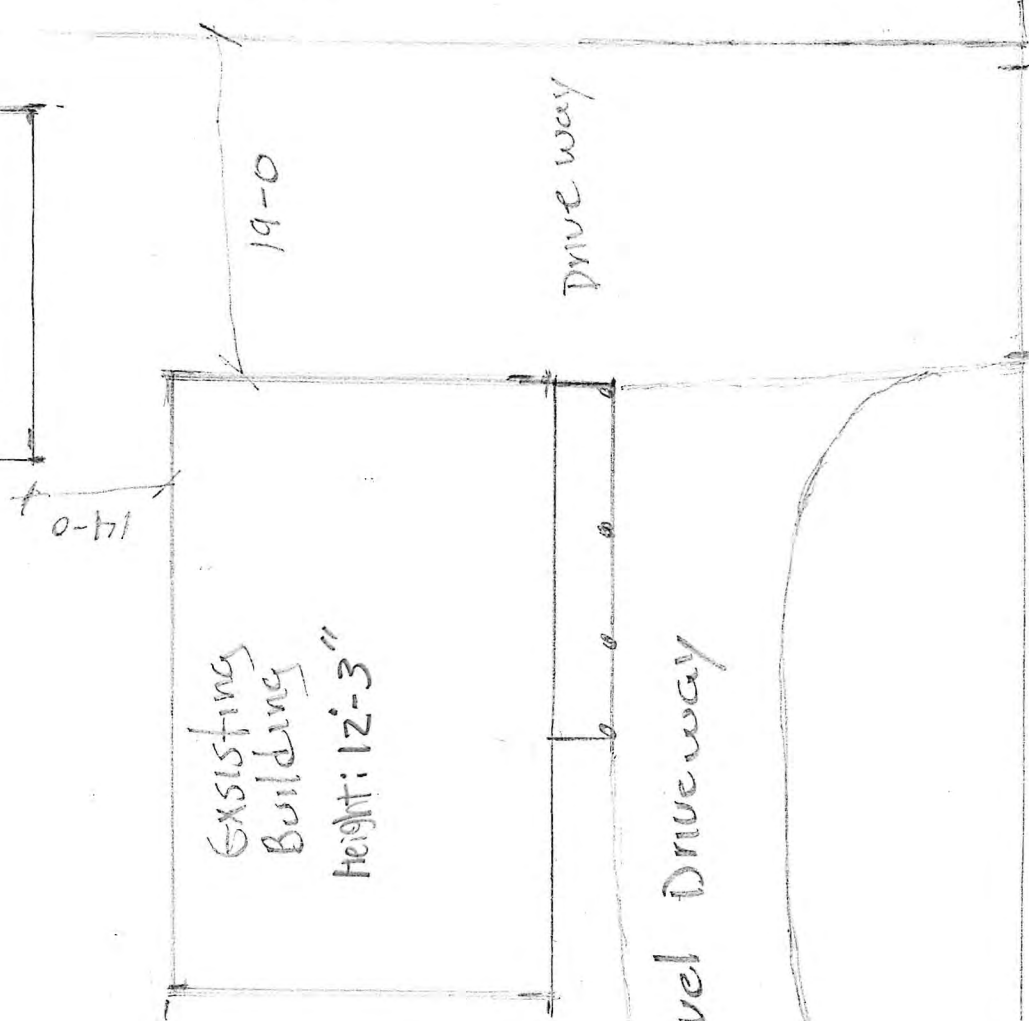
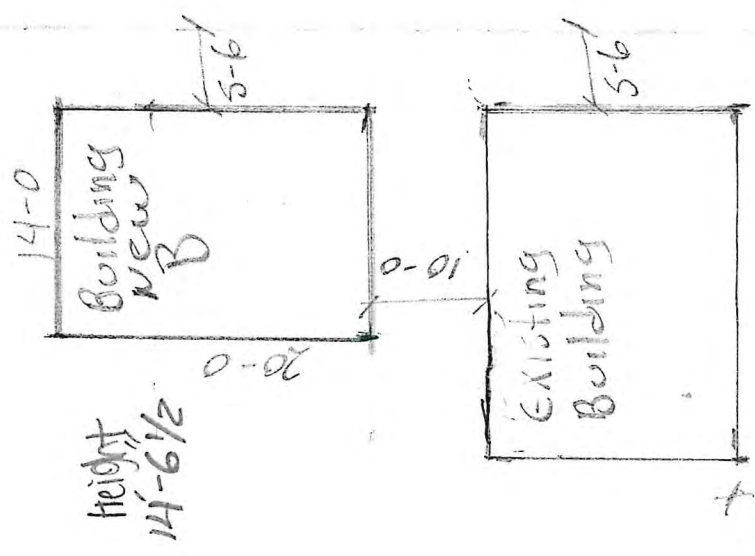
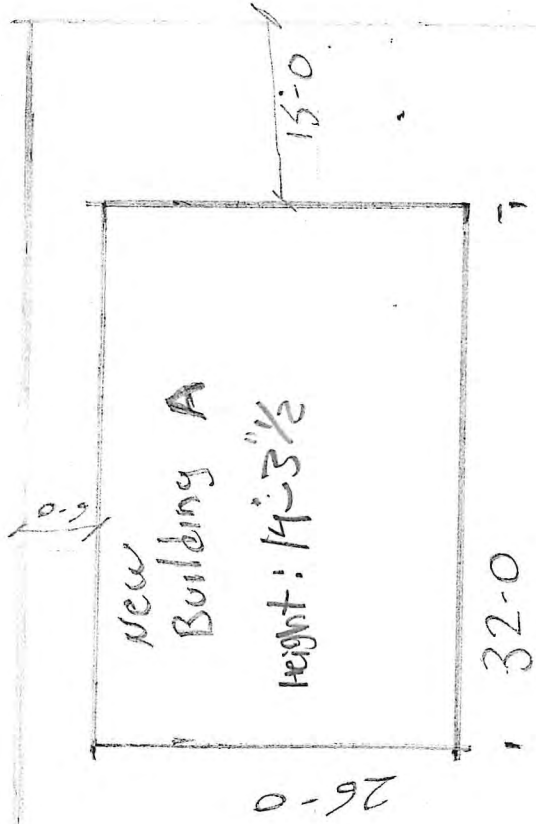
I have a 26x32 Foot Porch Detached from the house
and a 14x20 ft storage Detached from the house.

We are requesting Variants regarding the height of the 2 already built structures.

Jesus Suarez

100-0

3206 1st Avenue
Lake Charles LA
70602



1st Avenue

192-00

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 4/25/24

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: 3701 Ryan St, Lake Charles

LEGAL DESCRIPTION: see attached

DESCRIPTION OF JOB: Mike's car wash

WITH PLANS ATTACHED HERETO:

APPLICANT: Russell States PHONE: 337-477-4900

MAILING ADDRESS: 3007 Country Club Rd, Lake Charles, LA ZIP: 70605

EMAIL ADDRESS: office@RussellJStates.com

OWNER OF RECORD:

ZONING DISTRICT: [] RESIDENTIAL [] MIXED USE [] INDUSTRIAL [] NEIGHBORHOOD [X] 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 [X] 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 (Signature) DATE 4/25/24



