

VA-2011-01

January 5, 2010

Greenville County Planning Commission
Attn: Patricia Gordon
301 University Ridge, Suite 400
Greenville, SC 29601

Dear Patricia:

Consept Homes, LLC would like to request a side setback line variance of 7.5-feet for the un-zoned property located at 108 Maggie Valley Court, Taylors, SC 29687 (also known as Lot 16, Maggie Valley). We would like the side setback line on the northernmost lot line to be reduced to 2.5 feet in order to allow the existing house to be in compliance. Our surveyor gave us incorrect information as to the location of the side lot lines; we relied on this information when building the house, and that is why the house was built where it is.

Enclosed is a copy of the most recent survey which revealed the location of the house to be only 2.5 feet from the side lot line. We considered moving the northernmost lot line over in order to provide the necessary 10 feet, but we concluded that if the lot line were to be moved, it would hinder us from building on the neighboring lot; thus, a variance is the only way to correct this problem.

We sincerely appreciate your consideration of this matter.

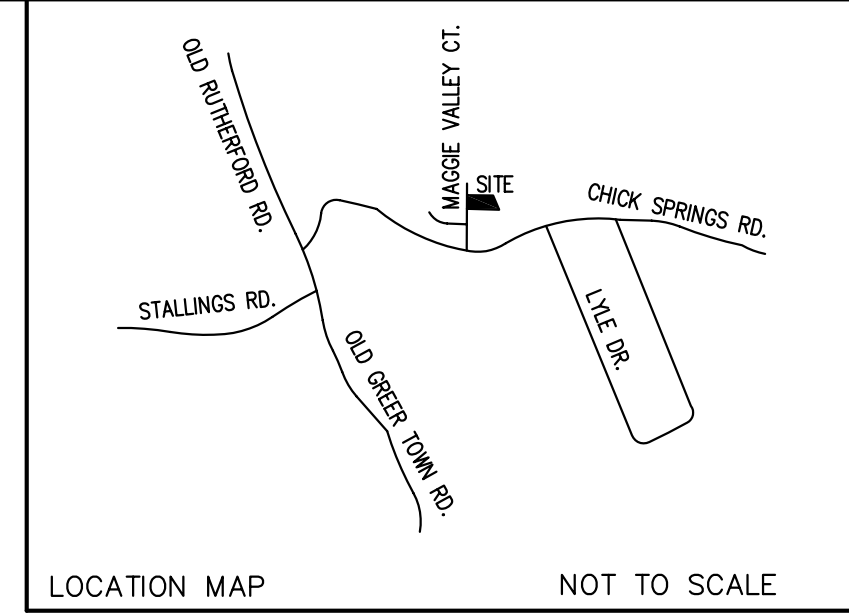
Sincerely,



Consept Homes, LLC
By: Brian Seppala

NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE 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. - ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR.

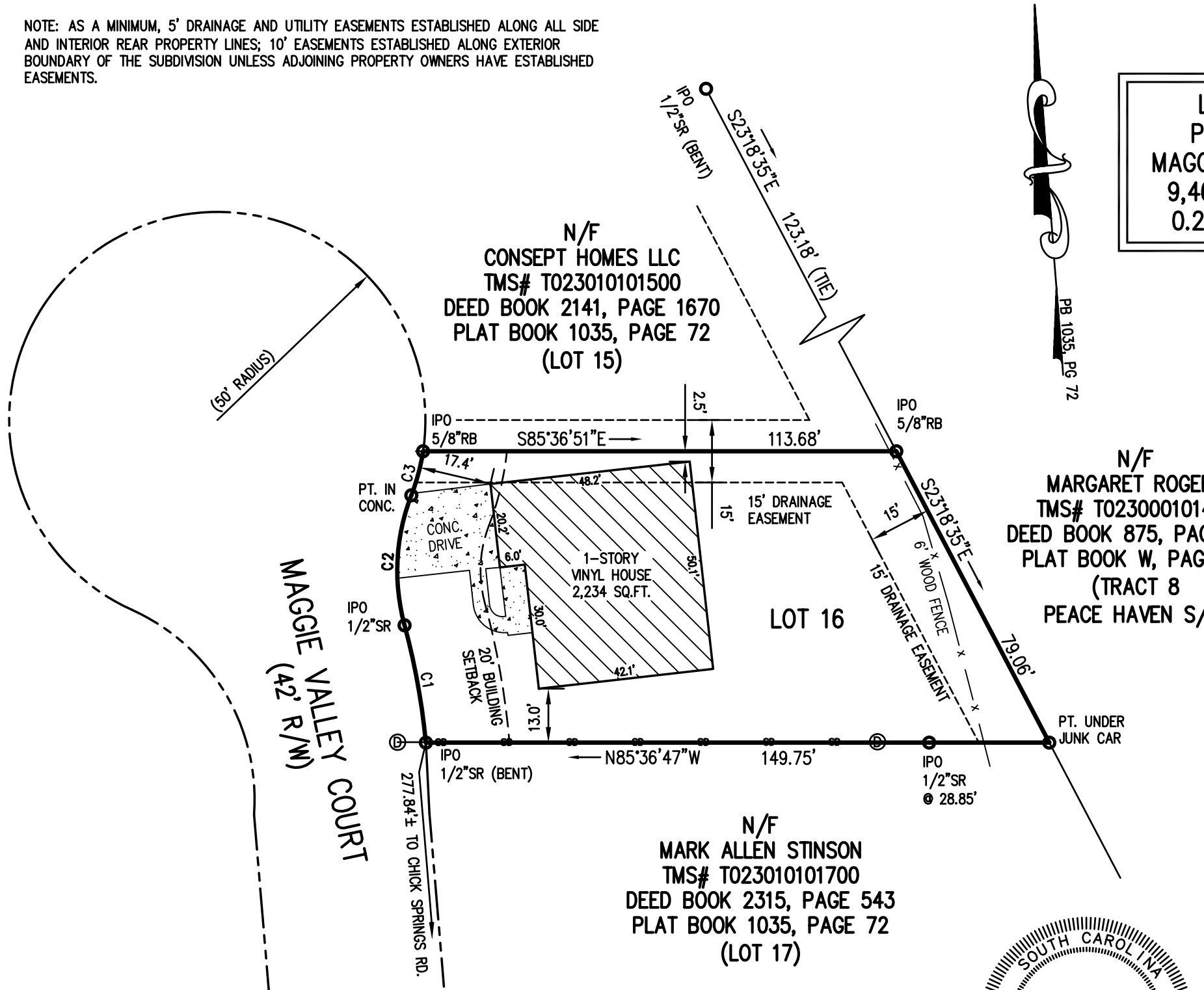
NOTE: AS A MINIMUM, 5' DRAINAGE AND UTILITY EASEMENTS ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.



