



**OFFICIAL MINUTES OF THE  
BOARD OF ADJUSTMENTS MEETING  
CITY OF THIBODAUX  
CITY HALL  
THIBODAUX, LOUISIANA  
June 24, 2026**

**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, June 24, 2026 at 5:30 P.M.**

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

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

**Absent: Cassie Braud**

**There was a quorum present.**

**The minutes of the May 27, 2026 Board of Adjustments meetings were approved as written.**

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

**NAYS: None**

**ABSTAINED: None**

**ABSENT: Braud**

**Erwin introduced a request by Jerral Martinez to vary 5ft from the required 10ft rear yard setback to construct a shed at 136 Godchaux Drive in an R-1 zoning district.**

**Jerral Martinez, 136 Godchaux Drive, was present to represent his request. He explained that he wants to build a garage/shed for his boat and truck. He needs a 5ft variance for the rear yard setback. Erwin asked why he could not comply with the setback requirement and Martinez explained that he already cut off 2 feet of his driveway to accommodate the building.**

**Brinkley asked what is behind him, and Martinez said there is a concrete drainage area and then his neighbor's fence, but no buildings. Robichaux said that he lives in that neighborhood and he knows what Martinez is describing. He explained that the drainage area is about 6 feet wide. Brinkley asked if this was the only variance he needed and Martinez said yes.**

**On call for city comment, there was none. On call for public comment, there was none.**

**On motion of Brinkley, seconded by Soignet, the Board voted to approve the request by Jerral Martinez to vary 5ft from the required 10ft rear yard setback to construct a shed at 136 Godchaux Drive in an R-1 zoning district.**

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

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

**NAYS: None**

**ABSTAINED: None**

**ABSENT: Braud**

Erwin introduced a request by Jeremy Landry/Grace Investments to vary 9.4ft from the required 60ft lot width minimum for proposed Lot A, to vary 2525.16sf from the required 6000sf lot size minimum for proposed Lot A, and to vary 9.4ft from the required 60ft lot width minimum for proposed Lot B in order to re-divide the property at 219 N 12th Street in an R-2 zoning district.

Jeremy Landry, 314 Arlington Drive, was present to represent his request. He explained that this lot was previously 2 lots and at some point before he purchased it, it was combined into one larger lot. He said that he would like to put the lot line back and make it 2 lots again. Hodnett asked if the old lot line was in the same place that Landry was intending to put it, and Landry said he is not sure. Erwin and Public Works Secretary Monique Reulet discussed the plat that was provided to the Board. Erwin noted that it indicates 2 homes on proposed lot B, and Reulet stated that she spoke with the surveyor and he confirmed that this was incorrect and it was actually 1 home and 1 shed.

Erwin noted that the rear setback measurement was missing on proposed lot B and asked Landry how far the shed was from the proposed lot line and Landry said he thought it was 5 or 6 feet. Erwin said this would not meet the setback requirements and he would need a variance for that too. Erwin also asked if other lots in this area were as small as what he is proposing and Landry said he is not sure.

On call for public comment, Lawrence Robertson, 215 Olivia Drive, stepped forward to speak. He noted that he has done work in this area and almost all the lots are that small. Mayor Kevin Clement, 310 W 2nd Street, stepped forward to speak. He asked Erwin to clarify where her setback concerns were for, and Erwin explained that it was the setbacks for proposed lot B.

Erwin discussed Landry's options, stating h could come back to the Board to request a variance for that setback, or he could try to adjust his proposed lot line.

On motion of Erwin, seconded by Hodnett, the Board voted to table the request by Jeremy Landry/Grace Investments to vary 9.4ft from the required 60ft lot width minimum for proposed Lot A, to vary 2525.16sf from the required 6000sf lot size minimum for proposed Lot A, and to vary 9.4ft from the required 60ft lot width minimum for proposed Lot B in order to re-divide the property at 219 N 12th Street in an R-2 zoning district, in order to verify the existing setbacks and assess if Landry needs any more variances.

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

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

**NAYS: None**

**ABSTAINED: None**

**ABSENT: Braud**

Erwin introduced a request by Paul Ledet to vary 3ft from the required 5ft left side yard requirement and vary 5ft from the required rear yard requirement of 10ft to construct an addition to the home at 305 Cherokee Avenue in an R-1 zoning district.

Erwin told the Board that she received a call from one of the neighbors of this property, and they were okay with the request. Greg Gaubert, 305 Cherokee Avenue, was present to represent his request. He explained that they want to close in the existing carport to accommodate a growing family. Erwin asked if the proposed addition would be garage space and not living space, and Gaubert said that was correct. Hodnett asked what was existing and what was not. Gaubert explained that the existing shop and carport will be converted to living space and they will be adding a garage and storage space.

Hodnett discussed drainage concerns and Gaubert explained that he will be adding underground drains. Hodnett asked what is the proposed porch indicated on the drawing. Gaubert explained that it will be a covered walkway from the house to the garage.

On call for public comment, Clement stepped forward to speak. He asked what side of the street the house was on. Gaubert explained the house's location and Clement stated that he is not aware of any drainage issues in this area. On call for city comment, there was none.

On motion of Soignet, seconded by Brinkley, the Board voted to approve the request by Paul Ledet to vary 3ft from the required 5ft left side yard requirement and vary 5ft from the required rear yard requirement of 10ft to construct an addition to the home at 305 Cherokee Avenue in an R-1 zoning district.

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

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

**NAYS: None**

**ABSTAINED: None**

**ABSENT: Braud**

Erwin introduced a request by New Path to Happiness to vary 1189.43sf from the required 5000sf lot size minimum for proposed lot NPH-1 and vary 113.73sf from the required 5000sf lot size minimum for proposed lot NPH-2 to re-divide the lot at 1104 President Street in a B-1 zoning district.

Lawrence Robertson, 215 Olivia Drive, was present to represent his request. He explained that he is trying to subdivide this property and construct a new single family home on the new lot. Reulet explained that Robertson previously received a variance for this proposed division for lot width, but when he presented to Planning & Zoning for the re-division request, it was determined that he did not meet the lot size requirements either. Upon further research Reulet determined that the drawing that was submitted to Board of Adjustments in March was different from the drawing that was submitted to Planning & Zoning on June 3<sup>rd</sup>.

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

On motion of Brinkley, seconded by Soignet, the Board voted to approve the request by New Path to Happiness to vary 1189.43sf from the required 5000sf lot size minimum for proposed lot NPH-1 and vary 113.73sf from the required 5000sf lot size minimum for proposed lot NPH-2 to re-divide the lot at 1104 President Street in a B-1 zoning district.

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

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

**NAYS: None**

**ABSTAINED: None**

**ABSENT: Braud**

Erwin thanked Robichaux, the new alternate Board member, for joining the meeting tonight.

There being no further business the meeting was adjourned.