



City of Lake Charles

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

Meeting Agenda

Planning and Zoning Commission

Monday, August 12, 2024

5:00 PM

Council Chambers

OPEN MEETING

ROLL CALL

MINUTES OF PREVIOUS MEETING

SPECIAL ANNOUNCEMENTS

COMMISSION BUSINESS

MCU 24-17

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: JEFF KUDLA, AIA

SUBJECT: Applicant is requesting a Minor Conditional Use Permit (Sec. 4-203) in order to construct a new convenience store with fuel sales, within a Mixed Use Zoning District. Location of the request is the **Northeast corner of 12th Street @ 1st Avenue.**

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to construct a new convenience store with fuel sales in a Mixed Use Zoning District. Staff's review revealed that the proposal is bordered to the North and South by single family residential, to the West by telecommunication tower, and to the East by vacant property and single family residential property. This proposal shall meet all development standards or obtain a variance for any deviation from the code including but not limited to a 15' landscape buffer along the south property line.

**PREFNL
24-11**

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: KMK LAW/BRITTANY OTTO (FINCHUM SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a 0.14-acre tract of land into two (2) lots (with re-adjusted lot lines), within a Neighborhood and T-4 Urban Transect Zoning District. Location of the request is the **Northeast section of Pine Street @ Bilbo Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a .14-acre tract of land into two (2) lots (with re-adjusted lot lines), within a Neighborhood and T-4 Urban Transect Zoning District. If approved, applicants shall adhere to any recommendations by the Department of Engineering and Public Works.

**PREFNL-VAR
24-13**

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: JCC INVESTMENTS (LAKEWOOD POINTE RE-SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to re-subdivide a 3.5-acre tract of land consisting of ten (10) lots into twenty-two (22) lots including a Variance for lot size reduction of one proposed lot (5,616sq.ft. vs. required 6,000sq.ft.), within a Residential Zoning District. Location of the request is the **East side 5400 Blk. Lake Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to re-subdivide a 3.5-acre tract of land consisting of ten (10) lots into twenty-two (22) lots including a Variance for lot size reduction of one proposed lot (5,616 sf vs the required 6,000 sf), within a Residential Zoning District. If approved, applicants shall adhere to any recommendations by the Department of Engineering and Public Works and DOTD.

PREFNL-MAJ LAKE CHARLES SUBDIVISION REGULATIONS

-VAR 24-14

APPLICANT: JCC INVESTMENTS (LAKEWOOD POINTE SUBDIVISION, PHASE 2)
SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide an 8-acre tract of land into five (5) residential lots including a Major Conditional Use Permit for private drive access and Variance for private drive to exceed 200ft. in length, within a Residential Zoning District. Location of the request is the **East side 5400 Blk. Lake Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to subdivide an 8-acre tract of land into five (5) residential lots including a Major Conditional Use Permit for private drive access and Variance for private drive to exceed 200ft. in length, within a Residential Zoning District. If approved, applicants shall adhere to any recommendations by the Department of Engineering and Public Works and DOTD.

REZONE-MAJ CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

24-04

APPLICANT: 2207 DOREEN STREET, LLC
SUBJECT: Applicant is requesting to amend the official zoning map (Sec 5-207) from a Neighborhood Zoning District to a Mixed Use Zoning District companioned with a Major Conditional Use Permit (5-302(3)(b)) in order to construct an office building with external storage space. Location of the request is the **2207 Doreen Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to rezone a property from a Neighborhood Zoning District to a Mixed Use Zoning District companioned with a Major Conditional Use Permit in order to construct an office building with external storage space. Staff's review revealed the proposed property is bordered by vacant properties on all sides with the railroad to the North and I-10 to the West.

VAR 24-31

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: CHERYL DENNY ANCELET
SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to construct an accessory camper cover 3' from side property line vs. the required 5', within a Neighborhood Zoning District. Location of the request is **2215 Cypress Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to construct an accessory camper cover 3' from the side property line vs the required 5', within a Neighborhood Zoning District. Staff's review revealed the property to the north, where the encroachment is being requested, is residential. Staff can find no evidence of hardship and therefore cannot forward a position of support.

VAR 24-32

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: TIM FEIST
SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order construct an accessory shed 3' from side property line vs. the required 5', within a Residential Zoning District. Location of the request is **908 Akron Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is

requesting to construct an accessory shed 3' from the side property line vs the required 5', within a Residential Zoning District. The proposed property is bordered on all sides by single family residential property. Staff can find no evidence of hardship and therefore cannot forward a position of support.

VAR 24-33

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: MARY FLETCHER FONTENOT

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to convert an existing swimming pool into an ornamental fish pond without a principal structure on lot, within a Residential Zoning District. Location of the request is **2611 Edgewood Lane**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to convert an existing swimming pool into an ornamental fish pond without a principal structure on the lot. Staff's review revealed the existing residence was destroyed in hurricane Laura leaving the accessory use of the pool remaining on the property. The conversion of the pool into an ornamental fish pond should alleviate the Property Standards concerns as outlined in Sec 303.1 in the Property Maintenance Code, that says swimming pools shall be maintained in a clean and sanitary condition and in good repair. The owner has also provided barriers to prevent unauthorized access. This conversion would allow the property owner to remain compliant with city ordinances until they are able to redevelop the property with a primary structure.

VAR 24-34

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: TXLE PROPERTIES/DANNY DEVILLIER

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to maintain an addition to a residential structure with a 9.5' street side setback vs. the required 15', within a Neighborhood Zoning District. Location of the request is **701 17th Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to maintain an addition to a residential structure with a 9.5' street side setback vs. the required 15' setback, within a Neighborhood Zoning District. Staff's review revealed the addition is consistent with the setback of the primary structure.

OTHER BUSINESS

ADJOURN

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: June 4, 2024

TOTAL FEE: \$ 100.00

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

PROPERTY ADDRESS/LOCATION: Northeast Corner of 12th Street and 1st Avenue

LEGAL DESCRIPTION: see attached

DESCRIPTION OF JOB: New construction of convenience store and associated site improvements.

WITH PLANS ATTACHED HERETO:

APPLICANT: Jeff Kudla PHONE: 337.436.3650

MAILING ADDRESS: 428 Kirby Street ZIP: 70601

EMAIL ADDRESS: gurmesh66@yahoo.com

OWNER OF RECORD: Dev Properties LLC (Gurmesh Thind)

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

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL:

COMMENCEMENT OF CONSTRUCTION: EXPECTED COMPLETION: EXTENSION GRANTED:

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

FLOOD PLAIN MANAGEMENT REGULATIONS:

- 1.) FIRM ZONE: [] "X" [] "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 6/4/24

June 4, 2024

City of Lake Charles
326 Pujo Street
Lake Charles LA 70601
Attn: Doug Bourgieres

Re: Northeast Corner of 12th Street and First Avenue - Minor Conditional Use Application

Doug,

I am seeking a Minor Conditional Use Permit:

1. To construction a convenience store with fuel pumps in a mixed use district.

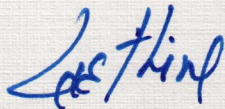
I will be acting as the applicant on behalf of the property owner, Dev Properties LLC.

I trust that this is the information you require. Let me know if you need anything else.

