

**CALCASIEU PARISH PLANNING & DEVELOPMENT OFFICE**  
**APPLICATION FOR ZONING CHANGES / AMENDMENTS**  
**VARIANCES OR EXCEPTIONS**



CASE NUMBER VAR-0220-0124

DATE RECEIVED 2/4/20

FEE \$100.00

**APPLICANT INFORMATION**

NAME: Calvary Apostolic Church of Starks, Louisiana

c/o Richard Law Firm, LLC

ADDRESS: P.O. Box 597  
Starks, LA 70661

c/o Joshua Myrick

Ron Richard

1 Lakeshore Drive Suite 120

PHONE NUMBER: (Home) \_\_\_\_\_

Lake Charles, LA 70601

(Work) \_\_\_\_\_ (Cell) \_\_\_\_\_

Email: ron@richardlawfirm.com

**PROPERTY INFORMATION**

LOCATION: 113 Highway 109 North AMOUNT OF LAND: \_\_\_\_\_ x \_\_\_\_\_ = 11.7 acres

IDENTIFYING LANDMARK: Church, cell tower, four accessory buildings

PRESENT ZONING CLASSIFICATION: General Commercial (C-2), Agricultural (A-1)

METRO. PLANNING BOUNDARY IN OUT

- ☐ REZONING  
☒ ZONING VARIANCE  
☐ EXTENSION

**ZONING REQUEST INFORMATION**

- ☐ EXCEPTION  
☐ SUBDIVISION VARIANCE  
☐ REVISION  
☐ ADMINISTRATIVE REVIEW

ZONING CHANGE: FROM \_\_\_\_\_  
TO \_\_\_\_\_

PURPOSE OF REQUEST: To allow a building 0.5 feet below the required freeboard elevation (lowest required elevation 34.0 feet; requesting elevation 33.5 feet).

I DO FULLY UNDERSTAND THAT NO PETITION FOR A CHANGE IN THE CLASSIFICATION OF PROPERTY SHALL BE FILED UNLESS SUCH PETITION IS DULY SIGNED AND ACKNOWLEDGED BY THE OWNERS OF AUTHORIZED AGENTS OF NOT LESS THAN FIFTY (50) PERCENT OF THE AREA OF LAND FOR WHICH A CHANGE OF CLASSIFICATION IS REQUESTED PROVIDED HOWEVER, THAT WHERE ANY LOT LOCATED IN THE AFORESAID AREA IS OWNED IN DIVISION, ALL CO-OWNERS MUST SIGN THE PETITION FOR THAT LOT TO BE INCLUDED IN THE (50) PERCENT AREA PROVISION, AS STATED IN THE PARISH ZONING ORDINANCE, NUMBER 1927, AS AMENDED AND REENACTED BY ORDINANCE 3940, AS AMENDED.

FURTHER, I DO CERTIFY THAT THE PROPERTY FOR WHICH THE ABOVE REQUEST IS BEING MADE DOES NOT HOLD ANY RESTRICTIONS OR COVENANTS THAT WOULD BE IN CONFLICT WITH SAID REQUEST.

FURTHERMORE, I, THE APPLICANT AGREE TO DISPOSE OF THE ZONING SIGN(S) PLACED ON MY PROPERTY AFTER THE PUBLIC HEARING.

