



City of Lake Charles

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

Meeting Agenda

Planning and Zoning Commission

Monday, December 9, 2024

5:00 PM

Council Chambers

OPEN MEETING

ROLL CALL

MINUTES OF PREVIOUS MEETING

SPECIAL ANNOUNCEMENTS

COMMISSION BUSINESS

PREFNL
24-21

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: TROY STINE (TERRE SAINTE SUBDIVISION, PHASE 3)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to re-subdivide a 1.93-acre tract of land M/L into six (6) residential lots, within a Residential Zoning District. Location of the request is the **Southside 1100 Blk. W. Sallier Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed re-subdivision of a 1.93-acre tract of land into six (6) residential lots, within a Residential Zoning District, meets the minimum lot size and configuration set forth for a Residential Zoning District. Staff recommends approval of the application on the condition applicants adhere to any recommendations by the Department of Engineering and Public Works.

MAJ 24-08

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: AUBRY ENTERPRISES/JAY O'DELL

SUBJECT: Applicant is requesting a Major Conditional Use Permit (Sec 5-302(3)(b)(ii)) in order to construct a drive thru coffee shop, within a Mixed Use Zoning District. Location of the request is the **Southside 1800 Blk. Country Club Road.**

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to construct a drive thru coffee shop, within a Mixed Use Zoning District. The proposal appears to meet the development standards outlined for a "Drive-in or drive thru facility" in Sec. 5-303 Mixed Use District. All other development standards must be adhered to or a variance obtained for any deviation from the development standards.

VAR 24-52

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: JOSHUA FUSELIER

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to maintain an existing unpermitted accessory building with a 3' rear setback vs. required 5' and 4' street side setback vs. required 15', within a Neighborhood Zoning District. Location of the request is **2225 Clooney Street.**

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

requesting to maintain an existing unpermitted accessory building with a 3' rear setback vs. required 5' and 4' street side setback vs. required 15', within a Neighborhood Zoning District. Staff can find no evidence of hardship and therefore cannot forward a position of support.

VAR 24-60

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: QUANMIN DU

SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to establish a massage therapy business within 300ft. of a Residential Zoning District, within a Mixed Use Zoning District. Location of the request is **307 W. McNeese Street**.

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to establish a massage therapy business within 300ft. of a Residential Zoning District. Staff's review revealed that the proposal is bordered to the North by commercial businesses and to the East, West, and South by what appear to be residential properties. Ordinance #20031 states that no massage establishment shall be located less than 300ft. from the nearest property line of any land located in a Residential Dwelling District of Neighborhood District unless a variance is granted. If approved applicant will have to meet all other development standards including meeting the parking and landscaping requirements.

VAR 24-61

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: MICHAEL LIVINGS

SUBJECT: Applicant is requesting Variances (Sec. 24-4-205) in order to construct a new retail business 1) 65ft. from front property line vs. required maximum 20ft. front setback and 2) allow parking in front of principal structure vs. required parking to be in rear of structure within the Nellie Lutcher Overlay District, within a Mixed Use Zoning District. Location of the request is **514 Enterprise Blvd**.

STAFF FINDINGS: The on-site and site plan reviews reveal the applicant is requesting to construct a new retail business with variances to exceed the maximum 20ft. front setback with parking in the front of the business (a requirement of the Nellie Lutcher Overlay District), within a Mixed Use Zoning District. Applicant is reapplying for this item due to failing to obtain a permit within the required timeframe, previous case was MAJ/VAR 23-05. If approved proposal should adhere to the landscape standards outlined in Sec 5-210 of the Zoning Ordinance and any recommendations by the Department of Engineering and Public Works.

VAR 24-62

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: JAMES GUILBEAUX JR.

SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to re-construct a now attached garage with a 0' rear property line setback vs. required 10' rear setback, within a Residential Zoning District. Location of the request is **1835 Enterprise Blvd**.

STAFF FINDINGS: The on-site and site plan reviews reveal the applicant is requesting to re-construct a now attached garage with a 0' rear property line setback vs the required 10' rear setback. Staff cannot support construction impacting adjoining property.

VAR 24-63

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: ANGELICO CONSTRUCTION

SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to construct a canopy to provide covered parking 3ft. from rear property line vs. required 15ft. rear bufferyard setback, within a Business Zoning District. Location of the request is **1419 Ryan Street**.

STAFF FINDINGS: The on-site and site plan reviews reveal the applicant is requesting

to construct a canopy to provide covered parking 3ft. from the rear property line vs. the required 15ft. rear bufferyard setback. It was determined that the development did not adhere to the originally approved site plan and are now requesting to maintain the bufferyard encroachment and construct a new vehicular canopy.

VAR 24-64**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE****APPLICANT:** CCW ENTERPRSES/CULLEN WASHINGTON**SUBJECT:** Applicant is requesting a Variance (Sec. 24-4-205) in order to construct a radio station commercial building with an increased front setback to accommodate four (4) parking spots in front of the business, within a Business Zoning District in the Nellie Lutcher Overlay District. Location of the request is **413 Enterprise Blvd.****STAFF FINDINGS:** The on-site and site plan reviews reveal the applicant is requesting to construct a radio station commercial building with an increased front setback vs the maximum of 20ft. to allow for four (4) parking spots in front of the building vs. the requirement of no parking in front of the building. These requirements are outlined in the Nellie Lutcher Overlay District. If approved the development must meet all other development standards or obtain a variance. Project is subject to DOTD approval.**OTHER BUSINESS****ADJOURN**

CITY OF LAKE CHARLES
APPLICATION FOR PRELIMINARY SUBDIVISION APPROVAL

DATE: 10/14/2024

APPLICATION FEE: \$430.00

1. NAME OF PROPOSED SUBDIVISION: Terre Saint
(MUST CREATE NEW NAME)
2. NAME OF APPLICANT: Terre Sainte LLC Troy Stine
ADDRESS: 800 Ryan St ZIP: 70601 PHONE: 337-499-6937
3. NAME OF AUTHORIZED AGENT: Troy Stine
ADDRESS: 800 Ryan St Ste 200 ZIP: 70601 PHONE: 337-499-6937
4. OWNER OF RECORD: Terre Sainte LLC 337-474-3434
ADDRESS: _____ ZIP: _____ PHONE: 337-499-6937
5. ENGINEER (and/or Land Surveyor): Cypress Engineering
ADDRESS: _____ ZIP: _____ PHONE: _____
6. ATTORNEY: _____
ADDRESS: _____ ZIP: _____ PHONE: _____
7. SUBDIVISION LOCATION: off Sallier street
Terre Sainte
8. TOTAL ACREAGE BEING SUBDIVIDED: 3 plus est NUMBER OF LOTS: 6
9. ZONING CLASSIFICATION: _____
10. HAS PLANNING COMMISSION GRANTED VARIANCE/EXCEPTION/SPECIAL PERMIT CONCERNING THIS PROPERTY? [] YES [X] NO IF YES, LIST CASE NO. AND NAME: _____
11. LIST ALL CONTIGUOUS HOLDINGS IN THE SAME OWNERSHIP: Lots 16-19
Lots 20-29c
12. LIST ALL LAND PROPOSED TO BE SUBDIVIDED: lots 19, 16, 17, 18
29c, 29, 13, 29A, 28, 27,
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, Troy Stine HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

BY: [Signature]
SIGNATURE OF APPLICANT

DATE: 10/14/2024



Terre Sainte

Lake Charles Premier Family Community

10/14/2024

City of Lake Charles Zoning

Attn: Board Committee

326 Pujo Street

Lake Charles, La. 70601

Re: Re-zoning

Lake Charles Zoning Board:

Terre Sainte LLC is requesting application to re-subdivide the Terre Sainte frontage area facing W Sallier St in the following manner:

Terre Sainte LLC is requesting application to re-subdivide of lots 16 through 19 and lots 27 through 29c, subdivision located off Sallier Street in Lake Charles, Louisiana. We are requesting you to subdivide lots 16 through 19 and lots 27 through 29 c rezoned into six large lots with no alley access. These lots sit facing north of Sallier St between Saint Patrick Dr. and Saint Joseph Drive.

The purpose of the rezoning for this request is because we have a builder wanting to potentially purchase all six new subdivided lots.

Thank You,

Troy Stine

+ Create

LCH&TD
RAILROAD

261.5 (C)
261.75' (M)

53.70'

177.43'
17
10,646 sq ft.

177.24'
29
12,080 sq ft.

177.43'
18
14,529 sq ft.

164.32'
28
16,737 sq ft.

154.98'

149.21'

102.09'
19
13,123 sq ft.

27
16,304 sq ft.

