

# CITY OF THIBODAUX

## SUBDIVISION APPLICATION FORM

DATE: 5/6/24 OFFICIAL USE ONLY: Application # 2

1. SUBDIVISION NAME: The Re-Division of Lot 8 to Create Lot 8A and Lot 8B  
Located in Sec. 163, T15S-R16E, City of Thibodaux, Lafourche Parish

2. CLASSIFICATION:          Public Subdivision          Family Subdivision  
  ✓   Lot Extension/Redivision          Raw Land Sale

3. TOTAL ACREAGE: 0.162 NUMBER OF LOTS INVOLVED: 2

4. PROPERTY LOCATION: On the N side of Ledet Street  
(N, S, E, or W) (Street, Hwy.)

and 510 feet S from Intersection of South Acadia Rd. and Ledet St.  
(Distance) (N, S, E, or W) (Intersection, Street, Landmark)

5. OWNER'S NAME: Lawrence Robertson 215 Olivia Dr.  
(Street No. and Name) (P.O. Box)  
Thibodaux, LA 70301  
(City, State, Zip Code)

6. AGENTS NAME: Leonard Chauvin PE, PLS, Inc. PHONE: 985-449-1376

ADDRESS: 627 Jackson Street,  
(Street No. and Name) (P.O. Box)  
Thibodaux, LA 70301  
(City, State, Zip Code)

### 7. ENGINEER/SURVEYOR'S

NAME: Leonard J. Chauvin III, PE, PLS PHONE: 985-449-1376

ADDRESS: 627 Jackson Street  
(Street No. and Name) (P.O. Box)  
Thibodaux, LA 70301  
(City, State, Zip Code)

8. Was this subdivision ever before the Commission? Yes \_\_\_\_\_ No ✓

If so, when? \_\_\_\_\_ What approval(s) were Given? \_\_\_\_\_

\_\_\_\_\_

9. Have any changes been made since this plat was last before the Commission? \_\_\_\_\_

If so, please describe: \_\_\_\_\_

\_\_\_\_\_

10. Is any variance from the subdivision regulations being requested at this time? No

If so, please describe: \_\_\_\_\_

\_\_\_\_\_

Enclose check or money order for \$50.00 made payable to the City of Thibodaux if a variance is being requested.

11. Please provide the list of names of property owners within 100 feet of your property division. (A list can be obtained from the Clerk of Court's Office and attached to this form)

Richard Dubois, 418 Canal Ln. Houma, LA 70364

Lynn & Bridget Daigle, 112 Vallery St. Thibodaux, LA 70301

Krew of Cleophas Inc., 1304 Cardinal Dr. Thibodaux, LA 70301

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The following will serve as an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance to the present owner as recorded in the Office of the Lafourche Parish Clerk of Court. This affidavit shall indicate the legal owner of the property, the contract owner of the property, and the date the contract sale was executed. **IN THE EVENT OF CORPORATE OWNERSHIP:** A list of all directors, officers, and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

**AFFIDAVIT OF OWNERSHIP**

**STATE OF LOUISIANA  
PARISH OF LAFOURCHE**

**BEFORE ME**, the undersigned authority, Notary Public, personally came and appeared Lawrence Robertson Properties LLC, who after being duly sworn did depose and declare, (Name of Owner(s))

under oath, that he/she/they acquired ownership (use percentages of ownership of appl.) of land of land subdivided by virtue of the following act(s) of sale:

Dated and recorded 2/25/2022, in COB 2242, page 881, under Entry number 1343446 in the Office of the Clerk of Court for the Parish of Lafourche.

I, Lawrence Q Robertson, hereby depose and say that after reading of the whole, all of the above statements and the statements contained in the papers submitted herewith are true.

  
(Owner's Signature)

Mailing Address 215 Olivia Dr  
Thibodaux, La 70304

Subscribed and Sworn to before me this 9 day of May, 2024.



