



**OFFICIAL MINUTES OF THE
BOARD OF ADJUSTMENTS MEETING
CITY OF THIBODAUX
CITY HALL
THIBODAUX, LOUISIANA
December 17, 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, December 17, 2025 at 5:30 P.M.

There were present: Rudy Soignet, Malcolm Hodnett, Renee Brinkley & Cassie Braud

Also present: Monique Reulet, Josh Bourgeois

Absent: Marguerite Erwin

There was a quorum present.

The minutes of the November 19, 2025 Board of Adjustments meetings were approved as written.

YEAS: Soignet, Hodnett, Brinkley & Braud

NAYS: None

ABSTAINED: None

ABSENT: Erwin

Hodnett introduced the request by Joni Stone/Dynamic Group on behalf of Bruce Bolt to vary 29.3ft from the required 60ft lot width minimum, vary 1.9ft from the required 5ft left side yard setback and vary 2ft from the required 5ft right side yard setback to construct a single family home at the property located at 1235 Saint Charles Street in an R-2 zoning district.

Bruce Bolt, 303 Cottage Lane, received a LA Restore grant to construct house. Hodnett asked if there is a house on the property now and Bolt said yes. Brinkley asked if the existing home would be demolished and Bolt said yes. Brinkley then asked if this was the smallest plan available and Bolt said yes. Brinkley also asked if Bolt would own the home and he said that his sister would live in it. Bolt added that they would do a succession to give the house to his sister. Patricia Nelson, 1101 President Street, stepped forward to speak. She stated that she would be living in the home. Delphino, contractor with Dynamic Group stepped forward to speak to the board. He stated that they try to stay as close to the size if the existing homes as possible. He noted that most of the plans available through LA Restore are square houses. Soignet asked how close in size the new house would be to the old one, and Delphino stated that the existing home is 1206sf and the new home would be 1260sf. Brinkley confirmed with Bolt that they would have emergency access to the rear of the property if needed. Braud asked what the front width of the existing home is and Delphino said it is 12ft 3in and then it goes back and then it is another 8ft wide. He added that the new home would be shorter but wider.

On call for public comment, there was none.

On motion of Brinkley, seconded by Braud, the Board voted on a motion to approve the request by Joni Stone/Dynamic Group on behalf of Bruce Bolt to vary 29.3ft from the required 60ft lot width minimum, vary 1.9ft from the required 5ft left side yard setback and vary 2ft from the required 5ft right side yard setback to construct a single family home at the property located at 1235 Saint Charles Street in an R-2 zoning district.

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

YEAS: Soignet, Hodnett, Brinkley & Braud

NAYS: None

ABSTAINED: None

ABSENT: Erwin

Hodnett introduced the request by Greg Pontiff/GRT Properties LLC to vary 15.72ft from the required 50ft minimum lot width to be approved for an administrative lot shift at 1411 Ridgefield Avenue in a C-1 zoning district.

Greg Pontiff, 103 Albany Drive, was present to represent his request. He explained that he purchased this property and received a grant to make repairs. He added that Brett Moreaux owns the property next door. Pontiff explained that there is a garage that sits right on the property line that is better suited for his property. He added that Moreaux currently has no access to the rear of his property except through Pontiff's lot. This proposed lot line shift would give Moreaux access to his backyard and would put the garage on Pontiff's side of the property line. Brinkley expressed concern that the other party, Moreaux, was not present to comment. Braud noted that all property owners would still need to sign the survey plat before the lot line shift would be approved.

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 Greg Pontiff/GRT Properties LLC to vary 15.72ft from the required 50ft minimum lot width to be approved for an administrative lot shift at 1411 Ridgefield Avenue in a C-1 zoning district.

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

YEAS: Soignet, Hodnett, Brinkley & Braud

NAYS: None

ABSTAINED: None

ABSENT: Erwin

Hodnett introduced the request by Ashley Harris to vary 10ft from the required 60ft lot width minimum and vary 2000sf from the required 8000sf lot size minimum to construct a duplex at 232 Sanders Street in an R-3 zoning district.

Ashley Harris, 129 Highway 1003, was present to represent her request. She explained that this property used to belong to her mother, but it is now hers. Her mother had previously wanted to construct a duplex for affordable housing, so she is continuing that plan. Brinkley asked if this would be a rental property and Harris said yes. The Board members discussed the orientation of the proposed duplex on the lot. Brinkley confirmed that the parking would be along the street. Soignet noted that he didn't see a hardship. Brinkley asked what was there before, and Harris said a mobile home. Hodnett commented that Harris would not be able to do another building in the rear.

During a discussion regarding the orientation of the building and Harris' preference on which way the buildings would face, the Board members asked if any other variances would be needed. Public Works Executive Secretary Monique Reulet clarified that the lot width variance and lot size variance would still be required even if Harris chose a different layout. The only thing that would change would be the possible addition of setback variances or parking variances. Board members discussed tabling the request to give Harris more time to plan layout of building.

On call for public comment, there was none.

On motion of Brinkley, seconded by Soignet, the Board voted on a motion to approve the request by Ashley Harris to vary 10ft from the required 60ft lot width minimum and vary 2000sf from the required 8000sf lot size minimum to construct a duplex at 232 Sanders Street in an R-3 zoning district.

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

YEAS: Hodnett, Brinkley
NAYS: Soignet, Braud
ABSTAINED: None
ABSENT: Erwin

This request was denied.

Hodnett introduced the request by Jeremy & Jenny Szush to vary 2ft from the required 5ft interior side yard setback to construct a single family home at 201 St Michael Street in an R-2 zoning district.

Jeremy & Jenny Szush, 441 Percy Brown Road, were present to represent their request. They stated that after last month's variance approval they started drafting the layout of their home. They discussed a permanent staircase in the garage to provide access to the attic, which would require an additional 2 feet of space. Hodnett discussed the fire rating for the wall that would be needed due to the closeness to the property line. Hodnett then asked if the house would be 2 stories and Szush said yes. Brinkley asked what the hardship was, and Szush said that this is necessary to plan for the future as they age and pull down attic stairs will no longer be safe. Hodnett noted that they have already given variances for the other sides, and then asked if the neighbor had any sheds or other structures close to the common property line. Szush said yes, the neighbor has an open overhang made of metal that goes up to the property line. Brinkley asked if they had a floorplan yet and Szush said no. The members discussed tabling the request until a floorplan was available.

On motion of Brinkley, seconded by Braud, the Board voted on a motion to table the request by Jeremy & Jenny Szush to vary 2ft from the required 5ft interior side yard setback to construct a single family home at 201 St Michael Street in an R-2 zoning district, pending further information and floor plans.

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

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

There being no further business the meeting was adjourned.