



City of Lake Charles
Meeting Agenda
Planning and Zoning Commission

326 Pujo Street
P.O. Box 1178
Lake Charles, LA 70602

Monday, August 10, 2026

5:00 PM

Council Chambers at City Hall

Open Meeting

Roll Call

Minutes of Previous Meeting

Special Announcements

Commission Business

MCU 26-25

Chapter 24- Lake Charles Zoning Ordinance

Applicant: Gul Awan

Subject: Applicant is requesting a Minor Conditional Use Permit in order to construct a multi-tenant retail/office building, within a Mixed Use Zoning District. Location of the request is the **Northwest Corner of Nelson Road @ Sarah Lane.**

Staff Findings: The on-site and site plan reviews revealed that the applicant is requesting to establish a multi-tenant retail and commercial office building, in a Mixed Use Zoning District. Staff's review revealed that the proposal is bordered on the North and South by commercial and residential properties, to the West by residential properties, and to the East by an elementary school. The proposal must meet all development standards including but not limited to landscape requirements as outlined in Sec 5-210 and must fence the property with a 6' privacy fence on the sides that abut a residential use property. Staff found no evidence of metal materials utilized on a façade frontage.

MCU 26-37

Chapter 24- Lake Charles Ordinance

Applicant: Pithon Corner LLC

Subject: Applicant is requesting a Minor Conditional Use Permit in order to establish a Short Term Rental in a Residential Zoning District. **Location of the request is 917 Middlebrook Circle.**

Staff Findings: The on-site and site plan reviews revealed that the applicant is requesting to establish a Short Term Rental in a Residential Zoning District. Ordinance 19433 was established to allow the short-term rental of dwellings and to establish minimum standards for their use while also minimizing the incompatibility with the surrounding residential areas. Ordinance 20431 requires the issuance of a Minor Conditional Use approval in order to establish a Short Term Rental within a Residential Zoning District. At this time staff can find no evidence of an existing short term rental within 1000' of the proposed property, per ordinance 20499. Therefore this application meets the standards set forth by these ordinances.

PREFNL/VAR 26-13

Lake Charles Subdivision Regulations

Applicant: Project Build a Future (Renee's Place)

Subject: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a .17 acre tract of land into two (2) residential lots including a Variance for reduction of lot size requirement of both lots (3,735 sf vs the required 6,000 sf), within a Neighborhood Zoning District. **Location of the request is the 614 Franklin Street.**

Staff Findings: The on-site and site plan reviews revealed that the applicant is requesting to subdivide a .17 acre tract of land into two (2) residential lots including a Variance for reduction of lot size requirement of both lots (3,735 sf vs the required 6,000 sf), within a Neighborhood Zoning District.

PREFNL 26-14

Lake Charles Subdivision Regulations

Applicant: Guidry Property Development (1190 East McNeese Subdivision)

Subject: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to re-subdivide a 1.32-acre tract of land M/L into two (2) commercial tracts, within a Mixed Use X Zoning District. **Location of the request is the 1190 E McNeese Street.**

Staff Findings: The on-site and site plan reviews revealed that the applicant is requesting to re-subdivide a 1.32-acre tract of land M/L into two (2) commercial tracts, within a Mixed Use X Zoning District. Staff's review revealed an access easement identified on the plat to retain access to Tract B. The tracts created will meet the minimum lot size set forth in the Zoning Ordinance, therefore staff recommends approval.

VAR 26-53

Chapter 24- Lake Charles Ordinance

Applicant: Acme Sign Co LLC

Subject: Applicant is requesting a Variance (Sec. 24-4-205) in order to construct a new sign exceeding the allowable height (15' vs required 10') and directional/wayfinding signage exceeding the allowable size, within an Industrial Zoning District. **Location of the request is 4800 Hwy 90 East.**

Staff Findings: The on-site and site plan reviews revealed that the applicant is requesting to construct a new sign exceeding the allowable height (15' vs required 10') and directional/wayfinding signage exceeding the allowable size (3x2 vs 2x2 and 4' in height vs allowable 2'), within an Industrial Zoning District. While the indicated setback of the proposed signs exceeds the required setback, staff could find no evidence of hardship and therefore cannot provide a position of support.

VAR 26-54

Chapter 24- Lake Charles Ordinance

Applicant: Gregory La Fleur

Subject: Applicant is requesting a Variance (Sec. 24-4-205) in order to construct a covered porch on the front of an existing home that will extend into the front setback (27' vs required 35'), Neighborhood Zoning District. **Location of the request is 710 7th Street.**

Staff Findings: The on-site and site plan reviews revealed that the applicant is requesting to construct a covered porch on the front of an existing home that will extend into the front setback (27' vs required 35'), Neighborhood Zoning District. Staff's review revealed other examples of front setback encroachments in the immediate area.

VAR 26-55

Chapter 24- Lake Charles Ordinance

Applicant: William S Montgomery

Subject: Applicant is requesting a Variance (Sec. 24-4-205) in order to replace metal siding on an existing non-conforming structure, within a Mixed Use Zoning District. **Location of the request is 2212 Common Street.**

Staff Findings: The on-site and site plan reviews revealed that the applicant is requesting to replace metal siding with a like metal material on an existing non-conforming structure, within a Mixed Use Zoning District. Staff's review revealed the metal material does not appear to meet the definition of architectural metal, therefore staff cannot forward a position of support.

VAR 26-56

Chapter 24- Lake Charles Ordinance

Applicant: Richard Tanous

Subject: Applicant is requesting a Variance (Sec. 24-4-205) in order to construct an addition that will encroach the rear setback (8' vs required 10'), within a Residential Zoning District.

Location of the request is 1341 Waverly Street.

Staff Findings: The on-site and site plan reviews revealed that the applicant is requesting to construct an addition that will encroach the rear setback (8' vs required 10'), within a Residential Zoning District. Staff's review revealed the property is abutted by residential properties. Staff can find no evidence of hardship, therefore cannot forward a position of support.

VAR 26-57

Chapter 24- Lake Charles Ordinance

Applicant: Rex Royer

Subject: Applicant is requesting a Variance (Sec. 24-4-205) in order to maintain an existing unpermitted shed 2' 11" from rear setback vs the required 5', within a Residential Zoning District.

Location of the request is 5464 Moulin Rouge Drive.

Staff Findings: The on-site and site plan reviews revealed that the applicant is requesting to maintain an existing unpermitted shed 2' 11" from rear setback vs the required 5', within a Residential Zoning District. Staff can find no evidence of hardship therefore cannot forward a position of support.

Other Business

Adjourn

The City of Lake Charles fully complies with Title VI of the Civil Rights Act of 1964, Americans with Disabilities Act, and related statutes, executive orders, and regulations in all programs and activities. The City operates without regard to race, color, or national origin. Any person who believes him/herself or any specific class of persons, to be subjected to discrimination prohibited by Title VI and/or Americans with Disabilities Act may by him/herself or by representative file a written complaint with the City of Lake Charles. The City's Title VI Coordinator/ADA Coordinator may be reached by phone at (337) 491 1440, the Mayor's Action Line at (337) 491 1346, or contact the appropriate Department Head.

SUNSHINE DELIGHTS, LLC

Date: March 23, 2026

To: City of Lake Charles

Planning and Development Department

326 Pujol Street, Lake Charles, LA 70601

RE: Letter of Intent for Proposed Mixed-Use Development at Corner of Sarah Lane & Nelson Rd, south side, Parcel Number #00049166

To the Planning and Development Department,

I am writing to formally express my intent to develop a commercial project within the City of Lake Charles consisting of multiple retail spaces and professional office units. This development is designed to foster local economic growth by offering modern, flexible spaces for businesses, entrepreneurs, and professional services.

We are committed to ensuring that the project complies fully with all applicable zoning regulations, building codes, and city planning requirements. The design will incorporate adequate parking, safe access, and appropriate signage, and infrastructure improvements where necessary. Additionally, we intend to prioritize quality construction, aesthetic appeal, and long-term sustainability to complement and enhance the surrounding area.

Our team looks forward to collaborating with the City of Lake Charles, including the Planning and Zoning Department, throughout the review and approval process. We are prepared to submit detailed site plans, architectural drawings, and any other required documentation to facilitate a thorough evaluation of the project.

Thank you for your time and consideration. I would welcome the opportunity to discuss this proposal further and address any questions or requirements you may have.

Designing for the Future



ARCHITECTURAL

Design Solutions





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29	Service That Makes a Difference

Cover Top Photo

PROJECT: New Hampshire Technical Institute Student Center LOCATION: Concord, NH PANEL PROFILE: PBC COLOR: Galvalume®

Cover Bottom Photo

PROJECT: Teton Science School LOCATION: Jackson, WY PANEL PROFILE: SuperLok® Series COLOR: Zactique II

Product Application Chart & Index

	ROOF SYSTEM	FACADE SYSTEM	EXTERIOR WALL	INTERIOR WALL	CANOPY ROOF LINER	SOFFIT SYSTEM	CURVED ROOFS	EQUIPMENT SCREENS	FRAMING SYSTEMS	PAGE NUMBER
VERTICAL LEG SSR	■									8
TRAPEZOIDAL SSR	■									10
CURVED BATTENLOK®						■				9
INSULATED ROOF PANELS	■									12
INSULATED WALL PANELS			■							13
7.2 PANEL	■	■	■				■			24
CRAFTSMAN™	■	■				■				18
FW-120		■	■		■		■			19
IL			■							20
SHADOWRIB™	■	■					■			19
NUWALL®	■	■					■			19
DESIGNER® SERIES		■	■				■			18
MASTERLINE 16			■	■						19
QWIKLOK™				■	■					21
CLASSIC®				■	■					21
ARTISAN®			■		■					22
FLEXLOC®	■				■	■	■			22
LITEFRAME®								■		26
NUROOF®								■		28

MBCI has earned its reputation as one of the nation's leading suppliers of preformed metal for roofs, walls, mansards and soffits by providing the highest quality building components and service in the industry.

This Product Application Chart is for general reference only. Not all panels, gauges and widths should be used for these applications. Please call MBCI for the best product for your specific application.

Descriptions and specifications contained herein were in effect at the time this publication was approved for printing. In a continuing effort to refine and improve products, MBCI reserves the right to discontinue products at any time or change specifications and/or designs without incurring obligation. To ensure you have the latest information available, please inquire or visit our website at www.mbc.com. Application details are for illustration purposes only and may not be appropriate for all environmental conditions, building designs or panel profiles. Projects should be designed to conform to applicable building codes, regulations and accepted industry practices. If there is a conflict between this manual and project erection drawings, the erection drawings will take precedence. MBCI's insulated metal panel product line is manufactured by Metl-Span.

STIMULATE YOUR IMAGINATION

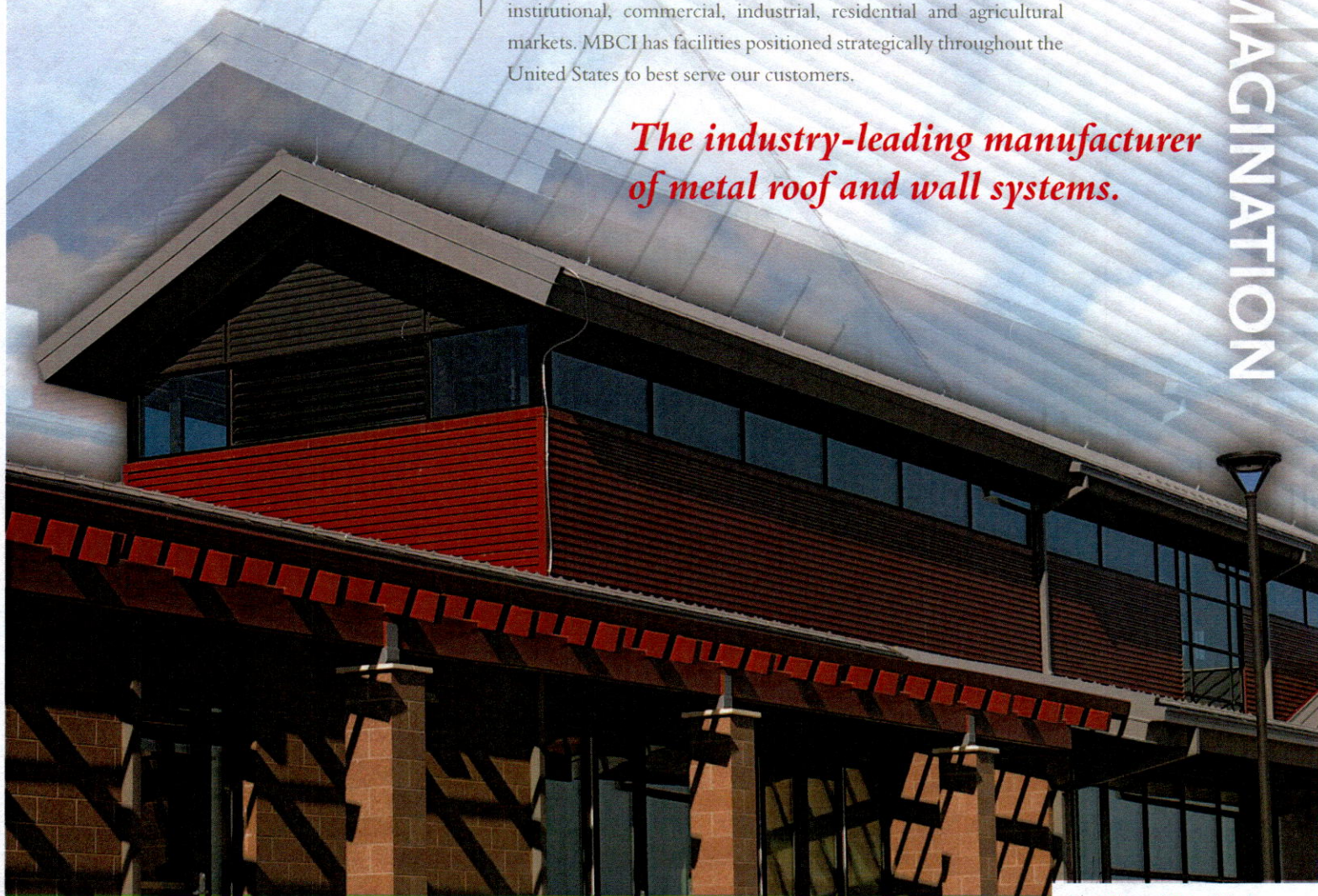
WITH MBCI'S BROAD SPECTRUM OF PANEL OFFERINGS, DESIGN OPPORTUNITIES ARE EXPONENTIAL. PRODUCT OFFERINGS RANGING FROM SINGLE SKIN ROOF AND WALL PANELS TO INSULATED METAL PANELS, SOLUTIONS FOR NEW AND RETROFIT CONSTRUCTION, COATINGS IN A BREADTH OF COLORS AND APPLIED FINISHES PROVIDE YOU INSPIRATION TO **DESIGN YOUR MASTERPIECE.**

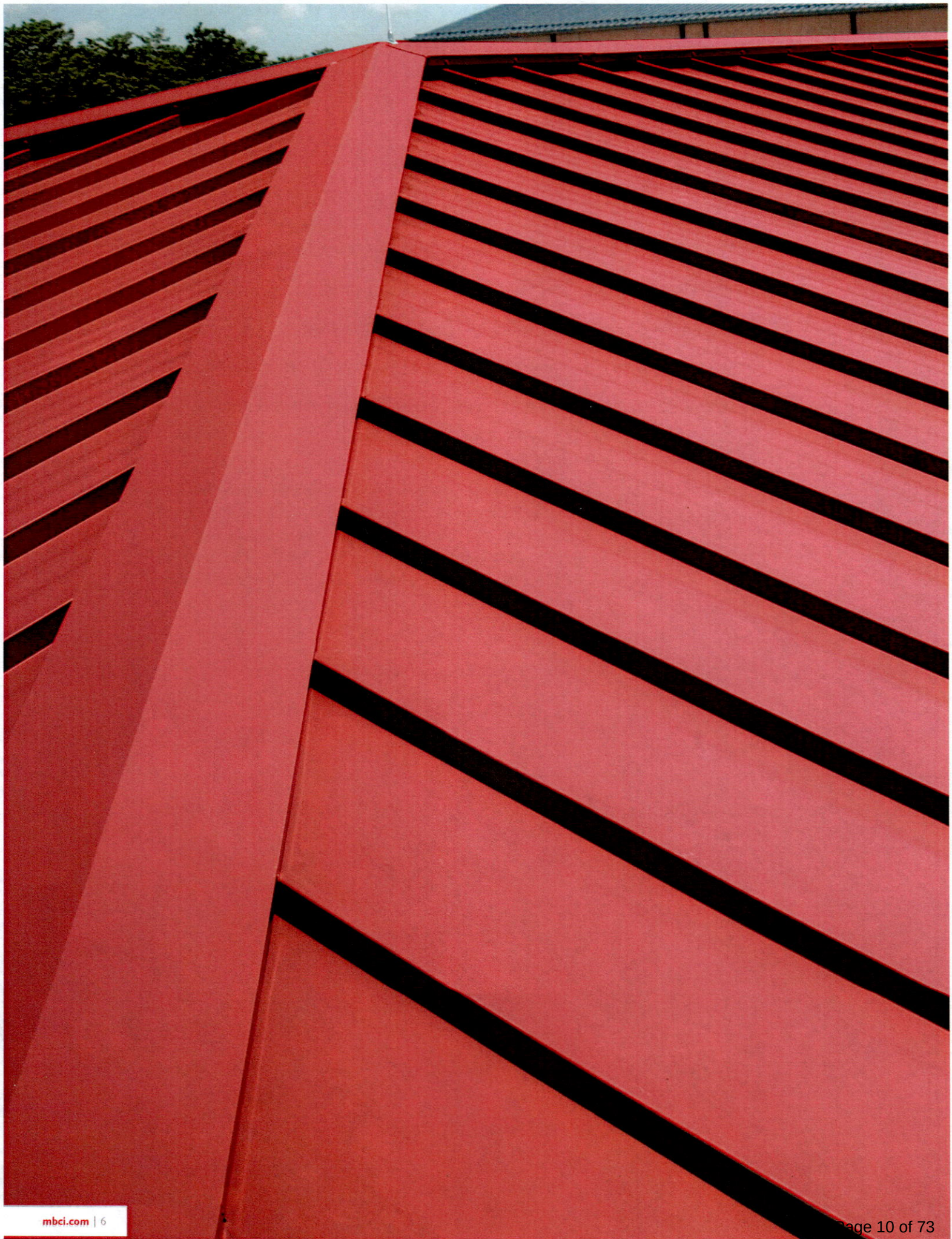
THE MBCI ADVANTAGE

Since 1976, MBCI has been dedicated to providing our customers with the highest quality products and excellent service from our skilled professionals. MBCI is the industry-leading manufacturer of metal roof and wall systems, supplying products to the architectural, institutional, commercial, industrial, residential and agricultural markets. MBCI has facilities positioned strategically throughout the United States to best serve our customers.