Regards,



Jeff Kudla, AIA



Gurmeh Thind
Dev Properties LLC



435 KIRBY STREET
 Lake Charles, LA 70601
 P: 337.436.3850
 F: 337.436.3855
 www.kudlaarchitect.com

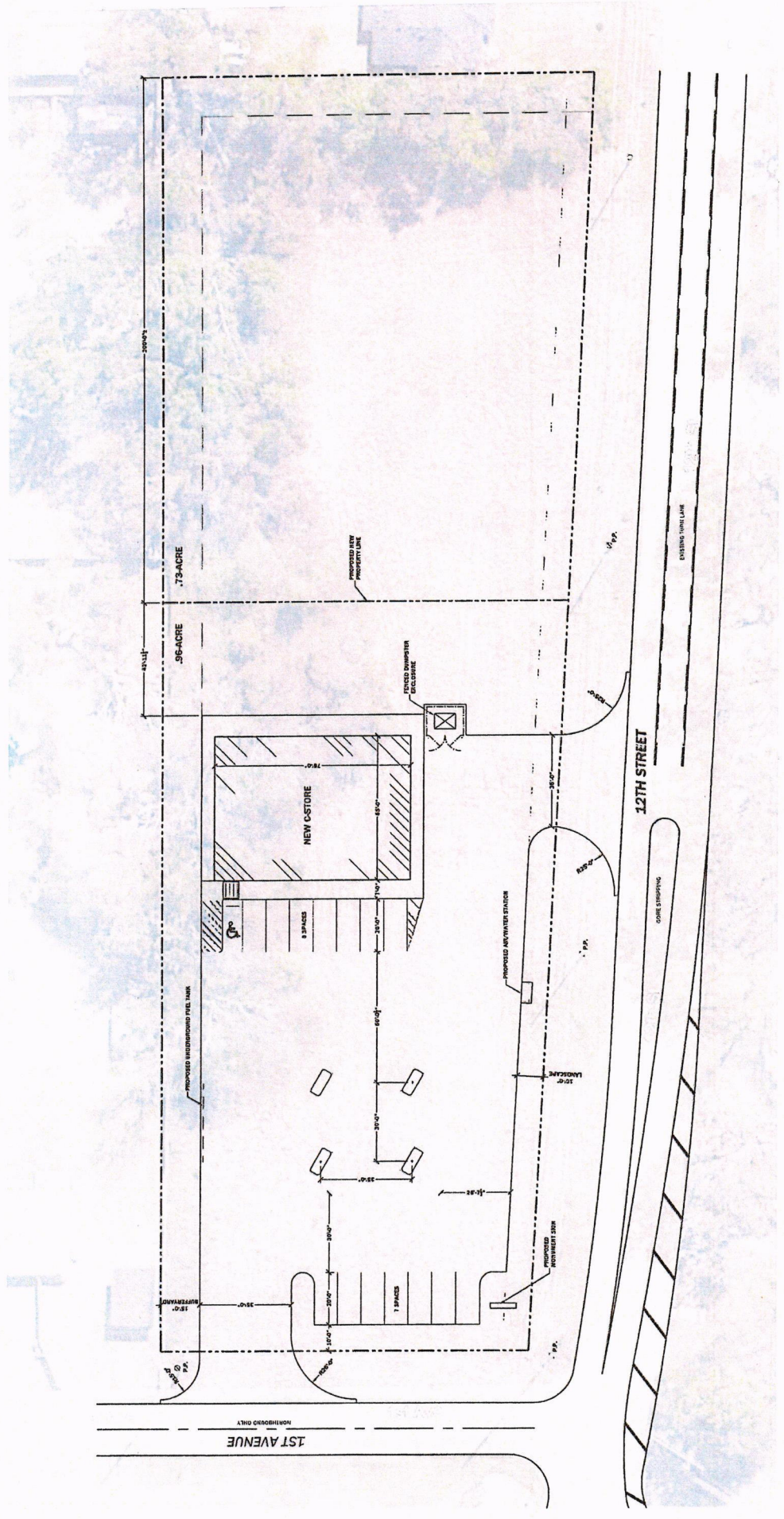
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Gurmesh C-store
 A New Convenience Store
 Calcasieu Parish
 Lake Charles, Louisiana 70601

Phase: **Schematic Design**
 for Preliminary Construction
 Project #: **2423**
 Date Issue: 05/01/2024
 Drawn by: JH
 Checked by: JK
 Revisions:

Preliminary
 Site Plan

D 1.0



1 PRELIMINARY SITE PLAN
 SCALE: 1" = 30'-0"

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

DATE: _____

APPLICATION FEE: \$ 200.00
PLAT FILING FEE: \$ 230.00

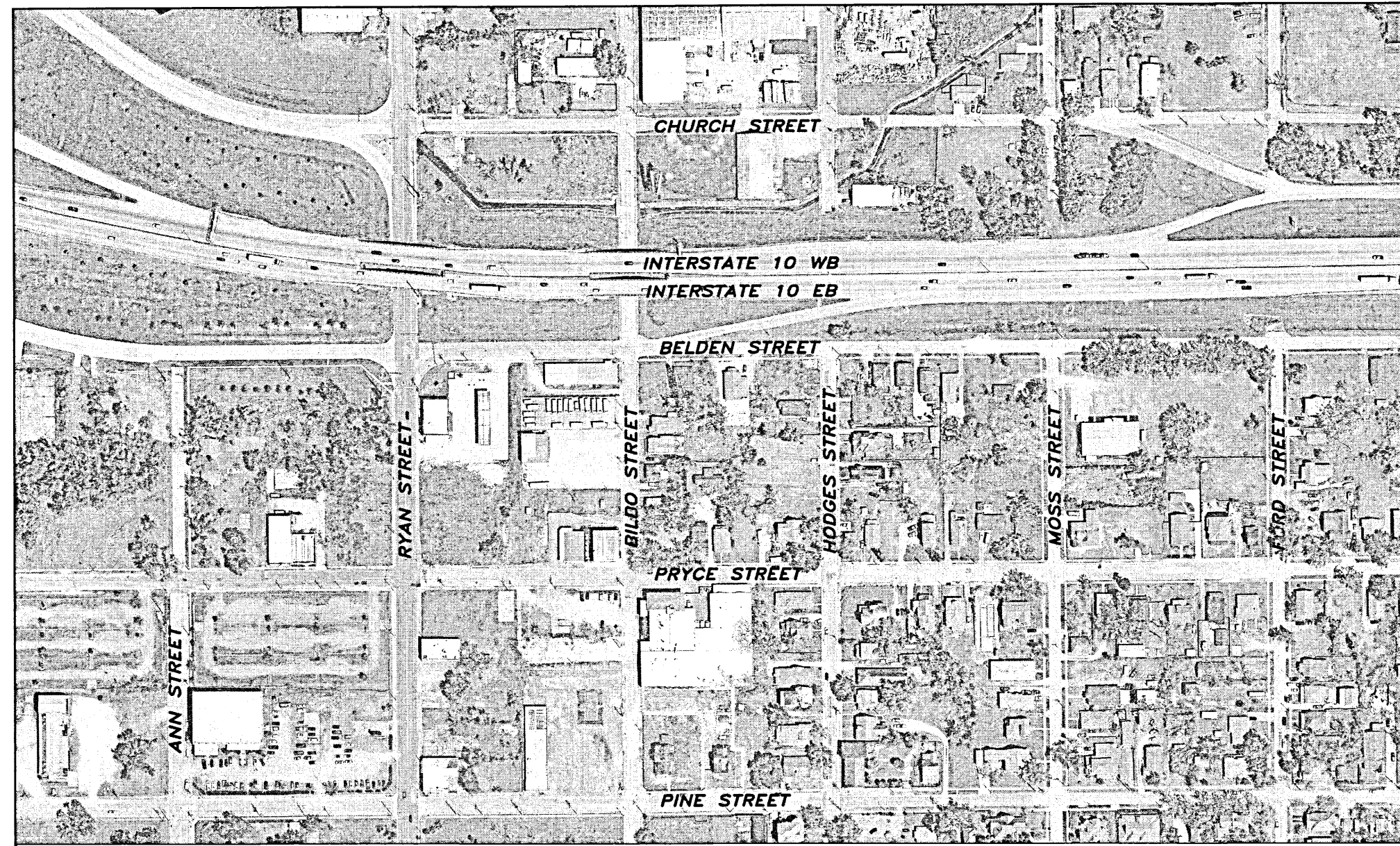
1. NAME OF SUBDIVISION: Bilbo and Ann Lawrence Subdivision - Need New
2. NAME OF APPLICANT: Brittany Otto / KMK Law
ADDRESS: One East Fourth Street, Cincinnati, Ohio ZIP 45202 PHONE (513) 562-1451
3. NAME OF AUTHORIZED AGENT: Brittany Otto
ADDRESS: (see above) ZIP _____ PHONE _____
4. OWNER OF RECORD: Tab Damon Finchum and Misty Leigh Finchum
ADDRESS: 401 Pine Street, Lake Charles, LA ZIP 70601 PHONE _____
5. ENGINEER (and/or Land Surveyor): Morrison Surveying, Inc.
ADDRESS: 480 N. Cities Service Hwy, Sulphur, LA ZIP 70663 PHONE (337) 625-1050
6. ATTORNEY: KMK Law
ADDRESS: One East Fourth Street, Cincinnati, Ohio ZIP 45202 PHONE (513) 562-1451
7. SUBDIVISION LOCATION: Lot K of Block 3
8. TOTAL ACREAGE BEING SUBDIVIDED: Approx. 0.14 acres
NO. OF LOTS: 2
9. ZONING CLASSIFICATION: T4
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: No
11. DATE OF PRELIMINARY PLAT APPROVAL: _____
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:
Tab Damon Finchum and Misty Leigh Finchum: 401 Pine Street, Lake Charles, LA 70601
Cintas Corporation No. 2: 6800 Cintas Blvd., Mason, Ohio 45140
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, Brittany Otto 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: 5/23/24



VICINITY SKETCH
SCALE: N. T. S.

TITLE COMMITMENT DESCRIPTION:

LEGAL DESCRIPTION TRACTS 1 & 2

TRACT 1: LOT IN BLOCK THREE (3) OF THOMAS BILBO AND ANN LAWRENCE SUBDIVISION, OF THE CITY OF LAKE CHARLES, LOUISIANA, ON THE NORTH SIDE OF PINE STREET; COMMENCING 120 FEET EAST OF BILBO STREET, THENCE EAST 60 FEET, THENCE NORTH 200 FEET, THENCE WEST 60 FEET, THENCE SOUTH 200 FEET TO POINT OF COMMENCEMENT.

AND

TRACT 2: BEGINNING AT THE SOUTHEAST CORNER OF ABOVE DESCRIBED TRACT, THENCE EAST 20 FEET ALONG THE NORTH LINE OF PINE STREET, THENCE NORTH 80 FEET, THENCE WEST 20 FEET, THENCE SOUTH 80 FEET TO POINT OF COMMENCEMENT.

