



City of Lake Charles

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

Meeting Agenda Planning and Zoning Commission

Monday, September 14, 2026

5:00 PM

Council Chambers at City Hall

Open Meeting

Roll Call

Minutes of Previous Meeting

Special Announcements

MCU 26-37 (917 Middlebrook Circle) has been withdrawn per applicant's request.

Commission Business

MCU 26-39

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

Applicant: CENTRAL PARK PATIO HOMES, LLC

Subject: Applicant is requesting a Minor Conditional Use Permit in order to establish a Short Term Rental, within a Neighborhood Zoning District. Location of the request is **2829 N. Locke Point Drive**.

Staff Findings: The on-site and site plan reviews revealed that the applicant is requesting to establish a Short Term Rental in a Neighborhood 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 Neighborhood Zoning District. Additionally, Ordinance 20499 established that no Short Term Rentals will be permitted within 1,000 feet of an existing lawfully permitted short term rental. Staff's review found evidence of an existing short term rental within 1000' of the proposed property at 2713 Park Drive; therefore staff denied the Minor Conditional Use application.

PREFNL 26-15

LAKE CHARLES SUBDIVISION REGULATIONS

Applicant: RAMONA CORMIER (RAMONA CORMIER SUBDIVISION)

Subject: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a .74 acre tract of land into two (2) tracts, within a Mixed Use Zoning District. Location of the request is **315 thru 323 15th Street**.

Staff Findings: The on-site and site plan reviews revealed that the applicant is requesting to subdivide a .74 acre tract of land into two (2) tracts, within a Mixed Use Zoning District. The tracts created will meet the minimum lot size set forth in the Zoning Ordinance.

- PREFNL 26-17 LAKE CHARLES SUBDIVISION REGULATIONS**
Applicant: RYAN DOUCET (DRAGON KISS SUBDIVISION)
Subject: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to re-subdivide by a lot line adjustment of 20ft. for two (2) residential lots, within a Residential Zoning District. Location of the request is **218 & 224 Jefferson Drive**.
- Staff Findings:** The on-site and site plan reviews revealed that the applicant is requesting to re-subdivide by a lot line adjustment of 20ft. for two (2) residential lots, within a Residential Zoning District. The tracts created will meet the minimum lot size set forth in the Zoning Ordinance.
- FNL 26-02 LAKE CHARLES SUBDIVISION REGULATIONS**
Applicant: PROJECT BUILD A FUTURE (KINGMAN CROSSING SUBDIVISION, PHASE 1)
Subject: Applicant is requesting Final Subdivision approval (Sec. 2.4) in order to subdivide a 1.24 acre tract of land into seven (7) residential lots, within a Neighborhood Zoning District. Location of the request is the **Eastside 2000 Blk. Pear Street**.
- Staff Findings:** The on-site and site plan reviews revealed that the applicant is requesting to subdivide a 1.24 acre tract of land into seven (7) residential lots, within a Neighborhood Zoning District. The tracts created will meet the minimum lot size set forth in the Zoning Ordinance.
- MAJ 26-12 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**
Applicant: SHEC HOLDINGS, LLC
Subject: Applicant is requesting a Major Conditional Use Permit in conjunction with a Planned Residential Development (Sec. 24-5-409) in order to construct eight (8) duplex dwelling units (totaling 16 units). Location of the request is the **Southside 400 Blk. W. School Street (415)**.
- Staff Findings:** The on-site and site plan reviews revealed that the applicant is requesting a Major Conditional Use Permit in conjunction with a Planned Residential Development in order to construct eight (8) duplex dwelling units (totaling 16 units). Staff review revealed the proposed property is bordered to the North and South by what appear to be single family residential properties, to the East by multifamily property, and to the West by vacant property. If approved the proposal must meet all other development standards and applicant must adhere to any recommendations set forth by the Department of Engineering and Public Works.
- REZONE/MAJ 26-02 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**
Applicant: NICK LAROCCA
Subject: Applicant is requesting to amend the official zoning map (Sec. 24-5-207) from a Residential Zoning District to a Mixed Use Zoning District in companion with a Major Conditional Use Permit (Sec 24-4-207(4)(b)) in order to construct an accessory storage structure for business located at 708 E. School Street. Location of the request is **3704 Harvard Street**.
- Staff Findings:** The on site and site plan reviews revealed the applicant is requesting to rezone from a Residential Zoning District to a Mixed Use Zoning District in companion with a Major Conditional Use Permit (Sec 24-4-207(4)(b)) in order to construct an accessory storage structure for business. The proposed structure must meet development standards or obtain a variance for any deviations.

SPC 26-07

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

Applicant: RANDY M. GOODLOE, AIA, APAC & ASSOCIATES

Subject: Applicant is requesting a Special Exception (Sec. 24-4-206) in order to expand an existing non-conforming use (commercial office building) by constructing an accessory maintenance warehouse building, within a Neighborhood Zoning District. Location of the request is **2916 Hazel Street**.

Staff Findings: The on site and site plan reviews revealed the applicant is requesting to expand an existing non-conforming use (commercial office building) by constructing an accessory maintenance warehouse building and associated parking, within a Neighborhood Zoning District. Staff's review revealed the proposed property is bordered to the North, East, and West by what appear to be single-family residential properties.

VAR 26-60

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

Applicant: THE PATH A WESLEYAN WAY CHURCH

Subject: Applicant is requesting a Variance (Sec. 24-4-205) in order to construct a new ground sign vs. required monument style sign, within a Mixed Use Zoning District. Location of the request is **3820 Common Street**.

Staff Findings: The on-site and site plan reviews revealed that the applicant is requesting to construct a new nonstandard ground sign vs. required monument style sign, within a Mixed Use Zoning District. The proposed sign will have a 2 wood posts construction.

VAR 26-61

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

Applicant: DAVID KLANN & RENEE KLANN

Subject: Applicant is requesting a Variance (Sec. 24-4-205) in order to construct a rear addition (open roof-covered pavilion) to existing residential structure 0' from rear property line vs. required 10', within a Residential Zoning District. Location of the request is **804 Woodland Estates Drive**.

Staff Findings: The on-site and site plan reviews revealed that the applicant is requesting to construct a rear addition (open roof-covered pavilion) to existing residential structure 0' from rear property line vs. required 10', within a Residential Zoning District. Staff could find no evidence of hardship therefore cannot forward a position of support.

VAR 26-62

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

Applicant: RANDY M. GOODLOE, AIA, APAC & ASSOCIATES

Subject: Applicant is requesting Variances (Sec. 24-4-205) in order to construct a new accessory maintenance building and parking with the following: 1) 10ft. landscape bufferyard along West property line vs. required 15ft.; 2) 2' 3 1/4" landscape bufferyard along North property line vs. required 15ft.; 3) 7' 3 1/4" rear setback thereby encroaching required 15ft. landscape bufferyard along the North property line; and 4) 2' 7 3/4" landscape bufferyard along East property line vs. required 10ft., within a Neighborhood Zoning District. Location of the request is **2916 Hazel Street**.

Staff Findings: The on site and site plan reviews revealed the applicant is requesting to construct a new accessory maintenance building and parking with the following: 1) 10ft. landscape bufferyard along West property line vs. required 15ft.; 2) 2' 3 1/4" landscape bufferyard along North property line vs. required 15ft.; 3) 7' 3 1/4" rear setback thereby encroaching required 15ft. landscape bufferyard along the North property line; and 4) 2' 7 3/4" landscape bufferyard along East property line vs. required 10ft. Staff can find no evidence of hardship therefore cannot forward a position of support.

VAR 26-64

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

Applicant: CHAMPEAUX EVANS HOTARD, ARCHITECTS (BRIDGET EVANS)

Subject: Applicant is requesting Variances (Sec. 24-4-205) in order to construct a new church with 1) front setback reduction to 10' vs. required 50'; and 2) eliminate required 10' landscape bufferyard along South property line (See Street), within a Neighborhood Zoning District. Location of the request is **1200 N. Prater Street**.

Staff Findings: The on site and site plan reviews revealed the applicant is requesting to construct a new church with 1) front setback reduction to 10' vs. required 50'; and 2) eliminate required 10' landscape bufferyard along South property line (See Street), within a Neighborhood Zoning District. Staff could find no evidence of hardship therefore cannot forward a position of support.

VAR 26-66

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

Applicant: ANDREW AARON

Subject: Applicant is requesting a Variance (Sec. 24-4-205) in order to maintain unpermitted graffiti style mural on front and side façades of existing commercial structure, within a T-4 Urban Transect Zoning District. Location of the request is **334 Kirby Street**.

Staff Findings: The on site and site plan reviews revealed the applicant is requesting to maintain unpermitted graffiti style mural on front and side façades of existing commercial structure, within a T-4 Urban Transect Zoning District. Staff could find no evidence of hardship therefore cannot forward a position of support.

VAR 26-67

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

Applicant: RAMONA CORMIER

Subject: Applicant is requesting a Variance (Sec. 24-4-205) in order to create a 4.76' and 4.98' side setback encroachment of two existing duplexes vs the required 5', within a Mixed Use Zoning District. Location of the request is **323 15th Street, Units A-D**.

Staff Findings: The on site and site plan reviews revealed the applicant is requesting to create a 4.76' and 4.98' side setback encroachment of two existing duplexes vs the required 5' with the current subdivision request. Staff finds the request reasonable for passage.

VAR 26-68

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

Applicant: NICK LAROCCA

Subject: Applicant is requesting a Variance (Sec. 24-4-205) in order to construct a continuous curb cut for a proposed drive-in parking area thereby eliminating the required 15' landscape bufferyard, within a Mixed Use Zoning District. Location of the request is **708 E. School Street**.

Staff Findings: The on site and site plan reviews revealed the applicant is requesting to construct a continuous curb cut for a proposed drive-in parking area thereby eliminating the required 15' landscape bufferyard, within a Mixed Use Zoning District. Staff's review revealed the applicant would eliminate informal parking at the intersection of E. School Street and Harvard Street. While staff cannot forward a position of support, if approved, staff recommends bollards or a landscape element be implemented to ensure this area is not utilized for parking.

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.



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: MCU 26-39

Applicant: Central Park Patio Home, LLC

Address: 2829 N. Locke Point Drive

Central Park Patio Home,LLC



July 15,2026

Planning and Zoning Commission / Permit Center

City of Lake Charles
326 Pujo Street
Lake Charles, LA 70602

Property Address: 2829 N. Locke Point Drive Lake Charles,LA 70605

Zoning District: Residential

Please accept this letter as formal intent to operate a Short-Term Rental at the above-referenced property in the City of Lake Charles, Louisiana. The property is currently owned by Central Park Patio Home,LLC and will be operated as a short-term lodging option for visitors and tourists, supporting the local economy.

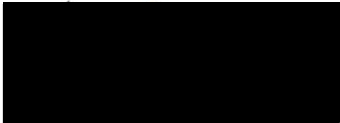
In compliance with the short-term rental regulations outlined in Sec. 12-15 of the City Code of Ordinances, I commit to the following operational standards:

- **Occupancy:** The property will host no more than 6 guests, which corresponds to the maximum occupancy standard of two (2) persons per bedroom, plus two (2) additional persons.
- **Parking:** All guest vehicles will be accommodated entirely on-site in the private driveway & garage. No on-street parking will be permitted.
- **Commercial Events:** There will be absolutely no commercial events held on the premises, including but not limited to weddings, concerts, banquets, or large parties.
- **Property Maintenance:** The dwelling will be maintained in excellent repair and appearance. Trash will be stored in covered, closed containers and disposed of via the City's regular weekly collection schedule.
- **Local Contact:** A local point of contact, Hobin Stout, is available 24/7 to immediately address and resolve any guest issues or neighborhood complaints.
- **Regulations & Taxes:** We will maintain compliance with the International Residential Code, securely display the required permit and maximum guest limits, and remit all required State Sales and Calcasieu Parish occupancy/hotel taxes.

We also acknowledge the city ordinance regarding the spacing of short-term rentals and confirm that the property complies with the minimum 1,000-foot buffer requirement from any other permitted short-term rental.

Thank you for your time, consideration, and assistance in reviewing our Minor Conditional Use Permit and registration application. We are committed to being responsible, considerate neighbors and look forward to operating in full accordance with the City of Lake Charles.

Sincerely,



Property Owner / Manager

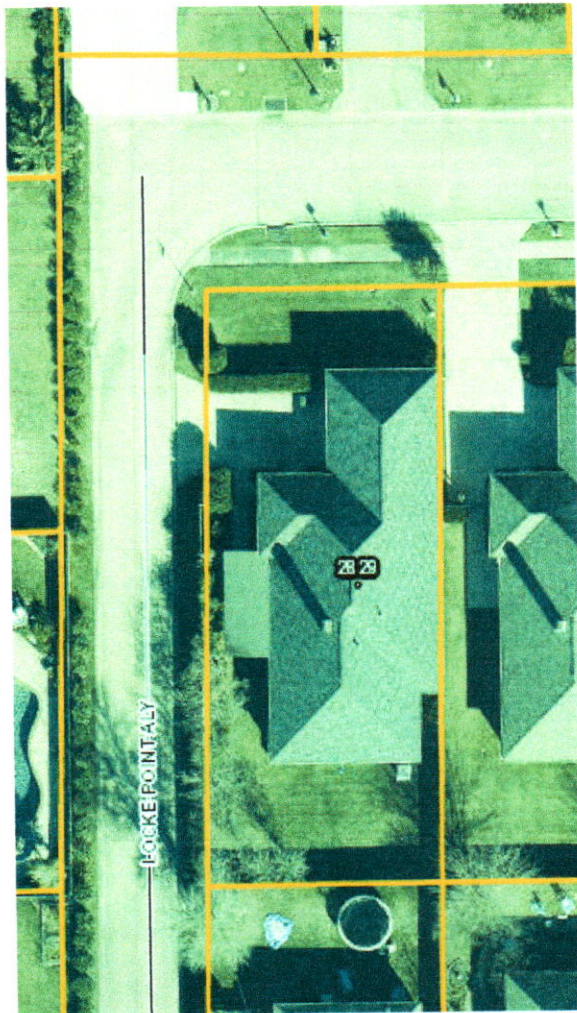
Central Park Patio Home, LLC



Property: 2829 N. Locke Point Dr.
Lake Charles, LA 70605

Parking in garage
Parking in driveway

<https://colc.totaland.com/#>





CITY OF LAKE CHARLES

MARSHALL J. SIMIEN, JR.
MAYOR

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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 20-15

Applicant: Ramona Cormier

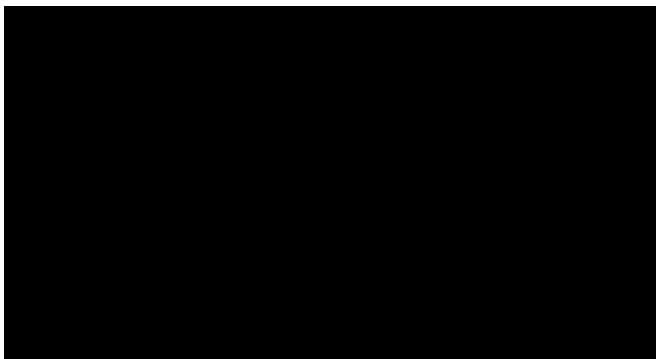
Address: 315, 317, 317 1/2 & 319 15th Street

I, Ramona Cormier am applying to get my properties at 315, 317, 317½, and 319 15th St. separated from my property at 323 15th St. My plan is to keep the 323 property and sell the others.

I am also applying for a variance at 323 15th because of the distance between 319 and 323. 319 15th house is 4.76' from the property line and the back porches on 323 A+B are 4.98' from the property line. I understand and am willing to have gutters put on the porch roofs so that the rain run-off will drain onto my property.

Thanking you in advance for your consideration on this subdivision and variance approval.

Ramona Cormier



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 05/12/2026.

REFERENCE PLAT:
• PLAT OF W 1/3 OF THE NE/4 OF THE NE/4 OF SEC 7, T10S-R8W, DIVIDED INTO 9 LOTS
• PERFORMED BY JOHN W. RHORER
• DATED 08/09/1934
• RECORDED ON PAGE 96, PLAT BOOK 3, 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
- X- FENCE LINE
- - - EASEMENT
- - - CENTERLINE

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, OR SERVITUDES 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 AERIAL MAPS PROVIDED ARE FOR REFERENCE ONLY AND MAY NOT BE ACCURATE OR UP-TO-DATE.

