

CITY OF THIBODAUX

SUBDIVISION APPLICATION FORM

DATE: 8-1-2024

OFFICIAL USE ONLY: Application # 1

1. SUBDIVISION NAME: The Re-Division of Tract 1 of Property Claimed by the Estate of Edward McCulla to Create Tract 1A & 1B Located in Sec. 23, T15S-R16E, City of Thibodaux, Lafourche Parish

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

3. TOTAL ACREAGE: 0.20 **NUMBER OF LOTS INVOLVED:** 2

4. PROPERTY LOCATION: On the S side of East 7th Street
(N, S, E, or W) (Street, Hwy.)

and 0 feet SW from Intersection of E. 7th St and McCulla St
(Distance) (N, S, E, or W) (Intersection, Street, Landmark)

5. OWNER'S NAME: James Bouterie 303 Dunboyne Place
(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? Yes

If so, please describe: A variance has been granted to allow the creation of a tract smaller than 6000 square feet

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)

Stems Property, L.L.C., 21 Derbes Dr. Gretna, LA 70053

Warren Blanchard, 844 Valleyview Rd., Tuscumbia, AL 35674

Ignatius & Charles Maggio, 405 Parkside Dr., Thibodaux, LA 70301

Nicholas Hoffmann, 719 St. Charles St., Thibodaux, LA 70301

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

James L. BOUTERIE, who after being duly sworn did depose and
(Name of Owner(s))

declare, under oath, that he/she/they acquired ownership (use percentages of ownership of applicant(s).)

of land subdivided by virtue of the following act(s) of sale:

Dated and recorded 12/13/2021, in COB 2216, page 332,

under entry number 1327994 in the office of the Clerk of Court for the Parish of Lafourche.

I, JAMES L. BOUTERIE, 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

[Signature]
(Owner's Signatures)

Mailing Address 303 DUNBOYNE PLACE
THIBODAUX LA 70301

Subscribed and Sworn to before me this 31st day of July,
20 21.

[Signature]
NOTARY PUBLIC



**OFFICIAL MINUTES OF THE
BOARD OF ADJUSTMENTS MEETING
CITY OF THIBODAUX
CITY HALL
THIBODAUX, LOUISIANA
July 24, 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, Wednesday, July 24, 2024 at 5:30 P.M.

There were present: Clarence Savoie, Malcolm Hodnett & Renee Brinkley

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

Absent: Marguerite Erwin & Rudy Soignet

There was a quorum present.

The minutes of the June 26, 2024 Board of Adjustments meeting were approved as written.

YEAS: Savoie, Hodnett & Brinkley

NAYS: None

ABSTAINED: None

ABSENT: Erwin & Soignet

Hodnett introduced a request by Lawrence Robertson on behalf of JLB Properties of Lafourche to vary from the required 6000sf minimum lot size requirement by 1648sf for proposed Lot A & 1512sf for proposed Lot B to re-divide the property located at 512 & 516 E 7th Street within an R-2 zoning district.

James Bouterie, 303 Dunboyne Place, was present to represent his request. He stated that he purchased this property several years ago, and initially intended to place a duplex on the vacant portion of the property. After speaking with his contractor, Lawrence Robertson, he understood that the variance needed to meet the minimum lot size requirement would have been too large, so he decided he would do a single-family home instead. His plan is for his college-age son and friends to stay in this home while they study at Nicholls.

Savoie asked how much open space would be left, and Bouterie said he did not know off hand. Hodnett asked if the front houses were on separate lots, and Bouterie said no. Hodnett then asked if this would have to go to Planning & Zoning, and Public Works Director Josh Bourgeois said yes, for the re-division approval. Brinkley asked about proposed parking, and if the spots shown on the drawing are just for the new structure or the existing homes as well. Bouterie said no, they would only be for the new structure he would build.

On call for board member comments, there was none. On call for public comment, Anna Theiss, 1035 Ridgefield Rd, stepped forward to speak. She expressed concerns about overcrowding of this

REFERENCE MAPS AND BEARINGS:

- A. "PROPOSED DIVISION OF PROPERTY CLAIMED BY ESTATE EDWARD F. MCCULLA MCCULLA STREET THIBODAUX, LOUISIANA"
PREPARED BY: GEORGE BERGERON, JR.
DATED: 08/05/1980
- B. "REDIVISION OF TRACT 2 INTO TRACT 2A & 2B OF PROPOSED DIVISION OF PROPERTY CLAIMED BY ESTATE OF EDWARD F. McCULLA LOCATED IN SEC. 26, T15S-R16E LAFOURCHE PARISH, LOUISIANA"
PREPARED BY: DAVID A. WAITZ
DATED: 12/04/2000

NOTES:

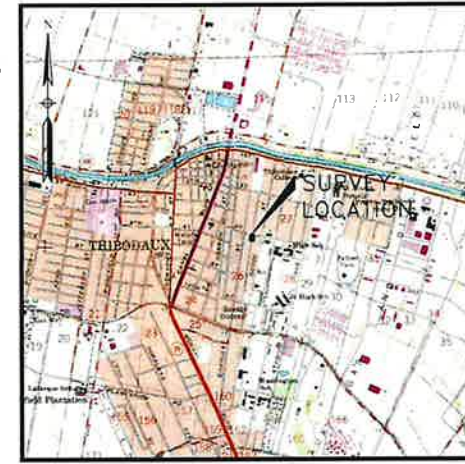
1. REFERENCE BEARING DETERMINED FROM REFERENCE MAP "A"
2. ELEVATIONS SHOWN HEREON ARE NAVD88, GEOID 18.
3. THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ALL EXISTING UTILITIES, SERVITUDES, EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
4. THIS 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 SYSTEM
7. THESE LOTS ARE ZONED R-2, SINGLE-FAMILY RESIDENTIAL.
8. A VARIANCE HAS BEEN GRANTED TO THE PROPERTY OWNER TO ALLOW THE CREATION OF A TRACT SMALLER THAN 6000 SQUARE FEET.