LEGAL DESCRIPTION TRACT 3

TRACT 3: LOT "K" OF BLOCK 3 OF BILBO AND ANN LAWRENCE SUBDIVISION, A SUBDIVISION LOCATED IN SECTION 31, TOWNSHIP 9 SOUTH, RANGE 8 WEST, CALCASIEU PARISH, LOUISIANA.

NOTES:

- BEARINGS AND DISTANCES SHOWN HEREON ARE GRID BEARINGS AND DISTANCES REFERENCED TO NAD 83 LOUISIANA SOUTH ZONE PER O.P.U.S. SOLUTION AT MSI NETWORK.
- TITLE RESEARCH INFORMATION WAS FURNISHED TO SURVEYOR BY FIRST AMERICAN TITLE INSURANCE COMPANY OF LOUISIANA, DATED JANUARY 10, 2024, UNDER FILE NO.: 24-005936-960.
- DATES OF FIELD SURVEY: APRIL 9-10 & 19, 2024.
- ONLY THOSE UTILITIES EVIDENT FROM A CAREFUL VISUAL INSPECTION OF THE SITE ARE SHOWN AND MAY NOT REPRESENT ALL UTILITIES PRESENT.
- HEREIN DESCRIBED TRACT IS LOCATED IN FLOOD ZONE "X" (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE (OR 500-YEAR FLOOD) FLOOD) AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 22019C04807, EFFECTIVE DATE, FEBRUARY 18, 2011. VERIFICATION OF FLOOD ZONE SHOULD BE PERFORMED BY THE LOCAL AGENCY IN CHARGE.
- ADJACENT OWNERSHIP PER CALCASIEU PARISH POLICE JURY WEB SITE: WWW.CPPJ.NET
- MUNICIPAL ADDRESSES: 411 PINE STREET LAKE CHARLES, LOUISIANA 70601
- NO EASEMENT, RIGHTS-OF-WAY OR SERVITUDE DOCUMENTS FROM TITLE COMMITMENT, UNDER FILE NO.: 24-005936-960, WERE FURNISHED TO THE SURVEYOR.
- O - REPRESENT SET 3/4" REBAR UNLESS NOTED OTHERWISE.

TITLE COMPANY'S NOTES:

- THE PROPERTY HAS ACCESS (DIRECT VIA CURB CUT EASEMENT) TO PINE STREET AND BILBO STREET (PUBLIC RIGHT OF WAY).
- IT IS ASSUMED THE PROPERTY HAS ACCESS TO UTILITY FACILITIES (EITHER DIRECT OR INDIRECT VIA EASEMENT), INCLUDING WATER SERVICE, ELECTRICAL POWER SERVICE, NATURAL GAS SERVICE, SANITARY SEWER, TELEPHONE SERVICE, AND STORM WATER DRAINAGE, SINCE IT ABUTS A PUBLIC RIGHT-OF-WAY. THE TITLE COMMITMENT DID NOT FURNISH ANY UTILITY INFORMATION, PUBLIC OR PRIVATE.
- THE PROPERTY SHOWN ON THE DRAWING CONSISTS OF ALL OF THE PROPERTY IDENTIFIED AS AUDITOR'S PARCEL NO. 00604593 AND NO OTHER LAND, AS PER CALCASIEU PARISH POLICE JURY WEB SITE.
- THE PROPERTY SHOWN ON THE DRAWING IS CONTIGUOUS TO ADJOINING LAND ALONG THE COMMON BOUNDARY LINES, WITH NO APPARENT GAPS, GORES OR OVERLAPS, ACCORDING TO DESCRIPTIONS FROM CALCASIEU PARISH POLICE JURY WEB SITE: WWW.CPPJ.NET
- THE PROPERTY SHOWN ON THE DRAWING IS THE SAME AS THE PROPERTY IDENTIFIED IN FIRST AMERICAN TITLE INSURANCE COMPANY OF LOUISIANA COMMITMENT NO. 24-005936-960.
- AT THE TIME THE SURVEY WAS COMPLETED, THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS. (NON OBSERVED)
- AT THE TIME THE SURVEY WAS COMPLETED, THERE WAS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAYS. (NON OBSERVED)

CERTIFICATION:

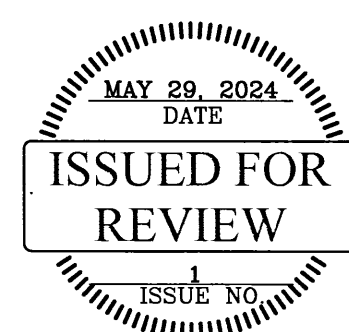
I HEREBY CERTIFY TO:

KMK LAW
UNITED TITLE OF LOUISIANA, INC.
CINTAS CORPORATION NO. 2, A NEVADA CORPORATION
FIRST AMERICAN TITLE INSURANCE COMPANY OF LOUISIANA

THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA/NSPS, EFFECTIVE FEBRUARY 23, 2021, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a) & 13, 14, 16 (NONE OBSERVED), 17 (NONE OBSERVED) AND 18, IN THE AMOUNT OF \$1,000,000.00 / \$2,000,000.00, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 19, 2024.

DAVID MATTE, PLS
LA. REG. NO. 5329

DATE:

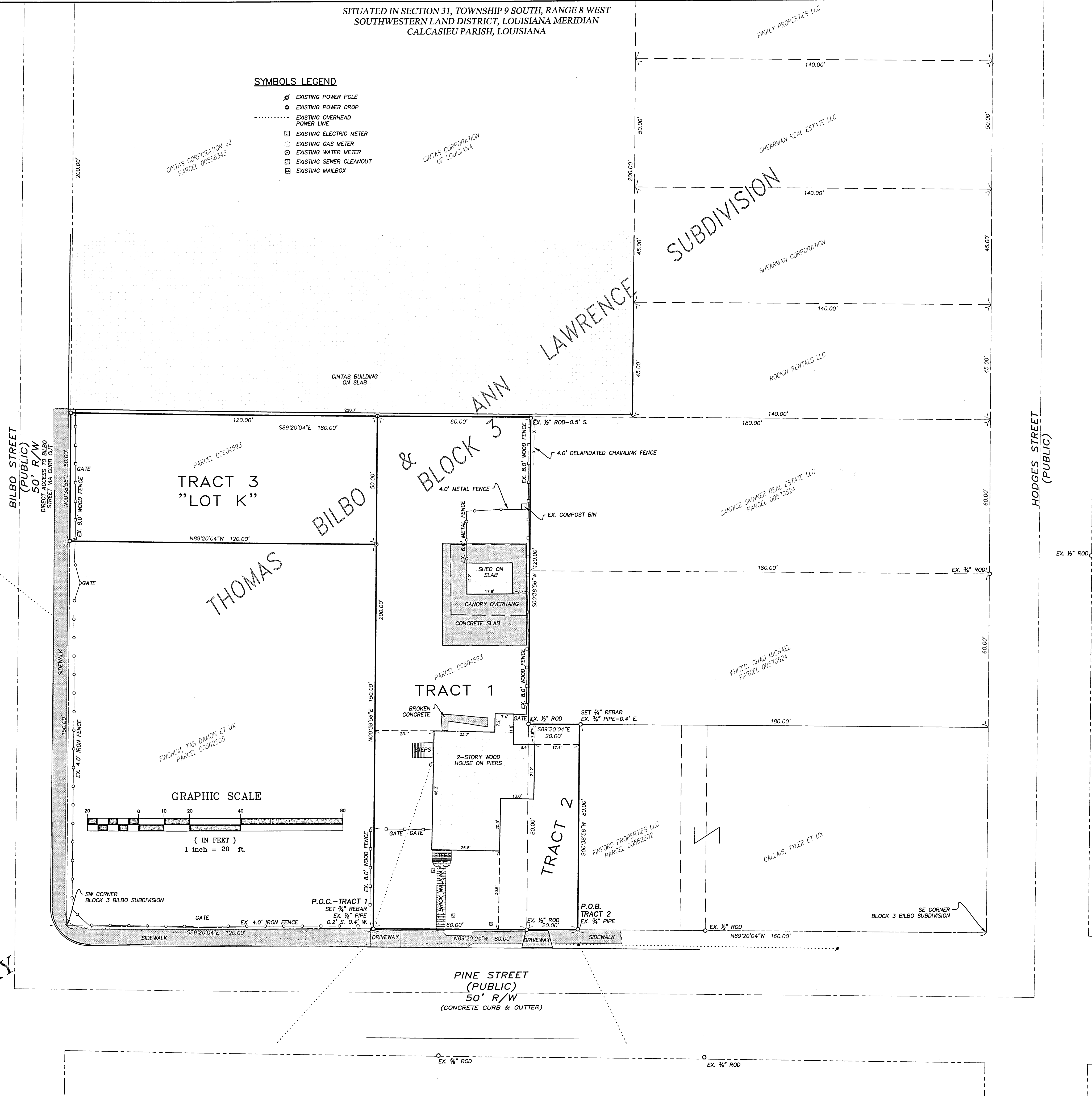


PRELIMINARY

SITUATED IN SECTION 31, TOWNSHIP 9 SOUTH, RANGE 8 WEST
SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN
CALCASIEU PARISH, LOUISIANA

