



City of Lake Charles

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

Meeting Agenda

Planning and Zoning Commission

Monday, January 13, 2025

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.

PREFNL
25-01

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: GEORGE A. EVANS JR. (CONTRABAND POINTE - TRACTS F, H, J & K)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to re-subdivide a 5.29-acre tract of land M/L into four (4) development tracts, within a Business Zoning District. Location of the request is the **Eastside 3100 Blk. Contraband Pkwy.**

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a 5.29-acre tract of land into four (4) development tracts, within a Business Zoning District, meets the minimum lot size and configuration set forth for a Business Zoning District. Staff recommends approval of the application on the condition applicants adhere to any recommendations by the Department of Engineering and Public Works.

PREFNL
25-02

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: LITTLE ARROW PROPERTIES LLC (LITTLE ARROW SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to re-subdivide a 1.25-acre tract of land M/L into two (2) development tracts, within a Business Zoning District. Location of the request is **1528 E. Prien Lake Road.**

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a 1.25-acre tract of land into two (2) development tracts, within a Business Zoning District, meets the minimum lot size and configuration set forth for a Business Zoning District. Staff recommends approval of the application on the condition applicants adhere to any recommendations by the Department of Engineering and Public Works.

FNL 25-01

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: J. BREAUX ENTERPRISES LLC (AUDUBON PLACE SUBDIVISION, PH 2B)

SUBJECT: Applicant is requesting Subdivision approval (Sec. 2.4) in order to re-subdivide a 4.50-acre tract of land M/L into twenty-four (24) residential lots, within a Mixed Use-X Zoning District. Location of the request is the **Northside 3800 Blk. E. Prien Lake Road.**

STAFF FINDINGS: The on-site and site plan reviews revealed that the proposed subdivision of a 4.50-acre tract of land into twenty-four (24) residential lots, within a Mixed-Use X Zoning District. Any approvals are conditioned on the applicant adhere to any recommendations or infrastructure improvements set forth by the Department of Engineering and Public Works.

MAJ 25-01

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: CHAD PAULK

SUBJECT: Applicant is requesting a Major Conditional Use Permit (Sec 5-302(3)(b)(i)) in order to construct an additional dwelling unit (accessory pool house), within a Residential-X Zoning District. Location of the request is **3969 Palmetto Drive.**

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

VAR 25-01

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: JORDAN DAIGLE

SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to maintain an existing accessory dumpster enclosure on vacant lot without principal structure, within a TND Overlay District in a Residential Zoning District. Location of the request is **3033 James Court.**

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to maintain an existing dumpster enclosure on a vacant residential lot without a principal structure within The Cottages at Morganfield Subdivision. Staff could find no evidence of hardship; therefore cannot forward a position of support.

VAR 25-02

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: WANDA KING

SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to maintain an existing fence of non-conforming materials along the rear property line, within a Neighborhood Zoning District. Location of the request is **2118 Knapp Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to maintain an existing fence of non-conforming metal materials along the rear property line. Staff could find no evidence of hardship; therefore cannot forward a position of support.

VAR 25-03

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: GARY CITIZEN

SUBJECT: Applicant is requesting Variances (Sec. 24-4-205) in order to maintain an existing fence of non-conforming materials along the rear and side rear property line on a vacant lot without a principal structure, within a Neighborhood Zoning District. Location of the request is **2114 Knapp Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to maintain an existing fence of non-conforming metal materials along the rear and side rear property lines of a vacant lot without a principal structure. Staff could find no evidence of hardship; therefore cannot forward a position of support.

VAR 25-04

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: RICHARD DWAYNE GOODSON

SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to construct a new unattached carport with a 3' side property line setback vs. required 5' side setback, within a Neighborhood Zoning District. Location of the request is **1726 Ford Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to construct an unattached carport 3' from the side property line vs. the required 5'. Staff could find no evidence of hardship; therefore cannot forward a position of support.

VAR 25-05

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: PYRAMID DEVELOPMENT, LLC

SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to maintain an existing accessory structure 3' M/L from side property line vs. required 15ft. side bufferyard setback, within a Mixed Use Zoning District. Location of the request is **3101 Lake Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to maintain an existing unpermitted accessory structure 3' from side property line vs. required 15' side bufferyard setback abutting a residential dwelling unit. Staff could find no evidence of hardship; therefore cannot forward a position of support.

VAR 25-06

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: DOUG GASPARD

SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to construct a 40'x50' accessory structure thereby exceeding 40% of floor area of the principal structure, within a Residential Zoning District. Location of the request is **3644 Holly Hill Road**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to construct an accessory structure that will exceed 40% of the floor area of the principal structure. Staff could find no evidence of hardship; therefore cannot forward a position of support.

VAR 25-07

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: SIGN WORLD

SUBJECT: Applicant is requesting Variances (Sec. 4-205) in order construct a 40ft. in height monument sign vs. the required maximum height of 10ft. and allow sign to be internally lit vs. required externally lit, within a Mixed Use Zoning District and Nellie Lutcher Overlay District. Location of the request is **1120 Belden Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to construct an internally lit monument type sign according to the new design standards for signage but exceeding the height max requirement of 10' and requirement to be externally lit due to recent code revisions for new and substantial improvements to development tracts for signage.

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 21-29c
12. LIST ALL LAND PROPOSED TO BE SUBDIVIDED: Terre Sainte Subdivision Lot 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'

177.24'

177.43'
17
10,646 sq ft.

29
12,080 sq ft.

177.43'

164.32'

18
14,529 sq ft.

28
16,737 sq ft.

154.98'

149.21'

19
13,123 sq ft.

27
16,304 sq ft.

102.09'

137.39'
20

137.39'

AR

60.00'

72.4'

72.4'

50.00'

60.00'

L28
L29

80.00'

121.31'

121.31'

C40

C45

ST

CITY OF LAKE CHARLES
APPLICATION FOR PRELIMINARY SUBDIVISION APPROVAL

DATE: 11-25-24

APPLICATION FEE: 430⁰⁰

1. NAME OF PROPOSED SUBDIVISION: CONTRABAND POINTE TRACTS F, H, J & K
(MUST CREATE NEW NAME)
2. NAME OF APPLICANT: GEORGE A. EVANS JR
ADDRESS: 1230 2ND ST. L.C. ZIP: 70601 PHONE: 337-602-6970
3. NAME OF AUTHORIZED AGENT: DONALD MOSELEY, VP
ADDRESS: _____ ZIP: _____ PHONE: 337-302-1150
4. OWNER OF RECORD: MARCEL CONTRABAND POINTE, LLC (DONALD MOSELEY)
ADDRESS: _____ ZIP: _____ PHONE: 337-302-1150
5. ENGINEER (and/or Land Surveyor): GEORGE A. EVANS JR. (SURVEYOR)
ADDRESS: 1230 2ND ST., L.C. ZIP: 70601 PHONE: 337-602-6970
6. ATTORNEY: _____
ADDRESS: _____ ZIP: _____ PHONE: _____
7. SUBDIVISION LOCATION: CONTRABAND PARKWAY,

8. TOTAL ACREAGE BEING SUBDIVIDED: 5.29 NUMBER OF LOTS: 4
9. ZONING CLASSIFICATION: COMMERCIAL
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:
RESIDUE OF TRACT A OF CONTRABAND POINTE


12. LIST ALL LAND PROPOSED TO BE SUBDIVIDED:
PART OF TRACT A & ALL OF TRACTS C-1 & C-2 OF CONTRABAND
POINTE, IN SEC. 38, T10S-R9W

13. LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:
BLOCK 18 OF BARBIE PROPERTIES, LLC
SHUCK & BOIL LAKE CHARLES REAL ESTATE

14. ATTACH **FIFTEEN (15)** COPIES OF PROPOSED PRELIMINARY PLAT.
15. ATTACH **THREE (3)** COPIES OF CONSTRUCTION PLAN.

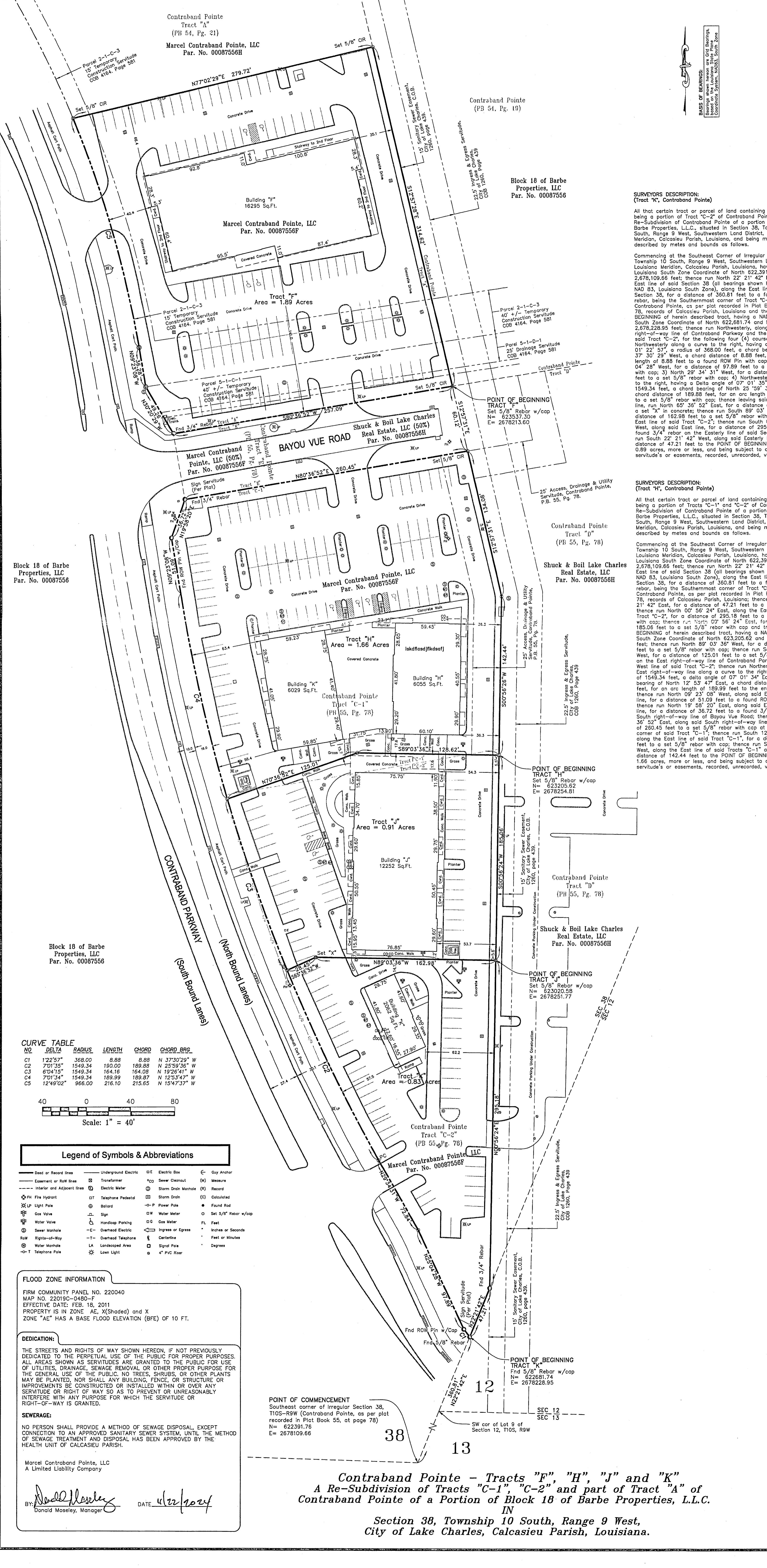
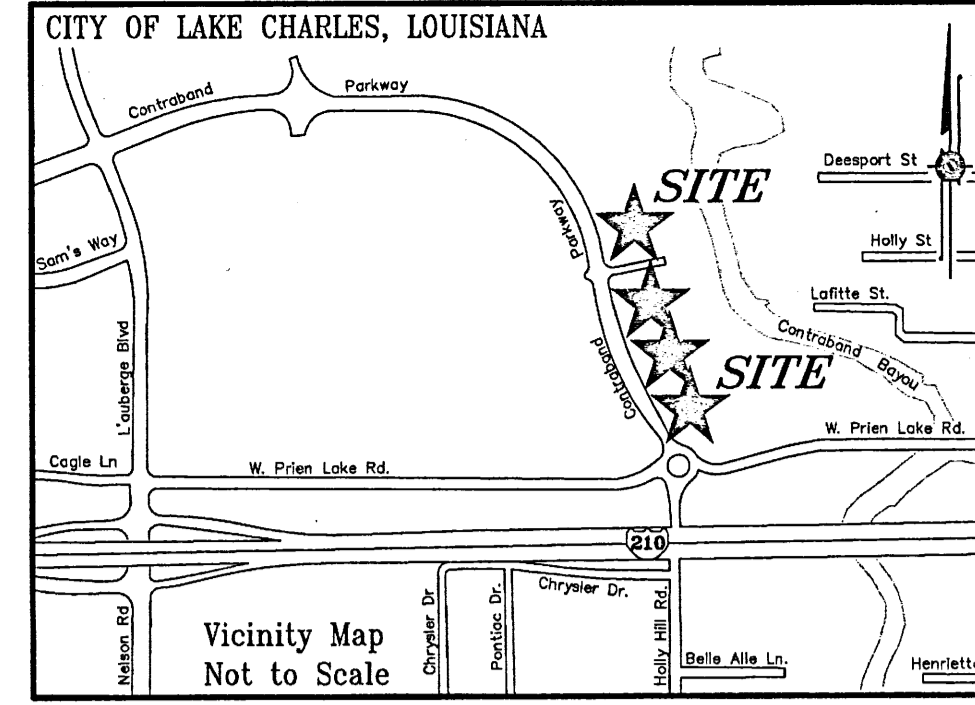
THE APPLICANT HEREBY CONSENTS TO THE PROVISION OF THE SUBDIVISION REGULATIONS PROVIDING THAT THE DECISION OF THE PLANNING COMMISSION SHALL BE MADE WITHIN FORTY (40) DAYS AFTER THE CLOSE OF THE PUBLIC HEARING ON FINAL PLAT APPROVAL.

I, GEORGE A. EVANS JR 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: 11-25-24

Contraband Pointe
Tract "A"
(PH 54, Pg. 31)
Marcel Contraband Pointe, LLC
Par. No. 00087558H



SURVEYORS DESCRIPTION:
(Tract "A", Contraband Pointe)
All that certain tract or parcel of land containing 1.89 acres, being a portion of Tract "A" of Contraband Pointe, a Re-Subdivision of Contraband Pointe of a portion of Block 18 of Barbe Properties, LLC, situated in Section 38, Township 10 South, Range 9 West, Southwestern Land District, Louisiana Meridian, Calcasieu Parish, Louisiana, and being more particularly described by metes and bounds as follows:
Commencing at the Southeast Corner of Irregular Section 38, Township 10 South, Range 9 West, Southwestern Land District, Louisiana Meridian, Calcasieu Parish, Louisiana, having a NAD 83 Louisiana South Zone Coordinate of North 622,391.76 and East 2,678,109.66 feet; thence run North 22° 21' 42" East, along the East line of said Section 38 (all bearings shown hereon are Grid NAD 83, Louisiana South Zone), along the East line of said Section 38, for a distance of 360.81 feet to a found 5/8 inch rebar, being the Southeast corner of Tract "C-2", of Contraband Pointe, as per plat recorded in Plat Book 55, at page 78, records of Calcasieu Parish, Louisiana; thence run North 22° 21' 42" East, for a distance of 47.21 feet to a found 3/4" rebar; thence run North 00° 56' 24" East, along the East line of said Tract "C-2", for a distance of 295.18 feet to a set 5/8" rebar with cap and the POINT OF BEGINNING of herein described tract, having a NAD 83 Louisiana South Zone Coordinate of North 623,020.58 and East 2,678,251.77 feet; thence run North 89° 03' 36" West, for a distance of 162.88 feet to a set "X" in concrete; thence run South 65° 36' 52" West, for a distance of 28.45 feet to a set 5/8" rebar with cap on the East right-of-way line of Contraband Parkway and the West line of said Tract "C-2"; thence run North, along said East right-of-way line along a curve to the right, having a radius of 1548.34 feet, a delta angle of 04° 10' 54" East, a chord bearing of North 19° 26' 41" East, a chord distance of 184.08 feet, for an arc length of 184.15 feet to a set 5/8" rebar with cap; thence leaving said right of way and run North 70° 30' 52" East, for a distance of 125.01 feet to a set 5/8" rebar with cap; thence run South 89° 03' 36" East, along said East line, for a distance of 180.06 feet to the POINT OF BEGINNING of herein described tract, 1.89 acres, more or less, and being subject to any rights of way, servitude's or easements, recorded, unrecorded, visible or invisible.

