

**Proposed Re-Zonng St Charles St R-3 to C-1**



Beacon

Lafourche Parish, LA



Overview



Legend

- ☐ Parcels
- ☒ Address Numbers
- ☒ Building Outlines
- ☒ Road Names

Date created: 2/18/2020  
Last Data Uploaded: 2/18/2020 3:50:30 AM

Developed by  Schneider  
GEOSPATIAL



**PLANNING & ZONING COMMISSION  
APPLICATION FOR ZONING AMENDMENT**

**P.O. Box 5418  
Thibodaux, Louisiana 70302**

Application No. 1

The undersigned, owner(s) of the following legally described property, hereby request the consideration of change in zoning district classification as specified below:

1. Name of Applicant: Herbert Richard & Otto Richard
2. Mailing Address: 1317 St. Charles St., Thibodaux, LA 70301  
Phone Number(s): Home (985) 492-2331 Work: \_\_\_\_\_ Cell: (985) 628-0730
3. Locational Description: Subdivision Name: See attached legal description  
Block No.: \_\_\_\_\_ Lot No.: \_\_\_\_\_ (If not in a platted subdivision, attach a legal description.)  
Building Address: 1317 St. Charles St., Thibodaux, LA 70301
4. Existing Use: Apartments
5. Present Zoning District: R-3
6. Proposed Use: Apartments
7. Proposed Zoning District: C-1
8. **Supporting Information - attach the following items to the application:**

- a. Vicinity map showing property lines, streets and existing and proposed zoning.
- b. A list of all property owners and their mailing addresses within, contiguous to and directly across the street from the proposed re-zoning.
- c. A statement of general compatibility of re-zoning with adjacent and other property in the district.
- d. Site map with measurements of property to be re-zoned (legal description if available).

Date: 2/13/20

Herbert Richard  
Leslie J. Clement, Jr., Attorney  
Applicant's Signature

**(For Official Use Only)**  
**City of Thibodaux, Louisiana Planning and Zoning Commission**

Date Filed: \_\_\_\_\_

Date of Notice in Newspaper: \_\_\_\_\_

Date of Notice to Adjacent Property Owner: \_\_\_\_\_



Overview



Legend

- Parcels
- Address Numbers
- Building Outlines
- ST CHARLES ST Road Names

Parcel ID	0020529400	Alternate ID	n/a	Owner Address	RICHARD, HERBERT
Sec/Twp/Rng	--	Class	CITY LOTS		1317 ST. CHARLES ST.
Property Address	1317 ST. CHARLES ST.	Acreage	n/a		THIBODAUX, LA 70301
District	n/a				
Brief Tax Description	LOT FRONTING ON ST.CHARLES ST., W. (78'W; 55' EX 174' N; 155' S.) NORTH BY ROOSEVELT SANDERS, SOUTH BY SANDERS ROAD, EAST BY ROOSEVELT SANDERS. (LESS 30' X 30' SOLD, CITY OF THIBODAUX) (309-414)(203-197)				
	(Note: Not to be used on legal documents)				

Date created: 2/20/2020  
Last Data Uploaded: 2/20/2020 3:52:47 AM

Developed by **Schneider**  
GEOSPATIAL

0020529400      Hebert Richard

Property located at 1317 St. Charles Street, Thibodaux, Louisiana 70301

A certain tract of land or lot of ground located in the City of Thibodaux, Parish of Lafourche, State of Louisiana, measuring thirty (30') feet front by a depth of thirty (30') feet between parallel lines, said lot of ground being bounded on the front or West by St. Charles Street, on the North, East and South by other property of the vendor; all as is more clearly shown by reference to a sketch annexed hereto and made part and portion hereof; said lot of ground being delineated on said sketch by the letters "ABCD".