*The industry-leading manufacturer
of metal roof and wall systems.*

STIMULATE YOUR IMAGINATION



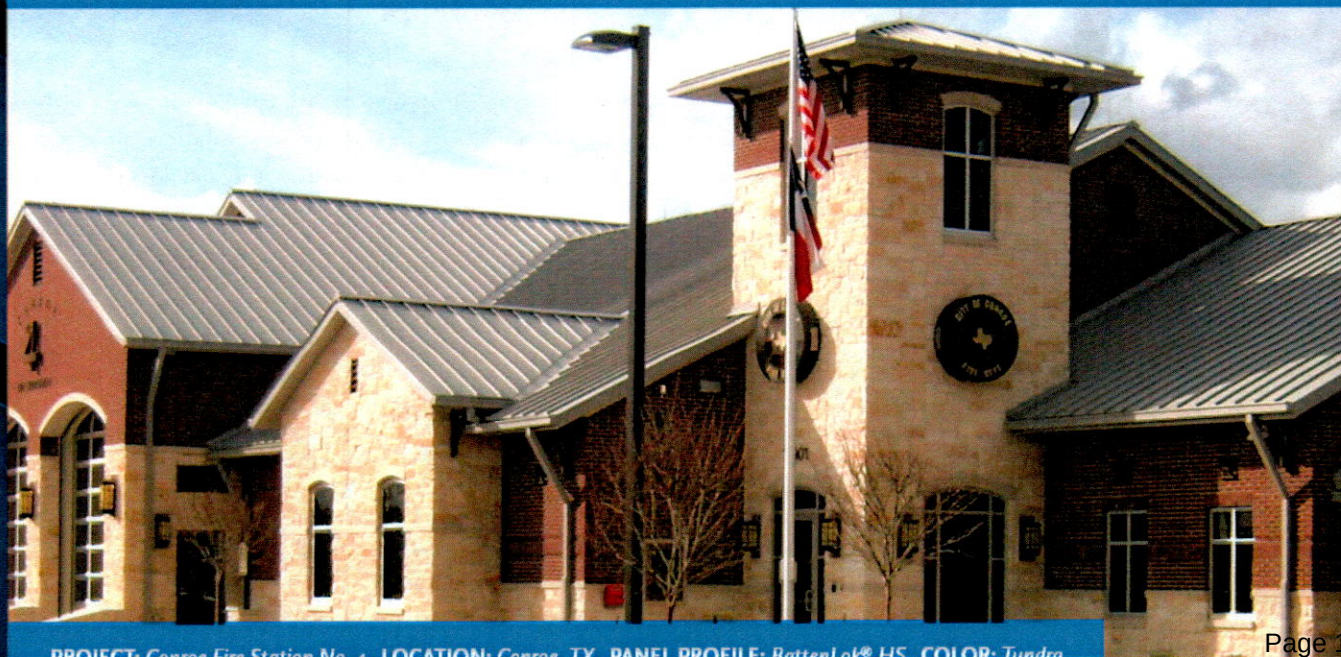


Standing Seam Metal Roofing

When your design requires a roofing system that is both aesthetically pleasing and structurally sound, choose one of MBCI's standing seam metal roof (SSR) systems. Our SSR systems are some of the most durable and weathertight roof systems available in the industry, providing longevity while enhancing the appearance of the building.

MBCI offers two types of standing seam metal roofs: vertical leg structural and trapezoidal structural. Each system carries the Underwriters Laboratories Wind Uplift (UL 90), Fire Resistance and Impact Resistance ratings covering a wide range of roof designs. Additional ratings have been given to the individual panel systems.

Special clips are available for thermal roof expansion and contraction during extreme temperature changes. All trim is both weathertight and aesthetically pleasing, giving the roof a clean, finished appearance.



Vertical Leg Structural Standing Seam Metal Roof Systems

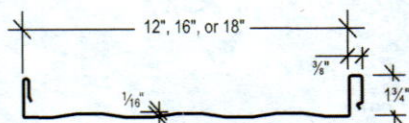
The vertical leg systems blend the aesthetics of an architectural panel with the strength of a structural panel. These panels have earned several UL uplift ratings, assuring reliability of performance, while also providing flexibility to meet design challenges.

Each of these SSR systems is designed to be installed over open framing. However, the MBCI LiteFrame®, $\frac{5}{8}$ " plywood or a composite roof assembly may be used as an alternate substructure.



PROJECT: Audubon National Wildlife Refuge **LOCATION:** Coal Harbor, ND **PANEL PROFILE:** BattenLok® HS **COLOR:** Classic Green

LOKSEAM®

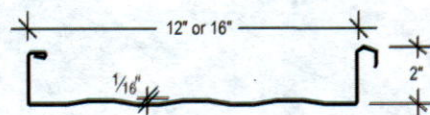
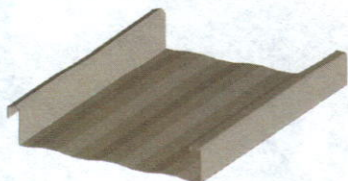


LokSeam® is a snap-together standing seam roof system with a 1 1/4" tall vertical rib for use on roofs with a minimum slope of 3:12. Available in 12-inch, 16-inch and 18-inch widths, LokSeam® panels can be installed over open framing or a solid substructure and are capable of transitioning from roof to fascia with the use of a rib cover. LokSeam® does not require a solid substructure for support.

Product Specifications

- **Application:** Roof
- **Coverage Widths:** 12", 16", 18"
- **Minimum Slope:** 3:12
- **Panel Attachment:** Concealed Fastening System, Standard and UL 90 Clips
- **Gauges:** 24 (standard); 22 (12", 16", 18"), 26 (12") (optional)
- **Finishes:** Striated (standard); Embossed Striated (optional)
- **Coatings:** Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic

SUPERLOK®



SuperLok® is a mechanically field-seamed system that combines a 2" tall slim rib with exceptional uplift resistance. MBCI designed the SuperLok® system to withstand the most rigorous weather conditions. This panel can be installed directly over purlins or bar joists, and does not require a solid substructure for support.

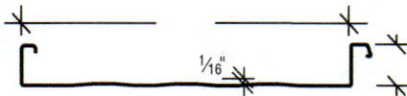
In addition to the UL 90 rating, the SuperLok® system meets a variety of ratings as tested under FM Global Corporation Standard 4471.

Product Specifications

- **Application:** Roof
- **Coverage Widths:** 12", 16"
- **Minimum Slope:** 1/2:12
- **Panel Attachment:** Concealed Fastening System, Low, High (fixed or floating), Utility (no insulation clearance)
- **Gauges:** 24 (standard); 22, 26 (optional)
- **Finishes:** Smooth Striated (standard); Embossed Striated (optional)
- **Coatings:** Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic



BATTENLOK® HS

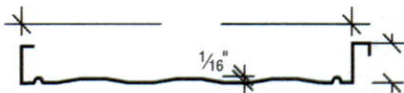


BattenLok® HS is a mechanically field-seamed, high strength structural standing seam roof system. The BattenLok® HS panels have a two-inch tall vertical seam and are available in both 12-inch and 16-inch widths. BattenLok® HS can be installed directly over purlins or bar joists and is capable of transitioning from roof to fascia. BattenLok® HS does not require a solid substructure for support.

Product Specifications

- **Application:** Roof
- **Coverage Widths:** 12", 16"
- **Minimum Slope:** 1/2:12
- **Panel Attachment:** Concealed Fastening System, Low, High (fixed or floating), Utility (no insulation clearance)
- **Gauges:** 24 (standard); 22 (optional)
- **Finishes:** Smooth or Embossed; with Striations or Striations with Pencil Ribs (16" only)
- **Coatings:** Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic

CURVED BATTENLOK®



When your roof calls for a curved standing seam metal roof, Curved BattenLok® is an ideal choice. The Curved BattenLok® profile is a water shedding, curved standing seam metal roof system with a two-inch tall standing seam that is field-seamed during the installation process. Striations are standard and added for aesthetic value.

Curved BattenLok® is a structural roofing panel that may be curved to a minimum radius of 20 feet and can be installed directly over purlins or joists. This curved standing seam metal roof system can also be installed over wood decks and metal decks with rigid insulation. Open framing applications eliminate costly curved deck surfaces and membrane underlayments. For large projects and/or long panels, the curving process for the curved standing seam metal roof system may best be accomplished at the job site.

Product Specifications

- **Application:** Roof
- **Coverage Width:** 16"
- **Panel Attachment:** Concealed Fastening System, Low, High (fixed or floating), Utility (no insulation clearance)
- **Gauges:** 24 (standard); 22 (optional)
- **Finishes:** Smooth Striated (standard)
- **Coatings:** Galvalume Plus®, Signature® 200, Signature® 300

KING



Barry D. King, AIA,
Architect
1312 Sampson St.
Westlake, LA 70669
337.494.0806

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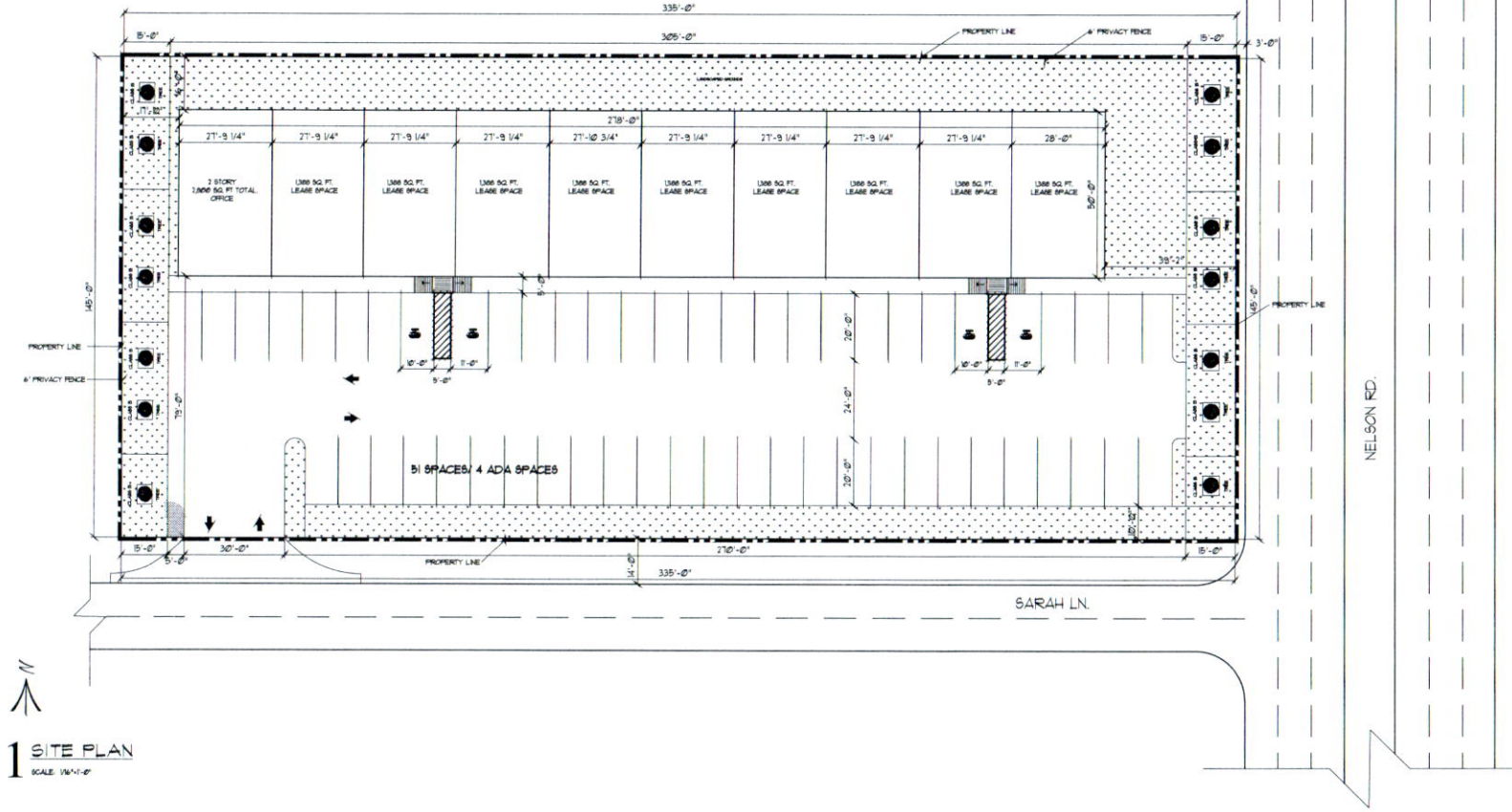
JOB NO: _____
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REVISIONS

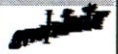
SULLA DELIGHTS OFFICE COMPLEX
TED NELSON RD.
LAKE CHARLES, LA
CALCASIEU PARISH

SITE
PLAN

A-100



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



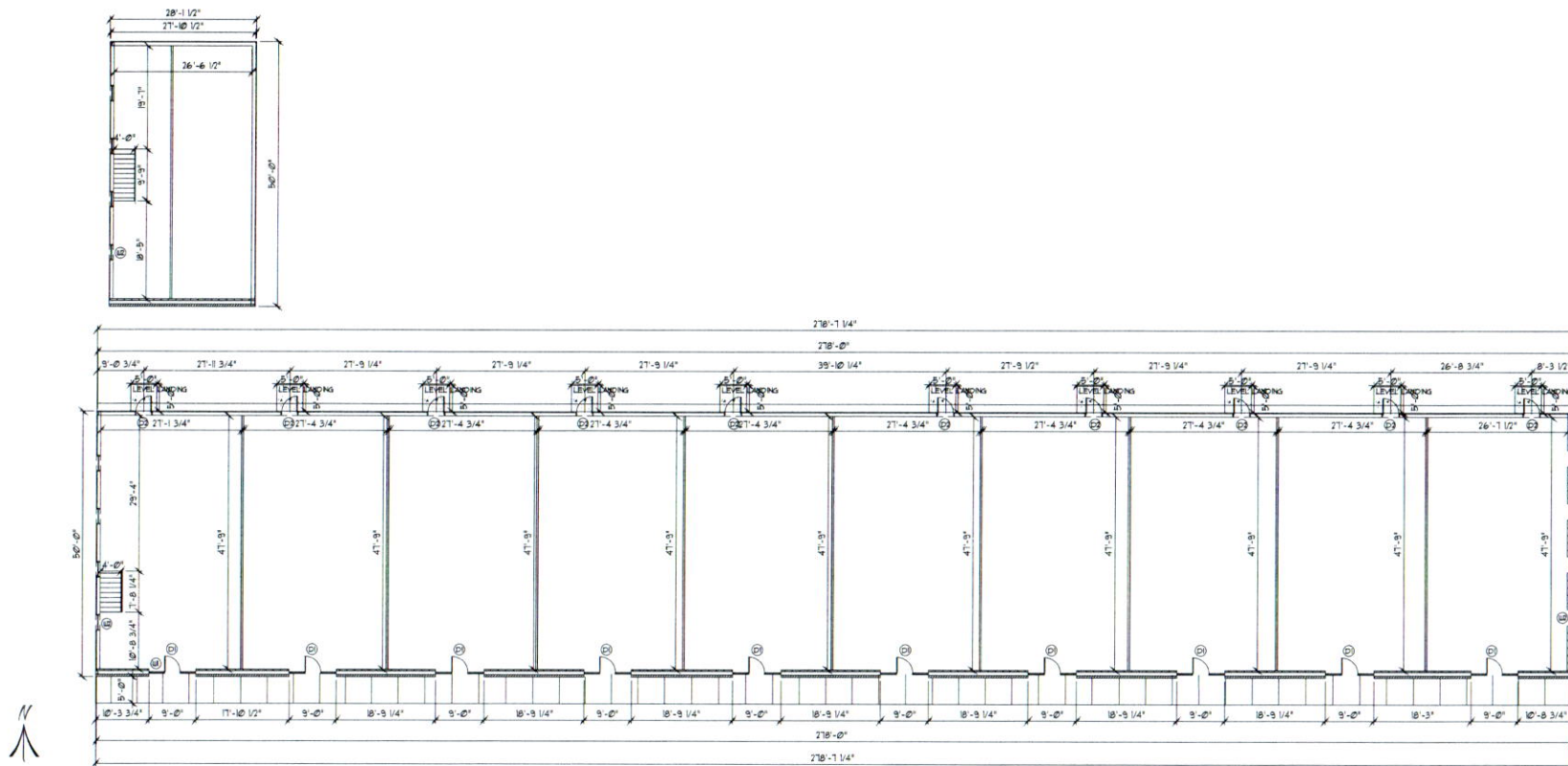
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ADHERED TO.

REVISIONS

WSLA DELIGHTS OFFICE COMPLEX
TBD-NELSON RD.
LAKE CHARLES, LA
CALCASIEU PARISH

FLOOR
PLAN &
DETAILS

$\Delta-2\emptyset\emptyset$



SCALE: 1"=10'-0"

ALUMINUM STOREFRONT NOTES:

ALUMINUM STONEFRONT SYSTEM
TO BE KAWNEER FLUSH GLAZE SYSTEM

STONEFRONT DOORS TO BE MEDIUM STYLE,
STANDARD CONCEALED VERTICAL ROD PANICS,
W/ STANDARD OVERHEAD CLOSERS
AND OFFSET PIVOTS

EXTERIOR GLASS TO BE 1" INSULATED
W/ BRONZE TINTED, THERMOGRAPHIC SAFETY GLASS
AS REQUIRED BY CODE.