3007 Country Club Rd, Lake Charles LA 70605

p: 337-477-4900 f: 337-477-3323 office@russelljstutes.com

Good morning,

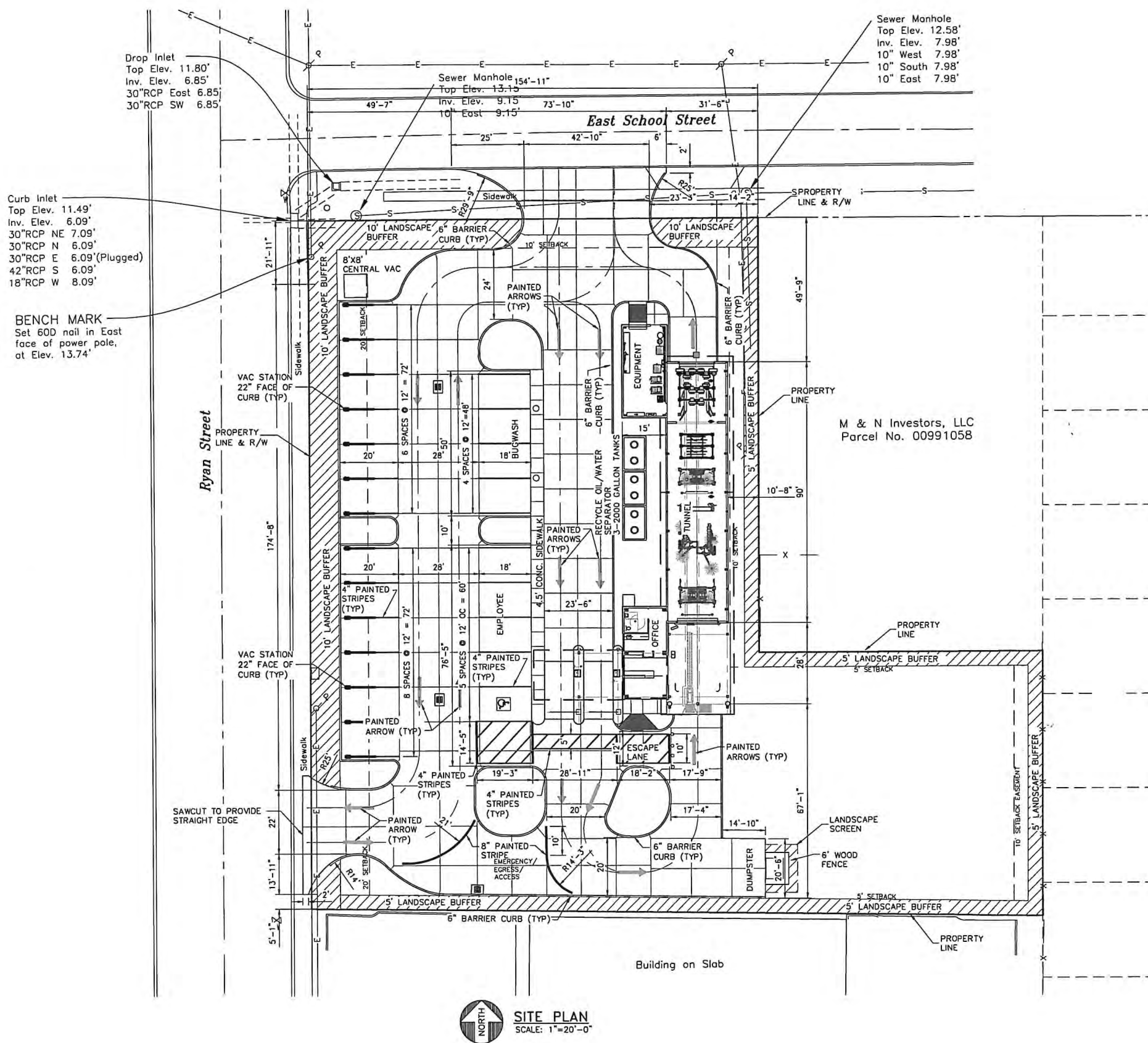
This letter is to serve as a Letter of Intent. A Variance was filed requesting that a change be made to allow 10ft from the side walk instead of the required 15ft.

- A. Name and address: Russell Stutes Construction, 3007 Country Club Rd, Lake Charles, La, 70605
- B. 3701 Ryan St, Lake Charles, La, 70605 – Mike's Car Wash

A handwritten signature in black ink, appearing to read 'T. Patrick Milligan'.

T. Patrick Milligan
Owner/President
Russell J. Stutes Construction, LLC.

Residential License #82513
Commercial License #13484



Sewer Manhole
Top Elev. 12.58'
Inv. Elev. 7.98'
10" West 7.98'
10" South 7.98'
10" East 7.98'

Drop Inlet
Top Elev. 11.80'
Inv. Elev. 6.85'
30" RCP East 6.85'
30" RCP SW 6.85'

Curb Inlet
Top Elev. 11.49'
Inv. Elev. 6.09'
30" RCP NE 7.09'
30" RCP N 6.09'
30" RCP E 6.09' (Plugged)
42" RCP S 6.09'
18" RCP W 8.09'

BENCH MARK
Set 60D nail in East
face of power pole,
at Elev. 13.74'

M & N Investors, LLC
Parcel No. 00991058

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

GENERAL NOTES:

- CONTRACTOR TO HAVE EXISTING UTILITIES MARKED BY LOUISIANA ONE CALL PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR TO PROVIDE SIGNAGE PER THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES PER THE LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT REQUIREMENTS TO WARN MOTORIST OF CONSTRUCTION ACTIVITIES.

EXISTING UTILITIES

THE CONTRACTOR SHALL CALL LOUISIANA ONE CALL FOR EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION. ALL UTILITIES SHOWN HEREON ARE FROM SURVEY INFORMATION OF VISIBLE AND MARKED UTILITIES. THE CONTRACTOR SHALL USE EXTREME CAUTION DURING CONSTRUCTION NEAR EXISTING UTILITIES.

UTILITY WARNING:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM SURVEY INFORMATION AND EXISTING DRAWINGS. THE ARCHITECT/ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR/ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR/ENGINEER HAS NOT PHYSICALLY

GENERAL SITE GRADING NOTES:

- TOP SOIL TO BE STOCKPILED ON SITE & SPREAD OVER SLOPES UPON COMPLETION OF GRADING.
- ALL SELECT FILL MATERIAL TO BE FREE OF ORIGINAL MATERIALS & SHALL BE COMPACTED. SELECT MATERIAL SHALL HAVE A PI < 15 & SHALL BE COMPACTED TO 95% DENSITY MODIFIED PROCTOR.
- ALL EXCESS EXCAVATED MATERIAL TO BE SPREAD ONSITE IN A MANNER NOT TO BLOCK DRAINAGE PATTERNS AS DIRECT BY THE OWNER AUTHORIZED REPRESENTATIVE.
- ALL DISTURBED AREAS OF THE SITE SHALL BE SEED & FERTILIZED.

FLAG POLE:

THE FLAGPOLE IS TO BE OWNER SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR. FIELD LOCATE PER OWNER'S REPRESENTATIVE DIRECTION.

SIGNAGE NOTES:

THE CONTRACTOR SHALL COORDINATE THE ELECTRICAL INSTALLATION FOR ALL SIGNS INCLUDING PROVIDING CONDUITS AND CONDUCTORS TO EACH SIGN LOCATION - DIRECTIONAL & ADVERTISEMENT SIGNAGE. THE CONTRACTOR SHALL INSTALL ALL DIRECTIONAL SIGNS. ADVERTISEMENT SIGNS SHALL BE INSTALLED BY SIGN COMPANY BY OWNER. THE CONTRACTOR COORDINATE HIS WORK WITH THE SIGN COMPANY AND THE OWNERS REPRESENTATIVE TO INSURE PROPER INSTALLATION.

IRRIGATION NOTES:

THE CONTRACTOR SHALL COORDINATE THE IRRIGATION SYSTEM INSTALLATION AND PROVIDE 4-2" PVC CONDUITS EXTENDING 2' PAST THE DRIVEWAY WIDTH. WATER SUPPLY TO BE ROUTED TO THE BUILDING AS DIRECTED BY THE OWNERS REPRESENTATIVE AND IRRIGATION CONTRACTOR.

BACKFLOW PREVENTORS

THE CONTRACTOR SHALL SUPPLY & INSTALL BACKFLOW PREVENTORS FOR EACH WATER SUPPLY TO THE PROPOSED FACILITY-ONE ONE 2 1/2" ASSEMBLY. LOCATE PER THE CITY OF LAKE CHARLES WATER DEPARTMENT AND THE OWNERS REPRESENTATIVE. EACH SHALL BE A COMPLETE INSTALLATION PER THE LOUISIANA PLUMBING CODE AND SHALL BE PROVIDED WITH INSULATED FIBERGLASS COVERS TO PREVENT FREEZING OR INSTALLED INSIDE A EQUIPMENT ROOM

GENERAL NOTES:

- CONTRACTOR TO HAVE EXISTING UTILITIES MARKED BY LOUISIANA ONE CALL PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR TO PROVIDE SIGNAGE PER THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES PER THE LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT REQUIREMENTS TO WARN MOTORIST OF CONSTRUCTION ACTIVITIES.
- CONTRACTOR TO FIELD LOCATE & EXPOSE EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

WATER SUPPLY

CARWASH WATER SUPPLY SHALL BE MAX FLOWRATE 185 GPM @ 40 PSI (MIN).

POTABLE WATER NOTE

1" WATER SUPPLY FOR SALES OFFICE (3/4 METER) & RESTROOMS. CARWASH AND IRRIGATION SHALL BE CONNECTED TO THE 3" PVC (2 1/2" METER) SUPPLY LINE.

FINISH PAD NOTE:

CONTRACTOR TO VERIFY INVERT OF SANITARY SEWER SERVICE PRIOR TO COMPLETION OF BUILDING PAD. CONTRACTOR TO ALLOW UPTO A 1' INCREASE IN FINISH PAD ELEVATION WITHOUT ADDITIONAL COMPENSATION.

CURB NOTE

ALL CURBS IN ADJACENT TO SIDEWALKS OR A DEFINED PATH OF PEDESTRIAN TRAVEL SHALL BE PAINTED SAFETY YELLOW-HANDICAP SYMBOLS AND RAMPS SHALL BE PAINTED BLUE.