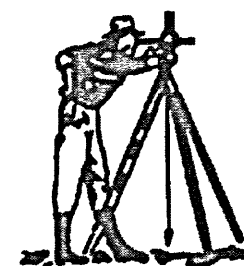
SYMBOLS LEGEND

- ⊙ EXISTING POWER POLE
- EXISTING POWER DROP
- EXISTING OVERHEAD POWER LINE
- ⊠ EXISTING ELECTRIC METER
- ⊙ EXISTING GAS METER
- ⊙ EXISTING WATER METER
- ⊠ EXISTING SEWER CLEANOUT
- ⊠ EXISTING MAILBOX



DESIGNED: DESIGNER	
DRAWN: BOM	
CHECKED: DOM	
APPROVED: DOM	
F.B. No.: FIELD_BOOK_No	

PREPARED BY
MORRISON SURVEYING, INC.
G.P.S., BOUNDARY, TOPOGRAPHIC, SUBDIVISION,
INDUSTRIAL, HYDROGRAPHIC AND PIPELINE SURVEYS
P.O. BOX 71 SULPHUR, LA 70664-0071
480 N. CITIES SERVICE HWY. SULPHUR, LA 70663
PHONE: (337) 625-1050
E-MAIL: jdm@morrisoni.com



ALTA / NSPS LAND TITLE SURVEY
FOR
KMK
IN
BLOCK 3 OF THOMAS BILBO AND ANN LAWRENCE SUBDIVISION
LAKE CHARLES, LOUISIANA

BY	REVISIONS	DATE

PROJECT NO.: 240410	DATE: MAY 1, 2024
SCALE: 1" = 20'	SHEET: 1 OF 1

CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: 7-3-24

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

1. NAME OF SUBDIVISION: Lakewood Pointe Subdivision
2. NAME OF APPLICANT: JCC Investments
ADDRESS: 189 Williamsburg st ZIP 70605 PHONE 337-540-1266
3. NAME OF AUTHORIZED AGENT: Chad Snider
ADDRESS: 5015 Water oak ct ZIP 70605 PHONE 337-540-1266
4. OWNER OF RECORD: JCC Investments
ADDRESS: 189 Williamsburg st ZIP 70605 PHONE 337-540-1266
5. ENGINEER (and/or Land Surveyor): _____
ADDRESS: _____ ZIP _____ PHONE _____
6. ATTORNEY: _____
ADDRESS: _____ ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: Lakewood Pointe
8. TOTAL ACREAGE BEING SUBDIVIDED: 3.5
NO. OF LOTS: 22
9. ZONING CLASSIFICATION: _____
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: _____
11. DATE OF PRELIMINARY PLAT APPROVAL: _____
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:

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

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

I, Chad Snider HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HEREWITH ARE TRUE.

BY: 
SIGNATURE OF APPLICANT

DATE: 7-3-24

July 3, 2024

TO: City of Lake Charles - Zoning Board

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

Our intent as developers is to re-subdivide Lots 20 – 30 of Lakewood Pointe Subdivision into 22 smaller lots for single-family homes. The purpose of this request is to make more affordable homes in our Lakewood Pointe neighborhood.

The following setbacks will apply:

- Side setbacks to be 5'
- Rear setbacks to be a minimum of 15 feet
- Front setbacks to be a minimum of 30 feet

Thanking you in advance,

Sincerely,

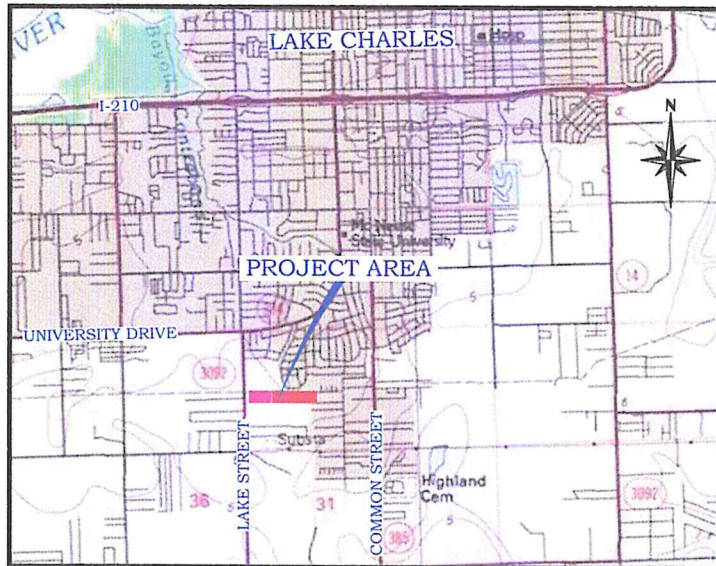


Chad Snider
JC Homes & Development

JC Homes & Development LLC.

P.O. 4772

Lake Charles, La 70605



VICINITY MAP
NOT TO SCALE

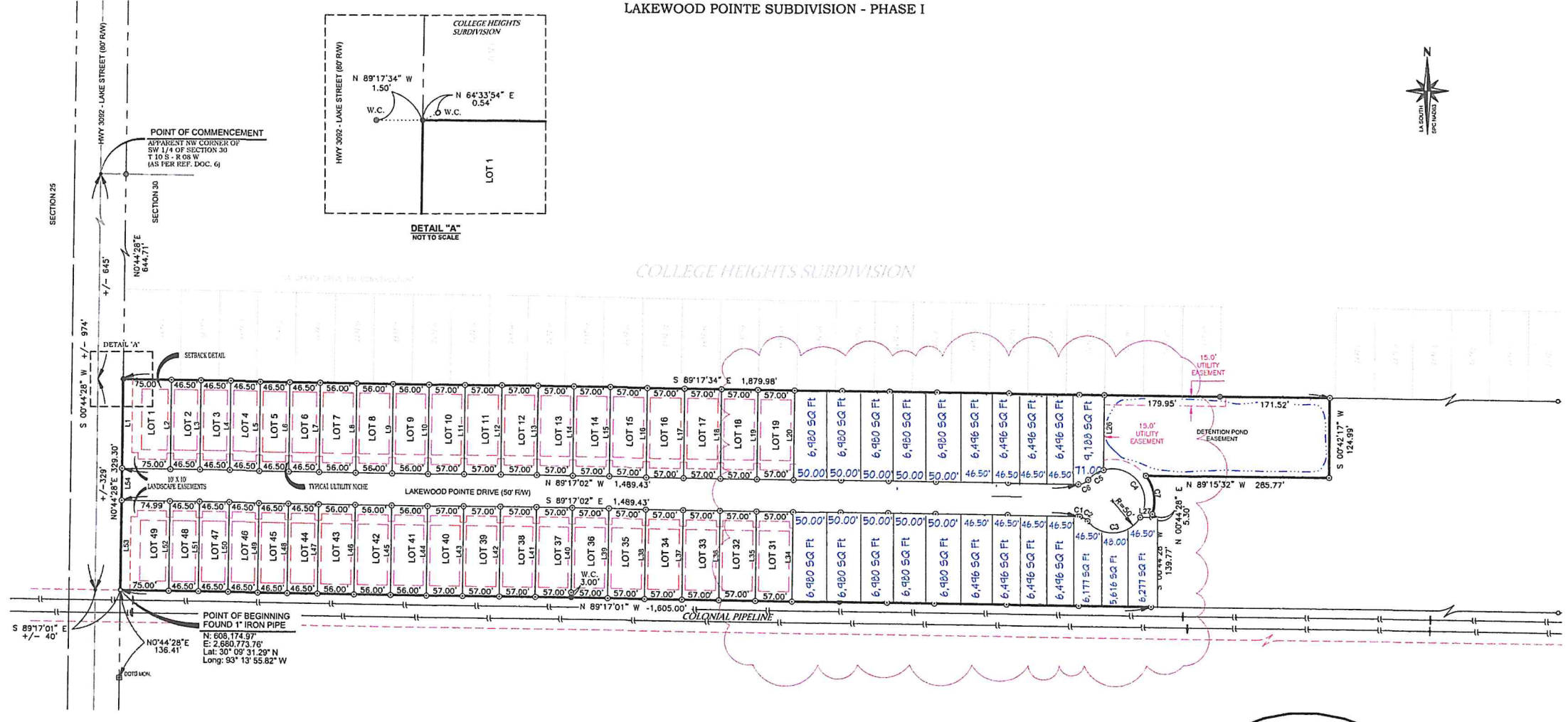
LEGAL DESCRIPTION
LAKEWOOD POINTE SUBDIVISION - PHASE I

That certain tract of land located in Section 30, Township 10 South - Range 08 West, Calcasieu Parish, Louisiana, having a Point of Commencement (P.O.C.) being the apparent Northwest Corner of the Southwest Quarter (SW/4) of Section 30, Thence a bearing of S 00°44'28" W, a distance of approximately 974' to a point, Thence a bearing of S 89°17'34" E, a distance of approximately 40.00' to the Point of Beginning (P.O.B.), being a Found 1-inch (1") I.P., having coordinates of N: 608,174.97', E: 2,650,773.76'; being more particularly described as follows:

Beginning at the Point of Beginning (P.O.B.) of the herein described tract; Thence a bearing of N 00°44'28" E, a distance of 329.30' to a point; Thence a bearing of S 89°17'34" E, a distance of 1,879.98' to a Set 1/2-inch (1/2") Iron Rod; Thence a bearing of S 00°42'17" W, a distance of 124.99' to a Set 1/2-inch (1/2") Iron Rod; Thence a bearing of N 89°15'32" W, a distance of 285.77' to a Set 1/2-inch (1/2") Iron Rod; Thence along a non-tangent curve to the right, having a Radius of 65.00', an arc length of 63.05', a chord bearing of S 09°25'33" E, and a chord length of 60.60' to a Set 1/2-inch (1/2") Iron Rod; Thence a bearing of S 00°44'28" W, a distance of 5.30' to a Set 1/2-inch (1/2") Iron Rod and continue along said bearing, a distance of 139.77' to a Set 1/2-inch (1/2") Iron Rod; Thence a bearing of N 89°17'01" W, a distance of 1,605.00' to the Point of Beginning (P.O.B.), containing 12,926 Acres, 563,068.38 square feet.

