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**RE: Southern Trails Variance Request**

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From Walter Comeaux IV <walter4@comeauxengineering.com>

Date Wed 8/20/2025 7:59 AM

To Nicole Guidry <nicoleguidry@youngsvillela.gov>; Garrett Noel <GarrettNoel@YoungsvilleLA.gov>

Cc Ken Ritter <KenRitter@YoungsvilleLA.gov>

 1 attachment (2 MB)

2021099\_Southern Trails\_Preliminary Plat.pdf;

Nicole,

We would like to get on the next available agenda to request a variance for Southern Trails. We are requesting a variance reducing the required 20' front setback to 15' for lots 1-6 and 77-82 of Southern Trails Subdivision. These lots back up against Griffin Road, and with the existing utility easements, sidewalks, and required fencing; we are trying to recover some of the buildable area where possible.

I am attaching a copy of the preliminary plat for reference.

Please let me know if you need anything else from me for this request.

Thank You,

**Walter S. Comeaux IV, P.E., P.L.S.**

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