SURVEYORS DESCRIPTION:
(Tract "B", Contraband Pointe)
All that certain tract or parcel of land containing 1.66 acres, being a portion of Tracts "C-1" and "C-2" of Contraband Pointe, a Re-Subdivision of Contraband Pointe of a portion of Block 18 of Barbe Properties, LLC, situated in Section 38, Township 10 South, Range 9 West, Southwestern Land District, Louisiana Meridian, Calcasieu Parish, Louisiana, and being more particularly described by metes and bounds as follows:
Commencing at the Southeast Corner of Irregular Section 38, Township 10 South, Range 9 West, Southwestern Land District, Louisiana Meridian, Calcasieu Parish, Louisiana, having a NAD 83 Louisiana South Zone Coordinate of North 622,391.76 and East 2,678,109.66 feet; thence run North 22° 21' 42" East, along the East line of said Section 38 (all bearings shown hereon are Grid NAD 83, Louisiana South Zone), along the East line of said Section 38, for a distance of 360.81 feet to a found 5/8 inch rebar, being the Southeast corner of Tract "C-2", of Contraband Pointe, as per plat recorded in Plat Book 55, at page 78, records of Calcasieu Parish, Louisiana; thence run North 22° 21' 42" East, for a distance of 47.21 feet to a found 3/4" rebar; thence run North 00° 56' 24" East, along the East line of said Tract "C-2", for a distance of 295.18 feet to a set 5/8" rebar with cap and the POINT OF BEGINNING of herein described tract, having a NAD 83 Louisiana South Zone Coordinate of North 623,020.58 and East 2,678,251.77 feet; thence run North 89° 03' 36" West, for a distance of 162.88 feet to a set "X" in concrete; thence run South 65° 36' 52" West, for a distance of 28.45 feet to a set 5/8" rebar with cap on the East right-of-way line of Contraband Parkway and the West line of said Tract "C-2"; thence run North, along said East right-of-way line along a curve to the right, having a radius of 1548.34 feet, a delta angle of 04° 10' 54" East, a chord bearing of North 19° 26' 41" East, a chord distance of 184.08 feet, for an arc length of 184.15 feet to a set 5/8" rebar with cap; thence leaving said right of way and run North 70° 30' 52" East, for a distance of 125.01 feet to a set 5/8" rebar with cap; thence run South 89° 03' 36" East, along said East line, for a distance of 180.06 feet to the POINT OF BEGINNING of herein described tract, 1.66 acres, more or less, and being subject to any rights of way, servitude's or easements, recorded, unrecorded, visible or invisible.

SURVEYORS DESCRIPTION:
(Tract "C-1", Contraband Pointe)
All that certain tract or parcel of land containing 0.83 acres, being a portion of Tracts "C-1" and "C-2" of Contraband Pointe, a Re-Subdivision of Contraband Pointe of a portion of Block 18 of Barbe Properties, LLC, situated in Section 38, Township 10 South, Range 9 West, Southwestern Land District, Louisiana Meridian, Calcasieu Parish, Louisiana, and being more particularly described by metes and bounds as follows:
Commencing at the Southeast Corner of Irregular Section 38, Township 10 South, Range 9 West, Southwestern Land District, Louisiana Meridian, Calcasieu Parish, Louisiana, having a NAD 83 Louisiana South Zone Coordinate of North 622,391.76 and East 2,678,109.66 feet; thence run North 22° 21' 42" East, along the East line of said Section 38 (all bearings shown hereon are Grid NAD 83, Louisiana South Zone), along the East line of said Section 38, for a distance of 360.81 feet to a found 5/8 inch rebar, being the Southeast corner of Tract "C-2", of Contraband Pointe, as per plat recorded in Plat Book 55, at page 78, records of Calcasieu Parish, Louisiana; thence run North 22° 21' 42" East, for a distance of 47.21 feet to a found 3/4" rebar; thence run North 00° 56' 24" East, along the East line of said Tract "C-2", for a distance of 295.18 feet to a set 5/8" rebar with cap and the POINT OF BEGINNING of herein described tract, having a NAD 83 Louisiana South Zone Coordinate of North 623,020.58 and East 2,678,251.77 feet; thence run North 89° 03' 36" West, for a distance of 162.88 feet to a set "X" in concrete; thence run South 65° 36' 52" West, for a distance of 28.45 feet to a set 5/8" rebar with cap on the East right-of-way line of Contraband Parkway and the West line of said Tract "C-2"; thence run North, along said East right-of-way line along a curve to the right, having a radius of 1548.34 feet, a delta angle of 04° 10' 54" East, a chord bearing of North 19° 26' 41" East, a chord distance of 184.08 feet, for an arc length of 184.15 feet to a set 5/8" rebar with cap; thence leaving said right of way and run North 70° 30' 52" East, for a distance of 125.01 feet to a set 5/8" rebar with cap; thence run South 89° 03' 36" East, along said East line, for a distance of 180.06 feet to the POINT OF BEGINNING of herein described tract, 0.83 acres, more or less, and being subject to any rights of way, servitude's or easements, recorded, unrecorded, visible or invisible.

SURVEYORS DESCRIPTION:
(Tract "C-2", Contraband Pointe)
All that certain tract or parcel of land containing 0.91 acres, being a portion of Tracts "C-1" and "C-2" of Contraband Pointe, a Re-Subdivision of Contraband Pointe of a portion of Block 18 of Barbe Properties, LLC, situated in Section 38, Township 10 South, Range 9 West, Southwestern Land District, Louisiana Meridian, Calcasieu Parish, Louisiana, and being more particularly described by metes and bounds as follows:
Commencing at the Southeast Corner of Irregular Section 38, Township 10 South, Range 9 West, Southwestern Land District, Louisiana Meridian, Calcasieu Parish, Louisiana, having a NAD 83 Louisiana South Zone Coordinate of North 622,391.76 and East 2,678,109.66 feet; thence run North 22° 21' 42" East, along the East line of said Section 38 (all bearings shown hereon are Grid NAD 83, Louisiana South Zone), along the East line of said Section 38, for a distance of 360.81 feet to a found 5/8 inch rebar, being the Southeast corner of Tract "C-2", of Contraband Pointe, as per plat recorded in Plat Book 55, at page 78, records of Calcasieu Parish, Louisiana; thence run North 22° 21' 42" East, for a distance of 47.21 feet to a found 3/4" rebar; thence run North 00° 56' 24" East, along the East line of said Tract "C-2", for a distance of 295.18 feet to a set 5/8" rebar with cap and the POINT OF BEGINNING of herein described tract, having a NAD 83 Louisiana South Zone Coordinate of North 623,020.58 and East 2,678,251.77 feet; thence run North 89° 03' 36" West, for a distance of 162.88 feet to a set "X" in concrete; thence run South 65° 36' 52" West, for a distance of 28.45 feet to a set 5/8" rebar with cap on the East right-of-way line of Contraband Parkway and the West line of said Tract "C-2"; thence run North, along said East right-of-way line along a curve to the right, having a radius of 1548.34 feet, a delta angle of 04° 10' 54" East, a chord bearing of North 19° 26' 41" East, a chord distance of 184.08 feet, for an arc length of 184.15 feet to a set 5/8" rebar with cap; thence leaving said right of way and run North 70° 30' 52" East, for a distance of 125.01 feet to a set 5/8" rebar with cap; thence run South 89° 03' 36" East, along said East line, for a distance of 180.06 feet to the POINT OF BEGINNING of herein described tract, 0.91 acres, more or less, and being subject to any rights of way, servitude's or easements, recorded, unrecorded, visible or invisible.

SURVEYORS DESCRIPTION:
(Tract "F", Contraband Pointe)
All that certain tract or parcel of land containing 1.66 acres, being a portion of Tracts "C-1" and "C-2" of Contraband Pointe, a Re-Subdivision of Contraband Pointe of a portion of Block 18 of Barbe Properties, LLC, situated in Section 38, Township 10 South, Range 9 West, Southwestern Land District, Louisiana Meridian, Calcasieu Parish, Louisiana, and being more particularly described by metes and bounds as follows:
Commencing at the Southeast Corner of Irregular Section 38, Township 10 South, Range 9 West, Southwestern Land District, Louisiana Meridian, Calcasieu Parish, Louisiana, having a NAD 83 Louisiana South Zone Coordinate of North 622,391.76 and East 2,678,109.66 feet; thence run North 22° 21' 42" East, along the East line of said Section 38 (all bearings shown hereon are Grid NAD 83, Louisiana South Zone), along the East line of said Section 38, for a distance of 360.81 feet to a found 5/8 inch rebar, being the Southeast corner of Tract "C-2", of Contraband Pointe, as per plat recorded in Plat Book 55, at page 78, records of Calcasieu Parish, Louisiana; thence run North 22° 21' 42" East, for a distance of 47.21 feet to a found 3/4" rebar; thence run North 00° 56' 24" East, along the East line of said Tract "C-2", for a distance of 295.18 feet to a set 5/8" rebar with cap and the POINT OF BEGINNING of herein described tract, having a NAD 83 Louisiana South Zone Coordinate of North 623,020.58 and East 2,678,251.77 feet; thence run North 89° 03' 36" West, for a distance of 162.88 feet to a set "X" in concrete; thence run South 65° 36' 52" West, for a distance of 28.45 feet to a set 5/8" rebar with cap on the East right-of-way line of Contraband Parkway and the West line of said Tract "C-2"; thence run North, along said East right-of-way line along a curve to the right, having a radius of 1548.34 feet, a delta angle of 04° 10' 54" East, a chord bearing of North 19° 26' 41" East, a chord distance of 184.08 feet, for an arc length of 184.15 feet to a set 5/8" rebar with cap; thence leaving said right of way and run North 70° 30' 52" East, for a distance of 125.01 feet to a set 5/8" rebar with cap; thence run South 89° 03' 36" East, along said East line, for a distance of 180.06 feet to the POINT OF BEGINNING of herein described tract, 1.66 acres, more or less, and being subject to any rights of way, servitude's or easements, recorded, unrecorded, visible or invisible.

SURVEYORS DESCRIPTION:
(Tract "H", Contraband Pointe)
All that certain tract or parcel of land containing 1.66 acres, being a portion of Tracts "C-1" and "C-2" of Contraband Pointe, a Re-Subdivision of Contraband Pointe of a portion of Block 18 of Barbe Properties, LLC, situated in Section 38, Township 10 South, Range 9 West, Southwestern Land District, Louisiana Meridian, Calcasieu Parish, Louisiana, and being more particularly described by metes and bounds as follows:
Commencing at the Southeast Corner of Irregular Section 38, Township 10 South, Range 9 West, Southwestern Land District, Louisiana Meridian, Calcasieu Parish, Louisiana, having a NAD 83 Louisiana South Zone Coordinate of North 622,391.76 and East 2,678,109.66 feet; thence run North 22° 21' 42" East, along the East line of said Section 38 (all bearings shown hereon are Grid NAD 83, Louisiana South Zone), along the East line of said Section 38, for a distance of 360.81 feet to a found 5/8 inch rebar, being the Southeast corner of Tract "C-2", of Contraband Pointe, as per plat recorded in Plat Book 55, at page 78, records of Calcasieu Parish, Louisiana; thence run North 22° 21' 42" East, for a distance of 47.21 feet to a found 3/4" rebar; thence run North 00° 56' 24" East, along the East line of said Tract "C-2", for a distance of 295.18 feet to a set 5/8" rebar with cap and the POINT OF BEGINNING of herein described tract, having a NAD 83 Louisiana South Zone Coordinate of North 623,020.58 and East 2,678,251.77 feet; thence run North 89° 03' 36" West, for a distance of 162.88 feet to a set "X" in concrete; thence run South 65° 36' 52" West, for a distance of 28.45 feet to a set 5/8" rebar with cap on the East right-of-way line of Contraband Parkway and the West line of said Tract "C-2"; thence run North, along said East right-of-way line along a curve to the right, having a radius of 1548.34 feet, a delta angle of 04° 10' 54" East, a chord bearing of North 19° 26' 41" East, a chord distance of 184.08 feet, for an arc length of 184.15 feet to a set 5/8" rebar with cap; thence leaving said right of way and run North 70° 30' 52" East, for a distance of 125.01 feet to a set 5/8" rebar with cap; thence run South 89° 03' 36" East, along said East line, for a distance of 180.06 feet to the POINT OF BEGINNING of herein described tract, 1.66 acres, more or less, and being subject to any rights of way, servitude's or easements, recorded, unrecorded, visible or invisible.

SURVEYORS DESCRIPTION:
(Tract "J", Contraband Pointe)
All that certain tract or parcel of land containing 0.91 acres, being a portion of Tracts "C-1" and "C-2" of Contraband Pointe, a Re-Subdivision of Contraband Pointe of a portion of Block 18 of Barbe Properties, LLC, situated in Section 38, Township 10 South, Range 9 West, Southwestern Land District, Louisiana Meridian, Calcasieu Parish, Louisiana, and being more particularly described by metes and bounds as follows:
Commencing at the Southeast Corner of Irregular Section 38, Township 10 South, Range 9 West, Southwestern Land District, Louisiana Meridian, Calcasieu Parish, Louisiana, having a NAD 83 Louisiana South Zone Coordinate of North 622,391.76 and East 2,678,109.66 feet; thence run North 22° 21' 42" East, along the East line of said Section 38 (all bearings shown hereon are Grid NAD 83, Louisiana South Zone), along the East line of said Section 38, for a distance of 360.81 feet to a found 5/8 inch rebar, being the Southeast corner of Tract "C-2", of Contraband Pointe, as per plat recorded in Plat Book 55, at page 78, records of Calcasieu Parish, Louisiana; thence run North 22° 21' 42" East, for a distance of 47.21 feet to a found 3/4" rebar; thence run North 00° 56' 24" East, along the East line of said Tract "C-2", for a distance of 295.18 feet to a set 5/8" rebar with cap and the POINT OF BEGINNING of herein described tract, having a NAD 83 Louisiana South Zone Coordinate of North 623,020.58 and East 2,678,251.77 feet; thence run North 89° 03' 36" West, for a distance of 162.88 feet to a set "X" in concrete; thence run South 65° 36' 52" West, for a distance of 28.45 feet to a set 5/8" rebar with cap on the East right-of-way line of Contraband Parkway and the West line of said Tract "C-2"; thence run North, along said East right-of-way line along a curve to the right, having a radius of 1548.34 feet, a delta angle of 04° 10' 54" East, a chord bearing of North 19° 26' 41" East, a chord distance of 184.08 feet, for an arc length of 184.15 feet to a set 5/8" rebar with cap; thence leaving said right of way and run North 70° 30' 52" East, for a distance of 125.01 feet to a set 5/8" rebar with cap; thence run South 89° 03' 36" East, along said East line, for a distance of 180.06 feet to the POINT OF BEGINNING of herein described tract, 0.91 acres, more or less, and being subject to any rights of way, servitude's or easements, recorded, unrecorded, visible or invisible.