FOUNDATION NOTES:

- FOUNDATIONS ARE DESIGNED FOR AN ALLOWABLE GROSS BEARING PRESSURE OF 2000 PSF. FOR FOOTING FOUND APPROXIMATELY 2 FEET BELOW FINAL GRADE. CONTRACTOR TO VERIFY BEARING CAPACITY OF SOIL.
- PROTECT PIPES & CONDUITS RUNNING THROUGH WALLS & SLABS WITH 1/2 INCH EXPANSION MATERIAL. LOWER CONTINUOUS FOOTINGS & GRADE BEAMS PERPENDICULAR TO PIPE RUNS TO ALLOW PIPES TO PASS ABOVE THE FOOTINGS OR THROUGH THE GRADE BEAMS. ALTERNATIVELY, PROVIDE A CONCRETE JACKET IF PIPES ARE LOW ENOUGH TO BE PLACED BELOW THE FOOTINGS & GRADE BEAMS. LOWER FOOTINGS & GRADE BEAMS PARALLEL TO PIPE RUNS TO AVOID SURCHARGE ONTO ADJACENT TRENCH EXCAVATIONS.
- MAINTAIN SUBGRADE & FILL MOISTURE CONTENT UNTIL FOUNDATIONS ARE PLACED PER GEO.
- ARRANGE FOR OWNER'S INDEPENDENT TESTING AGENCY TO MONITOR CUT & FILL OPERATIONS & PERFORM FIELD DENSITY & MOISTURE CONTENT TESTS TO VERIFY COMPACTION & APPROVE FOOTING SUBGRADES PRIOR TO PLACING CONCRETE.
- DO NOT PLACE FOOTINGS OR SLABS AGAINST SUBGRADE CONTAINING FREE WATER, FROST, OR ICE.
- MAINTAIN PROPER SITE DRAINAGE DURING CONSTRUCTION TO ENSURE SURFACE RUNOFF AWAY FROM STRUCTURES & TO PREVENT PONDING OF SURFACE RUNOFF NEAR THE STRUCTURES.
- KEEP OPEN EXCAVATIONS AROUND BUILDING PERIMETER DRY. BACK FILL AGAINST FOUNDATIONS & GRADE BEAMS AS SOON AS PRACTICAL. PUMP WATER OUT & DRY OPEN EXCAVATIONS, IF FLOODED PRIOR TO BACKFILLING.

BUILDING PAD PREPARATION NOTES:

- THE AREAS TO RECEIVE SELECT FILL SHALL BE STRIPPED OF ALL VEGETATION, EXISTING FILL, & SOFT OR DISTURBED SOILS. THE EXCAVATED AREA SHALL BE OBSERVED BY THE SOILS ENGINEER PRIOR TO PLACING DENSITY-CONTROLLED SELECT CLAYEY FILL-EXCAVATE FOUR FEET BELOW FINISHED FLOOR, AND FILL WITH SELECT FILL MATERIAL COMPACTED TO 95% DENSITY MOD PROCTOR.
- ENTIRE SITE SHALL BE PROOF ROLLED WITH FULLY LOADED TANDEM AXLE DUMP TRUCK. ALL AREAS THAT ARE OBSERVED TO RUT OR DEFLECT SHALL BE REMOVED, BACKFILLED WITH SELECT MATERIAL WITH A PI < 18, AND COMPACTED TO 95% DENSITY STD PROCTOR.
- THE EXPOSED GRADE SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES, MOISTENED TO A CONTENT OF -2 TO +4 PERCENT OF OPTIMUM & RECOMPACTED TO A MINIMUM OF 95% OF THE ASTM D-698.
- SELECT FILL, CONSISTING OF SOIL APPROVED BY A SOILS ENGINEER, SHALL BE PLACED IN COMPACTED LAYERS WITH SUITABLE COMPACTION EQUIPMENT.
- PLACE SUBSEQUENT LIFTS OF SELECT FILL IN THIN HORIZONTAL LAYERS NOT EXCEEDING EIGHT INCHES ON LOOSE THICKNESS & COMPACT EACH LIFT TO AT LEAST 95% OF ASTM D-698. MAINTAIN MOISTURE WITHIN TWO PERCENT BELOW TO FOUR PERCENT ABOVE THE THEORETICAL OPTIMUM.
- FIELD OBSERVATION & TESTING SHALL BE PERFORMED BY THE SOILS ENGINEER DURING GRADING TO ASSIST THE CONTRACTOR IN OBTAINING THE REQUIRED DEGREE OF COMPACTION & THE PROPER MOISTURE CONTENT. WHERE COMPACTION IS LESS THAN REQUIRED, ADDITIONAL COMPACTIVE EFFORT SHALL BE MADE WITH ADJUSTMENT OF THE MOISTURE CONTENT, AS NECESSARY, UNTIL 95% COMPACTION IS OBTAINED.
- FINE GRAINED, LOW COHESION SOILS OF THE TYPE SPECIFIED FOR SELECT FILL MAY BE COMPACTED USING RUBBER-TIRED, AND/OR PNEUMATIC ROLLERS, & STRICT MOISTURE CONTROL.
- VEGETATION OR ASSOCIATED ROOT SYSTEM LOCATED WITHIN THE AREA TO BE GRADED SHALL BE REMOVED DURING GRADING. ANY EXISTING OR ABANDONED UTILITIES LOCATED WITHIN THE AREA SHALL BE REMOVED OR RELOCATED. ALL FILL MATERIALS & DISTURBED SOILS RESULTING FROM GRADING OPERATIONS SHOULD BE REMOVED & PROPERLY RECOMPACTED PRIOR TO FOUNDATION EXCAVATION.
- SELECT FILL SHALL CONSIST OF HOMOGENOUS SOILS FREE OF ORGANIC MATTER & DEBRIS, OR ROCK LARGER THAN SIX INCHES IN DIAMETER, & POSSESSING A PLASTICITY INDEX BETWEEN FOUR & FIFTEEN WITH A MAXIMUM LIQUID LIMIT OF 36. THE MATERIAL SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEOTECHNICAL REPORT SUBGRADE PREPARATION & VERIFIED IN THE FOLLOWING MANNER:
CONDUCT IN-PLACE DENSITY TESTS AT THE RATE OF ONE TEST PER 2,500 SQUARE FEET FOR EACH CONFIRM SUITABILITY BY ATTERBURG LIMIT TESTS AT THE RATE OF ONE TEST PER 500 CUBIC
THE SOURCE OF SELECT FILL IS UNKNOWN. ALLOW AT LEAST THREE DAYS FOR PROPER TESTING OF POTENTIAL BORROW AREAS. VERIFY SUITABILITY PRIOR TO PLACEMENT ON SITE.

GENERAL SITE NOTES:

- SITE TO BE GRADED BY CONTRACTOR TO DRAIN AWAY FROM BUILDING. TO PROPOSED OR EXISTING DRAINAGE FEATURES.
- THE FINISHED FLOOR SHALL BE A MINIMUM 2'-0" ABOVE THE GRADE OF THE SITE @ THE BUILDING.



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 05/01/24

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: 206 W Prien Lake Rd Lake Charles LA 70601

LEGAL DESCRIPTION: see attached

DESCRIPTION OF JOB: Approval to mount a sign 4x18 on the building
additional 2' over the roof line

WITH PLANS ATTACHED HERETO:

APPLICANT: General Remodeling Francisco Hernandez LLC PHONE: 337 802 03 43

MAILING ADDRESS: 2927 Todd Jude Rd Lake Charles LA ZIP: 70607

EMAIL ADDRESS: genrem08546@gmail.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 _____

