

VA-2012-3

Greenville County Planning Commission,

This letter is to request the grant of a Variance for the owner of 515 Fairview Road in Taylors. The Variance requested is relatively minor, and as shown below would be needed to meet residential zoning requirements, even though the property is currently not zoned.

Property Square Footage

I, Jesse Kinnunen, the owner of the property, tax map number T009030104101, with the address of 515 Fairview Road, Taylors, SC 29687 in the county of Greenville, request to have the property divided into two parcels measuring 74.5 x 79.2 ft. with each new lot being 5900.4 sq. ft. This land is not zoned at this time and by residential zoning standards, I would need a variance of up to 1600 sq. Ft. for each lot in order to meet residential zoning requirements. I hereby request the variance that would allow me divide the existing lot to create two new lots with individual tax map numbers.

Support of Favorable Findings

A) "...necessary for the preservation of a substantial property right... possessed by other property in the same district" there is at least one other property on the same street with a single duplex located on it.

B) "The granting of such Variance will not be materially detrimental to the public welfare..." the proposed Variance does no harm to either public or private interests, and is not injurious to any property or interest. In fact, granting the proposed Variance will serve only to keep increase tax revenue.

Additionally, the proposed Variance that is being requested for **does not** encroach or infringe on any neighboring residential properties, **nor** would it impose any hardship on any neighbors, **nor** would it serve to create a situation where any neighbor's quality of life, property value, or peaceful co-existence would be negatively affected.

A diagram in support of the requested Variance is attached hereto.

Respectfully submitted,



Jesse Kinnunen, Petitioner
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