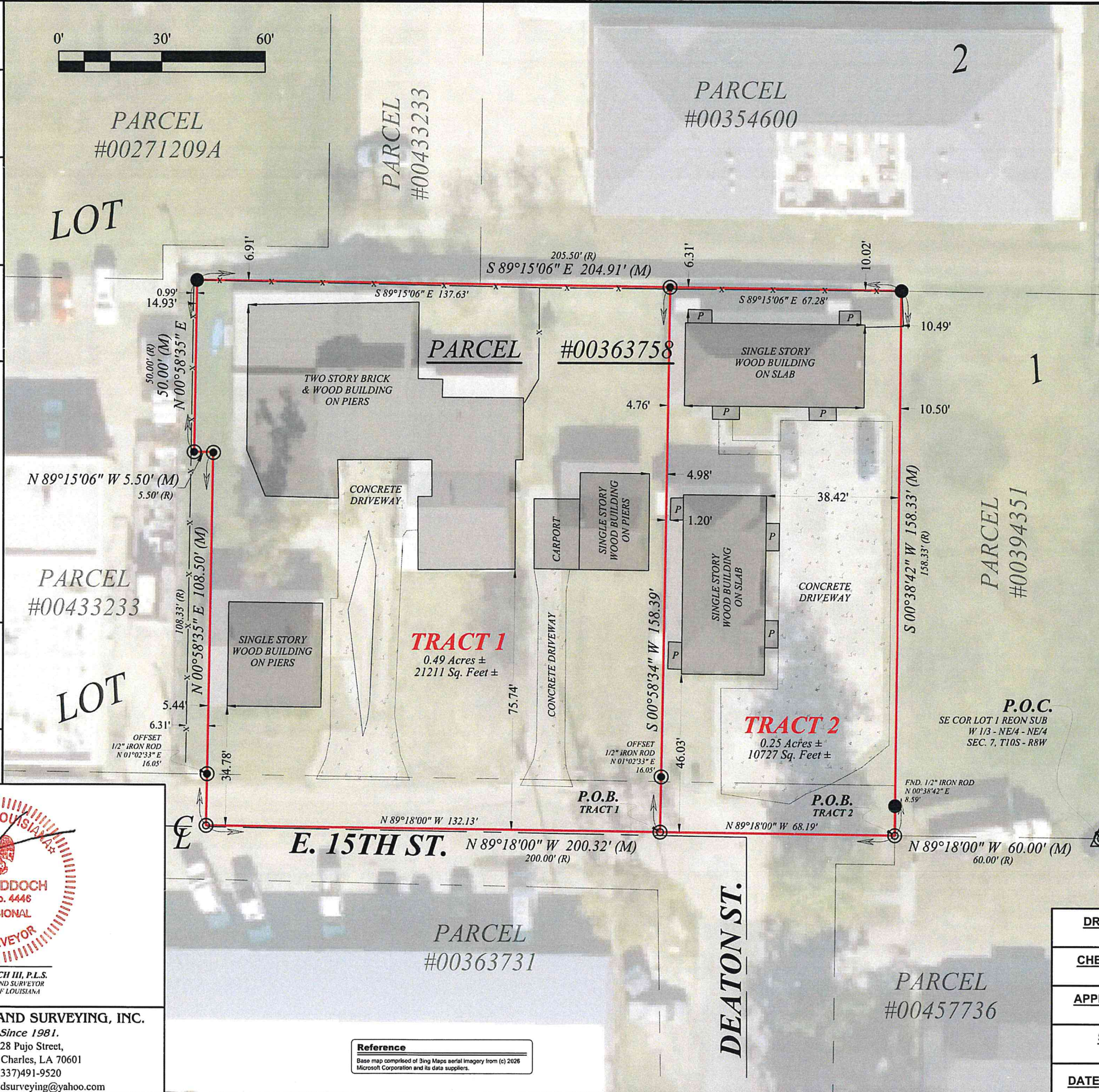
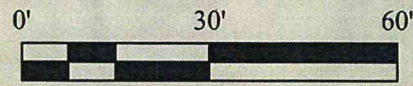
FLOOD ZONE NOTE:
DETERMINED BY GRAPHICAL METHODS ONLY, THE ABOVE PROPERTY LIES WITHIN ZONE X OF THE H. U. D. (F. I. A.) FLOOD HAZARD BOUNDARY MAP NO. 22019C0480F, WHICH BEARS AN EFFECTIVE DATE OF 02/18/2011. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

MUNICIPAL ADDRESS:
317 E. 15TH ST., LAKE CHARLES, LA 70601



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

Reference
Base map comprised of 3ing Maps aerial imagery from (c) 2026 Microsoft Corporation and its data suppliers.



PROPERTY DESCRIPTION:

TRACT 1:
A PARCEL OF LAND LOCATED IN SECTION 7, TOWNSHIP 10 SOUTH, RANGE 8 WEST, SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 OF REON SUBDIVISION, BEING A SUBDIVISION AS PER PLAT RECORDED, RECORDS OF CALCASIEU PARISH LOUISIANA; THENCE NORTH 89°18'00" WEST A DISTANCE OF 128.19 FEET TO THE POINT OF BEGINNING OF TRACT 1;

THENCE NORTH 89°18'00" WEST A DISTANCE OF 132.13 FEET;
THENCE NORTH 00°58'35" EAST A DISTANCE OF 108.50 FEET;
THENCE NORTH 89°15'06" WEST A DISTANCE OF 5.50 FEET;
THENCE NORTH 00°58'35" EAST A DISTANCE OF 50.00 FEET;
THENCE SOUTH 89°15'06" EAST A DISTANCE OF 137.63 FEET;
THENCE SOUTH 00°58'34" WEST A DISTANCE OF 158.39 FEET TO THE POINT OF BEGINNING OF TRACT 1;

CONTAINING 0.49 ACRES, MORE OR LESS, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS SITUATED THEREON.

TRACT 2:

A PARCEL OF LAND LOCATED IN SECTION 7, TOWNSHIP 10 SOUTH, RANGE 8 WEST, SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 OF REON SUBDIVISION, BEING A SUBDIVISION AS PER PLAT RECORDED, RECORDS OF CALCASIEU PARISH LOUISIANA; THENCE NORTH 89°18'00" WEST A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING OF TRACT 2;

THENCE NORTH 89°18'00" WEST A DISTANCE OF 68.19 FEET;
THENCE NORTH 00°58'34" EAST A DISTANCE OF 158.39 FEET;
THENCE SOUTH 89°15'06" EAST A DISTANCE OF 67.28 FEET;
THENCE SOUTH 00°38'42" WEST A DISTANCE OF 158.33 FEET TO THE POINT OF BEGINNING OF TRACT 2;

CONTAINING 0.25 ACRES, MORE OR LESS, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS SITUATED THEREON.

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, 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.

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.

RAMONA ANN CORMIER, OWNER _____ DATE _____

CITY OF LAKE CHARLES _____ DATE _____

VICINITY MAP
SCALE: NTS



DRAWN BY:
AGT

CHECKED BY:
ACR

APPROVED BY:
ELR

SCALE:
1" = 30'

DATE OF PLAT: 05/14/2026

REV. DATE:

PLAT OF MINOR SUBDIVISION SHOWING:
RAMONA CORMIER
SUBDIVISION

BEING LOCATED IN:
SECTION 7, TOWNSHIP 10 SOUTH, RANGE 8 WEST,
SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN,
CALCASIEU PARISH, LOUISIANA



CITY OF LAKE CHARLES

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MAYOR

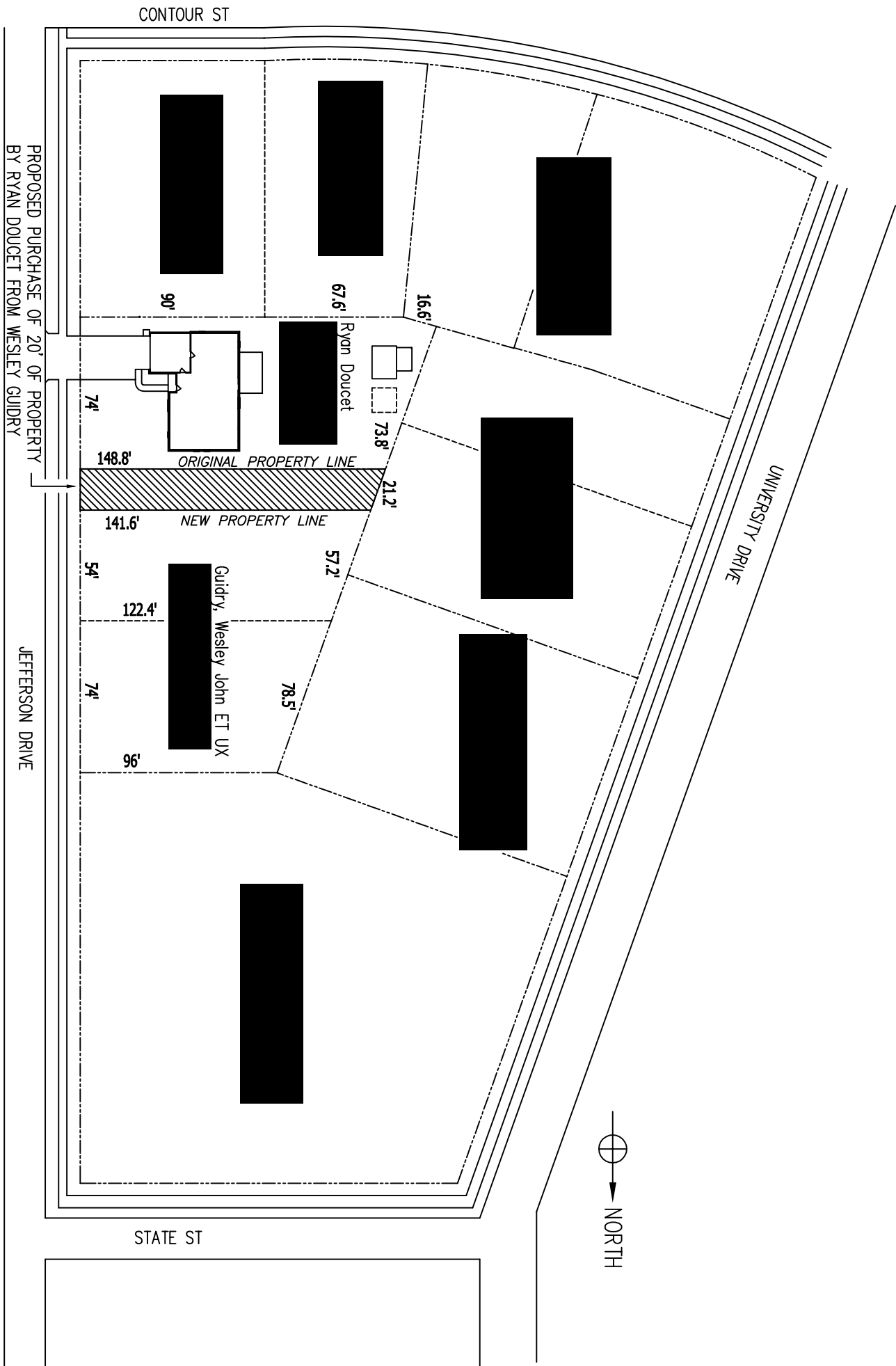
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DEPARTMENT OF
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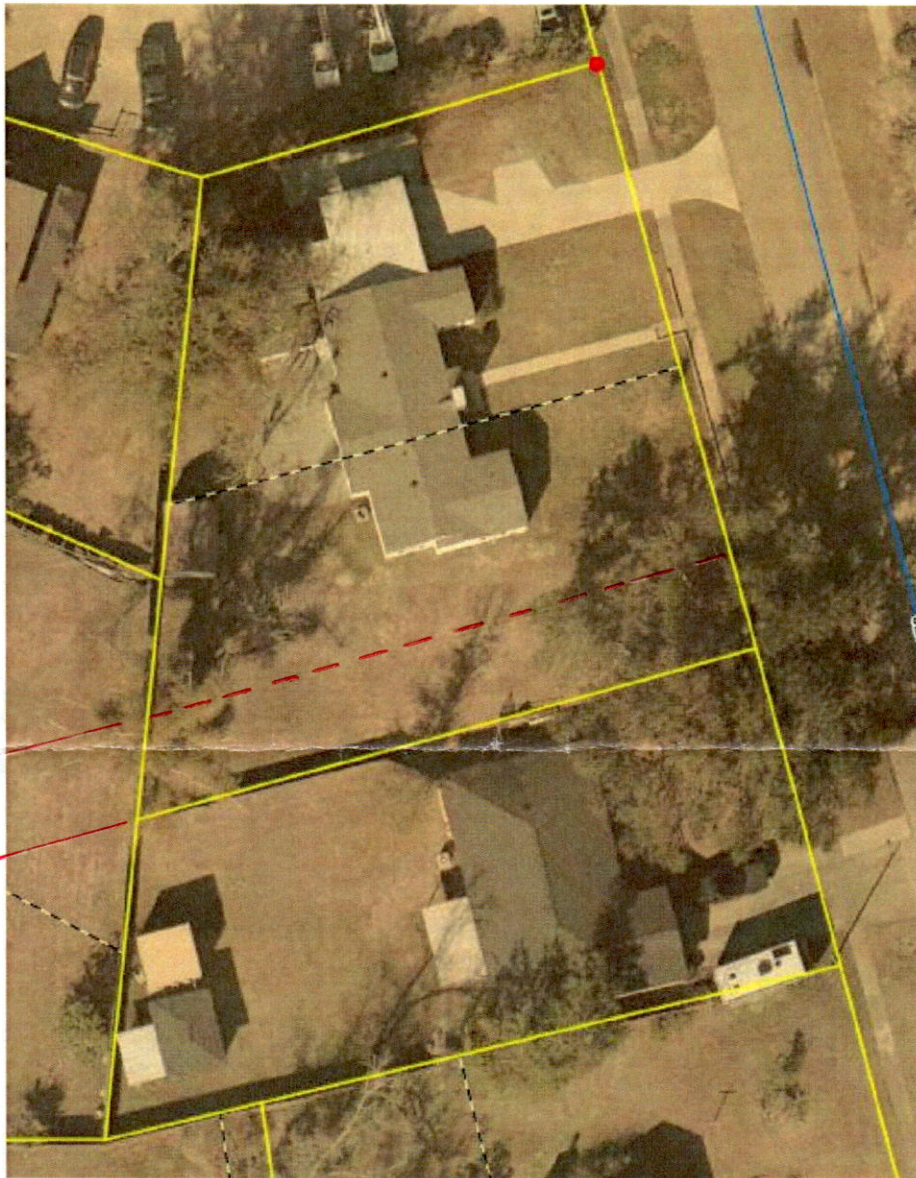
Case Number: PREFNL 26-17

Applicant: Ryan Doucet & Wesley Guidry

Address: 224 Jefferson Drive



20' X
NEW PROPERTY LINE





CITY OF LAKE CHARLES

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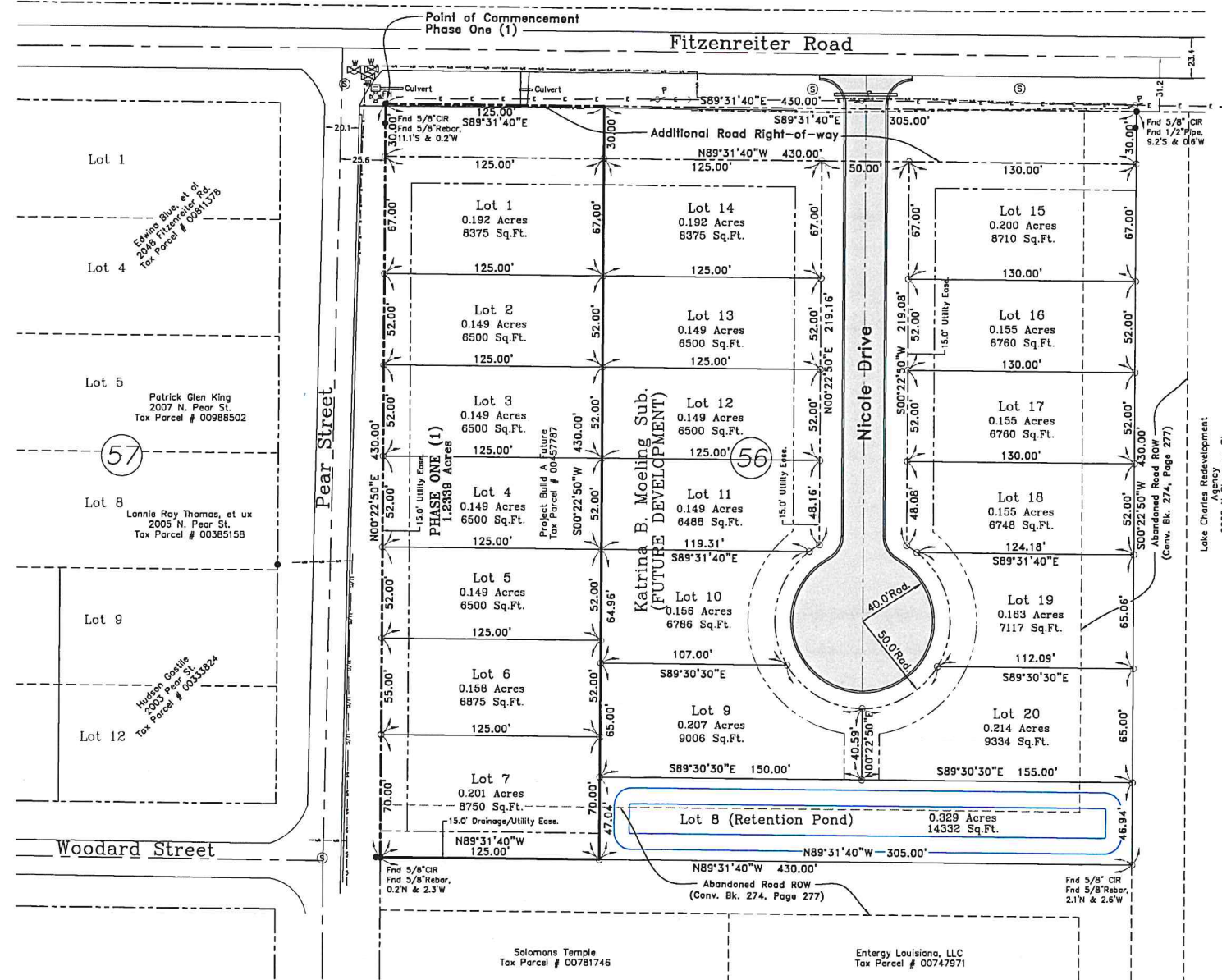
DEPARTMENT OF
PLANNING & DEVELOPMENT
OFFICE OF ZONING & LAND USE

Case Number: FNL 26-02

Applicant: Project Build A Future

Address: Southeast corner of Fitzenreiter &
Pear Streets

Being:
Re-Subdivision of Block 56 of Katrina B. Moeling Subdivision,
Sited in the:
East Half of the Southwest Quarter of
in Section 21, Township 9 South, Range 8 West,
Southwestern Land District, Louisiana Meridian
Calcasieu Parish, Louisiana



All that certain tract or parcel of land containing 1.2339 acres, more or less, and being the West 125 feet of Block 56 of Katrina B. Housing Sub., as set apart and recorded, records of Calcasieu Parish, Louisiana, being situated in the East Half of the Southeast Quarter of Section 21, Township 10 South, Range 8 West, Southwestern Land District, Louisiana Meridian, Calcasieu Parish, Louisiana, together with that portion of the road right-of-way abandoned as described in Conveyance Book 274, Page 277, records of Calcasieu Parish, Louisiana, lying adjacent and South thereof, and being more particularly described by metes and bounds as follows:

CORRECTION at found 5/8 inch rebar with stop stamped Collins 4390 at the Northwest corner of Block 56 of Katrina B. Moeling Sub, as per plot recorded, records of Calcasieu Parish, Louisiana, Book 10, Page 104, and the following description: "thence run 21, Township 10 South, Range 8 West, Southeastern Land District, Louisiana Meridian, Calcasieu Parish, Louisiana; thence run South 89 degrees 58 minutes 33 seconds East, for a distance of 430.00 feet to a point and corner; thence run South 00 degrees 22 minutes 50 seconds West, for a distance of 430.00 feet to a set 5/8 inch rebar at the East corner of Block 56 of Katrina B. Moeling Sub; thence run North 89 degrees 58 minutes 33 seconds East, for a distance of 430.00 feet to a point and corner; thence run South 00 degrees 22 minutes 50 seconds West, for a distance of 430.00 feet to a set 5/8 inch rebar with stop stamped Collins 4390 on the East corner of Block 56 of Katrina B. Moeling Sub; thence run North 89 degrees 58 minutes 33 seconds East, along said right of way, for a distance of 430.00 feet to the Point of Commencement, being subject only to the easement of the Calcasieu Parish Sewer District, as recorded, Viable and Inalienable."

