



## APPLICATION FOR SPECIAL EXCEPTION

Planning & Zoning Commission  
Thibodaux, Louisiana

Phone: (985) 446-7208

Application No.:

1

The undersigned requests a special exception for the use specified below. Should this application be approved, it is understood that it shall only authorize that particular use described in this application and any conditions or safeguards required by the Commission. **If this use is discontinued for a period of more than six (6) months, this permit shall automatically expire.**

1. Name of Applicant:

Sandra Smith

Mailing Address:

1352 Leclerc St. Thibodaux

Phone Number:

Home:

Business:

Cell:

985-714-9833

2. Locational Description: Subdivision Name:

Lot I-4

Building Address:

1352 Leclerc St. A Thibodaux La

Block No.:

Lot No.:

70301

(If not in a platted subdivision attach a legal description)

3. Existing Use:

Leclerc Street

4. Zoning District:

R-4

5. Gross Floor Area (GFA) of Business:

6. Number of Off-Street Parking Spots Available:

Two

7. Number of Off-Street Parking Spots required by City Ordinance (Section 704):

8. Description of Special Exception:

mobile homes

9. **Supporting Information:** Attach a plan for the proposed use (in triplicate) showing ingress and egress to property structures, off-street parking and loading areas, refuse and service areas, utilities, screening and buffering, signs, required yards and other open space. Also attach a narrative statement relative to the above requirements and also explain the economic, noise, glare or odor effects of the special exception on adjoining properties and the general compatibility with adjacent and other properties in the district.

Date:

3-17-23

Applicant:

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

Lafourche Parish, LA



Overview



Legend

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

Parcel ID	0020552750	Alternate ID	n/a	Owner Address	WALKER, LAYOUKE
Sec/Twp/Rng	--	Class	MISC. LANDS		A/K/A LAYOUKE WALKER SMITH
Property Address	1352 LEDET ST.	Acreage	1.0		1352 LEDET ST.
					THIBODAUX, LA 70301

District n/a

**Brief Tax Description**

NEW DESC:  
LOT I-4 OF LOUIS P. BRAUD PROPERTY  
(MEAS. 25' X 328.56' X 90.88' X 180.73' X 61.24' X 149.98')

OLD DESC:  
LOT 1 OF 9.136 ACRES FROM SUCC. OF LOUIS P. BRAUD PROPERTY, BOUNDED-NORTH BY LOT H; FRONT OR EAST BY  
LEDET STREET; SOUTH BY PROP OWNED BY SARAH ANN JOHNSON, DORETTA FLAKES, WESTERFELT PROPERTIES,  
DONALD R. WILLIAMS, SR., SHIRLEY SMITH A ; WEST BY PROP OWNED BY WESTERFELT PROPERTIES.  
(MEAS. 330.73' X 164.77' X 326.59' X 181.37')(CONTAINS 1.305 ACRES)  
(LESS LOT H-2)(LESS LOT I-1 #2754)

OLD DESC FOR LOT 1:  
TRACT IN THIB., (400' N X 1364.55' W X 1400' E X 351.6'S) BOUNDED IN FRONT OR NORTH BY M.L. & T.RR CO.,  
SOUTH BY  
LAF. PARISH SCHOOL BOARD; E BY ALBERT J. LEDET; W BY THIB. BOILER WORKS, INC.(CONTAINS 11.91 ACRES)  
(207-305)(530-487)  
(LESS LOT 100' X 200' X 50')(1347-737)(LESS TRACT B)(LESS LOT C TO 0020552720)(LESS LOT D TO 0020552725)  
(LESS LOT  
E TO 0020552730)(LESS LOT F TO 0020552735)(LESS LOT G TO 0020552740)(LESS LOT H TO 0020552754)  
(Note: Not to be used on legal documents)



