



**OFFICIAL MINUTES OF THE
BOARD OF ADJUSTMENTS MEETING
CITY OF THIBODAUX
CITY HALL
THIBODAUX, LOUISIANA
MAY 27, 2020**

The Board of Adjustments of the City of Thibodaux assembled in regular session via Zoom Video Conference, on Wednesday, May 27, 2020 at 5:30 P.M.

There were present: Marguerite Erwin, Rudy Soignet, Clarence Savoie, Marlyn Brooks, Jacqueline Beary, Malcolm Hodnett

Absent: None

The minutes of the February 26, 2020 Board of Adjustments meeting were approved as written.

Lawrence Robertson, Lawrence Robertson Properties, L.L.C., 215 Olivia Drive addressed the Board with his request to vary 6,578 sq. ft. on Lot I-3, to vary 6,343 sq. ft. on Lot I-4, to vary 6,726 sq. ft. on Lot H-3 & to vary 6,540 sq. ft. on Lot H-4 from minimum lot size requirement of 26,000 sq. ft. to construct four set of duplexes on each lot located on Ledet Street (R-4 Zoning District). Mr. Robertson noted the construction would be affordable housing for the area, all setbacks and parking requirements would be met and granting the variance would allow him to maximize the use of the property.

Marguerite Erwin, Chairwoman of the Board along with other Board members posed questions regarding parking, drainage, type of structure for the housing, will the housing be for lease or to sell and the hardship for the variance request.

Mr. Robertson replied a drainage study would be required by the City which should not be a problem, ample parking would be provided and the way the code reads it would not allow him to construct the four sets of duplexes without a variance and it would be more cost effective to construct duplexes than four-plexes in which Mrs. Erwin and Mr. Soignet both stated economics cannot be taken into consideration as a hardship.

On motion of Brooks, seconded by Soignet, the Board voted on a request to vary from minimum lot size requirement of 26,000 sq. ft. on Lots I-3, I-4, H-3 & H-4 to construct four sets of duplexes of each lot located on Ledet Street.....Upon roll call the vote was as follows:

YEAS: Brooks

NAYS: Erwin, Soignet, Savoie, Beary

ABSTAINED: None

ABSENT: None

This item failed with a vote of 4-1.

Caitlin Abadie & Michal Naquin, 835 N 8th Street addressed the Board with their request to vary 8' from rear yard setback requirement of 10' and to vary 3' from side yard setback requirement of 5' to construct 20' x 31' carport in rear of property located at 835 N 8th Street (R-2 Zoning District). Miss Abadie noted the variance would allow adequate clearance between the house and the carport for them to be able to access the backyard for future shed and to protect vehicles and personal belongings.

Marguerite Erwin, Chairwoman of the Board along with other Board members posed questions regarding constructing a smaller carport, possibly moving the structure over and

forward towards the house in which Miss Abadie replied moving the carport over would not allow it to line up with the current driveway and it would make it somewhat difficult to pull straight in or to back out due to the air condition unit being on that side of the house.

On motion of Soignet, 2nd by Brooks, the Board voted on a motion to approve the request to vary 8' from rear yard requirement of 10' and 3' from side yard requirement of 5' to construct 20' x 31' carport located at 845 N 8th Street.....Upon roll call the vote was as follows:

YEAS: Erwin, Soignet, Savoie, Brooks, Beary

NAYS: None

ABSTAINED: None

ABSENT: None

Stephen J. Kees, 401 Lagarde Street addressed the Board with his request to vary 3.4' from side yard setback requirement of 5' to construct 22' x 24' open carport addition to existing storage shed located at 401 Lagarde Street (R-2 Zoning District). Mr. Kees noted the driveway is in need of repair for safety issues along with it allowing both vehicles to safely park in the driveway rather than parking along side of the street. He also noted this would allow them to have protection for rainy weather conditions.

Marguerite Erwin, Chairwoman of the Board along with other Board members posed questions regarding where the drip line will fall and if there are any thoughts to install gutters in which Mr. Kees noted the drip line would fall on his property and his intension is to install a gutter the entire distance of existing shed and carport addition which would connect to an existing drain.

On motion of Soignet, 2nd by Savoie, the Board voted on a motion to approve the request to vary 3.4' from side yard setback requirement of 5' to construct 22' x 24' open carport addition to existing storage located at 401 Lagarde Street.....Upon roll call the vote was as follows:

YEAS: Erwin, Soignet, Savoie, Brooks, Beary

NAYS: None

ABSTAINED: None

ABSENT: None

There being no further business the meeting was adjourned.

Liz Guidry, Secretary

Roland Soignet, Jr., Zoning Administrator