50.00'
72.4' C45
72.4' C45
20
137.39'

121.31'
121.31'
137.39'

60.00'
L28 L29

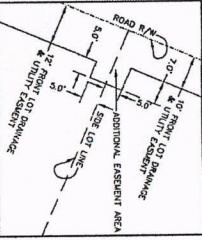
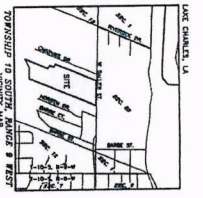
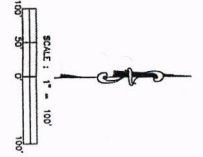
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121.31'

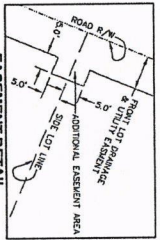
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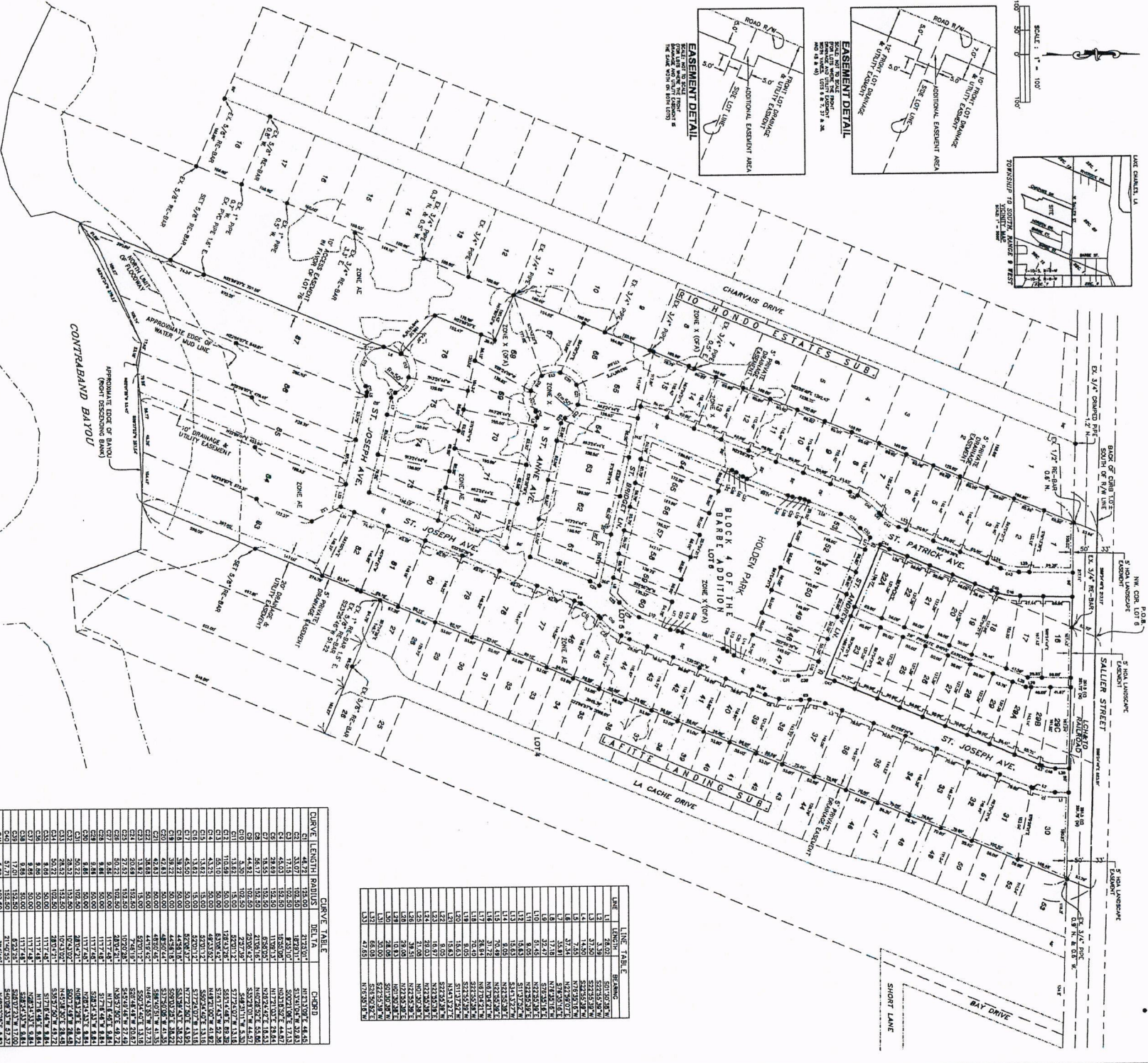
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EASEMENT DETAIL
 FRONT LOT EASEMENT
 UTILITY EASEMENT
 ROAD R/W
 10' FRONT LOT EASEMENT
 UTILITY EASEMENT



EASEMENT DETAIL
 FRONT LOT EASEMENT
 UTILITY EASEMENT
 ADDITIONAL EASEMENT AREA
 ROAD R/W
 10' FRONT LOT EASEMENT
 UTILITY EASEMENT



LINE TABLE

LINE	LENGTH	BEARING
L1	74.50	S07°50'30"E
L2	152.00	S10°10'00"E
L3	37.50	S22°55'30"W
L4	14.50	S22°55'30"W
L5	14.50	S22°55'30"W
L6	37.50	S22°55'30"W
L7	35.81	S27°50'00"E
L8	35.81	S27°50'00"E
L9	22.47	S27°50'00"E
L10	51.45	S28°35'30"E
L11	18.91	S28°35'30"E
L12	15.83	S11°32'27"W
L13	15.83	S11°32'27"W
L14	76.89	S11°32'27"W
L15	76.89	S11°32'27"W
L16	31.72	N63°08'21"W
L17	76.89	S11°32'27"W
L18	8.05	S28°35'30"E
L19	8.05	S28°35'30"E
L20	18.53	S17°32'27"W
L21	18.53	S17°32'27"W
L22	18.91	S28°35'30"E
L23	18.91	S28°35'30"E
L24	21.00	N01°50'30"E
L25	21.00	N01°50'30"E
L26	28.50	S01°50'30"E
L27	28.50	S01°50'30"E
L28	68.00	S01°50'30"E
L29	68.00	S01°50'30"E
L30	47.85	N73°30'00"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	48.27	135.00	212°30'	N171°00'E 48.45
C2	53.07	102.50	182°31'	N131°00'E 53.15
C3	46.03	152.50	165°30'	N011°50'W 46.47
C4	46.03	152.50	165°30'	N011°50'W 46.47
C5	28.83	132.50	110°31'	N171°00'E 29.41
C6	28.83	132.50	110°31'	N171°00'E 29.41
C7	36.37	152.50	103°06'	N40°28'W 37.86
C8	44.92	102.50	255°30'	S33°00'W 44.92
C9	11.82	15.00	57°22'30"	S72°20'W 12.18
C10	11.82	15.00	57°22'30"	S72°20'W 12.18
C11	13.92	15.00	48°33'30"	N43°00'W 14.25
C12	13.92	15.00	48°33'30"	N43°00'W 14.25
C13	14.93	15.00	50°01'15"	S02°40'W 15.15
C14	14.93	15.00	50°01'15"	S02°40'W 15.15
C15	18.27	50.00	44°58'15"	S43°30'W 18.92
C16	18.27	50.00	44°58'15"	S43°30'W 18.92
C17	39.21	50.00	45°28'15"	S55°30'W 39.98
C18	39.21	50.00	45°28'15"	S55°30'W 39.98
C19	38.48	50.00	44°58'45"	S48°45'W 39.15
C20	38.48	50.00	44°58'45"	S48°45'W 39.15
C21	38.48	50.00	44°58'45"	S48°45'W 39.15
C22	38.48	50.00	44°58'45"	S48°45'W 39.15
C23	20.89	152.50	50°20'30"	S02°40'W 22.87
C24	20.89	152.50	50°20'30"	S02°40'W 22.87
C25	71.53	132.50	50°20'30"	S45°40'W 72.91
C26	71.53	132.50	50°20'30"	S45°40'W 72.91
C27	8.48	50.00	117°48'	N08°10'W 8.84
C28	8.48	50.00	117°48'	N08°10'W 8.84
C29	8.48	50.00	117°48'	N08°10'W 8.84
C30	8.48	50.00	117°48'	N08°10'W 8.84
C31	50.71	152.50	21°42'45"	S40°28'W 52.37
C32	50.71	152.50	21°42'45"	S40°28'W 52.37
C33	50.71	152.50	21°42'45"	S40°28'W 52.37
C34	50.71	152.50	21°42'45"	S40°28'W 52.37
C35	8.48	50.00	117°48'	N08°10'W 8.84
C36	8.48	50.00	117°48'	N08°10'W 8.84
C37	8.48	50.00	117°48'	N08°10'W 8.84
C38	8.48	50.00	117°48'	N08°10'W 8.84
C39	50.71	152.50	21°42'45"	S40°28'W 52.37
C40	50.71	152.50	21°42'45"	S40°28'W 52.37
C41	50.71	152.50	21°42'45"	S40°28'W 52.37
C42	50.71	152.50	21°42'45"	S40°28'W 52.37
C43	20.53	152.50	172°51'	N03°50'W 20.53
C44	20.53	152.50	172°51'	N03°50'W 20.53
C45	20.53	152.50	172°51'	N03°50'W 20.53