Francisco Hernandez
APPLICANT

05/01/24
DATE

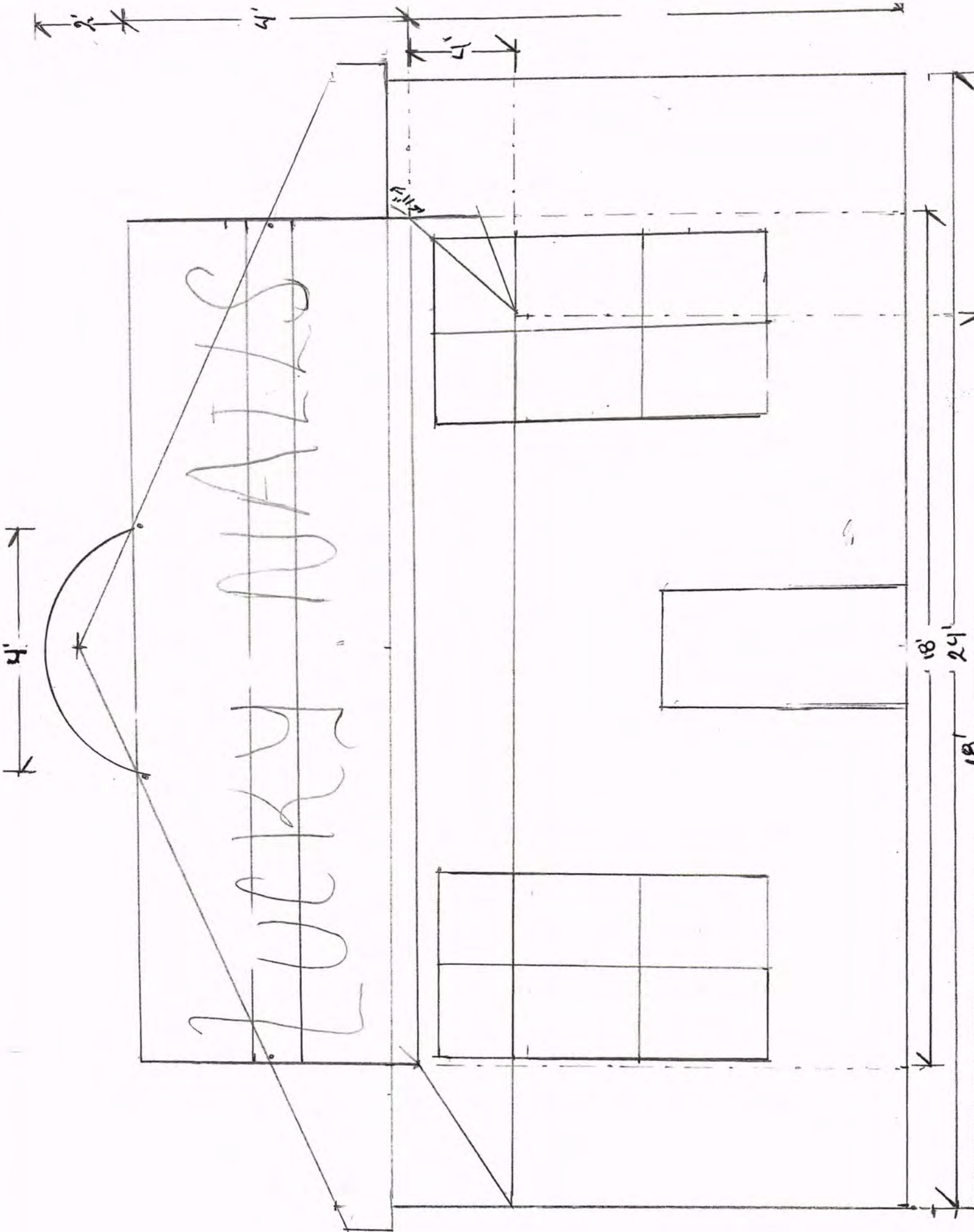
LETTER OF INTENT

May 1, 2024

I, Jose F. Hernandez am applying for a variance for approval of a sign to be mounted on the façade of the building located at 206 W. Prien Lake Road. A sign which extends above the top of the façade.

A handwritten signature in black ink that reads "Jose F. Hernandez". The signature is written in a cursive style with a prominent flourish at the end of the name.

Jose F. Hernandez
2927 Todd Luke Road
Lake Charles, LA 70607



LUCKY WALLS

FILE

4'

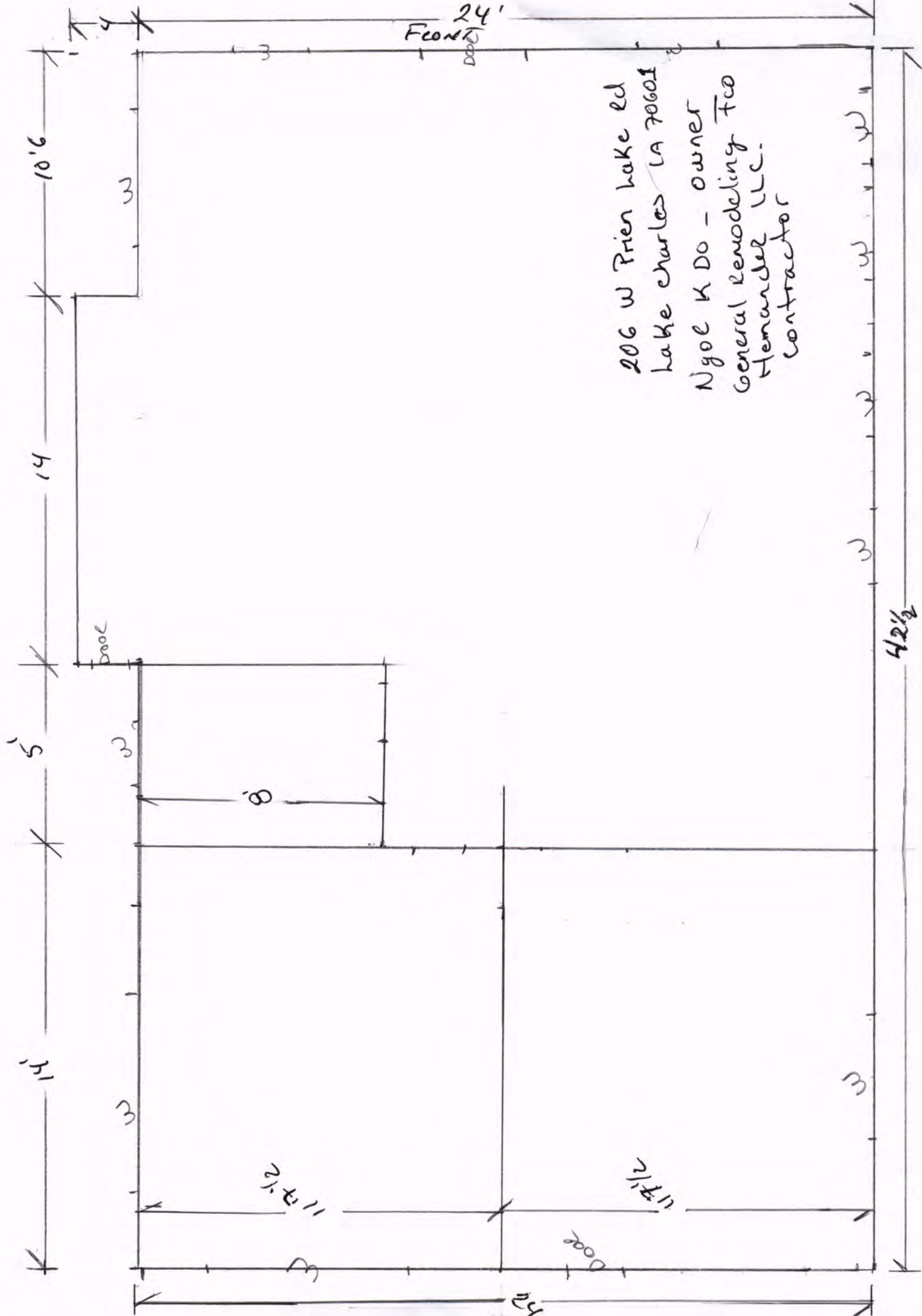
4'

4'

18'
24'

18'

6



206 W Prien Lake Rd
 Lake Charles LA 70601
 Ngoc K Do - owner
 General Remodeling Fco
 Hernandez LLC
 Contractor

24'
 Front Door

Door

Door

42 1/2

45'

10'6"

14

5'

14'

3

3'

8'

3

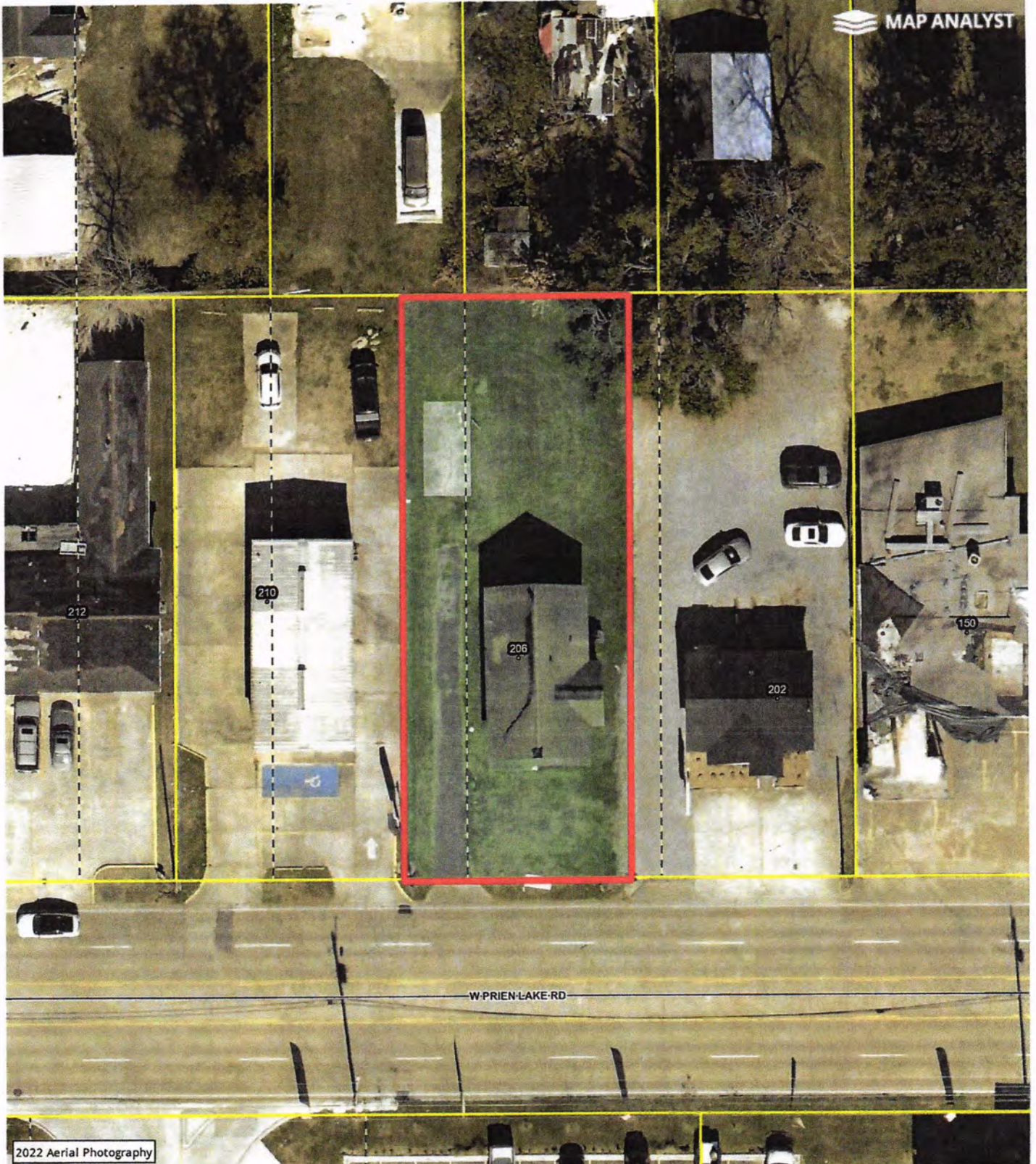
11 1/2'