MICHELLE M. CHIASSON  
NOTARY PUBLIC  
ID # 52433  
MY COMMISSION IS FOR LIFE

  
NOTARY PUBLIC



**OFFICIAL MINUTES OF THE  
BOARD OF ADJUSTMENTS MEETING  
CITY OF THIBODAUX  
CITY HALL  
THIBODAUX, LOUISIANA  
August 23, 2023**

**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, Wednesday, August 23, 2023 at 5:30 P.M.**

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

**Also present: Monique Reulet, Kevin Clement, Josh Bourgeois**

**Absent: Renee Brinkley**

**There was a quorum present.**

**The minutes of the July 26, 2023 Board of Adjustments meeting were approved as written.**

**YEAS: Erwin, Soignet, Savoie, & Hodnett**

**NAYS: None**

**ABSTAINED: None**

**ABSENT: Brinkley**

**Erwin introduced a request by Lawrence Robertson to vary 15ft from the required 25ft side yard setbacks for a proposed townhome to be built at 1317 Ledet Street within an R-4 Zoning District.**

**Lawrence Robertson, 215 Olivia Drive, was present to represent his request. He stated he wants to utilize this property and mimic the development that he has across the street & felt this is the best fit for the area. Erwin asked for his hardship. Robertson stated that he has been in contact with the neighbors and has actually been discussing the possibility to purchase that property, but it has not happened yet which is why he needs the variance. He added that there is no fire hazard with this proposed structure.**

**Robertson clarified that his request is for a 15ft variance, so he could have 10ft side yard setbacks, however he actually has about 12ft, so he would only need a 13ft variance. Erwin questioned if the design would be identical to his properties across the street. Robertson stated that the only difference would be instead of a carport on the side, these townhomes would have a garage in front.**

**Savoie questioned the servitude in front of the property. Robertson clarified that there is a servitude in front. In addition to his 25ft front setback, he also has an additional 10 to 15ft servitude. Hodnett questioned the location of the carport and if it fits within his setback. Robertson stated that the proposed footprint shown on the provided drawings does include the garage. It does not affect his front yard setbacks.**

**Soignet asked about Robertson's hardship. Robertson stated that he would not be able to get this accomplished without the variance. Soignet questioned if he had to do a townhome, or if he could do a single family home instead. Robertson stated that technically he could do a single family home. He then added that it doesn't make sense for him personally to do a single family home on that property. Robertson said he is just trying to help this community that he grew up in, and stay consistent with the other developments he has done in that area.**

**Kevin Clement, Mayor of the City of Thibodaux, stepped forward to express support for the approval of this request, because he supports the work that Robertson has been doing in the area.**

**Josh Bourgeois, Public Works Director, had no issue with the requested variance.**

**On motion of Hodnett, seconded by Savoie, the Board voted on a motion to approve the request by Lawrence Robertson to vary 15ft from the required 25ft side yard setbacks for a proposed townhome to be built at 1317 Ledet Street within an R-4 Zoning District.**