APPLICANT SIGNATURE [Signature] DATE 2/4/2020

**REVIEW INFORMATION (FOR STAFF INFORMATION ONLY)**

- |     |  |     |    |     |
|-----|--|-----|----|-----|
| 1a. | IS SITE LOCATED WITHIN AN ACTIVE PARISH WATER DISTRICT?  | YES | NO | N/A |
| b.  | IF NOT, ARE PRESENT FACILITIES ADEQUATE FOR FUTURE USE?  | YES | NO | N/A |
| 2a. | HAS THE METHOD OF SEWAGE DISPOSAL BEEN APPROVED BY THE CALCASIEU PARISH HEALTH UNIT?   | YES | NO | N/A |
| b.  | WHAT TYPE OF SEWAGE DISPOSAL SYSTEM WILL BE USED? OXIDATION POND _____<br>SEPTIC TANK _____ MUNICIPAL SEWAGE DISTRICT _____ MECHANICAL PLANT <u>X</u><br>OTHER _____ |     |    |     |
| 3.  | ARE THE EXISTING NATURAL & / OR MAN-MADE DRAINAGE FACILITIES ADEQUATE FOR EXPECTED SURFACE WATER RUN -OFF?   | YES | NO | N/A |
| 4.  | WILL THE PROPOSED USE BE A NUISANCE TO THE SURROUNDING AREA BECAUSE OF ODORS, VIBRATIONS, UNSIGHTLY AREAS OR OTHER UNWARRANTED ELEMENTS?                             | YES | NO | N/A |
| 5.  | IS THE CAPACITY OF THE ROAD AND OFF-STREET PARKING FACILITIES ADEQUATE FOR USE BY THE PROPOSED DEVELOPMENT?  | YES | NO | N/A |
| 6.  | WILL THE LOCATION BE SERVED BY A FIRE PROTECTION?  | YES | NO | N/A |
| 7.  | CAN THE PROPOSED DEVELOPMENT BE EXPECTED TO ADVERSELY EFFECT THE CHARACTER / AESTHETICS OF THE AREA INVOLVED?  | YES | NO | N/A |
| 8.  | IS PROPERTY WITHIN A DESIGNATED FLOOD HAZARD AREA?<br>FLOOD ZONE CLASSIFICATION <u>X</u> BFE _____ FT.   | YES | NO | N/A |

STAFF RECOMMENDATION: Staff recommends the request be granted.

Application Summary			
Applicant	Calvary Apostolic Church of Starks, Louisiana	Submittal Date	2/4/2020
Case Number	VAR-0220-0124	Site Area	11.7 Acres
Location	113 Highway 109 North	Police Jury District	11- Roger Marcantel
P&Z Meeting Date	May 19, 2020	PJ Meeting Date	N/A
Request(s)			
To allow a building 0.5 feet below the required freeboard elevation (lowest required elevation 34.0 feet; requesting elevation 33.5 feet).			
Site Characteristics			
Present Zoning Classification	General Commercial (C-2), Agricultural (A-1)		
Identifying Landmark	Church, cell tower, four accessory buildings		
Urban Service Area	Out	Flood Zone	X
Area Characteristics			
Surrounding Zoning	General Commercial (C-2), Agricultural (A-1), Mixed Residential (R-2), Multi-Family Residential (R-M), Light Industrial (I-1)		
Surrounding Uses	Residential, Commercial		
Zoning History			
Original Zoning	General Commercial (C-2), Agricultural (A-1)	Date	1983
Recent Zoning Requests in Immediate Area			
In the past five years, there has been one zoning request within the immediate area.			
<ul style="list-style-type: none"><li>In 2019, the Planning and Zoning Board and the Police Jury <b>denied</b> a request by Jennifer Thompson to rezone from Mixed Residential (R-2) to Recreational Vehicle Park (R-RVP) to allow a recreational vehicle park (3 spaces) at 4665 Evangeline Highway.</li></ul>			
Recommendation			
Because minimal impacts are to be expected, the staff recommends that the request be granted.			



Letter of Intent.

REF# VAR-0220-0124

February 5, 2020

Dear Calcasieu Parish Planning & Development

Calvary Apostolic Church has built a beautiful structure on our property located at 107 Highway 109 in Starks. Not only does this bring in customers from all over, but it helps the church financially be involved in the community. The church is a strong supporter and major sponsor to the Starks Mayhaw Festival which has been going on for 25+ years and the annual Christmas parade participants and winners for 20 years as well, among other community events.

We are applying for a variance to keep this structure at its current elevation, 33.5 ft. The property in question is in flood zone x according to FEMA and has a 0.2% chance of flooding. The disclaimer in the freeboard ordinance states that the parish takes no responsibility for flooding even if we were to raise the building, so we feel a variance should not be an issue. The elevation from this location to directly west drops from 31 feet to 24 feet at the river. We feel in order for this spot to flood, the whole town of Starks would be under water.

Thanks for your Time!

