



**OFFICIAL MINUTES OF THE
BOARD OF ADJUSTMENTS MEETING
CITY OF THIBODAUX
CITY HALL
THIBODAUX, LOUISIANA
January 29, 2025**

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, January 29, 2025 at 5:30 P.M.

There were present: Marguerite Erwin, Rudy Soignet, Malcolm Hodnett & Renee Brinkley

Also present: Monique Reulet, Sonya Cabrera, Trey Waguespack

Absent: Clarence Savoie

There was a quorum present.

The minutes of the July 24, 2024 & December 18, 2024 Board of Adjustments meetings were approved as written.

YEAS: Erwin, Soignet, Hodnett & Brinkley

NAYS: None

ABSTAINED: None

ABSENT: Savoie

Erwin introduced a request by Alice Landry to vary 2' from right side yard setback of 5', vary 10' from rear yard setback of 10' and vary 15' from front yard setback of 20' to place a mobile home on the property located at 219 N 13th Street within an R-2 zoning district.

There was no one present to represent the request. Erwin reviewed the application and explained the measurements of the proposed setbacks. Soignet had concerns about how close it would be to the rear property. Trey Waguespack, Assistant Public Works Director, discussed the City's review of this property. He stated that he went out to inspect the property and noted that there is a bulkhead that is not in a ditch, but next to the ditch. He is not sure where the rear property line actually sits. Brinkley noted that the new trailer is the same length as the new one, so if the old one was not over a property line, how could the new one be over. Waguespack showed the commission members a picture of this bulkhead.

Soignet repeated his concerns, and Erwin proposed a 4 foot setback from the front, which would ensure the trailer stayed within the property lines. Soignet asked about the hardships for this owner. Public Works Secretary Monique Reulet stated that their old trailer was damaged during hurricane Ida, and they received a LA Restore grant for a new trailer. The model they are receiving is the smallest available through the grant program.

On call for public comment, there was none. On call for City comment, Waguespack said they have no issues.

On motion of Hodnett, seconded by Brinkley, the Board voted on a motion to approve the request by Alice Landry to vary 2' from right side yard setback of 5', vary 10' from rear yard setback of 10' and vary 15' from front yard setback of 20' to place a mobile home on the property located at 219 N 13th Street within an R-2 zoning district, with the condition that the trailer remain within the property lines.

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

YEAS: Erwin, Soignet, Hodnett & Brinkley

NAYS: None

ABSTAINED: None

ABSENT: Savoie

Erwin introduced a request by Marisa Roper to vary 8 parking spots from the required 15 parking spots to have an office at the property located at 900 Canal Boulevard within a C-1 zoning district.

Cassie Breaux, 1050 Canal Boulevard, was present to represent the request on behalf of Marisa Roper. She explained that they are requesting to vary from the required 15 parking spots to have an office at this location. The estate of the previous owners is trying to sell the property, so they want to ensure that this use would be allowed. She added that the hardship is that there is no room on the property to add more off street-parking. Hodnett questioned whether they should limit the building to one business. The members discussed this option, noting that the parking requirement for offices goes by square footage. Breaux added that if they were to sell this property as a medical office, they would be required to have fewer parking spots. Breaux then stated that this building would either have the same or less traffic than the previous business.

On call for public comment there was none. On call for City comment, the city had no issue with this request.

On motion of Soignet, seconded by Brinkley, the board voted on a motion to approve the request by Marisa Roper to vary 8 parking spots from the required 15 parking spots to have an office at the property located at 900 Canal Boulevard within a C-1 zoning district.

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

YEAS: Erwin, Soignet, Hodnett & Brinkley

NAYS: None

ABSTAINED: None

ABSENT: Savoie

The first applicant Alice Landry, arrived to the meeting. Erwin explained that her requested was approved, so long as the trailer stays within her property lines.

There being no further business the meeting was adjourned.