All bearings, distances, and coordinates described above are grid in U.S. survey feet and referenced to the North American Datum of 1983, Louisiana South State Plane Coordinate System. Referenced to plat of survey titled "PLAT OF SURVEY SHOWING PROPERTY TO BE SUBDIVIDED BY JC HOMES & DEVELOPMENT, LLC", by Southern Survey Services, LLC, dated June 23, 2022 (Last Revised: September 25, 2023).

SECTION 30, T 10 S - R 08 W
CALCASIEU PARISH, LOUISIANA
LAKEWOOD POINTE SUBDIVISION - PHASE I



LOT AREA TABLE

Lot	Acres	Sq. Feet
1	0.240	10485.24
2	0.149	6488.89
3	0.149	6489.22
4	0.149	6489.56
5	0.149	6489.89
6	0.149	6490.23
7	0.179	7816.64
8	0.179	7817.12
9	0.179	7817.61
10	0.183	7957.72
11	0.183	7958.22
12	0.183	7958.73
13	0.183	7959.23
14	0.183	7959.74
15	0.183	7960.25
16	0.183	7960.75
17	0.183	7961.26
18	0.183	7961.77
19	0.183	7962.27
20		
21		
22		
23		
24		
25		
26		
27		

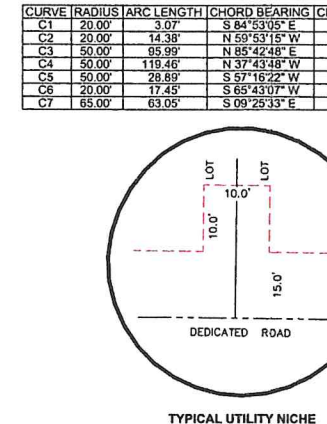
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°44'44" E	139.53'
L2	N 00°44'28" E	139.54'
L3	N 00°44'28" E	139.55'
L4	N 00°44'28" E	139.56'
L5	N 00°44'28" E	139.56'
L6	N 00°44'28" E	139.57'
L7	N 00°44'28" E	139.58'
L8	N 00°44'28" E	139.59'
L9	N 00°44'28" E	139.60'
L10	N 00°44'28" E	139.60'
L11	N 00°44'28" E	139.61'
L12	N 00°44'28" E	139.62'
L13	N 00°44'28" E	139.63'
L14	N 00°44'28" E	139.64'
L15	N 00°44'28" E	139.65'
L16	N 00°44'28" E	139.66'
L17	N 00°44'28" E	139.67'
L18	N 00°44'28" E	139.68'
L19	N 00°44'28" E	139.68'
L20	N 00°44'28" E	139.69'
L21	N 00°44'28" E	139.70'
L22	N 00°44'28" E	139.72'
L23	N 00°44'28" E	139.73'
L24	N 00°44'28" E	139.75'
L25	N 00°44'28" E	116.95'
L27	N 89°17'02" W	18.63'

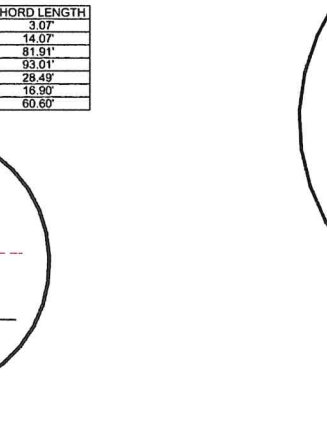
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	3.07'	S 84°53'05" E	3.07'
C2	20.00'	14.38'	N 59°53'15" W	14.07'
C3	50.00'	95.99'	N 85°42'48" E	81.91'
C4	50.00'	119.46'	N 37°43'48" W	93.01'
C5	50.00'	28.89'	S 57°16'22" W	28.49'
C6	20.00'	11.45'	S 65°43'07" W	18.90'
C7	65.00'	63.05'	S 09°25'33" E	60.60'

TYPICAL UTILITY NICHE



SETBACK LINE DETAIL



NOTES:
THERE MAY BE ADDITIONAL UTILITIES NOT SHOWN HEREON.
SURVEYOR MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE OR ANY OTHER FACTS AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THIS PARCEL.
THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" ACCORDING TO FIRM MAP #22019C409 F, PANEL 450 OF 715 DATED FEBRUARY 18, 2011. THIS IS AN AREA SHOWN TO BE OUTSIDE THE 1% ANNUAL CHANCE OR GREATER FLOOD HAZARD.
COORDINATES AND BEARINGS ARE BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM LA SOUTH ZONE NAD83(2011) DERIVED FROM LSU-C40 VRS NETWORK
CONTROLLING STATION: MCKE LAT: 30°10'07" N LONG: 92°13'04" W

LOTS 1 & 49 ARE RESTRICTED FROM HAVING ACCESS FROM HWY 3092 (LAKE STREET)
ALL NEW RESIDENTIAL, NONRESIDENTIAL AND MANUFACTURED HOME STRUCTURES LOCATED IN FEMA DESIGNATED A, AE, AD, VE, AND X (SHADED) AREAS SHALL MEET CURRENT CPP/LOWEST FLOOR ELEVATION REQUIREMENTS.
FENCES, PLANTINGS, OR TEMPORARY OBSTRUCTIONS THAT OBSTRUCT THE FLOW OF WATER IN A WATERCOURSE OR INTERFERE WITH THE ABILITY TO MAINTAIN AN EASEMENT SHALL NOT BE PLACED WITHIN SAID EASEMENT. A PUBLIC ENTRY ACCESSING SAID EASEMENT IS NOT RESPONSIBLE FOR DAMAGES TO FENCES, PLANTINGS, OR TEMPORARY OBSTRUCTIONS WITHIN SAID EASEMENT.
LOTS ARE CONSISTENT WITH THE APPROVED ENGINEERING PLAN. LOT OWNER SHALL PROVIDE THE PROPER GRADING TO MATCH THE LOT FLOW ARROWS IDENTIFYING THE GRADING REQUIREMENTS SHOWN ON THE DRAINAGE PLAN.

REFERENCE DOCUMENTS:
1. PLAT OF SURVEY SHOWING A REDIVISION OF A PORTION OF THE PROPERTY BELONGING TO ASHLAND LAND PARTNERSHIP BY CHARLES MCDONALD DATED SEPT. 18, 1997.
2. PLAT OF SURVEY OF COLONIAL PIPE LINE BY D.W. JESSEN C.E. RES. NO. 444 DATED AUG 24, 1992 (RESURVEY PLAT).
3. PLAT OF SURVEY OF THE LEO BEAUCH NO. 2 SUBDIVISION BY HARRY R. REED PLS DATED APRIL 4, 1990.
4. PLAT OF SURVEY OF THE COLLEGE HEIGHTS SUBDIVISION BY R.E. OXFORD PLS DATED APRIL 1, 1992.
5. DOTD RAW PLANS FOR HWY 3092; STATE PROJECT NO. 810-28-51
6. PLAT OF SURVEY SHOWING COLLEGE HEIGHTS BY GARRY J. JOHNSON PLS DATED AUGUST 5, 2016.