Calvary Apostolic Church

Scanned and Uploaded

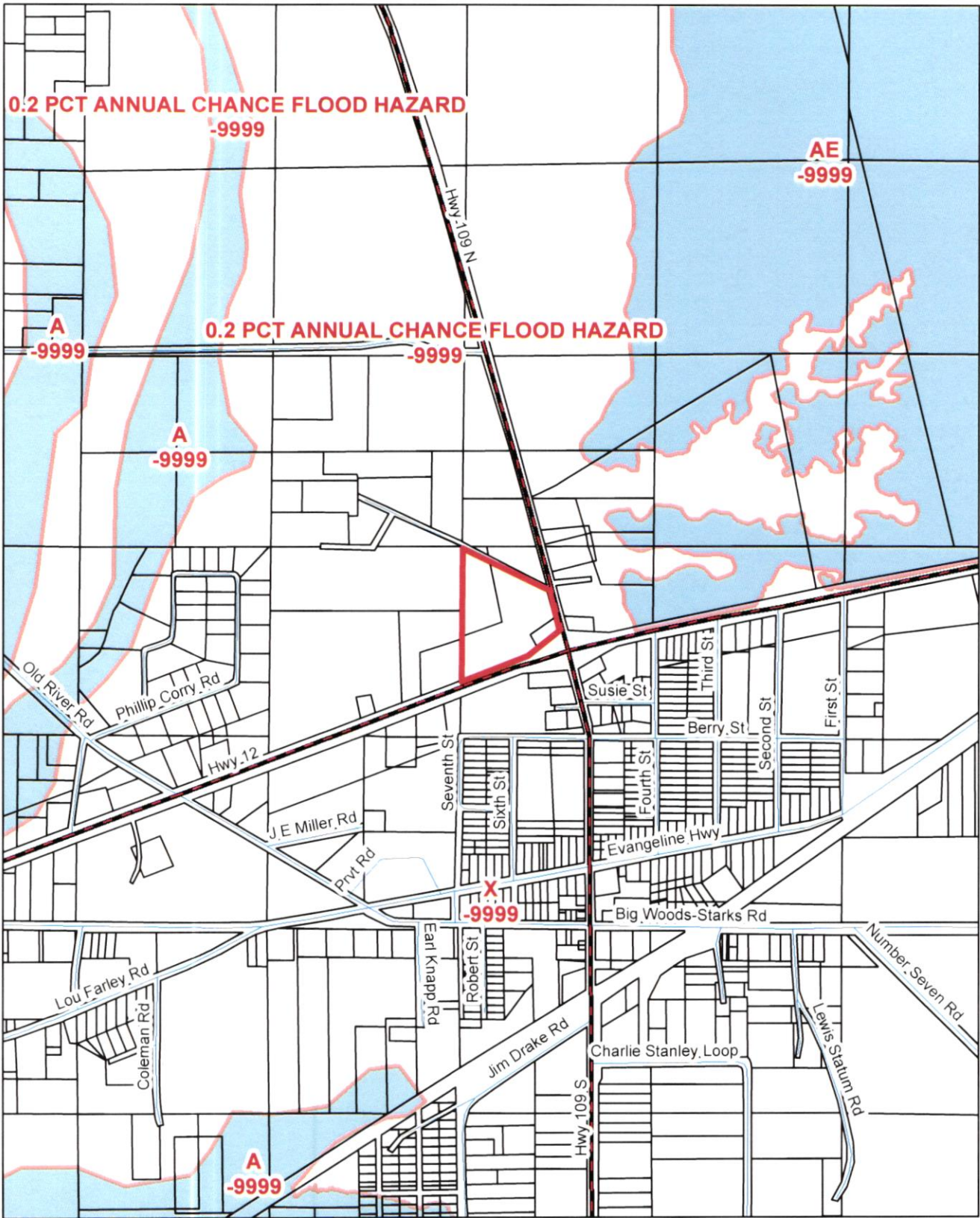
Date: 2/18/2020

By: AG

By: AB

Site plan for Dress Like An Angel, showing building layout, parking lot, and surrounding streets (LA-109, LA-13). The plan includes dimensions for the building (180'-0" by 60'-0") and parking lot (180'-0" by 180'-0"). It also shows existing structures, a proposed building location, and a proposed parking lot. The plan is oriented with North at the top.