SURVEYORS DESCRIPTION:
(Tract "K", Contraband Pointe)
All that certain tract or parcel of land containing 1.66 acres, being a portion of Tracts "C-1" and "C-2" of Contraband Pointe, a Re-Subdivision of Contraband Pointe of a portion of Block 18 of Barbe Properties, LLC, situated in Section 38, Township 10 South, Range 9 West, Southwestern Land District, Louisiana Meridian, Calcasieu Parish, Louisiana, and being more particularly described by metes and bounds as follows:
Commencing at the Southeast Corner of Irregular Section 38, Township 10 South, Range 9 West, Southwestern Land District, Louisiana Meridian, Calcasieu Parish, Louisiana, having a NAD 83 Louisiana South Zone Coordinate of North 622,391.76 and East 2,678,109.66 feet; thence run North 22° 21' 42" East, along the East line of said Section 38 (all bearings shown hereon are Grid NAD 83, Louisiana South Zone), along the East line of said Section 38, for a distance of 360.81 feet to a found 5/8 inch rebar, being the Southeast corner of Tract "C-2", of Contraband Pointe, as per plat recorded in Plat Book 55, at page 78, records of Calcasieu Parish, Louisiana; thence run North 22° 21' 42" East, for a distance of 47.21 feet to a found 3/4" rebar; thence run North 00° 56' 24" East, along the East line of said Tract "C-2", for a distance of 295.18 feet to a set 5/8" rebar with cap and the POINT OF BEGINNING of herein described tract, having a NAD 83 Louisiana South Zone Coordinate of North 623,020.58 and East 2,678,251.77 feet; thence run North 89° 03' 36" West, for a distance of 162.88 feet to a set "X" in concrete; thence run South 65° 36' 52" West, for a distance of 28.45 feet to a set 5/8" rebar with cap on the East right-of-way line of Contraband Parkway and the West line of said Tract "C-2"; thence run North, along said East right-of-way line along a curve to the right, having a radius of 1548.34 feet, a delta angle of 04° 10' 54" East, a chord bearing of North 19° 26' 41" East, a chord distance of 184.08 feet, for an arc length of 184.15 feet to a set 5/8" rebar with cap; thence leaving said right of way and run North 70° 30' 52" East, for a distance of 125.01 feet to a set 5/8" rebar with cap; thence run South 89° 03' 36" East, along said East line, for a distance of 180.06 feet to the POINT OF BEGINNING of herein described tract, 1.66 acres, more or less, and being subject to any rights of way, servitude's or easements, recorded, unrecorded, visible or invisible.

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE MINIMUM STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS "C" SURVEY AND THAT IS PLAT IS MADE IN ACCORDANCE WITH LA. S.S. 33:501 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

WETLAND DETERMINATION:
A WETLANDS DETERMINATION WAS NOT REQUESTED AND IS NOT BEING PROVIDED AS PART OF THIS SURVEY.

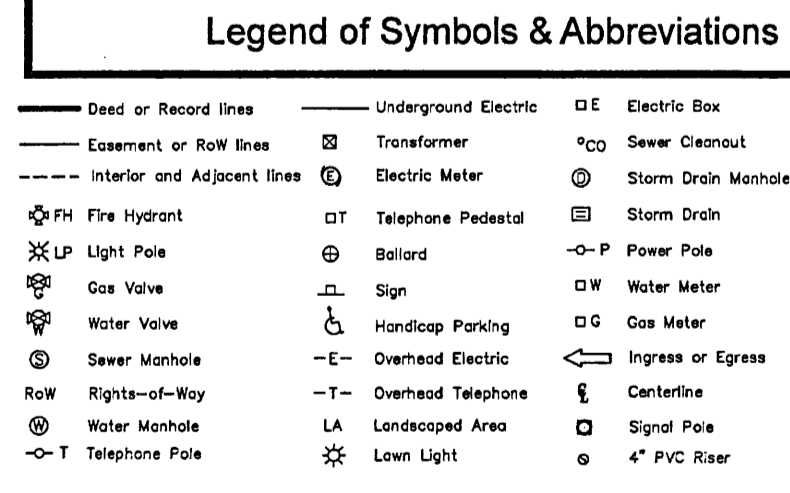
NOTES:
1.) The Word "Certify" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.
2.) This survey meets the minimum requirements for a Class "C" Survey according to the Louisiana Minimum Standards for property Boundary Surveys.
3.) The bearings shown hereon are Grid bearings, based on the Louisiana State Plane Coordinate System, NAD83, Louisiana South Zone, and utilizing Static GPS, processed by Opus.
4.) The elevations shown hereon are, NAVD88, Geoid 18 and determined utilizing Static GPS control points and processed by Opus.

DRAWING:
DATE: 11/22/2024 DRAWN BY: GAE JOB NO: 224225-1
SCALE: 1" = 40' CHECKED BY: GAE PLAT NO: SUB PLAT

COLLINS & ASSOCIATES LAND SURVEYORS, INC.
1230 2nd Street Lake Charles, LA 70601
337-602-6970 office 337-602-6013 fax

CURVE TABLE

NO.	RADIUS	LENGTH	CHORD	CHORD BRG.
C1	1225.7	368.00	8.88	N 373°29' W
C2	701.35	1549.34	189.88	N 25°59'36" W
C3	6704.75	1549.34	184.08	N 19°26'41" W
C4	7012.4	1549.34	189.87	N 12°54'41" W
C5	1249.02	966.00	216.10	N 15°47'37" W



FLOOD ZONE INFORMATION
FIRM COMMUNITY PANEL NO. 220040
MAP NO. 220190-048D-F
EFFECTIVE DATE: FEB. 18, 2011
PROPERTY IS IN ZONE AE, X(Shaded) and X
ZONE "AE" HAS A BASE FLOOD ELEVATION (BFE) OF 10 FT.

DEDICATION:
THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, OR STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

SEWERAGE:
NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN EXISTING SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF CALCASIEU PARISH.

Marcel Contraband Pointe, LLC
A Limited Liability Company
By: *Donald Moseley*, Manager
DATE: 11/22/2024

Contraband Pointe - Tracts "F", "H", "J" and "K"
A Re-Subdivision of Tracts "C-1", "C-2" and part of Tract "A" of
Contraband Pointe of a Portion of Block 18 of Barbe Properties, L.L.C.
IN
Section 38, Township 10 South, Range 9 West,
City of Lake Charles, Calcasieu Parish, Louisiana.

CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: 12.13.24

APPLICATION FEE: \$ 430⁰⁰
PLAT FILING FEE: \$ _____

1. NAME OF PROPOSED SUBDIVISION: LITTLE ARROW
(MUST CREATE NEW NAME)
2. NAME OF APPLICANT: LITTLE ARROW PROPERTIES LLC
ADDRESS: 4043 Common Street ZIP 70607 PHONE 337-304-6868
3. NAME OF AUTHORIZED AGENT: MICHAEL CLARK
ADDRESS: 651 Quilty St ZIP 70605 PHONE 337-292-9320
4. OWNER OF RECORD: ZACK FRAZIER
ADDRESS: 4043 Common Street ZIP 70607 PHONE 337-304-6868
5. ENGINEER (and/or Land Surveyor): _____
ADDRESS: _____ ZIP _____ PHONE _____
6. ATTORNEY: _____
ADDRESS: _____ ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: 1528 EAST PRIEN LAKE Rd
8. TOTAL ACREAGE BEING SUBDIVIDED: 1.25
NO. OF LOTS: 2
9. ZONING CLASSIFICATION: COMMERCIAL
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:
OPTIMUM 1538 EAST PRIEN
LOUISIANA DIRECT AUTO USED CARS SALES 1500 E. PRIEN
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, Michael O Clark HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

BY: Michael O Clark AGENT
SIGNATURE OF APPLICANT

DATE: 12.13.24

SURVEY OF THE FOLLOWING TRACTS

TRACT A - That tract of land in Lot 3 of a subdivision of the Northeast Quarter of the Northeast Quarter (NE4 of NE/4) of Section 17, Township 10 South, Range 8 West, as per plat recorded in Conveyance Book 149, Page 585, more particularly described as: Beginning on the South right of way line of Prien Lake Road at a point 30 feet South and 797.6 feet West of the Northeast corner of Section 17, Township 10 South, Range 8 West, Calcasieu Parish, Louisiana, as shown on survey of D. W. Jessen attached to a boundary agreement filed December 5, 1967, and recorded in Conveyance Book 1014, Page 57; Thence East along the South Right of way line of Prien Lake Road a distance of 164.40 feet; Thence South a distance of 275.00 feet; Thence West a distance of 164.40 feet, more or less to a point which is S00°30'47"W a distance of 275.00 feet from the Point of Beginning; Thence N00°30'47"E a distance of 275.00 feet; to the Point of Beginning.

TRACT B - Beginning on the West line of Lot 3 at a point 305.00 feet South of the Northwest corner, said point being 275.00 feet South of the South right of way line of Prien Lake Road, Thence South 61.20 feet more or less, to the North right of way line of Interstate I-210, Thence East along said right of way line 166.37 feet; Thence North parallel to the West line of said Lot 3 a distance of 47.5 feet, more or less to a point 305.00 feet South of the North line of Lot 3; Thence West 166.00 feet to the Point of Beginning.

NOTES:

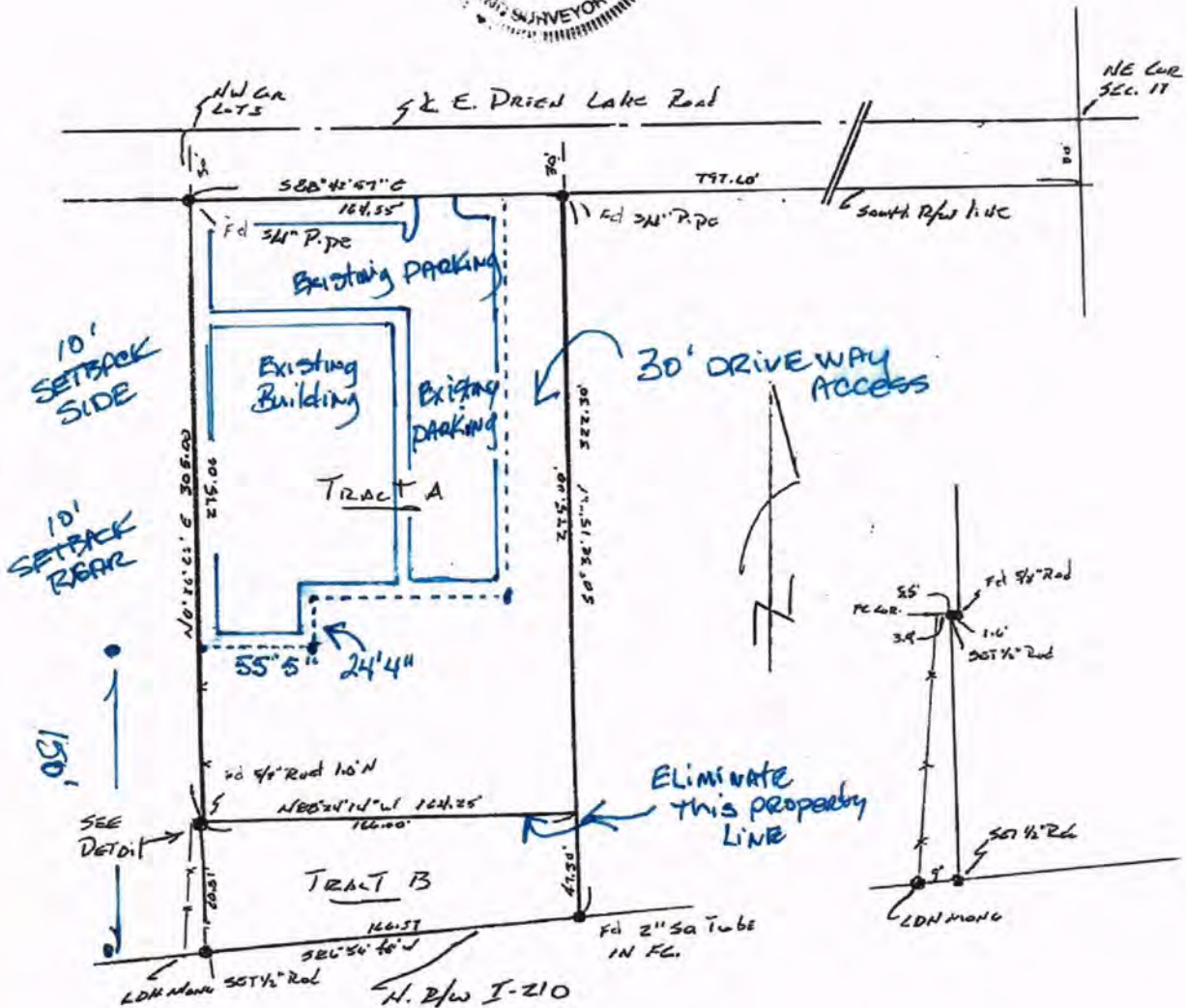
- All bearings and distances shown hereon are NAD 83, Louisiana Coordinate System South Zone Grid (1702).
- Property lies in Flood Zone X: As per Flood Map 22019C 0480 F - Map Revised Date February 18, 2011.
The legal description shown hereon was provided by others for me to prepare this survey. Surveyor has made no title search of public records in completion of this survey. Survey is certified to the original purchaser as shown on this plat and is not transferable to any future owner or limitation. Survey is not valid unless printed with original seal and signature of surveyor.
I, J. O'Neil Hobert III, do hereby certify that I have surveyed the property plotted hereon and that this map represents as actual on the ground survey made by me or under my direct supervision, that I have monumented all corners as shown and that no visible encroachments exist either way across any of the property lines except as shown on the plat. This survey conforms to current Standards of Practice as defined in Subpart #2305, Title #0, Chapter 25 of Professional and Occupational Standards for Professional Engineers and Land Surveyors for a Class "D" Survey. The word "certify" as used herein is understood to be an expression of professional opinion by the Surveyor, based on his best knowledge, information and belief. As such, it does not constitute a guarantee nor a warranty, expressed or implied. No title work performed or servitude or easement research performed.

Survey For: Zad Frazier

Scale: 1" = 60'

Survey Date: October 10, 2023

J. O'Neil Hobert III - La. Reg. No. 4584



CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: 11/7/2024

APPLICATION FEE: \$ 120.00
PLAT FILING FEE: \$ 230.00

1. NAME OF PROPOSED SUBDIVISION: Audubon Place Subdivision Phase 2B
(MUST CREATE NEW NAME)
2. NAME OF APPLICANT: J. Breaux Enterprises LLC
ADDRESS: 1807 W. Gloria Smith Rd. ZIP 70520 PHONE 337-254-1658
Carencro, LA
3. NAME OF AUTHORIZED AGENT: Jeremy Breaux
ADDRESS: 1807 W. Gloria Smith Rd. ZIP 70520 PHONE 337-254-1658
Carencro, LA
4. OWNER OF RECORD: Audubon Place Development, LLC
ADDRESS: 1807 W. Gloria Smith Rd. ZIP 70520 PHONE 337-254-1658
5. ENGINEER (and/or Land Surveyor): Paul L. Miers Engineering
ADDRESS: 104 Westmark Blvd. ZIP 70506 PHONE 337-981-7792
6. ATTORNEY: Olson & Oneill / Randy Olson
ADDRESS: 1819 W. Pinhook Rd. ZIP 70508 PHONE 337-235-0047
Catahouche, LA
7. SUBDIVISION LOCATION: Section 11, T10S, R8W
Calsasieu Parish, Louisiana
8. TOTAL ACREAGE BEING SUBDIVIDED: 4.50 Acres for ph. 2B
NO. OF LOTS: 24
9. ZONING CLASSIFICATION: mixed use zoning
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: only platting ph. 2B lots
11. DATE OF PRELIMINARY PLAT APPROVAL: August 14, 2023
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:
see attached

