



**OFFICIAL MINUTES OF THE  
BOARD OF ADJUSTMENTS MEETING  
CITY OF THIBODAUX  
CITY HALL  
THIBODAUX, LOUISIANA  
FEBRUARY 27, 2019**

The Board of Adjustments of the City of Thibodaux assembled in regular session at its regular meeting place, City Hall, 310 West 2<sup>nd</sup> Street, Thibodaux, Louisiana, on Wednesday, February 27, 2018 at 5:30 P.M.

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

Absent: Marlyn Brooks, Jacqueline Beary, Ronnie Pike

The minutes of the January 23, 2019 Board of Adjustments meeting were approved as written.

John Keller, 112 W. 9<sup>th</sup> Street addressed the Board with his request to vary 1' from side yard setback requirement of 5' to construct new shed and extend carport at 112 W. 9<sup>th</sup> Street in an R-4 Zoning District. Mr. Keller noted this is an older neighborhood the houses are close together, the new addition would be aligned with the existing structure going back keeping it closer to the 5' setback on the side.

The Board posed questions referencing the alignment of the new addition which would put it closer to the 5' setback requirement versus being closer to the property line and fire safety concerns of having adequate room to pass if there was a fire issue with the neighboring apartments to the rear of the property.

Mike Naquin, 406 Destrehan Drive, Thibodaux, Louisiana former Fire Chief for the City of Thibodaux addressed the Board on behalf of Mr. Keller stated the fence between the property would be more of a hazard of getting to the apartments rather than his new addition with Mr. Keller's addition being 5' from the property line and the apartments 2 – 3' from the property line he didn't see any issues with it.

Roland Soignet, Zoning Administrator stated the City had no issues with the variance request.

The Board voted on a motion to approve to vary 1' from side yard setback requirement of 5' to construct new shed and extend carport at 112 W. 9<sup>th</sup> Street. Upon roll call the vote was as follows:

**YEAS:** Erwin, Soignet, Savoie

**NAYS:** None

**ABSTAINED:** None

**ABSENT:** Beary, Brooks, Pike

Joshua Luft, 704 Menard Street addressed the Board with his request to vary 6' from rear property line requirement of 10' to construct kitchen addition at 704 Menard Street in R-2 Zoning District. Mr. Luft gave an overview of the project noting his attempt to utilize the property to the best of the ability with the growth of his family. He also noted the removal of the existing shed to the rear allowing easier fire protection access along with esthetic improvements to the neighborhood. He also presented a letter from his neighbor stating she had no issue with his proposal.

The Board posed questions referencing the reduction of the footprint, the content under deck structure to be removed and the distance between the proposed structure and the neighboring structure.

**Roland Soignet, Zoning Administrator stated the City has no issues with the variance request.**

**The Board voted on a motion to approve the variance request to vary 6’ from rear property line requirement of 10’ to construct kitchen addition at 704 Menard Street. Upon roll call the vote was as follows:**

**YEAS: Erwin, Soignet, Savoie**

**NAYS: None**

**ABSTAINED: None**

**ABSENT: Beary, Brooks, Pike**

**There being no further business the meeting was adjourned.**

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**Liz Guidry, Secretary**

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**Roland Soignet, Jr., Zoning Administrator**