ALL DOOR HARDWARE TO BE ADA/AG COMPLIANT LEVER TYPE UNITS IN FINISH AS SELECTED BY OWNER

DOOR NUMBER	DOOR TYPE	MATERIAL		FRAME FINISH	GLAZING TYPE	SIZE			HARDWARE	REMARKS
		FRAME	DOOR			WIDTH	HEIGHT	THICK		
D1	HINGED SINGLE STOREFRONT	ALUM	GLASS	AS SELECTED BY OWNER	-	6'-0"	7'-0"	1-5/8"	AS SELECTED BY OWNER	
D2	HINGED SINGLE FLUSH	METAL	METAL	AS SELECTED BY OWNER	CLEAR	3'-0"	7'-0"	1-5/8"	AS SELECTED BY OWNER	INSULATED GLASS WITH NOBELITE + THERMOPAC

DOOR SCHEDULE

WINDOW NUMBER	SIZE	REMARKS
01	60" W x 7'-0" ALUMINUM STOREFRONT AS SELECTED BY OWNER.	INSULATED REFLECTIVE GLASS
02	70" W x 7'-0" ALUMINUM WINDOW AS SELECTED BY OWNER.	INSULATED REFLECTIVE GLASS

3 WINDOW SCHEDULE

GENERAL NOTES:

1. PROVIDE SELF-CLOSING MECHANISMS AT EXTERIOR AND RESTROOM DOORS

INTERIOR FINISH SCHEDULE

[illegible]

4 ROOM FINISH SCHEDULE

GENERAL NOTES:

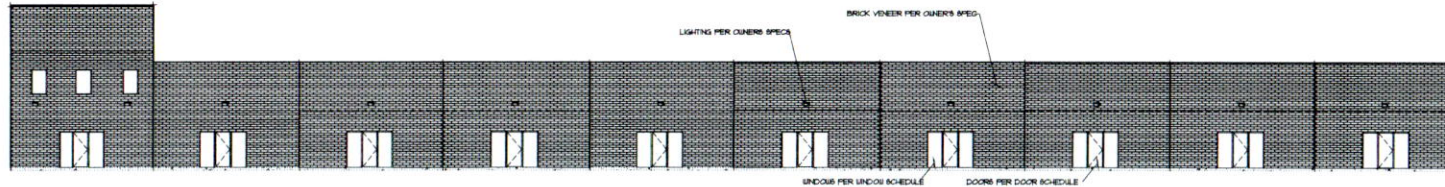
1. BULK-IN COOLER RACKS TO BE HAVE DIRECTLY IMPACT THICK STRIPPED BARS, A LIGN RAKE AND ABOVE TO FLUSH. CONTRACTOR TO VERIFY FINISH MATERIALS WITH OWNER REPRESENTATIONS.
2. CONFIRM LOCATION OF GASOLINE EQUIPMENT LINES TO AVOID CONFLICTS.
3. REVERSE LINES TO FOUNTAIN DRINK DISPENSER TO BE RUN THROUGH WALLS OR ABOVE (SEE OPTIONAL).
4. CONTRACTOR TO COORDINATE PLAN WITH METAL BUILDING MANUFACTURER SHOP DRAWINGS FOR ALL STRUCTURAL STEEL, ELECTRICAL, ETC. CONTRACTOR TO COORDINATE WITH OWNER.
5. OWNER TO PROVIDE PUMP, PUMPS, CANPENS, ELECTRICAL, ETC. CONTRACTOR TO COORDINATE WITH OWNER.
6. PROVIDE SLOPE BLOODING FOR ALL BALL, TONTOIL BEHAVIOR, THE GLOVE, BUMP & TONEL DISPENSERS, GRAB BARS, WATER PIPES, AND ALL OTHER BALL PLOTTED, BLOODING.
7. OWNER TO PROVIDE CONTINGENT: ALL BEHAVIOR, BLOOD DISPLAYS, ETC.
8. ALL GALLS PRATED CONTINGENT IN HEIGHT ABOVE 8'-0" TO BE 2x6 STUDS.
9. PROVIDE FIRE BLOODING AT ALL GALLS TO NO MORE THAN 8'-0" APART EACH WAY.
10. TOXIC CHEMICAL STORAGE IN JANTON CLONE.
11. PROVIDE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA 800 (1) EXTINGUISHER PER 2,000 SQ. FT.

10'-5 1/2" AFF.
EAVE HEIGHT

12'-0 1/2" AFF.
EAVE HEIGHT

7'-1 1/2" AFF.
2ND FINISHED FLOOR

6'-0" AFF.
FINISHED FLOOR



10'-4 1/4" AFF.
EAVE HEIGHT

1'-0" AFF.
EAVE HEIGHT

6'-0" AFF.
FINISHED FLOOR

KING

Barry D. King, AIA,
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337.494.0806

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JOB NO: _____

DATE: 5-16-25

DRAWN BY: JC

CHKD. BY: JC

REVISIONS

NO.	DESCRIPTION

SULLA DELIGHTS OFFICE COMPLEX
100 NELSON RD.
LAKE CHARLES, LA
CALCASIEU PARISH

EXTERIOR
ELEVATIONS

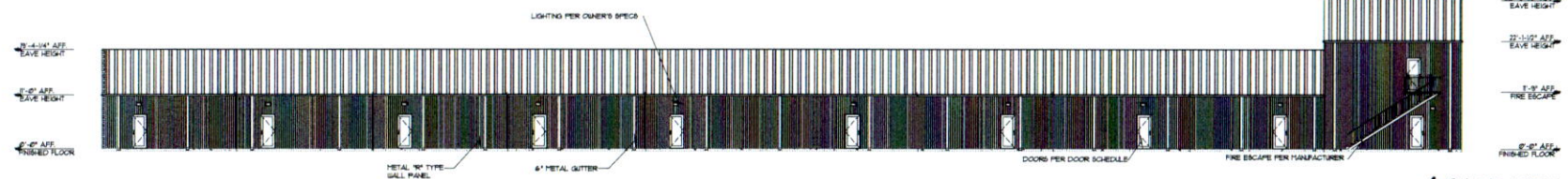
A-300

1 FRONT VIEW
SCALE: 3/32"=1'-0"



2 LEFT VIEW
SCALE: 3/32"=1'-0"

3 RIGHT VIEW
SCALE: 3/32"=1'-0"



4 BACK VIEW
SCALE: 3/32"=1'-0"



CITY OF LAKE CHARLES

MARSHALL J. SIMIEN, JR.
MAYOR

326 Pujoe Street • P.O. Box 900
Lake Charles, LA 70602-0900
(337) 491-1542 • FAX (337) 491-9187

DEPARTMENT OF
PLANNING & DEVELOPMENT
OFFICE OF ZONING & LAND USE

Case Number: PREFNL/VAR 26-13

Applicant: Project Build a Future

Address: 1614 Franklin Street

CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: 6/29/26

APPLICATION FEE: \$ 200
PLAT FILING FEE: \$ 230

1. NAME OF SUBDIVISION: Renee's Place
2. NAME OF APPLICANT: PROJECT BUILD A FUTURE
ADDRESS: [REDACTED]
3. NAME OF AUTHORIZED AGENT: Charla Blake Executive Director
ADDRESS: [REDACTED]
4. OWNER OF RECORD: PROJECT BUILD A FUTURE
ADDRESS: [REDACTED]
5. ENGINEER (and/or Land Surveyor): COLLINS & ASSOCIATES LAND SURVEYORS INC.
ADDRESS: [REDACTED]
6. ATTORNEY: BRIAN ARABIE (SIGLER, ARABIE & CANNON, LLC)
ADDRESS: [REDACTED]
7. SUBDIVISION LOCATION: HORRIDGE ADDITION, LOT 4, BLOCK 10
8. TOTAL ACREAGE BEING SUBDIVIDED: 7470 sf - .17 acre (into 2 .086 lots)
NO. OF LOTS: 1 into 2
9. ZONING CLASSIFICATION: X
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: home located @ 614 FRANKLIN ST was demolished
11. DATE OF PRELIMINARY PLAT APPROVAL: 6/29/26
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.

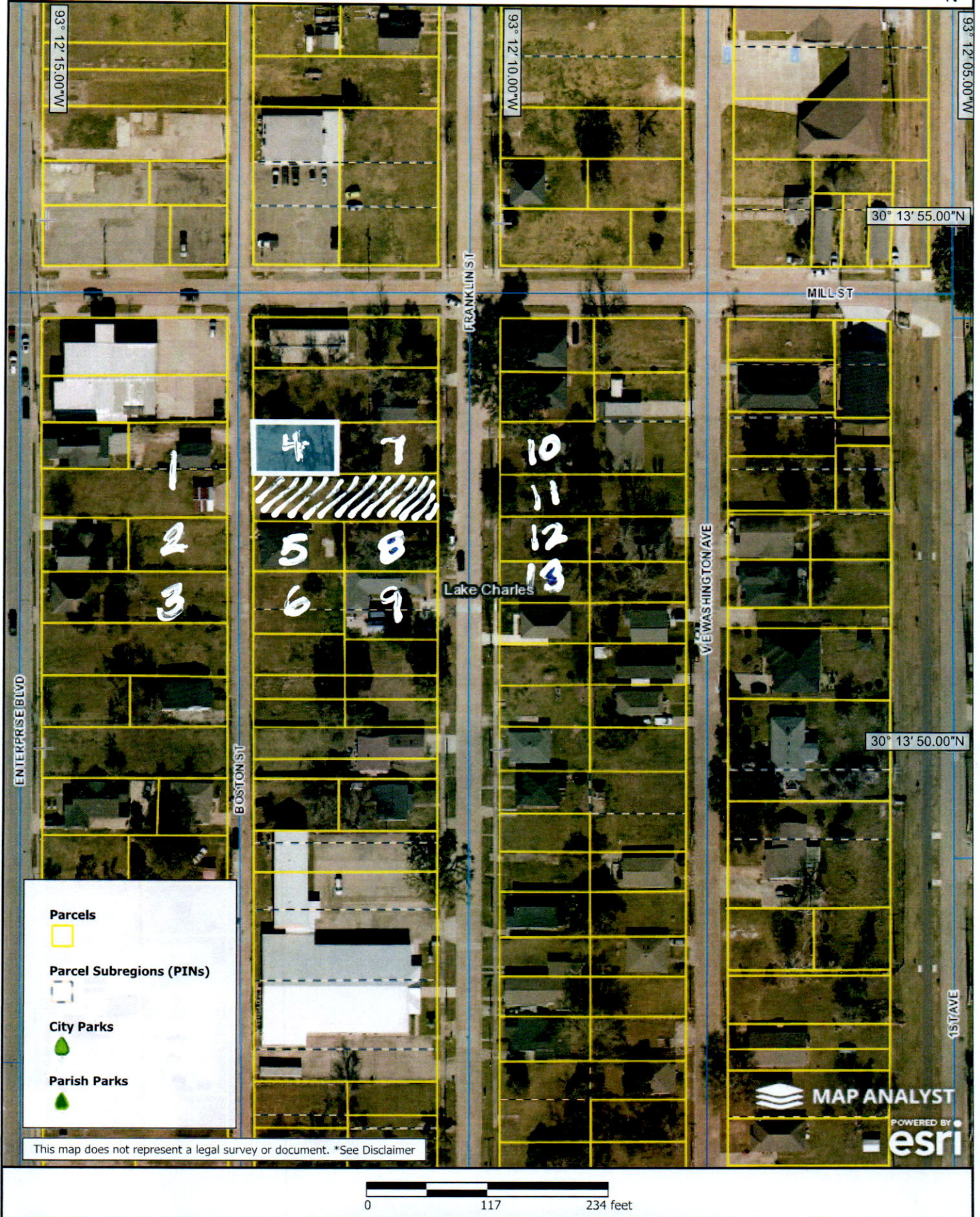
I, Charla Blake HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

BY: Charla Blake
SIGNATURE OF APPLICANT
Executive Director,
Project Build a Future

DATE: 6/29/26



Map





CITY OF LAKE CHARLES

MARSHALL J. SIMIEN, JR.
MAYOR

326 Pujoe Street • P.O. Box 900
Lake Charles, LA 70602-0900
(337) 491-1542 • FAX (337) 491-9187

DEPARTMENT OF
PLANNING & DEVELOPMENT
OFFICE OF ZONING & LAND USE

Case Number: PREFNL 26-14

Applicant: Guidry Property Development LLC

Address: 1190 E McNeese Street

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

DATE: July 6, 2026

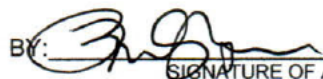
APPLICATION FEE: \$ 200.00
PLAT FILING FEE: \$ 230.00

1. NAME OF PROPOSED SUBDIVISION: 1190 East McNeese Subdivision
(MUST CREATE NEW NAME)
2. NAME OF APPLICANT: Guidry Property Development, LLC
ADDRESS: [REDACTED]
3. NAME OF AUTHORIZED AGENT: Robin Basone, permit agent
ADDRESS: [REDACTED]
4. OWNER OF RECORD: Guidry Property Development, LLC
ADDRESS: _____ ZIP _____ PHONE _____
5. ENGINEER (and/or Land Surveyor): Reddoch Land Surveying, Inc. Leo Reddoch
ADDRESS: [REDACTED]
6. ATTORNEY: _____
ADDRESS: _____ ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: 1190 East McNeese St, Lake Charles, LA 70607
8. TOTAL ACREAGE BEING SUBDIVIDED: 1.32 acres
NO. OF LOTS: 2
9. ZONING CLASSIFICATION: Mixed Use - X
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: _____
11. DATE OF PRELIMINARY PLAT APPROVAL: _____
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:

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

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

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

BY: 
SIGNATURE OF APPLICANT

DATE: 7/6/2026

Basone Development Solutions, LLC

Client contact and contract

Name: Guidry Property Development LLC-Jody Guidry

Telephone: [REDACTED]

Address: [REDACTED]

Property info: 1190 E McNeese St (legal description or address)

This independent contractor agreement is made effective as of this date May 8, 2026, by and between the "Recipient" and Basone Development Solutions, LLC (the Contractor). In this agreement the party who is receiving the services shall be referred to as the Recipient, and the party who will be providing the services will be referred to as the Contractor.

1. **DESCRIPTION OF SERVICES:** The Contractor will provide the following services:

Submit all required documents and applications for Minor Subdivision

2. **PAYMENT FOR SERVICES:** The Recipient pays the Contractor in the following manner:

Upon invoice

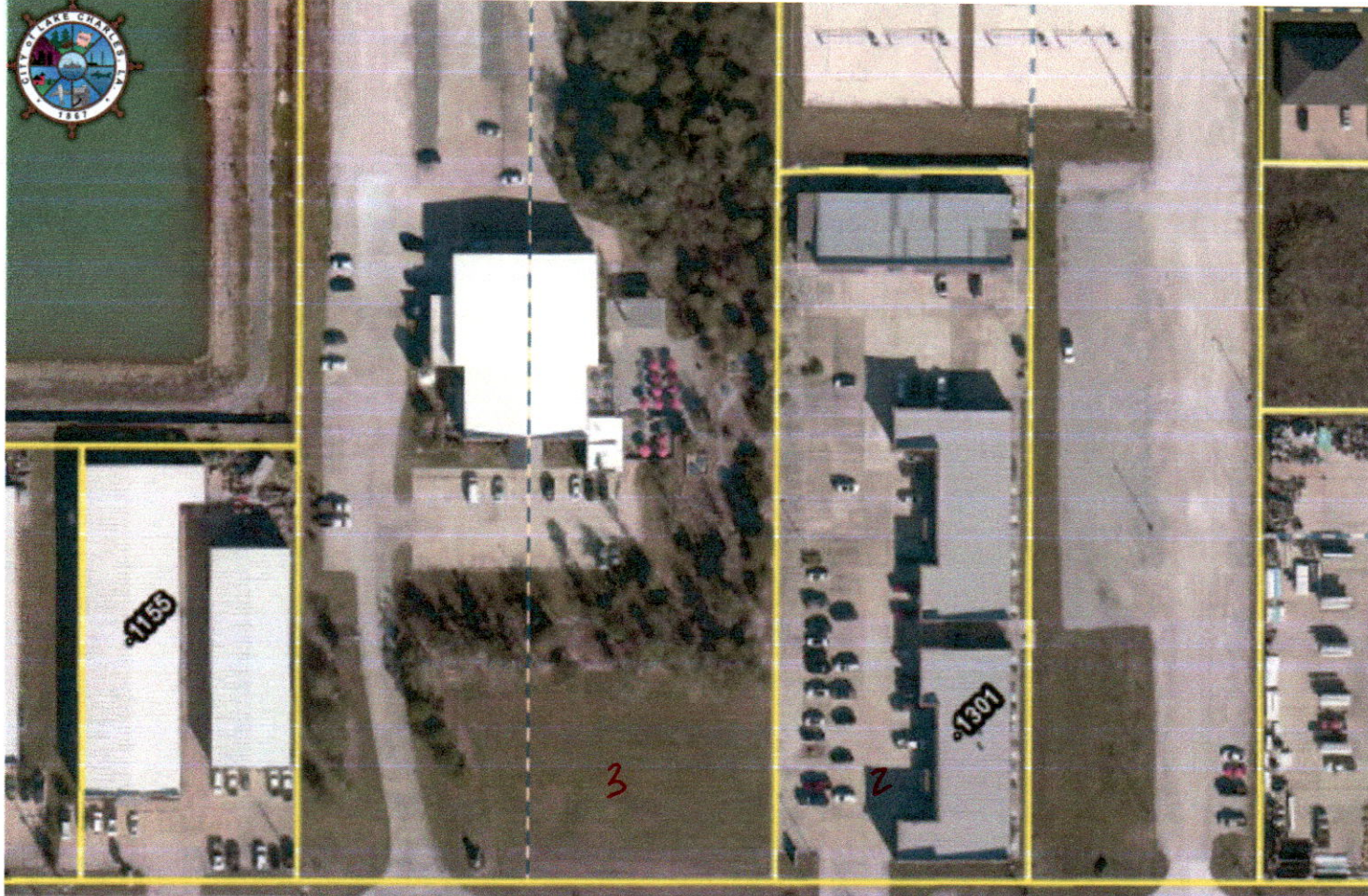
3. **CONFIDENTIALITY:** The Contractor may have had access to proprietary, private and otherwise confidential information of the Recipient. Confidential information shall mean all non-public information which constitutes, relates or refers to the operation of the business of the Recipient, including without limitation all financial, operational, personnel, sales, marketing, managerial and statistical information of the Recipient, any and all trade secrets, customer lists or pricing information of the Recipient. The Contractor will not at any time or in any manner disclose, divulge or communicate any confidential information.
4. **RIGHT TO OBTAIN PERMITS:** If permits are required this contract gives the Contractor the right to obtain permits on behalf of the Recipient. Robin Basone is authorized to sign for permits on behalf of the undersigned. If an agency denies a permit, for reasons beyond the Contractor's control, the Contractor is neither responsible nor liable.
5. **APPLICABLE LAW:** This agreement shall be governed by the laws of the State of Louisiana.
6. **SIGNATORIES:** This agreement shall be signed by Jody Guidry on behalf of Guidry Property Development LLC and by Robin Basone on behalf of Basone Development Solutions, LLC. This agreement is effective as of the date above.