MOBILE MANSIONS  
OF THIBODAUX  
134 W. MAIN ST.  
THIBODAUX, LA 70301  
985-837-0800

Buyers: <b>LAYOUKE SMITH</b>		Phone: <b>985-714-9833</b>		Date:	
Address: <b>1352 LEDET STREET, THIBODAUX, LA 70301</b>				Salesperson: <b>KATEY DORSEY</b>	
Delivery Address: <b>1352 LEDET STREET, THIBODAUX, LA 70301</b>					
Make & Model <b>SOUTHERN ENERGY/TRU &amp; 47TRS14562AH25</b>		Year <b>2025</b>	No. Rooms <b>2</b>	Floor Size <b>L 56 W 14</b>	Hitch Size <b>L 60 W 14</b>
Serial Number <b>RSO</b>	<input checked="" type="checkbox"/> NEW <input type="checkbox"/> USED	Color	Hud Numbers		Wind Zone <b>3</b>
<b>OPTIONAL EQUIPMENT, LABOR AND ACCESSORIES</b>			<b>BASE PRICE OF UNIT</b>		<b>\$ 51,275.50</b>
Price Includes: Standard Height 24 inches			Optional Equipment		\$
Delivery, Set up, Blocking to Standard Height & Anchoring			Cost of Parts and Set Up		\$
Air Conditioning Installed			Administration Fee		\$
2 Sets of Wooden Steps w/Handrail			<b>SUB TOTAL</b>		<b>\$ 51,275.50</b>
			Sales Tax		<b>\$ 2608.00</b>
			Non-Taxable Items		<b>\$ 116.50</b>
			Various Fees And Insurance		\$
			<b>1. CASH PURCHASE PRICE</b>		<b>\$ 54,000.00</b>
			Trade In Allowance	\$	
			Less Balance Due Above	\$	
<b>Mobile Mansions will not warranty any cracks in the sheet rock caused by the settling of the House.</b>			Net Allowance	\$	
			Cash Down Payment	<b>\$ 5,000.00</b>	
			Cash As Agreed	\$	
<b>Mobile Mansions will retain the wheels &amp; axles. Should the customer ever need to move the house they may borrow some with a refundable deposit.</b>			<b>2. LESS TOTAL CREDITS</b>		<b>\$</b>
			SALES TAX (If Not Included Above)		\$
			<b>3. Unpaid Balance of Cash Sales Price</b>		<b>\$ 49,000.00</b>
Balance Carried to Optional Equipment			\$		
<p><b>WORKSHEET: THIS IS NOT PART OF BUYER'S CONTRACT. ALL FIGURES ARE ESTIMATES. THEY DO NOT CONSTITUTE AN AGREEMENT FOR CREDIT.</b></p> <p><b>A. Other Charges</b></p> <p>Insurance on Commodity \$</p> <p>Taxes (Not included above) \$</p> <p>License Fees \$</p> <p>Title Fees \$</p> <p>Total \$</p> <p><b>B. Unpaid Balance Amount Financed</b> \$</p> <p>Annual Percentage Rate %</p> <p><b>C. Finance Charge</b> \$</p> <p><b>D. Total of Payments</b> \$</p> <p><b>E. Total Sales Price</b> \$</p>					
<p>Note: Warranty, Exclusions And Limitations of Damages on the Reverse Side.</p> <p>Make _____ Model _____ Size <b>X</b></p> <p>Serial No. _____ Color _____</p> <p>Amount Owing to Whom:</p> <p>Any Dept Owes On Trade-In Is To Be Paid By: <input type="checkbox"/> Dealer <input type="checkbox"/> Buyer</p> <p><b>Dealer and Buyer certify that the additional terms and conditions printed on the other side of this contract are agreed to as a part of this agreement, the same as if printed above signatures. Buyer is purchasing the above described trailer, manufactured home or vehicle: the optional equipment and accessories, the insurance as described has been voluntary: that buyer's trade-in is free from all claims whatsoever, except as noted.</b></p>					

THIS AGREEMENT CONTAINS THE ENTIRE UNDERSTANDING BETWEEN DEALER AND BUYER AND NO OTHER REPRESENTATION OR INDUCEMENT, VERBAL OR WRITTEN, HAS BEEN MADE WHICH IS NOT CONTAINED IN THIS CONTRACT.

