



**OFFICIAL MINUTES OF THE
BOARD OF ADJUSTMENTS MEETING
CITY OF THIBODAUX
CITY HALL
THIBODAUX, LOUISIANA
March 26, 2025**

The Board of Adjustments of the City of Thibodaux assembled at its regular meeting place, City Hall, 310 West 2nd Street, Thibodaux, Louisiana, Wednesday, March 26, 2025 at 5:30 P.M.

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

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

Absent: Clarence Savoie & Malcolm Hodnett

There was a quorum present.

The minutes of the January 29, 2025 Board of Adjustments meetings were approved as written.

YEAS: Erwin, Soignet, & Brinkley

NAYS: None

ABSTAINED: None

ABSENT: Savoie & Hodnett

Erwin introduced a request by Monique Martinez/Partners in Construction on behalf of Aggie Young to vary 4' 5.5" for right side setback and 4' 5.5" for left side setback to construct a single-family home on the property located at 212 N 11th Street in an R-2 zoning district.

Mark St Pierre, Partners in Construction, was present to represent this request. He stated that this project is funded through the LA Restore program. The lot is 25 feet wide, but the smallest house plan that Restore offers is 24 feet wide, which is why they need the variance. He added that the Restore programs requires them to request a variance, but if it is not granted, Ms Young will likely be kicked out of the program.

Soignet asked what lot on the assessor map is 212. Public Works Executive Secretary Monique Reulet explained that the map is wrong, as it shows '212' over the wrong lot. She noted that the lot highlighted with a blue square is actually 212. Ms Young was also present to represent her request. She read a letter explaining her situation. She stated that she has been living at 214 N 11th Street for several years, but she cannot build on that lot because she is not the sole owner. She can however build on 212 because she has 100% ownership. She stated that if she does not get this variance, she will essentially be homeless.

On call for City comment, Public Works Director Josh Bourgeois stated that the City has no issue with granting this variance. On call for public comment, there was none.

On motion of Soignet, seconded by Brinkley, the Board voted on a motion to approve the request by Monique Martinez/Partners in Construction on behalf of Aggie Young to vary 4' 5.5" for right side setback and 4' 5.5" for left side setback to construct a single-family home on the property located at 212 N 11th Street in an R-2 zoning district.

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

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

Erwin introduced a request by Brance Lloyd/RBG Holdings LLC to vary 2250sf from the required 8,000sf to construct a three-family home at 319 Talbot Avenue in an R-3 zoning district.

Brance Lloyd was present to represent his request. He stated that they are looking to build a two-family home on this property. He noted that his original request was to build a three-family home, but they changed their mind. Lloyd's business partner Ryan Danos added that this will not change the amount of variance needed. Reulet noted that two drawings were provided to the Board members, and clarified which one is the most recent document.

Erwin asked if there were other duplexes in the area. Lloyd said yes, there are several around the corner on Oakley Street. Erwin asked them to explain what their hardship is. Danos stated that, when they purchased the property, they assumed they would be 'grandfathered in'. He added that a duplex would be better financially. Soignet stated that he was not sure that they have demonstrated a true hardship. Erwin asked how the rental market is. Lloyd said there aren't many vacancies, and there is a demand. Danos added that anything they would do on this lot would require some sort of variance.

Erwin & Soignet discussed what options they would have based on the R-3 zoning district regulations. Soignet noted that there were only 3 Board members present, so tabling the request until next month might be a good option.

On call for City comment, Bourgeois stated that they would need to make sure they have access to back of property. Danos said they meet all the setback requirements. Bourgeois said he would have no issues. On call for public comment, there was none.

On motion of Soignet, seconded by Brinkley, the Board voted on a motion to table the request by Brance Lloyd/RBG Holdings LLC to vary 2250sf from the required 8,000sf to construct a three-family home at 319 Talbot Avenue in an R-3 zoning district.

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

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

Erwin introduced a request by Shauney Bernard & Gabby Rhodes to vary 14 spots from the required 23 off-street parking spots to operate a gym at 1150 Canal Boulevard.