**PLANNING & ZONING COMMISSION  
APPLICATION FOR ZONING AMENDMENT**

**P.O. Box 5418  
Thibodaux, Louisiana 70302**

Application No. 1

The undersigned, owner(s) of the following legally described property, hereby request the consideration of change in zoning district classification as specified below:

1. Name of Applicant: Lloyd Gibson
2. Mailing Address: P.O. Box 319, Gibson, LA 70356  
Phone Number(s): Home: 985-209-3765 Work: \_\_\_\_\_ Cell: \_\_\_\_\_
3. Locational Description: Subdivision Name: See attached legal description  
Block No.: \_\_\_\_\_ Lot No.: \_\_\_\_\_ (If not in a platted subdivision, attach a legal description.)  
Building Address: 1313 and 1313A St Charles St., Thibodaux, LA
4. Existing Use: Apartments and recording studio
5. Present Zoning District: R-3
6. Proposed Use: Apartments and recording studio
7. Proposed Zoning District: C-1

8. **Supporting Information - attach the following items to the application:**

- a. Vicinity map showing property lines, streets and existing and proposed zoning.
- b. A list of all property owners and their mailing addresses within, contiguous to and directly across the street from the proposed re-zoning.
- c. A statement of general compatibility of re-zoning with adjacent and other property in the district.
- d. Site map with measurements of property to be re-zoned (legal description if available).

Date: 2/13/20

Lloyd Gibson  
Lestie J. Clement, Jr., Attorney  
Applicant's Signature

**(For Official Use Only)**

**City of Thibodaux, Louisiana Planning and Zoning Commission**

Date Filed: \_\_\_\_\_

Date of Notice in Newspaper: \_\_\_\_\_

Date of Notice to Adjacent Property Owner: \_\_\_\_\_

**Beacon**<sup>TM</sup>





Lafourche Parish, LA



Overview



Legend

-  Parcels
-  Address Numbers
-  Building Outlines
-  Road Names

Parcel ID 0020531900  
Sec/Twp/Rng --  
Property Address 1313 ST. CHARLES ST.  
District n/a  
Brief Tax Description

Alternate ID n/a  
Class CITY LOTS  
Acreage n/a

Owner Address GIBSON, LLOYD  
PO BOX 319  
GIBSON, LA 70356

WEST HALF OF: TRACT (1 ARP. LESS 20' X 1 ARP.) RB BAYOU LAFOURCHE, 35 ARPS.  
FROM BAYOU LAFOURCHE;; BOUNDED FRONT BY 6' ROAD; N. BY DENNIS BURREL; E & S  
BY GUSTAVE SCHMIDT. (437-45)(1361-253)

(Note: Not to be used on legal documents)

Date created: 2/13/2020  
Last Data Uploaded: 2/13/2020 3:47:21 AM

Developed by  **Schneider**  
GEOSPATIAL

0020531900      Lloyd Gibson

Property located on 1313 St. Charles Street, Thibodaux, Louisiana 70301

**The west half of a certain lot of ground on the right bank of Bayou Lafourche at about thirty four or thirty five arpents from the Bayou Lafourche in the vicinity of the Town of Thibodaux, measuring one arpent less twenty feet front by one arpent in depth; bounded in front or west by a road six feet wide reserved by the late Charles Dupre, north by lot of Dennis Burrel, now or formerly, east and south by property of Gustave Schmidt, now or formerly. Together with all the buildings and improvements thereon and all the rights, ways, privileges and servitudes thereunto belonging or in anywise appertaining. (For title see C.B. 70, folio 241, C.B. 119, folio 316) Subject to a mineral reservation in favor of Esther Foy Morrison, et al contained in act of sale from Esther Foy Morrison, et al to Lionel Francis recorded in C.O.B. 376 folio 415, Entry Number 234962 of the records of Lafourche Parish, Louisiana.**

**Being the same property acquired by Lloyd Gibson and Willie Mae Bogen Gibson from Catherine Derouen Francis, et al by Act of Cash Sale dated October 15<sup>th</sup>, 1970, and duly recorded in the records of the Parish of Lafourche under Entry Number 328592.**



**PLANNING & ZONING COMMISSION  
APPLICATION FOR ZONING AMENDMENT**

**P.O. Box 5418  
Thibodaux, Louisiana 70302**

Application No. 1

The undersigned, owner(s) of the following legally described property, hereby request the consideration of change in zoning district classification as specified below:

1. Name of Applicant: Ad-Val, Inc.
2. Mailing Address: 409 Canal Blvd. Thibodaux, LA 70301  
Phone Number(s): Home: 985-446-0369 Work: 985-447-6176 Cell: 985-381-1716
3. Locational Description: Subdivision Name: See attached legal description  
Block No.: \_\_\_\_\_ Lot No.: \_\_\_\_\_ (If not in a platted subdivision, attach a legal description.)  
Building Address: Vacant lot between 1303 and 1313 St. Charles St.  
Thibodaux, LA
4. Existing Use: Vacant lot
5. Present Zoning District: R-3
6. Proposed Use: specialty restaurant / Fast Food restaurant
7. Proposed Zoning District: C-1
8. **Supporting Information - attach the following items to the application:**

- a. Vicinity map showing property lines, streets and existing and proposed zoning.
- b. A list of all property owners and their mailing addresses within, contiguous to and directly across the street from the proposed re-zoning.
- c. A statement of general compatibility of re-zoning with adjacent and other property in the district.
- d. Site map with measurements of property to be re-zoned (legal description if available).