17 1/2'

3



 MAP ANALYST



VARIANCE APPLICATION FORM

\$200.00

DATE: 5/6/24

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: 915 W. 18th St.

LEGAL DESCRIPTION: Lot 1 BIK 1 Fairwood Sub.

DESCRIPTION OF JOB: New residence 27' setback vs required 30' setback

WITH PLANS ATTACHED HERETO:

APPLICANT: Murphy James Bellard III PHONE:

MAILING ADDRESS: 1009 Lousie St ZIP: 70601

EMAIL ADDRESS: bellardmurphy9@gmail.com

OWNER OF RECORD: Murphy James Bellard III

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

APPLICANT

DATE

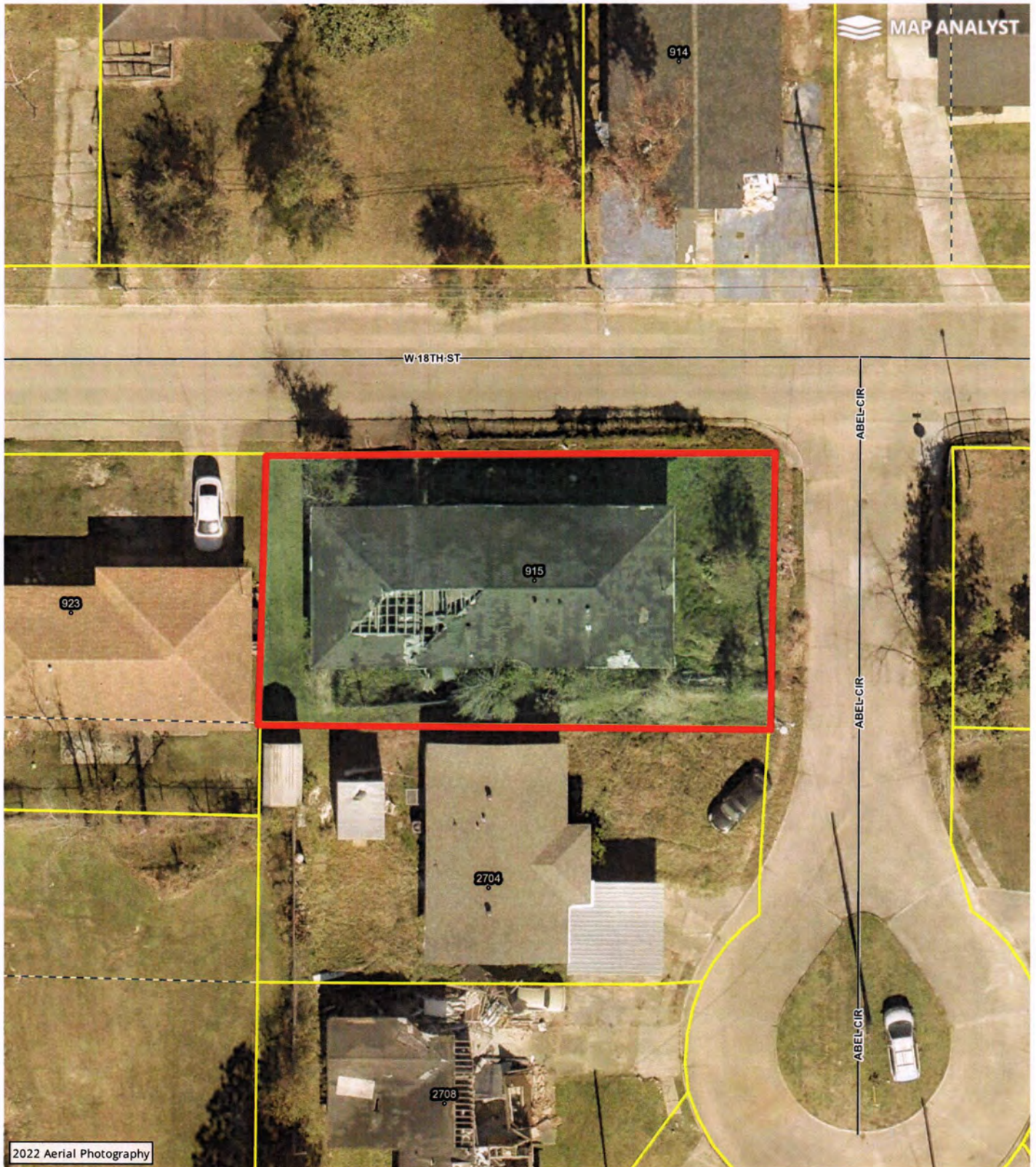
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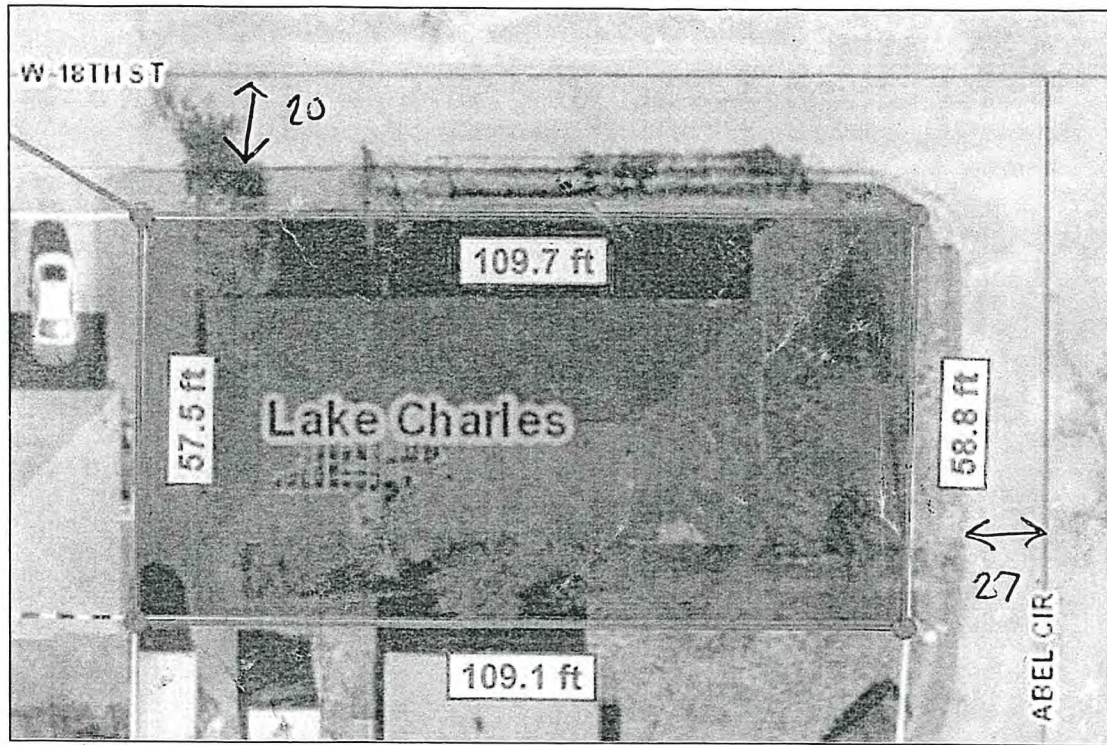
Murphy James Belle
1009 Louise St
Lake Charles, LA 70601

915 W. 18th St, Lake Charles, LA 70601

Building a new house because of a
fence and my set back is 27^{ft} and I
would like to have my variance approved
so I can build my new home. Thank you
so much.

