



**OFFICIAL MINUTES
BOARD OF ADJUSTMENTS**
June 28, 2017

Members present: Marguerite Erwin, Rudy Soignet, Clarence Savoie, Marshellia Thompson

Members absent: Serena Martin and Ronnie Pike, Alternates

Also Present: Roland Soignet, Zoning Administrator, Liz Guidry, Secretary

Ms. Erwin stated the Board of Adjustments meeting is called to order for Wednesday, June 28th, if everybody would please rise and join me in the Pledge of Allegiance. Thank you; roll call Liz, please. Please let the minutes reflect that we do have a quorum present. **You've all been furnished a copy of the minutes from May 24th, are there any additions, deletions or amendments? If not, do I have a motion for approval; moved by Mr. Savoie, 2nd by Mrs. Beary. Is there any further discussion? All in favor of the approval of the minutes for May please say aye, all members in favor, motion carries.**

Item #5 is to consider a request by Jeremy Besson to vary 2,950 sq. ft. from minimum lot size requirement of 6,000 sq. ft. & to vary 29.5 ft. from minimum lot width of 60 ft. & to vary ½ foot from side yard requirement of 5' in able to subdivide existing lot containing two homes at 504 Lafourche Drive (R-2 Zoning District). Do I have a motion to introduce? Moved by Mrs. Beary to introduce. Is Mr. Jeremy Besson in...okay Mr. Besson if you would come up, please state your name, give us your address and describe to us what you're trying to do. Jeremy Besson, I reside at 110 G. Picou Court in Schriever. I have two homes in North Thibodaux on the corner of Lafourche Drive, the address on the main home is 504 Lafourche Drive and the other home also has a separate address of 102 North 5th Street. They both have two different physical addresses, two different mailing addresses and I'm trying to get the variance to subdivide the homes, I do realize that it didn't meet some of the requirements so that's why I'm here asking for consideration. Also, both homes have always been separate dwellings it's not...it has a different facade from the main home it doesn't look like it's a guest home or a mother-in-law suite. My wife and I have used it from time to time as a rental; it always was a separate dwelling. It never was used or occupied by the same people that lived there as far as I know. So I'm just asking for consideration for that. I rode around North Thibodaux recently and I've noticed that there are a lot of homes that fall into that same category, the only difference with my home it has two different addresses but legally on paper it's on one lot, so...Mrs. Erwin stated okay. Mr. Besson stated two separate driveways and also two separate servitudes, entrances. Mrs. Erwin stated okay are all of the utilities separate? Mr. Besson replied all of the utilities are separate, everything; everything about the homes. Both homes act like two separate homes other than the paperwork. Mrs. Erwin asked and so your hardship, I mean are you....Mr. Besson stated I'm trying to sell the homes for 1 ½ years now and we're having a lot of problems because we can't sell them both together. I've had offers to buy the main home and offers to buy the little home but nobody ever offered to buy them together and my agents recommending me that I do this, I've kind of just not did it and didn't....so I took the advice and did the application and I'm asking for consideration. Mrs. Erwin stated okay, let me turn it to the Commissioners and see what type of questions they have, so if you'll remain there. Mr. Besson replied yes ma'am. Mrs. Beary questioned, just for clarification on the drawing that you have it appears that the shed that belongs to the Lafourche Drive address is shown on that property...Mr. Besson stated yes, I may have to move it. Mrs. Beary replied right; you're going to have to move it? Mr. Besson replied yes ma'am. Mrs. Beary replied okay that's what I've wondered about because it doesn't appear that way. Mr. Besson replied I've been trying to figure out how I'm going to move it. Mrs. Erwin asked are there any further questions from the Commissioners? Mr. Soignet stated not at the moment. Mrs. Erwin stated I just have one other question, just for curiosity, have you ever considered just selling the home to be moved? Mr. Besson replied I have but in order to do that I must sell the main home in order to pay the mortgage. I can't sell the little home until the mortgage is paid.

Mrs. Erwin replied alright thank you; let me here from the public. Yes? Mr. Roland Soignet stated your mic. Mrs. Erwin replied I don't have to repeat all that do I? Ms. Guidry replied no ma'am. Mrs. Erwin replied good, thank you. Alright, public comments; anybody within the

public that would like to approach and address the Board of Adjustments please come up, state your name, give us your address and tell me your concerns.

Ed Delatte, 507 Lafourche Drive came forward and stated I live directly across the street from the house, from the property and I object to it because the property is not big enough to divide and the little house that's in the back the second building is more like a little shot-gun house and the driveway is not wide enough. As a matter of fact if you go and measure, it's not wide enough to use as a complete driveway. The guy that owns the property next to it he's out of the country right now but he came talk to me about it, I think you're supposed to have a certain amount of footage in order to do that and the main house that Jeremy is talking about is on a corner and the little house in the back, if somebody has company there they will be both parking out...well one will have to parking on the street if they can figure out a way to get a small car on the property itself, but then that's going to cause a problem for Mr. Aupied who lives directly across the street from the little rental house backing out of his driveway and I just think that the property is not big enough to divide, but that's just my opinion; thank you. Mrs. Erwin stated okay thank you so much; public comment. Please come up to the podium state your name and address.