PROPOSED UTILITIES

GAS	UNKNOWN
WATER	UNKNOWN
SEWER	UNKNOWN
ELECTRIC	UNKNOWN

LEGEND

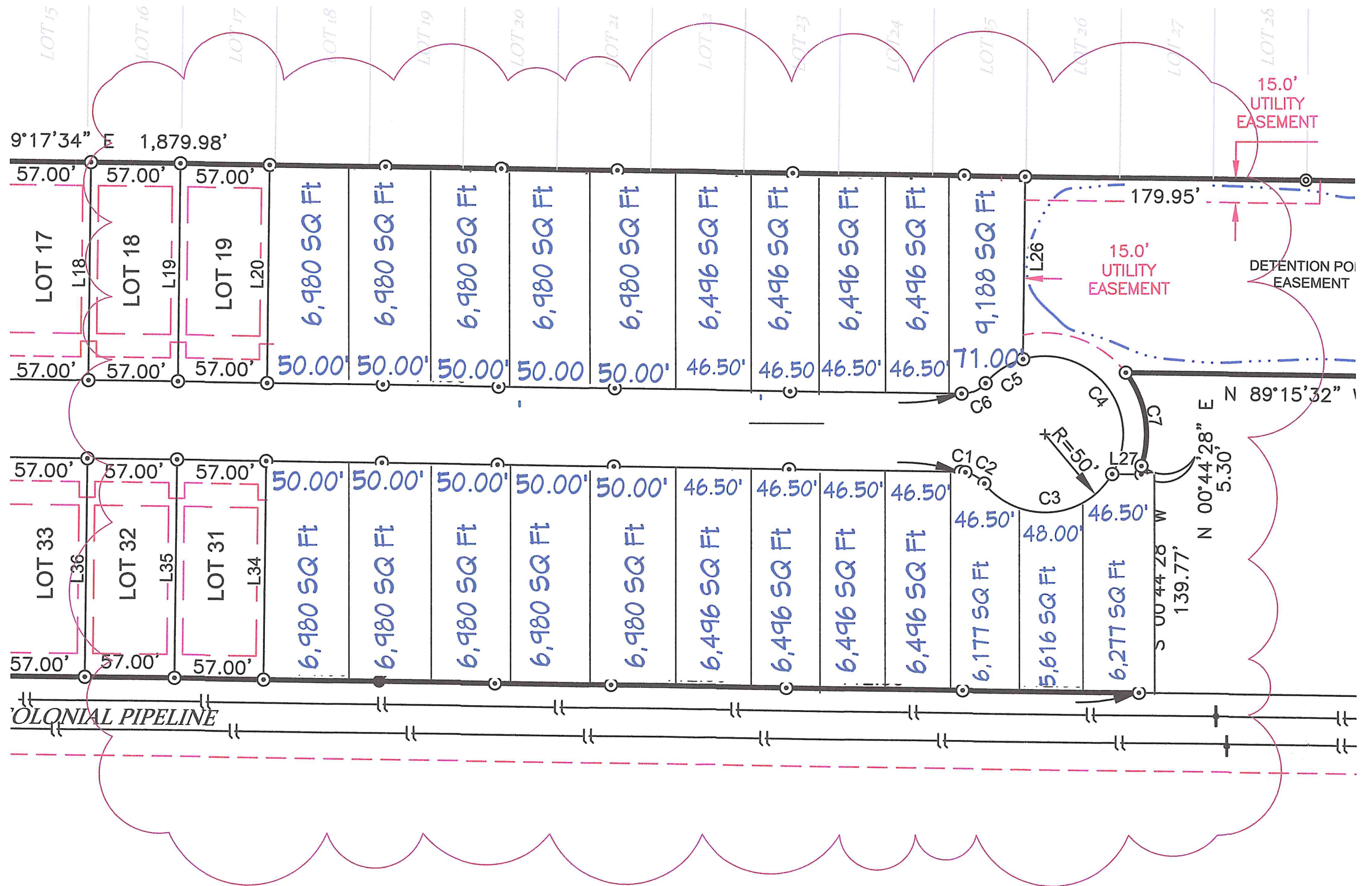
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
W.C.	WITNESS CORNER
○	FOUND 1/2" IR
○	FOUND 1/2" IR (SHILLS SHOWN)
○	FOUND 1" IR
○	FOUND 1" IR (SHILLS SHOWN)
○	CALCULATED CORNER (SHILLS SHOWN)
○	INDICATES R.O.W.
---	INDICATES ROAD EDGE
---	INDICATES CH POWER
---	INDICATES TOWNSHIP/RANGE AND SECTION LINE (SHILLS SHOWN)

REVISION CHART

#	DATE	DESCRIPTION	BY
7			
6			
5			
4	6/19/2024	For Zoning Purposes Only	
3	09/25/2023	REVISED LAST BEARING IN LEGAL DESCRIPTION	PEB
2	08/09/2022	REVISED LEGAL DESCRIPTION	PEB
1	08/09/2022	ADDED ROAD NAME	PEB
#			

PLAT OF SURVEY SHOWING PROPERTY TO BE SUBDIVIDED BY
JCC INVESTMENTS, LLC
PHASE I OF "LAKEWOOD POINTE" SUBDIVISION
SECTION 30, T10S-R08W
CALCASIEU PARISH, LOUISIANA

100' 0' 100'
SCALE IN FEET
DATE: 09/25/2023
DRAWN BY: JCC
CHECKED BY: JCC
PROJECT NO.: 2304



CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: 7-3-24

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

1. NAME OF SUBDIVISION: Lakewood Pointe Subdivision
2. NAME OF APPLICANT: JCC Investments
ADDRESS: 189 Williamsburg st ZIP 70605 PHONE 337-540-1266
3. NAME OF AUTHORIZED AGENT: Chad Snider
ADDRESS: 5015 Water oak ct ZIP 70605 PHONE 337-540-1266
4. OWNER OF RECORD: JCC Investments
ADDRESS: 189 Williamsburg st ZIP 70605 PHONE 337-540-1266
5. ENGINEER (and/or Land Surveyor): _____
ADDRESS: _____ ZIP _____ PHONE _____
6. ATTORNEY: _____
ADDRESS: _____ ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: Lakewood Pointe
8. TOTAL ACREAGE BEING SUBDIVIDED: 8
NO. OF LOTS: 5
9. ZONING CLASSIFICATION: _____
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: _____
11. DATE OF PRELIMINARY PLAT APPROVAL: _____
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:

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

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

I, Chad Snider HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HEREWITH ARE TRUE.

BY: 
SIGNATURE OF APPLICANT

DATE: 7-3-24

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 7-5-24

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: _____

LEGAL DESCRIPTION: _____

DESCRIPTION OF JOB: _____

WITH PLANS ATTACHED HERETO:

APPLICANT: JCL Investments PHONE: 337-540-1266

MAILING ADDRESS: 189 Williamsburg st ZIP: 70605

EMAIL ADDRESS: Chad@JCSnider.com

OWNER OF RECORD: JCL Investments

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 _____

7-5-24
DATE

JCC Investments

July 3, 2024

TO: City of Lake Charles - Zoning Board

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

Our intent as developers is to subdivide 8 acres at the east end of Lakewood Pointe Drive into 5 lots for single-family homes. The lots will share a servitude along the north side of the property.

The following setbacks will apply:

- Side setbacks to be 5'
- Rear setbacks to be a minimum of 15 feet
- Front setbacks to be a minimum of 30 feet

Thanking you in advance,

Sincerely,



Chad Snider
JCC Investments

JCC Investments

P.O. 4772

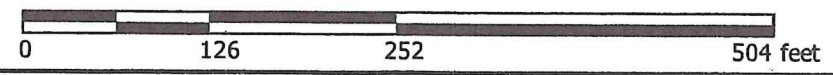
Lake Charles, La 70605



Map



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



Scalebar accurate at map center

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 06-13-2024

TOTAL FEE: \$ 500⁰⁰

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: 2207 Doreen St / Lake Charles

LEGAL DESCRIPTION: COM 133.5 FT E of NW COR LOT 2 James Hursey Estates 7th E 120ft S 49.56 FT ETC.

DESCRIPTION OF JOB:

WITH PLANS ATTACHED HERETO:

APPLICANT: 2207 Doreen St, LLC PHONE: (504) 912-1440

MAILING ADDRESS: P.O. Box 84 Belle Chasse, LA 70037 ZIP:

EMAIL ADDRESS: HELAIN@THEWRIGHTWOMEN.COM

OWNER OF RECORD: HELAIN WRIGHT

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 [Signature]

DATE 06-13-2024

LETTER OF INTENT

HELAINÉ WRIGHT
Physical Address
127 Bertrandville Road
Braithwaite, Louisiana
70040

Mailing Address
PO BOX 84
Belle Chasse, Louisiana
70037

The neighborhood has approximately 21 houses of those houses 9 houses are abandoned. These changes further prove neighborhood use is going away. I'm requesting to amend the zoning map from "neighborhood" to "mix use." In order to construct an office facility with limited external storage space.