REMARKS:
 1) THIS PLAN WAS PREPARED BY THE ENGINEER AND ARCHITECT BASED ON THE RECORD DRAWINGS AND FIELD SURVEY CONDUCTED BY THE ENGINEER AND ARCHITECT IN 2011. THE ENGINEER AND ARCHITECT HAVE BEEN ADVISED BY THE RECORD DRAWINGS AND FIELD SURVEY THAT THE EXISTING UTILITIES ARE SHOWN AS NOTED THEREON.
 2) THE ENGINEER AND ARCHITECT HAVE BEEN ADVISED BY THE RECORD DRAWINGS AND FIELD SURVEY THAT THE EXISTING UTILITIES ARE SHOWN AS NOTED THEREON.
 3) THE ENGINEER AND ARCHITECT HAVE BEEN ADVISED BY THE RECORD DRAWINGS AND FIELD SURVEY THAT THE EXISTING UTILITIES ARE SHOWN AS NOTED THEREON.
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REMARKS:
 6) THE ENGINEER AND ARCHITECT HAVE BEEN ADVISED BY THE RECORD DRAWINGS AND FIELD SURVEY THAT THE EXISTING UTILITIES ARE SHOWN AS NOTED THEREON.
 7) THE ENGINEER AND ARCHITECT HAVE BEEN ADVISED BY THE RECORD DRAWINGS AND FIELD SURVEY THAT THE EXISTING UTILITIES ARE SHOWN AS NOTED THEREON.
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REMARKS:
 11) THE ENGINEER AND ARCHITECT HAVE BEEN ADVISED BY THE RECORD DRAWINGS AND FIELD SURVEY THAT THE EXISTING UTILITIES ARE SHOWN AS NOTED THEREON.
 12) THE ENGINEER AND ARCHITECT HAVE BEEN ADVISED BY THE RECORD DRAWINGS AND FIELD SURVEY THAT THE EXISTING UTILITIES ARE SHOWN AS NOTED THEREON.
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 15) THE ENGINEER AND ARCHITECT HAVE BEEN ADVISED BY THE RECORD DRAWINGS AND FIELD SURVEY THAT THE EXISTING UTILITIES ARE SHOWN AS NOTED THEREON.

LEGEND
 ST 3/4" POLE
 ROAD CENTER
 ROAD SURFACE

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 11/8/2024

TOTAL FEE: \$ 500

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: Tract C of Country Club Commercial Subdivision

LEGAL DESCRIPTION: ATTACHED

DESCRIPTION OF JOB: CONSTRUCTION OF A 950 SF COFFEE SHOP WITH A DRIVE THROUGH

WITH PLANS ATTACHED HERETO:

APPLICANT: Jay O'Dell - Aubry Enterprises

PHONE: 913-488-5584

MAILING ADDRESS: 5912 MAPLE STREET, MISSION, KS

ZIP: 66202

EMAIL ADDRESS: JAY O'DELL

OWNER OF RECORD: JAY O'DELL

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: 3/1/2025 EXPECTED COMPLETION: 8/1/2025 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 

11/8/2024
DATE



November 8, 2024

To: City of Lake Charles, LA
Planning Department
326 Pujo Street
Lake Charles, LA 70602-0900

SUBJECT: Project Narrative- Dutch Bros Coffee- Lake Charles

On behalf of Dutch Bros Coffee, it is my pleasure to submit the proposed improvements along Country Club Road on the parcel directly East of 1835 Country Club Road. The proposed building is a 950 square foot structure with a drive thru. The drive-thru has protective stacking for 19 cars and utilizes two drive lanes. The proposed paved parking lot has 21 parking stalls with 1 ADA compliant stalls, and 4 bike racks, all meeting city requirements. It is our intent to develop the site without asking for any variances from city ordinances.

The proposed building is 950-square-foot and is elegantly designed by incorporating bump-outs and returns, horizontally and vertically, along the entirety of the facade. The Nichiha-clad blue tower is designed so that it anchors the building on one end and provides a focal point to the viewer. The rest of the facade features a readily available split-face concrete masonry unit at Wainscot and a two-tone drainable EIFS system for the remainder of the building. The building also features several prefinished sheet metal canopies as well as a stick-built walk-up canopy that will protect the walk-up customer.

If you have any additional questions or would like to discuss the project further, feel free to contact me at 913-488-5584 or by email at jay.odell@aubryenterprises.com.

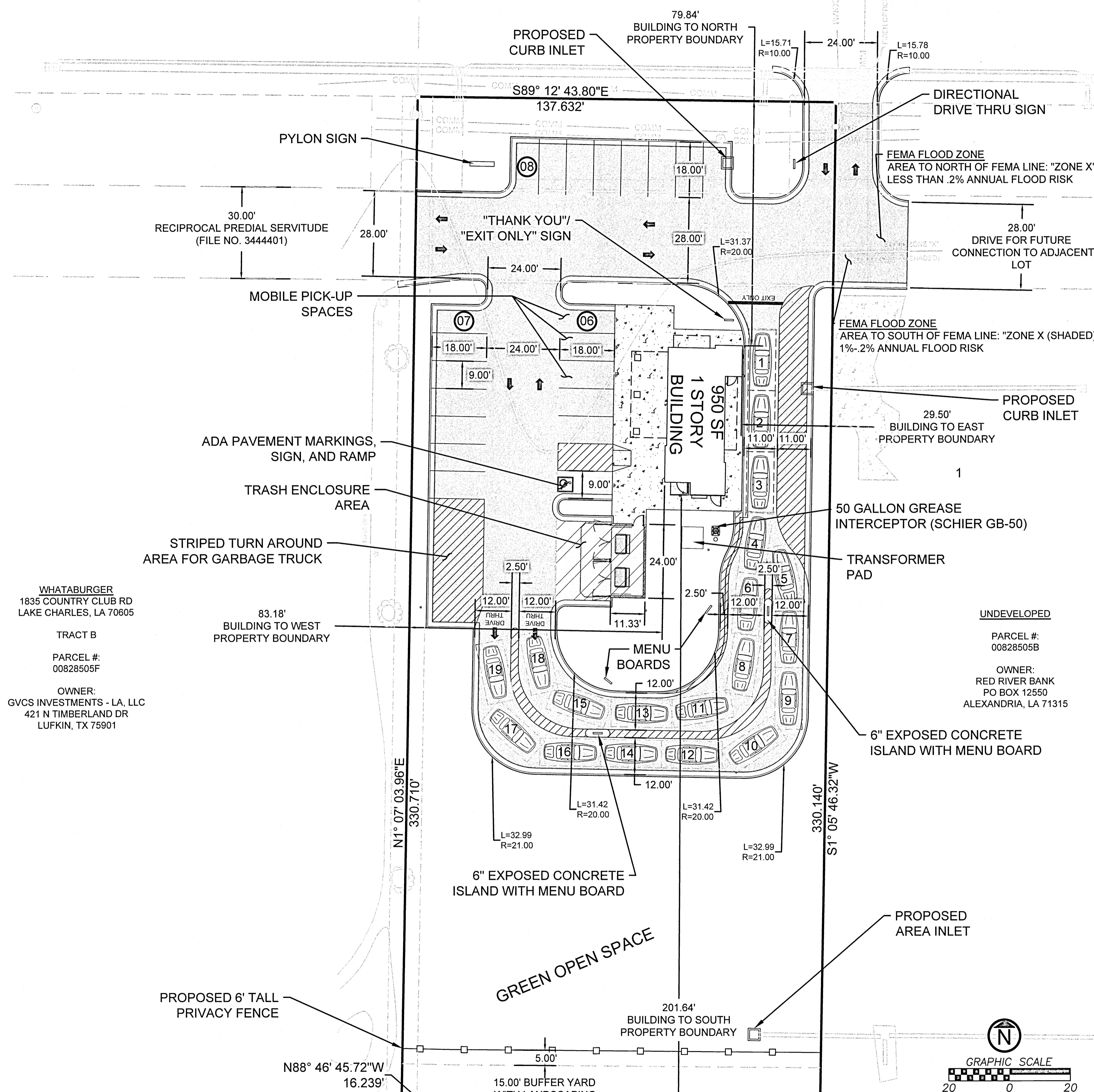
Sincerely,

A handwritten signature in black ink, appearing to read "Jay D. O'Dell". The signature is fluid and cursive, with a large initial "J" and "D".

