



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: Baudoin Brothers L.L.C.
 Mailing Address: 140 Lake Decade Ct Houma, LA 70360
 Phone Number: Home: _____ Business: _____ Cell: 985-870-9397
2. Locational Description: Subdivision Name: _____
 Building Address: 817 Jackson St Thibodaux LA 70301
 Block No.: _____ Lot No.: _____
 (If not in a platted subdivision attach a legal description)
3. Existing Use: Front shop not in use
4. Zoning District: B-1
5. Gross Floor Area (GFA) of Business: 308 square feet
6. Number of Off-Street Parking Spots Available: 8
7. Number of Off-Street Parking Spots required by City Ordinance (Section 704): 1
8. Description of Special Exception: The front of the building will be used as a sports card trading shop.
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. All parking will be off street in rear of building. There will be no noise or ill effects to adjacent properties.

Date: 2/24/2020

Applicant: Greg Baudoin Sg B.L.



City of Thibodaux
Planning & Zoning Commission
Special Exception Request Affidavit

Applicant: Baudoin Brothers LLC

Applicant Phone Number: 985-870-9397

Applicant Mailing Address: 140 Lake Decade Ct. Houma, LA 70360

Address of Request: 817 Jackson St. Thibodaux, LA 70301

Zoning District: B-1

To whom it may concern,

I/We, Greg Baudoin, do hereby acknowledge that my tenant,
Property owner

Ray Mayo, intends to operate a Down South Cards business at my property
Tenant name Business type

located at 817 Jackson St. Thibodaux, LA 70301
Address of business

I/we are aware that this proposed use requires a Special Exception to be granted by the City of Thibodaux Planning & Zoning Commission and City Council prior to an Occupancy Permit and Occupational License being issued, and business activities commencing. Initial: GB

I/we have been informed of the zoning requirements with regards to district use regulations, off-street parking, and any other applicable zoning requirements, and can confirm that this property meets the zoning requirements or has been granted a variance from said requirement(s) by the City of Thibodaux Board of Adjustments. Initial: GB

As the owner of the property, I/we do hereby support this business operating at our property.

Property Owner Printed Name: Greg Baudoin

Property Owner Signature: [Signature]

Property Owner Phone Number: 985-870-9397

Property Owner Mailing Address: 140 Lake Decade Ct. Houma LA 70360

Date: 2/24/2026

Jackson St

Hf

Card shop

Drive way

out

817
Jackson
Apartment

Parking



EX. CHAIN LINK FENCE

±12'-0"

EX. BRUSH LINE

EX. OAK TREE

EX. WOOD FENCE

±10'-0"

617 Jackson Street
Thib., LA 70301

JACKSON STREET

WEST 9TH STREET

5

6

7

8

9

1

2

3

4

1

2

3

4

5

6

7

8

9

10