



**OFFICIAL MINUTES OF THE
BOARD OF ADJUSTMENTS MEETING
CITY OF THIBODAUX
CITY HALL
THIBODAUX, LOUISIANA
JANUARY 23, 2019**

The Board of Adjustments of the City of Thibodaux assembled in regular session at its regular meeting place, City Hall, 310 West 2nd Street, Thibodaux, Louisiana, on Wednesday, January 23, 2019 at 5:30 P.M.

There were present: Marguerite Erwin, Rudy Soignet, Clarence Savoie, Marlyn Brooks

Absent: Jacqueline Beary, Ronnie Pike

The minutes of the October 24, 2018 Board of Adjustments meeting were approved as written.

Jared Gros, 112 Godchaux Drive addressed the Board with his request to vary 3,440 sq. ft. from minimum lot size of 8,000 sq. ft. & vary 2,304 sq. ft. from minimum lot size of 6,000 sq. ft. Mr. Gros gave an overview of the project along with a signed petition of neighbors in favor to allow him to subdivide the property to build a two-family dwelling on the front lot and have a single-family dwelling on the back portion of the property which is currently there now with off-street parking for both properties.

Marguerite Erwin, Chairwoman of the Board along with other board members posed questions referencing required minimum square footage, average lot size in the area and the hardship for his request which financial hardships cannot be taken into consideration. Mrs. Erwin noted the Board's approval was only for subdividing the lot not to allow Mr. Gros to construct a two-family dwelling on the property.

Roland Soignet, Jr., City of Thibodaux Zoning Administrator stated by subdividing the property it would create two non-compliant lots which you cannot divide a lot and create another lot that would be non-compliant. Two single-family dwellings would be allowed without dividing the lot; he has more than the required square footage to do so and would not require a variance.

Larry Toups, 561 Goode Street addressed the Board with signed affidavits representing surrounding neighbors who are opposed to subdividing the property creating substandard lot size.

Councilman Gene Richard, 516 Foret Street addressed the Board on behalf of constituents in the district opposed to subdividing the property with concerns of density and creating substandard lot size.

On motion of Soignet, seconded by Brooks, the Board voted on a motion to deny the request by Jared Gros to vary 3,440 sq. ft. from minimum lot size of 8,000 sq. ft. and vary 2,304 sq. ft. from minimum lot size of 6,000 sq. ft. and vary 12' from minimum lot width of 60' to subdivide property located at 549 Goode Street. Upon roll call the vote was as follows:

YEAS: None

NAYS: Erwin, Soignet, Savoie, Brooks

ABSTAINED: None

ABSENT: Beary, Pike

Robert Picciola, 306 Plater Drive, Thibodaux, representing Shops @ Acadia addressed the Board with his request to vary eight 8 spaces from required 70 spaces for strip center located at 1050 S. Acadia Road. Mr. Picciola stated 7 parking spaces have been added giving a total of 62 spaces. He also noted the majority of the businesses have varying operating hours as well as peak customer times with most of the business being done before 11 AM for the coffee shop and most of it being done through the drive-thru opening various parking spaces throughout the day.

Marguerite Erwin, Chairwoman of the Board along with other board members posed questions for clarification of number of parking spaces to vary, square footage and classification of proposed use for other units to come in.

Roland Soignet, Jr., City of Thibodaux Zoning Administrator stated the request is to vary 8 parking spaces from the required 70. He also stated the location was visited at various times of the day and parking was not an issue and if the clientele or use were to change, parking will be reassessed at that time to see if there would be sufficient parking or not for that business to come in.

Councilman Gene Richard, 516 Foret Street addressed the Board in favor of the establishment at Shops @ Acadia for constituents in the surrounding area.

On motion of Brooks, seconded by Soignet, the Board voted on a motion to approve the request by Shops @ Acadia, L.L.C. to vary 8 parking spaces from required 70 spaces for the strip center located at 1050 S. Acadia Road. Upon roll call the vote was as follows:

YEAS: Erwin, Soignet, Savoie, Brooks

NAYS: None

ABSTAINED: None

ABSENT: Beary, Pike

Robert Broggi, 222 E. Bayou Road, Thibodaux, representing Innovative Homes, L.L.C. addressed the Board with his request to vary 250 sq. ft. from minimum lot size requirement of 5,000 sq. ft. to construct townhouses to be sold as affordable housing for employees at 114 Landry Street. Mr. Broggi gave an overview of the request noting the townhomes will be approximately 600 sq. ft. each and parking will be provided on the property.

Marguerite Erwin, Chairwoman of the Board questioned the square footage of the variance in which Roland Soignet, Jr., City of Thibodaux Zoning Administrator confirmed the request is to vary 250 sq. ft. and townhomes are allowed in C-1 Zoning District.

On motion of Brooks, seconded by Savoie, the Board voted on a motion to approve Innovative Homes, L.L.C. to vary 250 sq. ft. from minimum lot size requirement of 5,000 sq. ft. Upon roll call the vote was as follows:

YEAS: Erwin, Soignet, Savoie, Brooks

NAYS: None

ABSTAINED: None

ABSENT: Beary, Pike

Shanna & Christopher Hebert, 2122 Midland Drive addressed the Board with their request to vary 6' from rear yard setback of 10' and to vary 1' from side yard setback of 5' to add a 12' x 16' shed on the property. Mr. and Mrs. Hebert stated they are looking to keep their belongings in a safe place and to deter neighboring children from jumping fence and hiding behind the shed on their property.

Marguerite Erwin, Chairwoman of the Board along with other Board members posed questions referencing distance between neighboring shed and placement of theirs and distance to vary from property line in which Mr. Hebert responded the neighboring shed is 4' away from property line and they are looking to vary 4' from rear and side property line.

On motion of Soignet, seconded by Savoie, the Board voted on a motion to approve the request to vary 6' from rear yard setback of 10' and to vary 1' from side yard setback of 5' to add a 12' x 16' shed. Upon roll call the vote was as follows:

YEAS: Erwin, Soignet, Savoie, Brooks

NAYS: None

ABSTAINED: None

ABSENT: Beary, Pike

There being no further business the meeting was adjourned.