**Soignet wanted to discuss an amendment to change the variance requested to 13 feet. Hodnett seconded.**

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

**YEAS: Erwin, Soignet, Savoie, Hodnett, & Brinkley**

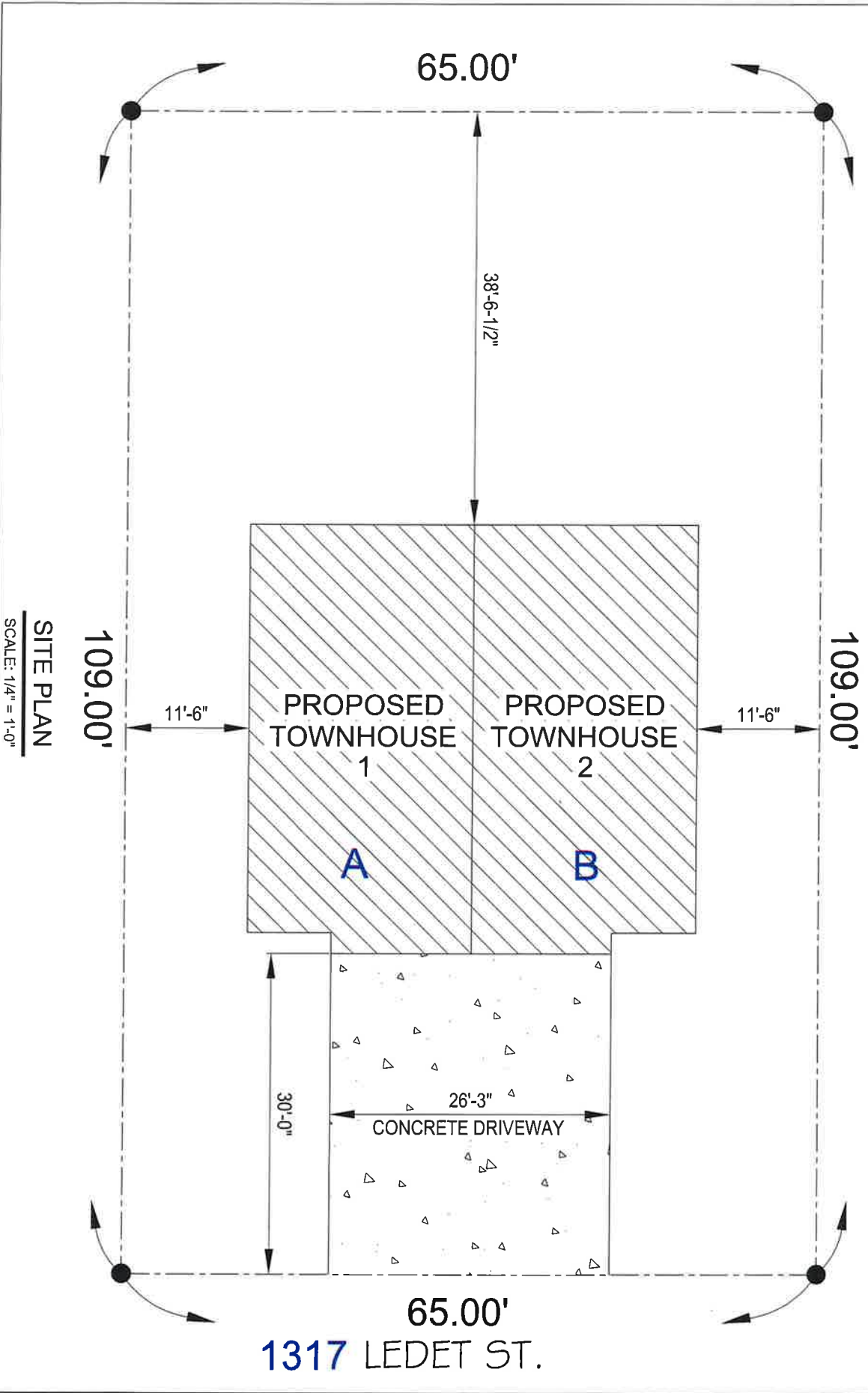
**NAYS: None**

**ABSTAINED: None**

**ABSENT: None**

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

GENERAL NOTES  
 DOCUMENTS  
 1. SEE DRAWING NO. 1 FOR GENERAL NOTES



SHEET	PLAN NUMBER	DATE	REVISION	NO.
1	2078	4-2-2024	FOR CONSTRUCTION	0
1				
1				

TOWNHOUSE 1	TOWNHOUSE 2
034	034
1668 SF	

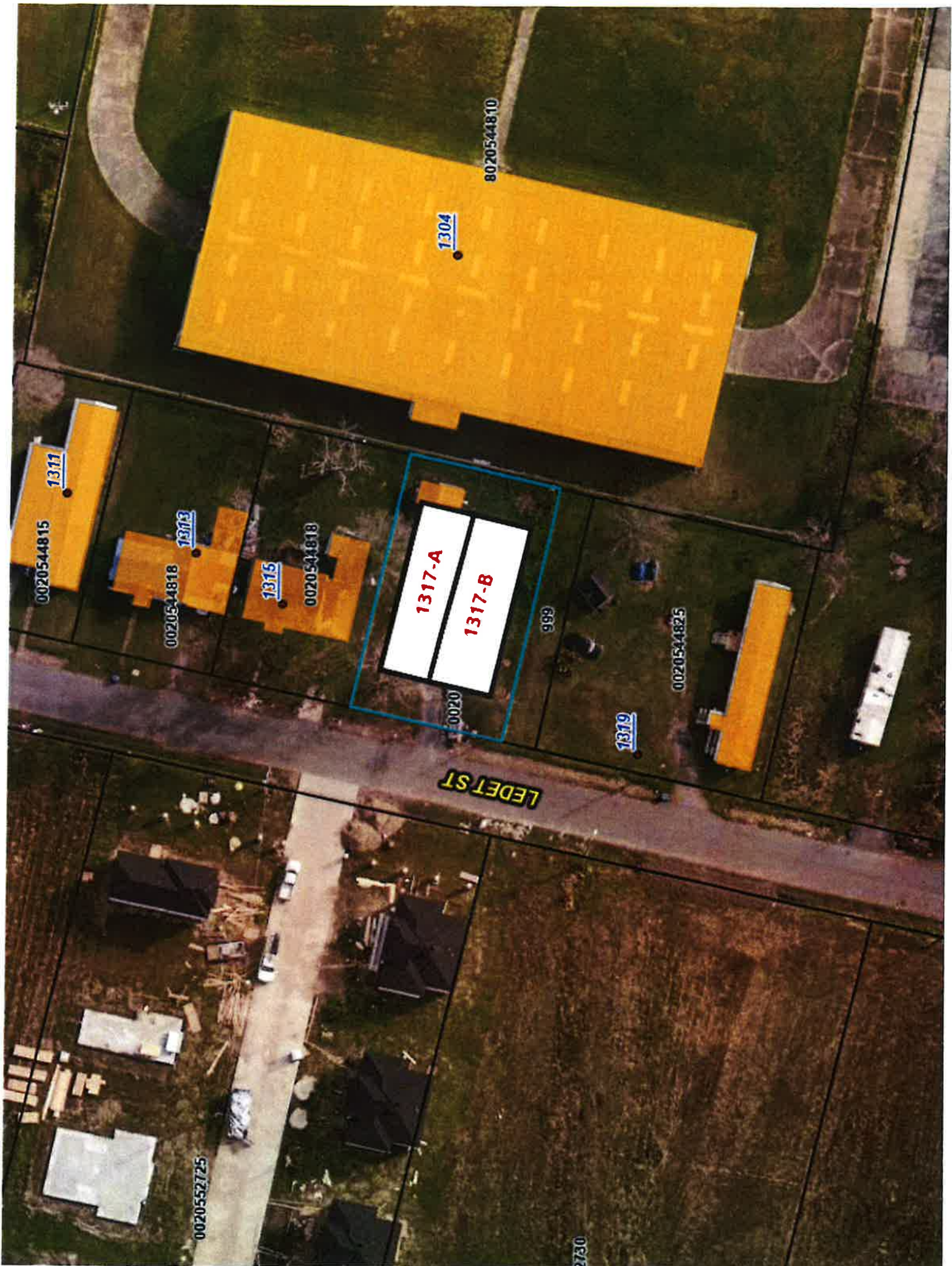


ROBERTSON DEVELOPMENT  
 1317 LEDET ST.  
 THIBODAUX, LA 70301



THIS PLAN AND CONTAINED THEREIN ARE THE PROPERTY OF THIBODAUX DRAFTING & DESIGN, LLC. ANY UNAUTHORIZED REPRODUCTION OR DISTRIBUTION OF THIS PLAN IS STRICTLY PROHIBITED.





8020544810

1304

1311

0020544815

0020544818

1313

1315

0020544818

1317-A

1317-B

999

0020

0020544825

1319

LEDET ST

0020552725

2750



