



**OFFICIAL MINUTES OF THE
BOARD OF ADJUSTMENTS MEETING
CITY OF THIBODAUX
CITY HALL
THIBODAUX, LOUISIANA
October 25, 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, October 25, 2023 at 5:30 P.M.

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

Also present: Monique Reulet, Kevin Clement, Trey Waguespack

Absent: None

There was a quorum present.

The minutes of the September 26, 2023 Board of Adjustments meeting were approved as written.

YEAS: Erwin, Soignet, Savoie, Brinkley & Hodnett

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.

James Iver, 712 E 1st Street, was present to represent his request. He stated his request to get access to the rear side of his property so that he could subdivide in the future and possibly build a small house. Iver added that Bubba Covington, current owner of 204 Bayou Lane, has agreed to a "property swap", which would entail giving Iver square footage along the street in return for square footage further back along their current shared property line. Iver provided the Board with copies of a plan showing the proposed "property swap". He then addressed the rumors that he had been hearing regarding potential uses for the rear of his property, and insisted that they were all false. He only intended, if given a variance, to subdivide and build a small single family home. Hodnett and Erwin discussed the plan that Iver provided and clarified what he was proposing. Iver clarified that he has access from E 1st Street, but needs variance for Bayou Lane side.

Brinkley questioned the hardship. Iver explained that being able to subdivide the property would give them options for the future, if they needed to sell or wanted to downsize. Soignet asked where they would divide the lot at, and Iver gave an approximate line using the drawing he provided. Brinkley asked about the challenges with the neighbors, and Iver stated that he addressed the rumors with all the neighbors.

On call for public comment, Jerald Block, 502 E 1st Street, stepped forward to speak. He referred to the zoning ordinance and the district regulations for an R-1 zone. He noted that it was possible 204 Bayou Lane would need a lot width variance due to this “property swap” and this should have been clarified prior to the meeting. He also stated that he feels the request is in opposition to the zoning ordinance.

Erwin questioned Iver about 204 Bayou Lane and Iver stated he believed it did meet the lot width requirement.

Adrienne Bernard, 208 Bayou Lane; Fran Middleton, 100 Ormonde Drive; Jimmy Ratcliffe, 201 Bayou Lane; Susan Callahan, 210 Bayou Lane; and William Chambers, 206 Bayou Lane all came forward in opposition to this request.

Iver reiterated that would only do one single family home and that he did not think the variance would negatively affect the neighborhood.

On call for City Administration comment, Waguespack stated they would defer to the Board’s opinion.

On motion of Soignet, seconded by Erwin, the Board voted on a motion to approve the 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.

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

YEAS: None

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

ABSTAINED: None

ABSENT: None

The request was denied.

Erwin introduced request by Adam LaLumia/TruPro Patios, LLC on behalf of Mary Hebert to vary 15ft from the required 25ft rear yard setback to install a screen porch at 201 Swanson Drive within an R-3 Zoning District.

Mary Hebert was present to represent her request. She explained the proposed location of the screen porch. She also noted that she spoke to her immediate neighbor and he was not opposed to this project. Erwin clarified the square footage of the request. Soignet questioned the hardship. Hebert stated the main one is that she would not be able to accomplish the project without the variance, and that she really wanted to do this to give her grandson a safe place to play. Erwin and Hodnett discussed “open – air” definition and stated that Hebert’s screen porch is not considered to be “open-air” as it has walls.

On call for public comment, Ben Harang, 515 Blake Court, referred to zoning ordinance. He stated that the district use table does not note the 25ft setback requirement for townhomes. He added that there are conflicts within the zoning ordinance. Erwin stated that this townhome was built several years before the zoning ordinance changed. Harang stated he disagreed with the Public Works Director’s definition of “open air”.

Erwin addressed the hardship of safety concerns for Hebert’s grandson. Harang noted that Hebert also owns the lot behind her.

Adam LaLumia, 4940 Hastings Street, is the contractor for the project. He explained what the structure would look like and referred to the engineer's definition of "open air".

On call for City Administration comment, Waguespack said they would defer to the Board's opinion.

On motion of Brinkley, seconded by Savoie, the Board voted on a motion to approve the request by Adam LaLumia/TruPro Patios, LLC on behalf of Mary Hebert to vary 15ft from the required 25ft rear yard setback to install a screen porch at 201 Swanson Drive within an R-3 Zoning District, on the condition that it stays a screen porch.

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

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

NAYS: None

ABSTAINED: None

ABSENT: None

The request by Bryan Breaud/Mid America Contracting Inc on behalf of LD Development Holdings LLC to vary 30ft from the 75ft lot width requirement to construct garden homes in Rienzi Place Subdivision Add. 2 Phase 5 approximately 650ft Northeast of Rosedown Drive within an R-1 Zoning District was withdrawn. No vote was taken.

There being no further business the meeting was adjourned.