

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



CASE NUMBER VAR-0220-0127 DATE RECEIVED 2/26/20 FEE See EX-0220-0075

APPLICANT INFORMATION

NAME: Norman Peter Fruge c/o Leslie Fruge
ADDRESS: 9727-A Fruge Road 1001 Sallier Street
Bell City, LA 70630 Lake Charles, LA 70601
PHONE NUMBER: (Home) _____ (Cell) 337-244-0350
(Work) _____ (Cell) 337-540-0407 Email: leslielane1962@gmail.com

PROPERTY INFORMATION

LOCATION: 9727-A Fruge Road AMOUNT OF LAND: 208.7 x 208.7 = 1 acre acres
IDENTIFYING LANDMARK: Cell tower
PRESENT ZONING CLASSIFICATION: 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 dwelling with less than required public road frontage (required 250 ft.;
-requesting 0 ft.) and with less than required lot square footage (required 87,120 sq. ft.; requesting 43,560 sq. ft.)

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.

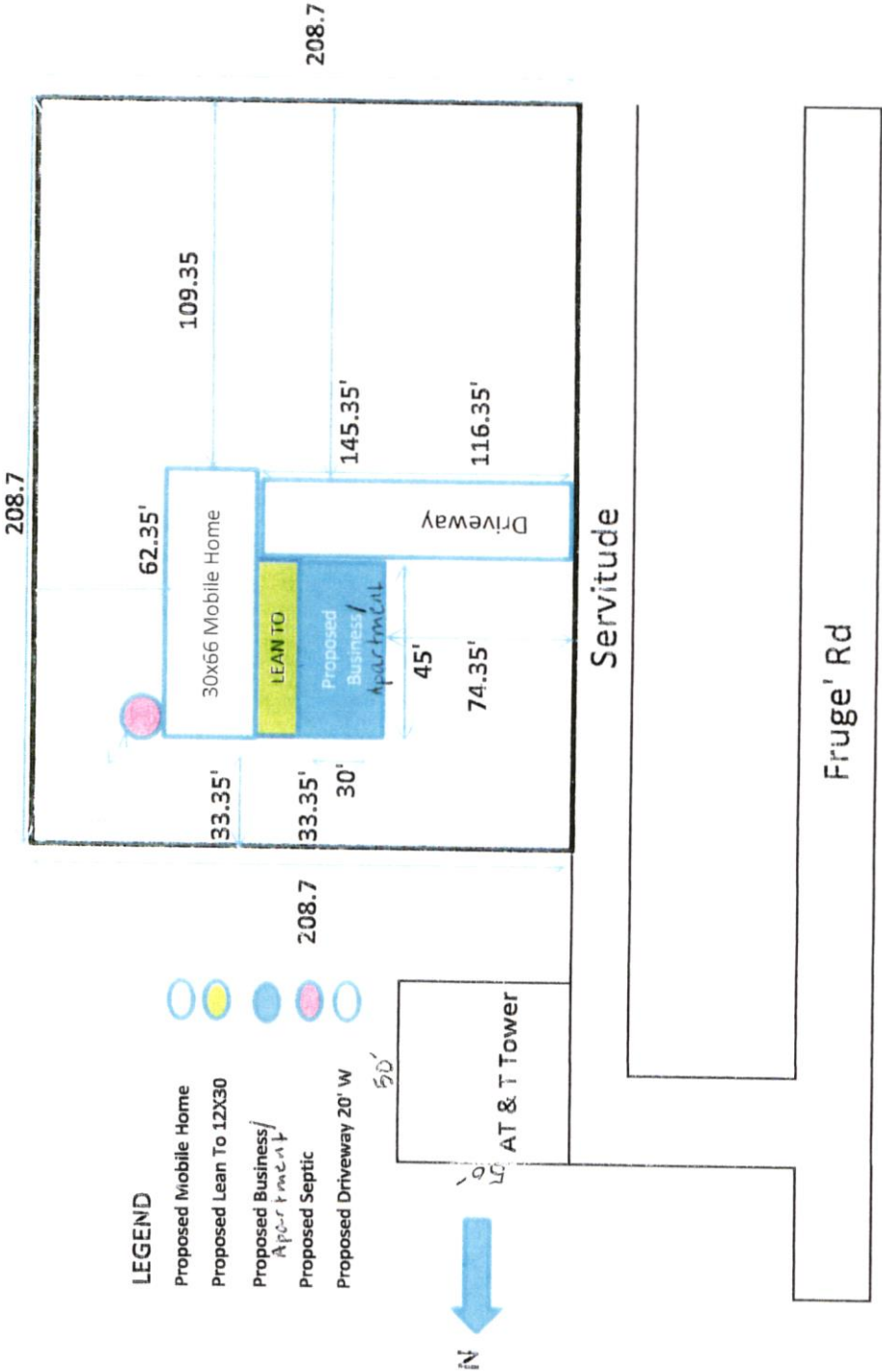
APPLICANT SIGNATURE Leslie Fruge DATE 2/26/2020

REVIEW INFORMATION (FOR STAFF INFORMATION ONLY)

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

STAFF RECOMMENDATION: Staff recommends the request be granted. See application summary for conditions.

