



**OFFICIAL MINUTES OF THE
BOARD OF ADJUSTMENTS MEETING
CITY OF THIBODAUX
CITY HALL
THIBODAUX, LOUISIANA
November 19, 2025**

The Board of Adjustments of the City of Thibodaux assembled at its regular meeting place, City Hall, 310 West 2nd Street, Thibodaux, Louisiana, Wednesday, November 19, 2025 at 5:30 P.M.

There were present: Rudy Soignet, Malcolm Hodnett, Renee Brinkley & Cassie Braud

Also present: Monique Reulet, Sonya Cabrera, Josh Bourgeois, Kevin Clement

Absent: Marguerite Erwin

There was a quorum present.

The minutes of the October 22, 2025 Board of Adjustments meetings were approved as written.

YEAS: Soignet, Hodnett, Brinkley & Braud

NAYS: None

ABSTAINED: None

ABSENT: Erwin

Soignet introduced the request by Joni Stone/Dynamic Group on behalf of Terry Griffin to vary 9.9fr from the required 15ft corner side yard setback & vary 7.6ft from the required 20ft from yard setback to construct a single family home at the property located at 1200 President Street in an R-2 zoning district.

Roy Kenan, 21234 Marlin Drive, was present to represent this request on behalf of Dynamic Group. He stated that they need the setback variances in order to build a new single family home. He noted that the new home is pretty much in the same place as the old one, and it will be similar to the other houses on the street.

Hodnett asked if he was the contractor and Kenan said yes. Soignet asked if this is the smallest plan available and Kenan said yes. Brinkley asked if the variance is for the front, and Kenan said yes. Public Works Executive Secretary Monique Reulet clarified that the variance is for the front setback and the corner side setback.

On call for public comment, property owner Terry Griffin stepped forward. He asked about the handicap ramp that is on the plans for the house and said he doesn't want it. The Board members told him to speak to the contractor about that. Griffin explained that his hardship is that he is a disabled veteran. Mayor Kevin Clement spoke to Griffin about the ramp and asked him if he was sure that he wouldn't want it.

On motion of Brinkley, seconded by Hodnett, the Board voted on a motion to approve the request by Joni Stone/Dynamic Group on behalf of Terry Griffin to vary 9.9fr from the required 15ft corner side yard setback & vary 7.6ft from the required 20ft from yard setback to construct a single family home at the property located at 1200 President Street in an R-2 zoning district.

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

YEAS: Soignet, Hodnett, Brinkley & Braud
NAYS: None
ABSTAINED: None
ABSENT: Erwin

Soignet introduced the request by Jeremy & Jenny Szush to vary 11ft from the required 20ft front yard setback, vary 10ft from the required 15ft corner side yard setback, and vary 5ft from the required 10ft rear yard setback to construct a single family home at the property located at 201 St Michael Street in an R-2 zoning district.

Jenny & Jeremy Szush, 441 Percy Brown Road, were present to represent their request. They stated that they need setback variances to be able to rebuild on their family property. They want to make the home big enough to fit a 4-6 person family, and they also need a 2 car garage because they leave very early in the morning and they do not feel comfortable parking on the road. Soignet asked if it was the same foot print as the old home and Mrs. Szush said it will be close. Hodnett and Mrs. Szush discuss the layout of the new home compared to the old home.

On call for public comment, Lea Rutter, 206 Creole Lane, stepped forward to comment about these types of variance requests. He noted that a lot of older properties were built very close to the road, as we did not have these regulations in place at that time. He thinks that the Board should consider variances for these properties.

On motion of Brinkley seconded by Hodnett, the Board voted on a motion to approve the request by Jeremy & Jenny Szush to vary 11ft from the required 20ft front yard setback, vary 10ft from the required 15ft corner side yard setback, and vary 5ft from the required 10ft rear yard setback to construct a single family home at the property located at 201 St Michael Street in an R-2 zoning district.

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

YEAS: Soignet, Hodnett, Brinkley & Braud
NAYS: None
ABSTAINED: None
ABSENT: Erwin

Soignet introduced the request by AMO Trial Lawyers to vary one (1) sign from the required one (1) wall sign maximum to install a second wall sign at 604 W 3rd Street in a CBD zoning district.

David Ardoin, 604 W 3rd Street, was present to represent his request. He explained that they have two businesses in one building, AMO Trial Lawyers and Workers Compensation LLC and they need a sign for both, but the ordinance only allows them one wall sign. He added that he felt it would fit in with the other signs downtown. HE also reference Pepper's Pizzeria having two signs for the restaurant and bar.

Soignet asked if the signs for Pepper's would be grandfathered in and Reulet said yes. Brinkley asked if the second business was called Worker's Compensation, LLC and Ardoin said yes. Soignet asked what the hardship was and Ardoin stated that they have two separate businesses that need their own identification signs. Braud asked if he has ever had problems with people finding the Worker's Compensation office, and how would they know where it is. Ardoin said they wouldn't know. Brinkley noted that they would be allowed a monument sign there, but they have no room for one.

On call for public comment, there was none.

On motion of Hodnett, seconded by Brinkley, the Board voted on a motion to approve the request by AMO Trial Lawyers to vary one (1) sign from the required one (1) wall sign maximum to install a second wall sign at 604 W 3rd Street in a CBD zoning district.

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

YEAS: Soignet, Hodnett, Brinkley & Braud
NAYS: None
ABSTAINED: None
ABSENT: Erwin

Soignet introduced the request by Ares Construction on behalf of Carl Fletcher to vary 25f from the required lot width minimum of 60ft, and vary 1975sf from the required lot size minimum of 6000sf to construct a single family home at 1216 Cleveland Street in an R-2 zoning district.

Carl Fletcher, 1216 Cleveland Street, was present to represent his request. He stated that they are trying to rebuild their home. Brinkley asked if this is a LA Restore home, and Fletcher said yes. Brinkley then asked if this would be his primary residence and Fletcher said yes. Soignet asked if this new home would be the same footprint as the old one, and Reulet noted that it will be a bit further back from the road than the old house. Braud noted that the new house will be squared off more and straightened out on the property. Soignet asked for the hardship, and Fletcher said this was there only home.

On motion of Hodnett, seconded by Brinkley, the Board voted on a motion to approve the request by Ares Construction on behalf of Carl Fletcher to vary 25f from the required lot width minimum of 60ft, and vary 1975sf from the required lot size minimum of 6000sf to construct a single family home at 1216 Cleveland Street in an R-2 zoning district.

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

YEAS: Soignet, Hodnett, Brinkley & Braud
NAYS: None
ABSTAINED: None
ABSENT: Erwin

There being no further business the meeting was adjourned.