

From: [Haley Leatherwood](#)
To: [Cole Lusby](#)
Cc: [Ken Ritter](#); [Marcus Trahan](#); [Nicole Guidry](#); [Garrett Noel](#)
Subject: RE: Intro from Cole & Marcus
Date: Thursday, April 11, 2024 1:42:58 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Hi Cole & Marcus-

Thanks for sending over your thoughts about how you envision this project to take shape. After reviewing with the Mayor, he is happy to see some sort of betterment happening along that street and would be open to bringing this forward to city council. I've copied in our City Clerk, Nicole Guidry, and our Floodplain Manager, Garrett Noel, so that they can be looped in on the project details you've provided. Please let us know how we can help further.

Enjoy the rest of the week!



Haley A. Leatherwood
Assistant to the Mayor
Email: haleyleatherwood@youngsvillela.gov
Office: 337-857-6936
City Hall : 337-856-4181
Website: www.youngsville.us



From: Cole Lusby <cole@southwestlafayette.com>
Sent: Thursday, April 11, 2024 12:32 PM
To: Haley Leatherwood <haleyleatherwood@youngsvillela.gov>
Cc: Ken Ritter <KenRitter@YoungsvilleLA.gov>; Marcus Trahan <Marcus.trahan678@gmail.com>
Subject: Intro from Cole & Marcus

You don't often get email from cole@southwestlafayette.com. [Learn why this is important](#)

Hi Haley,

Thanks for taking time to visit with Marcus Trahan yesterday about our project we'd like to do.

Here are some details.

The address of the property is 608 Avenue B Youngsville, LA. Here's a screenshot of the house:



It needs some serious improvements! This is right across the street from Green T Lindon.

We'd like to see about getting a variance to divide our 82' wide lot into 3 lots (27', 27', 28').

We have a couple of options in terms of setbacks. But we can do a 5' setback on the two outer lots. If you want us to break down a little more in detail, we can.

Our friend Matt Goulas has done a project similar to this off Rena Dr in Lafayette. See image below of how it came out.



We're envisioning a beautiful up to date home with covered parking right there for new families to enjoy.

If you'd like us to come by and visit, please let us know.

We're wanting to hear from you guys on the feasibility of going from 1 lot into 3 lots there before moving forward with the survey.

I'm attaching the plat for additional reference. We already own the lot. The project is

ready to go on our end with approved financing & finalizing the floor plans.

We recently completed a similar project where we demo'd a burned house into two units at 144 Whittington (front/back).



Thanks,

--



CAUTION: EXTERNAL SENDER