Jay D. O'Dell, P.E.
Aubry Enterprises
5912 Maple Street
Mission, KS 66202

SITE PLAN

LA HWY 384 - COUNTRY CLUB ROAD (RIGHT OF WAY VARIES)



WHATABURGER
1835 COUNTRY CLUB RD
LAKE CHARLES, LA 70605

TRACT B

PARCEL #:
00828505F

OWNER:
GVCS INVESTMENTS - LA, LLC
421 N TIMBERLAND DR
LUFKIN, TX 75901

UNDEVELOPED

PARCEL #:
00828505B

OWNER:
RED RIVER BANK
PO BOX 12550
ALEXANDRIA, LA 71315

SITE DATA

ZONING- MIXED USE

TOTAL PROPERTY AREA 45,510 SF
1.045 ACRES

PARCEL NUMBER

00828505C

OWNER INFORMATION

HANKINS LAKE CHARLES PROPERTIES LLC
419 ALAMO ST
LAKE CHARLES, LA 70601

BUILDING DATA

BUILDING GROSS SF 950 SQ FEET

PARKING DATA

CITY REQUIREMENT -CITY OF LAKE CHARLES, LOUISIANA ZONING ORDINANCE
SEC. 5-208: OFF STREET PARKING REQUIREMENTS:
RESTAURANT AND ENTERTAINMENT USES:
1 SPACE PER 200 SF

REQUIRED PARKING	10
PROVIDED PARKING	21
ADA ACCESSIBLE REQUIRED	1
ADA ACCESSIBLE PROVIDED	1
STACKING REQUIRED	10 (DRIVE THRU FACILITY CONTAINING 501-1000 SF)
STACKING PROVIDED	19

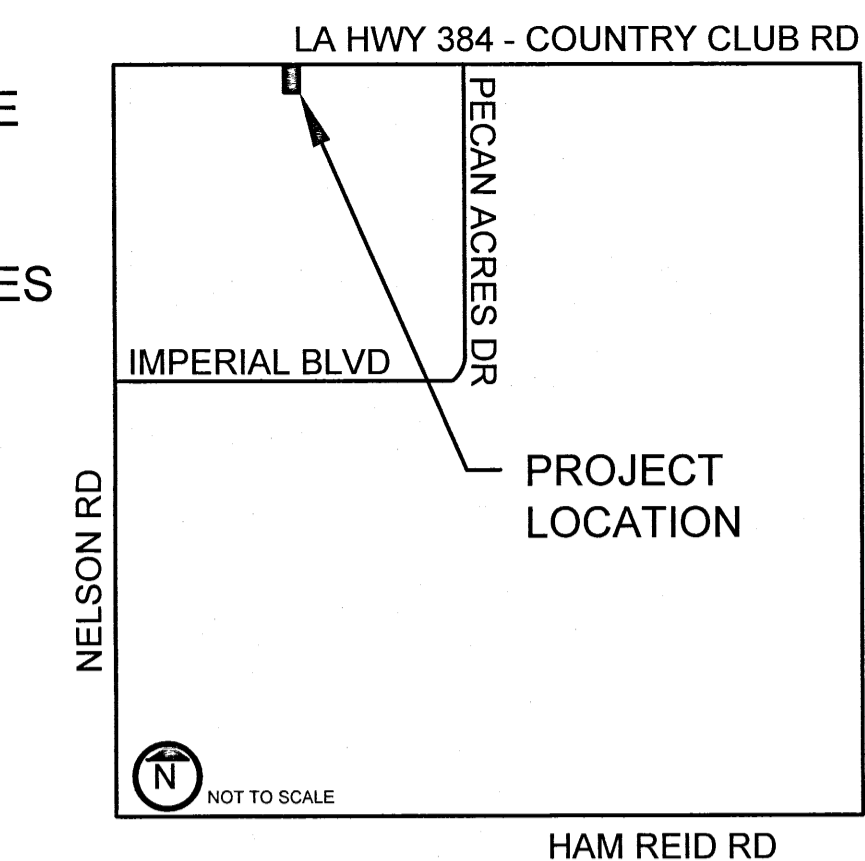
LEGAL DESCRIPTION

THAT CERTAIN TRACT OF LAND BEING LOCATED IN SECTION 25 TOWNSHIP 10 SOUTH - RANGE 09 WEST, CALCASIEU PARISH, LOUISIANA, HAVING A POINT OF COMMENCEMENT (P.O.C.), BEING THE APPARENT NORTHWEST CORNER OF SECTION 25, TOWNSHIP 09 SOUTH - RANGE 09 WEST, THENCE A BEARING OF S 89°12'41" E, A DISTANCE OF 685.33' TO A POINT LOCATED IN COUNTRY CLUB ROAD-POINT, THENCE LEAVING SAID COUNTRY CLUB ROAD, A BEARING OF S 01°07'04" E, A DISTANCE OF 41.90' TO THE POINT OF BEGINNING (P.O.B.), BEING A FOUND 1" IRON ROD LOCATED ON THE APPARENT SOUTH RIGHT-OF-WAY OF SAID COUNTRY CLUB ROAD, HAVING COORDINATES OF N: 611,855.40' E: 2,676,143.76'

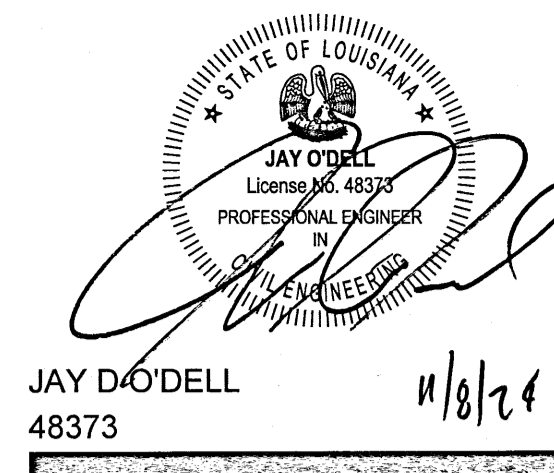
HATCH LEGEND

	STANDARD DUTY ASPHALT PAVEMENT
	STANDARD DUTY CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE SIDEWALK PAVEMENT

SITE VICINITY MAP



SECTION 25 T 10 S -R 09 W
CALCASIEU PARISH, LOUISIANA



BLUE OX GROUP
2421 TANGLEY ST.
STE 105
HOUSTON, TX 77005

ENGINEERING FIRM OF RECORD
aubry enterprises.
KANSAS OFFICE
5912 MAPLE ST.
MISSION, KS 66202

REV	DESCRIPTION	DATE

LAKE CHARLES
DUTCH BROS

11/6/2024
SITE PLAN

COUNTRY CLUB RD
LAKE CHARLES, LA
70605

SITE PLAN
1

TRACT C	LOT B	LOT 10	LOT 11	LOT 11	LOT 12	LOT 12	LOT 13	LOT 13
PARCEL #: 01255355	PARCEL #: 01264338	PARCEL #: 00914231	PARCEL #: 01323883	PARCEL #: 01355356	PARCEL #: 00914258	PARCEL #: 00914258B	PARCEL #: 01347836	PARCEL #: 00914258A
OWNER: ERIN F. HARTMAN 1818 TALLOW WOOD DR LAKE CHARLES, LA 70605	OWNER: JUDY F.P. CHIASSON 1816 N TALLOW WOOD DR LAKE CHARLES, LA 70605	OWNER: SUONG T.P. DANG 944 EVE ELIZABETH LN LAKE CHARLES, LA 70605	OWNER: LESLIE A. DEVILLIER, ET AL 4146 BENOIT LN LAKE CHARLES, LA 70605	OWNER: GRANGER INVESTMENT PROPERTIES LLC 5760 SADDLE DR IOWA, LA 70647	OWNER: BENJAMIN L. PEARCE ET AL 2635 E. ROBINWOOD DR LAKE CHARLES, LA 70611	OWNER: JOHN T. MORRISSEY 2629 LORRAINE LN LAKE CHARLES, LA 70605	OWNER: CARSON C. CHAISSON 1738 N TALLOW WOOD DR LAKE CHARLES, LA 70605	OWNER: ADRIAN D.M. JULIAN 1734 N TALLOW WOOD DR LAKE CHARLES, LA 70605

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 9-5-24

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: 2225 Clooney St, Lake Charles LA 70601

LEGAL DESCRIPTION: Lot 16 Katherine Heights

DESCRIPTION OF JOB: 12' X 15' metal shop

WITH PLANS ATTACHED HERETO:

APPLICANT: Joshua Fuselier PHONE: 337-309-6739

MAILING ADDRESS: 2225 Clooney St Lake Charles LA ZIP: 70601

EMAIL ADDRESS: Big50ss861@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. _____