Murphy James Belle
5/6/24





Project Description

3 bedroom 2 bath
 1330 square feet on
 approximately 6300 square foot
 lot
 Board and batten exterior with a
 shingle roof



Cypress Drafting & Designs LLC
 www.cypressdesignsllc.com
 office@cypressdesignsllc.com
 337.380.3087
 Alex-Kaye Latiolais

Project Information

Project: New Residence

Owners: Murphy Bellard

Project address: 915 W
 18th St. Lake Charles,
 LA 70601

Sheet: Cover

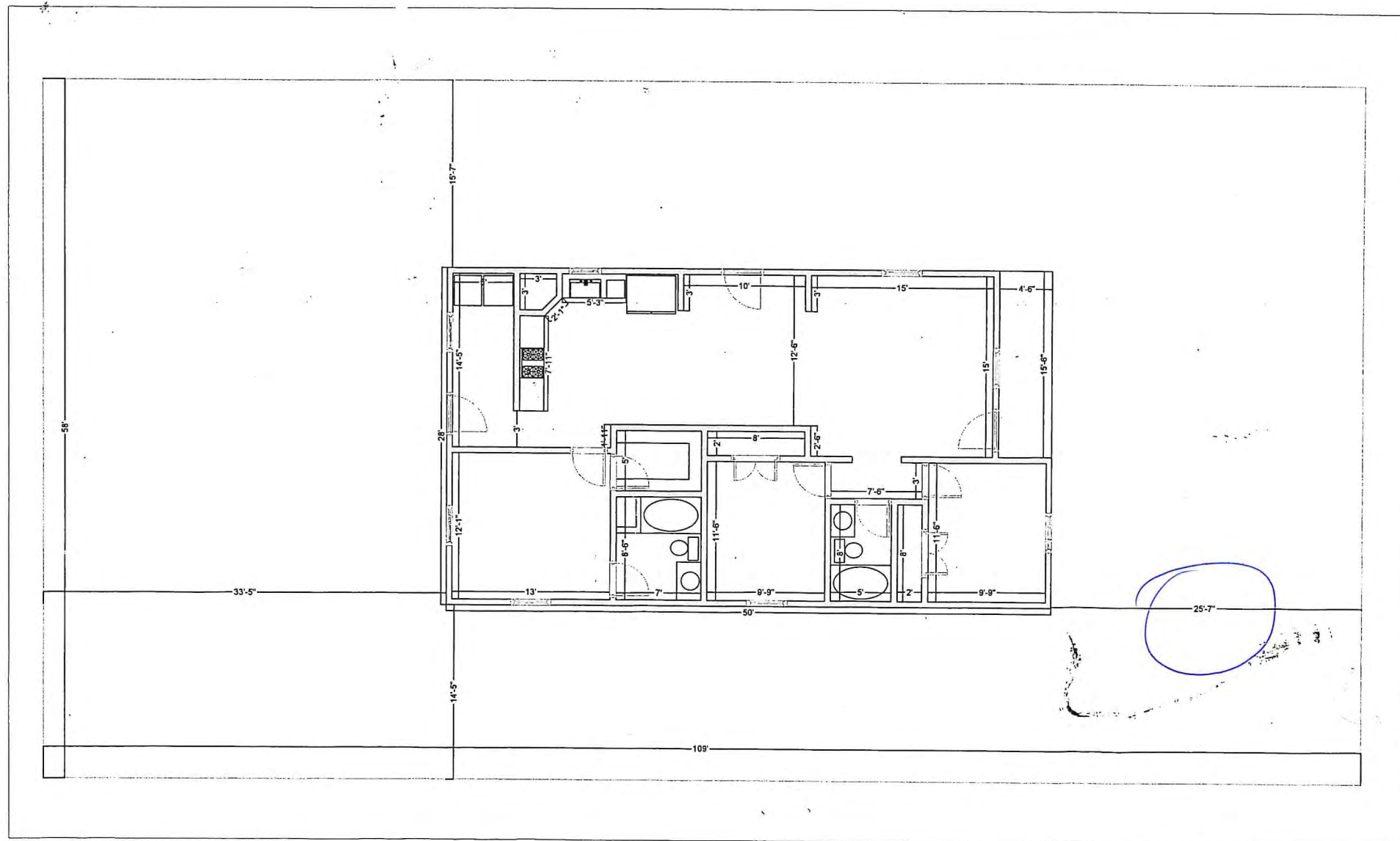
Date: 3.13.2024

Scale: $\frac{3}{8}'' = 1'$

Documents for review
 only
 Not for permitting

Disclosure

Disclosure: Cypress Drafting & Designs LLC has been hired as a drafting & design service only and will not be held liable for any structural or code requirements not noted on these drawings. The contractor is to verify any structural or code requirements prior to construction and to build accordingly. The contractor is to verify all dimensions prior to construction and to notify owner and Cypress Drafting & Designs LLC for dimensional corrections prior to construction.



Index

- 1-Cover
- 2-Floorplan
- 3-Elevations
- 4-Foundation
- 5-Roof
- 6-Mechanical & Electrical layout
- 7-Openings



Cypress Drafting & Designs LLC
www.cypressdesignsllc.com
office@cypressdesignsllc.com
337.380.3087
Alex-Kaye Latiolais

Project Information

Project: New Residence

Owners: Murphy Bellard

Project address: 915 W
18th St. Lake Charles,
LA 70601

Sheet: Exterior
Elevations

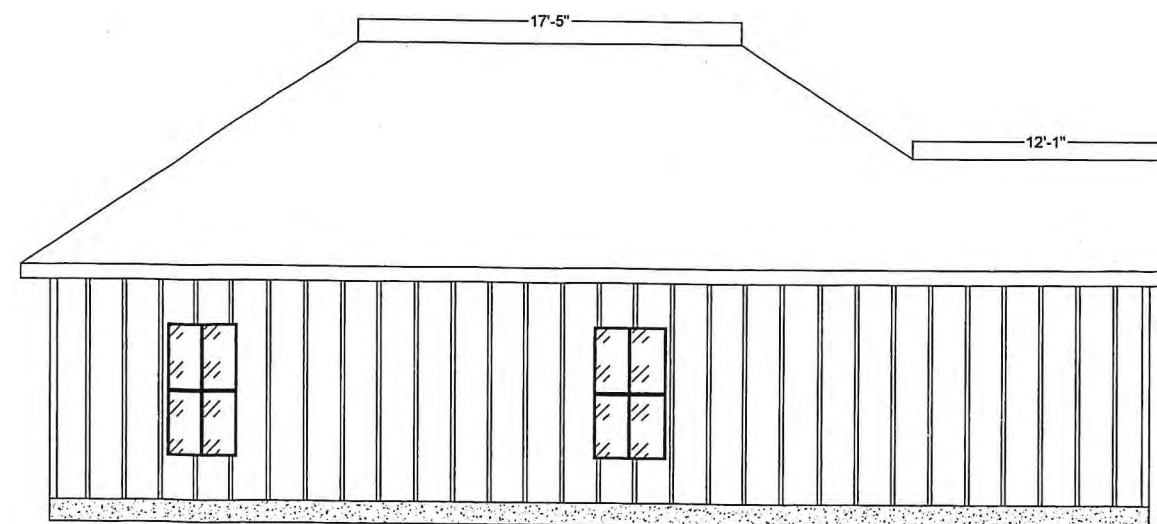
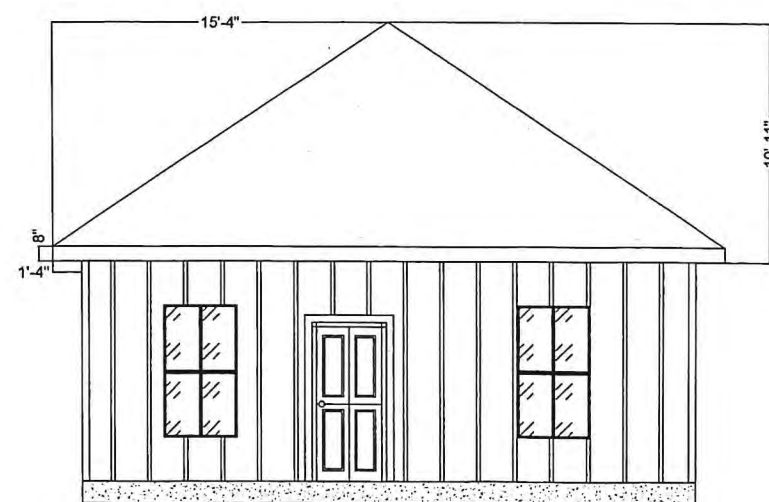
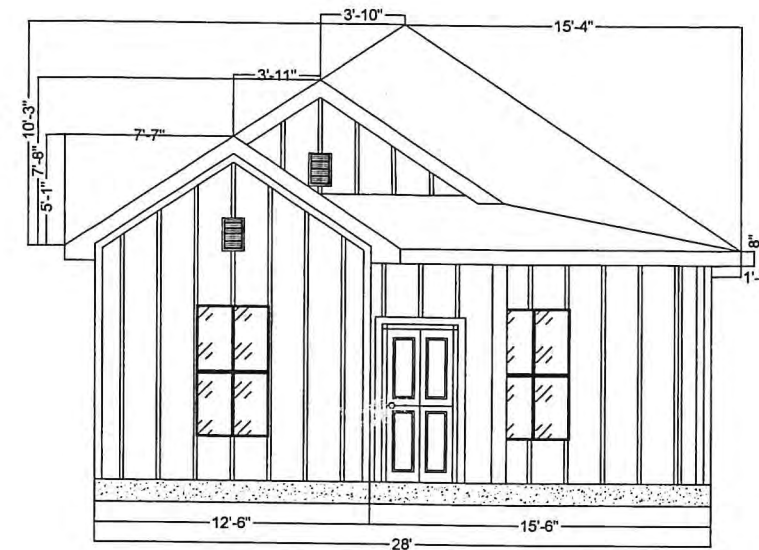
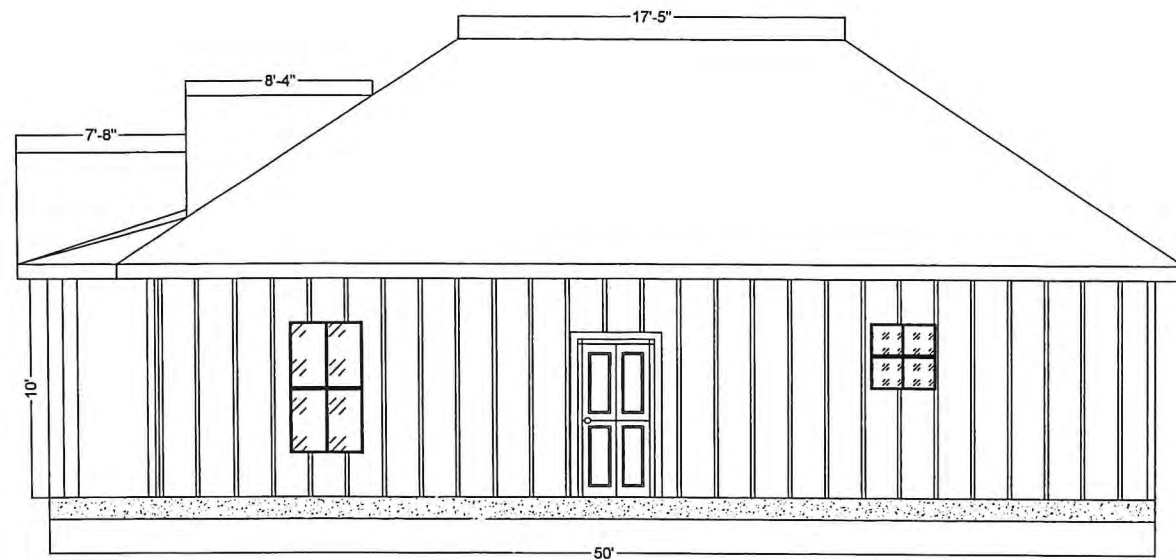
Date: 3.13.2024