13. ATTACH **FIFTEEN (15)** COPIES OF THE FINAL PLAT.

14. ASSURANCES OF COMPLIANCE WITH REGULATIONS AS STATED.

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

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

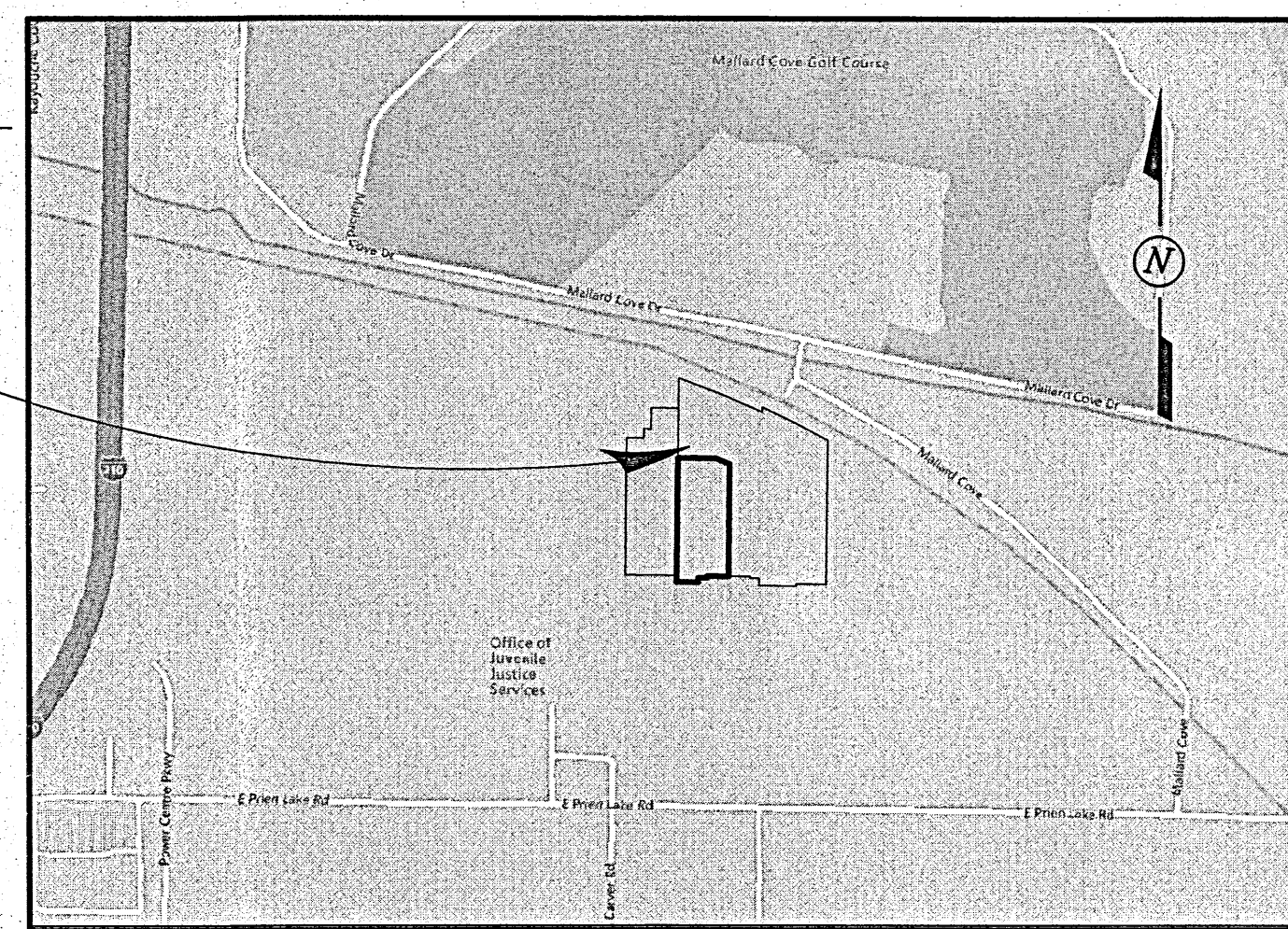
BY: [Signature]
SIGNATURE OF APPLICANT

DATE: 11/7/2024

REFERENCE BEARING:

BEARINGS AND DISTANCES ARE BASED ON GPS OBSERVATIONS WITH THE FOLLOWING CRITERIA:
 COORDINATE SYSTEM: US STATE PLANE
 1983 ZONE: LOUISIANA SOUTH 1702
 PROJECT DATUM: NAD 1983 (CORSS96)
 VERTICAL DATUM: NAVD 88
 GEOID MODEL: GEOID12A
 COORDINATE UNITS: US FT.
 DIST. AND ELEV. UNITS: US FT.

LOCATION OF PROPERTY



VICINITY MAP

0 500' 1000' 2000'
 SCALE: 1" = 1000'

Line #	Length	Direction
L1	120.00	N89° 22' 04" W
L2	24.23	S00° 48' 15" W
L3	50.01	S89° 44' 39" W
L4	10.00	S00° 48' 15" W
L5	120.00	N89° 22' 04" W
L6	120.00	N89° 22' 04" W
L7	120.00	S89° 22' 04" E
L8	112.89	S89° 22' 04" E
L9	98.72	S78° 28' 08" W
L10	120.64	N20° 35' 50" E
L11	123.02	N23° 26' 51" W
L12	97.53	N76° 36' 08" W
L13	116.48	S89° 22' 04" E
L14	20.00	N00° 48' 15" E
L15	20.00	S00° 48' 15" W

Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	13.43	25.00	S14° 34' 51" E	13.27
C2	7.73	25.00	S38° 49' 13" E	7.70
C3	49.17	50.00	S19° 30' 07" E	47.21
C4	47.64	50.00	S35° 57' 58" W	45.86
C5	50.00	50.00	N88° 05' 33" W	47.94
C6	41.81	50.00	N35° 29' 20" W	40.61
C7	52.56	50.00	N18° 35' 10" E	50.18
C8	1.57	25.00	N46° 54' 29" E	1.57
C9	19.33	25.00	N22° 57' 30" E	18.86

LEGEND

- BOUNDARY
- RIGHT OF WAY
- EASEMENTS
- LOTS
- LOT NUMBER
- MUNICIPAL NUMBER
- CENTERLINE OF DITCH
- TOP BANK
- COMMON / DRAINAGE EASEMENT
- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD

GENERAL NOTES:

TOTAL NUMBER OF LOTS	24 LOTS
AREA OF LOTS	3.73 ACRES
AREA OF DETENTION/Common AREA	.05 ACRES
AREA OF DEDICATED STREETS	.72 ACRES
MINIMUM LOT SIZE	6,000 SQ FT
MINIMUM LOT FRONTAGE	50.00'
TOTAL AREA OF DEVELOPMENT	4.50 ACRES
ZONING	MIXED USE ZONING

REFERENCE PLATS:

- PLAT OF SUBDIVISION PERFORMED FOR AUDUBON PLACE SUBDIVISION PHASE ONE BEING PROPERTY AS SHOWN ABOVE, LOCATED SECTION 11, T10S, R8W, CALCASIEU PARISH, LOUISIANA, PREPARED BY REDDOCH LAND SURVEYING.
- PLAT OF EAST PRIEN LAKE ROAD ESTATES DATED NOVEMBER 20, 2000 REVISED JANUARY 2, 2001, PREPARED BY D.W. JESSEN & ASSOCIATED.
- EE&K PROPERTIES, A PROPERTIES PARTITION SURVEY PREPARED BY D.W. JESSEN & ASSOCIATES LLC DATED 11-5-2019 REVISED 8-24-2020.
- PROPERTY TO BE ACQUIRED BY AUDUBON PLACE DEVELOPMENT, LLC LOCATED IN SECTION 11, T10S, R8E, CALCASIEU PARISH, LOUISIANA PREPARED BY PAUL L. MIERS ENGINEERING, DATED OCTOBER 23, 2023 REVISED JANUARY 29, 2024.

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN ZONE A (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED); ZONE X UNSHADED (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN); AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP FOR CALCASIEU PARISH, LOUISIANA, MAP NO. 22019C0485F DATED 2/18/2011.

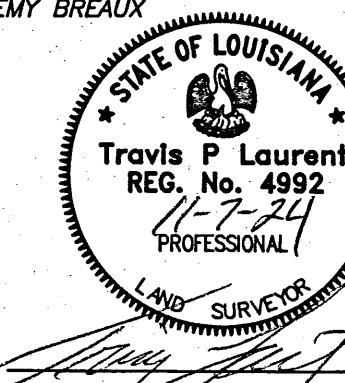
TYPES OF IMPROVEMENTS:

STREETS	CURB AND GUTTER
SEWER	PUBLIC / CITY OF LAKE CHARLES
WATER	CITY OF LAKE CHARLES
ELECTRIC	ENTERGY (UNDERGROUND)
TELEPHONE	AT&T OR AVAILABLE
CABLE	IF AVAILABLE

DEDICATION:

THE RIGHT-OF-WAY OF THE PROPOSED STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVITUDE ARE GRANTED TO THE PUBLIC FOR THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PUBLIC RESPONSE FOR GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE OR FENCE SHALL BE CONSTRUCTED, NOR ANY SHRUBBERY PLANTED WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE IS GRANTED. NOTE: 15' DRAINAGE AND UTILITY EASEMENTS TYPICAL ON ROAD SIDE(S) OF ALL LOTS.

OWNER: AUDUBON PLACE DEVELOPMENT, LLC C/O JEREMY BREAUX



I hereby declare that this plat is representative of survey performed under my supervision and guidance and in accordance with the applicable standards of practice as stipulated in L.A.S. 33:5051 the Rules of Professional Conduct set forth by the L.S.B.R.P.E.L.S. and conforming to a Class C Survey described therein.

TRAVIS P. LAURENT, REG. NO. 4992

A FINAL PLAT OF
AUDUBON PLACE SUBDIVISION PHASE 2B
 "A RESIDENTIAL DEVELOPMENT"
 4.50 ACRES
 LOCATED IN SECTION 11, T10S, R8W
 CALCASIEU PARISH, LOUISIANA
 DATE OF PLAT:
 NOVEMBER 7, 2024

0 60' 120' 240'
 SCALE: 1" = 120'

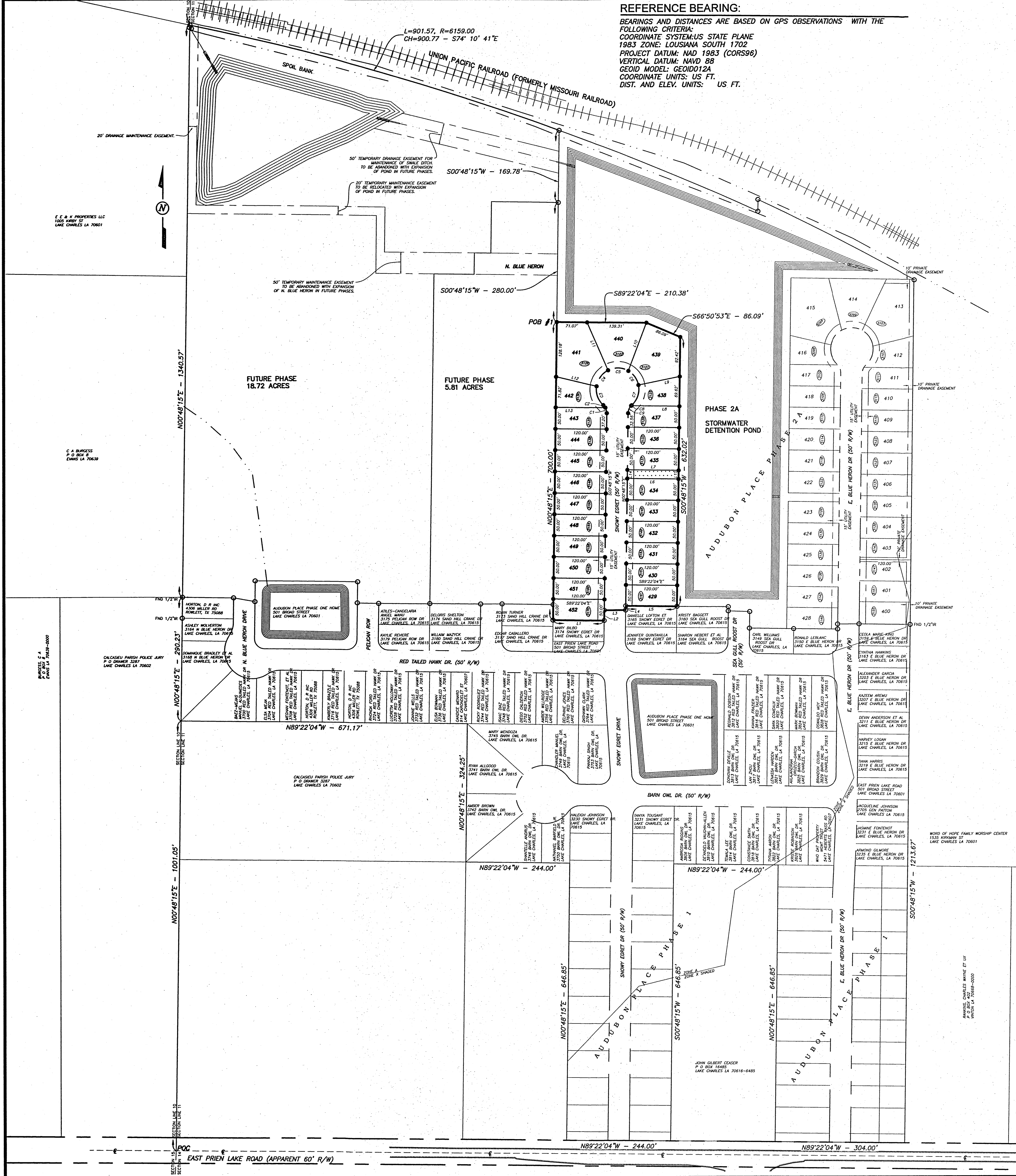
OWNER:
 AUDUBON PLACE DEVELOPMENT, LLC
 1807 W. GLORIA SWITCH ROAD
 CARENCRO, LA 70520

APPLICANT:
 AUDUBON PLACE DEVELOPMENT, LLC
 1807 W. GLORIA SWITCH ROAD
 CARENCRO, LA 70520

PLM PAUL L. MIERS ENGINEERING, LLC
 CIVIL ENGINEERS LAND SURVEYORS
 104 WESTMARK BLVD, SUITE 2A
 PHONE (337) 981-7792 FAX(337) 981-7797

BPN 4889
 SPN 01
 FILE D
 DWG

DATE	DESCRIPTION	BY



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 11/14/24

TOTAL FEE: \$ 500.00

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

PROPERTY ADDRESS/LOCATION: 3969 Palmetto Drive Lake Charles La 70605

LEGAL DESCRIPTION: Lot #18 Graywood subdivision

DESCRIPTION OF JOB: Construct new pool house

WITH PLANS ATTACHED HERETO:

APPLICANT: Chad Paulk

PHONE: 337-912-5942

MAILING ADDRESS: 4650 Lake Street Lake Charles La 70605

ZIP: 70605

EMAIL ADDRESS: chad.paulk@magnoliadevelopment.net

OWNER OF RECORD: Tim White

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.

Chad Paulk

11/14/24

PLANNING DIRECTOR _____

DATE _____

APPLICANT _____

DATE _____

Letter of Intent

To whom this may concern, Mr. Tim White is proposing to build a pool house while constructing his new home in Graywood neighborhood at 3969 Palmetto Dr. Lake Charles La, 70605. Proposal is to construct pool house and main dwelling structure at the same time.

Sincerely

Chad Paulk

Magnolia Development

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 11/11/2024

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: 3033 James Court

LEGAL DESCRIPTION: N/A

DESCRIPTION OF JOB: Dumpster enclosure for the rental community (Sec. 24-5-204 (1))

WITH PLANS ATTACHED HERETO:

APPLICANT: Jordan Daigle

PHONE: 337-302-7501

MAILING ADDRESS: 1001 Apollo Road, Scott, LA

ZIP: 70583

EMAIL ADDRESS: Jordan@jdddevelopers.com

OWNER OF RECORD: Jordan Daigle

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

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

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 [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 [] NO 4.) BASE FLOOD ELEVATION: _____ MSL

REMARKS OR SPECIAL CONDITIONS:

Requesting a variance to allow for an enclosed dumpster within the community to allow for valet trash service. This is a single family rental community with one owner & is essentially an apartment complex in terms of operations & amenities.

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 _____

11/11/2024
DATE



Cottages at Morganfield
3093 James Court
Lake Charles, LA 70615

November 19th, 2024

Attn: Planning & Zoning
City of Lake Charles

Re: Cottages at Morganfield, Dumpster Enclosure

To Whom It May Concern,

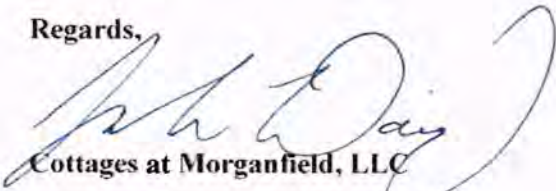
Please let this letter serve as our formal variance request to allow for a dumpster enclosure within our community on its own lot. While dumpster enclosures such as this one are common around the City, the City considers this an “accessory use” and the ordinance states it must be in connection with any principal use or structure. We purposely installed this dumpster enclosure on its own common area lot to give adequate buffer and landscaping space from all adjacent neighbors. Because of that, there are no other structures or uses on this particular lot which makes the enclosure not permitted.

