

CITY OF THIBODAUX

SUBDIVISION APPLICATION FORM

DATE: 8/24/2026

OFFICIAL USE ONLY: Application # 3

1. SUBDIVISION NAME: Proposed Division of Property Belonging to Grace Investments, LLC to Create Lot A & Lot B

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

3. TOTAL ACREAGE: 10,571.17 S.F. NUMBER OF LOTS INVOLVED: 2

4. PROPERTY LOCATION: On the North side of North 12th Street
(N, S, E, or W) (Street, Hwy.)

and 150 feet East from North 12th Street & Coulon Road
(Distance) (N, S, E, or W) (Intersection, Street, Landmark)

5. OWNER'S NAME: Grace Investments LLC.
(Street No. and Name) (P.O. Box)
1645 St. Patrick St. Thibodaux, LA, 70301
(City, State, Zip Code)

6. AGENTS NAME: Leonard Chauvin III 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 Chauvin III 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? N/A

If so, please describe: _____

10. Is any variance from the subdivision regulations being requested at this time? Yes

If so, please describe: Variance was approved during meeting dated 7/22/26

request tabled by BOA 624-26 and voted to approve 7-22-26

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)

Perry & Patty Mckee - 238 North 13th Street

Creole Home Solutions Inc. - 236 North 13th Street

Erica Adams - 231 North 12th Street

Shae Hebert - 217 North 12th Street

Hansel Davis - 215 North 12th Street

Ralph Guillot - 212 North 13th Street

William & Karen Bergeron - 210 North 13th Street

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

Grace Investments, LLC, 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 2.25.26, in COB NA, page NA,

under entry number 1400924 in the office of the Clerk of Court for the Parish of Lafourche.

I, Jeremy Landry, hereby depose and say that after reading of the whole,

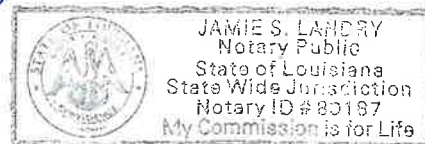
all of the above statements and the statements contained in the papers submitted herewith are true

Mailing Address

[Signature]
(Owner's Signatures)
1645 Saint Patrick St.
Thibodaux, LA 70301

Subscribed and Sworn to before me this 25th day of August,
20 26.

[Signature]
NOTARY PUBLIC





**OFFICIAL MINUTES OF THE
BOARD OF ADJUSTMENTS MEETING
CITY OF THIBODAUX
CITY HALL
THIBODAUX, LOUISIANA
June 24, 2026**

The Board of Adjustments of the City of Thibodaux assembled at its regular meeting place, City Hall, 310 West 2nd Street, Thibodaux, Louisiana, Wednesday, June 24, 2026 at 5:30 P.M.

There were present: Marguerite Erwin, Rudy Soignet, Malcolm Hodnett, Renee Brinkley & James Robichaux

Also present: Monique Reulet, Sonya Cabrera, Trey Waguespack, Kevin Clement

Absent: Cassie Braud

There was a quorum present.

The minutes of the May 27, 2026 Board of Adjustments meetings were approved as written.

YEAS: Erwin, Soignet, Hodnett, Brinkley & Robichaux

NAYS: None

ABSTAINED: None

ABSENT: Braud

Erwin introduced a request by Jerral Martinez to vary 5ft from the required 10ft rear yard setback to construct a shed at 136 Godchaux Drive in an R-1 zoning district.

Jerral Martinez, 136 Godchaux Drive, was present to represent his request. He explained that he wants to build a garage/shed for his boat and truck. He needs a 5ft variance for the rear yard setback. Erwin asked why he could not comply with the setback requirement and Martinez explained that he already cut off 2 feet of his driveway to accommodate the building.

Brinkley asked what is behind him, and Martinez said there is a concrete drainage area and then his neighbor's fence, but no buildings. Robichaux said that he lives in that neighborhood and he knows what Martinez is describing. He explained that the drainage area is about 6 feet wide. Brinkley asked if this was the only variance he needed and Martinez said yes.

On call for city comment, there was none. On call for public comment, there was none.

On motion of Brinkley, seconded by Soignet, the Board voted to approve the request by Jerral Martinez to vary 5ft from the required 10ft rear yard setback to construct a shed at 136 Godchaux Drive in an R-1 zoning district.

