



**OFFICIAL MINUTES OF THE
BOARD OF ADJUSTMENTS MEETING
CITY OF THIBODAUX
CITY HALL
THIBODAUX, LOUISIANA
March 25, 2026**

The Board of Adjustments of the City of Thibodaux assembled at its regular meeting place, City Hall, 310 West 2nd Street, Thibodaux, Louisiana, Wednesday, March 25, 2026 at 5:30 P.M.

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

Also present: Monique Reulet, Sonya Cabrera, Trey Waguespack

Absent:

There was a quorum present.

The minutes of the February 25, 2026 Board of Adjustments meetings were approved as written.

YEAS: Erwin, Soignet, Hodnett, Brinkley & Braud

NAYS: None

ABSTAINED: None

ABSENT: None

Erwin introduced a request by New Path to Happiness to vary 9.99ft from the required 50ft lot width minimum to re-subdivide lot at 1104 President Street in a B-1 zoning district.

Lawrence Robertson, 215 Olivia Drive, was present to represent this request on behalf of his wife, who owns NE Path to Happiness. He explained that she owns the property behind this lot, and originally bought this lot to make room for additional parking for the adjacent business. He added that they are trying to subdivide this lot so they can have two (2) single family homes. Erwin clarified that the request is to grant a variance for lot width on the new lot that would be created, and that there is one home existing, which would stay there with a new home being built on the new lot.

Brinkley asked if there were house plans designed yet and Robertson said no. Erwin asked the City to verify the minimum lot width requirement for this area and Public Works Executive Secretary Monique Reulet confirmed it is 50ft. Robertson noted that he meets all the other requirements. Soignet asked if it is still being used for parking, and Robertson explained that a few people park on the grass towards the back of this lot. He added that the lot is big enough so they could continue to park there and it would not affect the house that that would build. Erwin asked where the parking currently is for the existing home at 1104 President Street, and Robertson stated it is in front of the house.

On call for City Comment, there was none. On call for public comment, there was none.

On motion of Brinkley, seconded by Braud, the Board voted to approve the request by New Path to Happiness to vary 9.99ft from the required 50ft lot width minimum to re-subdivide lot at 1104 President Street in a B-1 zoning district.

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

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

Erwin introduced a request by Ashley Harris to vary 10ft from the required 60ft lot width minimum to construct a single family home at 232 Sanders Street in an R-3 zoning district.

Jermone Lofton, 368 California Street, was present to represent this request on behalf of his sister. He stated that she wishes to construct a single family home on this lot for her, her children and her mother, but it needs a lot width variance. Erwin confirms the location of the property and that no work has begun there yet. Reulet stated that the lot next door has construction ongoing. Braud noted that a variance for this would be needed otherwise nothing could be done on the property at all. She then asked for clarification on how this request differs from the last one for the property, and Reulet stated that the last request was for a proposed duplex, which required a lot width and a lot size variance. For a single family home, they only need a lot width variance.

On call fir City comment, there was none. On call for public comment, there was none.

On motion of Soignet, seconded by Brinkley, the Board voted to approve the quest by Ashley Harris to vary 10ft from the required 60ft lot width minimum to construct a single family home at 232 Sanders Street in an R-3 zoning district.

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

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

Erwin introduced a request by Quattro Signs & Graphics on behalf of Rod's Appliances for wall sign approval in accordance Article 9, Section 907.F.1 of the Sign Ordinance to install a 28.8sf wall sign at 343 N Canal Boulevard in a C-2 zoning district.

Walter Enriquez, 4301 Williams Boulevard, was present to represent this request on behalf of Quattro Signs. He explained that the sign is already up which should not have been done, but the employee who was initially working on this project no longer works for them. Erwin noted the size and location of the sign, explaining that because of the distance back from the roadway, any size sign would have to go before the Board for approval. Reulet noted that there is a proposal going to Planning & Zoning next week to revise this portion of the ordinance.

On call for City comment, there was none. On call for public comment, there was none.

On motion of Erwin, seconded by Braud, the Board vote to approve the request by Quattro Signs & Graphics on behalf of Rod's Appliances for wall sign approval in accordance Article 9, Section 907.F.1 of the Sign Ordinance to install a 28.8sf wall sign at 343 N Canal Boulevard in a C-2 zoning district.

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

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

Erwin introduced a request by Commercial Signs on Behalf of Chad Ducote/Freddy's to vary 8sf from the required 32sf maximum monument sign size to reface a 40sf monument sign at 810 N Canal Boulevard in a C-2 zoning district.

Chad Ducote, 2280 Bayou Blue Road, was present to represent his request. He explained that the monument sign is already there and they are proposing to re-face it. Erwin stated that she would be fine with re-facing the sign, but she would not want the graphics to be any larger than 32sf. Braud, Brinkley and Hodnett agreed. Cody McElroy, 1133_A St Charles Street, stepped forward as a representative of the sign company and stated that he does not believe the text is any larger than that but he would double check. Ducote reference other monument signs in the area that are larger. The Board members clarified what they were proposing.

On call for City comment, there was none. On call for public comment, there was none.

On motion by Braud, seconded by Brinkley, the Board voted to approve the request by Commercial Signs on Behalf of Chad Ducote/Freddy's to vary 8sf from the required 32sf maximum monument sign size to reface a 40sf monument sign at 810 N Canal Boulevard in a C-2 zoning district, under the condition that the text be no larger than 32sf.

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

YEAS: Erwin, Soignet, Hodnett, Brinkley & Braud

NAYS: None

ABSTAINED: None

ABSENT: None

Erwin introduced a request by Joe's Signs of behalf of Royal Engineering & Consultants to vary from the provisions of Article 9, Section 905 - Nonconforming Signs of the City of Thibodaux's Comprehensive Zoning Ordinance to install a sign on a nonconforming pole at 720 Canal Boulevard in A B-1 zoning district.

Joseph Boquet, 118 Equity Boulevard, was present to represent this request on behalf of Joe's Signs. He explained that a new business has moved in to this building and they would like to use the existing pole to place a business sign. He added that the sign will be anchored to the pole on two (2) sides so it would not swing. This would save them money, and would also benefit them as they do not have much yard space to work with. Hodnett asked what the height of the pole was and Boquet said it is about six (6) feet tall. He added that everything that is existing is welded together.

Hodnett asked about the material of the sign and Boquet said it would be aluminum. Soignet asked if a sign was there before and Boquet said yes, it was hanging.

On call for City comment, Public Works Assistant Director Trey Waguespack asked if the sign would hang over the side walk and Boquet said no. On call for public comment, there was none.

On motion by Hodnett, seconded by Brinkley, The Board voted to approve the request by Joe's Signs of behalf of Royal Engineering & Consultants to vary from the provisions of Article 9, Section 905 - Nonconforming Signs of the City of Thibodaux's Comprehensive Zoning Ordinance to install a sign on a nonconforming pole at 720 Canal Boulevard in A B-1 zoning district.

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

YEAS: Erwin, Soignet, Hodnett, Brinkley & Braud

NAYS: None

ABSTAINED: None

ABSENT: None

There being no further business the meeting was adjourned.