

NOTICE OF PUBLIC HEARING
LAKE CHARLES
PLANNING AND ZONING COMMISSION
March 11, 2024 -
326 Pujo Street –
City Council Chambers –
5:30 P.M.

MCU 24-03 CHAPTER 24 – LAKE CHARLES ZONING ORDINANCE
APPLICANT: CONG LING LI
SUBJECT: Applicant is requesting a Minor Conditional Use Permit in order to establish a massage therapy business, within a Mixed Use Zoning District. Location of the request is 2920 Ernest Street.

PREFNL/VAR 24-05 LAKE CHARLES SUBDIVISION REGULATIONS
APPLICANT: CHESTER W. CARR II (CARR SUBDIVISION)
SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a 0.30-acre tract of land into two (2) residential lots including lot size variance (Lot 2 – 4612.50sq.ft.m/l vs. 6000sq.ft.), within a Residential Zoning District. Location of the request is 1029 and 1029 ½ Kirby Street.

MAJ 24-02 CHAPTER 24 – LAKE CHARLES ZONING ORDINANCE
APPLICANT: CHARRON & NATALIE COMEAUX
SUBJECT: Applicant is requesting a Major Conditional Use Permit (Sec 5-302(3)(b)(i)) in order to construct an accessory pool house (dwelling unit), within a Residential Zoning District. Location of the request is 1028 S. Worthington Drive.

SPC 24-01 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE
APPLICANT: MOUNT CALVARY BAPTIST CHURCH
SUBJECT: Applicant is requesting a Special Exception (Sec. 4-206) in order to construct an accessory fellowship hall on separate lot from principal church use, within a Neighborhood Zoning District. Location of the request is the Southeast corner N. Blake Street @ Fournet Street.

VAR 24-07 CHAPTER 24 – LAKE CHARLES ZONING ORDINANCE
APPLICANT: KRISTI TAYLOR
SUBJECT: Applicant is requesting Variances (Sec. 4-205) in order to install signs which exceed maximum allowed height within the Smart-Code and allowance of internally lit signs vs. required external lit, within a T-5 Urban Center Transect Zoning District. Location of the request is 825 Ryan Street.

VAR 24-08 CHAPTER 24 – LAKE CHARLES ZONING ORDINANCE
APPLICANT: CONG LING LI
SUBJECT: Applicant is requesting Variances (Sec. 4-205) in order to 1) allow a reduction of required parking spaces (2 vs. 4) and 2) eliminate maneuver and access aisle to permit vehicles to enter and leave in a forward manner for a commercial business, within a Mixed Use Zoning District. Location of the request is 2920 Ernest Street.

VAR 24-09 CHAPTER 24 – LAKE CHARLES ZONING ORDINANCE
APPLICANT: JOEY ARDOIN
SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to construct a new 4,960sq. ft. residence thereby exceeding the allowable 40% lot coverage, within a Residential Zoning District. Location of the request is 4123 Oleander Drive.

VAR 24-11 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE
APPLICANT: TIFFANY WATSON
SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to expand an existing concrete parking area with gravel materials, within a Business Zoning District. Location of the request is 2150 E. College Street.

VAR 24-12 CHAPTER 24 – LAKE CHARLES ZONING ORDINANCE
APPLICANT: LEMOINE DISASTER RECOVERY
SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to reconstruct a single-family residence with an 11'6 ½" front setback vs. required 30', within a Neighborhood Zoning District. Location of the request is 2206 Church Street.

THE APPLICATION AND SUPPORTING MATERIAL IS ON FILE AND OPEN FOR PUBLIC INSPECTION IN THE OFFICE OF ZONING AND LAND USE, ON THE 7TH FLOOR OF LAKE CHARLES CITY HALL AT 326 PUJO STREET, LAKE CHARLES, LOUISIANA. ANY PERSON MAY SPEAK OR SUBMIT A WRITTEN STATEMENT FOR HEARING PURPOSES; OR, MAIL TO THE CITY OF LAKE CHARLES, OFFICE OF ZONING & LAND USE, P.O. BOX 900, LAKE CHARLES, LA 70602; OR TELEPHONE: (337) 491-1542. AN APPLICANT FOR MAJOR CONDITIONAL USE APPROVAL OR ANY MEMBER OF THE CITY COUNCIL MAY APPEAL THE DECISION OF THE COMMISSION BY FILING AN APPEAL WITH THE DIRECTOR OF PLANNING WITHIN 15 DAYS OF THE DECISION OF THE COMMISSION.

Mar 2, 9 21
1789167