**REFERENCE MAPS AND BEARINGS:**

A. "SURVEY PLAT SHOWING THE OFFICIAL PARTITIONING OF EXISTING LOTS SITUATED ALONG SOUTH ACADIA DRIVE, LEDET STREET, AND IRIS STREET AS SUBDIVIDED FROM A TRACT OF LAND OWNED BY ANTHONY CHARLES LEDET WINSTON P. LEDET AND LINDA LEDET LEVERT AND LOCATED IN SECTION 163, T-15-S, R-16-E IN THE CITY OF THIBODAUX, PARISH OF LAFOURCHE, STATE OF LOUISIANA."  
 PREPARED BY: TERRY DANTIN  
 DATED: 12/01/1992

**NOTES:**

1. REFERENCE BEARING DETERMINED FROM REFERENCE MAP "A"
2. ELEVATIONS SHOWN HEREON ARE NAVD88, GEOID 18.
3. THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ALL EXISTING UTILITIES, SERVITUDES, EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
4. THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
5. LOTS DRAINS ALONG TRACTS TOWARDS ROADSIDE DRAINAGE SYSTEM. PROPERTY OWNERS ARE TO PERPETUALLY MAINTAIN DRAINAGE PATTERNS ALONG PROPERTIES. THE CITY OF THIBODAUX ARE TO PERPETUALLY MAINTAIN DRAINAGE PATTERS OF ROADSIDE DRAINAGE SYSTEM.
6. SEWAGE DISPOSAL: COMMUNITY SEWER DISPOSAL.
7. DEVELOPER'S PLANS ARE TO CONSTRUCT TOWNHOMES ON NEW LOTS.
8. THESE LOTS ARE ZONED R-4, MULTI-FAMILY RESIDENTIAL.