**BUYER (S) ACKNOWLEDGE RECEIPT OF A COPY OF THIS ORDER AND THAT BUYERS (S) HAVE READ AND UNDERSTAND THE BACK OF THIS AGREEMENT.**

**MOBILE MANSIONS OF LOUISIANA DEALER**

Not Valid Unless Signed and Authorized by an Officer of the Company or an Authorized Agent

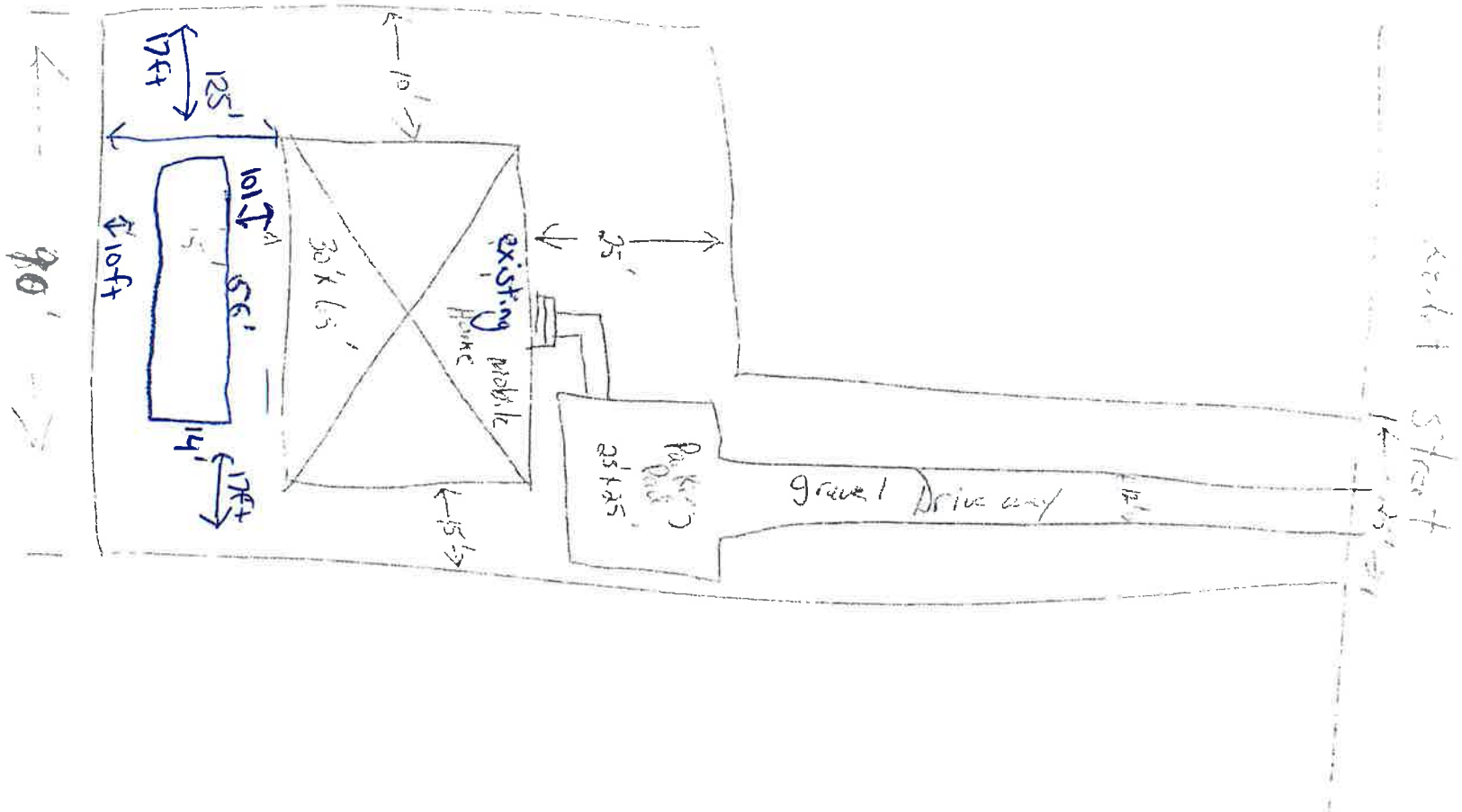
BY: Katey Dorsey  
Approved

SIGNED [Signature] BUYER

DATE 3-7-2025

SIGNED \_\_\_\_\_ BUYER

DATE \_\_\_\_\_





1352-A LETDET ST.





## Section 803 - Use Standards

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H. *Mobile homes.* Individual manufactured homes, as defined in Article II shall be allowed and sited subject to the following general requirements:

1. Each lot shall contain no more than one (1) manufactured housing unit, and shall meet the minimum requirements of the underlying zoning district to which a conventional single-family residential dwelling on the same lot would be subjected.
2. No manufactured housing unit shall be occupied for dwelling purposes unless it is placed on a lot of record and connected to water, sanitary sewer, electrical and other facilities as may be necessary, prior to the Zoning Administrator's inspection and approval.
3. A manufactured home shall be used only as a single-family dwelling.
4. The manufactured home shall be placed on an excavated and backfilled permanent foundation and enclosed with skirting at the perimeter to meet the following requirements:
  - a. Individual manufactured housing units shall be skirted around the perimeter of the unit to conceal the underbody from view in a manner compatible with the appearance and construction of the manufactured housing unit.
  - b. Skirting shall be vented and be manufactured of certified fire-resistant material.
  - c. Skirting shall be installed in a manner to resist damage under normal weather conditions and shall be properly maintained.
  - d. All skirting shall be installed before the issuance of a certificate of occupancy. In the event that such installation is delayed due to weather, or for other similar reasons, a temporary certificate of occupancy may be issued for a period not to exceed ninety (90) days.