Jody Guidry (May 8, 2026 12:20:54 CDT)

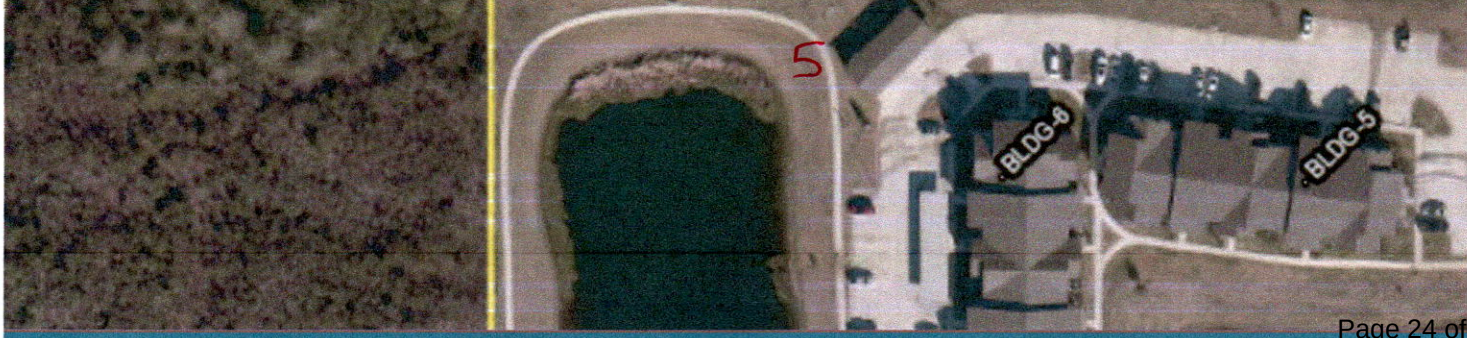
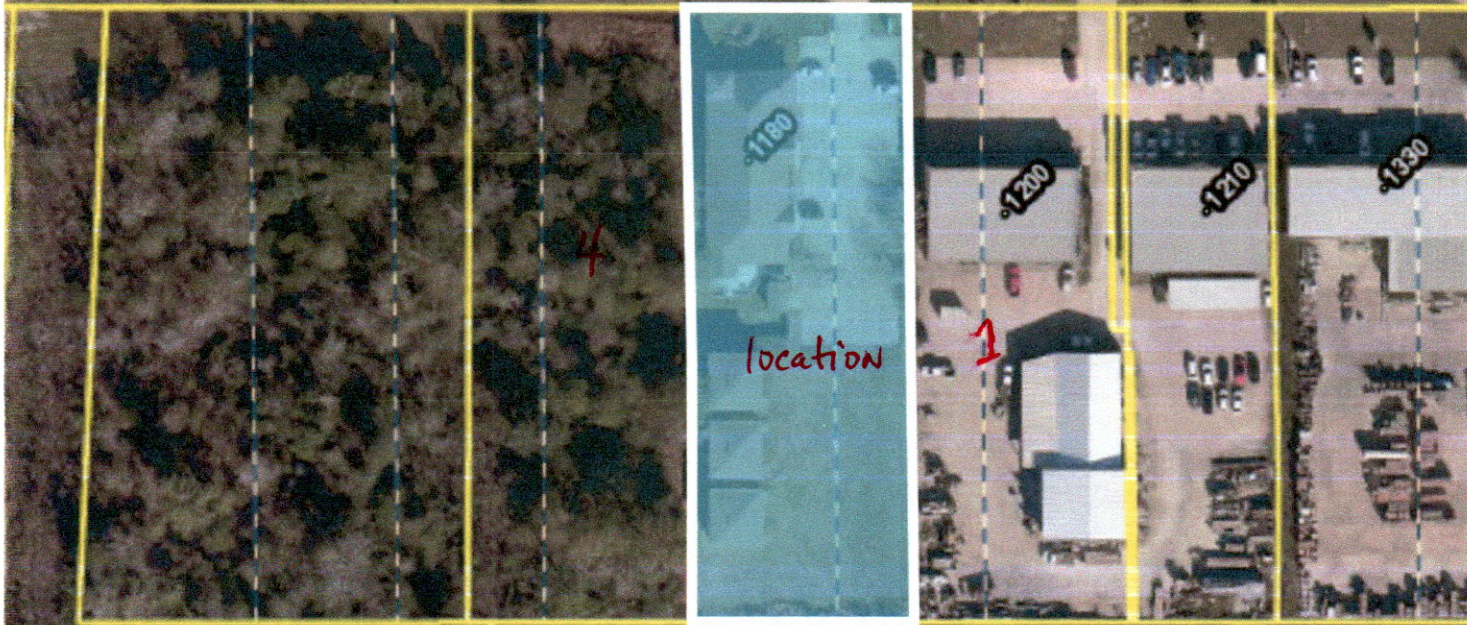
Recipient

Robin Basone

Robin Basone, permit agent



E MCNEESE ST



BASIS OF BEARINGS:
BEARINGS AND DIMENSIONS ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83(2011) AS DERIVED FROM RTK GPS OBSERVATIONS PERFORMED ON 04/23/2020.

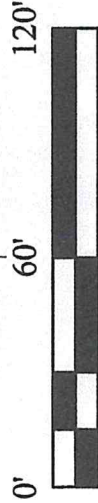
- REFERENCE PLAT:**
- MCNEESE PROPERTIES SUBDIVISION
 - PERFORMED BY GEORGE A. EVANS, JR., P.L.S. (LA. REG. NO. 4750)
 - DATED 09/20/1999 (REV. 05/15/2001)
 - RECORDED ON PAGE 841, PLAT BOOK 11, RECORDS OF CALCASIEU PARISH, LOUISIANA.

LEGEND

- FOUND 1/2" IRON ROD, UNLESS OTHERWISE NOTED.
- SET 1/2" IRON ROD, UNLESS OTHERWISE NOTED.
- CALCULATED POINT, UNLESS OTHERWISE NOTED.
- PROPERTY LINE
- - - APPARENT RIGHT OF WAY
- - - FENCE LINE
- - - EASEMENT
- - - CENTERLINE

Reference

Base map comprised of Bing Maps aerial imagery from (c) 2026 Microsoft Corporation and its data suppliers.



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 SERVITUDES ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PUBLIC PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE OR FENCE SHALL BE CONSTRUCTED, PLACED OR MAINTAINED ON ANY OF THE DEDICATED RIGHT-OF-WAY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE IS GRANTED.

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

JODY GURRY, OWNER _____ DATE _____

CITY OF LAKE CHARLES _____ DATE _____

PROPERTY DESCRIPTION:

TRACT A:
A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 10 SOUTH, RANGE 8 WEST, SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT SIX (6) AND THE WEST HALF (W/2) OF LOT SEVEN (7) OF MCNEESE PROPERTIES SUBDIVISION, AS RECORDED IN PLAT BOOK 11 AT PAGE 841, RECORDS OF CALCASIEU PARISH, LOUISIANA; LESS AND EXCEPT THE SOUTH 180.00 FEET THEREOF;

CONTAINING 0.72 ACRES, MORE OR LESS, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS SITUATED THEREON.

TRACT B:
A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 10 SOUTH, RANGE 8 WEST, SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE SOUTH 180.00 FEET OF THE FOLLOWING:

LOT SIX (6) AND THE WEST HALF (W/2) OF LOT SEVEN (7) OF MCNEESE PROPERTIES SUBDIVISION, AS RECORDED IN PLAT BOOK 11 AT PAGE 841, RECORDS OF CALCASIEU PARISH, LOUISIANA;

CONTAINING 0.60 ACRES, MORE OR LESS, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS SITUATED THEREON.

20.00' ACCESS RIGHT-OF-WAY:

A 20.00' ACCESS RIGHT-OF-WAY LOCATED IN SECTION 20, TOWNSHIP 10 SOUTH, RANGE 8 WEST, SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 6 OF MCNEESE PROPERTIES SUBDIVISION, AS RECORDED IN PLAT BOOK 11 AT PAGE 841, RECORDS OF CALCASIEU PARISH, LOUISIANA; THENCE SOUTH 88°51'36" EAST A DISTANCE OF 88.27 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 88°51'36" EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 00°55'29" WEST A DISTANCE OF 216.63 FEET; THENCE NORTH 89°01'53" WEST A DISTANCE OF 20.00 FEET; THENCE NORTH 00°55'29" EAST A DISTANCE OF 216.63 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.01 ACRES, MORE OR LESS, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS SITUATED THEREON.

CERTIFICATION:

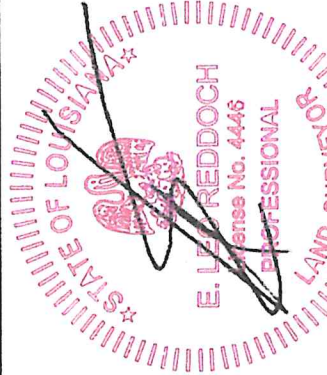
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY PER LOUISIANA ADMINISTRATIVE CODE (LAC) TITLE 46, PART LXI, CHAPTER 28, AS SET FORTH BY THE LOUISIANA STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

GENERAL NOTES:

1. THIS PLAT DOES NOT DEPICT ALL UTILITY LOCATIONS/IMPROVEMENTS, VISIBLE OR OF RECORD, THAT MAY EXIST ON OR ADJACENT TO THE SUBJECT PROPERTY.
2. NO VISIBLE ENCROACHMENTS EXIST EITHER WAY ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN ABOVE, AND NO ENVIRONMENTAL ISSUES, EASEMENTS/SERVITUDES, OR RIGHTS-OF-WAY WERE ADDRESSED OTHER THAN THOSE SPECIFICALLY REQUESTED AND PROVIDED FOR REVIEW BY THE CLIENT.
3. NO ATTEMPT HAS BEEN MADE BY E. LEO REDDOCH III, P.L.S. TO VERIFY THE CURRENT ENVIRONMENTAL CONDITIONS, PROPERTY TITLE, ACTUAL LEGAL OWNERSHIP, OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT AND OTHER THAN THAT WHICH HAS BEEN OBSERVED IN THE PREPARATION OF THE SURVEY. THIS NOTATION DOES NOT (AND IS NOT INTENDED TO) ALTER, MODIFY, OR OTHERWISE CAPTAIN THE SERVICE CERTIFICATE OR SURVEY RECORDS.
4. THE SURVEYOR OR RESERVES THE RIGHT TO SUPPLEMENT AND/OR EDIT THIS PLAT IF NEW INFORMATION IS DISCOVERED.
5. THE SATELLITE IMAGERY PROVIDED IS FOR REFERENCE ONLY AND MAY NOT BE ACCURATE OR UP-TO-DATE.

FLOOD ZONE NOTE:
DETERMINED BY GRAPHICAL METHODS ONLY, THE ABOVE PROPERTY LIES WITHIN ZONE X OF THE H.U.D. (F.I.A.) FLOOD HAZARD SOURCE. FOR FURTHER INFORMATION, PLEASE CONSULT THE FLOOD HAZARD SOURCE MAP. NO FIELD VERIFICATION WAS CONDUCTED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

MUNICIPAL ADDRESS: 1190 E. MCNEESE ST., LAKE CHARLES, LA 70607



E. LEO REDDOCH III, P.L.S.
PROFESSIONAL LAND SURVEYOR
NO. 4446 STATE OF LOUISIANA

REDDOCH LAND SURVEYING, INC.

Since 1981.

528 Pujo Street,

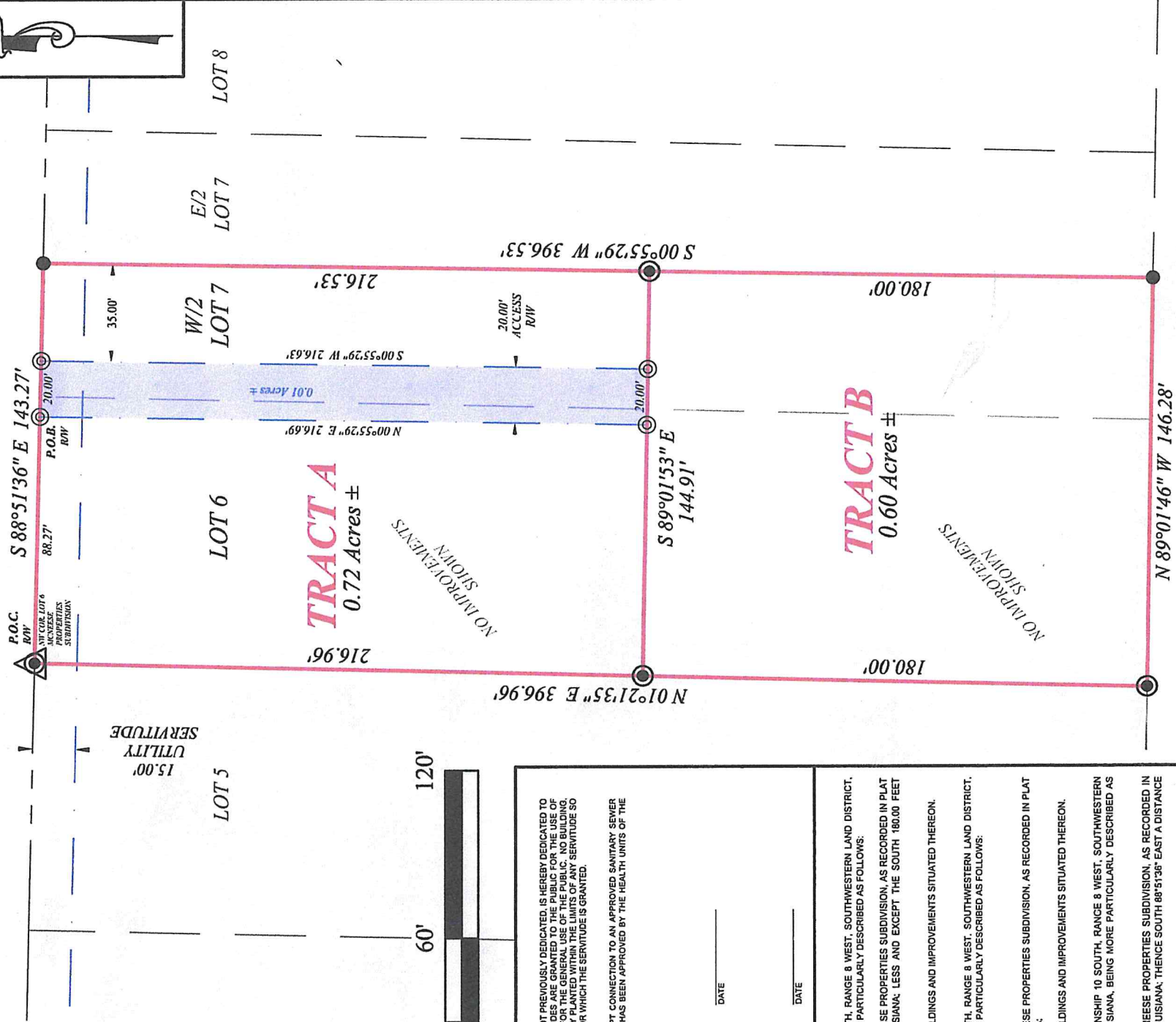
Lake Charles, LA 70601

(337)491-9520

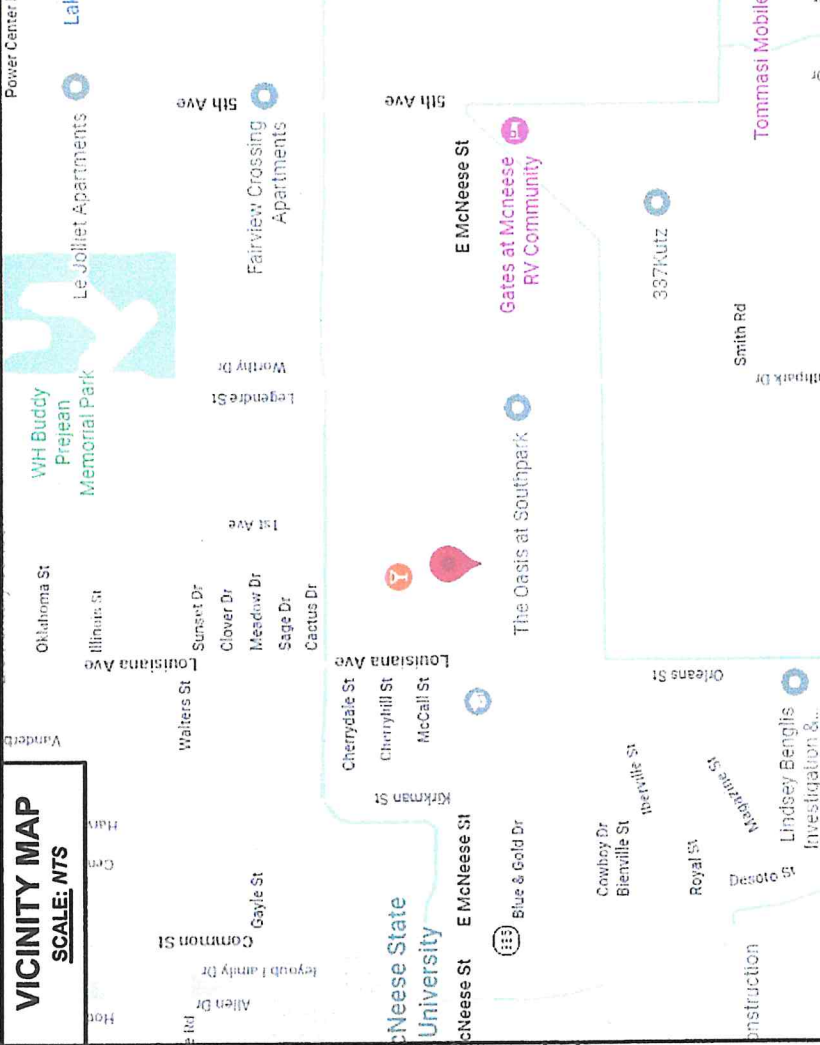
reddochlandsurveying@yahoo.com

PLAT OF MINOR SUBDIVISION

E. MCNEESE ST.



VICINITY MAP
SCALE: NTS



DRAWN BY:
ACR I AGT

CHECKED BY:
ACR

APPROVED BY:
ELR

SCALE:
1" = 60'

SURVEY PERFORMED FOR:

1190 EAST MCNEESE SUBDIVISION

BEING LOCATED IN:

SECTION 20,

TOWNSHIP 10 SOUTH,

RANGE 8 WEST,

SOUTHWESTERN LAND DISTRICT,

LOUISIANA MERIDIAN,

CALCASIEU PARISH, LOUISIANA

DATE OF PLAT: 04/23/2020

REV. SUBDIVISION: 04/02/2026



REDDOCH LAND SURVEYING, INC.