FLOOD ZONE INFORMATION:

THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X".
FEMA MAP PANEL NO.: 22019C0315F
REVISED: 12/18/2011
ZONE "X", AREAS OUTSIDE THE 500 YR FLOOD PLAIN.

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, UTILITIES, MAINTENANCE, SPACE 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 APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF CALCASIEU PARISH.

LEGEND:			
	Dead or Record lines		Interior and Adjacent lines
	Easement or ROW lines		Transformer
	FIH Fire Hydrant		Electric Meter
	LP Light Pole		Telephone Pedestal
	Gas Valve		Ballast
	Water Valve		Sign
	Sewer Manhole		Handicap Parking
	Sewer Cleanout		Guy Anchor
	Storm Drain Manhole		(M) Measure
	Storm Drain		(R) Record
	P Power Pole		(C) Calculated
	W Water Meter		● Found
	G Gas Meter		○ Set
	← Ingress or Egress		
	—T— Overhead Telephone		SD Storm Drain
			QIR Capped Iron rebar

- KINGMAN CROSSING -
- Re-Subdivision of Block 56 of Katrina B. Moeling Subdivision -
- Phase One (1) -

IN
Section 21, Township 9 South, Range 8 West,
City of Lake Charles, Calcasieu Parish, Louisiana.

SCALE: 1" = 40'	July 15, 2025
REVISE LOTS 8-10 & 19-20	March 19, 2026
ADD ROAD NAME	April 20, 2026
SPLIT INTO PHASES 1 & 2	July 27, 2026

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 and are based on the Louisiana State Plane Coordinate System, NAD83, Geoid 18, Louisiana South Zone.
- 4.) The elevations shown hereon are relative to Mean Sea Level, NAVD88, Geoid 18, derived from Static GPS sessions, utilizing Trimble TR700 and processed by OPUS.

DRAWING:

DATE: 07/27/2026	DRAWN BY: DEM	JOB NO: 225128
SCALE: 1" = 40'	CHECKED BY: GAE	PLAT NO: 225128 - PHASE 0

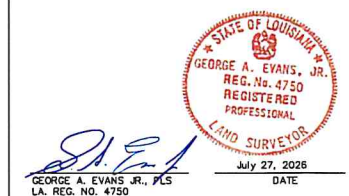
REFERENCES:

- 1.) Boundary Survey by George A. Evans, Jr., PLS, for Project Build a Future, dated June 5, 2023, Job Number: 223158.
- 2.) Preliminary Plot of Proposed Subdivision, prepared by E. Leo Reddick, PLS, for Project Build a Future, dated December 19, 2014.
- 3.) Calcasieu Parish Tax Maps of portions of Katrina B. Moeling Subdivision, unknown date. Streets abandoned, Conveyance Book 274, at Page 277, records of Calcasieu Parish, Louisiana.

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. 33:5051, ET. SEQ. AND CONFORMS TO ALL CITY OF LAKE CHARLES ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

COLLINS & ASSOCIATES LAND SURVEYING, INC.



**COLLINS &
ASSOCIATES
LAND
SURVEYORS, INC.**

Licensed To Serve Louisiana, Texas, Arkansas, Mississippi, and Alabama
1230 2nd Street Lake Charles, LA 70601
337-602-6970 office Website: www.collinslandsurveyors.com



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: MAJ 26-12

Applicant: SHEC Holdings LLC

Address: 415 W. School St.

1. Letter of Intent

Dear Members of the Planning and Zoning Commission,

SHEC Holdings, LLC respectfully requests that the property located at 415 W. School Street, Lake Charles, Louisiana, be rezoned from its current residential zoning classification to the appropriate Neighborhood District designation together with approval of a Planned Development or Major Conditional Use, as determined appropriate by the City, to allow development of an eight-building duplex community consisting of sixteen dwelling units.

The proposed development will provide professionally managed workforce housing designed to complement the surrounding neighborhood. The project includes eight duplex buildings, one controlled entrance, off-street parking, landscaping, stormwater management, and residential-scale architecture.

Residents will be subject to criminal background checks, income verification of at least three times the monthly rent, rental history verification, and lease compliance requirements.

SHEC Holdings, LLC respectfully requests approval of this application and appreciates your consideration.

Respectfully submitted,

A black rectangular redaction box covering the signature of the Manager of SHEC Holdings, LLC.

Manager, SHEC Holdings, LLC

2. Planning Narrative

Project Overview

The proposed development consists of eight duplex buildings (16 dwelling units) on approximately 1.23 acres with one entrance from W. School Street, internal parking, landscaping, and stormwater management.

Compatibility with the Neighborhood

The development is designed as a residential duplex community rather than a large apartment complex. Residential-scale buildings, setbacks, landscaping, and professional management are intended to complement the surrounding area.

Housing Need

The project will provide new quality workforce housing for families, healthcare workers, educators, and other professionals while utilizing existing City infrastructure.

Traffic

Traffic will be neighborhood-scale with a single controlled access point to promote safe circulation.

Drainage

Stormwater detention and drainage improvements will be designed to satisfy City requirements.

Property Management

Professional management will oversee maintenance and tenant compliance. Screening includes criminal background checks, income verification of at least three times monthly rent, rental history verification, and lease compliance.

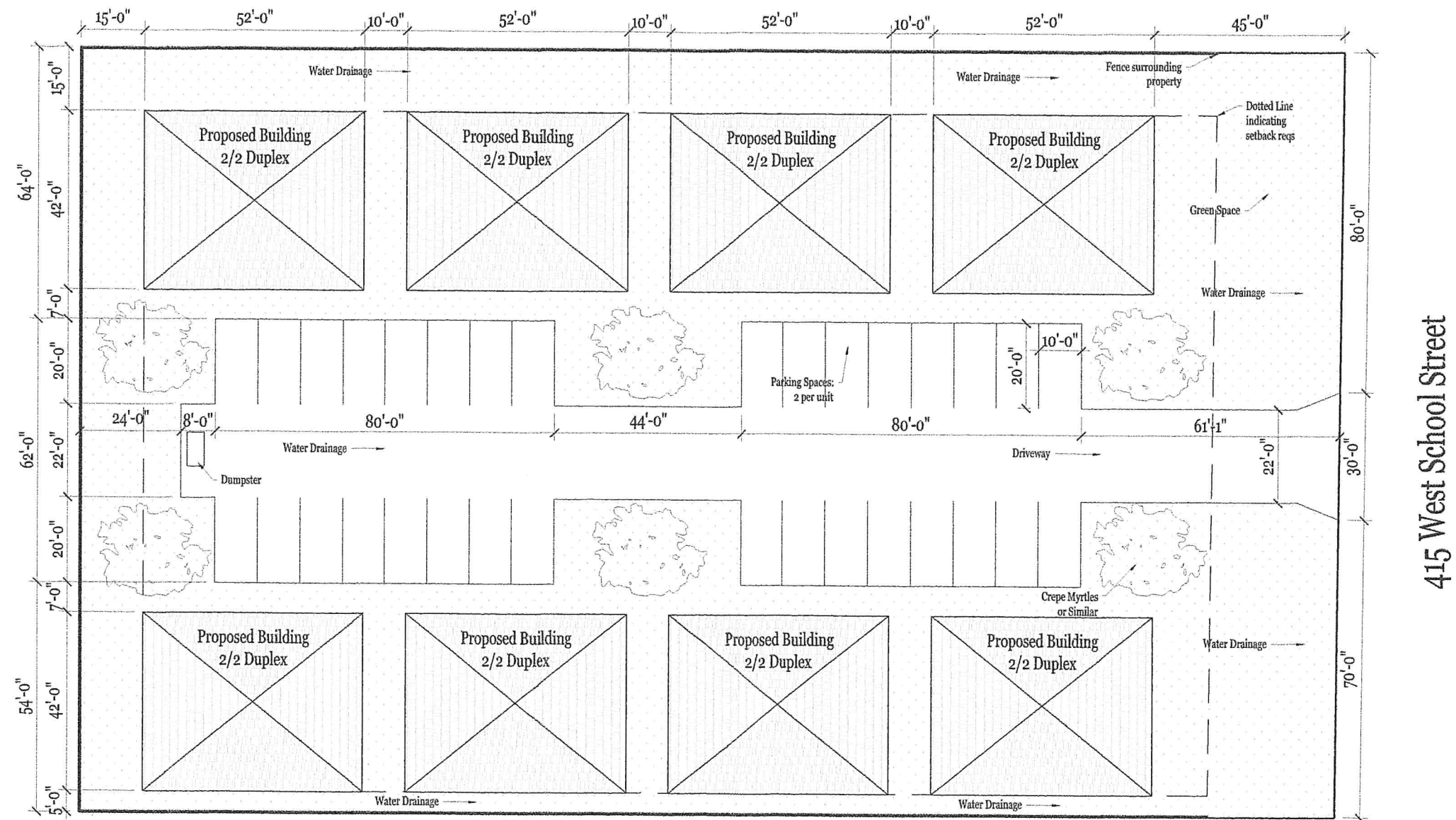
Community Benefits

The project redevelops an underutilized property, expands housing choices, increases the tax base, and represents a significant private investment in Lake Charles.

3. Findings of Fact

1. The project promotes orderly growth and efficient use of existing public infrastructure.
2. The duplex community is compatible with surrounding residential uses through its scale, design, and landscaping.
3. Public health, safety, and welfare are supported through professional management, tenant screening, parking, drainage, and utility service.
4. Traffic generated by the development can be accommodated by the existing street network.
5. Existing public facilities are available to serve the project.
6. The development provides a neighborhood-style alternative to a traditional apartment complex.
7. The project provides sixteen new housing units while improving an underutilized property.
8. Final construction will comply with applicable City development standards, including setbacks, utilities, parking, landscaping, buffering, and drainage.

Based on these findings, SHEC Holdings, LLC respectfully requests approval of the rezoning and associated Planned Development or Major Conditional Use.



415 West School Street

Site Plan: 415 West School Street
Scale: 1/32" = 1'



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: REZONE / MAS 26-02

Applicant: Nick LaRocca

Address: 3704 Harvard Street

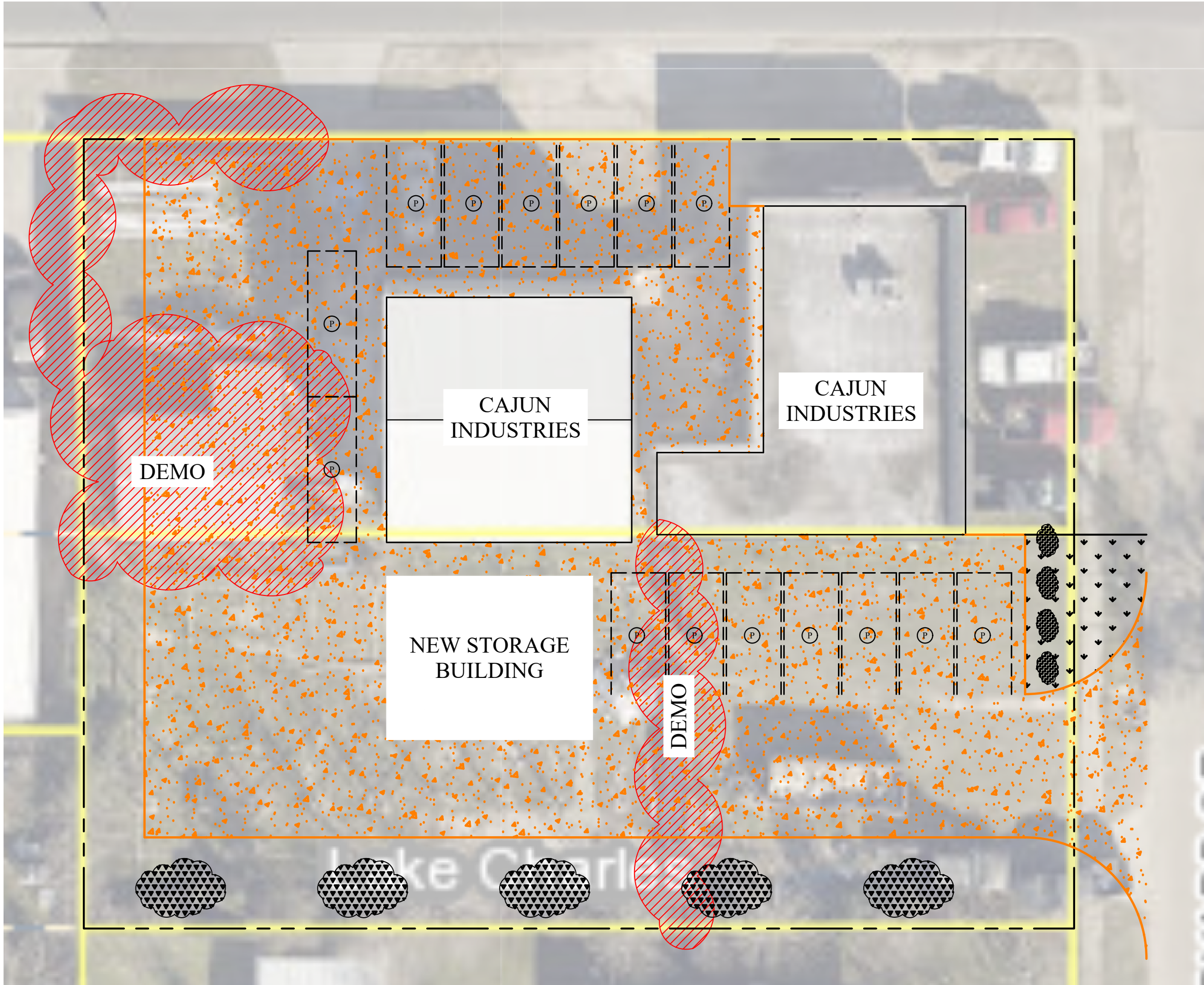


4/13/26

To Whom it may concern:

I Nicholas LaRocca am requesting the property south of 708 E School St be Rezoned to Mixed Use Zoning District. A Major Conditional Use is requested to identify the new use for an accessory storage structure for the principal structure at 708 E School St.

If you have any questions of concerns, please contact [REDACTED]
Nicholas LaRocca (Owner of Cajun A/C & Heating LLC)



LEGEND

-  = PARKING
-  = NEW CONCRETE
-  = SCREENING BUSHES (PER CITY RECOMMENDATION)
-  = LANDSCAPING (REQUIRED PER CITY)
-  = "CLASS A TREE" (PER CITY RECOMMENDATION)

TREY BOURGEOIS ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS ON THESE PLANS. ALL INFORMATION MUST BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THESE DRAWINGS HAVE BEEN ISSUED WITHOUT COMPLETE KNOWLEDGE OF GEOGRAPHICAL LOCATION. THEREFORE THE OWNERS AND BUILDERS ARE RESPONSIBLE FOR COMPLIANCE WITH ALL CODES AND REQUIREMENTS FOR THE AREA THIS STRUCTURE WILL BE CONSTRUCTED.