The Cottages at Morganfield is a single family residential rental community and is operated similar to an apartment complex with on site management/staff and has the same amenities as a traditional complex would have. One of these amenities that attracts renters is valet trash service and not having to deal with storing/hauling trash cans. Their bags are picked up daily and placed in a dumpster on site which a company empties multiple times a week. Our on-site full-time maintenance technician is responsible for maintaining the cleanliness in and around the dumpster enclosure and to ensure the aesthetics of the development are well preserved. We assumed this would be permitted due to the nature of the project and built the enclosure and had dumpsters delivered prior to the first occupancy and have been operating as intended since early October.

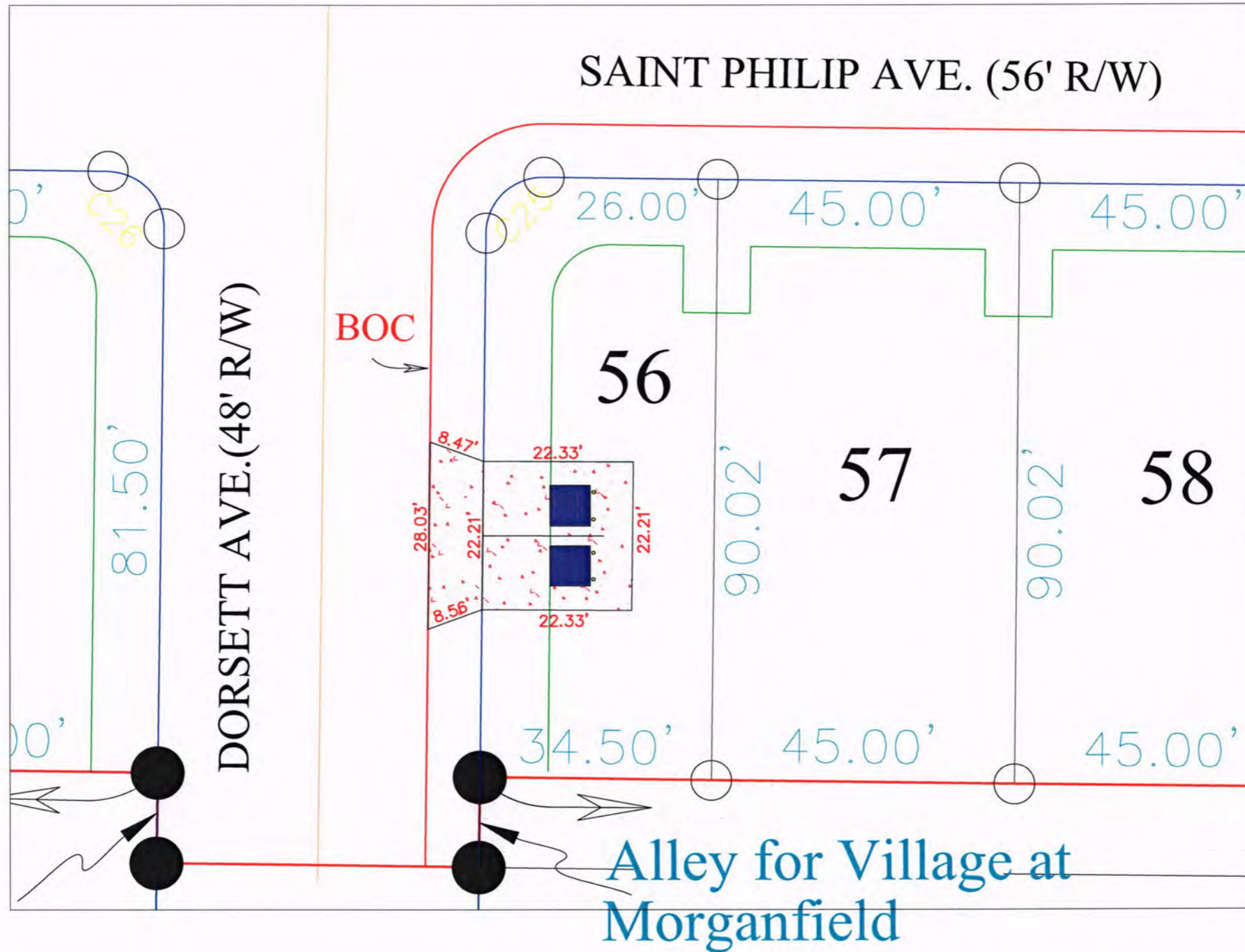
The site in question is a small lot that is platted as common area and we always had the intention of having a dumpster there due to its location in the development and it being a corner lot, which the trash company require for access. The dumpsters are fully enclosed with a wooden fence, and we were about to sod and heavily landscape the entire lot to create the landscape buffer when this issue was brought to our attention. Once complete, this area will be maintained by our full-time on-site staff.

Although there are no other structures on this particular lot in question, we are requesting a variance to allow the dumpster enclosure to remain on this lot as there is no other use due to its sizing and there is no other location within the development that would be able to accommodate this. We also feel the centralized dumpster location will enhance the aesthetics of the development by eliminating 157 individual trash cans that residents inevitably leave out for too long.

Regards,


Cottages at Morganfield, LLC

Cottages at Morganfield Dumpster Enclosure





COTTAGES AT MORGANFIELD DUMPSTER ENCLOSURE EXHIBIT A



COTTAGES AT MORGANFIELD DUMPSTER ENCLOSURE EXHIBIT B

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 11/28/2024

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: 2118 Knapp St Lake Charles, La 70601

LEGAL DESCRIPTION: N 1/2 Lot 3 and W 12.4 of N 1/2 Lot 2 Blk 38

DESCRIPTION OF JOB: Katherine Moeing Sub REF 1
New construction of Homestead

WITH PLANS ATTACHED HERETO:

APPLICANT: Wanda King PHONE: 337-515-4585

MAILING ADDRESS: 2613 General Vandenberg L.C. ZIP: 70615

EMAIL ADDRESS: WandaAnnKing@gmail.com

OWNER OF RECORD: Wanda Ann Garrick King

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

11/27/2024

November 28, 2024

Wanda King
2118 Knapp St
Lake Charles, La 70601

Re: 2118 Knapp St

I am writing this letter of intent for the above reference property. Please note that I am the process of construction of my new home at the above location that will be my homestead as an aging tax paying Senior Citizen within the City of Lake Charles.

I received notification of a violation because of the type of fence installed. I chose this fence for the back of my property to compliment what the neighbor installed providing consistency to beautify the property and most especially provide safety and privacy.

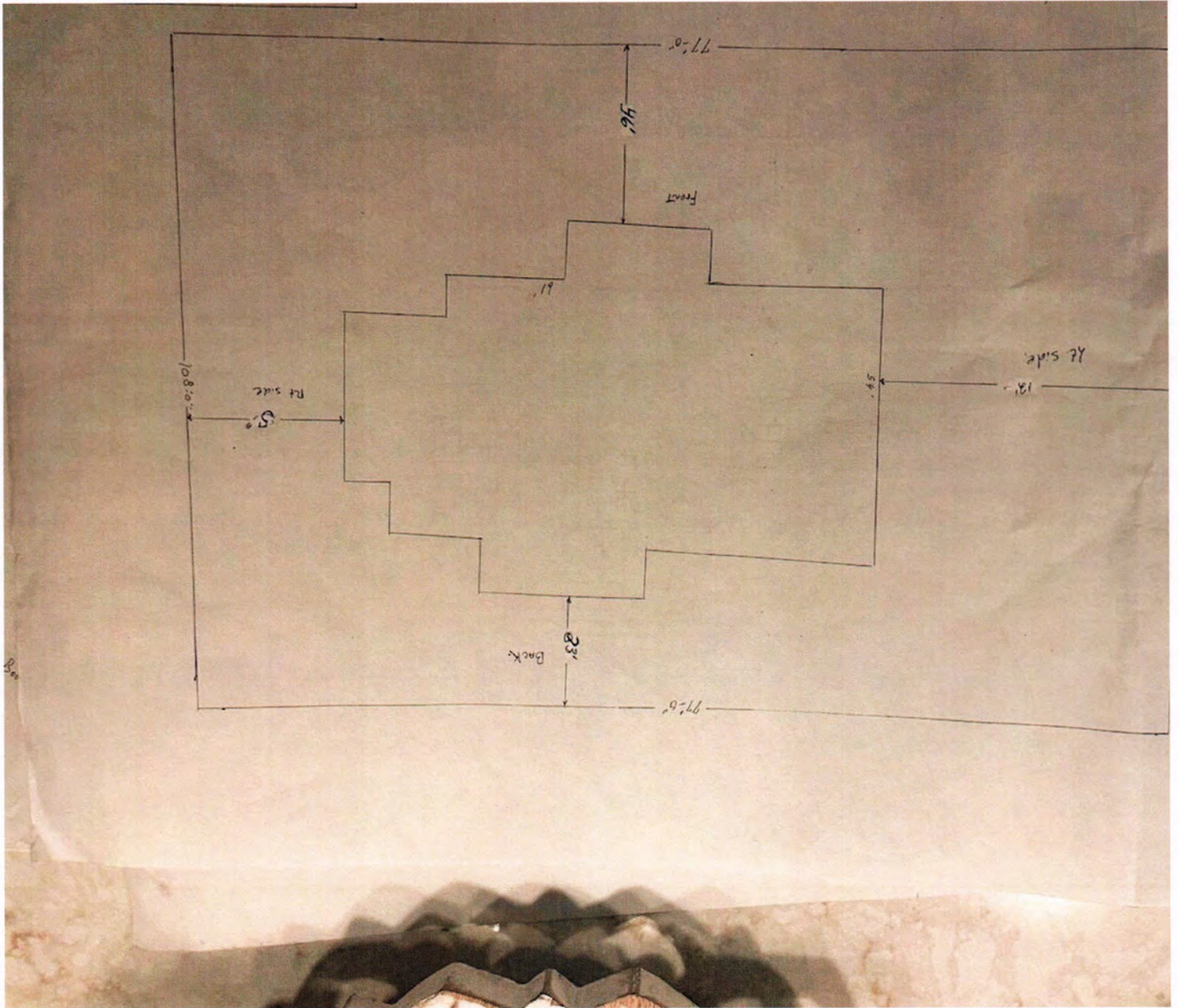
It is our belief that this metal fence will provide increase protection for the wind and storm we experience in this area that will help an aging Senior Citizen control cost and maintenance.

I am asking that the variance be granted as it is intended to increase my property value as I continue the construction of my new homestead.

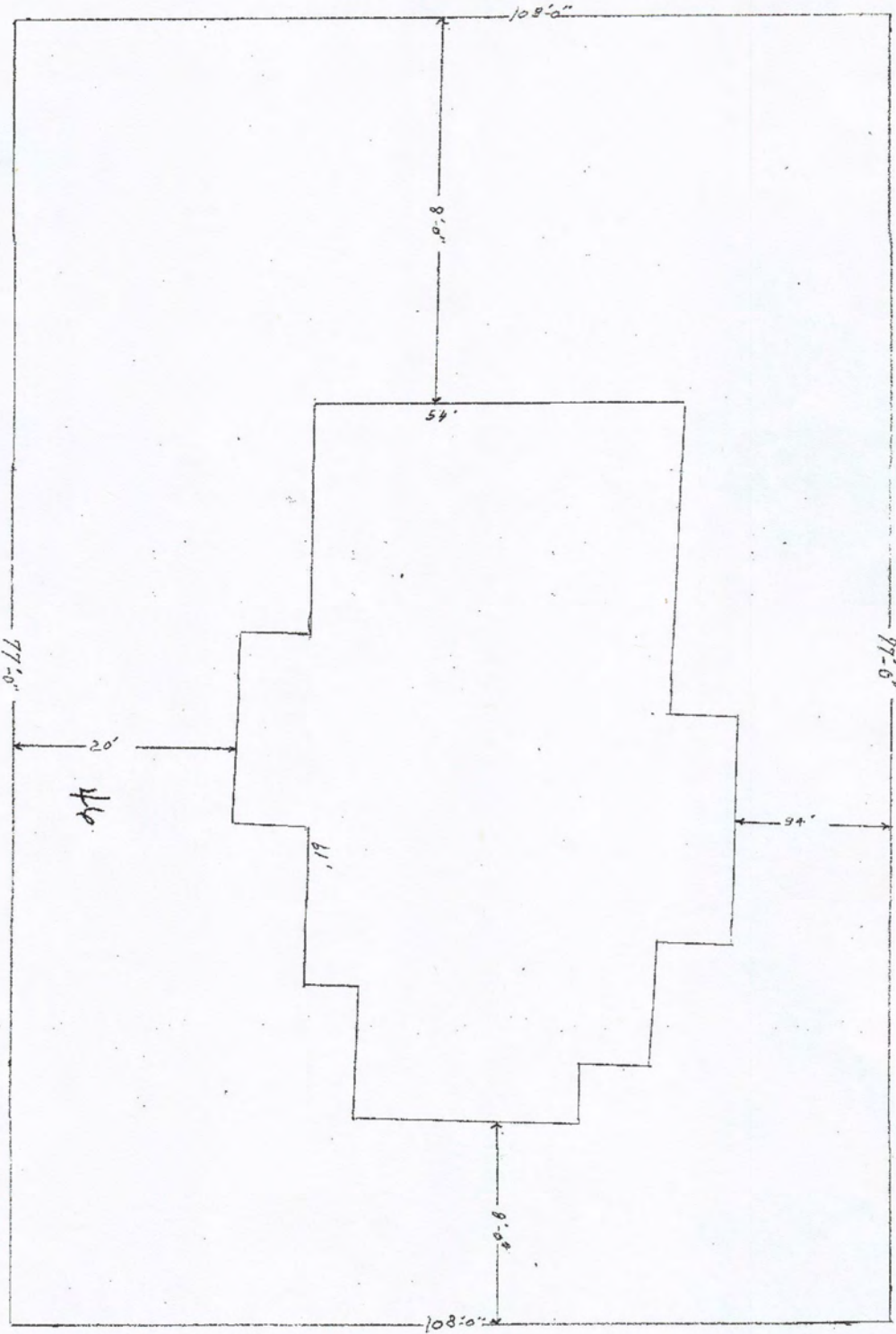
Regards,

A handwritten signature in black ink, consisting of a large, stylized loop followed by a horizontal line that curves upwards to the right.

Wanda King
2118 Knapp St
Lake Charles, La 70601



12



Back

54'

Latest

47'

40'

LOT PLAN	
SCALE: 1/4" = 1'-0"	DATE: 5-24
FOR: MRS. KING 397-515-4585	BY: OTIS ARBAUST, SR.
332-433-5824	# 10

2118 Knapp



Nov 25, 2024 at 1



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 11/28/2024

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: 2114 KNAPP, St. Lake Charles, LA. 70601

LEGAL DESCRIPTION: Lot 4 Blk 38 Katherine Moeling Sub. Ref 1

DESCRIPTION OF JOB: N/A

WITH PLANS ATTACHED HERETO:

APPLICANT: ~~NA~~ Gary Citizen PHONE: 469-583-6058

MAILING ADDRESS: 1510 Junior St. Lake Charles, LA ZIP: 70601

EMAIL ADDRESS: gary1215@

OWNER OF RECORD: same

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 _____

Gary Citizen
APPLICANT

11/28/2024
DATE

November 28, 2024

Gary Citizen Sr
2114 Knapp St
Lake Charles, LA 70601

Re: 2114 Knapp

I am writing this document as it relates to the citation received for a metal fence I installed on the above referenced property. I purchased this property because it is adjacent to my homestead located at 1510 Junior Street Lake Charles, La 70601.

As requested, I am sharing my intentions for this property is merely to expand my homestead land for Privacy, Safety and Ease of Care for continued Beautification of my neighborhood.

It is my belief that it provides an increase in value and brings forth a sturdiness to eliminate maintenance. In addition, it will provide strength during our wind and hurricane season that will decrease my cost for replacement if a disaster occurs as an aging Senior Citizen.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Citizen Sr", written in a cursive style.