Since 1981.

528 Pujo Street,

Lake Charles, LA 70601

(337)491-9520

reddochlandsurveying@yahoo.com



CITY OF LAKE CHARLES

MARSHALL J. SIMIEN, JR.
MAYOR

326 Pujo Street • P.O. Box 900
Lake Charles, LA 70602-0900
(337) 491-1542 • FAX (337) 491-9187

DEPARTMENT OF
PLANNING & DEVELOPMENT
OFFICE OF ZONING & LAND USE

Case Number: VAR 26-53

Applicant: ACME Sign Company LLC

Address: 4800 Hwy 90 E

VARIANCE APPLICATION FORM

DATE: 01/02/2026

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: NUTEC 4800 Highway 90 East Lake Charles

LEGAL DESCRIPTION: Attached

DESCRIPTION OF JOB: Monument & Directional Signage

WITH PLANS ATTACHED HERETO:

APPLICANT: Acme Sign Company LLC

PHONE: [REDACTED]

MAILING ADDRESS: [REDACTED]

EMAIL ADDRESS: [REDACTED]

OWNER OF RECORD: Laura McDaniel

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 |

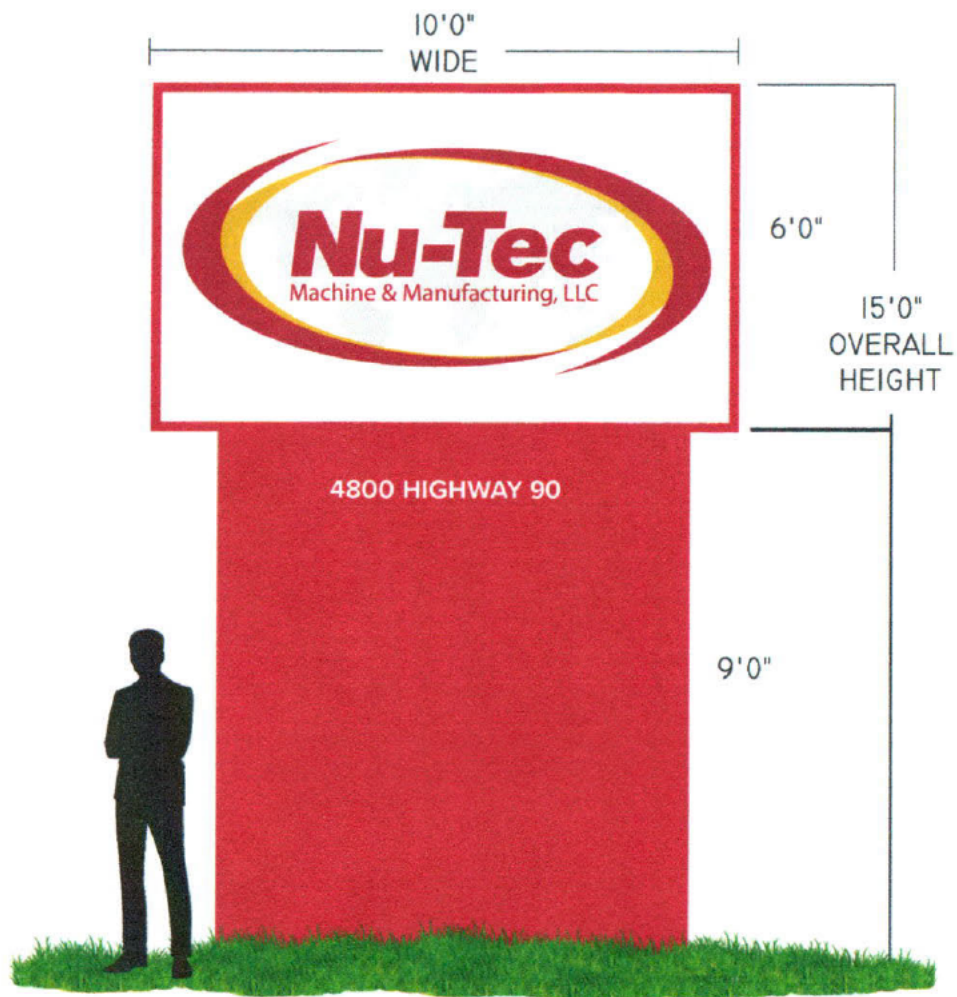
REMARKS OR SPECIAL CONDITIONS: monument Request to go higher due to fence and far set back from Road. Directional signs larger for visibility from Road. monument 60' set back Directionals 53' set back

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 _____

Laura McDaniel
APPLICANT
01/02/2026
DATE

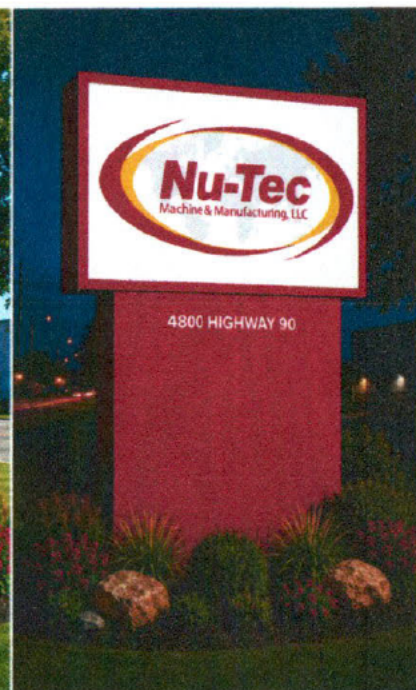


DOUBLE SIDED MONUMENT SIGN
INTERNALLY LIT WITH LED LIGHTING
DIGITALLY PRINTED FLEX FACE WITH TRANSLUCENT GRAPHICS
ALL STEEL CONSTRUCTION COVERED WITH ALUMINUM
RED ALUMINUM ON TOP OF FRAME WITH FACTORY FINISH
INTERNALLY ILLUMINATED WITH LED LIGHTING
DECORATIVE POLE COVER 8' WIDE WITH VINYL ADDRESS APPLIED

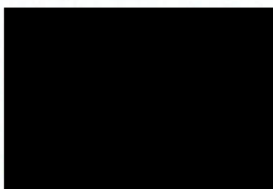
DAYTIME VIEW



NIGHTTIME VIEW



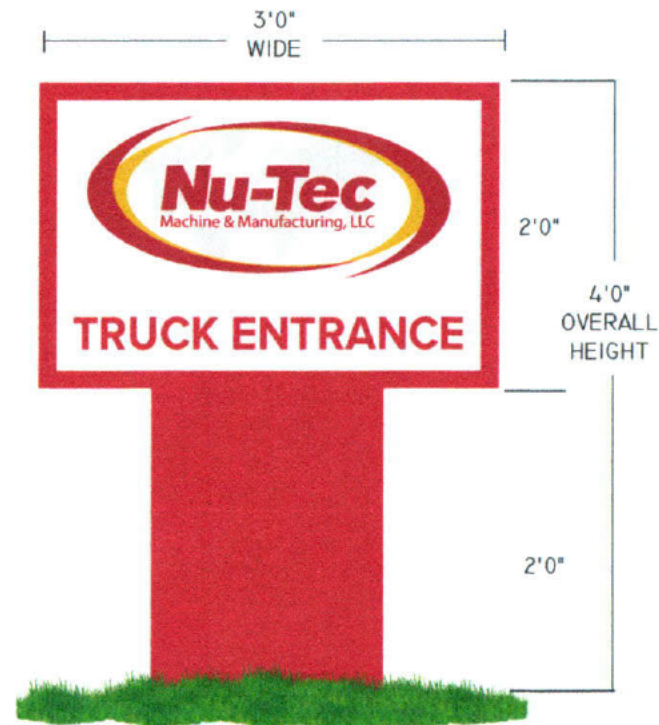
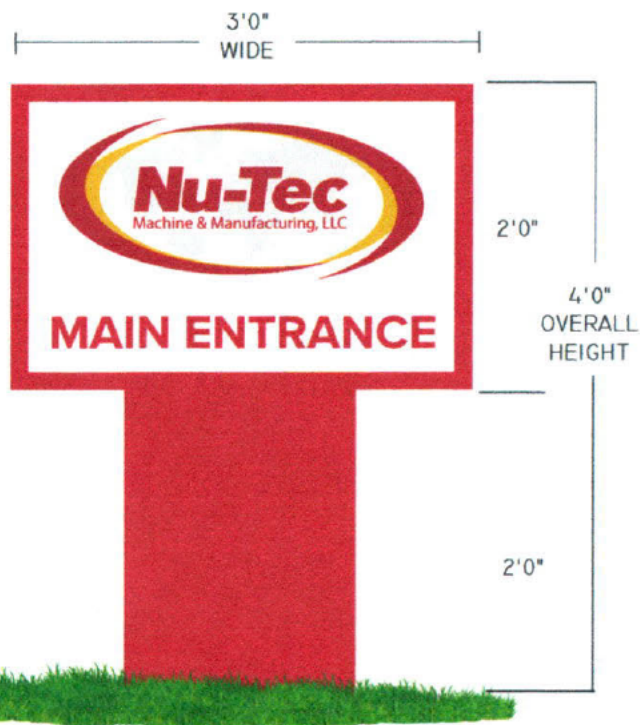
LAURA MCDANIEL
Project manager



SIGN HERE: _____ DATE: _____

- ☐ APPROVED - you find the artwork is ready for production based on this proof.
- ☐ APPROVED WITH CHANGES - you need the artwork to be changed, but do not need another proof, giving us permission to produce your job once change is made.
- ☐ NEED CHANGES - you have changes that need to be made, and need another proof.

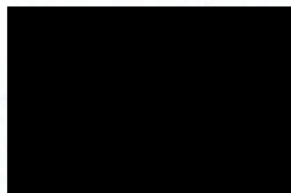
THESE DRAWINGS ARE THE PROPERTY OF ACME SIGN COMPANY. THEY ARE BEING USED IN A PROJECT BEING PLANNED FOR YOU. ANY UNAUTHORIZED USE OF THIS ARTWORK IS PROHIBITED.



DOUBLE SIDED DIRECTIONAL SIGNAGE
 INTERNALLY LIT WITH LED LIGHTING
 3/16" ACRYLIC FACES WITH TRANSLUCENT VINYL OVERLAY
 ALUMINUM CONSTRUCTION
 RED ALUMINUM ON TOP OF FRAME WITH FACTORY FINISH



LAURA MCDANIEL
Project manager



SIGN HERE: _____ DATE: _____

- ☐ APPROVED - you find the artwork is ready for production based on this proof.
- ☐ APPROVED WITH CHANGES - you need the artwork to be changed, but do not need another proof, giving us permission to produce your job once change is made.
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THESE DRAWINGS ARE THE PROPERTY OF ACME SIGN COMPANY. THEY ARE BEING USED IN A PROJECT BEING PLANNED FOR YOU. ANY UNAUTHORIZED USE OF THIS ARTWORK IS PROHIBITED.



NUTEC
4800 HIGHWAY 90 EAST
LAKE CHARLES LA 70615



MAP ANALYST



2026 Aerial Photography











CITY OF LAKE CHARLES

MARSHALL J. SIMIEN, JR.
MAYOR

326 Pujo Street • P.O. Box 900
Lake Charles, LA 70602-0900
(337) 491-1542 • FAX (337) 491-9187

DEPARTMENT OF
PLANNING & DEVELOPMENT
OFFICE OF ZONING & LAND USE

Case Number: VAR 26-54

Applicant: Gregory LaFleur

Address: 710 7th Street

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: July , 2026TOTAL 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: 710 7th St. Lake Charles, LA 70601LEGAL DESCRIPTION: See AttachedDESCRIPTION OF JOB: Construct covered porch on front of existing home that will extend into the 35 foot setback from the front property line.

WITH PLANS ATTACHED HERETO:

APPLICANT: Gregory A. LaFleurPHONE: [REDACTED]MAILING ADDRESS: [REDACTED]EMAIL ADDRESS: [REDACTED]OWNER OF RECORD: Gregory A. LaFleur and Marcon Real Estate II LLCZONING 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 ELEMENTCONDITIONAL 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 ☐ OUT3.) 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 7-7-2026

Gregory A. LaFleur

July 2, 2026



Lake Charles, LA
Planning and Development Dept.
326 Pujo Street
7th Floor
Lake Charles, LA 70601

Subject: 710 7th Street Lake Charles, LA 70601
Front setback Variance Request

Reference: Property Owners – Gregory A. LaFleur and Marcon Real Estate II LLC

The Applicant is submitting this package to request a variance to construct a porch on the front of existing home with a front setback of 27 feet instead of the required 35 feet in a Neighborhood Zoning District on a Collector Route.

Included in the submittal package

1. Application for Public Hearing
2. Legal Description
3. Drawing Package
 - a. Page 1 of 2 – Existing Property Survey Information
 - b. Page 2 of 2 – Existing Home and Proposed Porch Addition
4. Property Survey for 710 7th Street by Reddoch Land Surveying, Inc.

Your consideration of the variance request is appreciated.

Sincerely,

Gregory A. LaFleur
Applicant and Homeowner

PROPERTY LEGAL DESCRIPTION

Lot 4 of Block 13 of AMELIA CORMIER SUBDIVISION, a subdivision of a portion of Section 5, Township 10 South, Range 8 West Calcasieu Parish, Louisiana, as per plat filed in Book 4, page 498, records of Calcasieu Parish, Louisiana, and being located in Section 5, Township 10 South, Range 8 West, together with all improvements situated thereon.

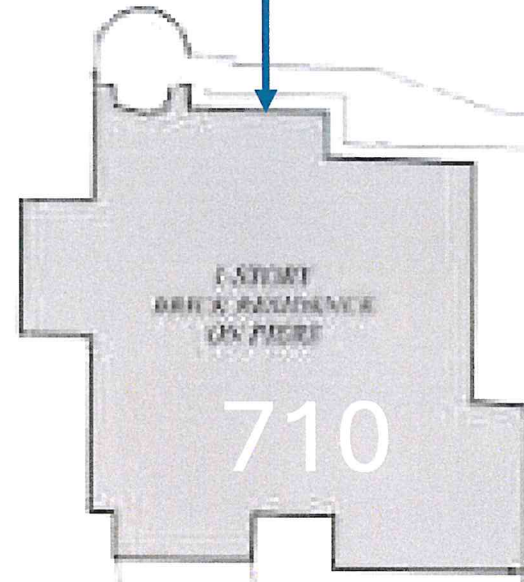
Municipal Address: 710 7th Street, Lake Charles, LA 70605

7TH ST.

N 88°37'41" E 63.80' (R)
S 89°10'32" E 63.80' (M)

END 1/2"
IRON ROD
(DISTURBED)