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

YEAS: Erwin, Soignet, Hodnett, Brinkley & Robichaux
NAYS: None
ABSTAINED: None
ABSENT: Braud

Erwin introduced a request by Jeremy Landry/Grace Investments to vary 9.4ft from the required 60ft lot width minimum for proposed Lot A, to vary 2525.16sf from the required 6000sf lot size minimum for proposed Lot A, and to vary 9.4ft from the required 60ft lot width minimum for proposed Lot B in order to re-divide the property at 219 N 12th Street in an R-2 zoning district.

Jeremy Landry, 314 Arlington Drive, was present to represent his request. He explained that this lot was previously 2 lots and at some point before he purchased it, it was combined into one larger lot. He said that he would like to put the lot line back and make it 2 lots again. Hodnett asked if the old lot line was in the same place that Landry was intending to put it, and Landry said he is not sure. Erwin and Public Works Secretary Monique Reulet discussed the plat that was provided to the Board. Erwin noted that it indicates 2 homes on proposed lot B, and Reulet stated that she spoke with the surveyor and he confirmed that this was incorrect and it was actually 1 home and 1 shed.

Erwin noted that the rear setback measurement was missing on proposed lot B and asked Landry how far the shed was from the proposed lot line and Landry said he thought it was 5 or 6 feet. Erwin said this would not meet the setback requirements and he would need a variance for that too. Erwin also asked if other lots in this area were as small as what he is proposing and Landry said he is not sure.

On call for public comment, Lawrence Robertson, 215 Olivia Drive, stepped forward to speak. He noted that he has done work in this area and almost all the lots are that small. Mayor Kevin Clement, 310 W 2nd Street, stepped forward to speak. He asked Erwin to clarify where her setback concerns were for, and Erwin explained that it was the setbacks for proposed lot B.

Erwin discussed Landry's options, stating h could come back to the Board to request a variance for that setback, or he could try to adjust his proposed lot line.

On motion of Erwin, seconded by Hodnett, the Board voted to table the request by Jeremy Landry/Grace Investments to vary 9.4ft from the required 60ft lot width minimum for proposed Lot A, to vary 2525.16sf from the required 6000sf lot size minimum for proposed Lot A, and to vary 9.4ft from the required 60ft lot width minimum for proposed Lot B in order to re-divide the property at 219 N 12th Street in an R-2 zoning district, in order to verify the existing setbacks and assess if Landry needs any more variances.

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

YEAS: Erwin, Soignet, Hodnett, Brinkley & Robichaux
NAYS: None
ABSTAINED: None
ABSENT: Braud

Erwin introduced a request by Paul Ledet to vary 3ft from the required 5ft left side yard requirement and vary 5ft from the required rear yard requirement of 10ft to construct an addition to the home at 305 Cherokee Avenue in an R-1 zoning district.

Erwin told the Board that she received a call from one of the neighbors of this property, and they were okay with the request. Greg Gaubert, 305 Cherokee Avenue, was present to represent his request. He explained that they want to close in the existing carport to accommodate a growing family. Erwin asked if the proposed addition would be garage space and not living space, and not living space, and Gaubert said that was correct. Hodnett asked what was existing and what was not. Gaubert explained that the existing shop and carport will be converted to living space and they will be adding a garage and storage space.

Hodnett discussed drainage concerns and Gaubert explained that he will be adding underground drains. Hodnett asked what is the proposed porch indicated on the drawing. Gaubert explained that it will be a covered walkway from the house to the garage.

On call for public comment, Clement stepped forward to speak. He asked what side of the street the house was on. Gaubert explained the house's location and Clement stated that he is not aware of any drainage issues in this area. On call for city comment, there was none.

On motion of Soignet, seconded by Brinkley, the Board voted to approve the request by Paul Ledet to vary 3ft from the required 5ft left side yard requirement and vary 5ft from the required rear yard requirement of 10ft to construct an addition to the home at 305 Cherokee Avenue in an R-1 zoning district.

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

YEAS: Erwin, Soignet, Hodnett, Brinkley & Robichaux

NAYS: None

ABSTAINED: None

ABSENT: Braud

Erwin introduced a request by New Path to Happiness to vary 1189.43sf from the required 5000sf lot size minimum for proposed lot NPH-1 and vary 113.73sf from the required 5000sf lot size minimum for proposed lot NPH-2 to re-divide the lot at 1104 President Street in a B-1 zoning district.