Scale: $\frac{1}{4}'' = 1'$

Documents for review
only
Not for permitting

Disclosure

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APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: May 9, 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: 2708 Gerstner Memorial Blvd, Lake Charles, LA 7060

LEGAL DESCRIPTION: E 140' and N 75' of Block D Oak Park Hwy 14 commercial tract [] ATTACHED

DESCRIPTION OF REQUEST: proposing a bar within 300' of residential zoned property

APPLICANT: Jason Bell and David Johnson PHONE: 337.540.5716

MAILING ADDRESS: 1927 20th St, Lake Charles, LA ZIP: 70601

OWNER OF RECORD: Thomas Smith PHONE:

MAILING ADDRESS: 3115 Hodges St, Lake Charles, LA ZIP: 70601

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

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

- [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
[] PROPERTY OWNERS WITHIN 500FT.-MAJOR PERMITS/PLANNED DEVELOPMENT/AMENDMENTS ONLY [X] 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.

Robin Basone
APPLICANT SIGNATURE

5/9/2024
DATE

PLANNING & DEVELOPMENT REVIEW ONLY

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

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

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

REMARKS OR SPECIAL CONDITIONS:
[]

REVIEWED BY

DATE

DIRECTOR/ASSISTANT DIRECTOR OF PLANNING

DATE

Basone Development Solutions
528 Kirby St
Lake Charles, LA 70601

May 8, 2024

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

Re: 2708 Gerstner Memorial Blvd, Lake Charles, LA 70601

To Whom It May Concern:

The "tenants" of the above referenced property, Jason Bell and David Johnson, are applying for a variance in order to establish a beverage bar within 300' of residential zoning.

A site plan is provided.

The agent for application purposes is Robin Basone.

Thank you,

Robin Basone

Robin Basone
robin@basonesolutions.com
337.764.0389

GERSTNER MEMORIAL

X-wood fence

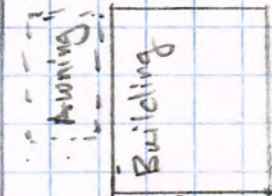
N ↑

18th STREET

ALLEY

Residential
ZONING

adj
business

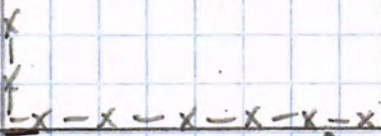


2708 Gerstner Memorial

140'

103'

128



VARIANCE APPLICATION FORM

\$600.00

DATE: 05/14/2024

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: 1920 Hwy 14 Lake Charles, LA

LEGAL DESCRIPTION: 1920 Hwy 14 Lake Charles, LA

DESCRIPTION OF JOB: CONVENIENCE STORE

WITH PLANS ATTACHED HERETO:

APPLICANT: Divine Petroleum Group LLC PHONE: 337-764-4505

MAILING ADDRESS: 426 Kirby Street ZIP: 70601

EMAIL ADDRESS: ayubkhan52@yahoo.com

OWNER OF RECORD:

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

FLOOD PLAIN MANAGEMENT REGULATIONS:

FIRM ZONE: [] "X" [] "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

APPLICANT: [Signature] DATE: 5/13/24

KING

ARCHITECTS, INC.

May 14, 2024

RE: RENOVATIONS TO COMMERCIAL BLDG
Corner of Hwy 14 and 12th Street Branch Bank into Convenience Store

This Letter of Intent sets forth the proposed remodel of the existing financial building to a convenience store located at 1920 Hwy 14 Lake Charles, Louisiana for Divine Petroleum Group LLC.

If you have any questions pertaining to this matter, please feel free to contact Barry King, barry@kingarchitects.net.

