



**OFFICIAL MINUTES OF THE
BOARD OF ADJUSTMENTS MEETING
CITY OF THIBODAUX
CITY HALL
THIBODAUX, LOUISIANA
July 24, 2024**

The Board of Adjustments of the City of Thibodaux assembled in special session at its regular meeting place, City Hall, 310 West 2nd Street, Thibodaux, Louisiana, Wednesday, July 24, 2024 at 5:30 P.M.

There were present: Clarence Savoie, Malcolm Hodnett & Renee Brinkley

Also present: Monique Reulet, Sonya Cabrera, Josh Bourgeois, Trey Waguespack

Absent: Marguerite Erwin & Rudy Soignet

There was a quorum present.

The minutes of the June 26, 2024 Board of Adjustments meeting were approved as written.

YEAS: Savoie, Hodnett & Brinkley

NAYS: None

ABSTAINED: None

ABSENT: Erwin & Soignet

Hodnett introduced a request by Lawrence Robertson on behalf of JLB Properties of Lafourche to vary from the required 6000sf minimum lot size requirement by 1648sf for proposed Lot A & 1512sf for proposed Lot B to re-divide the property located at 512 & 516 E 7th Street within an R-2 zoning district.

James Bouterie, 303 Dunboyne Place, was present to represent his request. He stated that he purchased this property several years ago, and initially intended to place a duplex on the vacant portion of the property. After speaking with his contractor, Lawrence Robertson, he understood that the variance needed to meet the minimum lot size requirement would have been too large, so he decided he would do a single-family home instead. His plan is for his college-age son and friends to stay in this home while they study at Nicholls.

Savoie asked how much open space would be left, and Bouterie said he did not know off hand. Hodnett asked if the front houses were on separate lots, and Bouterie said no. Hodnett then asked if this would have to go to Planning & Zoning, and Public Works Director Josh Bourgeois said yes, for the re-division approval. Brinkley asked about proposed parking, and if the spots shown on the drawing are just for the new structure or the existing homes as well. Bouterie said no, they would only be for the new structure he would build.

On call for board member comments, there was none. On call for public comment, Anna Theiss, 1035 Ridgefield Rd, stepped forward to speak. She expressed concerns about overcrowding of this

neighborhood. She added that she felt this area was always single-family homes and now it has several duplexes and triplexes. In response, Bouterie clarified that he does see that there are several apartments on McCulla Street, however the properties that he owns at 707, 707-A and 709 McCulla Street are all single-family homes, as well as the property referenced in this variance request.

Hodnett clarifies that this request is based on a proposal to build a single-family home with three bedrooms. He also noted that some of the properties on this street may have been grandfathered in. Savoie asked what zoning district this property is in, and Hodnett said R-2. Hodnett added that the variance needed for Lot A would be 27% and Lot B would need a 25% variance.

On motion of Brinkley, seconded by Savoie, the Board voted on a motion to approve the request by Lawrence Robertson on behalf of JLB Properties of Lafourche to vary from the required 6000sf minimum lot size requirement by 1648sf for proposed Lot A & 1512sf for proposed Lot B to re-divide the property located at 512 & 516 E 7th Street within an R-2 zoning district..

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

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

There being no further business the meeting was adjourned.