



**OFFICIAL MINUTES OF THE
BOARD OF ADJUSTMENTS MEETING
CITY OF THIBODAUX
CITY HALL
THIBODAUX, LOUISIANA
April 23, 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, April 23, 2025 at 5:30 P.M.

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

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

Absent: Rudy Soignet

There was a quorum present.

The minutes of the March 26, 2025 Board of Adjustments meetings were approved as written.

YEAS: Erwin, Savoie, Hodnett & Brinkley

NAYS: None

ABSTAINED: None

ABSENT: Soignet

Erwin introduced a request by Sean Eagan to vary 2ft from the required 5ft left side setback to place a pre-fabricated storage shed on the property located at 114 Cedar Street in an R-3 zoning district.

Sean Eagan, 114 Cedar Street, was present to represent his request. He stated that he is trying to install a simple storage shed on his property. He explained that he listened to Lowe's when they told him that his shed needed to be three (3) feet from the property line. He then had a concrete slab poured, after which he found out that he actually had to be five (5) feet from his property line.

Brinkley asked for verification of how far the shed and concrete would be from the property line, and Eagan explained that it would be three (3) feet. Erwin asked if Lowe's wouldn't have allowed the shed to be placed on Eagan's property if it was more than three (3) feet from the property line, and Eagan said no. Hodnett asked at what point did Eagan get a permit, and Eagan said he had not received the permit yet. He contacted the installer of the shed and they told him he had to get permit himself. Public Works Executive Secretary Monique Reulet stated that Eagan had contacted the office regarding a permit for his shed at which time he was told that he had to be five (5) feet from his property line. At this point he already had the concrete poured for the slab.

Erwin asked how difficult it would be to move the slab. Eagan stated that it would possibly have to be picked up and moved, but more likely it would have to be torn up and re-poured. He explained that Lowe's required the shed edges to be flush with the concrete slab edges. Hodnett commented on the option of

extending the concrete slab and using anchor bolts. Eagan showed the commissioners pictures of his shed and explained that the installer and Lowe's would not allow any excess concrete to stick out around the shed walls. He also added that he believed the concrete is sloped to one side. Hodnett asked if the bottom seal of the shed was pressure treated, and Eagan said he thought it was.

On call for commissioner comment, there was none. On call for City comment, there was none. On call for public comment, there was none.

Erwin noted that she did see several other sheds in this area that were very close to property lines.

On motion of Brinkley, seconded by Savoie, the Board voted on a motion to approve the request by Sean Eagan to vary 2ft from the required 5ft left side setback to place a pre-fabricated storage shed on the property located at 114 Cedar Street in an R-3 zoning district.

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

YEAS: Erwin, Savoie, Hodnett & Brinkley

NAYS: None

ABSTAINED: None

ABSENT: Soignet

Erwin introduced a request by Anderson Clause, Jr. to vary 5ft from the required 5ft left side setback to construct a carport on the property located at 1101 Lafourche Drive in an R-2 zoning district.

Troy Clause, 101 Lafourche Drive, was present to represent this request. He stated he was trying to add on to the existing carport to make room for a second vehicle.

Brinkley asked if the carport was already there, and Clause said it was framed but not completed. Erwin asked what his hardship was, and Clause stated that explained that he was going up to the property line like his neighbor, and he did not know about the setback rules. Erwin asked how much room there was from the existing carport to the property line, and Clause stated it was about eight (8) feet. Clause showed pictures of the structure to the commissioners.

On call for commissioner comment there was none. On call for City comment, Public Works Director Josh Bourgeois asked if there was room to access the rear of the property from the other side of the trailer, and Clause said yes, about eight (8) feet.

On call for public comment, Katherine Leblanc, 1107 Lafourche Drive, was present to comment on this request. She stated that she felt these individuals were infringing on her property. She added that she was hoping to build a fence but she would not have enough room. Erwin asked Leblanc when she build carport, and Leblanc said she bought property that way. Leblanc showed the commissioners pictures of the existing carport on her property, and damage to her gutters that she says was caused by Clause. Erwin and Josh noted that she would not be able to install a fence on her property even if Clause's request was denied unless she took down her carport because her carport is too close to her property line.

Erwin asked if there was any other request or option for Clause. Clause stated no, that this request was big enough to fit a second vehicle under the carport.

Ernest Bourg, 141 Lake McClaine Avenue, was present to comment on this request. He stated that he was there to support Leblanc and ask the commission to deny this request.

Erwin explained to the audience how the voting procedure works.

On motion of Hodnett, seconded by Brinkley, the Board voted on a motion to approve the request by Anderson Clause, Jr. to vary 5ft from the required 5ft left side setback to construct a carport on the property located at 1101 Lafourche Drive in an R-2 zoning district.

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

YEAS: Savoie

NAYS: Erwin, Hodnett, Brinkley

ABSTAINED: None

ABSENT: Soignet

The request was denied.

There being no further business the meeting was adjourned.