Fran Middleton, 100 Ormonde Drive came forward and stated my husband and I own a house at 607 Lafourche Drive. We've owned it since 1980 and has been in the family since 1942. My mother-in-law who is over 90 has lived there since 1990. My in-laws moved there to Thibodaux because my father-in-law was ill and my husband is an only child, so this was done to accommodate family. My...I object to the division of this property. First of all, I looked up on the assessor's website and it does meet the yardage requirements for an R-1 lot, the problem is that there isn't enough space as Mr. Delatte has said for the two buildings. He's asking for a variance that is almost but not quite less than the 6,000 sq. ft. minimum required for a lot in an R-2. He wants this lot instead of being 6,000 sq. ft. I think and my math is not my strong point will be 3,050 sq. ft., so that's a substantial difference in size. Also, the minimum frontage on that piece of property should be 60 sq. ft. and he wants to be allowed to use 30.5 sq. ft. so I think that this is not going to work, it's just too crowded. It is regrettable that he cannot do what he wishes, I have been trying to sell a house for about 1½ years and I haven't sold it either, they're just lots of properties on the market right now for a variety of reasons, so his situation is not a unique one, thank you. Mrs. Erwin stated thank you so much Mrs. Middleton. Any further public comments? Are there any additional public comments, third call public comments? Would you like to readdress? Mr. Besson stated yes please. Mrs. Erwin stated please come up, you have to state your name again and your address so we can catch them in the minutes.

Jeremy Besson, 110 G. Picou Court, Schriever; I'll address both members of the public, Mr. Delatte and Mrs. Fran. As far as the driveway, I've lived there 10 years I've had tenants live there, I've had tenants with 2 cars and they've always parked both cars in the driveway because I wouldn't allow them to park in my yard, that never was an issue. As far as the second comments, I agree with everything she just said, that's the reason I am here asking for consideration to meet...I know I don't meet the minimum requirements for the zoning and so that's why I'm here. Mrs. Erwin stated alright. Mr. Besson replied but I never had any issues with driveway issues. Mrs. Erwin stated thank you so much. Mr. Besson stated thank you. Are there any other public comments? Please come up...please you'll have to come up, state your name and give us your address and...

Ed Delatte, 507 Lafourche Drive came forward and stated and yes as he said they park several cars there but the guy that's out of the country I asked him to go ahead and write up something and get it notarized he didn't do it but he moved the property, he moved some landscape timbers that were put there and relined his property and it's not as much property there as they think they have, it's going to be pretty hard to put 2 cars there they are going to be pretty small. Mrs. Erwin stated okay. Mr. Delatte replied and another reason is that's just going to put more traffic across the street and if they do that then there's that property right across the street right adjacent to it that is bigger, a larger lot and they may want to do the same thing and then there's 2 more at the end of the street that may want to do the same thing so we're just trying to say what we have to say now. Mrs. Erwin stated okay. Mr. Delatte stated that's it, thank you all.

Mrs. Erwin stated thank you so much. Commissioners do you have any questions? City...Roland do you have any comments? Mr. Roland Soignet replied no. Mrs. Erwin replied alright, any further comments from the public? Please come up state your name, give us your address for the minutes please.

Fran Middleton, 100 Ormonde Drive came forward and stated I guess the question I want to ask I guess is in doing this is the other property affected? Is the larger home now not in compliance with the yard requirement. Mrs. Erwin asked with the 6,000 sq. ft.? Mrs. Middleton stated no. Mrs. Erwin replied the setbacks? Mrs. Middleton replied the setbacks. Mrs. Erwin stated well, yes. Mrs. Middleton replied okay thank you. Mrs. Erwin replied by a ½ ft., right? Mrs. Roland stated yes, by ½ ft. Mrs. Erwin stated okay, by ½ ft.

Mrs. Erwin asked are there any other public comments; any further comments? Are there any questions? **I'll entertain a motion for approval. Mr. Soignet stated I'll make a motion to introduce. Mrs. Erwin stated there's a motion to approve correct? Mr. Soignet stated I introduced the, well...yes, yes. Mrs. Erwin replied well the...it's already introduced, it needs to be approved, is there a 2nd? Remember, just because you 2nd it, it just allows us to vote on it. Mrs. Beary stated I'll 2nd it. Mrs. Erwin stated alright, it's been moved for approval to consider a request by Jeremy Besson to vary 2,950 sq. ft. from minimum lot size requirement of 6,000 sq. ft. & to vary 29.5 ft. from minimum lot width of 60 ft. & to vary 1/2 foot from side yard requirement of 5' in able to subdivide existing lot containing two homes at 504 Lafourche rive (R-2 Zoning District). Any discussion on the motion for approval? With there being none, all in favor please say aye. All opposed please say nay; all members voted against, motion is declined.**

Are there any other matters properly brought before the board? Is there any discussion? With there being none this meeting is adjourned, thank you.