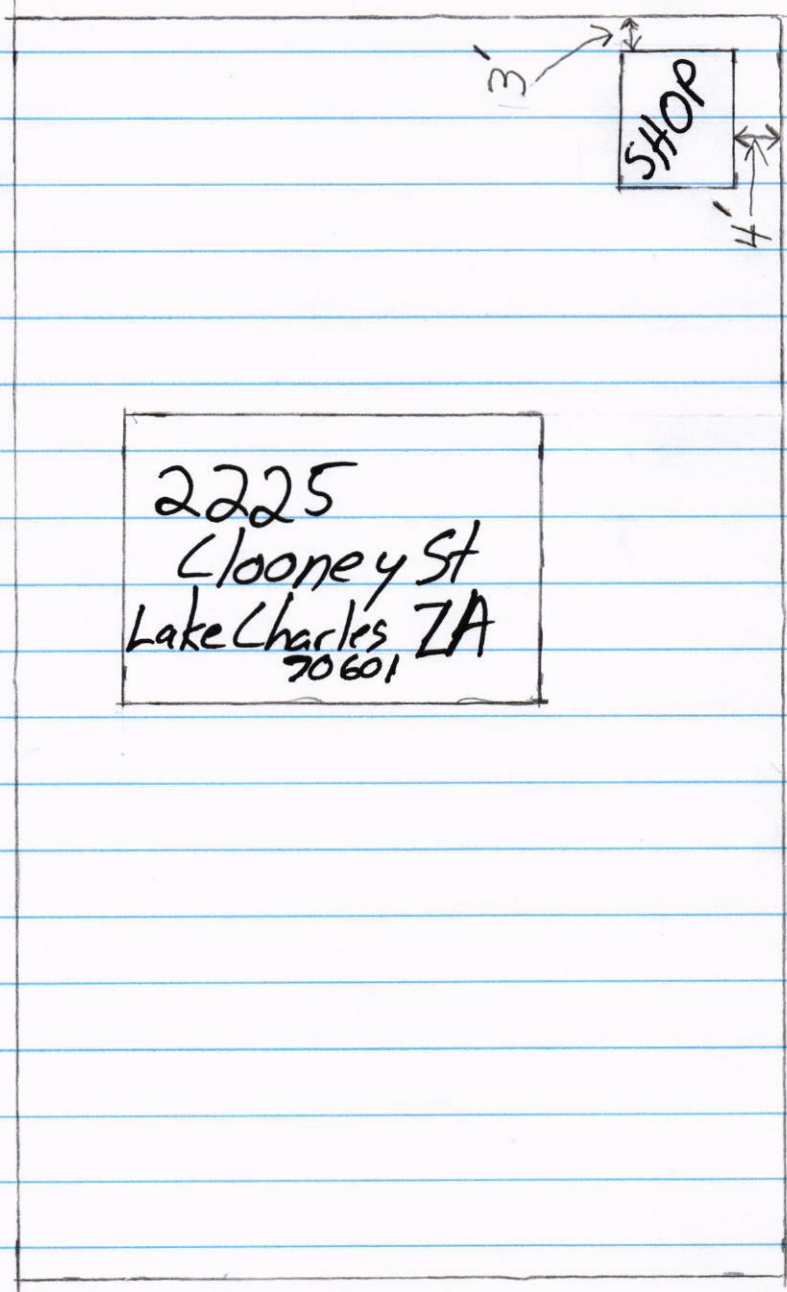
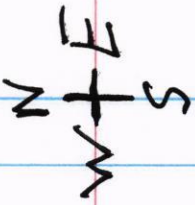
FLOOD PLAIN MANAGEMENT REGULATIONS:

- 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 _____ APPLICANT _____ DATE _____



1" = 20'

Louise St

Clooney St

Letter of Intent

Joshua Fuselier
2225 Clooney St
Lake Charles, LA 70601

Proposing to set a 12'x15' metal shop on a concrete pad in the SE corner of property at 2225 Clooney St in Lake Charles LA.

Josh Fuselier



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: Nov. 1, 2024

TOTAL FEE: \$ ~~700~~ ^{\$200} ~~400~~ Variance

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: 307 West McNeese Street, Lake Charles, LA 70605

LEGAL DESCRIPTION:

DESCRIPTION OF JOB: Running a massage therapy business at this address.

WITH PLANS ATTACHED HERETO:

APPLICANT: Quanmin Du PHONE: 469 688 3595

MAILING ADDRESS: 307 west McNeese street, Lake Charles, LA ZIP: 70605

EMAIL ADDRESS: dee.aesop@gmail.com dee.aesop@gmail.com

OWNER OF RECORD: Lum LLC

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. _____
For variance 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

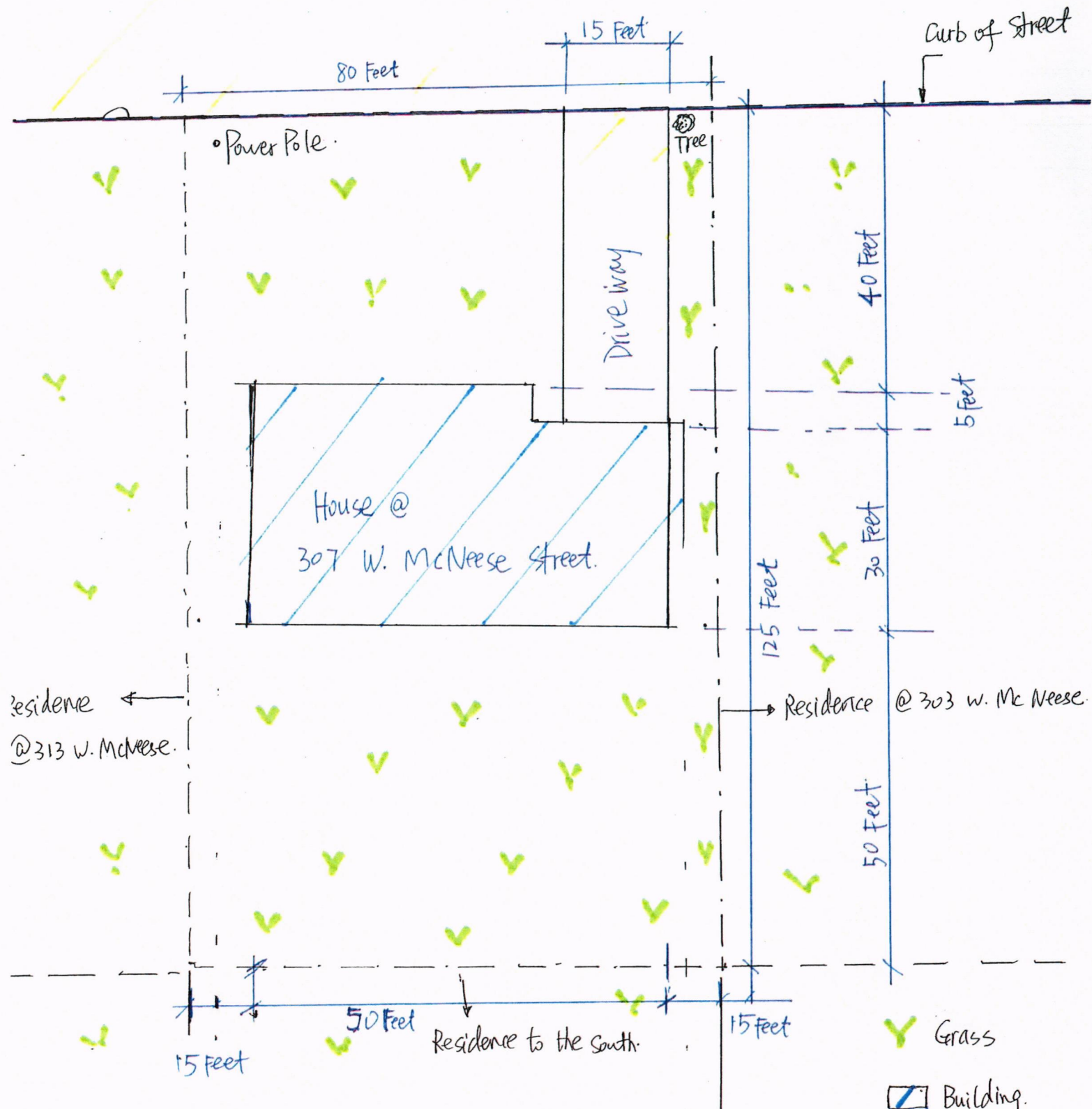
REMARKS OR SPECIAL CONDITIONS:

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 Quanmin Du DATE 11-4-2024




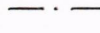
W. McNeese Street

1 North



Site Plan: 307 W McNeese Street

1" = 20'

-  Grass
-  Building
-  Driveway, street
-  Property Line

Letter of Intent

November 1, 2024

To Whom It May Concern,

I am submitting an application or a Minor Conditional Use along with a Variance for 307 W. McNeese Street, because my proposed business (Massage Shop) is located less than 300 ft. from a residential dwelling district.

Thank you very much for your consideration



Quanmin Du

4959 Coconut Creek Pkwy

Coconut Creek, FL 33063

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 10-31-24

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: 514 Enterprise Blvd.

