



**OFFICIAL MINUTES OF THE
BOARD OF ADJUSTMENTS MEETING
CITY OF THIBODAUX
CITY HALL
THIBODAUX, LOUISIANA
April 27, 2022**

The Board of Adjustments of the City of Thibodaux assembled in regular session at its regular meeting place, City Hall, 310 West 2nd Street, Thibodaux, Louisiana, Wednesday, April 27, 2022 at 5:30 P.M.

There were present: Marguerite Erwin, Rudy Soignet, Clarence Savoie, Renee Brinkley, and Malcolm Hodnett

Also present: Ben Duplantis, Livvie Landry & Monique Reulet

Absent: Marlyn Brooks

Erwin noted that there was a quorum present.

The minutes of the March 23, 2022 Board of Adjustments meeting were approved as written.

Erwin noted a request presented by Terry Bergeron to vary 3' from rear yard setback requirement of 10' to be able to construct an 8' x 8' storage shed at 136 Elmwood Drive within an R-1 Zoning District. Motion to introduce by Hodnett. Bergeron stated that he wanted a small variance to the 10ft rear setback to build an 8x8 shed behind his house. He stated that the shed would not obstruct any neighbors, nor would it present a fire hazard or any type of hazard. He also stated that it would not restrict access to anyone, and it would not obstruct his fence which sits on the rear property line. Bergeron stated that he could move the shed closer to the house, given a variance on that side, perhaps move the shed 2ft closer to house. Erwin questioned where the entrance to Bergeron's house was in relation to the proposed location of the shed. Bergeron explained the locations of entryways and referenced the plans he provided to the board. Erwin questioned the setback required between structures, and Duplantis explained that it is supposed to be 5ft from structure to structure to avoid fire hazards. Duplantis questioned the type of structure that the house is, and Bergeron confirmed that it was brick. Erwin verified with Bergeron that there is approximately an 8ft cement servitude between the back of Bergeron's fence and his neighbor's fence. Bergeron added that the City of Thibodaux is supposed to maintain the drainage servitude behind his property, but he and his neighbor are usually keeping it clear. Duplantis asked for clarity about the type of structure and Bergeron stated that it is brick, so Duplantis said he would be okay with allowing a 1ft variance from the 5ft requirement between structures. Hodnett asked what kind of shed and Bergeron stated it was a pre-fab Tough Shed that is solid all around with no windows. Erwin questions if the shed had already been installed and Bergeron verified that it had not been installed yet, they had only paid the deposit. Erwin then questioned Duplantis if it would be better to maintain the 5ft between structures and move it closer to the property line. Duplantis stated he felt it was fine like it was because it was brick against combustible material, not combustible material against combustible material. Soignet suggests maintaining variance of 5ft between structures and moving it towards property line. Duplantis verifies that 5ft requirement is wall to wall. Erwin calls for public comments. No public comments. Erwin entertained a motion.

On motion of Savoie, seconded by Hodnett, the Board voted on a motion to grant the request by Terry Bergeron to vary 3ft from rear setback and vary 1ft between structures to be able to construct an 8x8 storage shed at 136 Elmwood Drive.

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

YEAS: Erwin, Soignet, Savoie, Brinkley & Hodnett
NAYS: None
ABSTAINED: None
ABSENT: Brooks

Erwin noted a request by Kim Breaux to vary 8.2' from rear yard setback requirement of 10' to be able to construct 40' x 60' work shop and storage shed at 202 Ridgefield Road within an R-1 Zoning District. Soignet motioned to introduce. Kim Breaux, 202 Ridgefield Road, was requesting a variance of 8.2ft from the required 10ft rear yard setback. Breaux was planning to build a shed on the back of his property, and he need

the variance because a driveway that he was planning on installing for his wife would prevent him from moving the shed closer to the front of his property. Erwin asked for clarification about the layout of the driveway and garage. Duplantis asked about the width of the opening between the existing shed and the other side of the garage, which would serve as the opening for Breaux's wife to drive through. Breaux stated that the opening was about 12ft. Erwin questioned the size of the shed, and why it was so large, Breaux stated it was simply his preference. Erwin also questioned what existed behind Breaux's property, and Breaux explained that it was commercial property, but it was only open parking lot, no buildings. Breaux then verified garage shape and layout and showed a picture, explaining that the plan would be for his wife to drive straight through the garage and down the driveway to Ridgefield Road, eliminating the need for her to back up her car, seeing as she has a disability that prevents her from being able to turn her head. Erwin expressed concern about the variance requested and the space between the pre-existing fence and the commercial property behind. Hodnett questioned the dimensions of the shed and asked Breaux if he could adjust the dimensions to better fit the layout of the property. Breaux explained that the shed could be any size he wants, but he has to consider his neighbor's structure which was built too close to the property line. Erwin explained that the neighboring property was in a C-1 zone, but Breaux's property in an R-1 zone, so the ordinances are different. Hodnett stated that ordinance are there for a reason, and that we should follow the ordinance. Breaux asked, if he came back to the Planning and Zoning Commission with examples of what was done in other areas of the city, would the commission change the ordinance. Hodnett explained that that would be irrelevant because those other examples would likely be in different zones, or the same zone, but pre-existing and grandfathered in. Erwin stated concern about the size of the shed, and expressed that she would understand a request for 5ft variance, but an 8.2ft variance is too much. She added that she understood the hardship and the need for the driveway large layout because of Breaux's wife's disability, but she thinks that it might be better to reduce the size of the shed. Duplantis confirmed that the square footage of the lot met the zoning requirements. Soignet questioned what the shopping center behind Breaux's property would be able to do within their zoning requirement. Erwin stated that the business would have the option to build, but because they are adjacent to an R-1 zone, they would have to follow setbacks, which would be 10ft. Soignet asked if Breaux could adjust the building dimensions to 35ft x 60ft, which would give him more setback. Breaux stated that he could make that work, and that the building was purchased but not installed yet, so he still had time to change the dimensions. Hodnett agreed with Erwin and Soignet about allowing a 5ft variance. Brinkley asked Breaux if the change in dimensions would affect his use of the shed, but Breaux stated that it would not, and that he could even make the shed longer. Erwin recommends a 5ft variance. Erwin calls for public comments. No public comments. On motion of Hodnett, seconded by Brinkley, the Board voted on a motion to grant the request by Kim Breaux to vary 5ft from the rear yard setback of 10ft to construct a work shop and storage shed on his property at 202 Ridgefield Road.

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

YEAS: Erwin, Soignet, Savoie, Brinkley & Hodnett

NAYS: None

ABSTAINED: None

ABSENT: Brooks

There being no further business the meeting was adjourned.