Date: 2/13/20

Ad-Val, Inc.  
Leslie F. Clement, Jr.  
Applicant's Signature  
Leslie F. Clement, Jr., Attorney

**(For Official Use Only)**

**City of Thibodaux, Louisiana Planning and Zoning Commission**

Date Filed: \_\_\_\_\_

Date of Notice in Newspaper: \_\_\_\_\_

Date of Notice to Adjacent Property Owner: \_\_\_\_\_



Beacon™

Lafourche Parish, LA



#### Overview



#### Legend

- Parcels
- Address Numbers
- Building Outlines
- Road Names

Parcel ID	0020532100	Alternate ID	n/a	Owner Address	AD VAL, INC.
Sec/Twp/Rng	--	Class	CITY LOTS		409 CANAL BLVD.
Property Address		Acreage	n/a		THIBODAUX, LA 70301
District	n/a				
Brief Tax Description	EASTERN 1/2 OF: LOT FRONTING ON ROAD W. (172' X 192') NORTH BY MRS. ALICE BILLUPS, EAST BY MATHEW DICKERSON SR., SOUTH BY MATHEW DICKERSON SR. (38-24)(110-238) (PARISH TAX SALE--6/14/00--1428-417) (Note: Not to be used on legal documents)				

Date created: 2/4/2020

Last Data Uploaded: 2/4/2020 3:40:10 AM

Developed by Schneider  
GEOSPATIAL

0020532100      Ad-Val, Inc.

Property located on St. Charles Street, Thibodaux, Louisiana 70301

The Eastern Half of: A certain lot of ground situated in this Parish, Lafourche, on the right bank of the Bayou Lafourche, at about thirty-four or thirty-five arpents from said Bayou Lafourche, in the vicinity of the town of Thibodaux, measuring one arpent less twenty feet front by one arpent in depth; bounded in front or West by a road six feet in width reserved by Charles Dupre, North by lot of Burel Denis formerly-but now of Mrs. Alice Billups, East by lands of Charles Dupre, formerly-but now of Mathew Dickerson, Sr., and South by land of Charles Dupre, formerly-but now also of Mathew Dickerson, Sr.; together with all the building and improvements thereon and all rights and privileges thereto belonging.

For title see Judgment of Possession in Successions of Victor Smith and Margaret Edwards dated March 2, 1944, recorded in Conveyance book 110, page 238 of the records of the Lafourche Parish Clerk of Court.



**PLANNING & ZONING COMMISSION  
APPLICATION FOR ZONING AMENDMENT**

**P.O. Box 5418  
Thibodaux, Louisiana 70302**

Application No. 1

The undersigned, owner(s) of the following legally described property, hereby request the consideration of change in zoning district classification as specified below:

1. Name of Applicant: Percy and Donna C. Smith
2. Mailing Address: 105 Gros St. Schriever, LA 70395  
Phone Number(s): Home: 985 492 8440 Work: \_\_\_\_\_ Cell: \_\_\_\_\_
3. Locational Description: Subdivision Name: See attached legal description  
Block No.: \_\_\_\_\_ Lot No.: \_\_\_\_\_ (If not in a platted subdivision, attach a legal description.)  
Building Address: 1303 St. Charles St., Thibodaux, LA
4. Existing Use: Bar
5. Present Zoning District: R-3
6. Proposed Use: Bar
7. Proposed Zoning District: C-1
8. **Supporting Information - attach the following items to the application:**

- a. Vicinity map showing property lines, streets and existing and proposed zoning.
- b. A list of all property owners and their mailing addresses within, contiguous to and directly across the street from the proposed re-zoning.
- c. A statement of general compatibility of re-zoning with adjacent and other property in the district.
- d. Site map with measurements of property to be re-zoned (legal description if available).

Date: 2/13/20

Percy and Donna C. Smith  
(Signature)  
Applicant's Signature  
Leslie J. Clement, Jr.