LEGAL DESCRIPTION: see attached

DESCRIPTION OF JOB: Greens Used Appliances

WITH PLANS ATTACHED HERETO:

APPLICANT: Michael Livings PHONE: _____

MAILING ADDRESS: 512 Enterprise Blvd ZIP: 70601

EMAIL ADDRESS: aabilliardsupplies@gmail.com

OWNER OF RECORD: Michael Livings

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: Dec 24 EXPECTED COMPLETION: Jan 25 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: Building Site
Extend maximum setback from 20' to 45'

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 _____

Michael Livings
APPLICANT _____

11-5-24
DATE _____

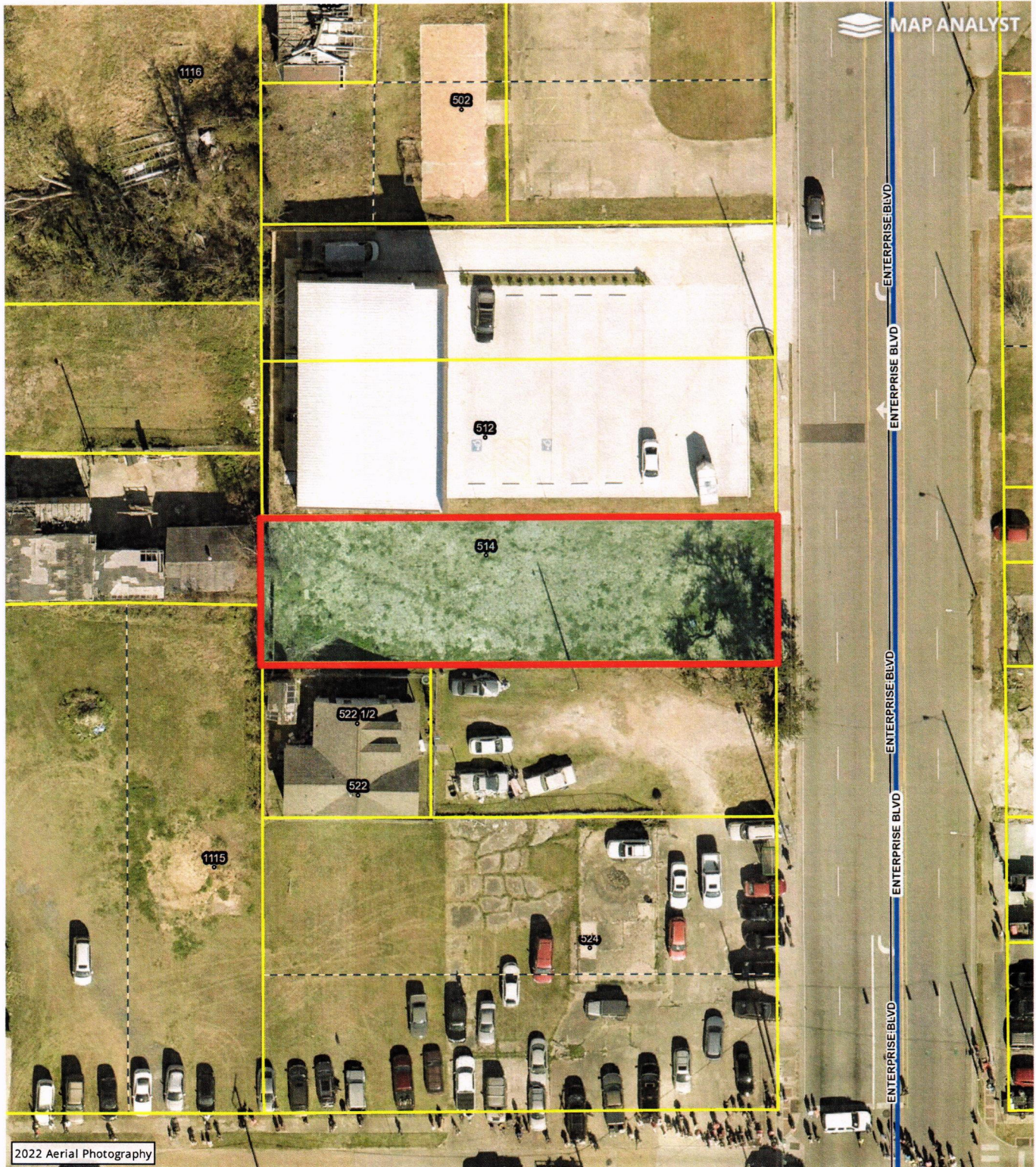
Letter of Intent

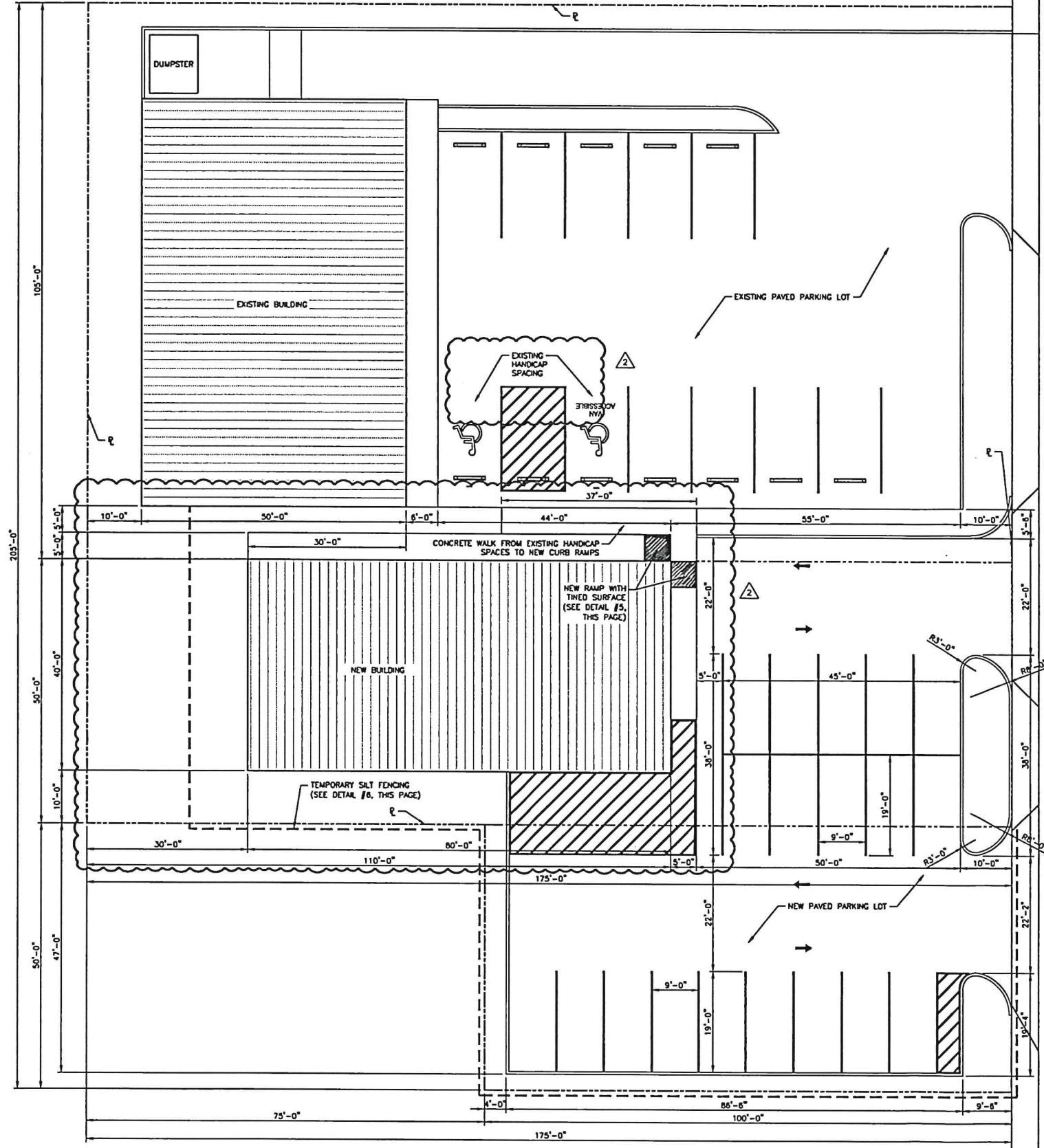
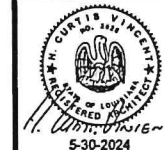
A) Michael Livings 51~~4~~ Enterprise Blvd.
Lake Charles LA. 70601

B) Enterprise Blvd.
Greens Used Appliances and Repair

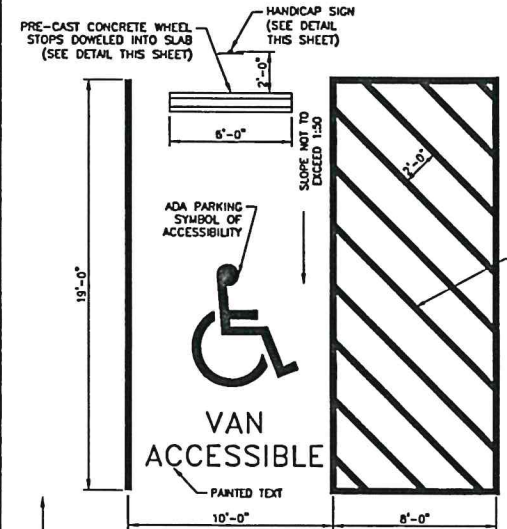
C) I AM Requesting a setback change to VARIANCE
FROM MAXIMUM OF 20' to a MAXIMUM OF 45'.