Regards,
Helaine Wright

5:58

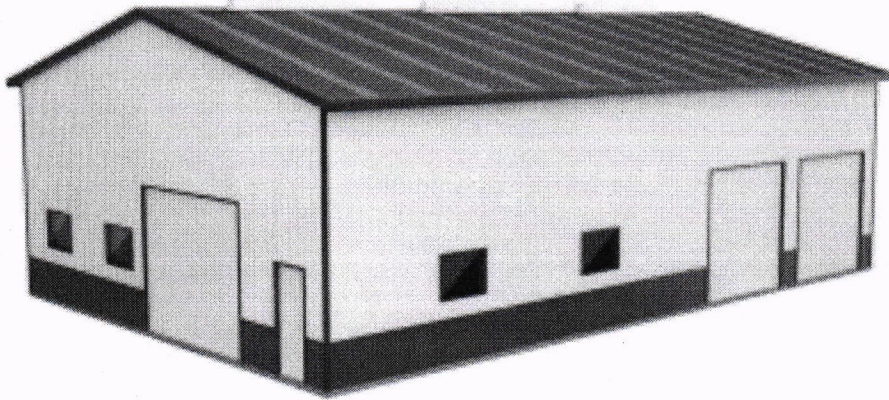
Signal strength icon, Wi-Fi icon, 100% battery icon

< Back



40x60 metal building

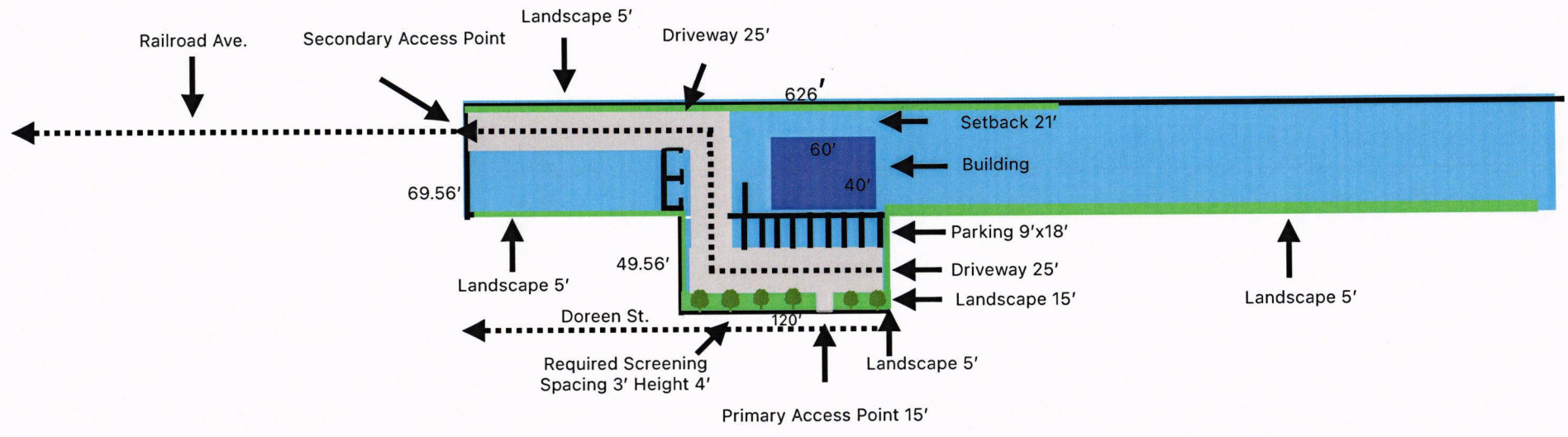
packages, plans & cost guide



40x60x16 metal building kit

A 40x60 metal building is a solid choice for any property and provides 2,400 square feet

2207 Doreen St.



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 7/3/24

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: 2215 CYPRESS ST. LAKE CHARLES LA. 70601

LEGAL DESCRIPTION: Attached

DESCRIPTION OF JOB: CAMPER COVER 18' x 26"

WITH PLANS ATTACHED HERETO:

APPLICANT: Cheryl Denny Ancelet* PHONE: (337) 549 0021

MAILING ADDRESS: 2215 Cypress St LC ZIP: 70601

EMAIL ADDRESS:

OWNER OF RECORD: Same

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

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

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

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

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

[] WITH ZONING DISTRICT AMENDMENT: CASE NO.

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL:

COMMENCEMENT OF CONSTRUCTION: EXPECTED COMPLETION: EXTENSION GRANTED:

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

FLOOD PLAIN MANAGEMENT REGULATIONS:

1.) FIRM ZONE: [] "X" [] "A" [] "AE" [] "D" [X] OTHER 5'x' 2.) FLOODWAY: [] IN [X] 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

Cheryl Denny Ancelet 7-3-2024
APPLICANT DATE

7-3-24

Cheryl & James Ancelet
2215 Cypress St
Lake Charles, LA 70601

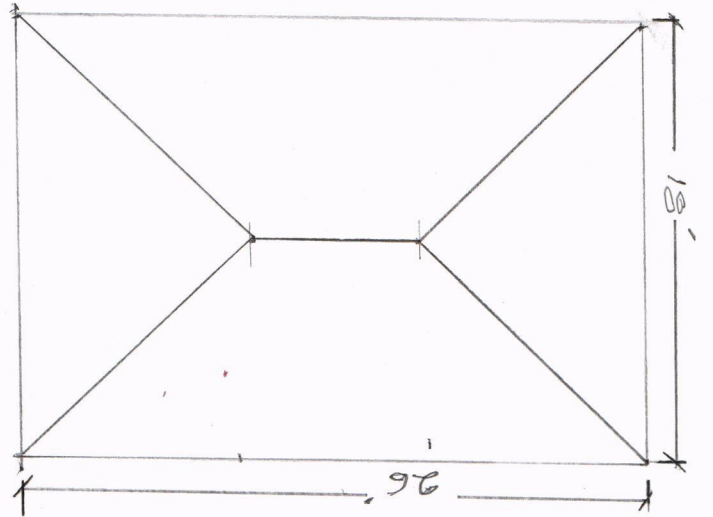
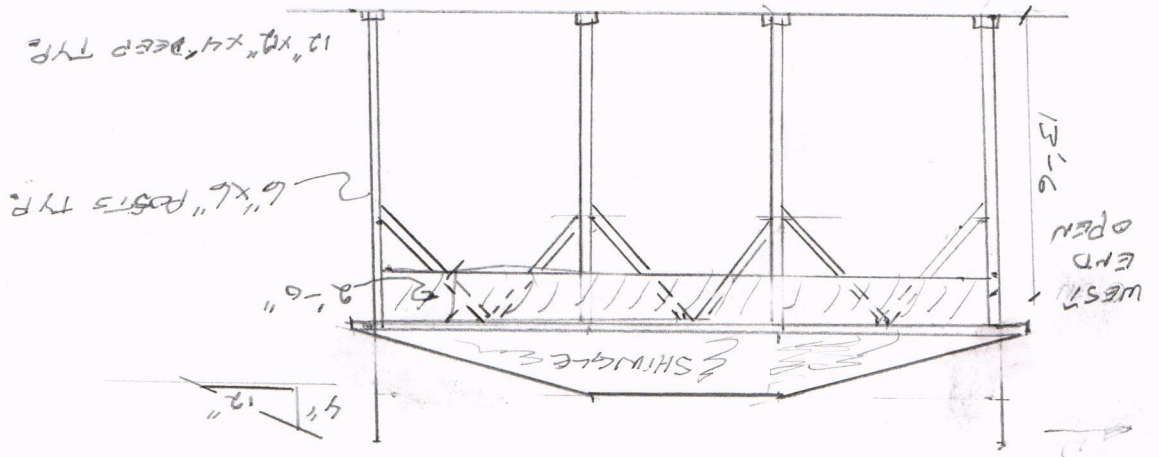
We are requesting to construct a
camper cover (26'x18') 3ft. from
the North property line. It will
cover our existing camper.

James Ancelet



Tutorial





18'-0" WIDE > 468 sq. ft.
 26'-0" LONG
 3'-0" FROM EVIDE
 4" OD 12" HIP ROOF w/ GUTTERS
 12" x 12" x 4' DEEP POSTERS
 (8) 6" x 6" TREATED POSTS w/ GALV. BASE PLATES
 TREATED FRAMING MATL.
 SHINGLE ROOFING

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: July 6, 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: 908 Akron St., Lake Charles

LEGAL DESCRIPTION: LOT 9 BLK 2 HEYD PAK IMPS

DESCRIPTION OF JOB: Shed within standard 5 foot setback

WITH PLANS ATTACHED HERETO:

APPLICANT: Tim Feist

PHONE: 337-912-9411

MAILING ADDRESS: 908 Akron St.

ZIP: 70605

EMAIL ADDRESS: timothyfeist@gmail.com

OWNER OF RECORD: Tim Feist

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

HISTORIC DISTRICT: [] CHARPENTIER [] MARGARET PLACE [] 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: Within two weeks after I get approval

COMMENCEMENT OF CONSTRUCTION: EXPECTED COMPLETION: EXTENSION GRANTED:

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

FLOOD PLAIN MANAGEMENT REGULATIONS:

1.) FIRM ZONE: [X] "X" [] "A" [] "AE" [] "D" [] OTHER 2.) FLOODWAY: [] IN [] OUT

3.) ELEVATION CERTIFICATE REQUIRED: [] YES [] NO 4.) BASE FLOOD ELEVATION: MSL

REMARKS OR SPECIAL CONDITIONS:

Once I get approval, I will have the foundation dug out, the slab poured within a few days. I will allow the slab to harden for a week and then Tuff Shed will come and build the shed in one day.

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

July 6, 2024

My name is Tim Feist and I am asking the City of Lake Charles for a variance, allowing me to place a shed two to three feet from my property line. It is a standard shed that one would buy from Home Depot. It is going into my backyard and will be 12' x 18' in size and placed on top of a concrete slab 15' x 20' in size.

The address of this project is 908 Akron St. in Heyd Park Subdivision off Sale Rd. between Lake St. and Holly Hill Rd.

A handwritten signature in black ink, appearing to read 'Tim Feist', with a stylized flourish at the end.