**(For Official Use Only)**

**City of Thibodaux, Louisiana Planning and Zoning Commission**

Date Filed: \_\_\_\_\_

Date of Notice in Newspaper: \_\_\_\_\_

Date of Notice to Adjacent Property Owner: \_\_\_\_\_



Beacon<sup>TM</sup>

Lafourche Parish, LA



Overview



Legend

- Parcels
- Address Numbers
- Building Outlines
- Road Names

Parcel ID 0020532200  
 Sec/Twp/Rng --  
 Property Address 1303 ST. CHARLES ST.

Alternate ID n/a  
 Class CITY LOTS  
 Acreage n/a

Owner Address SMITH, PERCY &  
 SMITH, DONNA C  
 105 GROS ST.  
 SCHRIEVER, LA 70395

District n/a  
 Brief Tax Description LOT (149' X 182') IN TOWN OF THIBODAUX; BOUNDED W BY ST. CHARLES STREET; E BY DICKERSON FAMILY; N BY VICTOR SMITH.  
 (877-596) (995-312) (996-250) (1115-69) (1126-664)  
 (Note: Not to be used on legal documents)

Date created: 2/13/2020  
 Last Data Uploaded: 2/13/2020 3:47:21 AM

Developed by Schneider  
 GEOSPATIAL

0020532200      Percy Smith

Property located on 1303 St. Charles Street, Thibodaux, Louisiana 70301

A certain tract or lot of land situated in the Town of Thibodaux, Parish of Lafourche, State of Louisiana, measuring 149 feet front on St. Charles Street, having a depth of 182 feet, more or less, between parallel lines, and bounded West or in front by St. Charles Street, East by lands of the Dickerson family, formerly of the Estate of Charles Dupre, North by lot of Victor Smith, together with all buildings and improvements thereon, and all rights, ways, privileges and serviutdes thereunto belonging or in anywise appertaining.

Being the same property acquired by Kevin P. Chenier, Valerie Guillot Chenier, Gerald P. Chenier and Nora Nicholson Chenier from First Interstate Bank of Southern Louisiana by act of Cash Sale dated October 24<sup>th</sup>, 1991 which is duly recorded in the records of Lafourche Parish, Louisiana, under Entry Number 730579.

The above described property bears the municipal address of 1303 St. Charles Street, Thibodaux, Louisiana 70301.

LIST OF PROPERTY OWNERS WHO ARE CONTIGUOUS TO/OR ARE ACROSS THE STREET FROM THE  
3 LOTS SOUGHT TO BE REZONED:

NAME/ADDRESS:	PROPERTY ADDRESS:	ASSESSMENT NO.:
Susana H. Goff Adj. Lafourche Parish Government Post Office Box 851 Thibodaux, Louisiana 70302	1320 St. Charles Street	002052800
Bayou Lands Properties, Inc. 1303 Ridgefield Road Thibodaux, Louisiana 70301	1621 Canal Boulevard	0020528500
Bayou Lands Properties, Inc. 1303 Ridgefield Road Thibodaux, Louisiana 70301	1625 Canal Boulevard	0020528600
Hebert Richard 1317 St. Charles Street Thibodaux, Louisiana 70301	1317 St. Charles Street	0020529400
Irma Bernard Verner Earl Johnson 301 Bayou Blue Bypass Gray, Louisiana 70359	1301 St. Charles Street	0020532300
Carolyn James & Others 2111 Midland Drive Thibodaux, Louisiana 70301	106 School Street	0020530800
Carolyn James & Others 2111 Midland Drive Thibodaux, Louisiana 70301	202 School Street	0020530700
Smith Collins, Jr. 206 Sanders Street Thibodaux, Louisiana 70301	206 Sanders Street	0020531000
Sidney Perk (Pike), Sr. C/O Mrs. Elizabeth Pike 246 Sanders Street Thibodaux, Louisiana 70301	210 Sanders Street	0020530500
Scuddy J. Brown, Sr. Shirley B. Brown Post Office Box 5837 Thibodaux, Louisiana 70301	212 Sanders Street	0020530300

Scott Singleton, Jr.  
224 Sanders Street  
Thibodaux, Louisiana 70301

224 Sanders Street

0020530200

Clarence Robertson  
Roberta J. Robertson  
216 Sanders Street  
Thibodaux, Louisiana 70301

216 Sanders Street

0020530100