M. Livings

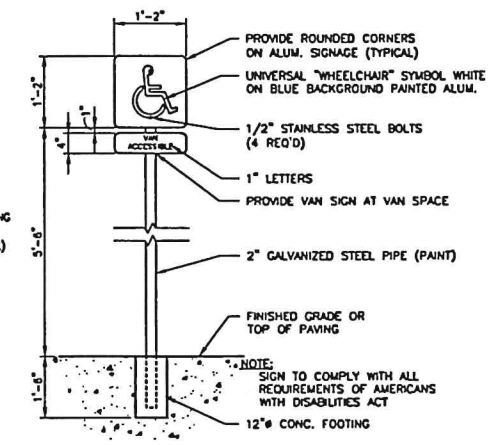




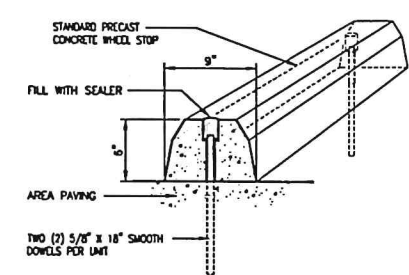
1 SITE PLAN
 SCALE: 3/32" = 1'-0"



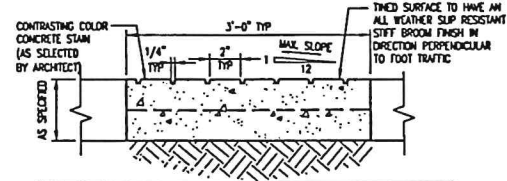
2 HANDICAP PARKING DETAIL
 SCALE: 1/4" = 1'-0"



3 HANDICAP SIGN
 SCALE: 3/4" = 1'-0"



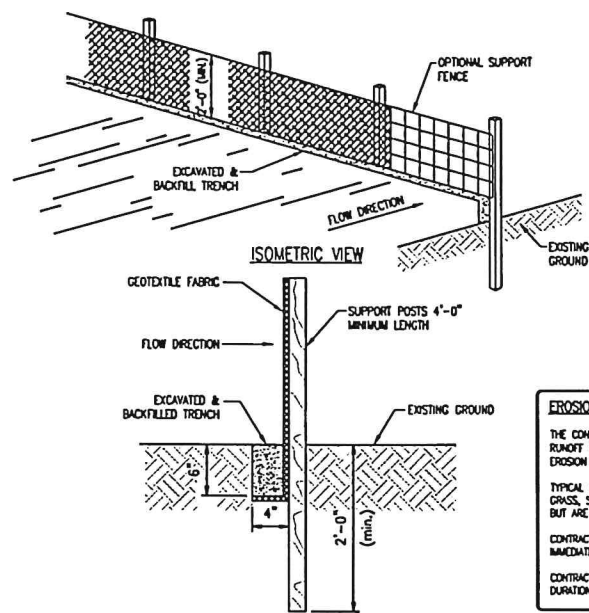
4 WHEEL STOP DETAIL
 SCALE: 1/2" = 1'-0"



5 DETAIL AT DETECTABLE WARNING SURFACE
 SCALE: 1/2" = 1'-0"

NOTES @ DETECTABLE WARNING (ACCEPTED ALTERNATIVE)

1. THE ONLY ACCEPTABLE ALTERNATIVE TACTILE WARNING AT AREAS REQUIRED TO PROVIDE DETECTABLE WARNING SURFACES IS A SURFACE WITH A PROFILE OF MINIMUM 1/4" DEEP GROOVES THAT ARE SPACED 2" TO 3" ON CENTER AND SCORED INTO CONCRETE AT ALL LOCATIONS THAT DETECTABLE WARNING SURFACES ARE REQUIRED.
2. THE TINED SURFACE SHALL BE STAINED A CONTRASTING COLOR TO CONCRETE. CONTRASTING COLOR SHALL BE SELECTED BY ARCHITECT.
3. TINED FINISH SHALL EXTEND FOR THE FULL LENGTH AS INDICATED.



6 TEMPORARY SILT FENCING
 SCALE: 3/4" = 1'-0"

EROSION CONTROL NOTES:

THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH EPA STORM WATER RUNOFF RULES USING "BEST MANAGEMENT PRACTICES" AND/OR TEMPORARY EROSION CONTROL MEASURES DURING CONSTRUCTION.

TYPICAL EROSION CONTROLS CAN BE, BUT ARE NOT LIMITED TO, MULCHING, GRASS, STOCKPILE COVERS, ETC. TYPICAL SEDIMENT CONTROLS CAN BE, BUT ARE NOT LIMITED TO, SILT FENCING, SEDIMENT TRAPS, ETC.

CONTRACTOR SHALL INSPECT AND REPAIR EROSION AND SEDIMENT CONTROLS IMMEDIATELY AFTER MAJOR RAIN EVENTS.

CONTRACTOR SHALL MAINTAIN SILT FENCING AT PROJECT LIMITS THROUGHOUT DURATION OF WORK.

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 11-8-24

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: 1835 Enterprise Blvd, Lake Charles, LA 70601

LEGAL DESCRIPTION: Being lots 5 & 6 of block 10 of Edgemont Subdivision

DESCRIPTION OF JOB: Like for like tear down and rebuild of garage

WITH PLANS ATTACHED HERETO:

APPLICANT: James Guilbeaux Jr PHONE: (337) 302-6494

MAILING ADDRESS: 1835 Enterprise Blvd, Lake Charles, LA ZIP: 70601

EMAIL ADDRESS: james.guilbeaux@outlook.com

OWNER OF RECORD: James Guilbeaux Jr

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

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

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

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL:

COMMENCEMENT OF CONSTRUCTION: Now EXPECTED COMPLETION: 6 Months EXTENSION GRANTED:

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

FLOOD PLAIN MANAGEMENT REGULATIONS:

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

REMARKS OR SPECIAL CONDITIONS:

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

PLANNING DIRECTOR DATE APPLICANT DATE

Robert Goodson

From: James Guilbeaux Jr <james.guilbeaux@outlook.com>
Sent: Friday, November 8, 2024 11:14 AM
To: Robert Goodson
Cc: goldmedalhomes@gmail.com
Subject: City of LC - Letter of Intent, Request for Variance for 1835 Enterprise Blvd

Bob,

Please accept this email as a letter of intent to request a variance of the required property set back. I am intending to down and rebuild my existing carport in which the east side lies on or at my and my neighbor's property line. I have discussed this with my neighbor, Ron McGinley, and he has no objection to rebuilding it in the same location and has signed a letter stating so which has been submitted to the City. For comments or concerns you can contact myself at (337) 302-6494, or my contractor, Chris Hill at (337) 302-2386. Chris has also been copied on this email as well. Let me know if there is anything else the City needs from me.

Thank you my friend,

James Guilbeaux Jr

James Guilbeaux Jr
1835 Enterprise Blvd
Lake Charles, LA 70601

Ron McGinley
1209 11th St
Lake Charles, LA 70601


October 9, 2024

The City of Lake Charles
Permitting

Dear The City of Lake Charles:

I am requesting permission to do a tear down and rebuild of my existing carport in which the east side lies on or at my and my neighbor's property line. I have discussed this with my neighbor, Ron McGinley, he has no objection to rebuilding it in the same location. For comments or concerns please contact my contractor, Chris Hill, on (337) 302-2386.

Sincerely,



James Guilbeaux Jr
1835 Enterprise Blvd, Lake Charles, LA 70601



Ron McGinley
1209 11th St, Lake Charles, LA 70601



Stormwater
Drainage
Protection

VARIANCE APPLICATION FORM

DATE: 11/8/2024

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: 1419 Ryan Street Lake Charles LA 70601

LEGAL DESCRIPTION: 0061008-1415-5 000701 0000 SOUTH 29 FT OF LOT 7 BLK 5 PEAKE ADD, DES AS BEG AT SW COR LOT 7 OF BLK 5 PEAKE ADD, TH E ALONG S BDRY LINE OF SAID LOT 162.5 FT TO E LINE TH NELY 29 FT, TH W PARL TO S BDRY LINE 162.5 FT TO E SIDE OF RYAN ST TH SWLY ALONG RYAN ST 29 FT TO PT OF BEG REF1-CALCASIEU REAL EST AND OIL CO INC B 1728 P 136-83

DESCRIPTION OF JOB: New Canopies for Parking

WITH PLANS ATTACHED HERETO:

APPLICANT: Angelico Construction PHONE: 337-287-4204

MAILING ADDRESS: 908 W. Napoleon St. Sulphur LA ZIP: 70663

EMAIL ADDRESS: Davidj@angelicoconstruction.com

OWNER OF RECORD: TJF Holding Company

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:

With the existing layout of the parking lot we cannot move the canopies to meet the required setbacks.

