



**OFFICIAL MINUTES OF THE
BOARD OF ADJUSTMENTS MEETING
CITY OF THIBODAUX
CITY HALL
THIBODAUX, LOUISIANA
October 22, 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, October 22, 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, Kevin Clement

Absent: Clarence Savoie

There was a quorum present.

The minutes of the August 27, 2025 & September 24, 2025 Board of Adjustments meetings were approved as written.

YEAS: Erwin, Soignet, Hodnett & Brinkley

NAYS: None

ABSTAINED: None

ABSENT: Savoie

Erwin introduced request by Nic Billiot/Leonard Chauvin, P.E., P.L.S. on behalf of Layouke W. Smith to vary 35.48ft from the required 50ft lot width; vary 14.17ft & 13.83ft from the required 15ft front yard setback; vary 4.45ft & 3.53ft from the required 5ft left side yard setbacks for proposed lot I-4-B, and vary 39.52ft from the required 50ft lot width requirement for proposed lot I-4-A to re-subdivide the property located at 1352 Ledet Street in an R-4 zoning district.

Layouke Smith, 1352 Ledet Street, was present to represent her request. She stated that she has a mobile home already on her property, but she would like to re-subdivide her lot so she can place another mobile home on the newly created lot. Brinkley asked if the variance were needed to get the back lot approved and Smith said yes. Brinkley then asked how they accessed that area before and Smith said the same way the access the current lot. Hodnett asked if they would share a driveway, and Smith said no. Soignet asked if a trailer would fit down that driveway, and Smith said yes. Brinkley asked if there was previously one trailer and a FEMA trailer and Smith said yes. Brinkley said there wasn't two residential trailers.

Erwin verifies lot dimensions for Smith's property so that all Board members were on the same page. Soignet asked if the driveway was really a right-of-way. The Board members discussed the lot boundaries presented on the drawing. Erwin asked if there is access on the other side of the existing trailer and Smith said yes. Hodnett asked how the trailer would get to the back and Smith said it could fit on the side of her trailer. Erwin noted that the drawing provided by the surveyor shows the existing trailer very close to the property line. Trey Waguespack, Public Works Assistant Director, noted that the drawing shows only four feet or so between the existing trailer and the property line. Soignet asked about emergency access to the proposed lot and Smith said they could use the two

driveways. Erwin asked if there was a street that passed behind this lot, and Public Works Executive Secretary Monique Reulet said no. Brinkley said so access would only be from the Ledet Street side.

On call for City comment, Waguespack noted that the Fire Department would never put anything in writing regarding ability to provide support as it would be a liability for them. He also noted that the small space between the existing trailer and the left property line was a concern for them. Erwin stated that she was also concerned about that area. Hodnett suggesting rotating the existing trailer. Reulet and Public Works Secretary Sonya Cabrera pulled up the property on Google maps and showed it to the Board members. The members discussed the existing 25 foot driveway and the position of the current trailer.

On motion of Soignet, seconded by Hodnett, the Board voted on a motion to approve the request by Nic Billiot/Leonard Chauvin, P.E., P.L.S. on behalf of Layouke W. Smith to vary 35.48ft from the required 50ft lot width; vary 14.17ft & 13.83ft from the required 15ft front yard setback; vary 4.45ft & 3.53ft from the required 5ft left side yard setbacks for proposed lot I-4-B, and vary 39.52ft from the required 50ft lot width requirement for proposed lot I-4-A to re-subdivide the property located at 1352 Ledet Street in an R-4 zoning district.

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

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

The request was denied.

Erwin introduced request by Signarama on behalf of 7Brew Coffee to vary one (1) sign from the required maximum two (2) wall signs, vary 4sf from the required 32sf maximum wall sign size for one (1) walls sign, and vary 0.4sf from the required 4sf maximum for a directional sign at 371 N Canal Boulevard in a C-2 zoning district.