Lawrence Robertson, 215 Olivia Drive, was present to represent his request. He explained that he is trying to subdivide this property and construct a new single family home on the new lot. Reulet explained that Robertson previously received a variance for this proposed division for lot width, but when he presented to Planning & Zoning for the re-division request, it was determined that he did not meet the lot size requirements either. Upon further research Reulet determined that the drawing that was submitted to Board of Adjustments in March was different from the drawing that was submitted to Planning & Zoning on June 3rd.

On call for City comment, there was none. On call for public comment, there was none.

On motion of Brinkley, seconded by Soignet, the Board voted to approve the request by New Path to Happiness to vary 1189.43sf from the required 5000sf lot size minimum for proposed lot NPH-1 and vary 113.73sf from the required 5000sf lot size minimum for proposed lot NPH-2 to re-divide the lot at 1104 President Street in a B-1 zoning district.

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

YEAS: Erwin, Soignet, Hodnett, Brinkley & Robichaux

NAYS: None

ABSTAINED: None

ABSENT: Braud

Erwin thanked Robichaux, the new alternate Board member, for joining the meeting tonight.

There being no further business the meeting was adjourned.



**OFFICIAL MINUTES OF THE
BOARD OF ADJUSTMENTS MEETING
CITY OF THIBODAUX
CITY HALL
THIBODAUX, LOUISIANA
July 22, 2026**

The Board of Adjustments of the City of Thibodaux assembled at its regular meeting place, City Hall, 310 West 2nd Street, Thibodaux, Louisiana, Wednesday, July 22, 2026 at 5:30 P.M.

There were present: Marguerite Erwin, Malcolm Hodnett, & James Robichaux

Also present: Monique Reulet, Sonya Cabrera, Trey Waguespack

Absent: Rudy Soignet, Renee Brinkley, Cassie Braud

There was a quorum present.

The minutes of the June 24, 2026 Board of Adjustments meetings were approved as written.

YEAS: Erwin, Hodnett, & Robichaux

NAYS: None

ABSTAINED: None

ABSENT: Soignet, Brinkley, Braud

Erwin introduced a request by Jeremy Landry/Grace Investments to vary 9.4ft from the required 60ft lot width minimum for proposed Lot A; to vary 2525.16sf from the required 6000sf lot size minimum for proposed Lot A; to vary 5.61ft from the required 10ft rear yard setback, to vary 2.38ft from the required 5ft left side yard setback, to vary 2.06ft from the required 5ft right side yard setback, to vary 5.63ft from the required 20ft front yard setback and to vary 9.4ft from the required 60ft lot width minimum for proposed Lot B in order to re-divide the property at 219 N 12th Street in an R-2 zoning district.

Jeremy Landry, 1645 St Patrick St, was present to represent his request. He explained that he is looking to re-divide his lot to convert it back into two (2) lots like it was in the past. He originally thought he only needed a lot size and lot width variance, but it was brought to his attention at a previous meeting that he also needed some setback variances. Hodnett discussed the shape of the lots, noting that although they are a strange shape, he assumes they are designed that way to maximize square footage. Landry agreed.

On call for City comment, there was none. There was no public present at the meeting to comment.

On motion of Hodnett, seconded by Robichaux, the Board voted to approve the request by Jeremy Landry/Grace Investments to vary 9.4ft from the required 60ft lot width minimum for proposed Lot A; to vary 2525.16sf from the

required 6000sf lot size minimum for proposed Lot A; to vary 5.61ft from the required 10ft rear yard setback, to vary 2.38ft from the required 5ft left side yard setback, to vary 2.06ft from the required 5ft right side yard setback, to vary 5.63ft from the required 20ft front yard setback and to vary 9.4ft from the required 60ft lot width minimum for proposed Lot B in order to re-divide the property at 219 N 12th Street in an R-2 zoning district.

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

YEAS: Erwin, Hodnett, & Robichaux

NAYS: None

ABSTAINED: None

ABSENT: Soignet, Brinkley, Braud

In other business, Erwin reminded the Board members of open meeting laws. She explained that they can choose to discuss their attendance with City Administrators, but they should not discuss it with each other.

There being no further business the meeting was adjourned.