DOCUMENT RELEASE DATES

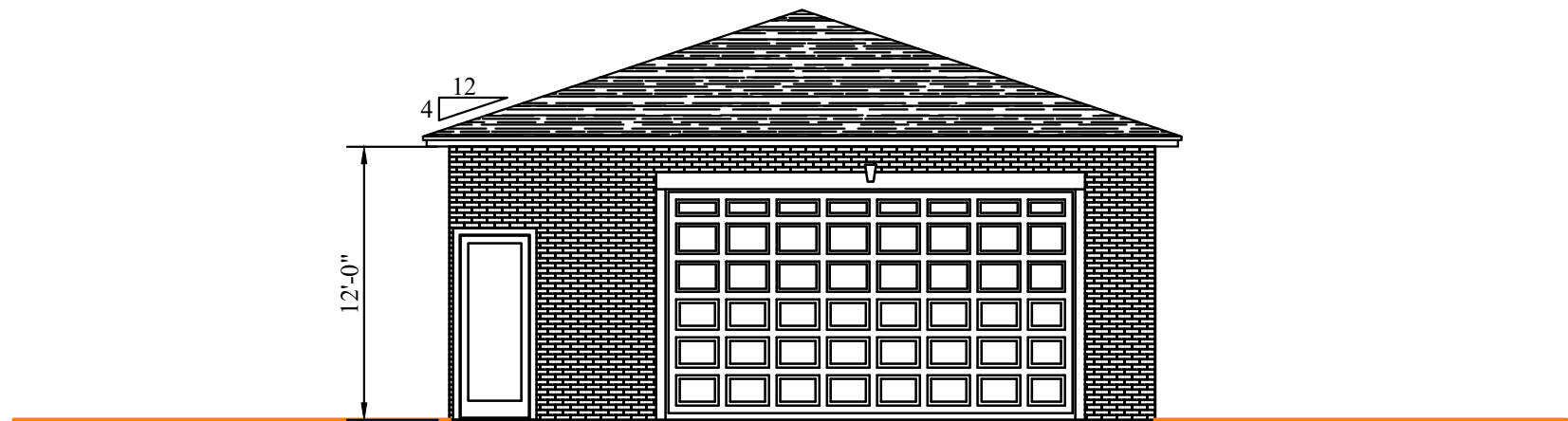
5	
4	
3	
2	PARKING LOT EDITS & LANDSCAPING
1	APPROVED
0	PRELIMINARY

Trey Bourgeois
409-679-1374
brandon.trey.bourgeois@gmail.com

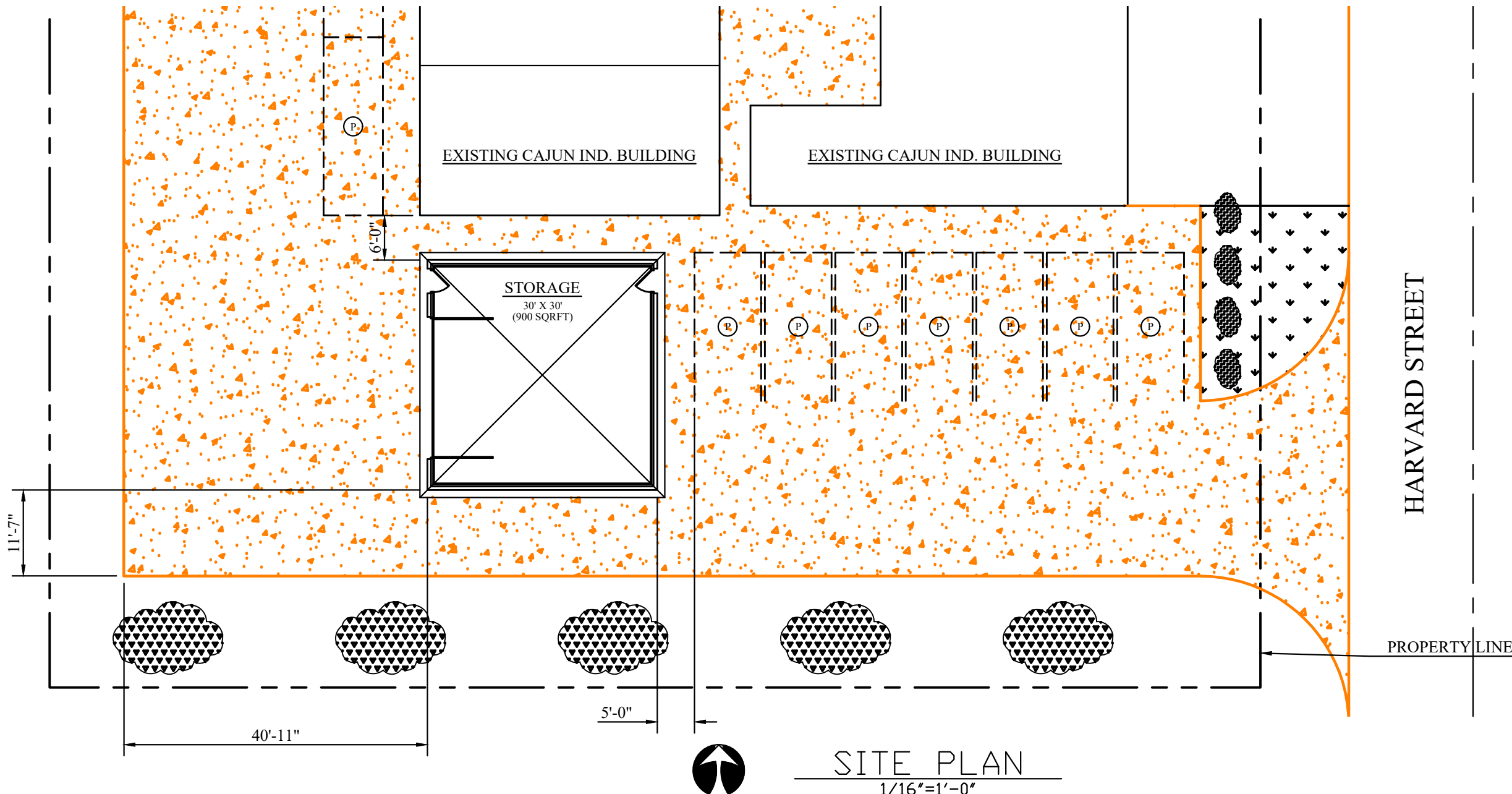
SITE PLAN
STORAGE SPACE
AND PARKING EXPANSION



PLAN DRAWING
1/16"=1'-0"



WEST ELEVATION
1/4"=1'-0"



LEGEND

-  = PARKING
-  = NEW CONCRETE
-  = SCREENING BUSHES (PER CITY RECOMMENDATION)
-  = LANDSCAPING (REQUIRED PER CITY)
-  = "CLASS A TREE" (PER CITY RECOMMENDATION)

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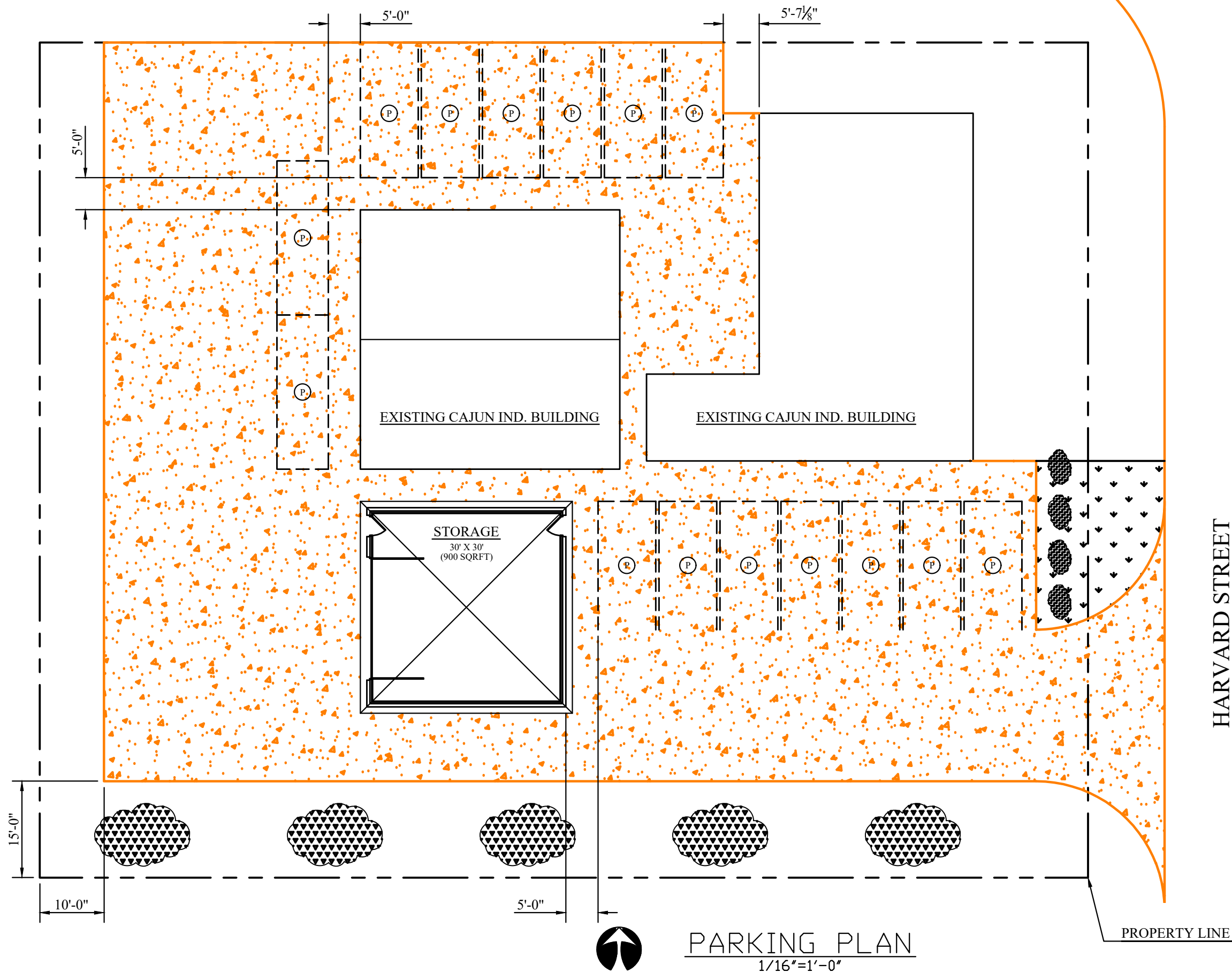
DOCUMENT RELEASE DATES

5	
4	
3	
2	PARKING LOT EDITS & LANDSCAPING
1	APPROVED
0	PRELIMINARY

Trey Bourgeois
409-679-1374
brandon.trey.bourgeois@gmail.com

STORAGE SPACE
STORAGE SPACE
AND PARKING EXPANSION

SIZE	DATE	SCALE	SHEET
B	8/6/26	VARIES	26 of 73



LEGEND

- (P) = PARKING
- (Orange stippled area) = NEW CONCRETE
- (Cross-hatched cloud) = SCREENING BUSHES (PER CITY RECOMMENDATION)
- (Solid black cloud) = LANDSCAPING (REQUIRED PER CITY)
- (Triangle in cloud) = "CLASS A TREE" (PER CITY RECOMMENDATION)

TREY BOURGEOIS ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS ON THESE PLANS. ALL INFORMATION MUST BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THESE DRAWINGS HAVE BEEN ISSUED WITHOUT COMPLETE KNOWLEDGE OF GEOGRAPHICAL LOCATION. THEREFORE THE OWNERS AND BUILDERS ARE RESPONSIBLE FOR COMPLIANCE WITH ALL CODES AND REQUIREMENTS FOR THE AREA THIS STRUCTURE WILL BE CONSTRUCTED.

DOCUMENT RELEASE DATES

5	
4	
3	
2	PARKING LOT EDITS & LANDSCAPING
1	APPROVED
0	PRELIMINARY

Trey Bourgeois
409-679-1374
brandon.trey.bourgeois@gmail.com

STORAGE SPACE
STORAGE SPACE
AND PARKING EXPANSION

SIZE B	DATE 8/6/26	SCALE VARIES	SHEET 3 OF 3
-----------	----------------	-----------------	-----------------



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 26-62

Applicant: Randy Goodloe, AIA

Address: 2916 Hazel Street

M. Greg Pete
Executive Director



Ernest McCarty, II
Michael Hankins
Thomas Redd
Robert Pete
Gloria Vital

City of Lake Charles Permit Center
326 Pujo Street, Lake Charles, LA, 70601
dburguierez@cityoflc.us

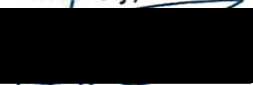
Subject: Authorization Letter

Dear City of Lake Charles,

I, Mitchell G Pete, authorize Mr. Randy M. Goodloe, AIA, APAC, and his architectural firm to act on my behalf concerning zoning and legal documentation related to the organization's property at 2916 Hazel Street, and the adjoining property of 400 West Hale Street. This authorization includes submitting conditional use permit applications, applications for public hearings, associated fees, associated legal descriptions, and associated building plans/drawings to the City of Lake Charles Planning Department.

This Letter will remain in effect until the completion of the new building on the property or until I revoked in writing.

Sincerely,


Mitchell G Pete


City of Lake Charles Permit Center

City of Lake Charles
Lake Charles, Louisiana

RE: Letter of Intent - Variance Requests

Lake Charles Housing Authority Equipment Storage Building

Dear City of Lake Charles,

The Lake Charles Housing Authority (LCHA) respectfully requests approval of the attached variance application associated with the development of an equipment storage building and additional parking on a recently acquired residential property adjacent to the existing LCHA office.

The property was purchased to expand the functionality of the existing facility by providing dedicated equipment storage and additional parking to better serve LCHA operations. Due to the relationship between the existing office building and the newly acquired property, the requested variances are intended to create a cohesive site layout while maintaining compatibility with the surrounding area.

The requested variances are as follows:

- **West (Rear) Setback:** Request to reduce the required rear setback from **15 feet to 10 feet**. This request is consistent with the existing LCHA office building, which currently maintains a 10-foot rear setback. Matching the existing condition creates continuity across the site without increasing the impact on adjacent properties.
- **South Side Setback:** Request to reduce the required setback along the south property line. Both adjoining properties are owned by the Lake Charles Housing Authority, allowing the site to function as a unified . Reducing this setback maximizes the usable area between the two properties while maintaining safe access and operational efficiency.
- **North Side Setback:** Request to reduce the required setback to **7 feet**. This reduction provides sufficient width for the proposed equipment storage building while preserving the functionality necessary for equipment access, storage, and circulation.
- **Fence Requirements:** The required **6-foot screening fence** will be maintained or exceeded along the applicable property lines in accordance with City requirements.

These requests are the minimum variances necessary to accommodate the proposed development while making efficient use of the property. The project will improve LCHA's operational capabilities, consolidate equipment storage, and provide additional parking without adversely affecting neighboring properties.

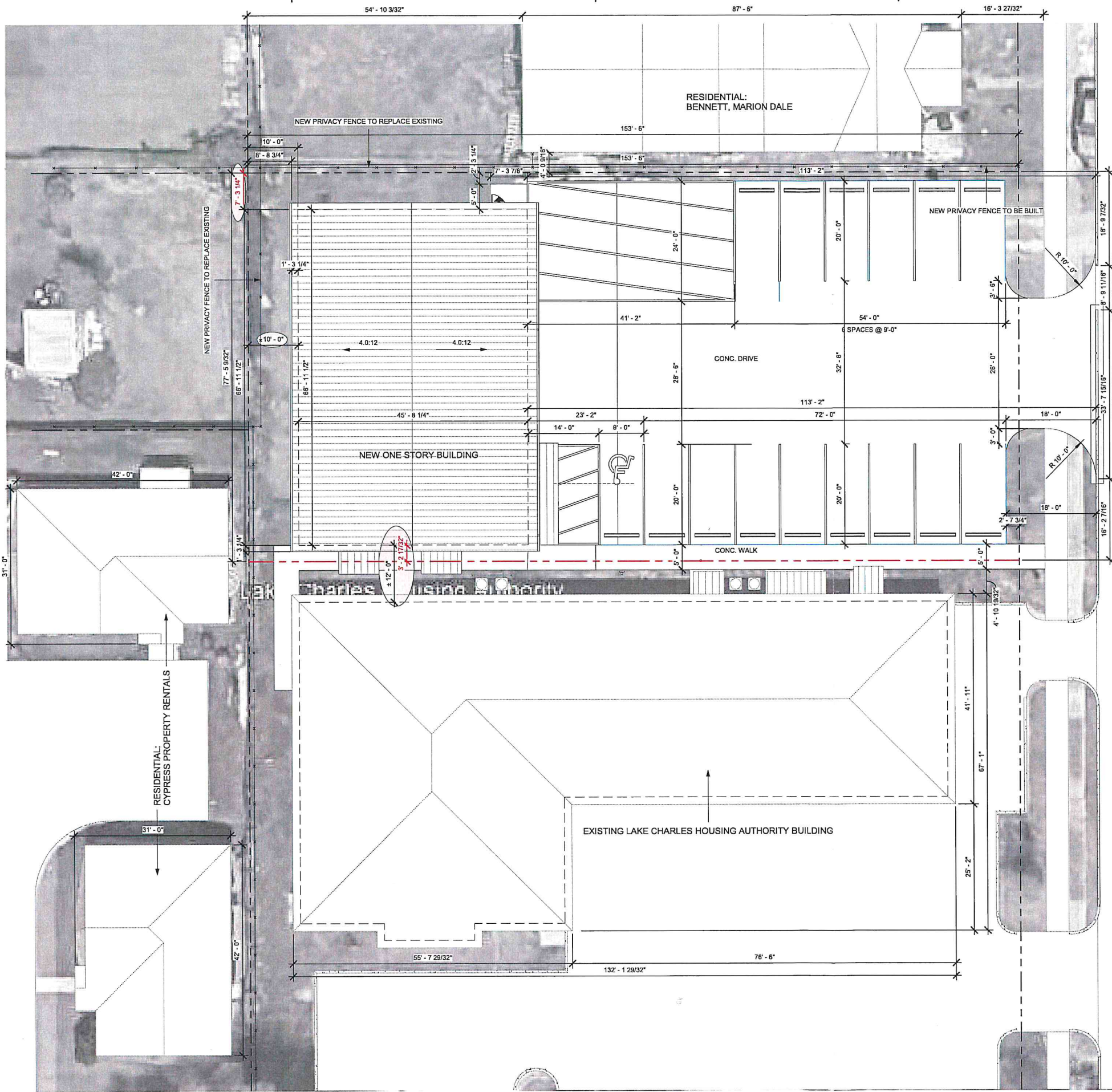
We respectfully request your consideration of these variance requests. Should you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

Trenton A. Mays
Randy M. Goodloe Architects

7/27/2026 9:28:08 AM

16 SITE PLAN
1" = 10'-0"



NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

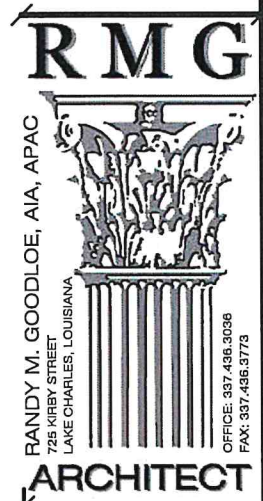
NOT FOR CONSTRUCTION

RESIDENTIAL:
DUBOIS CAPITAL LLC

RESIDENTIAL:
HORTON, RUSSELL P

HAZEL STREET

CELLULAR TOWER:
GTP INFRASTRUCTURE I LLC



LA LICENSE NO. 4086

NEW CONSTRUCTION
NEW MAINTENANCE FACILITY

FOR
LCHA

2916 HAZEL STREET
LAKE CHARLES, LA 70601

© COPYRIGHT 2019
RANDY M. GOODLOE, AIA, APAC
ALL INFORMATION, EITHER DRAWN, WRITTEN
OR IMPLIED APPEARING IN THIS DOCUMENT
SHALL NOT BE DUPLICATED, DISCLOSED, OR
OTHERWISE USED WITHOUT THE WRITTEN
PERMISSION OF THE AUTHOR, RANDY M.
GOODLOE, AIA, APAC. THIS DOCUMENT IS AN
INSTRUMENT OF SERVICE AND IS THE SOLE
PROPERTY OF THE AUTHOR. FURTHERMORE,
THE USE OF THIS DOCUMENT FOR ANY
PURPOSE SHALL BE REVOKED, IF THE INTENT
OF THE DESIGN OR THE CONSTRUCTION
TECHNIQUES OR DETAILS SHOWN HEREIN
ARE NOT ADHERED TO OR THE
CONTRACTUAL AGREEMENT GOVERNING
THEIR USE ARE NOT STRICTLY ADHERED TO.

PROJECT NO.

