



**OFFICIAL MINUTES OF THE
BOARD OF ADJUSTMENTS MEETING
CITY OF THIBODAUX
CITY HALL
THIBODAUX, LOUISIANA
February 19, 2024**

The Board of Adjustments of the City of Thibodaux assembled in special session at its regular meeting place, City Hall, 310 West 2nd Street, Thibodaux, Louisiana, Monday, February 19, 2024 at 5:30 P.M.

There were present: Marguerite Erwin, Rudy Soignet and Malcolm Hodnett

Also present: Monique Reulet, Sonya Cabrera, Josh Bourgeois, Trey Waguespack

Absent: Clarence Savoie & Renee Brinkley

There was a quorum present.

The minutes of the December 27, 2023 Board of Adjustments meeting were approved as written.

YEAS: Erwin, Soignet & Hodnett

NAYS: None

ABSTAINED: None

ABSENT: Savoie & Brinkley

Erwin introduced a request by Marvin Jones Enterprises to vary 4400 sf from the required 8,000 sf lot size requirement to be able to subdivide property located at 920 Lagarde Street and build a duplex in an R-2 Zoning District.

Marvin Jones was present to represent his request. He stated that he has existing duplex and would like to divide his property so he can construct another duplex. He added that the community is in desperate need of housing. Erwin asked if there was street access to both lots, and Jones said yes. She then asked if there were any other lots in the area that had double frontage on both Lagarde Street and Narrow Street. Zoning Department Secretary Monique Reulet stated that she believed there were some similar lots in the area, and Jones concurred.

Soignet asked about the adjacent lot, and Jones explained that he was interested in buying it, but it was going through succession so the sale was held up. Soignet then asked if Jones had this intention when he came to Board of Adjustments the first time, and Jones said no, he did not know how much land he was going to have left. Hodnett expressed concern about the current size of the lot not even meeting the 8000sf lot size requirement for a duplex. Jones stated he would rather have housing than a blighted property. Hodnett added that if Jones was asking for a smaller percentage than he thinks Jones would have a better chance. Erwin asked if these duplexes would be rentals or for sale, and Jones confirms they would be rentals.

On call for public comment, there was none. On call for administration comment, Public Works Director noted that the lot was already less than the 8000sf required.

On motion of Soignet, seconded by Hodnett, the Board voted on a motion to approve the request by Marvin Jones Enterprises to vary 4400 sf from the required 8,000 sf lot size requirement to be able to subdivide property located at 920 Lagarde Street and build a duplex in an R-2 Zoning District.

.....Upon roll call the vote was as follows:

**YEAS: None
NAYS: Erwin, Soignet & Hodnett
ABSTAINED: None
ABSENT: Savoie & Brinkley**

The motion was denied.

Erwin introduced a request by Cassie White/Thunderbolt Signs on behalf of Triple Sons Holdings/Holiday Inn Express to vary 25.85sf from the required 32sf maximum wall sign size, to vary 2 from signage requirements to have four (4) wall signs, and to vary 12.5sf from the required 32sf maximum monument sign size to be installed at the Holiday Inn Express located at 122 Emporium Avenue in a C-1 Zoning District.

Cassie White/Thunderbolt Signs was present to represent this request. She stated the client would like to have three (3) wall signs, which is the architectural standard for Holiday Inn. This would also allow the signs to be visible from every direction. Erwin asked what the hardship was and explained what the Board looks for.

Paul Dufrene of Triple Sons Holdings was also present to represent this request. He confirmed that the rear sign (on South side of building) was removed from consideration. Erwin clarified the request being discussed. She then asked how high the wall signs are, and Dufrene stated it would be at the fourth floor level. Erwin asked about the monument sign, and Dufrene stated their request was based on the company's requirement.

Hodnett stated that he would be more in favor of two (2) wall signs, not three (3), with the East wall sign being removed. He added he was not in favor of the increased sign size. Dufrene reference signs on other businesses in the City and asked why those would be allowed and not the ones he wants. Hodnett and Dufrene discussed the precedence of Board of Adjustments votes, and Hodnett noted that this decision would affect all areas of the City. Erwin questioned if the wall signs were channel letters. Reulet said yes, and provide the calculations for measurements of the wall signs and monument signs. Erwin went over the variance that was being requested and Hodnett clarified the measurements of the proposals.

Hodnett asked when the project broke ground and why this request was not brought up sooner. Dufrene said it started in December and was originally supposed to be discussed at the January meeting, which was cancelled and rescheduled for tonight.

On call for public comment there was none. On call for administration comment there was none.

Hodnett said based on the current ordinance, he would not okay a third wall sign or increased sign size. White asked if illumination is being taken into consideration, and if having non-illuminated signs would make a difference and Erwin said no, only the size is being considered. Hodnett questioned how the letter size in channel lettering would be calculated and Reulet explained the formula she used to calculate the sign size.

Hodnett noted the precedence this decision would set. Dufrene asked what would happen if they tabled the decision. Erwin explained that if it was tabled, they could come back with the same request or a different request. If the three (3) members voted and even one voted against, then this request would be denied and they would not be able to come back with this exact request for six (6) months.

Erwin suggested that they met in the middle, and propose two (2) wall signs at 50sf and one (1) monument sign at 40sf. Soignet clarified that if this request is approved, they could either go with it, or come back with a different request.

On motion of Hodnett, seconded by Soignet, the Board voted on a motion to approve the request by Cassie White/Thunderbolt Signs on behalf of Triple Sons Holdings/Holiday Inn Express to vary 18sf from the required 32sf maximum wall sign for two (2) wall signs, and vary 8sf from the required 32sf maximum monument sign size to be installed at the Holiday Inn Express located at 122 Emporium Avenue in a C-1 Zoning District.

.....Upon roll call the vote was as follows:

YEAS: Erwin, Soignet & Hodnett

NAYS: None

ABSTAINED: None

ABSENT: Savoie & Brinkley

There being no further business the meeting was adjourned.