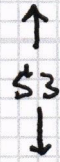
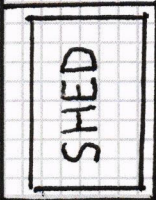
Tim Feist

R1

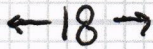
R1

SLAB 15' X 20'

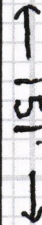
SHED 12' X 18'



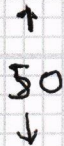
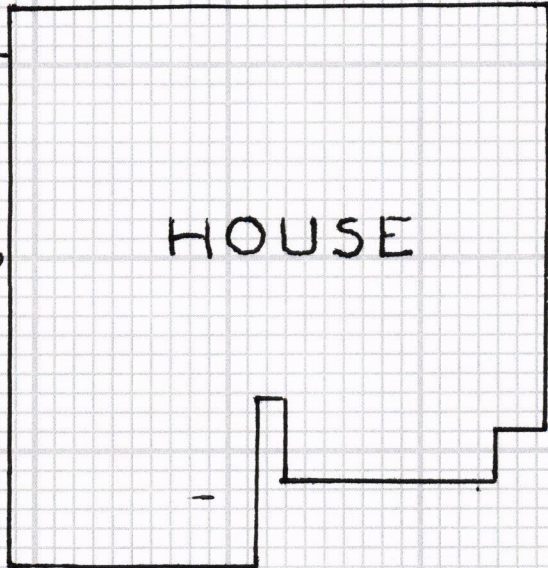
R1



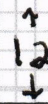
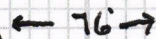
HOUSE



R1

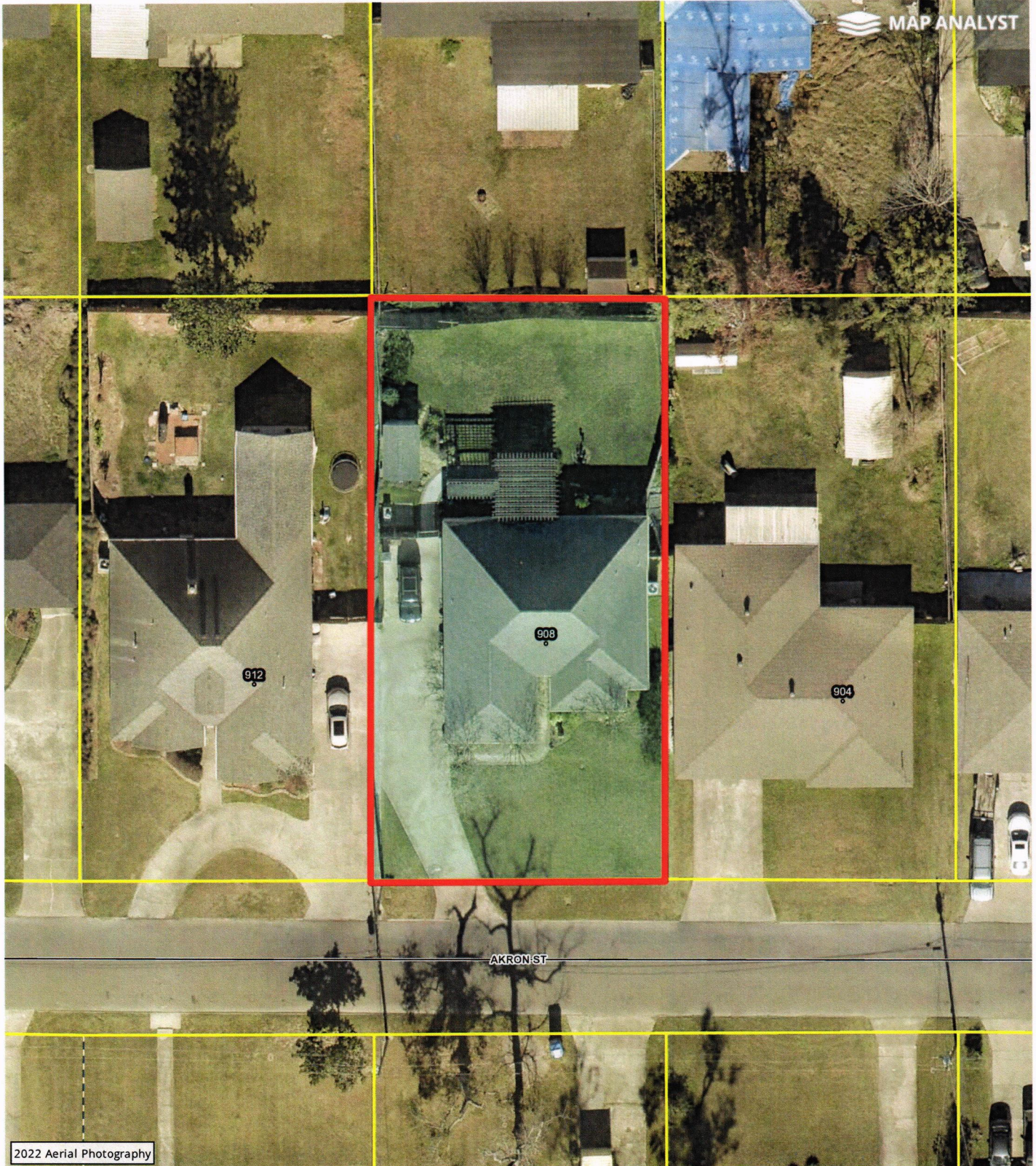


DRIVE



NEUTRAL

AKRON ST.



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 7-8-24

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: 2611 EDGEWOOD LANE

LEGAL DESCRIPTION: see attached

DESCRIPTION OF JOB: Converting pool to ornamental fish pond

WITH PLANS ATTACHED HERETO:

APPLICANT: MARY FLETCHER FONTENOT PHONE: (337) 304-0081

MAILING ADDRESS: 879 LIBBY GRACE LN ZIP: 70605

EMAIL ADDRESS: mary.bass@cpsb.org

OWNER OF RECORD: MARY ELIZABETH FLETCHER

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 _____

Mary Fletcher Fontenot
APPLICANT

7/8/24
DATE

Letter of Intent

Date of submission of application: 7-8-24

Property Address: 2611 Edgewood Lane

Lake Charles, LA 70605

Property Owner: Mary Elizabeth Fletcher Fontenot

879 Libby Grace Lane

Lake Charles, LA 70605

Please consider this as a formal request to convert our swimming pool to an ornamental fishpond. Our plans include removing diving board and existing pool pump equipment. The pond will be stocked with environmentally friendly fish that will control the mosquito population. Our fish of choice will be Fathead minnows and I will purchase them from Arkansas Pondstockers. More details about Fathead minnows includes that they are omnivores that are categorized as Benthic filter feeders, sifting through dirt and silt to find food. The carnivorous portion of their diet is made up of mainly insects, crustaceans, other aquatic invertebrates, and zooplankton. The herbivorous portion of their diet is primarily made up of algae and phytoplankton. Fathead minnows will also feed on bottom detritus. I will also plan to incorporate other fish that will complement the ecosystem such koi fish or goldfish. I will install solar operated aerators to provide the proper amount of oxygen to the water to ensure the health of the fish. I will also include some other decorative features that will be aesthetically pleasing.

Thank you for your consideration and support.

Sincerely,



Mary Elizabeth Fletcher Fontenot

7/8/24



01/16/2024

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: July 2, 2024

TOTAL FEE: \$ 200.00

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

PROPERTY ADDRESS/LOCATION: 701 17th St Lake Charles, LA 70601

LEGAL DESCRIPTION:

DESCRIPTION OF JOB: Special exception - accessor building - side street setback

WITH PLANS ATTACHED HERETO:

APPLICANT: TXLE Properties - Danny Devillier PHONE: 337. 508. 2527

MAILING ADDRESS: 701 17th St Lake Charles ZIP: 70601

EMAIL ADDRESS: devillier danny@yahoo.com

OWNER OF RECORD: TXLE Properties

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

HISTORIC DISTRICT: [] CHARPENTIER [] MARGARET PLACE [] 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

Basone Development Solutions
1010 Lakelyn Drive
Lake Charles, LA 70605

July 1, 2024

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

Re: 701 17th Street, Lake Charles, LA 70601

To Whom It May Concern:

The owner of the above referenced property, TXLE Properties, represented by Danny Devillier, is applying for a Special Exception for a reduction in the street side setback. The accessory building is placed even with the existing residence, it is approximately a 9.5' setback versus the required 15'.

The site plan is provided.

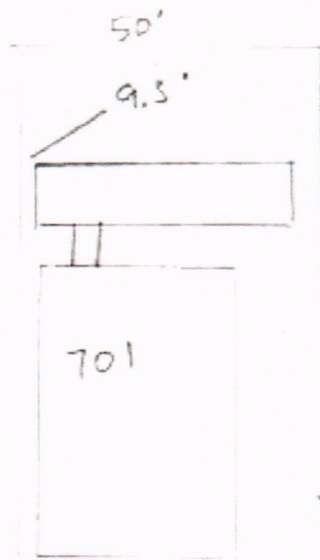
The agent for application purposes is Robin Basone.

Thank you,

Robin Basone
robin@basonesolutions.com
337.764.0389

N ↑

CENTER STREET



17th Street



MAP ANALYST



2022 Aerial Photography