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. PROPERTY OWNERS ARE TO PERPETUALLY MAINTAIN DRAINAGE PATTERNS ALONG PROPERTIES. CITY OF THIBODAUX IS TO PERPETUALLY MAINTAIN DRAINAGE PATTERS OF ROADSIDE DRAIANGE.
6. SEWAGE DISPOSAL: COMMUNITY DISPOSAL SYSTEMS
7. BOARD VOTED TO APPROVE THE REQUEST BY JEREMY LANDRY/GRACE INVESTMENTS TO VARY 9.4FT FROM THE REQUIRED 60FT LOT WIDTH MINIMUM FOR PROPOSED LOT A TO VARY 2525.16SF FROM THE REQUIRED 6000SF LOT SIZE MINIMUM FOR PROPOSED LOT A; TO VARY 5.61FT FROM THE REQUIRED 10FT REAR YARD SETBACK, TO VARY 2.38FT FROM THE REQUIRED 5FT LEFT SIDE YARD SETBACK, TO VARY 2.06FT FROM THE REQUIRED 5FT RIGHT SIDE YARD SETBACK, TO VARY 5.63FT FROM THE REQUIRED 20FT FRONT YARD SETBACK AND TO VARY 9.4FT FROM THE REQUIRED 60FT LOT WIDTH MINIMUM FOR PROPOSED LOT B IN ORDER TO RE-DIVIDE THE PROPERTY AT 219 N 12TH STREET IN AN R-2 ZONING DISTRICT. DATED: 07/22/2026

REFERENCE MAPS AND BEARINGS:

- A. "REVISION OF LOTS 22, 23, E & F OF SQUARE 4 OF THE NORTH THIBODAUX ADDITION INTO TRACTS 1, 2, AND 3 LOCATED IN SECTION 40, T14S-R16E AND IN SECTION 119, T15S-R16E CITY OF THIBODAUX, LAFOURCHE PARISH, LOUISIANA" PREPARED BY: ACADIA LAND SURVEYING, L.L.C. DATED: 04/28/1999

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:

LEONARD J. CHAUVIN, III,

REG. NO. 5260

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

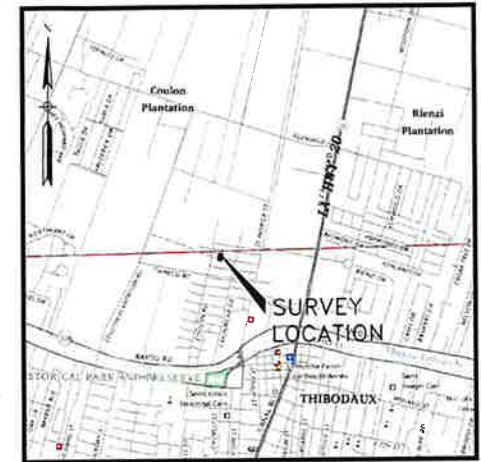
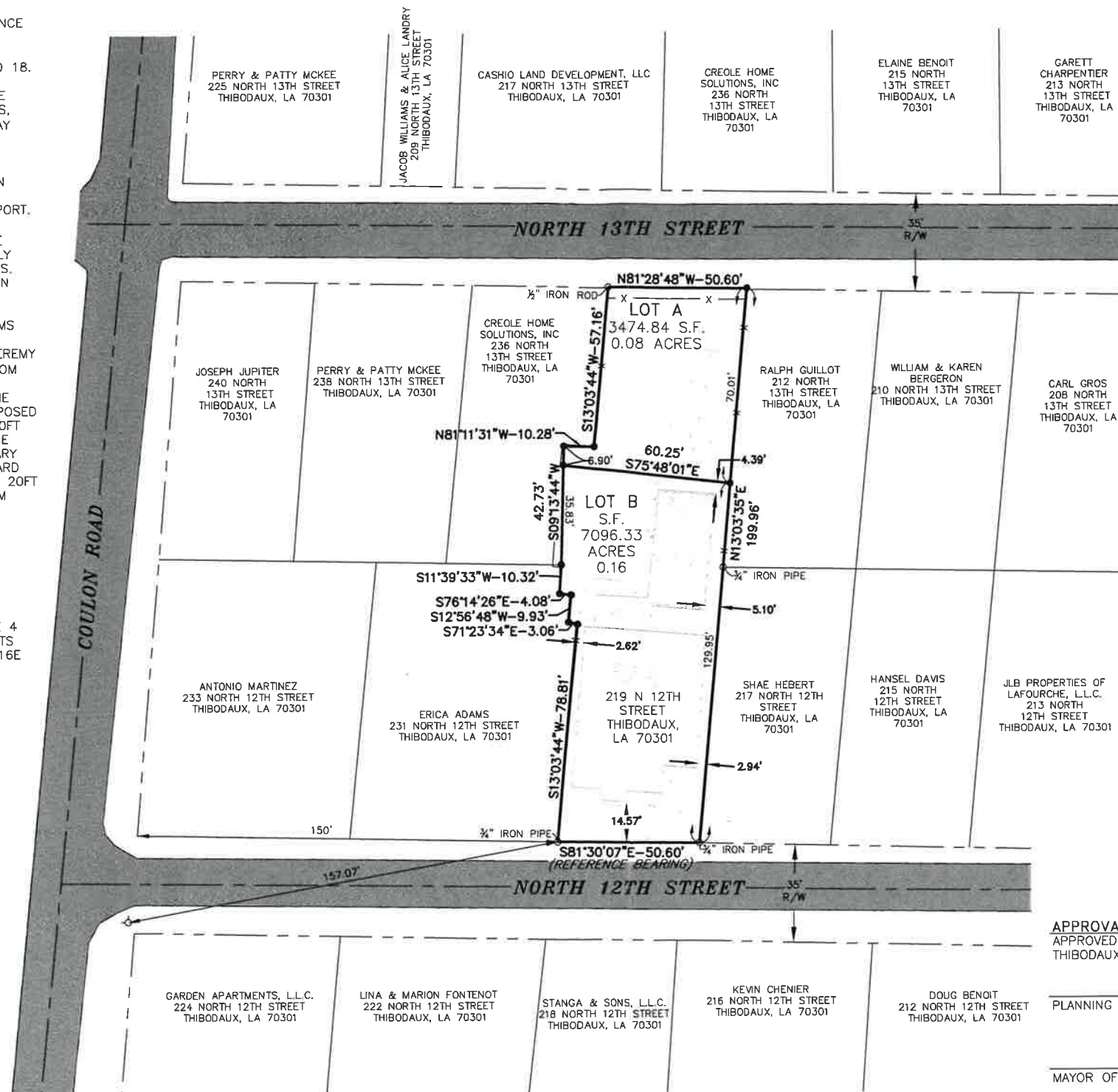
CIVIL ENGINEER - LAND SURVEYOR

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



- LEGEND:**
- FOUND AS NOTED
 - SET 5/8" IRON ROD
 - ⊕ FIRE HYDRANT
 - DRAINAGE DIRECTION
 - - - RIGHT OF WAY
 - X- RIGHT OF WAY

\\SERVER\SHARED FOLDERS\COMPANY\CAD\26-3672 GRACE INVESTMENTS\26-3672 GRACE INFESTMENTS PROPOSED DIVISION 1=20 SCALE.DWG



VICINITY MAP

ZONE R-2: 1"=3,000'

BULK REGULATIONS

MINIMUM LOT AREA:

SF: 6,000 SF

2F: 8,000 SF

OTHER: 10,000 SF

MAXIMUM BUILDING HEIGHT: 45 FT

MAXIMUM LOT COVERAGE: 60%

MINIMUM YARD REQUIREMENTS

LOT WIDTH: 60 FT

FRONT YARD: 20 FT

INTERIOR SIDE YARD: 5 FT

CORNER SIDE YARD: 15 FT

REAR YARD: 10 FT

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.

APPROVALS:

APPROVED BY MOTION OF THE CITY OF THIBODAUX PLANNING COMMISSION

PLANNING COMMISSION CHAIRMAN

DATE

MAYOR OF THIBODAUX

DATE

OWNERS:

GRACE INVESTMENTS, LLC

DATE

SURVEY SHOWING

PROPOSED DIVISION OF PROPERTY BELONGING TO GRACE INVESTMENTS, LLC TO CREATE LOT A & LOT B LOCATED IN SECTION 40, T14S-R16E, CITY OF THIBODAUX, LAFOURCHE PARISH, LOUISIANA
DATE: OCTOBER 8, 2026