Gary Citizen Sr

2114 Knapp St



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 12-4-24

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: 1726 Ford St. Lake Charles LA 70601

LEGAL DESCRIPTION: Attached

DESCRIPTION OF JOB: Construct Carport

WITH PLANS ATTACHED HERETO:

APPLICANT: Richard Dwayne Goodson PHONE: 337-794-4977

MAILING ADDRESS: 1726 Ford St. Lake Charles LA ZIP: 70601

EMAIL ADDRESS: goodsondwayne@yahoo.com

OWNER OF RECORD: Dwayne Goodson

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:

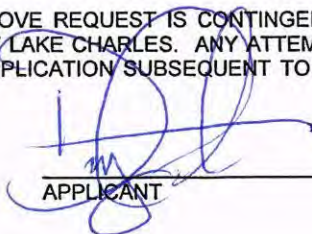
- 1.) FIRM ZONE: "X" "A" "AE" "D" OTHER _____
- 2.) FLOODWAY: IN OUT
- 3.) ELEVATION CERTIFICATE REQUIRED: YES NO
- 4.) BASE FLOOD ELEVATION: _____ MSL

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 _____

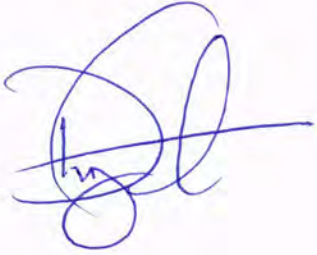
DATE _____


APPLICANT _____

12-4-24
DATE

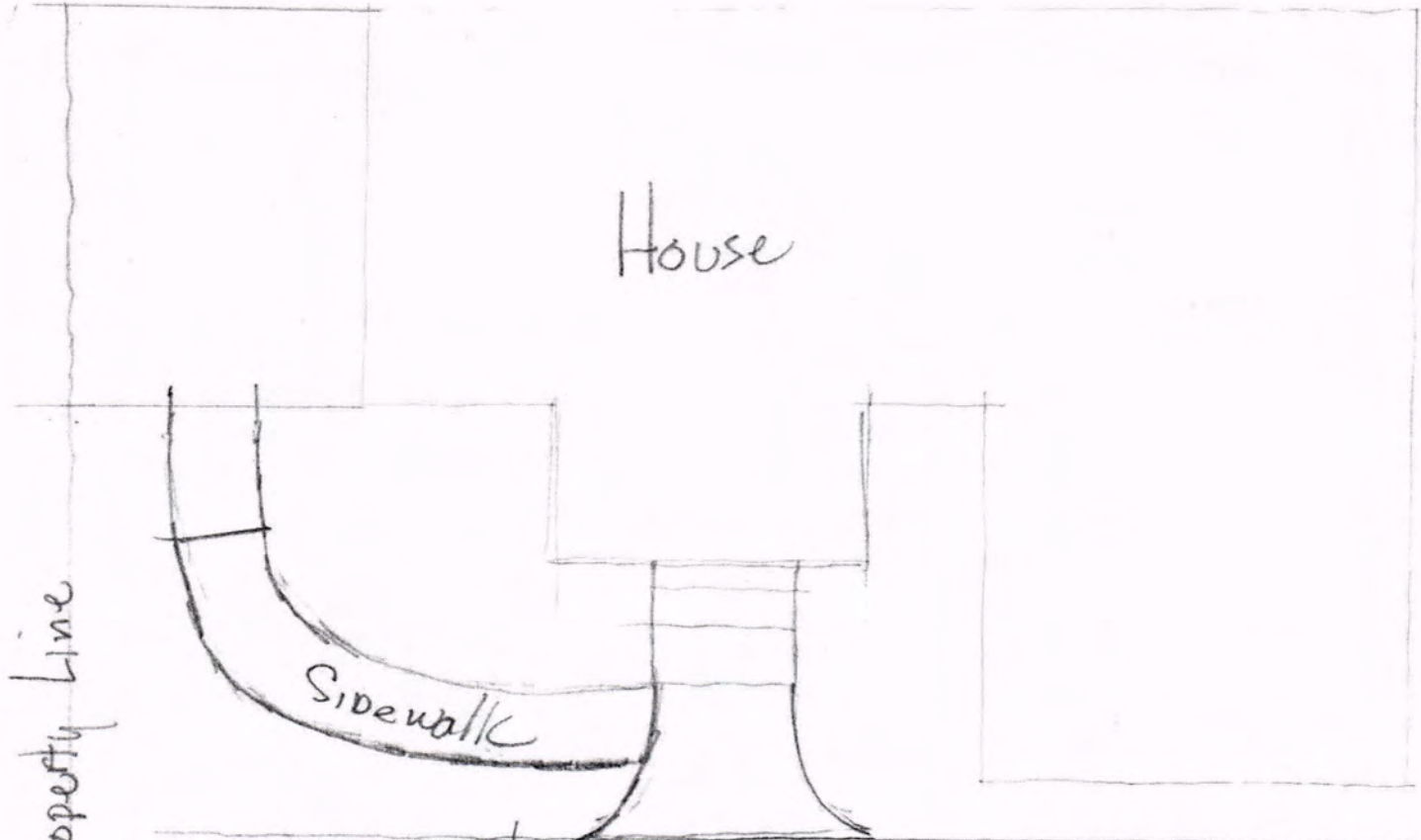
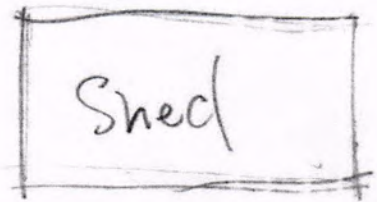
Dwayne Goodson
1726 Ford St
Lake Charles LA 70601

I wish to Construct a Carport that is
3ft from the South Property Line. rather
than the ~~5ft~~ required 5ft requirement



1726 Fowl St

N →



Property Line

North Property Line

↔
3ft

CARPORT
20x22

← 5 ft.
or
more
poss.
8ft

↑
Permit
Proposed
area

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: December 6, 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: 3101 Lake Street, Lake Charles, LA

LEGAL DESCRIPTION: see attached surveys by Webb Engineering & Surveying, Inc.

DESCRIPTION OF JOB: Lean to canopy and fence

WITH PLANS ATTACHED HERETO: Refer to architectural plans

APPLICANT: Pyramid Developments LLC PHONE: 337-477-9652

MAILING ADDRESS: 3101 Lake Street, Lake Charles, LA ZIP: 70601

EMAIL ADDRESS: buzzy@ribbeckcompanies.com

OWNER OF RECORD: Pyramid Developments LLC

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: COMPLETED _____ EXPECTED COMPLETION: COMPLETED _____ 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 [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 _____

Edward "Buzzy" Ribbeck
APPLICANT

12/6/2024

DATE _____

Edward "Buzzy" Ribbeck



PYRAMID DEVELOPMENTS LLC
3101 LAKE STREET
LAKE CHARLES, LA 70601

12/06/2024

Planning Department
Office of Zoning & Land Use
City of Lake Charles
326 Pujo Street
Lake Charles, LA 70601

Via: HAND DELIVERY

RE: 3101 Lake Street, Pyramid Developments LLC (Property Owner)

SUBJECT: Dimensional Variance Request for Shed Construction within Side Setback @ 3101 Lake St, LCH, LA

Cut Off Date: 12/9/2024, Meeting Hearing Date: 1/13/2025.

Planning & Zoning Committee Members:

This letter formally requests a variance to the City Zoning Ordinance, specifically regarding the side setback requirement, to allow for the detached storage shed on our property located at 3101 Lake Street, Lake Charles, LA within the Mixed-Use District zoning district. The shed is positioned against the inside face of the current fence foundation at the northeast corner of the property. The fence is owned by Pyramid Developments LLC and is completely inside the property line as proven by licensed surveyors. The foundation under this shed area is round 3/4" river rock. Refer to architectural plans provided with this letter.

Reason for Variance Request:

- **Unique Property Conditions:**

Due to the need for parking during full occupancy of the office building, complying with the standard side setback by constructing the lean to cover over the existing concrete parking spaces would significantly reduce the parking spaces that are needed when office building is fully occupied. In other words, we would lose the needed parking that would not be available if the structure was constructed in the area of the current parking spaces.

The extension parking was reviewed and permitted by the City of Lake Charles Building Department on 11/23/2021, permit number 2021-35981 and completed in early 2022.

- **Minimal Impact on Neighborhood Character:**

The proposed shed design is modest in size and is constructed with materials and aesthetics consistent with the current surrounding stained fence ensuring minimal visual impact on the neighborhood character.

P.O. Box 5338 Lake Charles, LA 70606 (337) 477-9652 • Fax: (337) 477-9654

- **No Alternative Solutions:**
We had explored all feasible design options to comply with the setback requirements, including alternative shed placements and smaller sizes, but none provide adequate storage capacity without encroaching on the side property line or losing valuable parking stalls.
- **Specific Variance Requested:**
We request a variance to reduce the side setback requirement as noted on the plans to allow for the storage shed on the property.
- **Supporting Documentation:**
As noted below under Enclosures:
- **Conclusion:**
We believe that granting this variance will enable us to utilize our property effectively while maintaining the integrity of the Mixed-Use District and the surrounding neighborhood. We are confident that our proposed shed construction will not detrimentally affect the aesthetic or functional value of the area and would appreciate your consideration of our request.

Purpose for the Shed:

The purpose of the structure is to protect equipment (scaffolding systems, barricades, cleaning equipment and the like from rain used to maintain the office building and to use on other buildings owned by the landlord. As well, the structure provides for security from theft.

Sincerely,

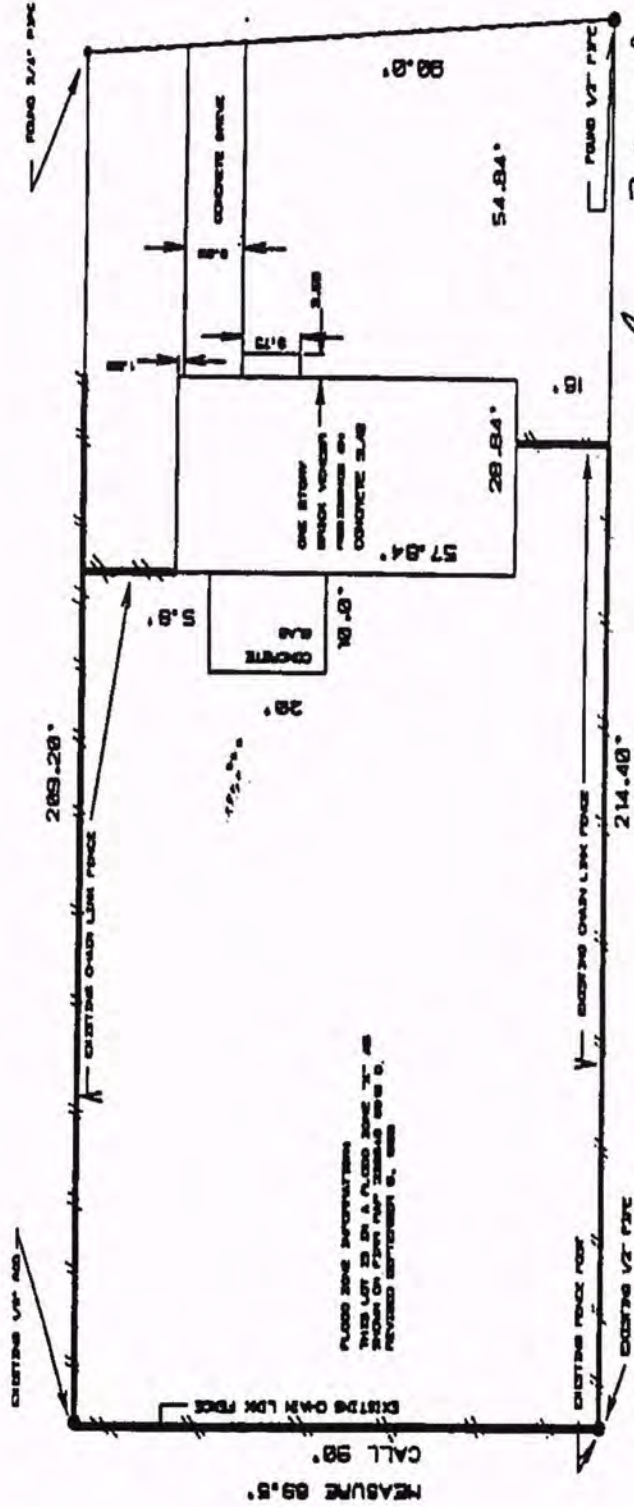
PYRAMID DEVELOPMENTS LLC



Edward "Buzzy" Ribbeck
Managing Member,

Enclosures:

- Architectural Scaled Plans for Structure
- Architectural Site Plan of Entre Lot
- Photographs
- Ground Surveys (3) Webb Engineering & Surveying (2) and D.W. Jessen & Associates, LLC
- City of Lake Charles Zoning Map
- Legal descriptions (3112 Landfair Lot 5 and 3101 Lake Street
- Filing Fee Check for Variance \$ 200.00.
- Google Earth Map



LAND PAIR



George F. Webb, Jr.
 GEORGE F. WEBB, JR. L.A. REG. NO. 3870
 1008 CHICKADEE & SUFFOLK, INC.
 JUNE 21, 2022
 FOR RECORD CORPORATION
 1008 CHICKADEE, LA 70002

LEGAL DESCRIPTION:
 LOT FIVE LAND PAIR SUBDIVISION A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF THE SEVENTH QUARTER OF SECTION 7 TOWNSHIP 15 SOUTH, RANGE 8 WEST, AS PER PLAN RECORDED IN PLAT BOOK 6, PAGE 64, PARCELS OF CALHOUN PARISH, LOUISIANA.
 SCALE: 1" = 20.0'



RECORD EXHIBIT OF FIELD WORK DONE OCTOBER 2021

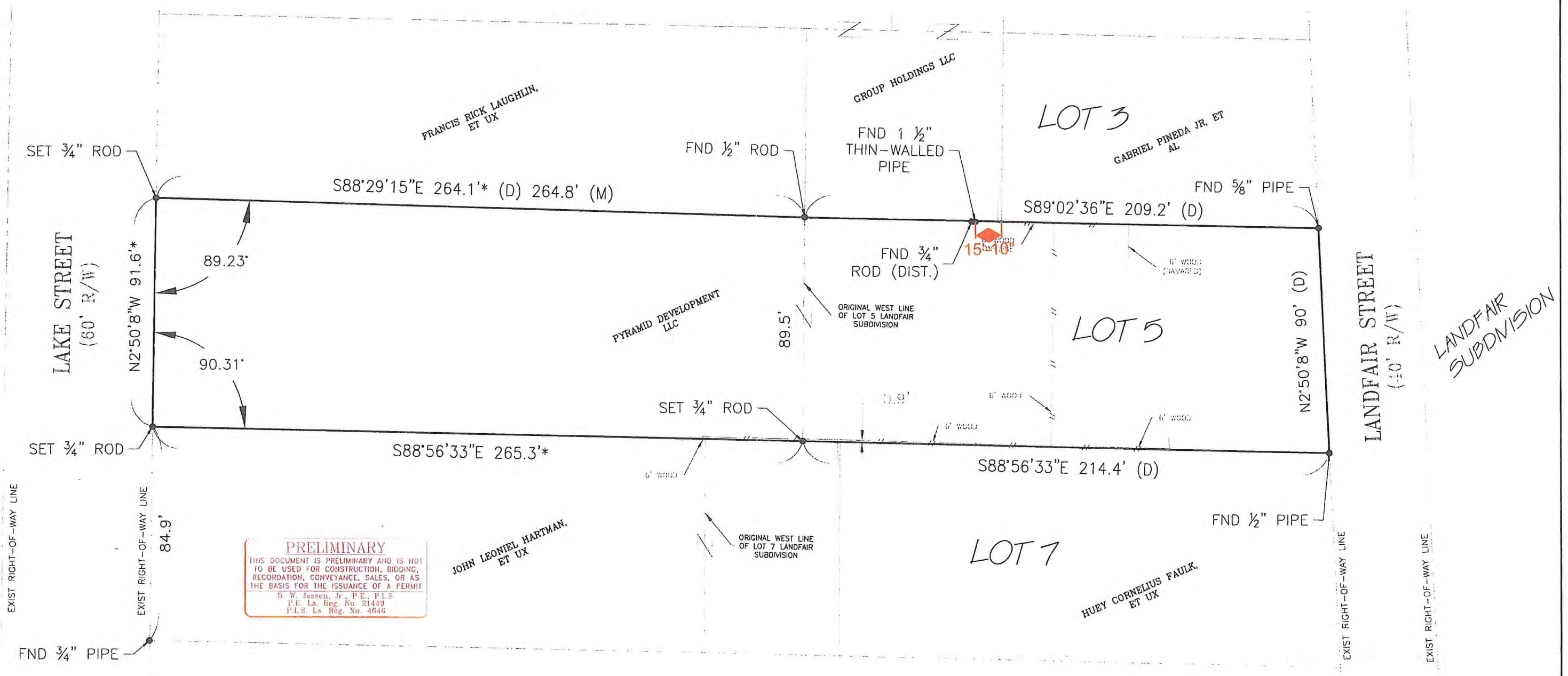
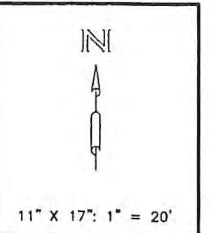
CLIENT: EDWARD "BUZZY" RIBBECK