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

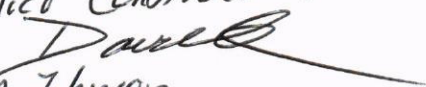
David Johnson
APPLICANT

11/8/2024
DATE

Letter of Intent

We are requesting a variance for installation of an accessory structure within 3' of adjacent Property. We are wanting to build a covered parking canopy and the post will be within 3' of property line.

Angelico Construction


David Johnson

11/12/24



MAP ANALYST



2022 Aerial Photography



93° 13' 05.00"W

30° 13' 14.00"N

30° 13' 13.00"N

Variance for installation of an accessory structure with a 3' setback from adjacent property.



93° 13' 06.00"W

Map

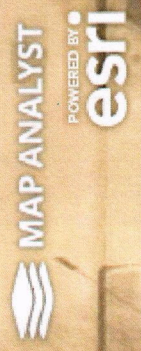
Lake Charles

6TH ST

93° 13' 07.00"W

93° 13' 08.00"W

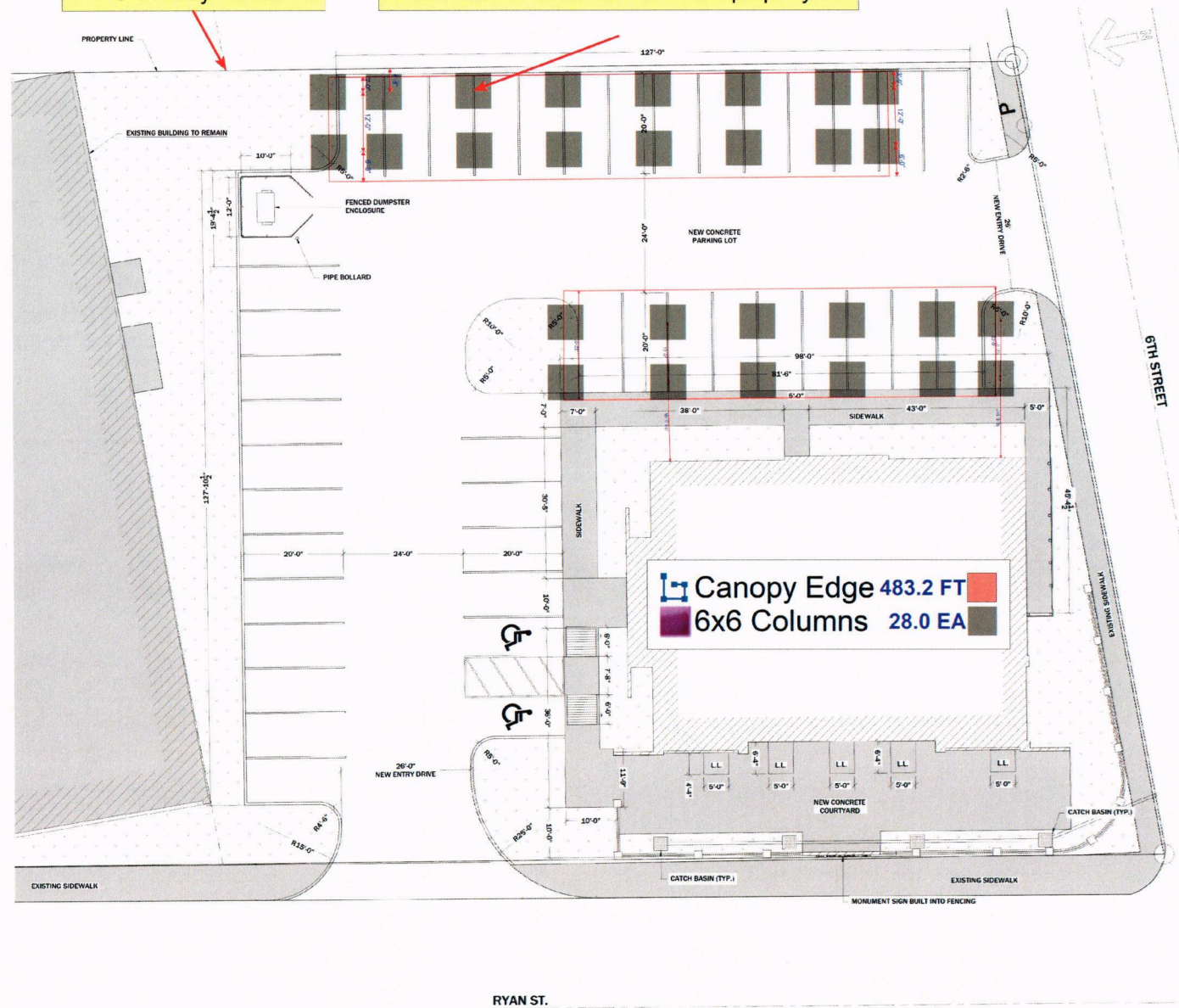
RYAN ST



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

Property line with existing 8' Privacy Fence

Center Line of Columns - 4'8" from property line



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 11/21/24

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: 413 Entrepise Blvd

LEGAL DESCRIPTION: see attached

DESCRIPTION OF JOB:

WITH PLANS ATTACHED HERETO:

APPLICANT: Cullen Washington / CCW Enterprises PHONE: 337-912-0382

MAILING ADDRESS: 417 Entrepise Blvd ZIP: 70601

EMAIL ADDRESS: cullenwashington1.com / whitwash1@gmail.com

OWNER OF RECORD: Cullen Washington

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 _____

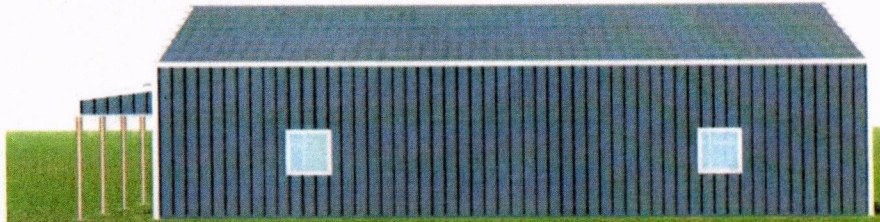
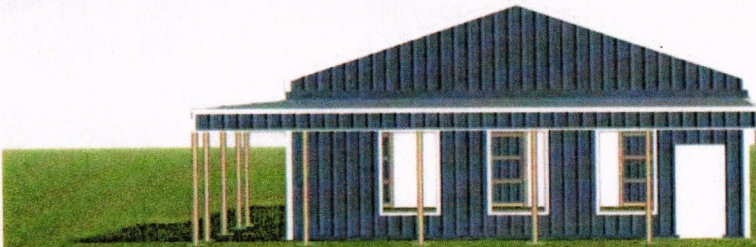
APPLICANT Cullen Washington

DATE 11/21/24

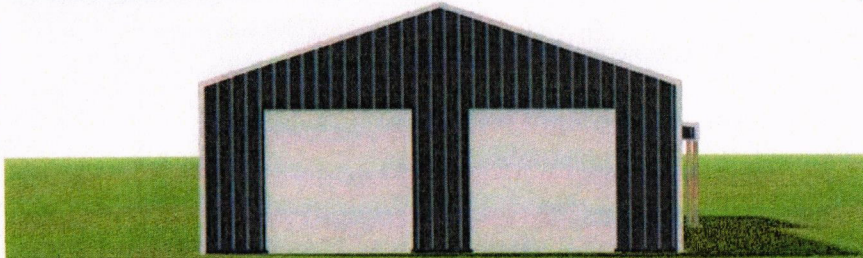
November 21, 2024

KPPM Radio doing business as CCW Enterprise of Lake Charles is requesting a variance for 4 parking spaces in the front of the KPPM Radio station located at 413 Enterprise Blvd. and increase setback to 51 ft.

Alden C. Walker
11/21/24



STATE OF LOUISIANA
 DARRELL R. FUSSELL
 License No. 25834
 PROFESSIONAL ENGINEER
 IN
 CIVIL ENGINEERING
 10/18/24



FOR DESIGN APPROVAL ONLY PLEASE INITIAL BELOW:	DESIGNED BY:	3D RENDER	
	P. M. I. DRAFTING & DESIGN	JOB:	24-311 WASHINGTON
DATE:		09/03/2024	
PAGE:		5	
	SCALE:	NTS	