PROJECT MANAGER

DATE ISSUED

REVISED

SHEET NUMBER

A-010
SITE PLAN



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 26-60

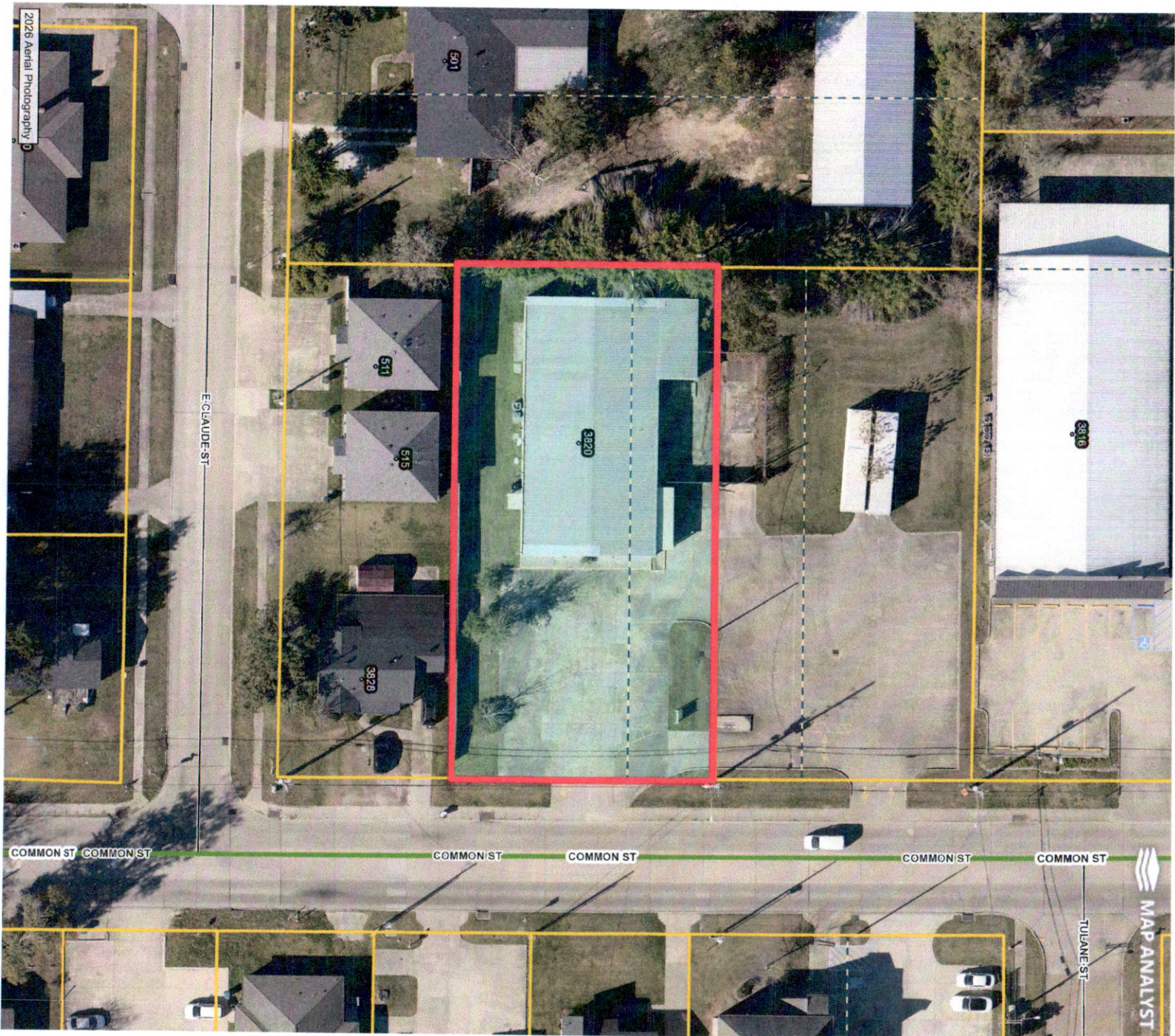
Applicant: The Path A Wesleyan Church

Address: 3820 Common Street



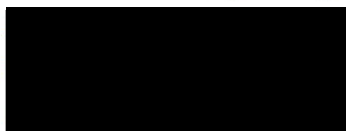
CITY OF
LAKE CHARLES, LA

REPORT FOR PARCEL 01058967
2025 DATA





The Path A Wesleyan Way Church



City of Lake Charles
Planning Department
326 Pujo Street, 7th Floor
Lake Charles, LA 70602-0900

2026/07/27

SUBJECT: Request for Signage Ordinance Waiver

To Whom It May Concern,

Our small, new church start is renting space at 3820 Common Street for our worship services and other gatherings. As a new church, signage is critical to our visibility to the community, especially since our temporary location looks nothing like a church from the exterior.

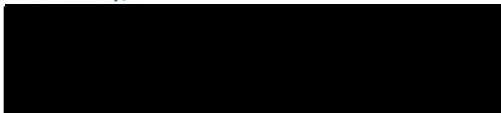
We have carefully reviewed Sec. 24-5-211 of the CODE OF ORDINANCES OF THE CITY OF LAKE CHARLES, LOUISIANA regarding requirements for signage. As a renter, we are unable to comply with the monument or façade design requirement without permission from our landlord, which we have been unable to obtain.

We understand the need for an aesthetically appropriate sign. We have been working with Acme Sign Co. to come up with a temporary alternative to propose that we feel is appropriate considering the wide range of sign designs found along that portion of Common Street.

We are therefore requesting that a waiver be granted to our church, as a renter, regarding the requirements of Sec. 24-5-211 and allowing us to install the proposed sign. Should we choose to relocate, the sign will be removed. I have attached several documents that I assume will be required for your review of our request.

We appreciate in advance your consideration of this ordinance waiver request.

Sincerely,



The Path A Wesleyan Way Church

Cc: Leadership Team Members

Attachments: City of Lake Charles On-site Sign Application
Aerial View of Property with Proposed Sign Location
Acme Sign Co. Design Proposal Drawing

ON SITE SIGN APPLICATION

BUSINESS NAME The Path A Wesleyan Way Church

DATE 07/26/2026

ADDRESS 3820 Common St.

COST OF JOB \$1,800

NO Louisiana Architect/Engineer seal required. (Exceeds 60 sq.ft. and 10ft. height, or any ground sign which exceeds 25 sq.ft. and 25ft. in height).

YES Plans Attached

YES Neighborhood District (1) one sign allowed not to exceed 50 sq.ft.

Zoning District: X Mixed Use Business Industrial Downtown & Lakefront

Historic District: In X Out Flood Zone: X Floodway:

I. MONUMENT SIGNS: * Signage is not to exceed the average of the following:

1) (a) Land Area $\frac{40,000}{200}$ sq.ft. = $\frac{200}{Total}$ sq.ft.
(b) Floor Area $\frac{5,600}{50}$ sq.ft. = $\frac{112}{Total}$ sq.ft.
(c) Street Frontage $\frac{200}{2}$ sq.ft. = $\frac{100}{Total}$ sq.ft.
 $\frac{412}{Total\ of\ a+b+c/3}$ = 137 Max. Signage Allowed sq.ft.

2) Dimensions of Sign 4 X 6 = 24 sq.ft. 137 Max Signage Allowed sq.ft.

3) Height of Sign 6' Max Height Allowed: 10ft. from grade
Max Height within Interstate Corridor: 15ft. from grade

4) Utility Easement YES X NO *The property owner/developer acknowledge that the placement of a sign within an existing utility easement and/or ROW is subject to relocation at the expense of the owner. If "YES", VARIANCE approval will be required. Sec. 5-211.3(ii)-Signs.*

5) Measured Setback 20 ft. Edge of sign base to "street right of way" line *"Requires a minimum of 5ft.; or 10ft. from street edge, whichever is greater distance from street".*

6) 40ft. Visibility Triangle IN X OUT 30ft. Visibility Triangle IN X OUT

7) Electronic Sign YES X NO *Electronic sign illumination must be reduced by 75% from dusk to dawn.*

II. FAÇADE SIGNS: (* Facade signs not to exceed 50% of façade face.)

1) Dimensions of façade face X = sq.ft. X 50% = sq.ft. signage allowed.

2) Dimensions of sign X = sq.ft. Max Signage Allowed sq.ft.

III. ELECTRICAL

1) U.L. Approved. No. of Signs Requiring Electrical. Electrical Contractor.

I/we certify that the above information is correct to the best of my knowledge, and that the permit to erect the sign at the said location is issued and accepted with the understanding and agreement that the sign will be erected in strict compliance with all zoning and building codes adopted by the City of Lake Charles and will be relocated or removed at my own expense immediately following notification from the City. By acceptance of this permit, I/we further agree to hold the City, as well as, the Permit Center, harmless of and from any and all claims, or whatever kind of nature, for damage to person or property arising out of or as a consequence of the erection or location of the said sign as permitted hereunder, and will defend any suit filed in connection with such claim. I/we will assume complete and full responsibility for the full compliance with all safety, structural and zoning requirements.

APPLICANT'S SIGNATURE [Signature]

ZONING APPROVAL

SIGN COMPANY

BUILDING APPROVAL

SIGN COMPANY

3820 Common St., The Path proposed sign location



93° 12' 52.00" W

93° 12' 51.00" W

30° 11' 19.00" N

Proposed location of sign with setback distances

19.3 ft
16.1 ft

Lake Charles

Lake Charles

Lake Charles

Lake Charles

COMMON ST

COMMON ST

COMMON ST

COMMON ST

MAP ANALYST

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

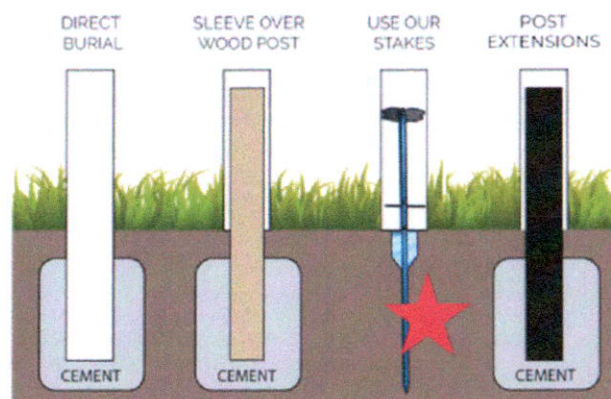


esri



48" TALL X 6' WIDE
DOUBLE SIDED DIBOND
VINYL FRAME 4" POSTS
STANDARD CAP
GROUND STAKE FOR INSTALLATION

INSTALLATION METHODS



- 1 The top rated method is using direct burial. The posts would need to be buried into the ground at least 2' and stabilized with cement.
- 2 The second method would be to use wooden axis to reinforce the posts. We recommend leaving a space of 12" in between the bottom vinyl rail and the top of the wooden post. Customers often use this solution when they desire the full 8' of post above ground. In addition, this method allows installers ability to extend below the frost line.
- 3 The third method is using the Ground Breaker Stake. This stake system is recommended for a short term installation or a sign that will be moved around.
- 4 The fourth method is using aluminum post extensions. Our extensions are compatible with 4" square vinyl posts. This method is recommended for 8' posts; they allow the vinyl posts to stand 8' above the ground by installing 2' into the ground (with cement) and 2' into the post.



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.



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 26-61

Applicant: David & Renee Klann

Address: 804 Woodland Estates Drive



David Klann [REDACTED]

Letter of Intent

1 message

Tue, Aug 4, 2026 at 12:25 PM

David and Renee Klann
[REDACTED]

August 4, 2026

To: Lake Charles Planning & Zoning CommissionCity Hall, 7th Floor
326 Pujo Street
Lake Charles, LA 70601**Subject: Letter of Intent – Request for Rear Setback Variance for 804 Woodland Estates Drive**

Dear Members of the Commission,

We are the owners of the single-family residential property located at 804 Woodland Estates Drive, Lake Charles, LA 70658. We are respectfully submitting this letter of intent to request a dimensional variance from the city's standard residential rear yard setback requirements. This variance will permit the construction of an open-air backyard pavilion that extends up to, or near, the rear property line.

Project Description

Our project involves building a permanent, open-sided wooden pavilion attached to the rear of our existing home. The proposed structure will serve as an outdoor living space. It features an open-air design with no enclosed walls, ensuring it will remain completely harmonious with the surrounding residential architecture.

Hardship Justification and Statement of Intent

Per the city's zoning framework, we are requesting this variance due to a distinct spatial hardship on our lot:

- **Limited Buildable Yard Space:** Our property features a highly restricted, shallow backyard layout. Adhering strictly to standard setbacks leaves insufficient space to build a functional outdoor covering.
- **Reasonable Use and Backyard Enjoyment:** Because of these physical constraints, moving the pavilion up to the rear property line is the only configuration that allows our family to establish a safe, usable space for outdoor enjoyment and shade.

Neighborhood Compatibility

The proposed pavilion will not negatively impact adjacent properties or public safety:

- **No Privacy Violations:** Because the structure is completely open-air and single-story, it will not block natural light, airflow, or intrude upon the privacy of surrounding neighbors.

- **No Encroachments:** The structure will be built strictly within our boundaries, ensuring it will not encroach upon any municipal rights-of-way, public servitudes, or utility easements.

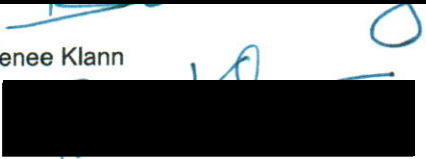
Thank you for your time, consideration, and review of our variance application. We look forward to discussing this request further at an upcoming Planning & Zoning Commission hearing.

Sincerely,

David Klann

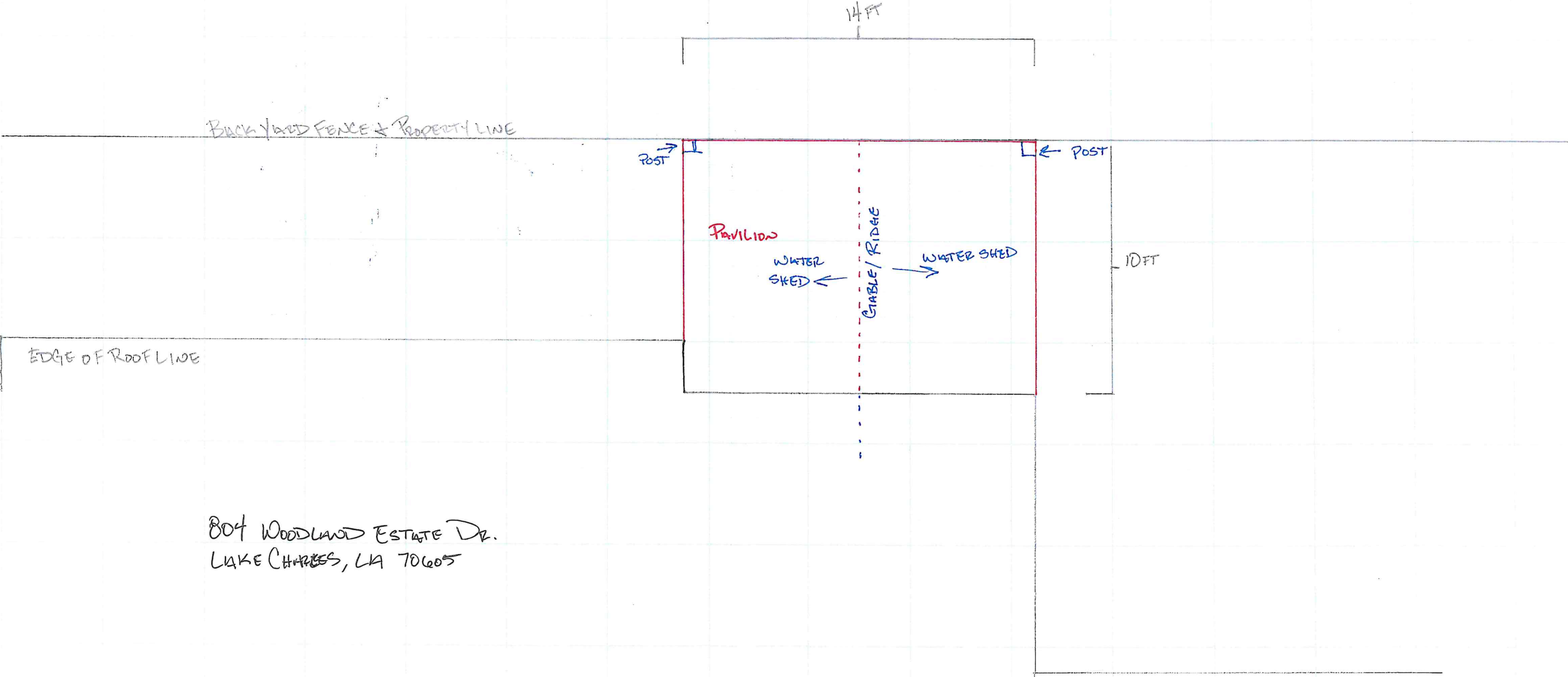


Renee Klann

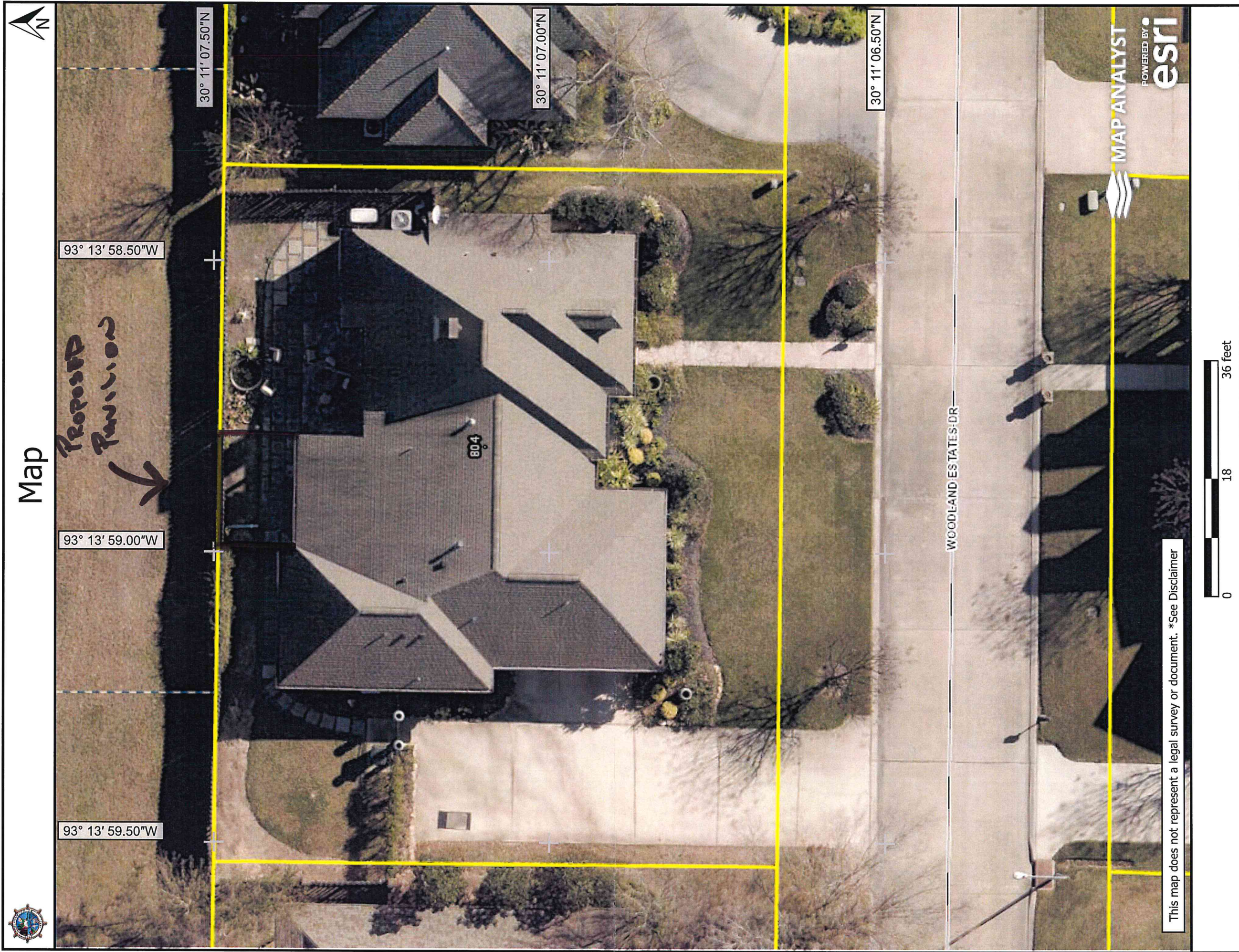


Gabled Pavilion will NOT
BE A HIPPED ROOF

Post for Pavilion will be
part of new fences brick
columns



804 WOODLAND ESTATE DR.
LAKE CHARLES, LA 70605





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 26-62

Applicant: Bandy Goodloe, AIA

Address: 2916 Hazel Street

M. Greg Pete
Executive Director



Ernest McCarty, II
Michael Hankins
Thomas Redd
Robert Pete
Gloria Vital

City of Lake Charles Permit Center
326 Pujo Street, Lake Charles, LA, 70601
dburguires@cityoflc.us

Subject: Authorization Letter

Dear City of Lake Charles,

I, Mitchell G Pete, authorize Mr. Randy M. Goodloe, AIA, APAC, and his architectural firm to act on my behalf concerning zoning and legal documentation related to the organization's property at 2916 Hazel Street, and the adjoining property of 400 West Hale Street. This authorization includes submitting conditional use permit applications, applications for public hearings, associated fees, associated legal descriptions, and associated building plans/drawings to the City of Lake Charles Planning Department.