Sincerely,

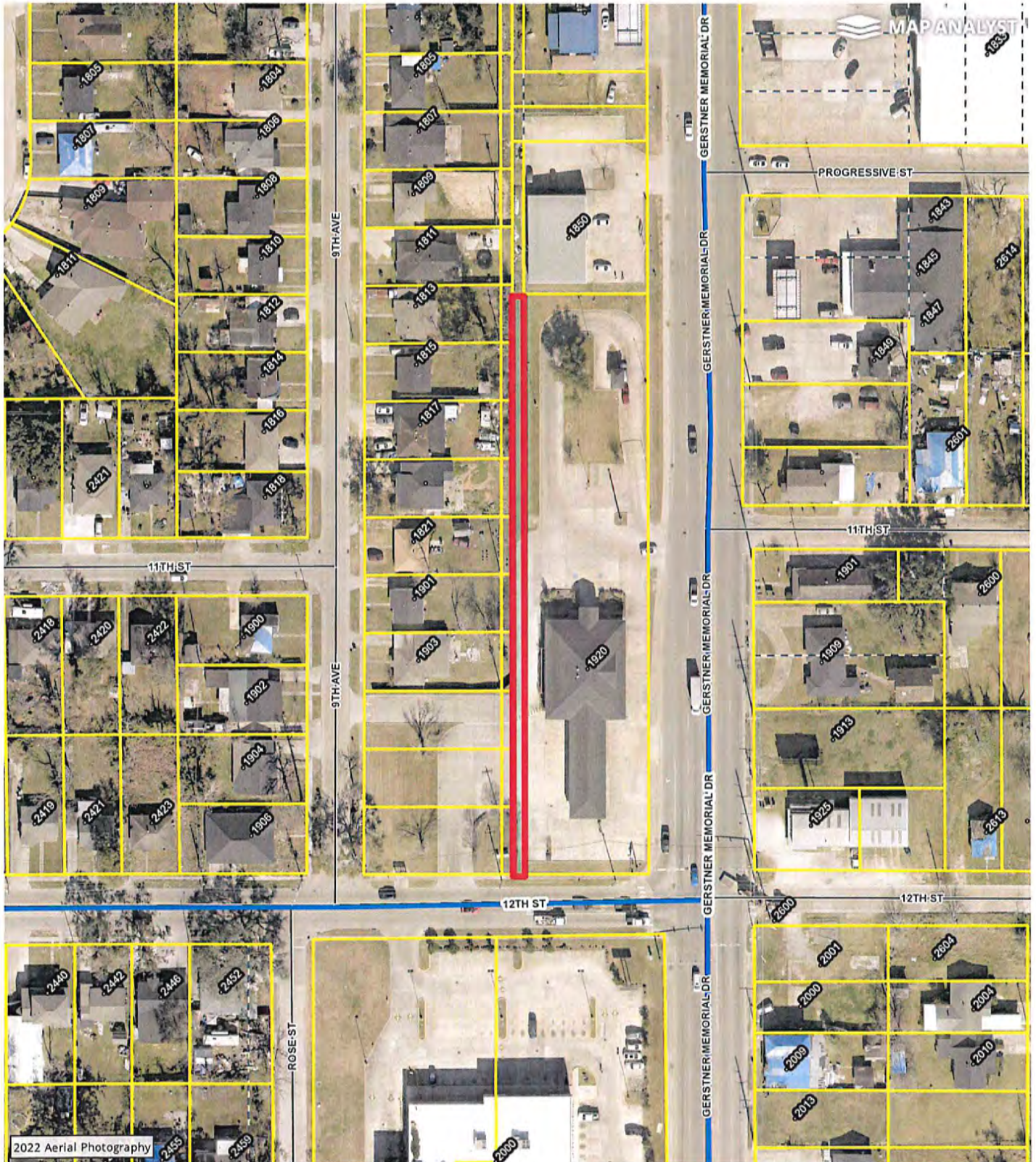
Ayub Khan

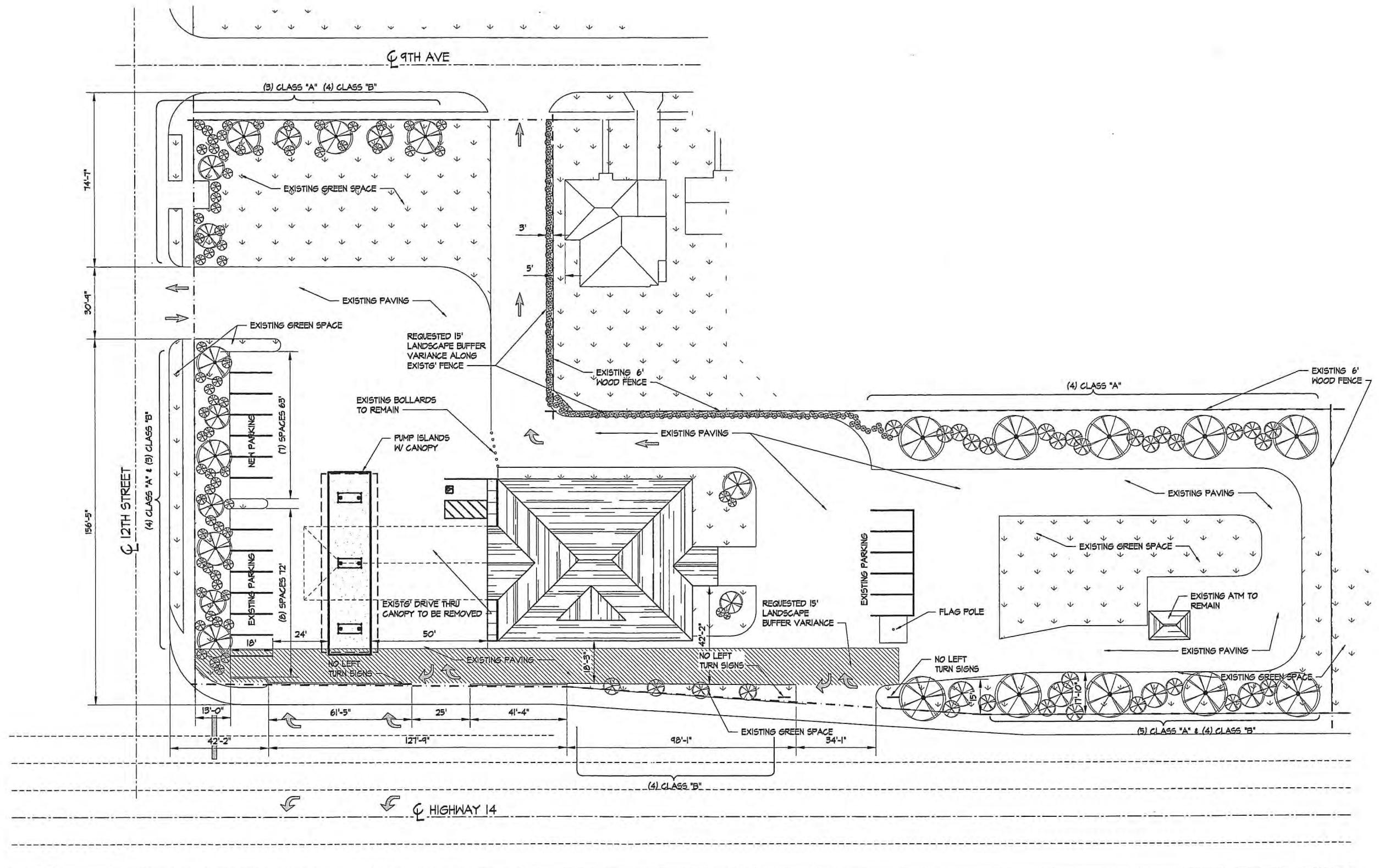
Variations requested are: 1. To Allow existing back-yard abutting Residential uses.

2. Maintain existing 4' Curb cut.

3. Allow to maintain existing landscape setback for parking and driveway abutting public right of way.







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



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 5-8-2024

TOTAL FEE: \$ _____

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, 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: 3828 Ernest St.

LEGAL DESCRIPTION: _____

DESCRIPTION OF JOB: New planned townhome development

WITH PLANS ATTACHED HERETO: Pentangelii Partners

APPLICANT: Pentangelii Row Development LLC PHONE: 337 764 8884

MAILING ADDRESS: 4310 Ryan St Ste 122 ZIP: 70665

EMAIL ADDRESS: david.minton@cypressgroupLA.com

OWNER OF RECORD: QLQH 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: July 2024

COMMENCEMENT OF CONSTRUCTION: Jan 25 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: N/A 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

5-9-2024
DATE



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

Memo

To: Paulette Lupo

From: David Minton

Date: Tuesday, May 14, 2024

RE: Ernest St. Development

The project developer intends to construct sixteen (16) duplex townhome structures in two (2) phases with the first phase fronting Ernest St. All drives/common spaces in the development will be maintained by an HOA and managed by Pointer Property Management, a local property management firm.

All units will be two (2) story three (3) bedroom, two (2) full bath, and half bath downstairs with parking provided in the rear access for increase curbside appeal to the neighboring owners. Additionally, all common spaces as well as each unit are intended to be landscaped and professionally maintained by third party service as a part of the HOA. The development will also include a large greenspace common area for preservation of natural areas which will be included as with the other professionally maintained spaces.

A stormwater detention area has been included to provide the required storage/reduced discharge to ensure no adverse impacts to the adjacent parcels are experienced as a result of the proposed development.

The north and west property lines are proposed to be fenced with a six (6) foot tall privacy fence constructed during the respective phases of the project.

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

Regards

David Minton



ERNEST ST

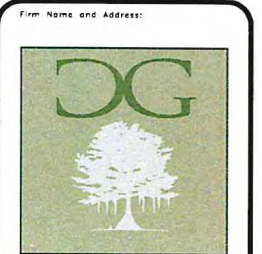
W CLAUDE ST

I SITE PLAN
C-1 SCALE: 1" = 20'

General Notes
SCALED FOR 22 X 34

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

No.	Revisions	Date



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

Project Name and Address:
ERNEST TOWNHOMES
 LAKE CHARLES, LA

SITE PLAN

Drawn By:	C.G.S.	Sheet:	C-1
Project:	2024.032		
Date:	5/03/2024		
Scale:	AS NOTED		



1 SITE PLAN - PHASE I
 C2 SCALE: 1" = 30'




2 SITE PLAN - PHASE II
 C2 SCALE: 1" = 30'

General Notes
 SCALED FOR 22 X 34

CYPRESS ENGINEERING AND DEVELOPMENT GROUP, LLC
 DAVID MINTON
 LICENSEE NAME
 36790
 LICENSURE 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:
ERNEST TOWN HOMES
 LAKE CHARLES, LA

SITE PLAN
 PHASE I & PHASE II

Drawn By:	C.G.S.	Sheet
Project:	2024.032	C2
Date:	5/06/2024	
Scale:	AS NOTED	

SCALED FOR 22 X 34

CYPRESS ENGINEERING AND DEVELOPMENT GROUP, LLC

DAVID MINTON
LICENSEE 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:

ERNEST TOWN HOMES
LAKE CHARLES, LA

LOT LAYOUT

Drawn By: C.G.S.
Project: 2024.032
Date: 5/06/2024
Scale: AS NOTED

Sheet
C3



ERNEST ST

W CLAUDE ST