



**OFFICIAL MINUTES OF THE  
BOARD OF ADJUSTMENTS MEETING  
CITY OF THIBODAUX  
CITY HALL  
THIBODAUX, LOUISIANA  
May 28, 2025**

**The Board of Adjustments of the City of Thibodaux assembled at its regular meeting place, City Hall, 310 West 2<sup>nd</sup> Street, Thibodaux, Louisiana, Wednesday, May 28, 2025 at 5:30 P.M.**

**There were present: Marguerite Erwin, Rudy Soignet, Malcolm Hodnett & Renee Brinkley**

**Also present: Monique Reulet, Sonya Cabrera, Trey Waguespack**

**Absent: Clarence Savoie**

**There was a quorum present.**

**The minutes of the April 23, 2025 Board of Adjustments meetings were approved as written.**

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

**NAYS: None**

**ABSTAINED: None**

**ABSENT: None**

**Erwin introduced a request by Brance Lloyd/RBG Holdings LLC to vary 2250sf from the required 8,000sf to construct a two-family home at 319 Talbot Avenue in an R-3 zoning district.**

**Brance Lloyd, 319 Talbot Avenue was present to represent his request. He stated that they want to build a duplex on this lot, but the property is too small, so they need a variance for the square footage.**

**Erwin asked if all other requirements would be met, and Lloyd said yes. Erwin asked if there were other multi-family homes in the area, and Lloyd said yes, there are a few including one in the 500 block of Talbot Avenue that is a 4-plex. Erwin asked how many off-street parking spots, and Lloyd said 5. Brinkley asked if there was anything on the lot currently and Lloyd said no, there was previously a single-family home but it was torn down.**

**On call for city comment, Public Works Director Josh Bourgeois said he had no issue with the request. On call for public comment there was none.**

**Soignet noted concerns about on street parking in the area, and Lloyd said he did not believe that would be an issue. Brinkley noted that the businesses across the street get a lot of traffic.**

**On motion of Soignet, seconded by Brinkley, the Board voted on a motion to approve the request by Brance Lloyd/RBG Holdings LLC to vary 2250sf from the required 8,000sf to construct a two-family home at 319 Talbot Avenue in an R-3 zoning district.**

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

**YEAS: Erwin, Savoie, Hodnett & Brinkley**

**NAYS: Soignet**

**ABSTAINED: None**

**ABSENT: None**

**Erwin introduced request by Evan Stark to vary 5 spots from the required 12 off-street parking spots to construct a physical therapy office and law firm at 132 Rue Madeleine in an R-3 zoning district.**

**Evan Stark, 302 Madewood Drive, was present to represent his request. He explained that they need a variance for the number of off-street parking spots for the two business at this address. Erwin asked what the hardship was. Stark explained that both businesses, a physical therapy office and a law firm, would only have one appointment at a time, so they would not have the need for as many parking spots. He also stated that there are several on-street spots around the building, and they would not be open in the evenings, so they would not affect the traffic from the restaurant across the street. He also added that the developer has approved their plans.**

**Hodnett and Stark discuss the number and orientation of the on-street parking spots surrounding this property. Stark stated that he felt that what they had would be sufficient. Soignet asked what would happen if they approved this variance, and the business moves. Erwin explained that the variance could be given to the business or the property.**

**On call for city comment, Bourgeois stated he had no issue with the request. On call for public comment, there was none.**

**On motion of Brinkley, seconded by Erwin, the board voted to approve the request Evan Stark to vary 5 spots from the required 12 off-street parking spots to construct a physical therapy office and law firm at 132 Rue Madeleine in an R-3 zoning district.**

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

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

**NAYS: None**

**ABSTAINED: None**

**ABSENT: None**

**Erwin introduced request by Neal Theriot/Theson Legacy Properties, LLC to vary 11.5sf from the required maximum 15sf wall sign size to install a 26.5sf wall sign at 404 St. Philip Street in a CBD zoning district.**

**Neal Theriot, 404 St Philip Street, was present to represent his request. He stated that they were going back with the same size as the original building sign. Erwin noted that the old sign would have been grandfathered in. Theriot said they wanted to keep it but it was too damaged. Theriot added that the new sign is stainless steel and will be double-sided and internally illuminated. Hodnett asked how it would be illuminated, and Theriot said with LED lights.**

**Erwin asked what his hardship was and Theriot said that 15sf would be too small and it wouldn't be the right size for the building. Erwin then asked what color the sign would be and Theriot said black and white. Hodnett noted that that street has slower traffic, so they may not need a bigger size. Theriot noted that it is not a huge sign, it is just two words. HE added that this was an economical decision, as the cost to refurbish the old**

sign would have been doubled. Hodnett asked if the design was the brand look and Theriot said yes. Bourgeois asked if the light will have a dimmer and Theriot said yes, but they can always do a warmer color. They did put warmer light bulbs inside the lobby. Erwin stated that the board could limit the brightness in their decision.

On call for City comment, Bourgeois stated that they could control brightness, but the sign size was okay. Hodnett asked about the bracket for sign and Theriot stated they still have the original mounts and they are strong. Brinkley expressed concerns about setting a precedence, but they only thing she could see is if they were justified because the mounting is existing and suited for the requested sign size.

On call for public comment, Joseph Loupe, 110 W 2<sup>nd</sup> Street, was present to speak. He stated that he used to live in this building and he wanted to attend the meeting to see how the new sign would look. He was concerned that it wouldn't fit the look for the Downtown area. He noted that the building was not being cared for in the past and he is happy to see it being taken care of now.

Erwin thanked him for showing up and speaking on this matter.

On motion of Hodnett, seconded by Brinkley, the board voted to approve the request by Neal Theriot/Theson Legacy Properties, LLC to vary 11.5sf from the required maximum 15sf wall sign size to install a 26.5sf wall sign at 404 St. Philip Street in a CBD zoning district, with the condition that the sign be no larger than the original, the brightness of the lights be no more than 2500K, and with the justification that the mounting brackets are existing and the proposed sign size would not require any further damage to the walls of the building.

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

**YEAS:** Savoie, Hodnett & Brinkley

**NAYS:** Erwin, Soignet

**ABSTAINED:** None

**ABSENT:** None

There being no further business the meeting was adjourned.