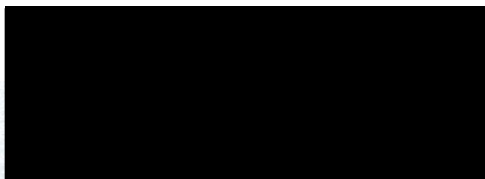
This Letter will remain in effect until the completion of the new building on the property or until I revoked in writing.

Sincerely,

A black rectangular redaction box covering the handwritten signature of Mitchell G Pete.

Mitchell G Pete

A large black rectangular redaction box covering contact information, likely a phone number and email address.



June 28, 2026

City of Lake Charles Permit Center

City of Lake Charles
Lake Charles, Louisiana

RE: Letter of Intent - Variance Requests

Lake Charles Housing Authority Equipment Storage Building

Dear City of Lake Charles,

The Lake Charles Housing Authority (LCHA) respectfully requests approval of the attached variance application associated with the development of an equipment storage building and additional parking on a recently acquired residential property adjacent to the existing LCHA office.

The property was purchased to expand the functionality of the existing facility by providing dedicated equipment storage and additional parking to better serve LCHA operations. Due to the relationship between the existing office building and the newly acquired property, the requested variances are intended to create a cohesive site layout while maintaining compatibility with the surrounding area.

The requested variances are as follows:

- **West (Rear) Setback:** Request to reduce the required rear setback from **15 feet to 10 feet**. This request is consistent with the existing LCHA office building, which currently maintains a 10-foot rear setback. Matching the existing condition creates continuity across the site without increasing the impact on adjacent properties.
- **South Side Setback:** Request to reduce the required setback along the south property line. Both adjoining properties are owned by the Lake Charles Housing Authority, allowing the site to function as a unified . Reducing this setback maximizes the usable area between the two properties while maintaining safe access and operational efficiency.
- **North Side Setback:** Request to reduce the required setback to **7 feet**. This reduction provides sufficient width for the proposed equipment storage building while preserving the functionality necessary for equipment access, storage, and circulation.
- **Fence Requirements:** The required **6-foot screening fence** will be maintained or exceeded along the applicable property lines in accordance with City requirements.

These requests are the minimum variances necessary to accommodate the proposed development while making efficient use of the property. The project will improve LCHA's operational capabilities, consolidate equipment storage, and provide additional parking without adversely affecting neighboring properties.

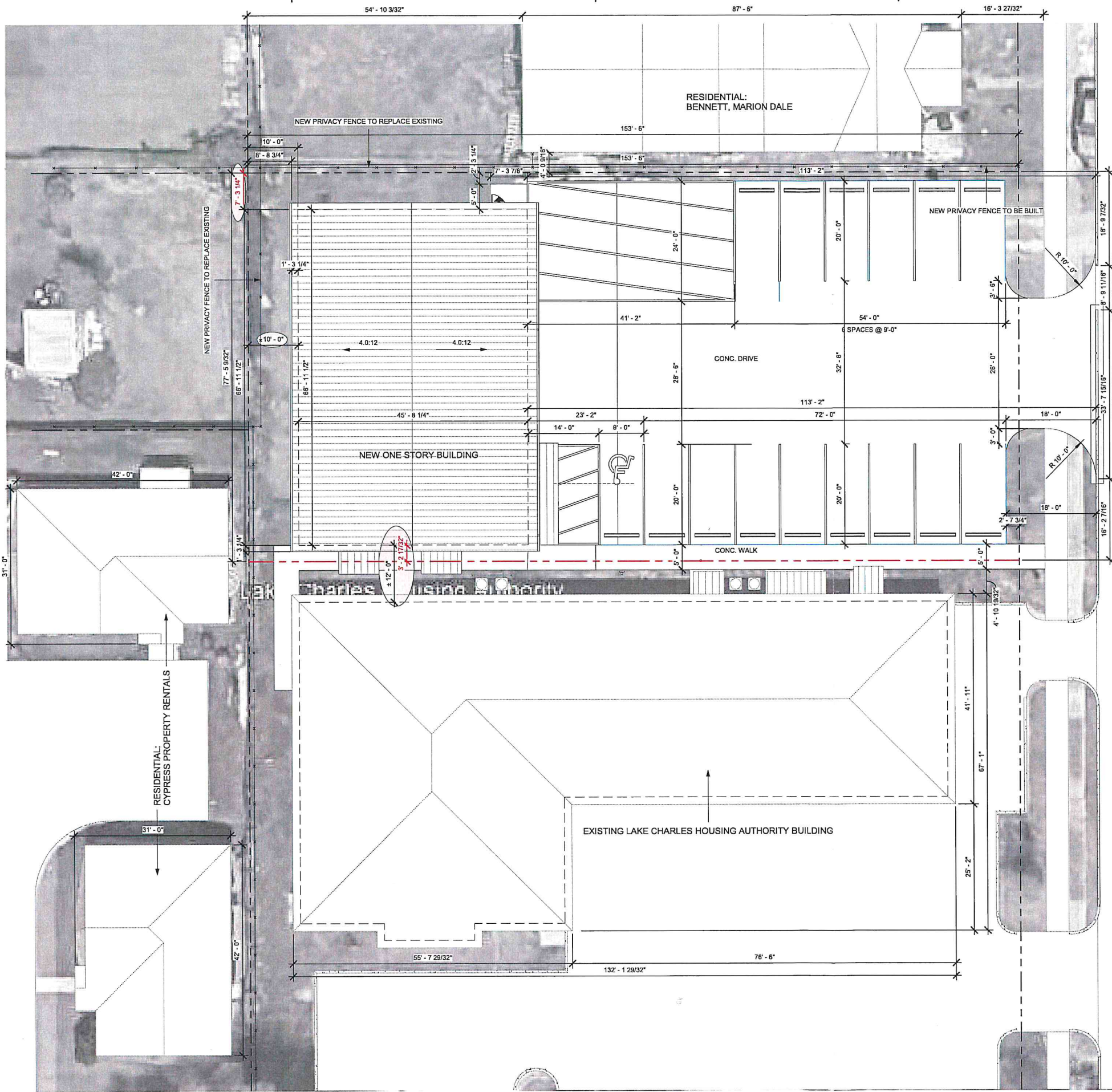
We respectfully request your consideration of these variance requests. Should you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

Trenton A. Mays
Randy M. Goodloe Architects

7/27/2026 9:28:08 AM

16 SITE PLAN
1" = 10'-0"



CELLULAR TOWER:
GTP INFRASTRUCTURE I LLC

HAZEL STREET

RESIDENTIAL:
HORTON, RUSSELL P

RESIDENTIAL:
DUBOIS CAPITAL LLC

NOT FOR CONSTRUCTION

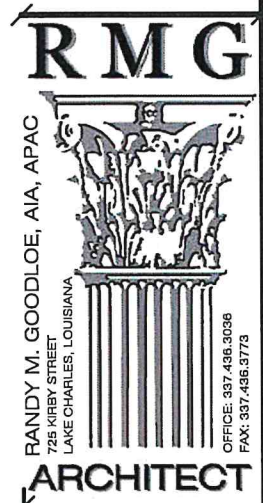
NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION



LA LICENSE NO. 4086

NEW CONSTRUCTION
NEW MAINTENANCE FACILITY

FOR
LCHA

2916 HAZEL STREET
LAKE CHARLES, LA 70601

© COPYRIGHT 2019
RANDY M. GOODLOE, AIA, APAC
ALL INFORMATION, EITHER DRAWN, WRITTEN
OR IMPLIED APPEARING IN THIS DOCUMENT
SHALL NOT BE DUPLICATED, DISCLOSED, OR
OTHERWISE USED WITHOUT THE WRITTEN
PERMISSION OF THE AUTHOR, RANDY M.
GOODLOE, AIA, APAC. THIS DOCUMENT IS AN
INSTRUMENT OF SERVICE AND IS THE SOLE
PROPERTY OF THE AUTHOR. FURTHERMORE,
THE USE OF THIS DOCUMENT FOR ANY
PURPOSE SHALL BE REVOKED, IF THE INTENT
OF THE DESIGN OR THE CONSTRUCTION
TECHNIQUES OR DETAILS SHOWN HEREIN
ARE NOT ADHERED TO OR THE
CONTRACTUAL AGREEMENT GOVERNING
THEIR USE ARE NOT STRICTLY ADHERED TO.

PROJECT NO.

PROJECT MANAGER

DATE ISSUED

REVISED

SHEET NUMBER

A-010
SITE PLAN



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 26-64

Applicant: Champeaux Evans Hotard

Address: 1200 N. Prater Street



August 4, 2026

City of Lake Charles
Planning Department

**RE: Old Emmanuel Baptist Church – LETTER OF INTENT
Variance Request – Setback reduction
1200 N. Prater Street
Lake Charles, LA 70601**

To Whom It May Concern,

We are applying for a variance for the above referenced project location. This project is a new build-back of a church that was destroyed in Hurricane Laura. The destroyed structure has been demolished and we will be constructing a new church building in its place.

We are requesting 2 variances for this project. The first is to reduce the setback from the property line to 10' instead of 50' on the Prater Street side. We are also requesting a variance to eliminate the landscape buffer on the See Street (south side) because we do not have room between required parking and ROW space. We are still proposing to add landscape shrubs along this side to provide the buffer between the street and parking, however, the planting will be in the ROW with the understanding that the Owner will be responsible for re-planting if it gets destroyed due to ROW access. See attached site plan with dimensions. We have also provided some renderings to better illustrate the intent and final look.

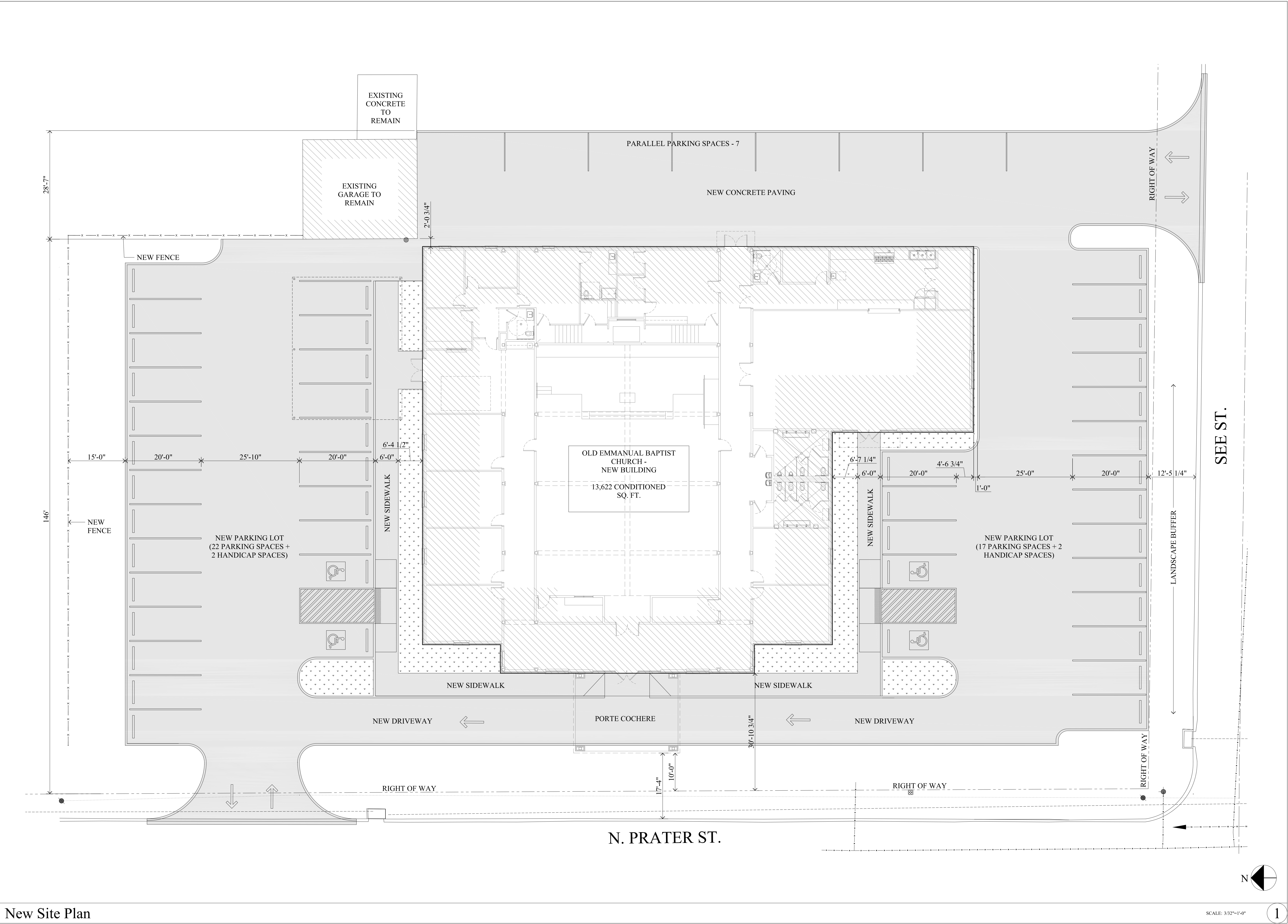
Please note that we are taking corrective measures to bring the parking and landscaping up to standards by demolishing the existing continuous curb to street and creating two curb cuts (one off of Prater Street and one off of See Street) at opposite sides from the intersection. This also allows us to correct the landscape buffer between parking and street.

Please call our office with any questions.

Sincerely,



Bridget Evans, Architect
Principal, Champeaux Evans Hotard, APAC



New Site Plan

Old Emmanuel Baptist Church
1200 N Prater St, Lake Charles, LA 70601

C.E.H. PROJECT
NUMBER
2404

CHAMPEAUX EVANS HOTARD, APAC

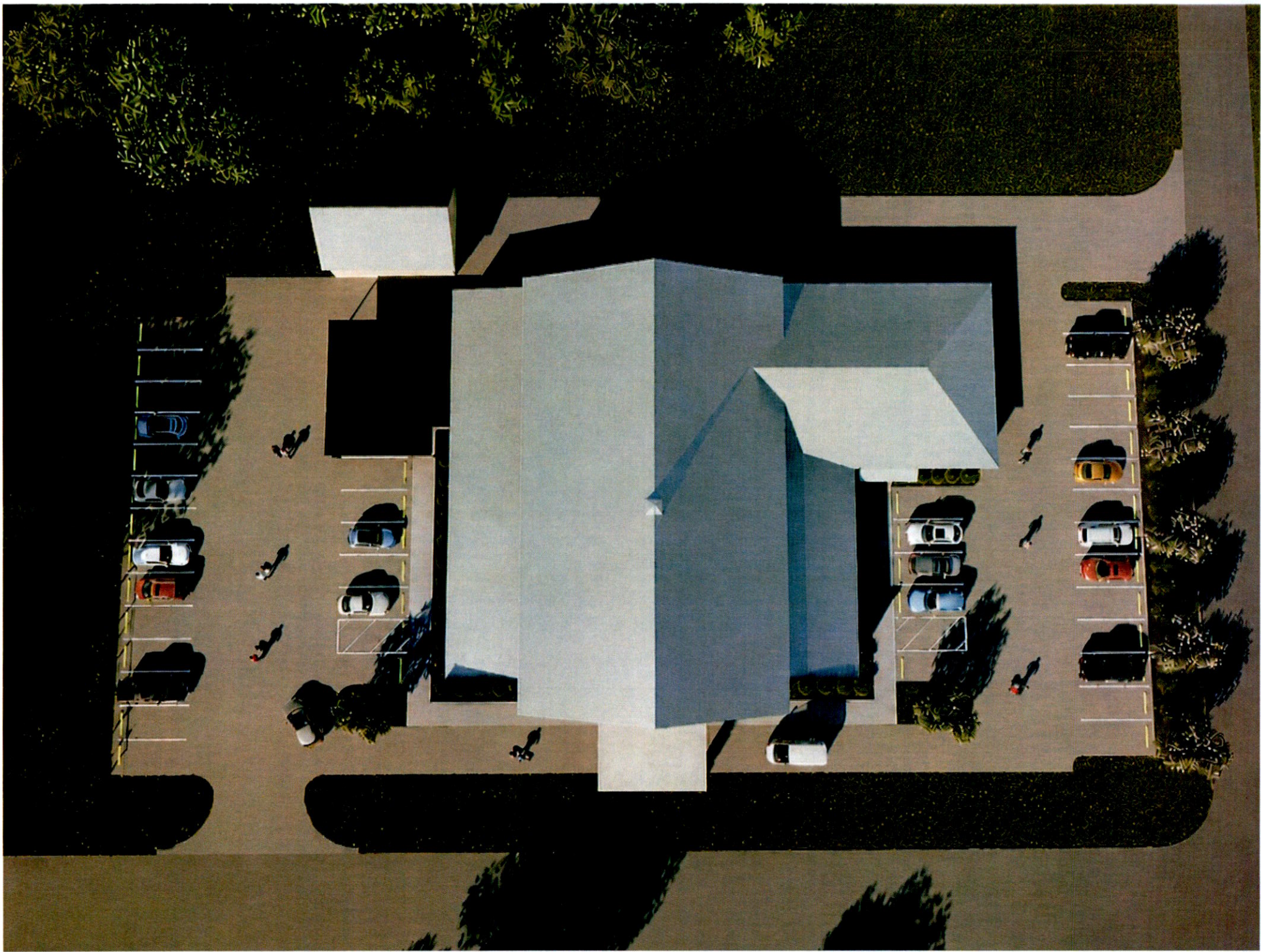
Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to the Architect. Contractor is responsible for confirming and correlating dimensions at job site; the Architect will not be responsible for construction means, methods, techniques, sequences or procedures; or for safety precautions and programs in connection with the project.

