



**OFFICIAL MINUTES OF THE  
BOARD OF ADJUSTMENTS MEETING  
CITY OF THIBODAUX  
CITY HALL  
THIBODAUX, LOUISIANA  
JANUARY 27, 2021**

The Board of Adjustments 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, Wednesday, January 27, 2020 at 5:30 P.M.

There were present: Marguerite Erwin, Rudy Soignet, Clarence Savoie and Malcolm Hodnett

Absent: Marlyn Brooks, Jacqueline Beary

The minutes of the November 5, 2020 Board of Adjustments meeting were approved as written.

Shane Guin, High Tide Consultants, 700 Canal Boulevard addressed the Board on behalf of Thibodaux Health Care Center with their request to be allowed to have a second monument sign facing LA Highway One with 28 square feet variance from 32 square feet requirement and to vary 5 square feet and 1.25 square feet from directional sign requirement of 4 square feet at 150 Percy Brown Road (R-4 Zoning District). Mr. Guin gave a brief overview of the project noting the distances of the proposed signs from LA 1 it would be 120 ft. and the 2<sup>nd</sup> sign on Percy Brown Rd. would be 97 ft. & the code allows for larger signage if you're a certain distance from the road. The 3<sup>rd</sup> item is the directional signage and the development is unique since it is both a skilled nursing facility & an assisted living center with two uses in one building but all tied together. We have a directional sign to show the people to go to Thibodaux Health Care which is the skilled nursing or to go to Maison Bienvenue which is the assisted living portion, without them it would be a hardship for the elderly to be able to find out where they need to go.

On motion of Soignet, seconded by Savoie, the Board voted on a motion to allow a second monument sign with 28 square feet variance from 32 square feet and to vary 5 square feet and 1.25 square feet from directional sign requirement of 4 square feet.....Upon roll call the vote was as follows:

**YEAS:** Erwin, Soignet, Savoie, Hodnett

**NAYS:** None

**ABSTAINED:** None

**ABSENT:** Brooks, Beary

Jeremy Robichaux, 201 Saint Louis Street addressed the Board on behalf of Michael Bernard with his request to be allowed to replace existing cyclone fence with a 4' tall wooden white picket fence at 602 Saint Philip Street (R-3 Zoning District). Mr. Bernard would like to restore the property to it's original aesthetic appeal in essence to the early 1900's look as a result of the vines that were planted around the fence that are now dying.

On motion of Savoie, seconded by Soignet, the Board voted on a motion to allow existing cyclone fence to be replaced with 4' tall wooden picket fence.....Upon roll call the vote was as follows:

**YEAS:** Erwin, Soignet, Savoie, Hodnett

**NAYS:** None

**ABSTAINED:** None

**ABSENT:** Brooks, Beary

Wendy Roussel, 915 North 9<sup>th</sup> Street, addressed the Board with her request to vary 12' from front yard setback requirement of 20' to be able to construct front porch and carport at 915 North 9<sup>th</sup> Street (R-2 Zoning District). One reason would be for aesthetics and the other

for protection of their front door from the weather and the carport would protect their RV investment.

On motion of Hodnett, seconded by Savoie, the Board voted on a motion allow 12' variance request from front yard requirement of 20' to construct additional carport to be aligned with existing carport and remain an open structure at 915 N. 9<sup>th</sup> St. ....Upon roll call the vote was as follows:

**YEAS:** Erwin, Soignet, Savoie, Hodnett

**NAYS:** None

**ABSTAINED:** None

**ABSENT:** Brooks, Beary

Shane Guin, High Tide Consultants, 700 Canal Boulevard addressed the Board on behalf of Lynn Naquin with his request to vary 50 parking spaces from required 118 parking spaces to accommodate business uses of a furniture store sales area, furniture warehouse, 3 business offices and 32 mini storage units at 115 Thompson Place (I-1 Zoning District). This is re-development of the Thompson Machinery building which is extremely large (approx. 100,000 sq. ft.). His plan is a large portion (41,000 sq. ft.) will be a furniture store, furniture storage space, self storage & potentially businesses uses. The hardship request is based upon the code as it reads today and the inability to have something that really relates to a showroom floor such as a furniture store. It has shopping center only & shopping centers are your high intensity retailers such as Walmart or Lowes. The calculations were broken down for each use in the parking analysis and we came up with 118 parking spaces required. He has 68 spaces that will be graveled with the exception of the ADA spaces that will be concrete and they will have additional area that will be graveled for overflow parking in case there is a big event.

Hodnett posed questions pertaining to the business uses & what they were projecting that to be and if the variance is given it should be tied to this layout exactly. Guin stated from a use standpoint this will go in the file based on these uses and square footages. We may never have a business use there & it may be mini-storage which has 1 space for 25 units. If modifications are made to the storage area they have to get a permit and State Fire Marshal approval because they are changing the use.

Sandra Breaux, 1110 Caroline Ave., inquired about the parking on Thompson and Ridgefield Ave. since the building was so close to the road, would it ever be widened? Soignet – as far as he knows there were no plans to widen it.

On motion of Soignet, seconded by Hodnett, the Board voted on a motion to grant a variance to be allowed to provide 68 parking spots within their property line and to restrict the uses as indicated on the plan.....Upon roll call the vote was as follows:

**YEAS:** Erwin, Soignet, Savoie, Hodnett

**NAYS:** None

**ABSTAINED:** None

**ABSENT:** Brooks, Beary

There being no further business the meeting was adjourned.

---

Ruby Maggio, Secretary

---

Roland Soignet, Jr., Zoning Administrator