Shauney Bernard and Gabby Rhodes were present to represent their request. They stated that they are requesting a parking variance because they do not have many spots available on their property. They do have written permission from their neighbors on both sides, to use those properties for added parking. They added that most of their classes are outside normal business hours.

Erwin noted that they would have enough spots with the use of the neighboring properties. On call for City comment, Bourgeois said the City has no issues, as long as they stay inside the permitted areas. Soignet asked about their operating hours. Bernard stated that they have classes at 4:30a.m., 5:30a.m., sometimes 9:00a.m., 4:30p.m., and 5:30p.m.

On call for public comment, Councilman Gene Richard, 516 Foret Street, stated that he spoke to Dr Jennings, who stated that he will allow them to use his parking lot as long as he is not open, because it makes his property safer. Richard stated that he doesn't think there would be any issue with granting this variance. Mayor Kevin Clement recommended that the Board caution this business to ensure that they do not go onto the property of the storage unit.

On motion of Brinkley, seconded by Soignet, the Board voted on a motion to approve the request by Shauneey Bernard & Gabby Rhodes to vary 14 spots from the required 23 off-street parking spots to operate a gym at 1150 Canal Boulevard.

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

YEAS: Erwin, Soignet, & Brinkley

NAYS: None

ABSTAINED: None

ABSENT: Savoie & Hodnett

This variance is restricted to this business.

Erwin introduced a request by Dugas Oil Company to vary from the provisions of Section 904.R of the Sign Ordinance to install a 60sf pylon sign at 812 St Mary Street in a C-1 zoning district.

Edward Dugas, Dugas Oil Company, was present to represent his request. He is the property owner, and he leases the property to a business operator, currently Gulf Oil. He explained that Hurricane Ida damaged their previous pylon sign. He noted that Gulf Oil has redone their image and branding, in addition to foundation repair work for the sign, has delayed their work to replace the pylon sign. He stated he recognized the use of monument signs across the City, but he had concerns about the visibility issues that would arise if they had to place a monument sign on their property. He is requesting a pylon sign, and stated that he had discussed the option of cutting down the pylon sign with his contractor.

Erwin asked if the sign will be electronic and internally illuminated. Dugas clarified that the logo portion will be internally illuminated, and the price sign will be electronic. Erwin asked Bourgeois if the monument sign would cause a visibility problem if placed at the proposed location, and Bourgeois said he believed it would. Erwin then asked what height wouldn't cause a visibility issue. Soignet brought up a previous request for Griffin's restaurant on Saint Mary Street. He noted that the Board denied this request. The Board discussed options for the pylon sign. Erwin asked Reulet what the allowed size for reader board signs was, and Reulet said 16sf maximum, with a total sign size of 32sf maximum. Erwin stated that the only reason she is considering a pylon sign is because of the visibility issue. Erwin proposed a 16sf logo, 16sf electronic price sign, and 10 feet of clearance under the sign.

On request for City comment, Bourgeois said he had no issue with that proposal. On call for public comment, Councilman Gene Richard, 516 Foret Street, stepped forward. HE told Soignet that he was correct about the Board rejecting Griffin's pylon sign request. HE added that the issue there was that Griffin's had room for a monument sign. On call for commissioner comment, there was none.

On motion of Erwin, seconded by Brinkley, the Board voted on a motion to approve the request by Dugas Oil Company to vary from the provisions of Section 904.R of the Sign Ordinance to install a 60sf pylon sign at 812 St Mary Street in a C-1 zoning district, with the dimensions as follows - 16sf logo, 16sf electronic board and 10ft clearance from ground to lowest portion of sign.

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

YEAS: Erwin, Soignet, & Brinkley

NAYS: None

ABSTAINED: None

ABSENT: Savoie & Hodnett

In other business, Mayor Kevin Clement stepped forward to speak to the Board, He recognized that they had some difficult decisions to make, and he appreciated the work that they do.

There being no further business the meeting was adjourned.