



**OFFICIAL MINUTES OF THE  
BOARD OF ADJUSTMENTS MEETING  
CITY OF THIBODAUX  
CITY HALL  
THIBODAUX, LOUISIANA  
FEBRUARY 28, 2018**

The Board of Adjustment of the City of Thibodaux assembled in regular session at its regular meeting place, City Hall, 310 West 2<sup>nd</sup> Street, Thibodaux, Louisiana, on Wednesday, January 24, 2018 at 5:30 P.M.

There were present: Marguerite Erwin, Rudy Soignet, Clarence Savoie and Jacqueline Beary

Absent: Marlyn Brooks

The minutes of the January 24, 2018 Board of Adjustments Meeting were approved as written.

Donald Spahr, 708 E 1<sup>st</sup> Street, addressed the Board with his request to vary from 2,250 sq. ft. minimum lot size requirement of 6,000 sq. ft. to be able to subdivide properties with existing homes located at 314 Lafaye Street and 1501 Oakley Street into two 3,750 sq. ft. lots in an R-3 Zoning district. Mr. Spahr stated the properties would remain in character with the neighborhood with no common utilities or driveway to share and the variance would allow him to sell as individual properties should the need arise.

Board members inquired if the City had any issues pertaining to the request and Mr. Roland Soignet, Zoning Administrator replied there are no issues.

On motion of Clarence Savoie, seconded by Jacqueline Beary, the Board voted on a motion to grant the variance request to vary 2,250 sq. ft. from the minimum lot size requirement of 6,000 sq. ft. Upon roll call the vote was as follows:

**YEAS:** Marguerite Erwin, Rudy Soignet, Clarence Savoie, Jacqueline Beary

**NAYS:** None

**ABSTAINED:** None

**ABSENT:** Marlyn Brooks

Torey Primeaux, Allstate Credit Plan, 4711 Freetown Road, New Iberia addressed the Board with his request to replace an existing 25 sq. ft. sign cabinet with a 15 sq. ft. sign cabinet instead of 32 sq. ft. at 1103 St. Mary Street in a C-1 Zoning District.

Board members had a brief discussion in regards to the size and placement of the sign.

Mr. Primeaux stated the sign is to remain on the existing pole just smaller in size.

On motion of Jacqueline Beary, seconded by Clarence Savoie, the Board voted on a motion to grant the variance request to reface sign to 15 sq. ft. on the existing pole. Upon roll call the vote was as follows:

**YEAS:** Marguerite Erwin, Rudy Soignet, Clarence Savoie, Jacqueline Beary

**NAYS:** None

**ABSTAINED:** None

**ABSENT:** Marlyn Brooks

Matt Ledet, T. Baker Smith, 1100 South Acadia Road addressed the Board on behalf of Sam Jones to vary 14.69' & 23.42' from 60' road frontage requirement, to vary 11' 8" & 12' 5" from 20' front yard requirement, to vary 8", 6" & 1' 6" from 5' side yard requirement & to vary 1,993.48 sq. ft. & 2,069.41 sq. ft. from 6,000 sq. ft. minimum lot area

requirement to separate two dwellings into individual lots at 100 & 102 Isabelle Street in R-3 Zoning District. Mr. Ledet stated this is an older section of town and with the current standards all properties in the area would not meet the new standards.

Board members questioned if the City had any issues with the request at hand, Roland Soignet, Zoning Administrator stated the City had no issues with it.

On motion of Rudy Soignet, seconded by Jacqueline Beary, the Board voted on a motion to grant the variances requested to vary from road frontage, front yard, side yard and minimum lot size requirements. Upon roll call the vote was as follows:

**YEAS:** Marguerite Erwin, Rudy Soignet, Clarence Savoie, Jacqueline Beary

**NAYS:** None

**ABSTAINED:** None

**ABSENT:** Marlyn Brooks

Errol Malbrough, B & Q Associates, LLC d/b/a Brooke's Snowworld 424 St. Mary Street addressed the Board requesting to revise his original request from a 28.6 sq. ft. digital sign to be allowed to have a 32 sq. ft. digital sign. Mr. Malbrough stated there was an existing pole sign that he had removed with the intent to have a monument sign. He noted that putting a monument sign would take up parking space and obstruct traffic. Mr. Malbrough's intent is to install a new pole with a 32 sq. ft. digital sign.

Board members posed questions regarding the size of the sign and removal of existing pole sign.

Roland Soignet, Zoning Administrator stated he advised Mr. Malbrough to reface the existing pole sign due the fact that removal of the pole sign would void it's grandfather status.

David Mitchell, 425 St. Mary Street addressed the Board stating he's not opposed to new business but has concerns with sign being excessive in size and would be another distraction to traffic in the area. There is a reason we have zoning and allowing the digital sign would be taking a step back.

Dennis Soignet, 317 St. Mary Street addressed the Board with his concerns opposing the size of the sign and brightness from the digital board, but is pleased to see the growth of business in the area.

David Biondo, 500 St. Mary Street addressed the Board with his concerns that changes were made to the Sign Ordinance to make things better and feels allowing this would be a step back.

Councilman Gene Richard, 516 Foret Street addressed the Board representing his council district area. Mr. Richard stated he's all for commerce, he has received numerous calls from the residents in the area with concerns of the digital sign and taking a step backwards if it were allowed. Other businesses like Walmart and Lowe's wanted more signage and we held our ground and would ask the Board to do the same with this request.

On motion of Rudy Soignet, seconded by Jacqueline Beary, the Board voted on a motion to grant the variance request to be allowed to replace the pole sign. Upon roll call the vote was as follows:

**YEAS:** None

**NAYS:** Marguerite Erwin, Rudy Soignet, Clarence Savoie, Jacqueline Beary

**ABSTAINED:** None

**ABSENT:** Marlyn Brooks

There being no further business the meeting was adjourned.

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Liz Guidry, Secretary

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Roland Soignet, Jr., Zoning Administrator