**LOT 16
PHASE 1
MAGGIE VALLEY
9,464 SQ.FT.
0.22 ACRES**

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON 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 "B" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO KNOWN VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

THE PROPERTY SHOWN IS KNOWN AS LOT 16 MAGGIE VALLEY SUBDIVISION PHASE 1 RECORDED IN PLAT BOOK 1035, PAGE 72, OFFICE OF R.O.D., GREENVILLE COUNTY, SC

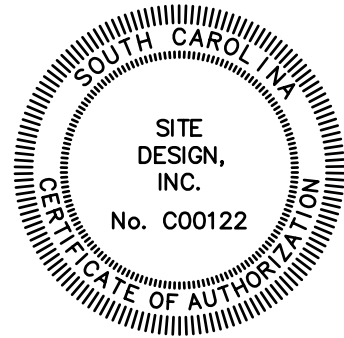


LEGEND

- BL BUILDING LINE
- CL CENTERLINE
- CMP CORRUGATED METAL PIPE
- CT CRIMP TOP
- DE DRAINAGE EASEMENT
- EP EDGE OF PAVEMENT
- IPO IRON PIN OLD
- IPS IRON PIN SET
- N&C NAIL & CAP
- OT OPEN TOP
- RB REBAR
- RCP REINFORCED CONC PIPE
- R/W RIGHT OF WAY
- SD STORM DRAIN
- SS SANITARY SEWER
- SSE SS EASEMENT
- VCP VITRIFIED CLAY PIPE
- CO CLEAN OUT
- CB CATCH BASIN
- DI DROP INLET
- ELEC TRANS
- ELEVATION
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- LIGHT POLE
- POWER POLE
- MANHOLE (SD)
- MANHOLE (SS)
- MANHOLE (TELEPHONE)
- TELEPHONE PEDESTAL
- WATER METER
- WATER VALVE
- GUY ANCHOR
- ELECTRIC METER
- CABLE TV
- FENCE LINE
- FIBER OPTIC CABLE
- GAS LINE
- OVERHEAD POWER
- OVERHEAD TELEPHONE
- STORM DRAIN
- SANITARY SEWER
- UNDERGROUND POWER
- UNDERGROUND TEL
- WATER LINE

T. ANDREW SHERARD, P.E., R.L.S.
S.C. REG. NO. 12314

CURVE TABLE			
CURVE	CHORD	RADIUS	BEARING
C1	28.65	172.00	N05°54'33"W
C2	31.26	50.00	N07°21'32"E
C3	10.96	50.00	N19°18'05"E



**SURVEY FOR
MARK A. NYE**

GREENVILLE COUNTY, SOUTH CAROLINA

SCALE 1" = 30'	PROPERTY ADDRESS 108 MAGGIE VALLEY COURT	TAX PIN T023010101600
DATE 12/3/10	30 0 30 60	FIELD CREW LB/JM
		DRAWN BY RKS

SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

420 EAST PARK AVE, SUITE 100 GREENVILLE, SC 29601
PH: (864)271-0496 FAX: (864)271-0402
www.sitedesign-inc.com