35.78 to
main structure

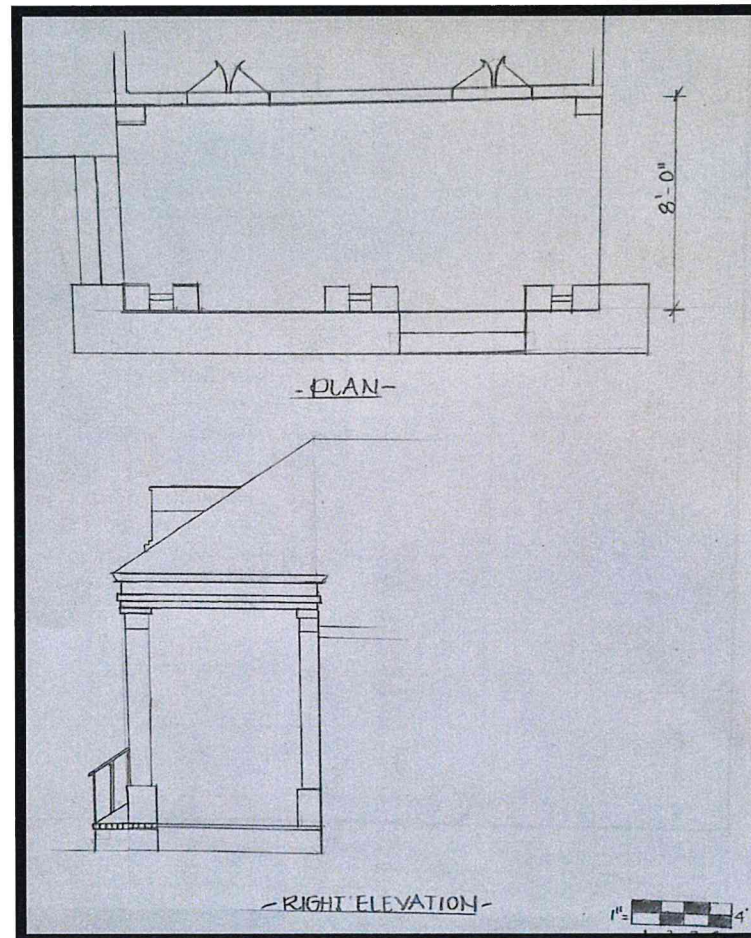
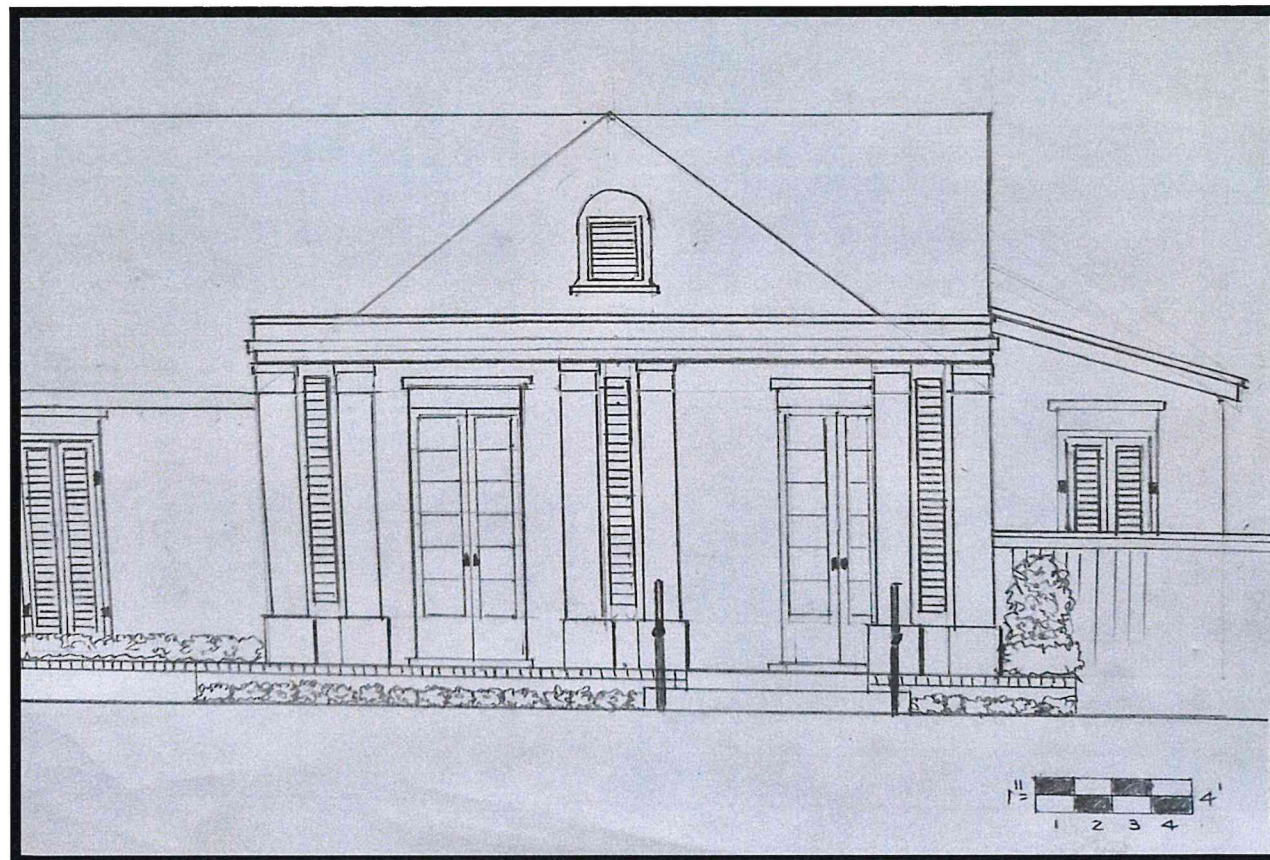
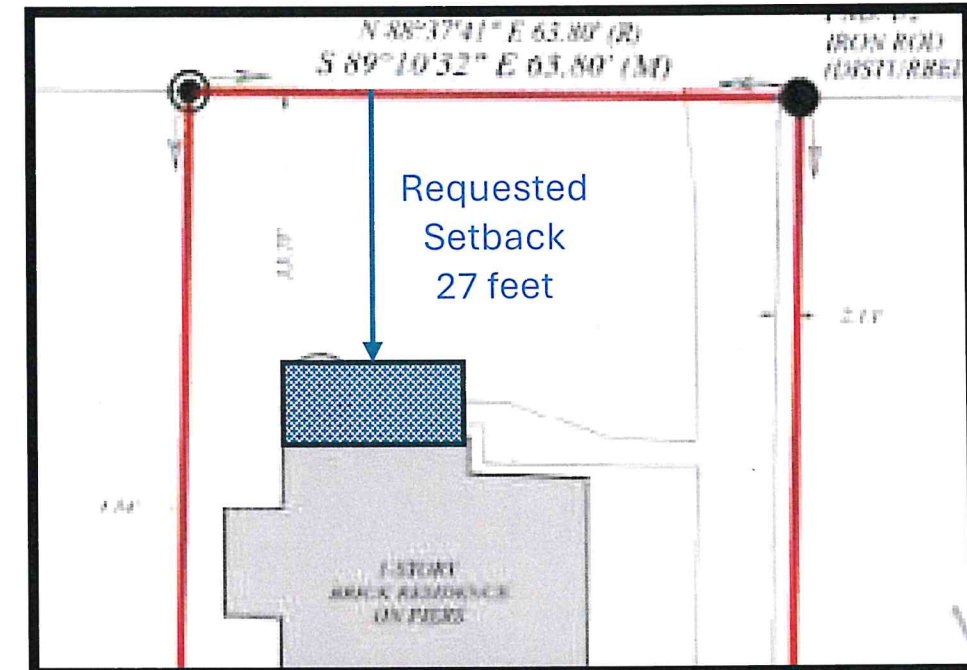


See attached PLAT OF BOUNDARY SURVEY
Prepared by Reddoch Land Surveying, Inc.

710 7th Street Lake Charles LA 70601
Gregory A. LaFleur and
Marcon Real Estate II LLC
Front Setback Variance Request

Existing Property
Survey Information

Page 1 of 2	July 2, 2026	Rev 1
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710 7th Street Lake Charles LA 70601
Gregory A. LaFleur and
Marcon Real Estate II LLC
Front Setback Variance Request

Existing Home and
Proposed Porch Addition

Page 2 of 2

July 2, 2026

Rev 1

BASIS OF BEARINGS:
THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83(2011) AS DERIVED FROM RTK GPS OBSERVATIONS PERFORMED ON 06/11/2026.

- REFERENCE PLAT:**
- PLAT OF SURVEY PREPARED FOR MATTHEW GREENMAN
 - PERFORMED BY E. LEO REDDOCH, P.L.S. (LA. REG. NO. 4446)
 - DATED 09/15/2014
 - RECORDS OF CALCASIEU PARISH, LOUISIANA.

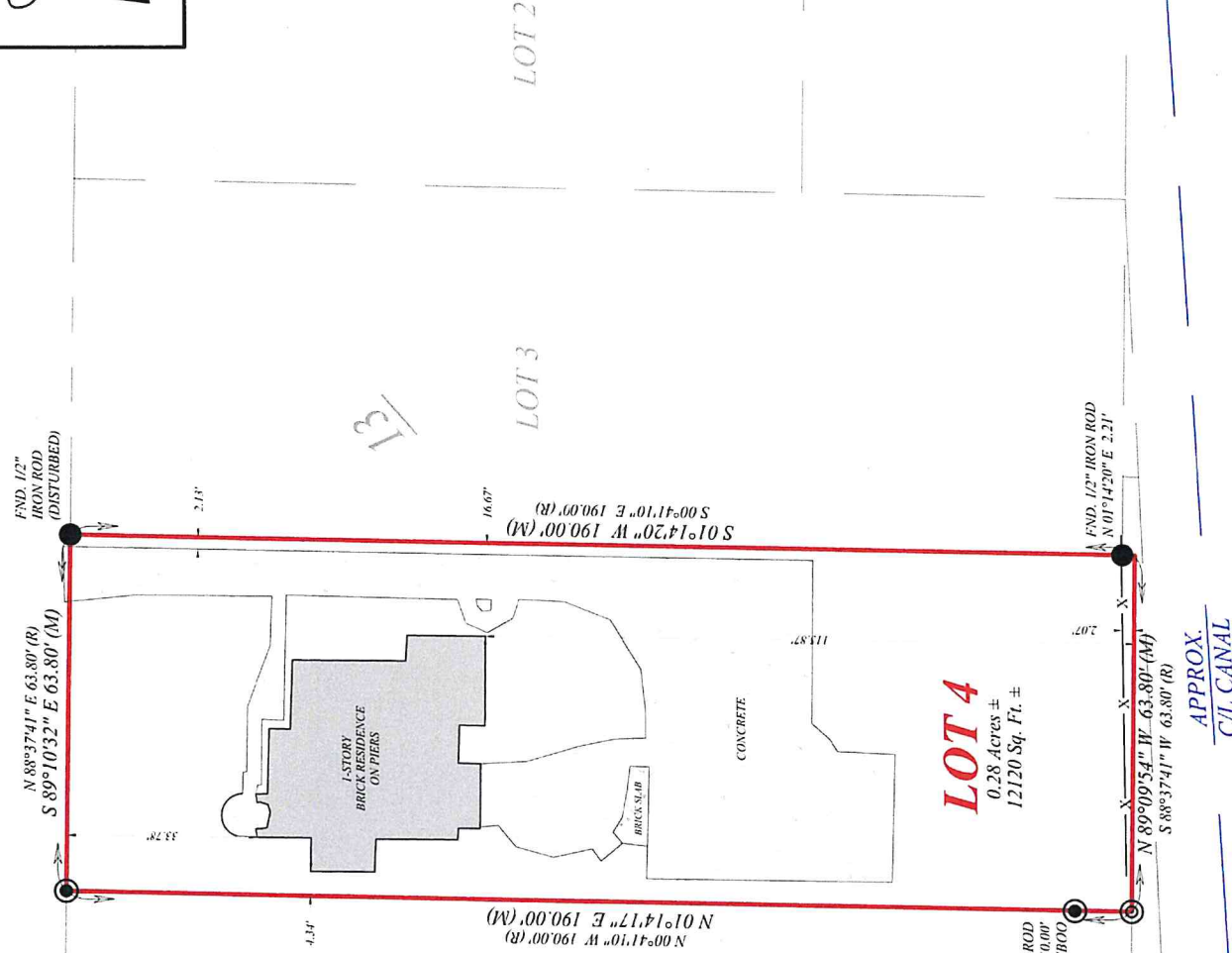
LEGEND

- FOUND 1/2" IRON ROD, UNLESS OTHERWISE NOTED.
- SET 1/2" IRON ROD, UNLESS OTHERWISE NOTED.
- ⊙ CALCULATED POINT, UNLESS OTHERWISE NOTED.
- PROPERTY LINE
- - - APPARENT RIGHT OF WAY
- - - FENCE LINE
- - - EASEMENT
- - - CENTERLINE



PLAT OF BOUNDARY SURVEY

7TH ST.



PROPERTY DESCRIPTION:
A PARCEL OF LAND LOCATED IN SECTION 5, TOWNSHIP 10 SOUTH, RANGE 8 WEST, SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

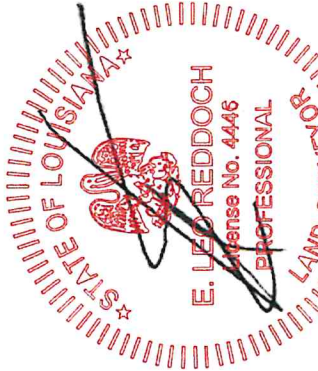
LOT 4 OF BLOCK 13 OF AMELIA CORMIER SUBDIVISION, AS RECORDED IN PLAT BOOK 4 AT PAGE 498, RECORDS OF CALCASIEU PARISH, LOUISIANA,
CONTAINING 0.28 ACRES, MORE OR LESS, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS SITUATED THEREON.

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY PER LOUISIANA ADMINISTRATIVE CODE (LAC) TITLE 46, PART LXI, CHAPTER 29, AS SET FORTH BY THE LOUISIANA STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

- GENERAL NOTES:**
1. THIS PLAT DOES NOT DEPICT ALL UTILITY LOCATIONS/IMPROVEMENTS, VISIBLE OR OF RECORD, THAT MAY EXIST ON OR ADJACENT TO THE SUBJECT PROPERTY.
 2. NO VISIBLE ENCROACHMENTS EXISTED THEREUPON ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN ABOVE AND NOTED HEREIN. ANY ENCROACHMENTS, EASEMENTS, OR RIGHTS-OF-WAY WERE ADDRESSED OTHER THAN THOSE SPECIFICALLY REQUESTED AND PROVIDED FOR REVIEW BY THE CLIENT.
 3. NO ATTEMPT HAS BEEN MADE BY E. LEO REDDOCH III, P.L.S. TO VERIFY THE CURRENT ENVIRONMENTAL CONDITIONS, PROPERTY TITLE, ACTUAL LEGAL OWNERSHIP, OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT AND OTHER THAN THAT WHICH HAS BEEN OBSERVED IN THE PREPARATION OF THE SURVEY. THIS NOTATION DOES NOT (AND IS NOT INTENDED TO) ALTER, MODIFY, OR OTHERWISE CAVEAT THE SURVEYOR'S CERTIFICATION HEREON.
 4. THE SURVEYOR RESERVES THE RIGHT TO SUPPLEMENT AND/OR EDIT THIS PLAT IF NEW INFORMATION IS DISCOVERED.
 5. THE SATELLITE IMAGERY PROVIDED IS FOR REFERENCE ONLY AND MAY NOT BE ACCURATE OR UP-TO-DATE.

FLOOD ZONE NOTE:
DETERMINED BY GRAPHICAL METHODS ONLY, THE ABOVE PROPERTY LIES WITHIN ZONE X(19) OF THE H.U.D. (F.L.A.) FLOOD HAZARD BOUNDARY MAP NO. 22079C0460P, WHICH BEARS AN EFFECTIVE DATE OF 06/11/2026. NO FIELD SURVEYING WAS CONDUCTED TO DETERMINE THE EXACT FLOOD ZONE. A FLOOD ZONE CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

MUNICIPAL ADDRESS: 710 7TH ST., LAKE CHARLES, LA 70601



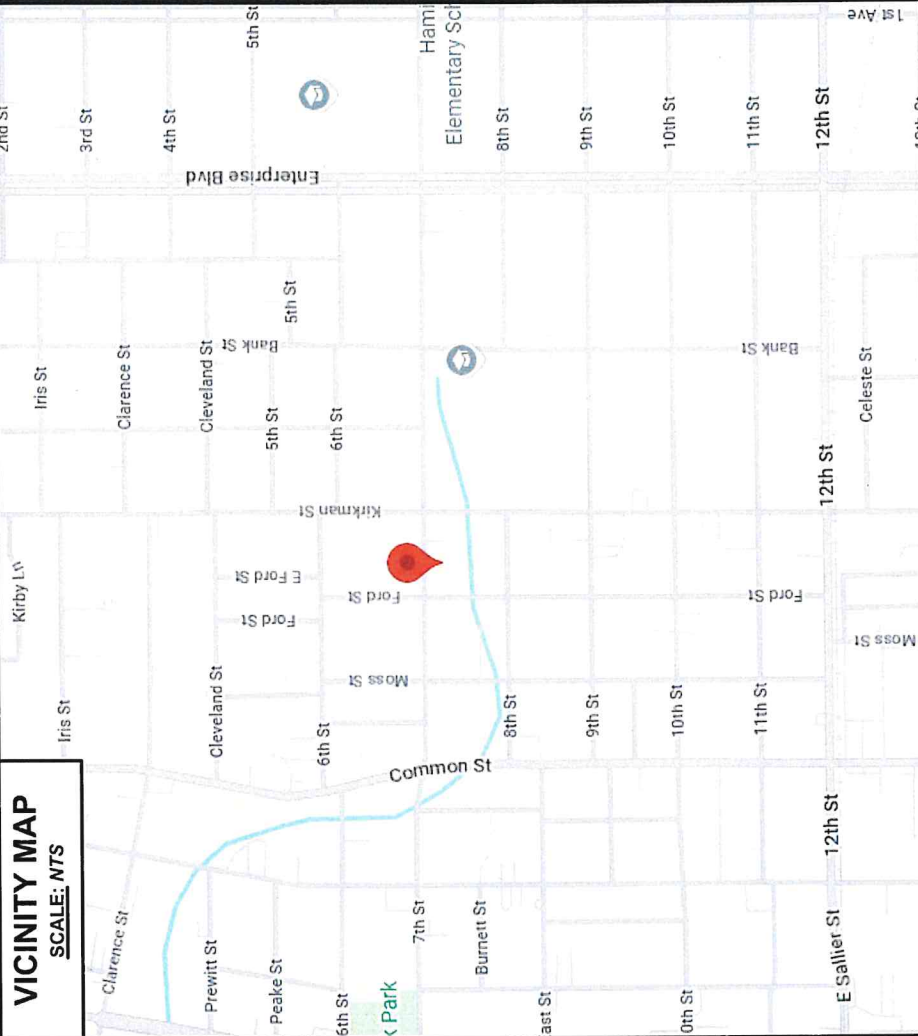
E. LEO REDDOCH III, P.L.S.
PROFESSIONAL LAND SURVEYOR
NO. 4446 STATE OF LOUISIANA



REDDOCH LAND SURVEYING, INC.

Since 1981,
528 Pujo Street,
Lake Charles, LA 70601
(337)491-9520
reddochlandsurveying@yahoo.com

VICINITY MAP
SCALE: NTS



Reference
Base map comprised of Bing Maps aerial imagery from (c) 2026
Microsoft Corporation and its data suppliers.

SURVEY PERFORMED FOR:
CHRIS MARCON

DRAWN BY:
AGT

CHECKED BY:
ACR

APPROVED BY:
ELR

SCALE:
1" = 40'

PROPERTY LOCATED IN:
SECTION 5,
TOWNSHIP 10 SOUTH,
RANGE 8 WEST,
SOUTHWESTERN LAND DISTRICT,
LOUISIANA MERIDIAN,
CALCASIEU PARISH, LOUISIANA

DATE OF PLAT: 06/11/2026

REV. DATE:



CITY OF LAKE CHARLES

MARSHALL J. SIMIEN, JR.
MAYOR

326 Pujoe Street • P.O. Box 900
Lake Charles, LA 70602-0900
(337) 491-1542 • FAX (337) 491-9187

DEPARTMENT OF
PLANNING & DEVELOPMENT
OFFICE OF ZONING & LAND USE

Case Number: VAR 26-55

Applicant: William S Montgomery

Address: 2212 Common Street

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 7-9-26TOTAL FEE: \$ ~~200~~ 400⁰⁰

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: 2212 Common St. Lake Charles, LA 70607LEGAL DESCRIPTION: 2071008-1307-0001 0000 Lot 1 James M. and Ellen MossDESCRIPTION OF JOB: Replacing metal siding on an existing structure.

WITH PLANS ATTACHED HERETO:

APPLICANT: William S. Montgomery

PHONE: [REDACTED]

MAILING ADDRESS: [REDACTED]

EMAIL ADDRESS: [REDACTED]

OWNER OF RECORD: White Tail Properties, 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 ELEMENTCONDITIONAL 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 ☐ OUT3.) ELEVATION CERTIFICATE REQUIRED: ☐ YES ☒ NO

4.) BASE FLOOD ELEVATION: _____ MSL

REMARKS OR SPECIAL CONDITIONS:

Replacing metal siding on an existing non-conforming structure.

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 x [Signature]DATE 7-9-26



July 9, 2026

To whom it may concern:

Please accept this letter as our statement of intent regarding the existing metal building located at the 2212 Common St. (Permit# 2026-51637) in the City of Lake Charles. Our plan is to remove and replace the existing metal building materials with new metal, improving the overall condition, appearance, and functionality of the structure while maintaining the existing footprint and site use.

The intent of this improvement is to restore the building so that it may eventually be leased to another business for productive commercial use. As part of this effort, we respectfully request to maintain the existing drive-in parking situation currently associated with the property, as it is important to the continued practical use of the site and its potential future occupancy.

