



**OFFICIAL MINUTES OF THE
BOARD OF ADJUSTMENTS MEETING
CITY OF THIBODAUX
CITY HALL
THIBODAUX, LOUISIANA
June 25, 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, June 25, 2025 at 5:30 P.M.

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

Also present: Monique Reulet, Sonya Cabrera, Josh Bourgeois

Absent: None

There was a quorum present.

The minutes of the May 28, 2025 Board of Adjustments meetings were approved as written.

YEAS: Erwin, Soignet, Savoie, Hodnett & Brinkley

NAYS: None

ABSTAINED: None

ABSENT: None

Erwin introduced a request by Wilson Cruz to vary 2ft 8in from the 5ft side yard setback to enclose a carport at 120 N 11th Street in an R-2 zoning district.

Wilson Cruz, 120 N 11th Street, was present to represent his request. He is trying to do an addition to the house to build a duplex. Erwin asked why so close to the property line. Cruz stated he did not know he was supposed to stay 5 feet from the property line. Erwin then asked if Cruz had a permit and he said yes. Public Works Director Josh Bourgeois explained the discrepancy in the construction plans. Plans were submitted and approved by the permit office, but a complaint was made to the office. This led to the discovery that the work being done did not match the proposed work that was approved by the permit office, and a stop work order was issued.

Cruz explained that his original plan was to live in this house with his family, but then he changed his mind and decided to rent it out. He thought the setbacks would be okay because it was the same as the neighbor. Soignet explained that the carport was grandfathered in, but any changes to the structure required compliance to the current rules. Brinkley asked why submit plans but not follow them, and Cruz said he did not know he had to resubmit.

On call for public comment, Frances Melancon, 118 N 11th Street, stepped forward in opposition to the request. She provided several concerns including safety, fire hazards, lack of privacy and pest issues. She also had concerns about the construction quality.

Cruz stated his priority is for the neighborhood to be safe. Erwin explained that if this request is not granted, he will have to take it down. Cruz stated that he will take it down if he has to, but he does not want to because it will be expensive.

Another public comment was from Sam Cashio. He asked if the 5ft setback was from the foundation or the overhang. Public Works Executive Secretary Monique Reulet stated that she believes it is from the wall of the structure. Cashio said that he felt that would be too close and would be a fire hazard. Cruz asked if he would have to move the wall and Erwin said yes. She then told Cruz to get with the permit office to discuss the next steps.

On motion of Soignet, seconded by Savoie, the Board voted on a motion to approve the request by Wilson Cruz to vary 2ft 8in from the 5ft side yard setback to enclose a carport at 120 N 11th Street in an R-2 zoning district.

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

YEAS: None

NAYS: Erwin, Soignet, Savoie, Hodnett & Brinkley

ABSTAINED: None

ABSENT: None

This motion was denied.

Erwin introduced request by Cody McElroy/Commercial Signs for wall sign approval in accordance with the City of Thibodaux Comprehensive Zoning Ordinance Article 9, Section 907.F.1 at 349 N Canal Boulevard in a C-2 zoning district.

Cody McElroy, 1133-A St Charles Street, was present to represent his request. He stated that his customer wanted to put up a wall sign in the Rienzi Shopping Center. He added that the only reason he had to come to the Board for approval is because the building front is more than 300ft from the roadway. Erwin explained that the ordinance was written that way because most of the time, they request very large signs at that distance, but they may have to reword the ordinance.

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

On motion of Brinkley, seconded by Savoie, the Board voted on a motion to approve the request by Cody McElroy/Commercial Signs for wall sign approval in accordance with the City of Thibodaux Comprehensive Zoning Ordinance Article 9, Section 907.F.1 at 349 N Canal Boulevard in a C-2 zoning district.

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

YEAS: Erwin, Soignet, Savoie, Hodnett & Brinkley

NAYS: None

ABSTAINED: None

ABSENT: None

Erwin introduced the request by Timothy Clay to vary 5ft from the required 10ft rear yard setback to install a 12' x 16' storage shed at 428 Victory Street in an R-2 zoning district.

Timothy Clay, 428 Victory Street, was present to represent his request. He stated that he wants to build a storage shed on his property to replace his old one. The old shed will be removed. Soignet discussed the location of the old shed, and how close it was to the property line. Clay explained the proposed setbacks for the new shed. Hodnett asked for clarification of the distance between the porch and shed, and Clay said it would be 9ft apart. Erwin asked if it would be for storage only, and Clay said yes. Hodnett asked if the shed was prefab and Clay said no, it is a kit that he would be building. Hodnett asked about straps or bolts to secure the building, and Clay stated he intends to get auger-like screws to put it into the ground.

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

On motion of Brinkley, seconded by Savoie, the Board voted on a motion to approve the request by Timothy Clay to vary 5ft from the required 10ft rear yard setback to install a 12' x 16' storage shed at 428 Victory Street in an R-2 zoning district.

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

YEAS: Erwin, Soignet, Savoie, Hodnett & Brinkley

NAYS: None

ABSTAINED: None

ABSENT: None

Erwin introduced the request by Derek Hohensee to vary 5ft from the required 10ft rear yard setback to install an 8' x 10' storage shed at 510 Olive Street in an R-3 zoning district.

Bart Hohensee, 125 Rue Bourbeux, was present to represent this request. He stated that this lot is narrow, but long. If they had to abide by the 10ft rear setback, the shed would be 15ft from the house, and they feel that would be too close. Erwin asked if this would just be for storage and Hohensee said yes. Soignet stated that he had called the city when the houses were being built to verify the setbacks were being met. Hodnett asked for clarification on which of the new houses this property was, and Hohensee said it was the one on the right. Hohensee added that the neighbor to the West had a shed that was very close to the property line.

On call for City comment there was none. On call for Public comment, there was none.

On motion of Soignet, seconded by Hodnett, the Board voted on a motion to approve the request by Derek Hohensee to vary 5ft from the required 10ft rear yard setback to install an 8' x 10' storage shed at 510 Olive Street in an R-3 zoning district.

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

YEAS: Erwin, Soignet, Savoie, Hodnett & Brinkley

NAYS: None

ABSTAINED: None

ABSENT: None

There being no further business the meeting was adjourned.