**FEMA FLOOD ZONE AND HAZARDS:**

FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBER 220111 0005 C, DATED APRIL 17, 1985, FOR THE UNINCORPORATED AREA OF LAFOURCHE PARISH, LOUISIANA INDICATES THAT THESE LOTS ARE LOCATED IN ZONE C, AREAS OF MINIMAL FLOODING.

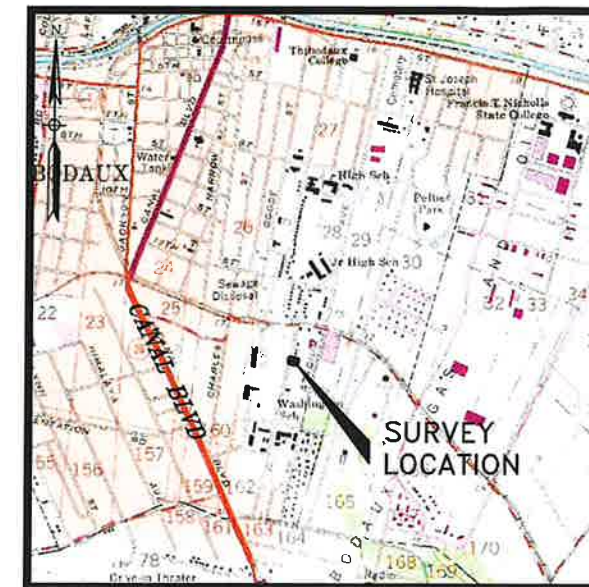
LAFOURCHE PARISH ADVISORY BASE FLOOD ELEVATION (A.B.F.E.) MAP LA-X99, DATED FEBRUARY 23, 2006 INDICATES THESE LOTS ARE LOCATED OUTSIDE THE LIMITS OF A.B.F.E. ZONES.

\* FOR AREAS OUTSIDE OF THE A.B.F.E. LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE.

**PRELIMINARY DOCUMENT:**

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES AND REVIEW ONLY, FOR SUBMITTAL TO THE CITY OF THIBODAUX PLANNING COMMISSION. THE PRELIMINARY DOCUMENT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

KREWE OF CLEOPHAS, INC.  
 1304 CARDINAL DRIVE  
 THIBODAUX, LA 70301



VICINITY MAP  
 1"=3,000'