A1.1

PRINT DATE
8/8/2026









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 26-66

Applicant: Andrew Aaron

Address: 334 Kirby Street

7/27/2026

City of Lake Charles Planning & Zoning Commission [Address] Lake Charles, LA 70601

RE: Application for Variance — 334 Kirby St, Lake Charles, LA 70601 Property Legal

Description: See Attached **Applicant:** Andrew Aaron and Victoria Swanner-Aaron, Bound By Ink and Metal / Swanner Life Solutions

To the Honorable Members of the Board of Adjustment:

I am writing to respectfully request a variance from Section 2.4.7 (Signage Standards) of the Lake Charles SmartCode for the property located at 334 Kirby Street, Lake Charles, Louisiana, zoned T4 (General Urban Transect Zone).

Background

The subject property houses two businesses: Bound By Ink and Metal Tattoo Shop and Swanner Life Solutions coaching office, with a dual grand opening scheduled for August 29, 2026. Upon taking possession of the property, the building had an existing attached sign structure on the front façade bearing the name of a former tenant (Abshire Law Firm). Rather than removing the structure and creating additional waste and expense, I elected to have the existing sign repainted to reflect the current business.

Additionally, I commissioned a graffiti-style mural to be painted directly onto the building façade, covering the front of the building and extending onto the first portion of the right side. This mural is a hand-painted artistic treatment of the building envelope — separate from the repainted sign structure.

Both the mural and the repainting of the existing sign were performed by artist Brandon Rosteet and completed on July 26, 2026 at a total cost of \$1,200.00 (receipt attached).

Grounds for Variance

1. The Mural Is Art, Not Signage. The mural painted directly onto the building façade is an artistic work, not a manufactured sign. It does not project from the building, is not illuminated, and is painted directly onto the building surface. The fact that the mural incorporates the business name does not change its essential character as public art. Graffiti-style murals are a recognized art form that contribute to the vibrancy of urban districts, and this treatment is consistent with the walkable, creative character the T4 zone is intended to foster. The business itself — a tattoo studio — is an art-based service, making the artistic treatment of the building authentically connected to its use.

2. The Existing Sign Was Repainted, Not Newly Erected. The sign structure on the front façade predates my tenancy. No new structure was built. No new sign was manufactured

or installed. An existing sign that was previously installed for a law firm was simply repainted to reflect the current occupant. This is a less impactful action than removing the old structure and installing something new — it reused what was already there.

3. No Adverse Impact. Neither the mural nor the repainted sign projects beyond existing building lines, are not illuminated, do not obstruct windows or sight lines, and pose no hazard to pedestrians or motorists.

4. Economic Hardship. The work has been completed and paid for in full at a cost of \$1,200.00. This approach also avoided the cost of removing the pre-existing sign structure. As a new small business owner opening two ventures simultaneously, requiring the removal or painting over of this work would impose a significant and unnecessary financial burden with no corresponding public benefit.

5. Minimum Variance Necessary. The variance requested is limited to the existing conditions only — the repainted pre-existing sign structure and the mural applied to the building façade. No additional signage, illuminated signs, or future expansions are contemplated.

6. Unique Circumstances. The pre-existing sign structure meant the building already had signage exceeding current T4 standards from the prior tenant. This work represents an improvement — transforming an outdated law firm sign and adding artistic value to the building and the block.

Conclusion

I respectfully request that the Board grant this variance and allow both the mural and the repainted existing sign to remain as they are, contributing to the character and vitality of downtown Lake Charles.

Thank you for your time and consideration.

Respectfully submitted,

[Redacted Signature]

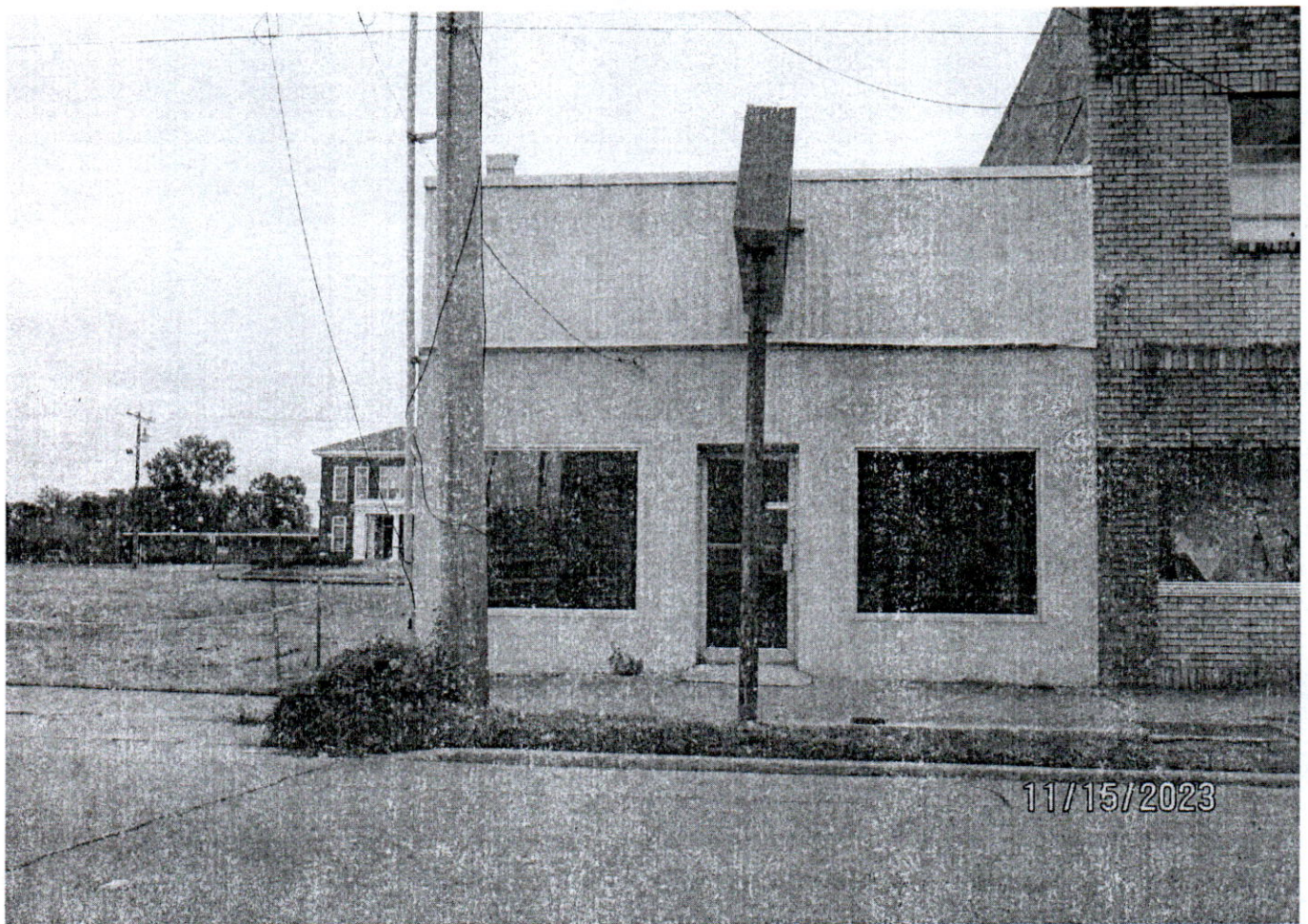
Bound By Ink and Metal / Swanner Life Solutions

334 Kirby St, Lake Charles, LA 70601

[Redacted Address]

Attachments:

- Receipt for artwork (\$1,200.00 — Brandon Rosteet)
- Photographs of mural and repainted sign
- Legal description of property
- Site plan



TATTOO





MEZOO

BOUND BY THE METAL



SWANNER LIFE SOLUTIONS







TATTOO

BOUND BY THE

LIFE



SWANNER LIFE



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 26-67

Applicant: Ramona Cormier

Address: 315, 317, 317 1/2, 319 15th Street

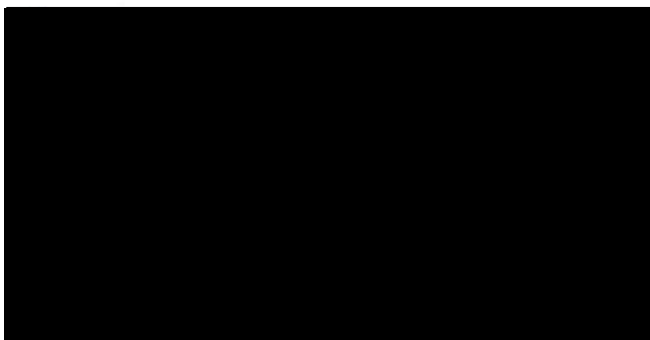
7-23-26

I, Ramona Cormier am applying to get my properties at 315, 317, 317½, and 319 15th St. separated from my property at 323 15th St. My plan is to keep the 323 property and sell the others.

I am also applying for a variance at 323 15th because of the distance between 319 and 323. 319 15th house is 4.76' from the property line and the back porches on 323 A+B are 4.98' from the property line. I understand and am willing to have gutters put on the porch roofs so that the rain run-off will drain onto my property.

Thanking you in advance for your consideration on this subdivision and variance approval.

Ramona Cormier



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 05/12/2026.

REFERENCE PLAT:
• PLAT OF W 1/3 OF THE NE 1/4 OF THE NE 1/4 OF SEC 7, T10S-R8W, DIVIDED INTO 9 LOTS
• PERFORMED BY JOHN W. RHORER
• DATED 08/09/1934
• RECORDED ON PAGE 96, PLAT BOOK 3, 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

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 EXIST EITHER WAY ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN ABOVE, AND NO ENVIRONMENTAL ISSUES, EASEMENTS, OR SERVITUDES 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 AERIAL MAPS PROVIDED ARE 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. I. D. (F. I. A.) FLOOD HAZARD BOUNDARY MAP NO. 22019C0480F, WHICH BEARS AN EFFECTIVE DATE OF 02/18/2011. NO FIELD SURVEYING WAS PERFORMED 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:
317 E. 15TH 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



Reference

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

0' 30' 60'

PARCEL
#00271209A

PARCEL
#00433233

PARCEL
#00354600

PARCEL
#00363758

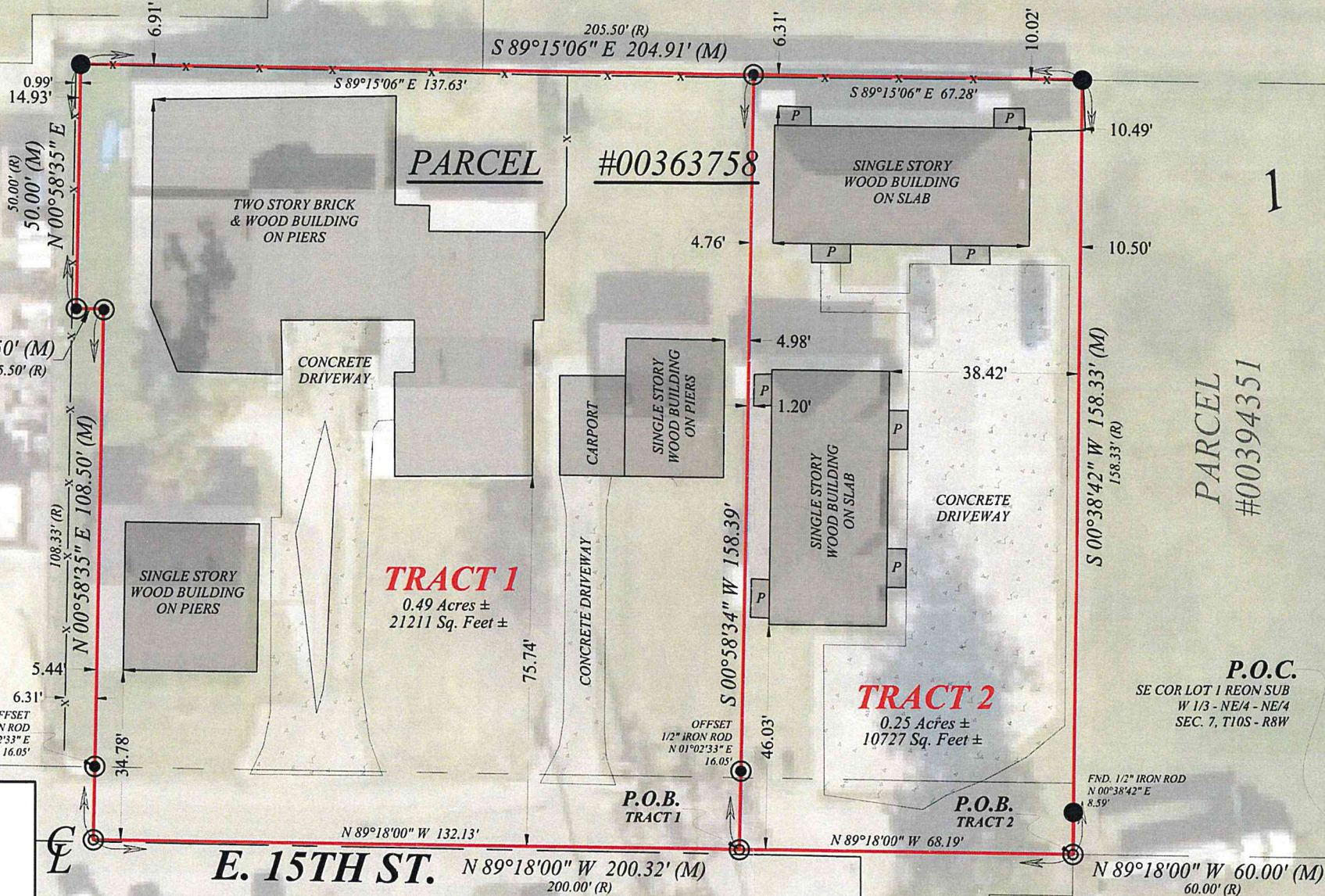
PARCEL
#00394351

PARCEL
#00457736

E. 15TH ST. N 89°18'00" W 200.32' (M)
200.00' (R)

DEATON ST.

PARCEL
#00363731



PROPERTY DESCRIPTION:

TRACT 1:
A PARCEL OF LAND LOCATED IN SECTION 7, TOWNSHIP 10 SOUTH, RANGE 8 WEST, SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 OF REON SUBDIVISION, BEING A SUBDIVISION AS PER PLAT RECORDED, RECORDS OF CALCASIEU PARISH LOUISIANA; THENCE NORTH 89°18'00" WEST A DISTANCE OF 128.19 FEET TO THE POINT OF BEGINNING OF TRACT 1;

THENCE NORTH 89°18'00" WEST A DISTANCE OF 132.13 FEET;
THENCE NORTH 00°58'35" EAST A DISTANCE OF 108.50 FEET;
THENCE NORTH 89°15'06" WEST A DISTANCE OF 5.50 FEET;
THENCE NORTH 00°58'35" EAST A DISTANCE OF 60.00 FEET;
THENCE SOUTH 89°15'06" EAST A DISTANCE OF 137.63 FEET;
THENCE SOUTH 00°58'34" WEST A DISTANCE OF 158.39 FEET TO THE POINT OF BEGINNING OF TRACT 1;

CONTAINING 0.49 ACRES, MORE OR LESS, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS SITUATED THEREON.

TRACT 2:
A PARCEL OF LAND LOCATED IN SECTION 7, TOWNSHIP 10 SOUTH, RANGE 8 WEST, SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 OF REON SUBDIVISION, BEING A SUBDIVISION AS PER PLAT RECORDED, RECORDS OF CALCASIEU PARISH LOUISIANA; THENCE NORTH 89°18'00" WEST A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING OF TRACT 2;

THENCE NORTH 89°18'00" WEST A DISTANCE OF 68.19 FEET;
THENCE NORTH 00°58'34" EAST A DISTANCE OF 158.39 FEET;
THENCE SOUTH 89°15'06" EAST A DISTANCE OF 67.28 FEET;
THENCE SOUTH 00°38'42" WEST A DISTANCE OF 158.33 FEET TO THE POINT OF BEGINNING OF TRACT 2;

CONTAINING 0.25 ACRES, MORE OR LESS, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS SITUATED THEREON.

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, 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.

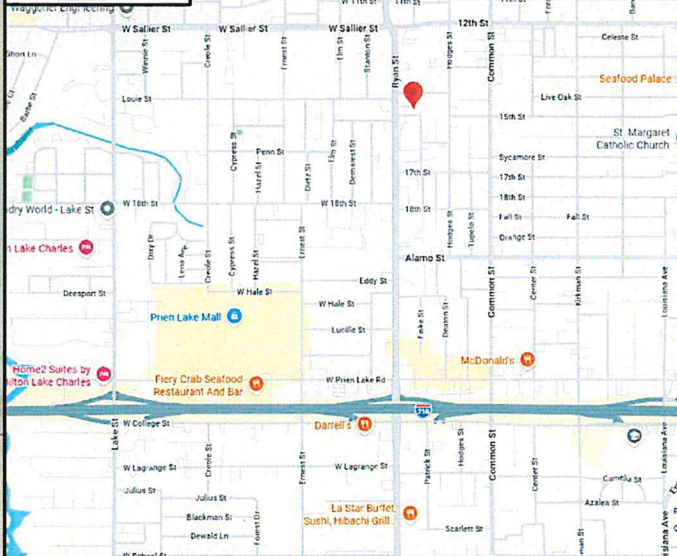
SEWERAGE DISPOSAL:
NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM. UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNITS OF THE CITY OF LAKE CHARLES AND CALCASIEU PARISH.