Calvary Apostolic Church of Starks, Louisiana



Police Juror  
District 11  
Roger Marcant



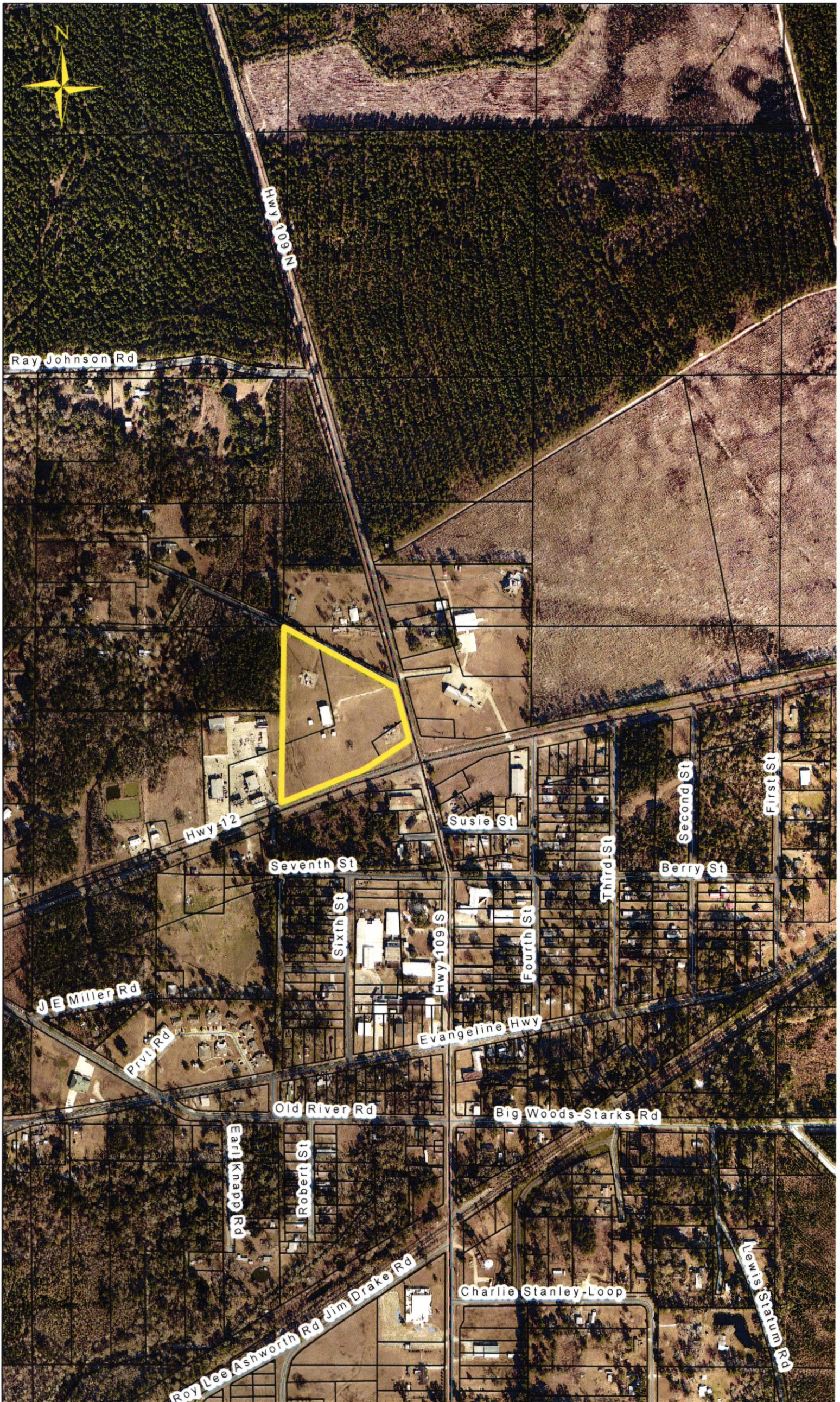












Hwy 100 N

Ray Johnson Rd

Hwy 12

Seventh St

Susie St

Third St

Second St

First St

J E Miller Rd

Prvt Rd

Sixth St

Hwy 109 S

Fourth St

Berry St

Evangeline Hwy

Old River Rd

Big Woods-Starks Rd

Earl Knapp Rd

Robert St

Roy Lee Ashworth Rd Jim Drake Rd

Charlie Stanley-Loop

Lewis Statum Rd