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.

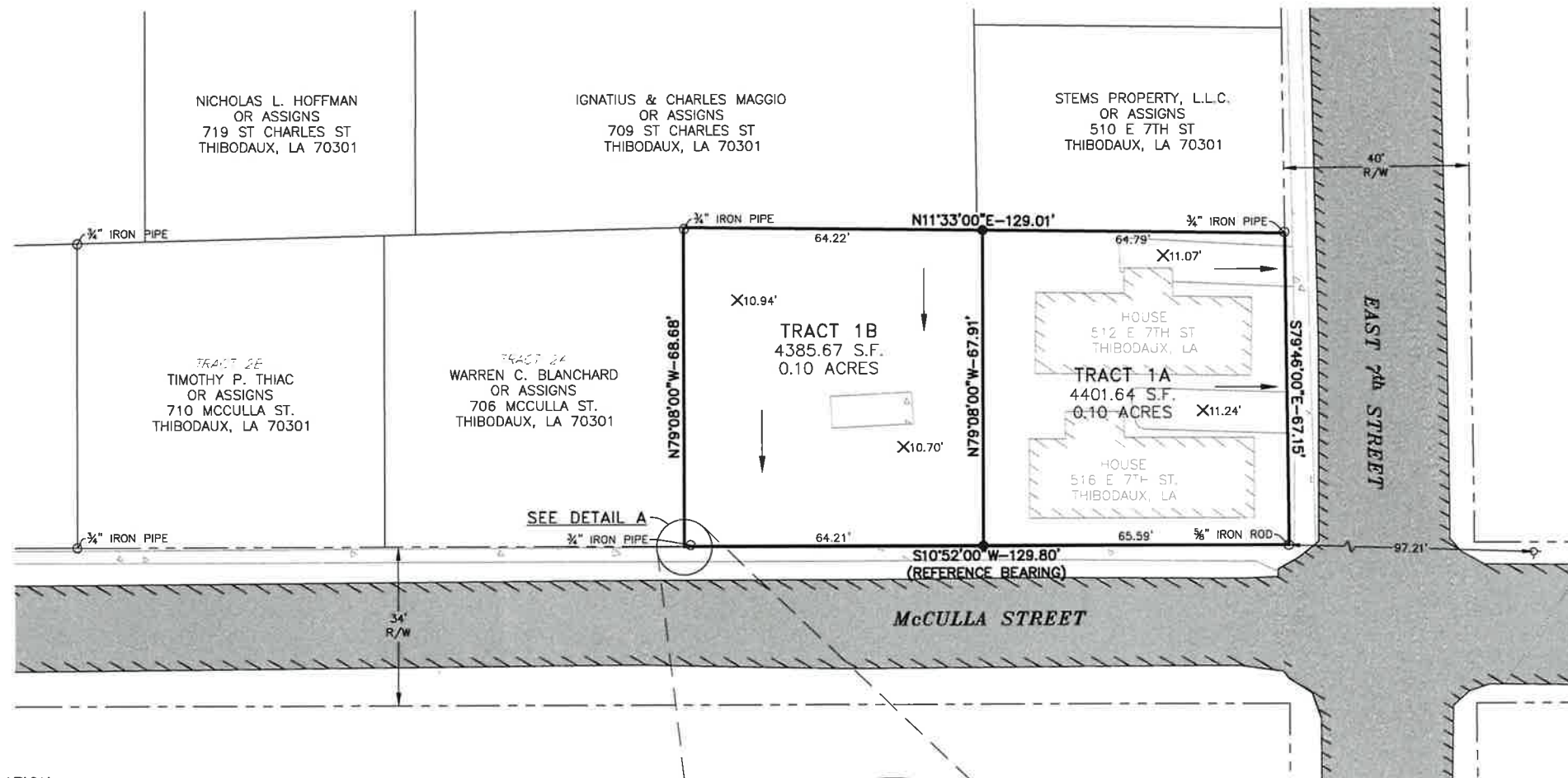
* FOR AREAS OUTSIDE OF THE A.B.F.E. LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE.



VICINITY MAP
1"=3,000'

BUILDING SETBACKS:

FRONT: 20'
SIDE: 5'
REAR: 10'



- LEGEND:**
- FOUND AS NOTED
 - SET 3/8" IRON ROD
 - ⊕ FIRE HYDRANT
 - DRAINAGE DIRECTION
 - ⊗ 6.00' SPOT ELEVATION
 - - - RIGHT OF WAY

APPROVALS:
APPROVED BY MOTION OF THE CITY OF THIBODAUX PLANNING COMMISSION

PLANNING COMMISSION CHAIRMAN _____ DATE _____

MAYOR OF THIBODAUX _____ DATE _____

OWNERS:

JAMIE BOUTERIE _____ DATE _____
JLB PROPERTIES OF LAFOURCHE, LLC

SURVEY SHOWING
THE REDIVISION TRACT 1 OF PROPERTY CLAIMED BY THE ESTATE OF EDWARD F. McCULLA TO CREATE TRACT 1A & TRACT 1B LOCATED IN SECTION 26, T15S-R16E, CITY OF THIBODAUX, LAFOURCHE PARISH, LOUISIANA
DATE: JULY 30, 2024



CERTIFICATION:

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATION AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS "C" SURVEYS INDICATED IN THE ABOVE STANDARDS.

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