5. The manufactured home shall have a pitched roof, except that no standards shall require a slope of greater than a nominal three (3) feet in height for each twelve (12) feet in width.
6. The manufactured home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community or which is comparable to the predominant materials used on surrounding dwellings as determined by the Zoning Administrator.

I. *Off-track betting facility.*

1. Location requirements:
  - a. An off-track betting facility is prohibited within a five hundred feet (500') radius of the following uses:
    - i. Public parks, playgrounds, or libraries
    - ii. Public or private elementary or secondary educational facilities
    - iii. Places of worship
    - iv. Child day care centers
  - b. An off-track betting facility is prohibited within a five hundred feet (500') radius of any residential zoning district.
  - c. Measurement: Measurement of location shall be made in a straight line, without regard to intervening structures or objects, from the nearest portion of the structure where an off-track betting facility is located or conducted to the nearest property line of the premises of any of the uses described I.1.a and I.1.b.

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## **Sec. 604. Use of land and structures.**

- A. *Number of structures on a lot.* In any district, more than one structure housing a permitted or permissible principal use may be erected on a single lot, provided that yard and other requirements of this Ordinance shall be met.
- B. *Frontage on a public or private street.* All lots must front on a public or private street and all structures shall be located on lots as to provide safe and convenient access for servicing, fire protection, and required off-street parking.
- C. *Applicability of bulk and yard requirements.* All structures erected after the effective date of this Ordinance must meet the bulk and yard requirements for the zoning district in which the structure is located. No existing structure may be enlarged, altered, reconstructed or relocated in such a manner that conflicts with the requirements of the zoning district in which the structure is located, unless a variance is approved by the Board of Adjustment.