



**OFFICIAL MINUTES OF THE
BOARD OF ADJUSTMENTS MEETING
CITY OF THIBODAUX
CITY HALL
THIBODAUX, LOUISIANA
July 26, 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, July 26, 2023 at 5:30 P.M.

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

Also present: Monique Reulet, Kevin Clement, Josh Bourgeois

Absent: None

There was a quorum present.

The minutes of the June 28, 2023 Board of Adjustments meeting were approved as written.

YEAS: Erwin, Soignet, Savoie, Hodnett, & Brinkley

NAYS: None

ABSTAINED: None

ABSENT: None

Erwin introduced a request by James Iver of 712 E. 1st Street for proposed 202 Bayou Lane to vary from street frontage requirement of 75' to be able to subdivide lot within an R-1 Zoning District.

Erwin noted for the record that this item has been removed.

Erwin introduced a request by Monique S. Green to vary 10' from street frontage requirement of 60' & to vary 1,250 sq. ft. from minimum lot size of 8,000 sq. ft. to be able to construct a duplex apartment at 727 Lagarde St. within an R-2 Zoning District.

Monique & Travis Green, 270 South Sugarfield Drive, were present to represent their request. They stated that they are looking to construct a duplex on the property to meet housing needs in the community, particularly for low-income families. Erwin questioned the parking for the proposed duplex and Ms. Green confirmed there would be four (4) off-street parking spots. Hodnett noted that they were requesting an 18% variance on the lot size. He added that he did not believe there were any duplexes currently in this area of town. Erwin noted that she had spoken to some neighbors and they seemed to be in support of this request.

On call for public comment, Thrissa Every, 205 St Bernard Street, stepped forward in support of this request, and added that she will be building a duplex around the corner on East 10th Street.

Erwin asked for comments from City Administration, and Public Works Director Josh Bourgeois stated he was in support of this request. Soignet questioned the choice of constructing a stackable duplex, and Ms. Green stated that she would like to build it all on one level, with one unit behind the other. Hodnett expressed concern over meeting lot density requirements if they did chose to build the duplex as one level. Erwin agreed that it would probably be an issue.

Reulet reminded the Ms. Green that they would need to go back to Planning & Zoning to request approval for a special exception to be able to construct the duplex.

On motion of Soignet, seconded by Brinkley, the Board voted on a motion to approve the request by Monique S. Green to vary 10' from street frontage requirement of 60' & to vary 1,250 sq. ft. from minimum lot size of 8,000 sq. ft. to be able to construct a duplex apartment at 727 Lagarde St. within an R-2 Zoning District.

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

YEAS: Erwin, Soignet, Savoie, Hodnett, & Brinkley

NAYS: None

ABSTAINED: None

ABSENT: None

Erwin introduced a request by Street Collaborative on behalf of Walk-On's Sports Bistreaux to vary from signage requirements to have a 15.75 sq. ft. directional sign, a 10.9 sq. ft. illuminated logo sign & two wall graphic signs measuring 27.45 sq. ft. & 31.36 sq. ft. at 908 N. Canal Boulevard within a C-2 Zoning District.

Jason Gisclair, 38197 Jefferson Crossing, was present to represent the request for signage approval for Walk-On's as franchise owner of this Walk-On's restaurant. He stated that these graphics are part of the standard design package for the Walk-On's franchise. He went on to explain where each graphic was going to be located on the building. Erwin questioned the distance from the road. Upon reviewing the drawings submitted to the Board, Bourgeois & Reulet noted that the building was over 100 feet from the road. Gisclair added the design only differs in cases where a franchise is located within a mall, and they are more limited in space.

The Board members discussed the locations and sizes of each graphic, including the size of the two illuminated wall signs. Erwin noted that for businesses located more than 100 feet from the road, they can have either one monument sign and one wall sign, or two wall signs. She added that these illuminated channel-lettering signs are 67 sf in size. Hodnett questioned the size, and Reulet clarified that the Permitting Department does not count the space in between channel letters so the measurements would actually come out to less than 67 sf. Erwin agreed that these two signs would meet the size requirements so they would not require a variance.

Erwin questioned the hardship and Gisclair stated it is the fact that the design is a brand standard and they need to stay consistent between all franchisees.

Gisclair stated that the projected opening date for Walk-On's is August 14, 2023. He added that they have hired about 230 employees to open. Clement questioned the size of the restaurant and Bourgeois

stated the plans specify 6,706 sf with about 195 seats. Gisclair said that although this restaurant is a little bit smaller than the one in Houma, it will seat close to the same amount of guests.

On motion of Brinkley, seconded by Hodnett, the Board voted on a motion to approve the request by Street Collaborative on behalf of Walk-On's Sports Bistreaux to vary from signage requirements to have a 15.75 sq. ft. directional sign, a 10.9 sq. ft. illuminated logo sign & two wall graphic signs measuring 27.45 sq. ft. & 31.36 sq. ft. at 908 N. Canal Boulevard within a C-2 Zoning District.

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

YEAS: Erwin, Soignet, Savoie, Hodnett, & Brinkley

NAYS: None

ABSTAINED: None

ABSENT: None

There being no further business the meeting was adjourned.