RAMONA ANN CORMIER, OWNER _____ DATE _____

CITY OF LAKE CHARLES _____ DATE _____

VICINITY MAP

SCALE: NTS



DRAWN BY:
AGT

CHECKED BY:
ACR

APPROVED BY:
ELR

SCALE:
1" = 30'

DATE OF PLAT: 05/14/2026

REV. DATE:

PLAT OF MINOR SUBDIVISION SHOWING:

**RAMONA CORMIER
SUBDIVISION**

BEING LOCATED IN:

SECTION 7, TOWNSHIP 10 SOUTH, RANGE 8 WEST,
SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN,
CALCASIEU PARISH, LOUISIANA



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 26-68

Applicant: Nick Larocca

Address: 3704 Harvard Street



4/13/26

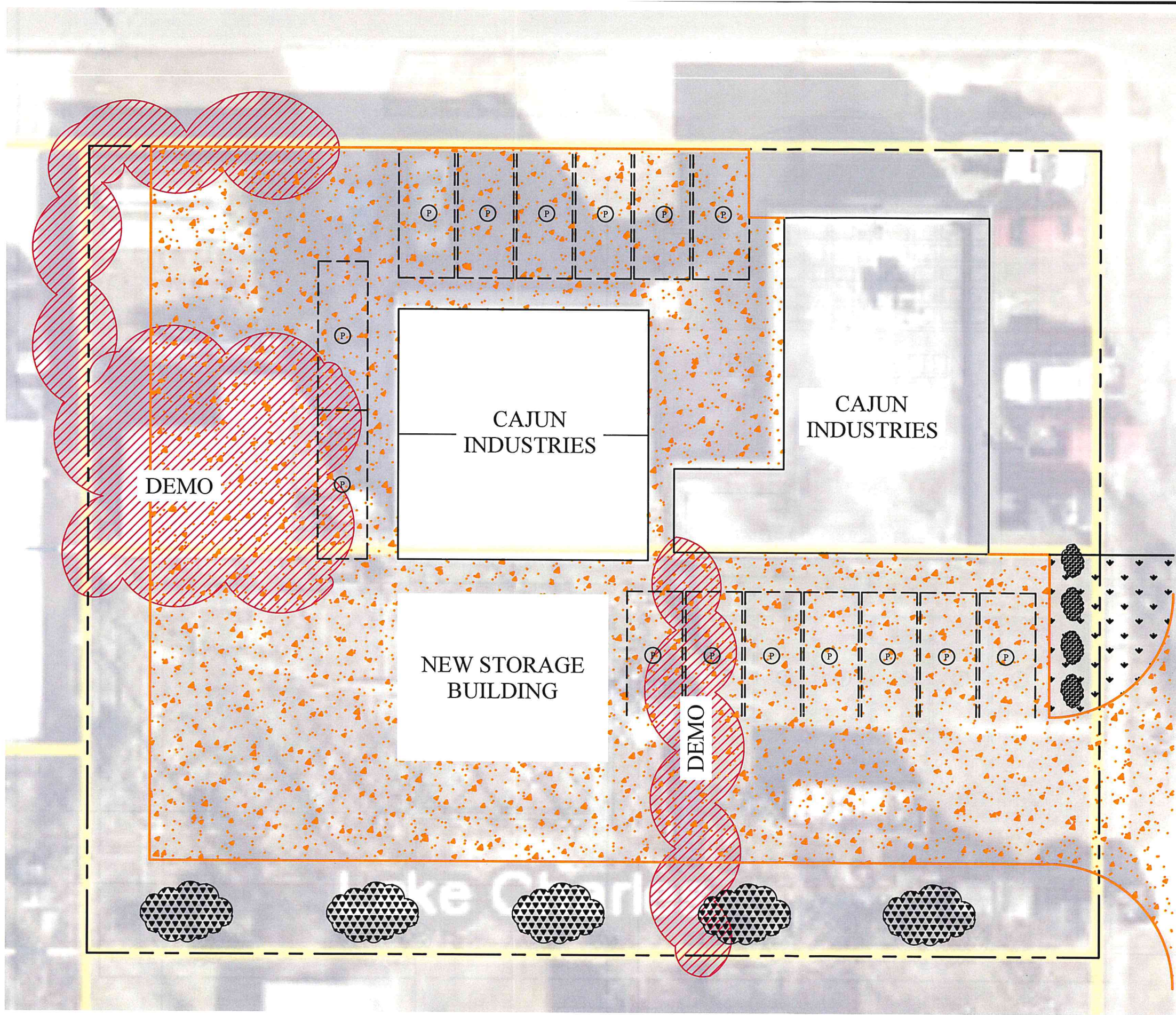
To Whom it may concern:

I Nicholas LaRocca am requesting the property south of 708 E School St be Rezoned to Mixed Use Zoning District. A Major Conditional Use is requested to identify the new use for an accessory storage structure for the principal structure at 708 E School St.

If you have any questions of concerns, please contact [REDACTED]
Nicholas LaRocca (Owner of Cajun A/C & Heating LLC)

I am additionally requesting a Variance in order to
Construct new parking along School St. that is non-
conforming, drive-in parking.

[REDACTED] 8/6/24



LEGEND

- = PARKING
- = NEW CONCRETE
- = SCREENING BUSHES (PER CITY RECOMMENDATION)
- = LANDSCAPING (REQUIRED PER CITY)
- = "CLASS A TREE" (PER CITY RECOMMENDATION)

TREY BOURGEOIS ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS ON THESE PLANS. ALL INFORMATION MUST BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THESE DRAWINGS HAVE BEEN ISSUED WITHOUT COMPLETE KNOWLEDGE OF GEOGRAPHICAL LOCATION. THEREFORE THE OWNERS AND BUILDERS ARE RESPONSIBLE FOR COMPLIANCE WITH ALL CODES AND REQUIREMENTS FOR THE AREA THIS STRUCTURE WILL BE CONSTRUCTED.

DOCUMENT RELEASE DATES

5	
4	
3	
2	PARKING LOT EDITS & LANDSCAPING
1	APPROVED
0	PRELIMINARY

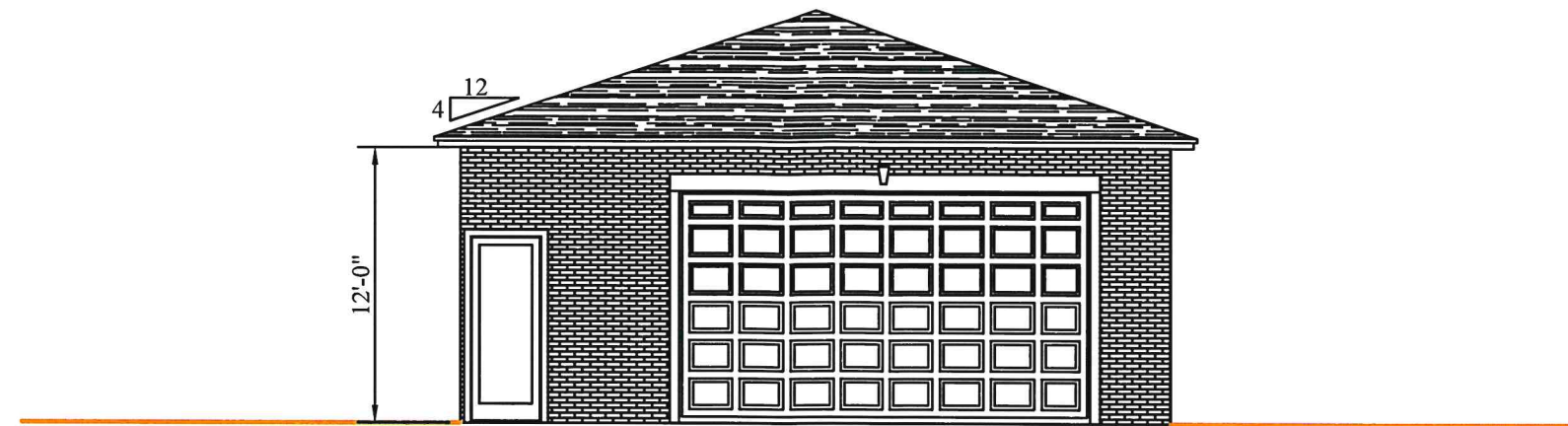
Trey Bourgeois
409-679-1374
brandon.trey.bourgeois@gmail.com

SITE PLAN
STORAGE SPACE
AND PARKING EXPANSION

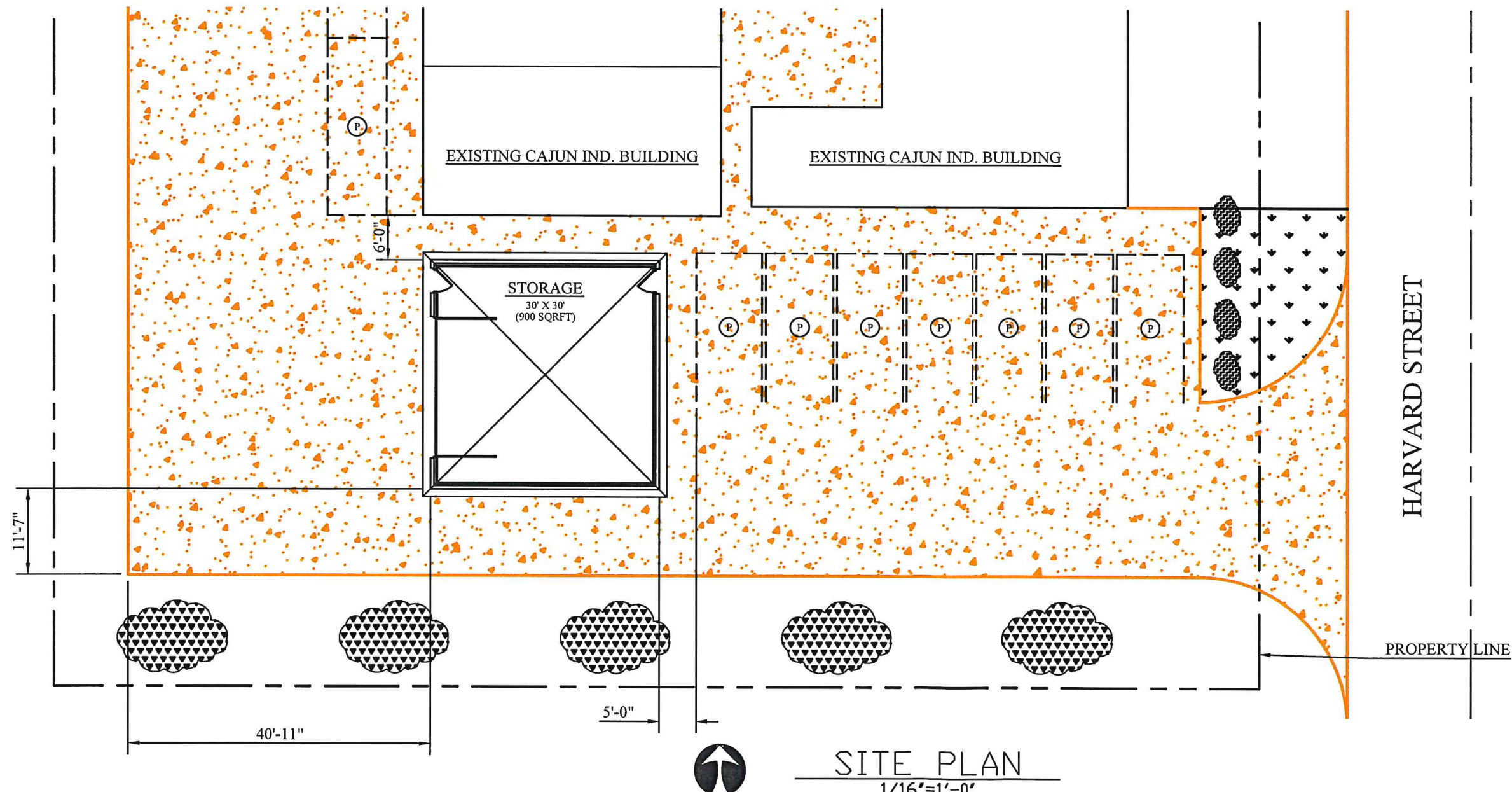
SIZE B	DATE 8/6/26	SCALE 1/16"=1'	SHEET 1 OF 3
-----------	----------------	-------------------	-----------------



PLAN DRAWING
1/16"=1'-0"



WEST ELEVATION
1/4"=1'-0"



LEGEND

- (P) = PARKING
- (AS) = NEW CONCRETE
- (Screening Bushes) = SCREENING BUSHES (PER CITY RECOMMENDATION)
- (Landscaping) = LANDSCAPING (REQUIRED PER CITY)
- (Class A Tree) = "CLASS A TREE" (PER CITY RECOMMENDATION)

TREY BOURGEOIS ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS ON THESE PLANS. ALL INFORMATION MUST BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THESE DRAWINGS HAVE BEEN ISSUED WITHOUT COMPLETE KNOWLEDGE OF GEOGRAPHICAL LOCATION. THEREFORE THE OWNERS AND BUILDERS ARE RESPONSIBLE FOR COMPLIANCE WITH ALL CODES AND REQUIREMENTS FOR THE AREA THIS STRUCTURE WILL BE CONSTRUCTED.

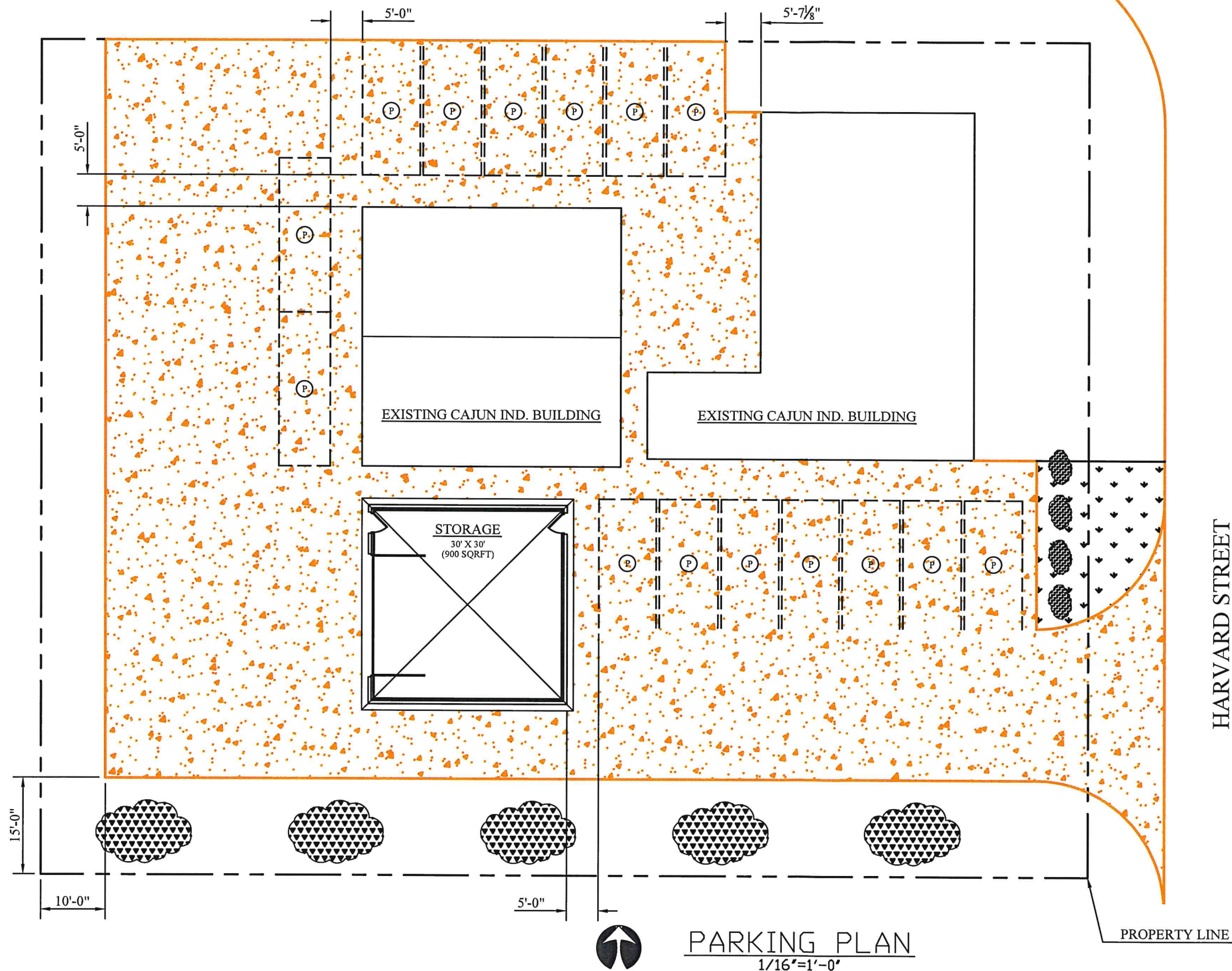
DOCUMENT RELEASE DATES

5	
4	
3	
2	PARKING LOT EDITS & LANDSCAPING
1	APPROVED
0	PRELIMINARY

Trey Bourgeois
409-679-1374
brandon.trey.bourgeois@gmail.com

STORAGE SPACE
STORAGE SPACE
AND PARKING EXPANSION

SIZE	DATE	SCALE	SHEET
B	8/6/26	VARIES	2 OF 3



LEGEND

- (P) = PARKING
- (Orange Stippled) = NEW CONCRETE
- (Cloud with cross-hatch) = SCREENING BUSHES (PER CITY RECOMMENDATION)
- (Cloud with dots) = LANDSCAPING (REQUIRED PER CITY)
- (Cloud with triangle) = "CLASS A TREE" (PER CITY RECOMMENDATION)

TREY BOURGEOIS ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS ON THESE PLANS. ALL INFORMATION MUST BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THESE DRAWINGS HAVE BEEN ISSUED WITHOUT COMPLETE KNOWLEDGE OF GEOGRAPHICAL LOCATION. THEREFORE THE OWNERS AND BUILDERS ARE RESPONSIBLE FOR COMPLIANCE WITH ALL CODES AND REQUIREMENTS FOR THE AREA THIS STRUCTURE WILL BE CONSTRUCTED.

DOCUMENT RELEASE DATES

5	
4	
3	
2	PARKING LOT EDITS & LANDSCAPING
1	APPROVED
0	PRELIMINARY

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STORAGE SPACE
STORAGE SPACE
AND PARKING EXPANSION

SIZE	DATE	SCALE	SHEET
B	8/6/26	VARIES	3 OF 3