

January 30, 2006

Ladies and Gentlemen of the Planning Commission:

I am writing you folks to request a setback variance in order to build a house on my lot. The lot is unique in that it is long and narrow (shaped almost like a piece of pie). The septic system is located in the smallest end. I don't need a lot to meet the setbacks. I have attached a plat with the septic system location and the proposed house location for your review. The proposed location does respect the overhead power lines right of way. There is at least 30' from the house to the neighboring property line. The back of the house comes up between six and ten feet short of the Hwy 414 setback of forty feet from the right of way. Even with this deficit, it is still some ninety feet from the center of the road. We have had a house designed to be long and narrow in an effort to meet the setbacks but have fallen a few feet short. I don't see us as being an issue with road or utility maintenance since the adjacent home is built on the right of way on both sides- though it has been there for 70 years. Thanks for your time and consideration.

Respectfully submitted,

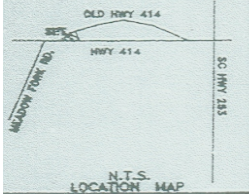


Stephen T Clevinger

864-834-2131

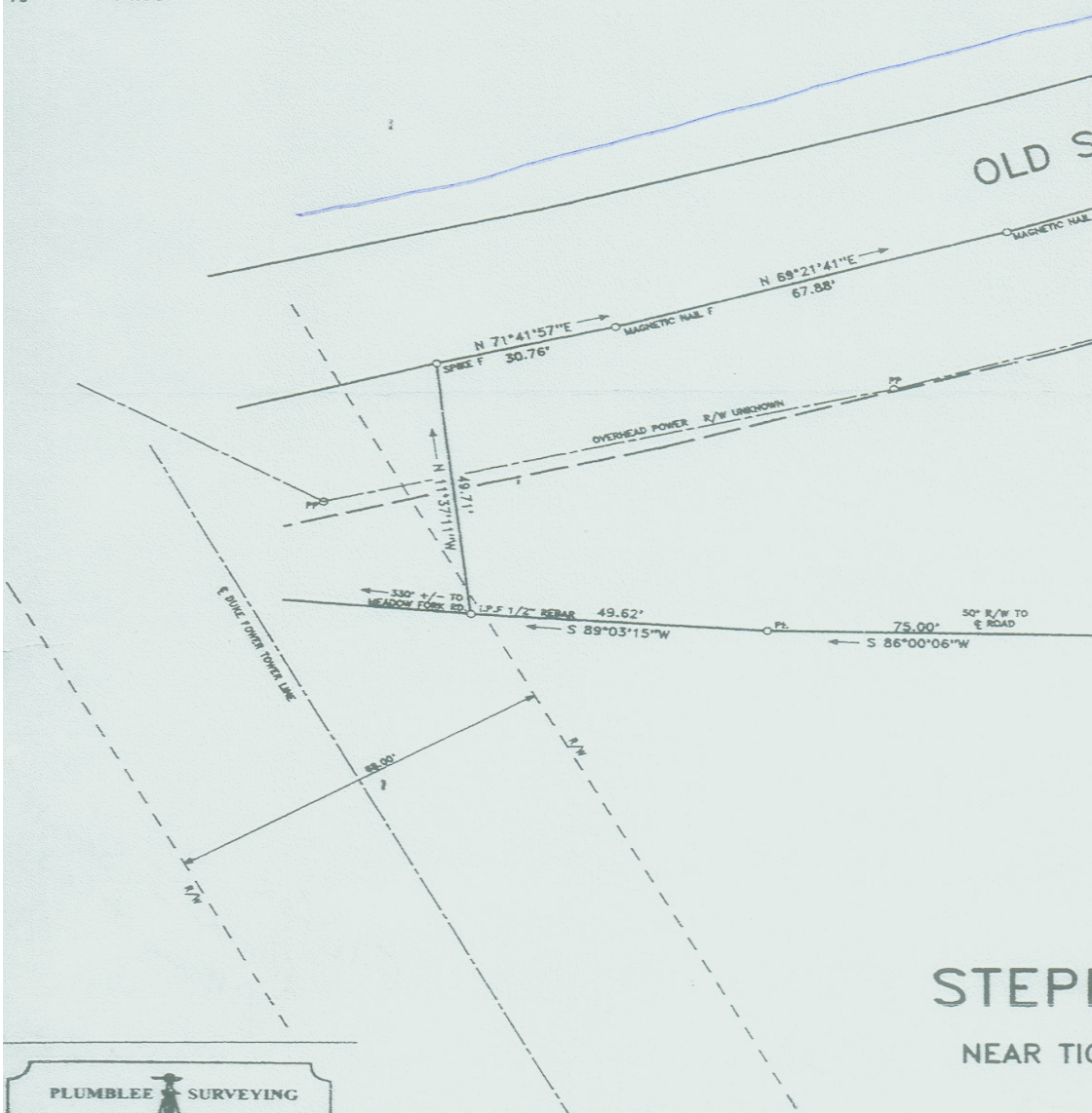
Tax map# 655.4-1-7

Except as specifically stated on this plan, this survey does not reflect any of the following which may be applicable to the subject property: right-of-ways, easmts., other than possible easmts. visible at the time of making this survey, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, and any other facts that an accurate and current title search may disclose. This survey does not constitute a title research, flood study, wetlands delineation or environmental inspection by surveyor.



LEGEND

- LP.F. Iron Pin Found
- LP.S. Iron Pin Set
- PK NAIL S PK Nail Set
- PK NAIL F PK Nail Found
- PI. Traversa Point
- WM Water Meter
- MH Manhole
- PP Power Pole
- OH Over Head
- FB Field Book



FILED GREENVILLE, SC
OCT 21 A & 14
JUDY G. HIX REGISTER OF DEEDS

House not to scale

OLD SCHWY # 414

25,317 SQ. FT.

SC HWY # 414

N/F HAROLD OWENS 655.4-1-6

OCT 21 2002

46-D-69

98152

BOUNDARY SURVEY FOR

STEPHEN T. CLEVINGER

NEAR TIG WILLE GREENVILLE COUNTY SOUTH CAROLINA
OCTOBER 2, 2002

FILED FOR RECORD IN GREENVILLE COUNTY SC P.L.D. OFFICE AT 09:14 AM
10/21/02 RECORDED IN PLAT BOOK 46-D PAGE 0069 THRU 0000
DOC # 2002098152
Judy R. Hix

SCALE 1" = 20'

I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a class Survey as Specified Therein.

Jeffery M. Plumblee
PLUMBLEE SURVEYING
P.L.S. # 7881
DATE 10/1/02