LOCATED IN SOUTHWEST QUARTER (SW ¼) OF SECTION 7, TOWNSHIP 10 SOUTH, RANGE 8 WEST

GENERAL NOTES

1. THIS EXHIBIT DOES NOT REPRESENT AN ACTUAL BOUNDARY SURVEY. THE PURPOSE OF THE EXHIBIT IS TO PROVIDE BEARINGS & ANGLES OF THE PROPERTY LINES REQUESTED BY THE CLIENT.
2. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR SERVITUDES OR RIGHT-OF-WAY RECORDS THAT A CURRENT TITLE SEARCH MY DISCLOSE WHICH MAY AFFECT THE TRACT SURVEYED.
3. THE BEARINGS SHOWN HEREON ARE BASED UPON LOUISIANA COORDINATE SYSTEM OF NAD83 SOUTH ZONE.
4. D = DEED; M = MEASURE
5. REFERENCE DRAWINGS:
 - 5.1. LANDFAIR SUBDIVISION BY R.E. OXFORD, DATED DECEMBER 31, 1954, BEING RECORDED IN PLAT BOOK 8 AT PAGE 64 (FILE NO. 609914).
 - 5.2. A SURVEY BY WEBB ENGINEERING & SURVEYING, INC. FOR BUZZY RIBBECK, DATED JANUARY 23, 1992.
 - 5.3. BESSETTE DEVELOPMENT PLAT OF SURVEY BY D.W. JESSEN & ASSOCIATES, DATED MAY 5, 2016 (DWJ FILE NO. 84-098).

*DEED CALLS ARE BASED UPON PLAT OF SURVEY BY GEORGE WEBB JR., DATED JANUARY 23, 1992 & BOUNDARY AGREEMENT BEING RECORDED IN CONVEYANCE BOOK 2601 AT PAGE 130 (FILE NO. 2344164).



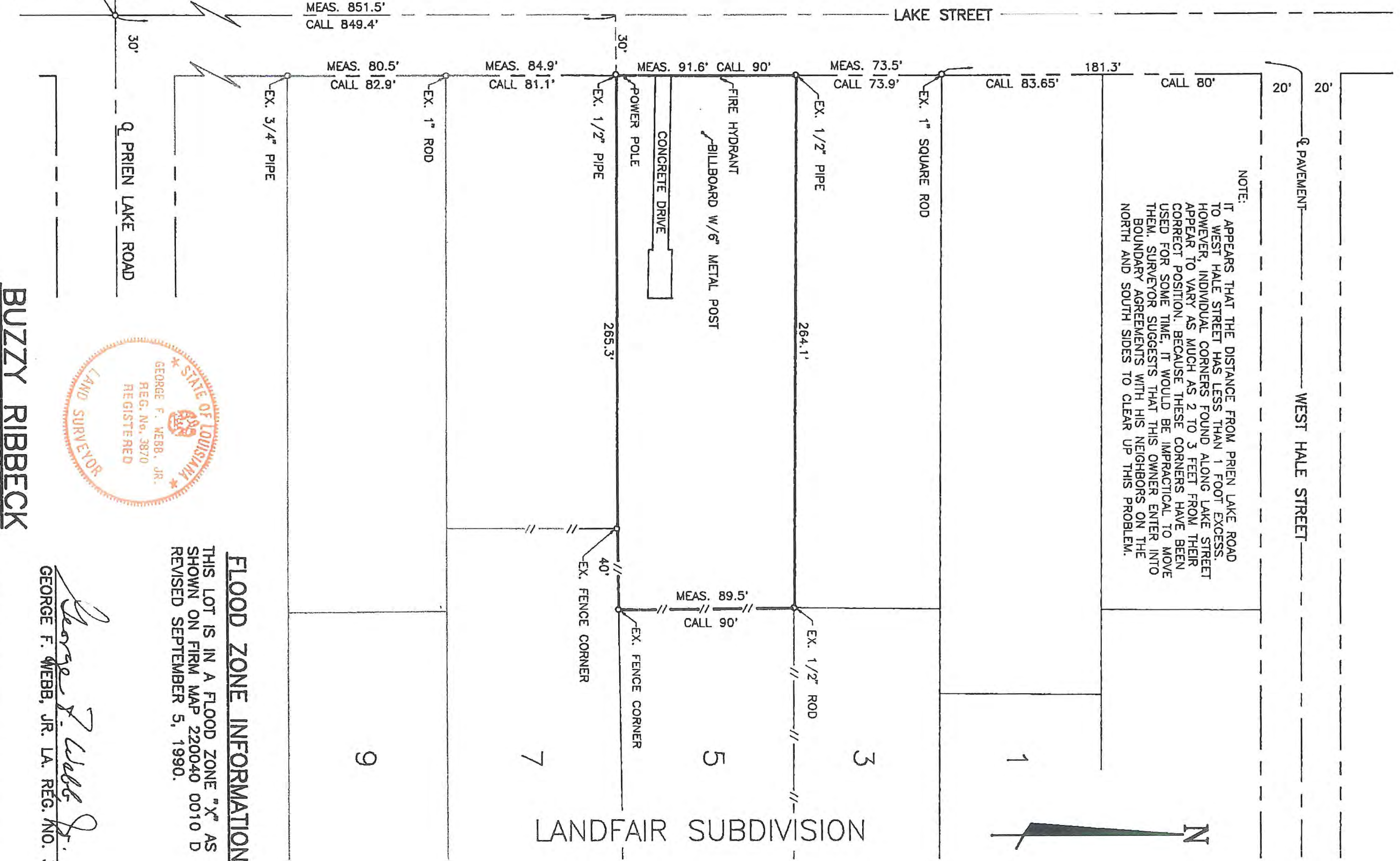
PRELIMINARY
 THIS DOCUMENT IS PRELIMINARY AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT
 D. W. Jessen, Jr., P.E., P.L.S.
 P.E. La. Reg. No. 21449
 P.L.S. La. Reg. No. 4646

D.W.J. D. W. Jessen & Associates, LLC
 Civil and Consulting Engineers Lake Charles, Louisiana
 440 Kirby Street Lake Charles, LA 70601
 Phone (337)433-0561 Fax (337)433-5842
 D. W. Jessen, Jr., P.E., P.L.S. Cole R. Thompson, P.E.

File: P-2021-2628 (Property Stakeout at 3101 Lake Street for Ribbeck Construction)
 Drawing: P-2021-2628 (Property Stakeout at 3101 Lake Street for Ribbeck Construction).dwg
 Drawn by: W. F. Hamilton

NOTE:
 IT APPEARS THAT THE DISTANCE FROM PRIEN LAKE ROAD TO WEST HALE STREET HAS LESS THAN 1 FOOT EXCESS. HOWEVER, INDIVIDUAL CORNERS FOUND ALONG LAKE STREET APPEAR TO VARY AS MUCH AS 2 TO 3 FEET FROM THEIR CORRECT POSITION. BECAUSE THESE CORNERS HAVE BEEN USED FOR SOME TIME, IT WOULD BE IMPRACTICAL TO MOVE THEM. SURVEYOR SUGGESTS THAT THIS OWNER ENTER INTO BOUNDARY AGREEMENTS WITH HIS NEIGHBORS ON THE NORTH AND SOUTH SIDES TO CLEAR UP THIS PROBLEM.

S.W. CORNER SEC. 7-10-8



FLOOD ZONE INFORMATION:

THIS LOT IS IN A FLOOD ZONE "X" AS SHOWN ON FIRM MAP 220040 0010 D REVISED SEPTEMBER 5, 1990.



George F. Webb, Jr.
 GEORGE F. WEBB, JR. LA. REG. NO. 3870

BUZZY RIBBECK

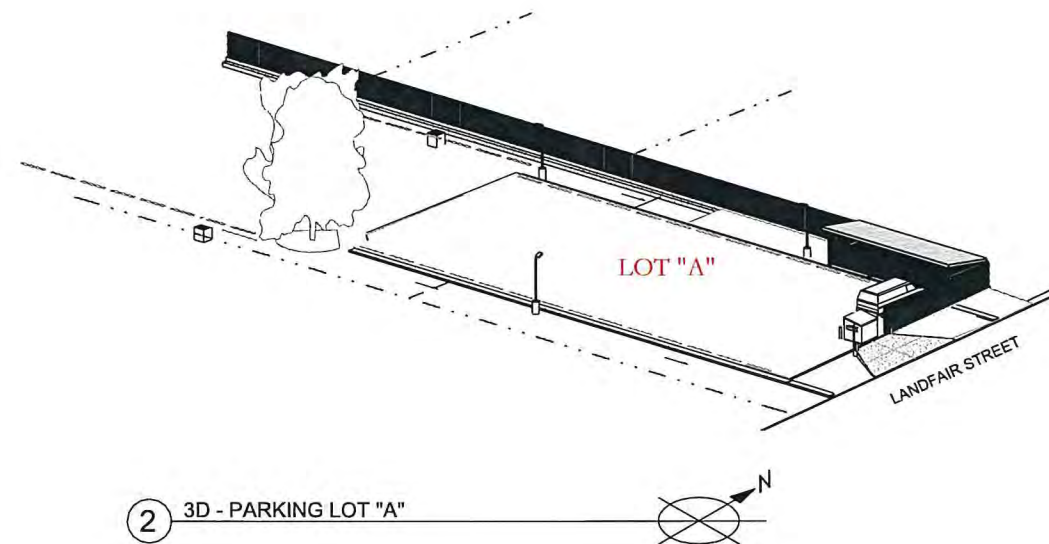
SURVEY OF A TRACT OF LAND SITUATED IN CALCASIEU PARISH, LOUISIANA, MORE PARTICULARLY DESCRIBED AS: COMMENCING 849.4 FEET NORTH AND 30 FEET EAST OF THE SOUTHWEST CORNER OF SOUTHWEST QUARTER OF SOUTHWEST QUARTER (SW/4 OF SW/4) OF SECTION 7, TOWNSHIP 10 SOUTH, RANGE 8 WEST, BEING ON THE EAST SIDE OF LAKE STREET, THENCE RUNNING NORTH ON THE EAST SIDE OF LAKE STREET 90 FEET, THENCE EAST TO THE WEST LINE OF LOT 5 OF LANDFAIR SUBDIVISION, THENCE SOUTH 90 FEET, THENCE WEST TO THE POINT OF COMMENCEMENT.

SCALE: 1" = 50'

WEBB ENGINEERING & SURVEYING, INC.

JAN. 23, 1992
 LAKE CHARLES, LA.

FILE LOCATION: M:\Ribbeck\JOB\DATA\JOBS 2222029 - Pyramid Exterior Storage for RCC\02-PREBID DOCUMENTS\Architectural\Plans\CAD\Revit Files\22029_Pyramid_RCC_Parking_COVERED STORAGE.rvt



PLOTTED: 12/6/2024 11:10:09 AM

**Shed for Parking at Pyramid
Developments Corporate Office**

3101 Lake Street
Lake Charles, LA 70601

ISSUE

4/3/2023

REVISIONS

DATE	DESCRIPTION
2023 / 4 / 3	Construction Documents

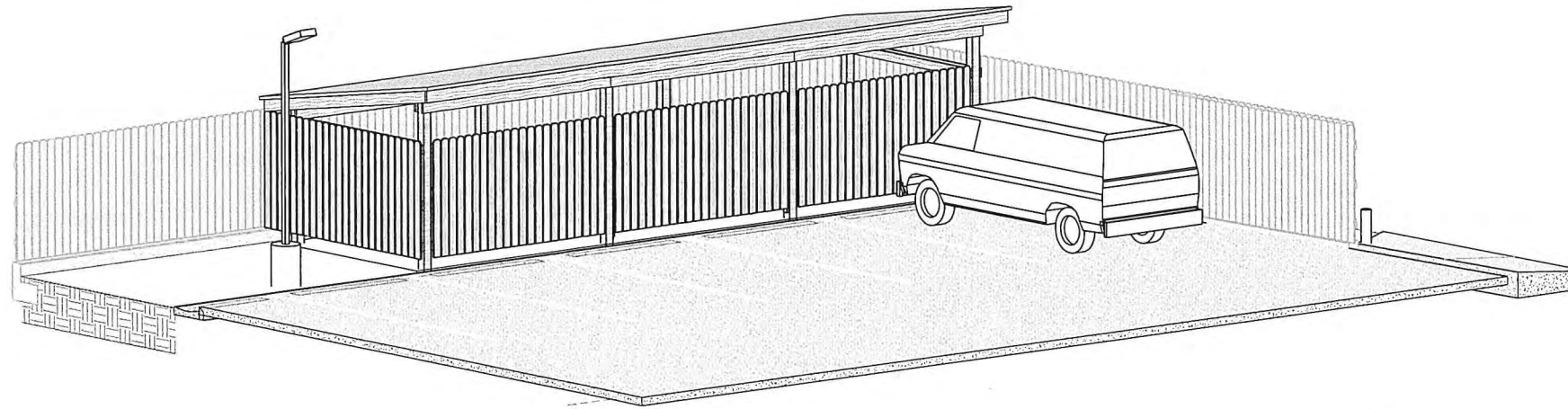


RIBBECK
DESIGNERS & BUILDERS
Ribbeck Construction Corporation
3101 Lake Street, Suite 206 p: 337.477.9652
Lake Charles, Louisiana 70601 f: 337.477.9654
www.ribbeckcompanies.com JOB # 22029

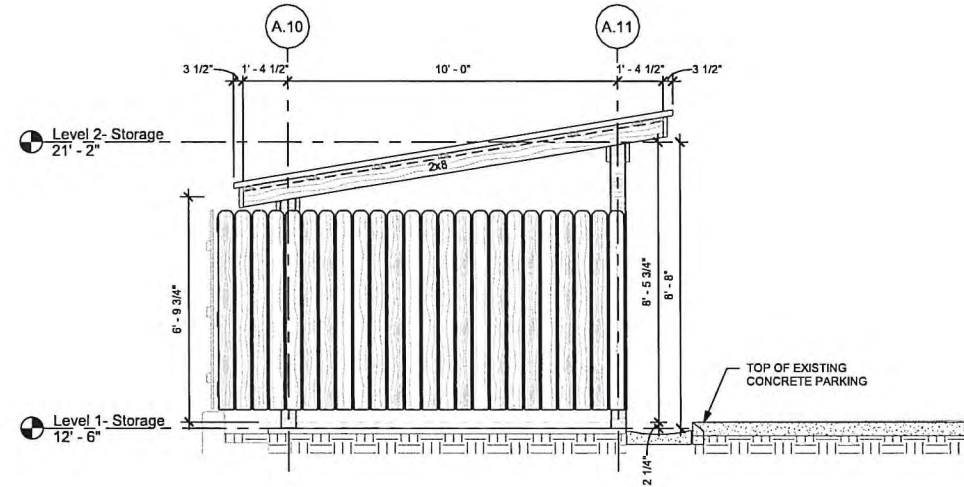
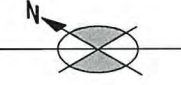
A-1.1

