



**OFFICIAL MINUTES OF THE
BOARD OF ADJUSTMENTS MEETING
CITY OF THIBODAUX
CITY HALL
THIBODAUX, LOUISIANA
September 23, 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, September 23, 2026 at 5:30 P.M.

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

Also present: Monique Reulet, Trey Waguespack

Absent: Rudy Soignet, Cassie Braud

There was a quorum present.

The minutes of the August 26, 2026 Board of Adjustments meetings were approved as written.

YEAS: Erwin, Hodnett, Brinkley & Robichaux

NAYS: None

ABSTAINED: None

ABSENT: Soignet, Braud

Erwin introduced a request by Jonathan Thibodaux to vary 6ft from the required 10ft rear yard setback to construct a shed at 405 Armitage Drive in an R-1 zoning district.

Jonathan Thibodaux, 405 Armitage Dr, was present to represent his request. He explained that he wants to put a shed closer to his property line so he can have more separation between his home and the shed. This is for safety clearance in case of fire or other emergency. He noted that he does have a fence, but the shed would be inside the fence and he has no houses behind him.

Hodnett questioned the plat presented and Public Works Executive Secretary Monique Reulet referred him to the drawing on the screens. Public Works Assistant Director Trey Waguespack asked if the slab was there from the previous owner. Thibodaux said yes, they were going to place a shed on it, but they never did.

On call for City comment, there was none. Hodnett asked if the shed would be even with the house and Thibodaux said yes. On call for public comment, there was none.

On motion of Brinkley, seconded by Robichaux, the Board voted to approve the request by Jonathan Thibodaux to vary 6ft from the required 10ft rear yard setback to construct a shed at 405 Armitage Drive in an R-1 zoning district.

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

YEAS: Erwin, Hodnett, Brinkley & Robichaux

NAYS: None

ABSTAINED: None

ABSENT: Soignet, Braud

Erwin introduced a request by Nicholas Schaff to vary 18ft from the required 20ft front yard setback to install a fence at 119 Lafourche Drive in an R-2 zoning district.

Nic Schaff, 119 Lafourche Drive, was present to represent his request. He explained that he is trying to install a fence on the front of his property. This would be done on an empty lot that he owns next to his home. He stated that they are trying to have safe yard space for the kids to play in. Brinkley asked for verification of the ownership. Schaff explained that he bought his home in 2019, and then bought the empty lot next to it in 2021. He added that he has no intention of ever building a home on it. He then explained, using a map, where his fence would be installed.

Erwin asked about the line of site. Waguespack explained that there is a right of way between the edge of the road and Schaff's property line. Schaff is proposing to construct the fence on the inside of his property, approximately 2 feet off of the line. Waguespack added that he already spoke with the City's gas and water department and confirmed that their lines are in the right of way. Hodnett asked what the distance between the house and the property line. Waguespack and Schaff stated it's about twenty (20) feet.

Waguespack asked if the neighbors still use their gravel driveway. Schaff said yes, they are technically encroaching on his property. He showed pictures of his property line on that side and the dumpster and equipment that encroaches on his lot. Erwin noted that they still have about twenty (20) feet between their property line and the road for visibility. Schaff stated that he does not think it would be reasonable to build his fence all the way up to that property line, so he plans to build it a few feet off, that way the neighbor still has access to the back side of his building.

On call for City comment, there was none. On call for public comment, Duane Bland, 121 N 5th Street, stepped forward to speak. He stated that this is his daughter and son-in-law's property. He added that they have had issues with people walking through their property while the kids are outside playing, and they have concerns for safety. Adding this fence would provide a secure place for the children to play and would keep other people out. Leah Schaff, 119 Lafourche Drive, stepped forward to speak. She explained that they do have concerns about the people who traverse through their property, and have had to call the Police before about it. She also noted that part of the neighbor's problem with parking and visibility is because they have a lot of debris in their yard that takes up space.

Erwin suggests making a condition if approved to rescind this request if something is ever built on this lot.

On motion of Brinkley, seconded by Robichaux, the Board voted to approve the request by Nicholas Schaff to vary 18ft from the required 20ft front yard setback to install a fence at 119 Lafourche Drive in an R-2 zoning district, on the condition that, if a house is ever built on this lot, this variance would be rescinded and the fence would have to come down.

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

YEAS: Erwin, Hodnett, Brinkley & Robichaux

NAYS: None

ABSTAINED: None

ABSENT: Soignet, Braud

There being no further business the meeting was adjourned.