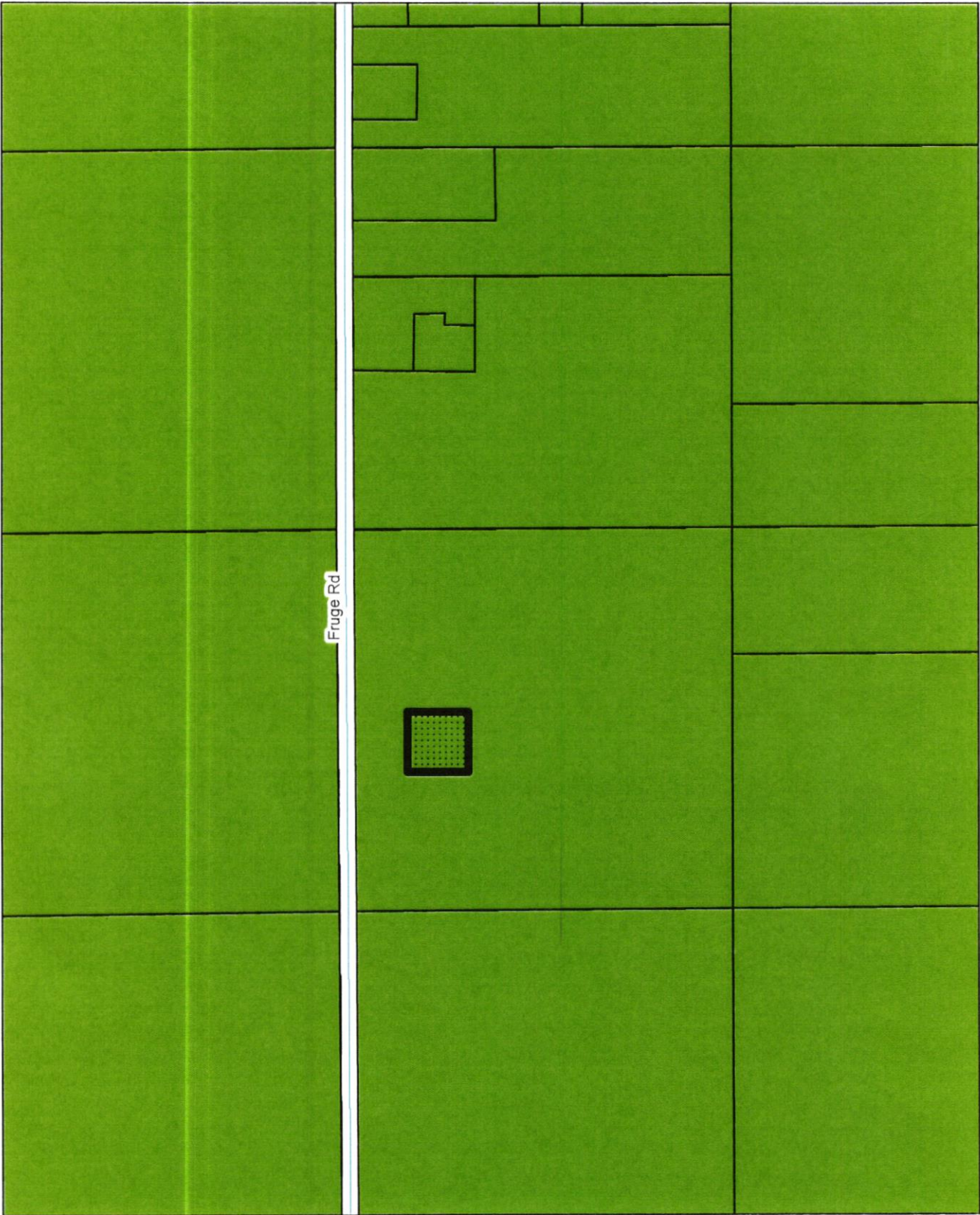
Application Summary				
Applicant	Norman Peter Fruge		Submittal Date	2/26/2020
Case Number	VAR-0220-0127		Site Area	1 Acre
Location	9727-A Fruge Road	Police Jury District	10 - Tony Stelly	
P&Z Meeting Date	May 19, 2020	PJ Meeting Date	N/ A	
Request(s)				
To allow a dwelling with less than required public road frontage (required 250 ft.; requesting 0 ft.) and with less than required lot square footage (required 87,120 sq. ft.; requesting 43,560 sq. ft.).				
Site Characteristics				
Present Zoning Classification	Agricultural (A-1)			
Identifying Landmark	Cell tower			
Urban Service Area	Out	Flood Zone	X (Shaded)	
Area Characteristics				
Surrounding Zoning	Agricultural (A-1)			
Surrounding Uses	Residential, Agricultural			
Zoning History				
Original Zoning	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">In 2015, the Planning and Zoning Board and the Police Jury granted a request by D. Christopher Matheson, et al to abandon and revoke 1,600 feet of dedicated right-of-way at 6846 Pine Pasture Road.				
Recommendation				
Because minimal impacts are to be expected, the staff recommends that the request be granted with the following conditions: 1) that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plan in light of technical or engineering considerations discovered during development; 2) that the manufactured home be skirted prior to the utilities being connected; and 3) that a predial servitude be recorded with the new lot.				
Additional Information				
<ul style="list-style-type: none">In 2010, the Planning and Zoning Board granted a request by Norman P. Fruge for a zoning exception to allow a communication tower (175 feet) at 9727 Fruge Road. This is pertaining to the property in question.Applicant also applying for an exception to allow a commercial development (pet crematory). This is pertaining to the property in question.				



COMMERCIAL/RESIDENTIAL SITE PLAN

Revised 5/7/20

Norman Peter Fruge



Police Juror
District 10
Tony Stelly