1 OF 3

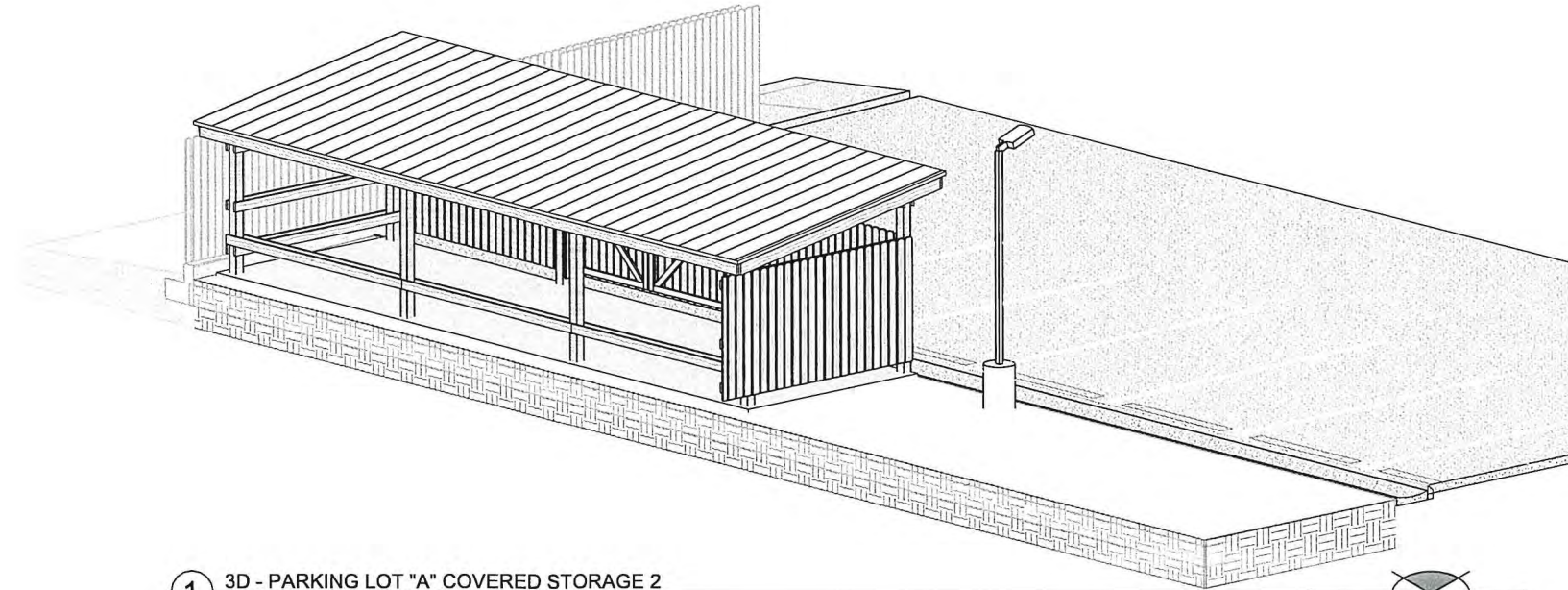
FILE LOCATION: M:\Ribbeck\JOB\DATA\JOBS 22\222029 - Pyramid Exterior Storage for RCC\02-PREBID DOCUMENTS\Architectural\Plans\CAD\Revit Files\22029_Pyramid_RCC_Parking_COVERED STORAGE.rvt



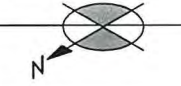
3 3D - PARKING LOT "A" COVERED STORAGE 1



2 EXT ELEV AT COVERED STORAGE - WEST
3/8" = 1'-0"



1 3D - PARKING LOT "A" COVERED STORAGE 2



PLOTTED: 12/6/2024 11:10:12 AM

Shed for Parking at Pyramid
Developments Corporate Office
3101 Lake Street
Lake Charles, LA 70601

ISSUE
4/3/2023

REVISIONS	
DATE	DESCRIPTION
2023 / 4 / 3	Construction Documents

RIBBECK
DESIGNERS & BUILDERS
Ribbeck Construction Corporation
3101 Lake Street, Suite 206 p: 337.477.9652
Lake Charles, Louisiana 70601 f: 337.477.9654
www.ribbeckcompanies.com JOB # 22029

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 12-6-24

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: 3644 Holly Hill Road, Lake Charles, LA 70605

LEGAL DESCRIPTION:

DESCRIPTION OF JOB: Build a wind rate building 40' x 50'

WITH PLANS ATTACHED HERETO:

APPLICANT: Doug Gaspard PHONE: 337 304 3844

MAILING ADDRESS: 3644 Holly Hill Road, Lake Charles, LA ZIP: 70605

EMAIL ADDRESS: tkgaspard@gmail.com

OWNER OF RECORD: Douglas P Gaspard

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

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL:

COMMENCEMENT OF CONSTRUCTION: EXPECTED COMPLETION: EXTENSION GRANTED:

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

FLOOD PLAIN MANAGEMENT REGULATIONS:

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

REMARKS OR SPECIAL CONDITIONS:

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

PLANNING DIRECTOR DATE APPLICANT DATE Dec 5 2024

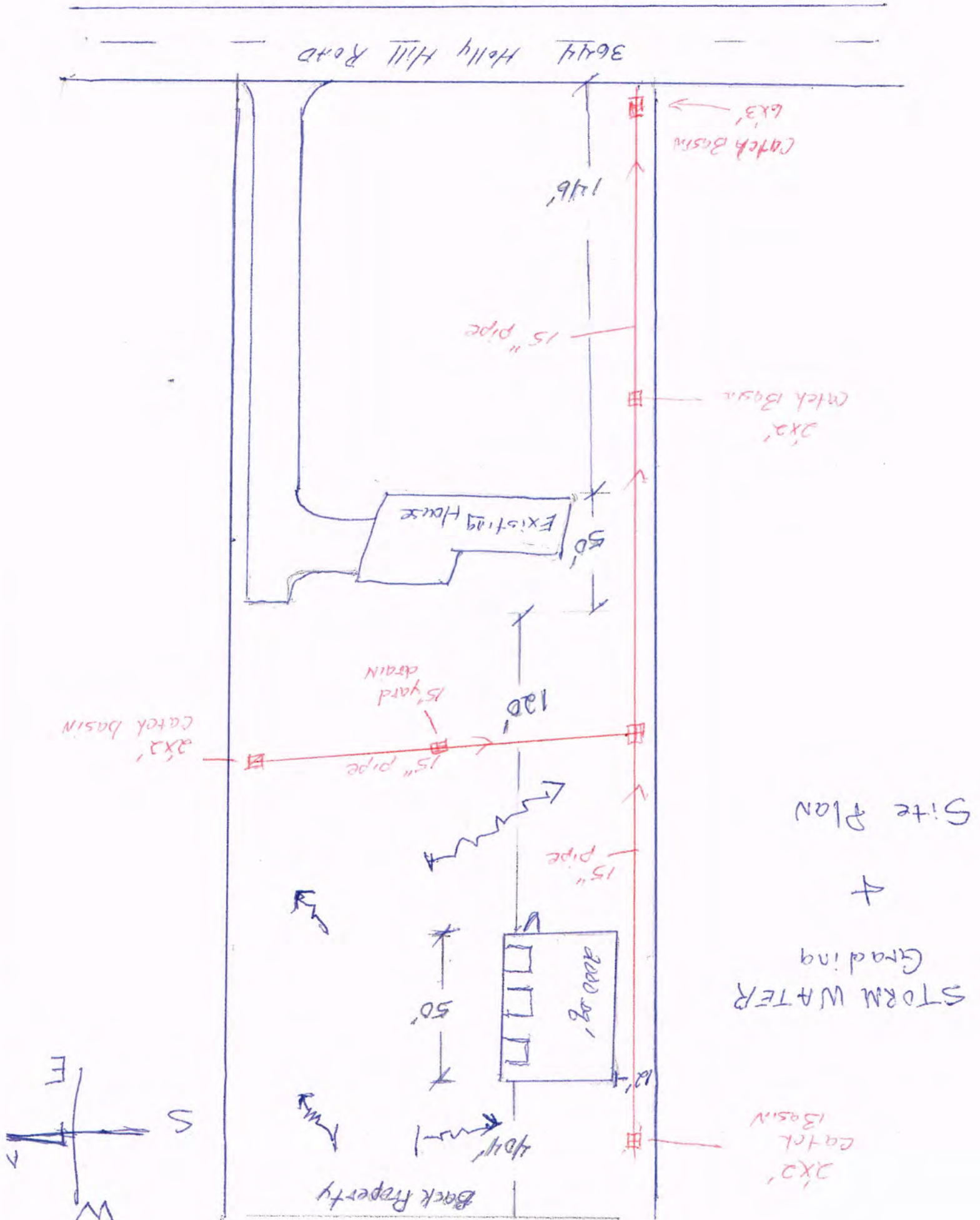
Doug Gaspard
3644 Hollyhill Rd.
Lake Charles, La 70605
337-912-9494

This letter of Intent is for a 40x50' Building
with no plumbing. To place my boats + vehicles
inside, out of elements of the weather.

The accessory structure will exceed 40%
of the floor area of principal structure.

Doug Gaspard

12-5-24



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 12-09-24

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: 1120 Belden St

LEGAL DESCRIPTION: see attached

DESCRIPTION OF JOB: 40' monument sign

WITH PLANS ATTACHED HERETO:

APPLICANT: SAMB Realty Sign World PHONE: _____

MAILING ADDRESS: 2431 Gerstner Memorial Dr LC ZIP: 70601
11731 Balmaria Dr, Richmond, Tx ZIP: 77407

EMAIL ADDRESS: barmom@gmail.com

OWNER OF RECORD: Barkat Al. Momin

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 12/09/24

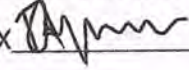
12/9/2024

Letter of Ownership and Consent

To Whom It May Concern,

I, Barkat Ali Momin, am the owner of the business located at 1120 Belden St. and hereby authorize and grant permission to Kemp Dousay to apply for a sign variance.

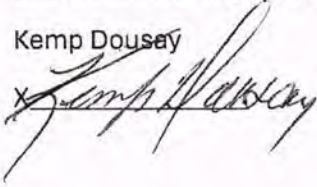
Barkat Ali Momin

X  _____

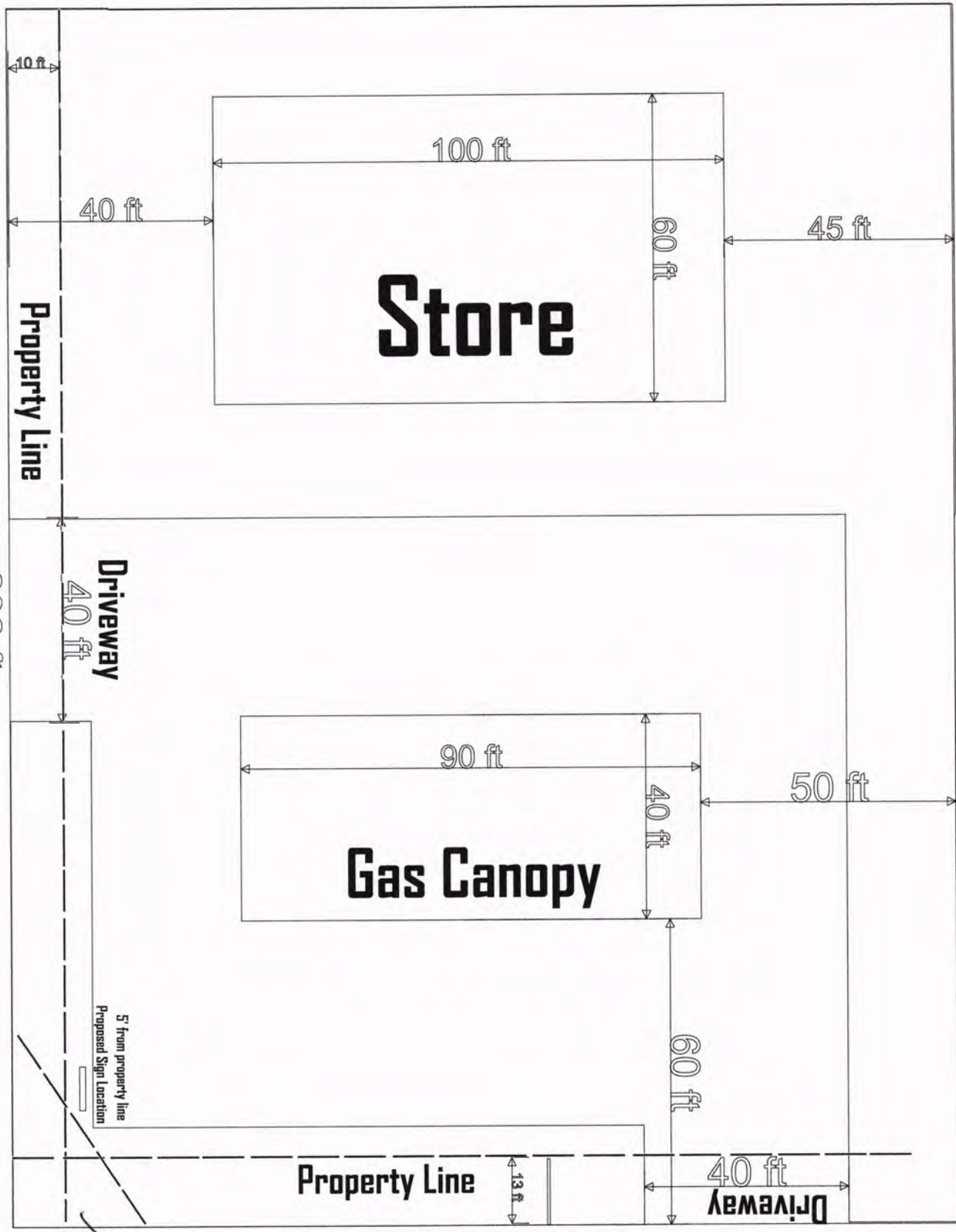
To Whom It May Concern,

I, Kemp Dousay, am applying for a variance to erect a 40' with internal lighting at 1120 Belden to display gas pricing and fuel branding.

Kemp Dousay

X 

185 ft



Store

Gas Canopy

Belden

Enterprise

*Site
Site
triangle*

238 ft

Property Line

Driveway

Property Line

Driveway

10 ft

40 ft

100 ft

60 ft

45 ft

40 ft

90 ft

40 ft

50 ft

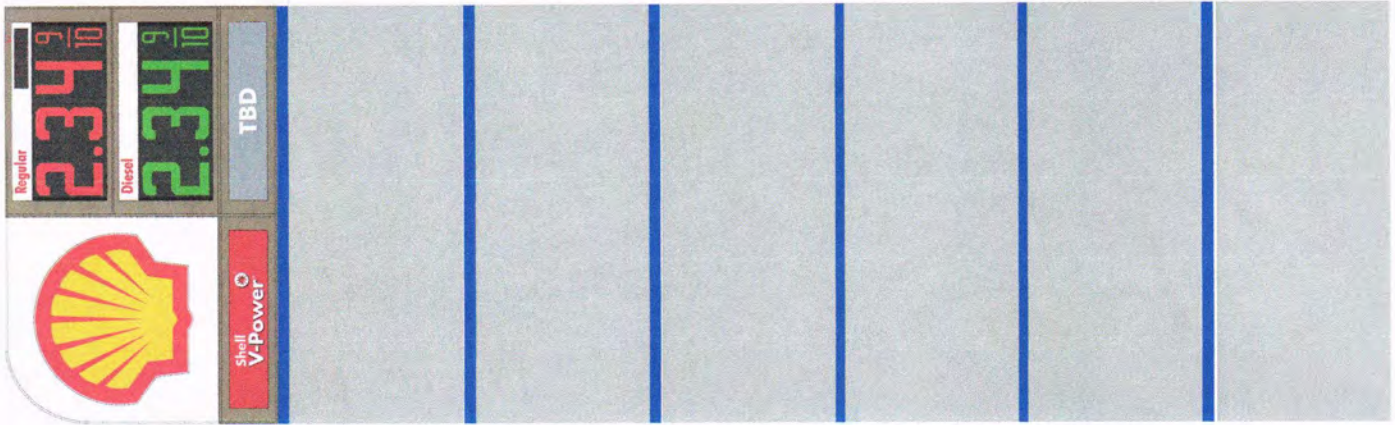
60 ft

13 ft

40 ft



Sprayed on stucco to match color of building



5 ft 8 ft

40 ft