Mike Jones was present to represent this request. He is the contractor for the 7Brew project. He stated that they are requesting to have a third wall sign in lieu of a monument sign. He noted that these signs are the brand standard for 7Brew, and would be the same as the signs for the locations in Baton Rouge, Houma, and Lafayette. Erwin asked if it was channel letter signs and Reulet said they would be on a channel, but the signs are in pieces and not individual letters. Erwin and Reulet discussed the permitted sizes for this zoning ordinance and the dimensions provided by the contractor. Erwin stated that she was okay with the directional sign size. On call for city comment, Waguespack said they have no issues. Erwin stated that the third wall sign would replace the monument sign, so thye would not be allowed to put a monument sign without approval from the Board.

On motion of Hodnett, seconded by Erwin, the Board voted on a motion to approve the request by Signarama on behalf of 7Brew Coffee to vary one (1) sign from the required maximum two (2) wall signs, vary 4sf from the required 32sf maximum wall sign size for one (1) walls sign, and vary 0.4sf from the required 4sf maximum for a directional sign at 371 N Canal Boulevard in a C-2 zoning district, with the condition that the third wall sign replace the monument sign.

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

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

Erwin introduced request by Twelve Fourteen, LLC dba El Barrio Tacos and Tequila to vary one (1) sign from the required maximum one (1) wall sign, and vary 26.42sf & 4.2sf from the required maximum 15sf wall sign size to install two (2) wall signs at 907 N Acadia Road in an R-3 zoning district.

Robert Landry, 907 N Acadia Road, was present to represent this request. He stated that they are requesting two wall signs instead of one wall sign and one monument sign. He explained that the lot is at an intersection of two main roads but the building is positioned so that the wall sign at the front entrance would not be visible from the main roads. They would like to place the second wall sign facing Percy Brown Road. Brinkley asked if visibility was the hardship and Landry said yes. Erwin asked if they would be doing a monument sign, and Landry explained that they were reluctant to do so because DOTD would be constructing a roundabout at that intersection and they did not know if a monument sign would be possible so they did not want to spend the money on it right now. Landry also noted that some of the neighboring businesses have had variances for signs.

On call for city comment, Waguespack said they had no issue. He noted that the second wall sign would replace the monument sign and they would not be permitted to install a monument sign without further approval from the Board.

On motion of Brinkley, seconded by Hodnett, the Board voted on a motion to approve the request by Twelve Fourteen, LLC dba El Barrio Tacos and Tequila to vary one (1) sign from the required maximum one (1) wall sign, and vary 26.42sf & 4.2sf from the required maximum 15sf wall sign size to install two (2) wall signs at 907 N Acadia Road in an R-3 zoning district, with the condition that the second wall sign replace the monument sign.

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

YEAS: Erwin, Soignet, Hodnett & Brinkley

NAYS: None

ABSTAINED: None

ABSENT: Savoie

Erwin introduced request by Awshantta Broomfield to vary 1400sf from the required 8000sf lot size to construct a duplex at 308 Arms Street in an R-3 zoning district.

Awshantta Broomfield, 127 Northlake Drive, was present to represent her request. She stated that she would like to construct a duplex on this property to provide affordable housing, but the lot is a little too small. Erwin noted that this is in an R-3 zone and duplexes are allowed, but the lot assize minimum is 8000sf. She asked if there were other duplexes in the area, and Broomfield said there is an apartment across the street. Brinkley asked if it would be 2-story and Broomfield said yes. Soignet asked what she would do with the rear yard area, and Broomfield said she would leave it as a backyard area for families. Soignet then asked if she would ever plan to build another duplex and Broomfield said no. On call for City comment, Waguespack said they had no issues.

On motion of Brinkley, seconded by Hodnett, the Board voted to approve the request by Awshantta Broomfield to vary 1400sf from the required 8000sf lot size to construct a duplex at 308 Arms Street in an R-3 zoning district.

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

YEAS: Erwin, Soignet, Hodnett & Brinkley

NAYS: None

ABSTAINED: None

ABSENT: Savoie

There being no further business the meeting was adjourned.