



**OFFICIAL MINUTES OF THE
BOARD OF ADJUSTMENTS MEETING
CITY OF THIBODAUX
CITY HALL
THIBODAUX, LOUISIANA
August 26, 2026**

The Board of Adjustments of the City of Thibodaux assembled at its regular meeting place, City Hall, 310 West 2nd Street, Thibodaux, Louisiana, Wednesday, August 26, 2026 at 5:30 P.M.

There were present: Marguerite Erwin, Rudy Soignet, Renee Brinkley, Cassie Braud, Malcolm Hodnett, & James Robichaux

Also present: Monique Reulet, Sonya Cabrera, Trey Waguespack

Absent: None

There was a quorum present.

The minutes of the July 22, 2026 Board of Adjustments meetings were approved as written.

YEAS: Erwin, Hodnett, Soignet, Brinkley, Braud

NAYS: None

ABSTAINED: None

ABSENT: NONE

Erwin introduced a request by Nick Arcement to vary 3695.7sf from the required 8000sf lot size minimum to be able to construct a duplex at 616 Locust Street in an R-3 zoning district.

Nicholas Arcement, 3821 Highway 308, was present to represent his request. He explained that he bought this property last year and would like to build a duplex on it. He noted that there are other multi-family housing structures in the area. He also stated that the owner of a neighboring property is planning on doing the same thing as him. This neighbor was also considering by the property directly next to Arcement's from the Parish to demolish a rundown home and build on the lot.

Brinkley asked what was torn down. Arcement showed photos of the street and pointed out a red house, indicating that this is his property, and he torn down that home. Erwin asked if Arcement's drawing was two-story. He stated yes, the front door will be centered on the building, and the staircase to the 2nd story unit would be on the side of the building. Soignet asked for Arcement's hardship. Arcement stated that the only variance he needed is for the minimum lot size requirement. He believed that he met all other requirements.

Soignet expressed concern about the crime, traffic and noise, as he lives in this area and has observed these issues personally. Hodnett expressed concern about the amount of variance needed for the lot size. Arcement reference the

neighboring property that has a 4-plex. Hodnett said that is grandfathered in. Arcement stated that he is trying to approve the neighborhood. Hodnett stated that he understood. Arcement discussed the footprint of his proposed building.

On call for City comment, there was none. There was no public present to comment.

On motion of Brinkley, seconded by Soignet, the Board voted to approve the request by Nick Arcement to vary 3695.7sf from the required 8000sf lot size minimum to be able to construct a duplex at 616 Locust Street in an R-3 zoning district.

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

YEAS: None

NAYS: None

ABSTAINED: None

ABSENT: Erwin, Hodnett, Soignet, Brinkley, Braud

The request was denied.

There being no further business the meeting was adjourned.