**APPROVALS:**

APPROVED BY MOTION OF THE CITY OF THIBODAUX PLANNING COMMISSION

PLANNING COMMISSION CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

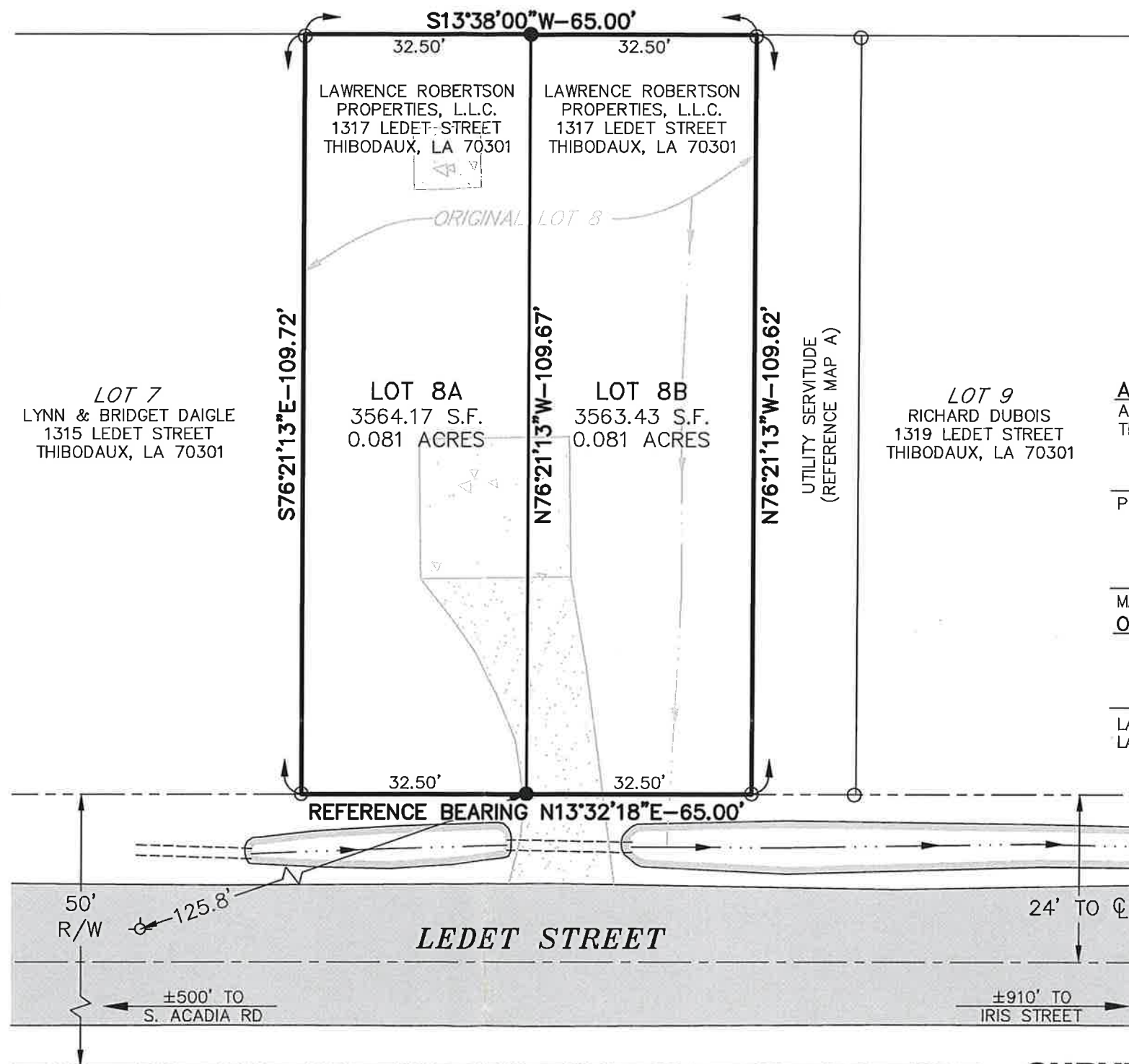
MAYOR OF THIBODAUX \_\_\_\_\_ DATE \_\_\_\_\_

**OWNERS:**

LAWRENCE ROBERTSON PROPERTIES, L.L.C. \_\_\_\_\_ DATE \_\_\_\_\_  
 LAWRENCE ROBERTSON \_\_\_\_\_

**LEGEND:**

- 1" IRON PIPE
- SET 5/8" IRON ROD
- ⊕ FIRE HYDRANT
- RIGHT OF WAY
- DITCH CENTERLINE
- ROAD CENTERLINE
- ← DRAINAGE DIRECTION
- ⊗ 6.00' SPOT SHOT



APPROVED:

**PRELIMINARY**

LEONARD J. CHAUVIN, III. REG. NO. 5260

**LEONARD CHAUVIN P.E., P.L.S., INC.**

CIVIL ENGINEER - LAND SURVEYOR

627 JACKSON ST. THIBODAUX, LA.  
 PHONE: (985) 449-1376

**BUILDING SETBACKS:**  
 FOR TOWNHOMES

FRONT: 15'  
 SIDE: 0'  
 REAR: 5'

**SURVEY SHOWING**  
 THE REDIVISION OF LOT 8 TO CREATE LOT 8A AND  
 LOT 8B LOCATED IN SECTION 163, T15S-R16E,  
 CITY OF THIBODAUX, LAFOURCHE PARISH, LOUISIANA  
 DATE: APRIL 24, 2024

SCALE IN FEET