We believe this project will benefit both the property and the surrounding area by taking what is presently a blighted condition within the City and turning it into a cleaner, more attractive, and more usable commercial property. Our goal is to make the building and surrounding area more appealing while supporting future business activity in Lake Charles.

We appreciate the City's consideration of this letter of intent and look forward to working with the appropriate departments as needed to complete the improvements in compliance with applicable requirements.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Scott McIsaac', is written over a light blue horizontal line.

Owner, White Tail Properties, LLC.



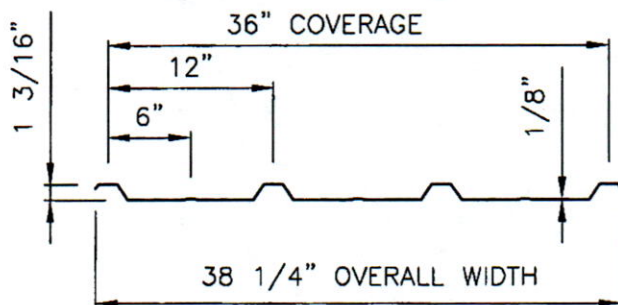
McELROY METAL, INC



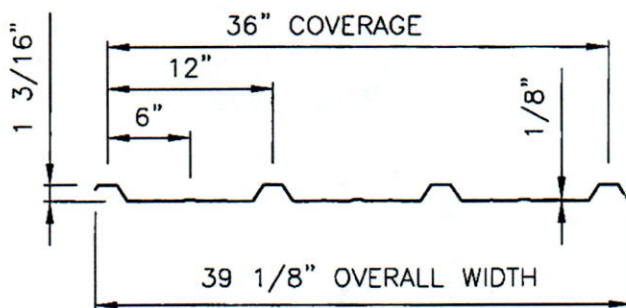
www.mcelroymetal.com

Multi-Rib and Multi-Rib PB Panel

Product Data



MULTI-RIB PROFILE - WALLS
(Non-Purlin Bearing Leg)



MULTI-RIB PROFILE - ROOFS
(Purlin Bearing Leg)

NOTE:

All data represented on this sheet may not be applicable to all widths and gauges. Please contact McElroy Metal for more information.

Applications

Exposed fastener wall/roof panel used on slopes down to 1:12. Tape sealant is required on seam (side-laps). Standard panel lengths up to 40'. Please inquire for longer lengths.

Substrates

Plywood or Purlins.

Material

Standard - 26 GA. ASTM A792 (50 or 80 ksi steel) *roof & wall panels*
AZ55 - Bare, AZ50 - Painted
Optional - 22 GA. & 24 GA. ASTM A792 (50 ksi steel) *wall panels*
AZ55 - Bare, AZ50 - Painted

Manufacturing

Roll formed in factory.

Finishes

Acrylic Coated Galvalume®
Fluoropolymer (Kynar 500® PVDF resin-based)
Siliconized Polyester and Polyester

Panel Conditions

Oil canning is inherent in all metal panels and is not cause for panel rejection.

Testing *

Uplift: UL 580 Class 90, ASTM E1592
Air & Water Infiltration: E1646 and E1680
Impact Testing: UL 2218 Class 4
Fire Resistance: UL 263 & UL 790 Class A
Florida Product Approval: FL 1832.10 (non-structural roofing)
FL 1747.8 (structural roofing)
Texas Windstorm: RC-63 & RC-283
Testing and Approvals are product specific. Please inquire for details.



FASTENER PATTERN
(@ Eaves, Ridges & Endlaps)



FASTENER PATTERN
(@ Intermediate Purlins)



FOAM INSIDE CLOSURE



FOAM OUTSIDE CLOSURE



TECHNICAL BULLETIN

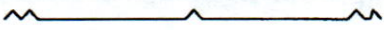
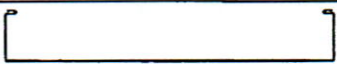
Issue Date : June 1, 2006

Revised: August 17, 2020

No. 04-268-06

Texas Department of Insurance Approval

The following roofing products have been evaluated by the Texas Department of Insurance for being in compliance with the *International Residential Code (IRC)* and the *International Building Code (IBC)*.

Panel Name	Minimum Gauge	Product Evaluation Number	Panel Profile
5V-Crimp	26	RC-13	
Meridian	26	RC-34	
Multi-Rib	26	RC-63	
ABC Instaloc	24	RC-86	
ABC InstaLoc	26	RC-93	
MaxRib	29	RC-157	
Multi-Cor	26	RC-158	
ABC 238T	24	RC-270	
ABC JSM 200 DL	24	RC-271	
ABC Permaseam	24	RC-272	
MultiRib	26	RC-283	
PBR-Panel	26	RC-284	
Met Tile	26	RC-425	
Milan	29	RC-463	
Medallion-Lok	24	RC-573	

For additional information and verification please visit <http://www.tdi.state.tx.us/wind>.

MANUFACTURING LOCATIONS

ADELANTO, CA	ASHBURN, GA	BOSSIER CITY, LA	CLINTON, IL	DIAMOND, MO	HOUSTON, TX	LEWISPORT, KY
MARSHALL, MI	MAUSTON, WI	MERKEL, TX	PEACHTREE CITY, GA	SUNNYVALE, TX	WINCHESTER, VA	



TECHNICAL BULLETIN

Issue Date : June 1, 2006

Revised: August 1, 2017

No. 04-267-06

Tests for Impact Resistance of Roof Covering Materials

UL 2218

Impact Resistance Class 4

Class 4 formed coated Steel Panels designated Type Coated steel panels (surfacing) identified as "Multi-Rib", "Master-Lok", "R", "Medallion-Lok", "Medallion", "Medallion I Batten", "Medallion II Batten", "Meridian", "5V-Crimp", "Mega-Rib", "Maxima 1.5", "Maxima 212", "Maxima 216", "Maxima 218", "Maxima 318", "Maxima 324", "Metalogic-2000", "Mirage", "M-Cor", "Multi-Cor", "Max-Rib", "Mac-Rib", "U", "PBU", "Mirage II", "Maxima ADV", and "Met-Tile", "ABC Permaseam Panel", "ABC SL Low Panel", "ABC JSM 200", "ABC Instaloc", "ABC SERIES 300", "238T Roof Panel", and "138T Roof Panel".

Class 4 formed copper panel, designated "ABC JSM 200"

Class 4 formed aluminum panel, designated "ABC 238T Roof Panel" and "Medallion-Lok".

CORPORATE OFFICE
SHREVEPORT, LOUISIANA

BOSSIER CITY, LA
CLINTON, IL

PEACHTREE CITY, GA
MARSHALL, MI

WINCHESTER, VA
ADELANTO, CA

LEWISPORT, KY
MAUSTON, WI

ASHBURN, GA
MERKEL, TX

SUNNYVALE, TX
HOUSTON, TX

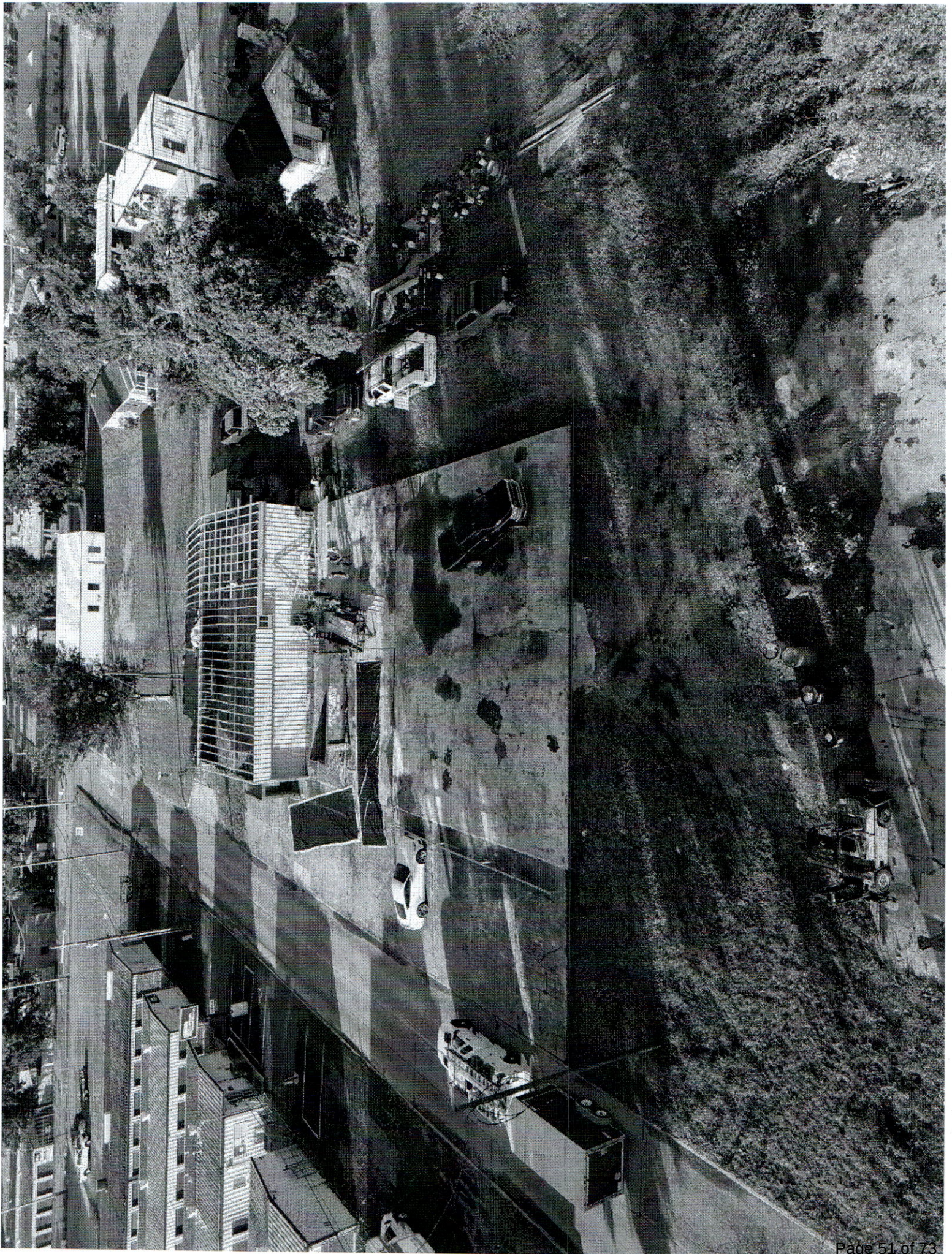




CITY OF
LAKE CHARLES, LA

REPORT FOR PARCEL 00395676
2025 DATA









CITY OF LAKE CHARLES

MARSHALL J. SIMIEN, JR.
MAYOR

326 Pujo Street • P.O. Box 900
Lake Charles, LA 70602-0900
(337) 491-1542 • FAX (337) 491-9187

DEPARTMENT OF
PLANNING & DEVELOPMENT
OFFICE OF ZONING & LAND USE

Case Number: VAR 26-56

Applicant: Richard Tanous

Address: 1341 Waverly Street

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 7TOTAL FEE: \$ 200 VAR

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: 1341 WAVERLY ST. LAKE CHARLES, LA 70605LEGAL DESCRIPTION: LOT 19 BLK 5 PART P UNIVERSITY PLACE IMPS/RDCDESCRIPTION OF JOB: EXTEND STORAGE AREA OF GARAGE

WITH PLANS ATTACHED HERETO:

APPLICANT: RICHARD TANOUS

PHONE: [REDACTED]

MAILING ADDRESS: [REDACTED]

EMAIL ADDRESS: [REDACTED]

OWNER OF RECORD: RICHARD TANOUSZONING 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 ELEMENTCONDITIONAL 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 ☐ OUT3.) ELEVATION CERTIFICATE REQUIRED: ☐ YES ☐ NO 4.) BASE FLOOD ELEVATION: _____ MSL

REMARKS OR SPECIAL CONDITIONS:

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

PLANNING DIRECTOR _____

DATE _____

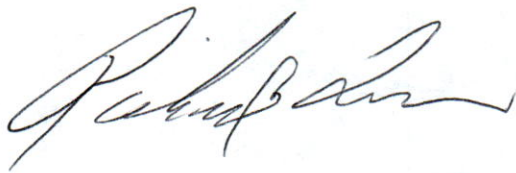
X Richard Tanous X
APPLICANT

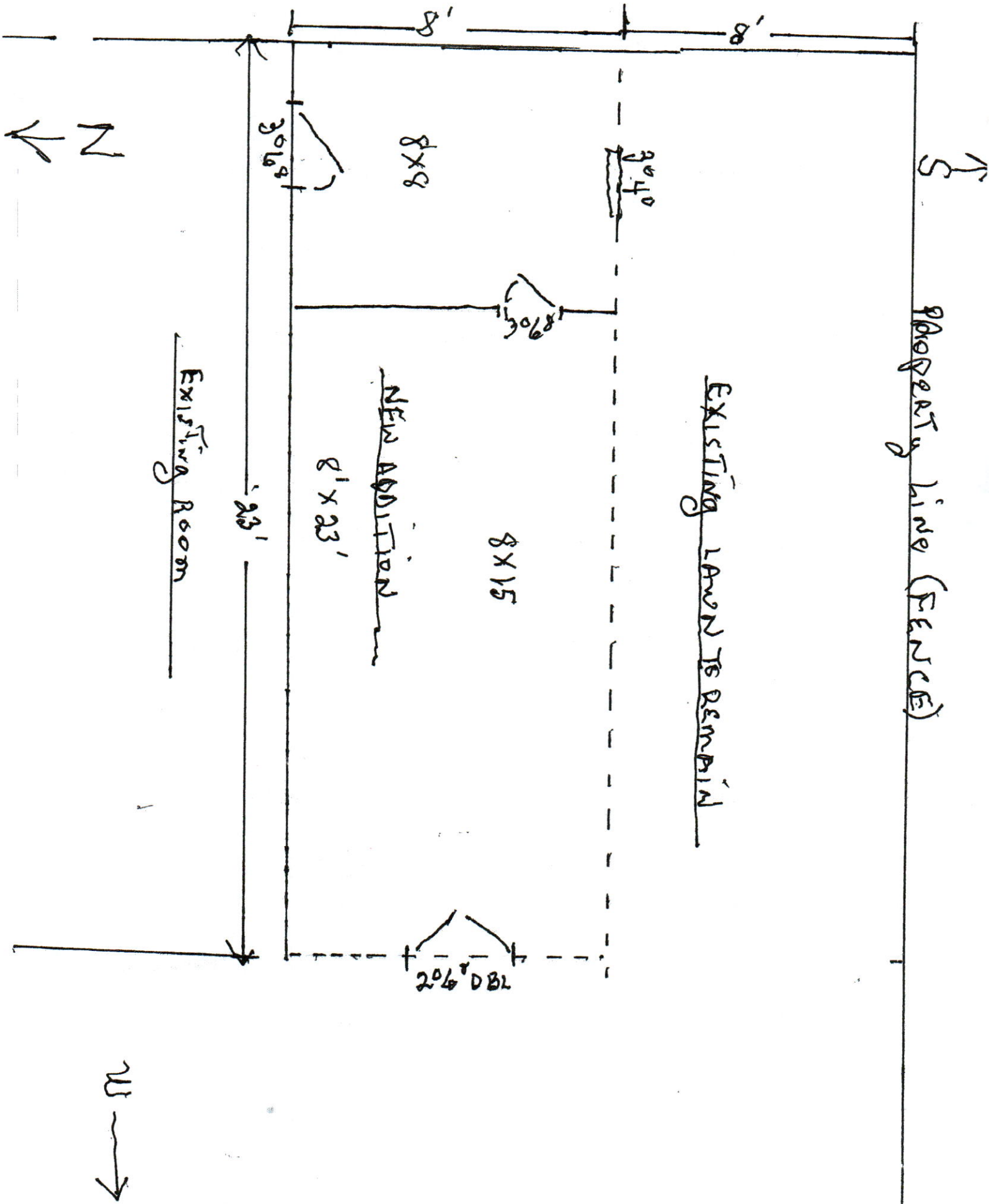
DATE _____

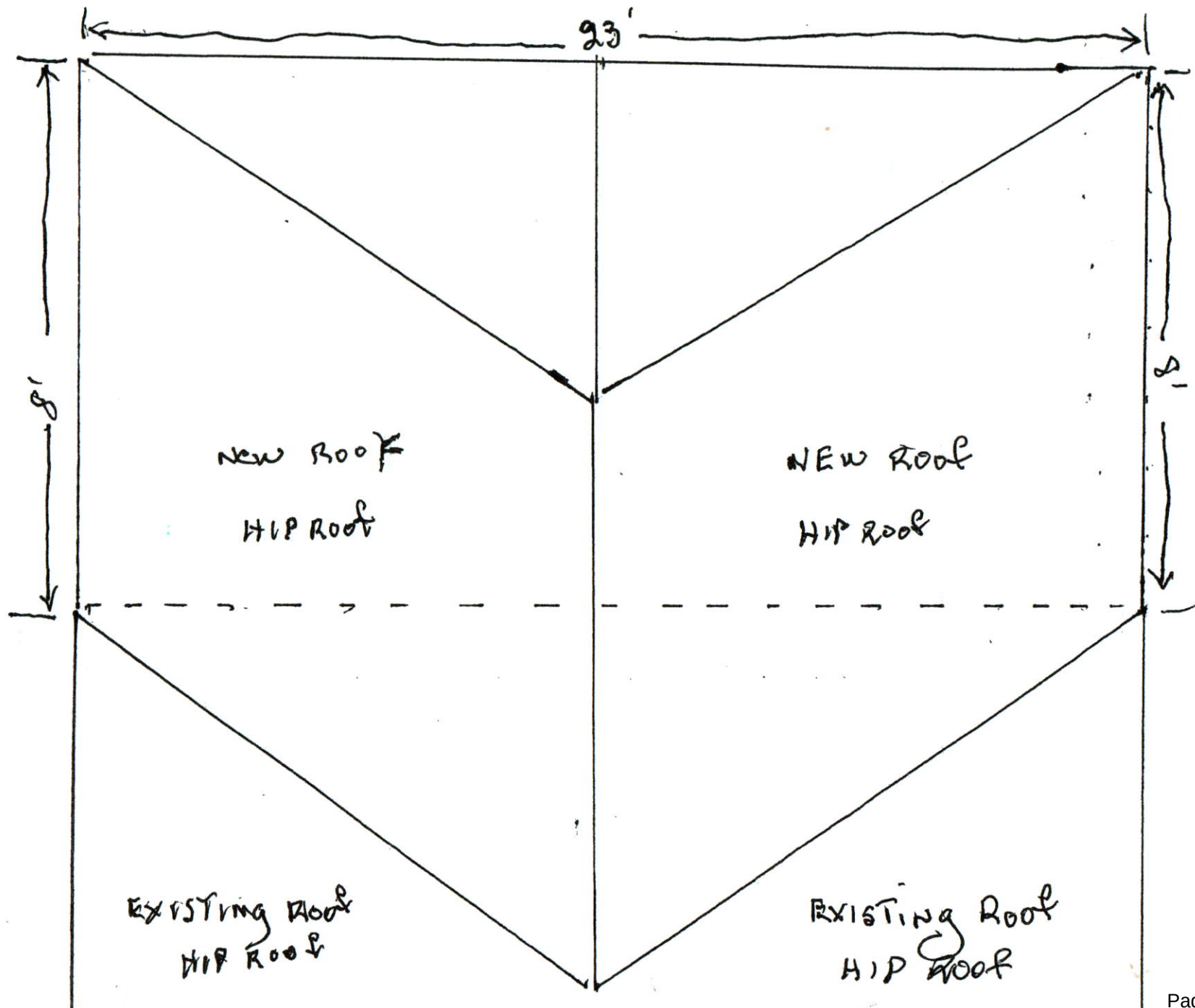
Letter of Intent

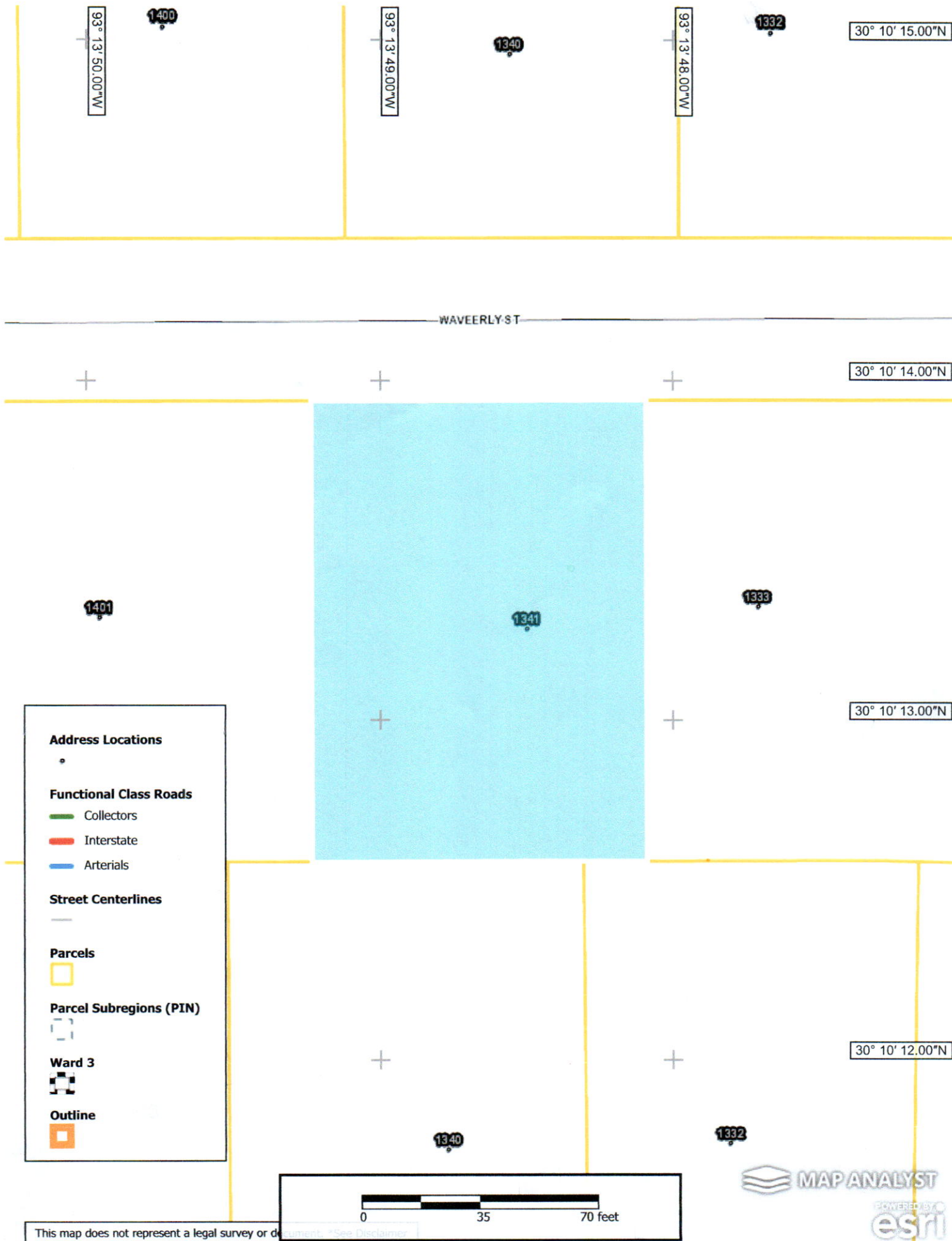
7/13/26

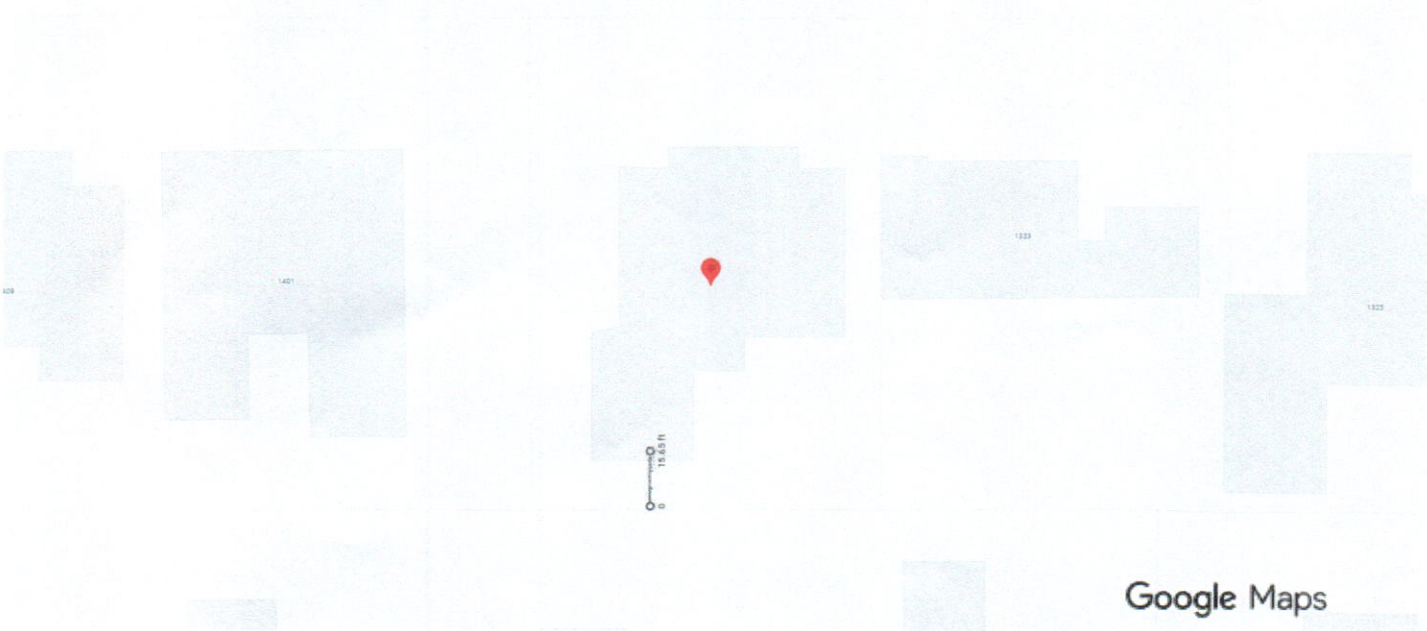
I, Richard TANDUS, intent to extend my storage shop AREA of my home AT 1341 WAVERLY ST. LAKE CHARLES, LA 70605. MY CURRENT REAR of my home is 16' from the REAR property line. I AM PLANNING AN EIGHT (8') FOOT by 23' ADDITION, THEREBY LEAVING AN EIGHT (8') FOOT REMAINDER to the PROPERTY LINE.











Google Maps

Imagery ©2026 , Map data ©2026 20 ft



Home

Building



Directions



Save



Nearby



Send to
phone



Share



1341 Waverly St, Lake Charles, LA 70605

Photos





WAVEERLY ST

1401

1341

1333



CITY OF LAKE CHARLES

MARSHALL J. SIMIEN, JR.
MAYOR

326 Pujoe Street • P.O. Box 900
Lake Charles, LA 70602-0900
(337) 491-1542 • FAX (337) 491-9187

DEPARTMENT OF
PLANNING & DEVELOPMENT
OFFICE OF ZONING & LAND USE

Case Number: VAR 26-57

Applicant: Rex Boyer

Address: 5464 Moulin Rouge Drive

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 7/16/2026TOTAL FEE: \$ 200

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: 5464 Maulin Rouge Dr. Lake CharlesLEGAL DESCRIPTION: Please see Attached

DESCRIPTION OF JOB: " " "

WITH PLANS ATTACHED HERETO:

APPLICANT: Rex R. Royer

PHONE: [REDACTED]

MAILING ADDRESS: [REDACTED]

EMAIL ADDRESS: [REDACTED]

OWNER OF RECORD: Rex R. RoyerZONING 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 ELEMENTCONDITIONAL 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 ☐ OUT3.) 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 Rex R. RoyerDATE 7/16/2026

Variance Request for Existing Storage Shed

I respectfully request a variance to allow my existing storage shed to remain in its current location.

Prior to construction of my pool house and attached storage shed, I hired a licensed surveyor to establish the property boundaries. I relied on that survey when placing the structures.

The City requires a **3-foot (36-inch) rear setback**. Based on the professional survey, the closest point of my shed is approximately **35 inches from the surveyed rear property line at its closest and more than 38" at its furthest**, placing it within **one inch** of the required setback. Because the shed is not perfectly parallel to the property line, portions of the structure actually exceed the required **36-inch setback**.

Although there are fences on both properties, they are not located on the surveyed property line and should not be used to determine compliance. My **8-foot privacy fence** is located approximately **22 inches inside my property line**, while my neighbor's fence is located approximately **12 inches inside my property line**, leaving approximately **24 inches between the shed and their fence**. The neighboring fence is approximately one foot inside my surveyed property line, making it appear that the shed is closer to the property line than it actually is. The attached survey accurately depicts the true property boundary and demonstrates that the structure does not encroach onto neighboring property. See **Exhibit A & B**

Since purchasing my home, I have invested more than **\$10,000** improving the drainage in my backyard. These improvements became necessary because the properties to the east and south were both raised above the original grade after my home was built. The eastern property was elevated during construction of the home when the house pad was elevated substantially above grade, and the southern property was elevated during installation of a swimming pool. To ensure that runoff from my property does not affect adjoining properties and collect runoff from the adjoining properties, I installed an extensive drainage system consisting of multiple French drains throughout the backyard, including a French drain along the drip line of the shed. And other drainage that collects runoff from gutters and runs it to our buried ditches. These improvements were specifically designed to ensure that drainage from my property does not impinge upon neighboring properties and collect the severe runoff that I have experienced since the house to the east was built and the pool for the southern neighbors was put in.

The shed is a permanent, well-constructed structure attached to the rear of the pool house. The east wall is approximately **6 feet** tall, sloping to approximately **9 feet** where it joins the pool house. Because it sits behind my **8-foot privacy fence** and behind the pool house, the structure is almost completely hidden from view. Only the upper approximately **12 inches of the roof and shingles** are visible above the fence line. The shed is well maintained and designed, compatible with the neighborhood, and has minimal visual impact.

The requested variance is minimal, affecting at most **one inch** of the required setback. Relocating or removing the shed would require significant demolition because it is attached to

the pool house and would disrupt the existing drainage system carefully designed and installed around the structure. This would create an unnecessary hardship with little or no practical benefit to neighboring properties or the public.

For these reasons, I respectfully request approval of this variance and appreciate the Board's consideration.

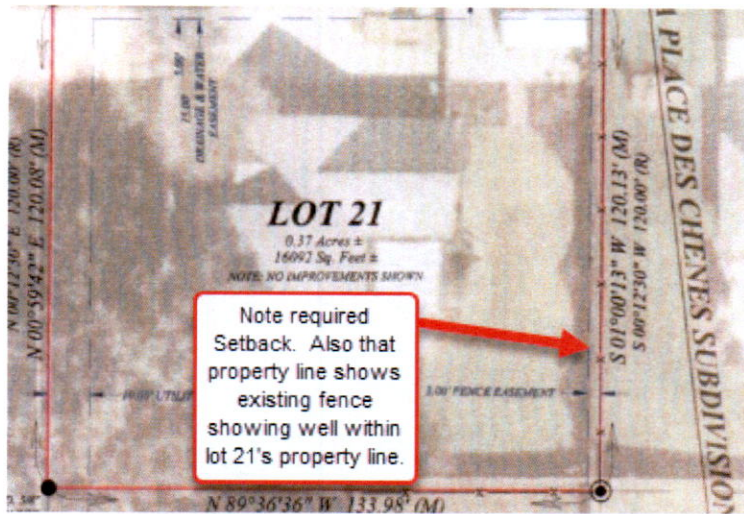


Exhibit A: Survey

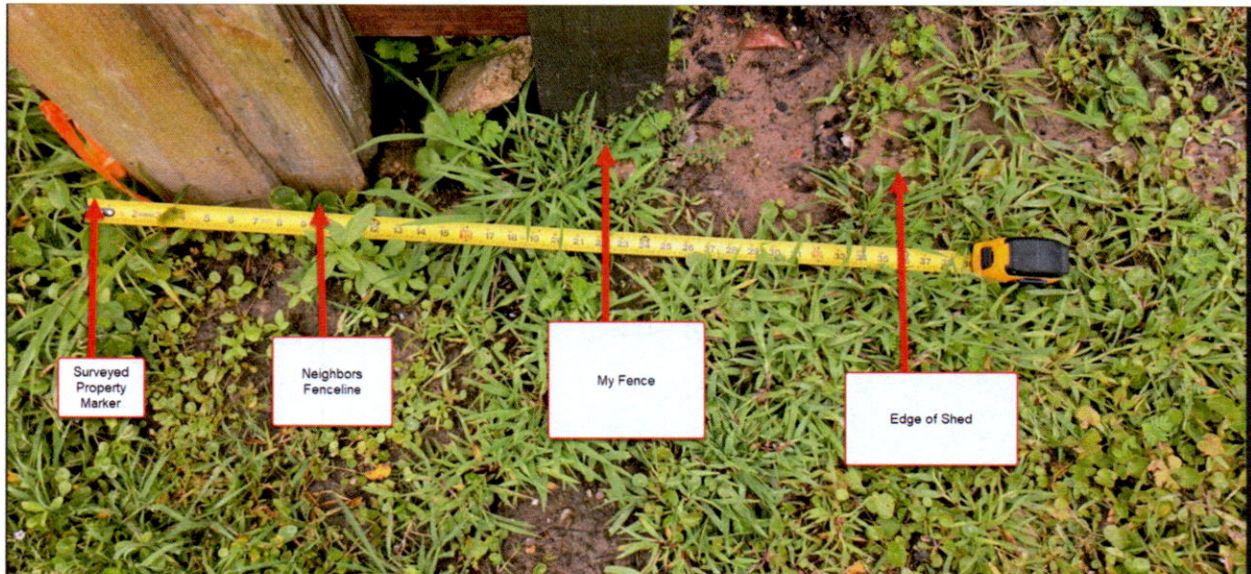


Exhibit B Measurements from Survey Marker



Exhibit C View facing South

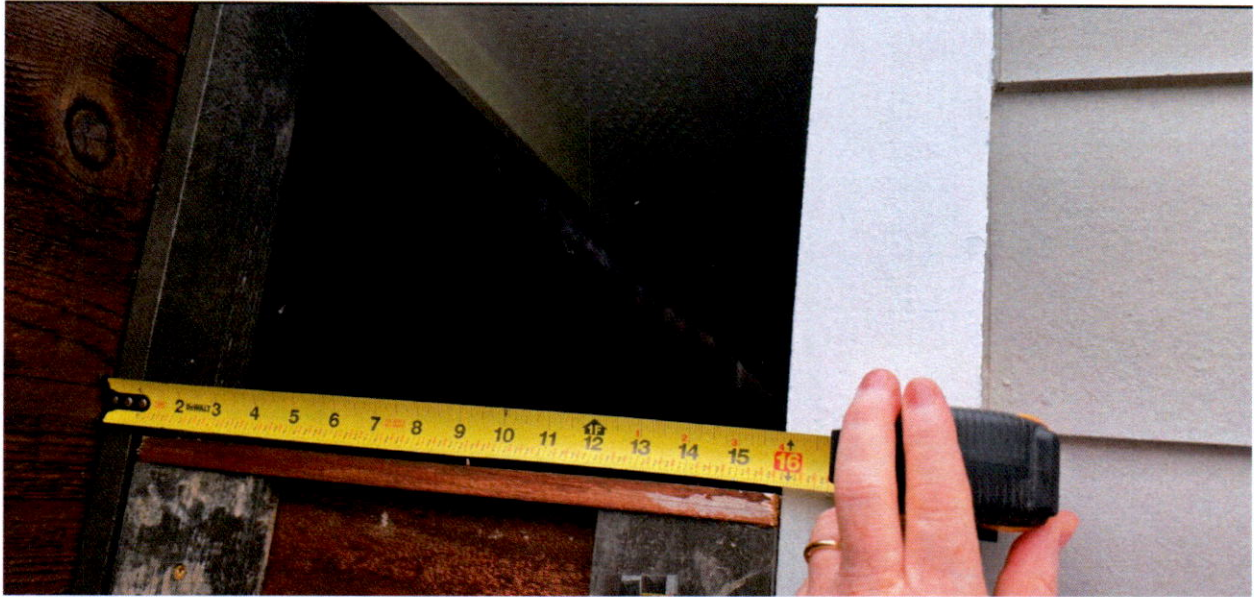


Exhibit D: Measurement from Shet to owners fence



Exhibit E: Measure Ment from East Neighbors fence to My Fence



Exhibit F: View of Roofline along Owners fence and Neighbors fence





MAP ANALYST

