



**OFFICIAL MINUTES OF THE
BOARD OF ADJUSTMENTS MEETING
CITY OF THIBODAUX
CITY HALL
THIBODAUX, LOUISIANA
March 22, 2023**

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, March 22, 2023 at 5:30 P.M.

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

Also present: Monique Reulet, Kevin Clement, Jacques Thibodeaux

Absent: Renee Brinkley

There was a quorum present.

The minutes of the February 22, 2023 Board of Adjustments meeting were approved as written.

YEAS: Erwin, Soignet, Savoie, & Hodnett

NAYS: None

ABSTAINED: None

ABSENT: Brinkley

Hodnett introduced a request by Mitch Bourgeois (Wolf Bayou, LLC) to vary from minimum lot size requirement of 5,000 sf. by 441.06 sf. for proposed parcel WB1, vary 1,287.52 sf. for proposed parcel WB2, vary 1,094.79 sf. for proposed parcel WB3, vary 819.70 sf. for proposed parcel WB4 & vary 741.04 sf. for proposed parcel WB5 to redivide properties located at 746, 748, 754, 756 & 758 W. Bayou Road within a C-1 Zoning District.

Mitch Bourgeois, 504 Highway 308, was present to represent his request to vary from the minimum lot size requirements for five (5) proposed parcels. Bourgeois owns all three (3) properties which have five (5) houses in total. He stated that he intends to re-divide the properties so that each house sits on its own parcel. He added that at least three (3) of the houses have been there since the 1930's. He renovated the houses located at 746, 748, and 758 W. Bayou Rd, but in order to renovate the remaining two (2) houses, he will likely need to sell one, or finance the renovation through a bank. In order to do those things, he would need to have the houses on their own parcels. The surveyor who drew the plat was able to get a lot width of 60 feet for each proposed parcel, but he was not able to meet the minimum lot size.

Erwin questioned the shed location for the property located at 748 W. Bayou Road. Adam Papa, 211 E 12th Street, Leonard Chauvin PLS, LLC, stated that the drawings for the lot lines for 748 W. Bayou Road are just preliminary lot lines, but it could be adjusted. He added that the line could be moved and the shed could be moved.

Hodnett stated that he believed the proposal is a fairly equitable division for the properties.

Erwin asked if The City of Thibodaux has any remarks on the request. Jacques Thibodeaux, 135 Lynn Court, temporary Public Works Director, stated that he reviewed the plat and the City has no objection to the request.

Soignet questioned if the awning for 748 W. Bayou Road was across the proposed property line. Papa stated that it is right up against the proposed line. Soignet then asked if the shed could be moved. Bourgeois stated it would have to be torn down, which he would prefer not to do.

Soignet noted for the record that this would not set a precedent for future new construction projects.

Soignet requested the shed be moved, then redacted his request.

On motion of Savoie, seconded by Soignet, the Board voted on a motion to approve the request by Mitch Bourgeois (Wolf Bayou, LLC) to vary from minimum lot size requirement of 5,000 sf. by 441.06 sf. for proposed parcel WB1, vary 1,287.52 sf. for proposed parcel WB2, vary 1,094.79 sf. for proposed parcel WB3, vary 819.70 sf. for proposed parcel WB4 & vary 741.04 sf. for proposed parcel WB5 to redivide properties located at 746, 748, 754, 756 & 758 W. Bayou Road within a C-1 Zoning District.

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

YEAS: Erwin, Soignet, Savoie, & Hodnett

NAYS: None

ABSTAINED: None

ABSENT: Brinkley

Erwin noted to Bourgeois that this approval is just for the minimum lot size variance, & Bourgeois will have to go to Planning & Zoning for the re-division approval.

There being no further business the meeting was adjourned.