

February 4, 2013

Greenville County Planning Commission  
301 University Ridge  
Suite 400  
Greenville, SC 29601

Re: Cliff Ridge Lot 131, TMS 0690020100200

Planning Commission:

On behalf of Thomas R. Strange, Sr. I am requesting a variance on the front setback. The current setback in accordance with the Subdivision Regulations is 20'. The requested variance is for a front setback of 9'. Cliff Ridge was developed in 1982. At that time the Subdivision Regulations did not extend to that part of the county. The house was constructed in 1984 with the closest corner being 9' from the front of the lot. The owner received the appropriate approvals from the Cliff Ridge Architectural Review Committee at the time the house was constructed. The reason the house is so close to the front is the existing topography of the lot. The lot slopes severely towards the rear. The deck at the rear of the house is approximately 35' above the original grade. In 2004 the Subdivision Regulations were expanded in the County to include Cliff Ridge. The County 20' front setback went into effect at that time. The owner is planning on construct a room on the side of the house. The expansion will not encroach within the requested 9' setback, however it will fall within the 20' setback. The 9' setback will allow the entire house to conform to the Subdivision Regulations. This will eliminate any confusion in the future with property transactions concerning the front setback as it relates to time of construction and time that Subdivision Regulations went into effect.

Thank you for your consideration of this matter.

Sincerely,

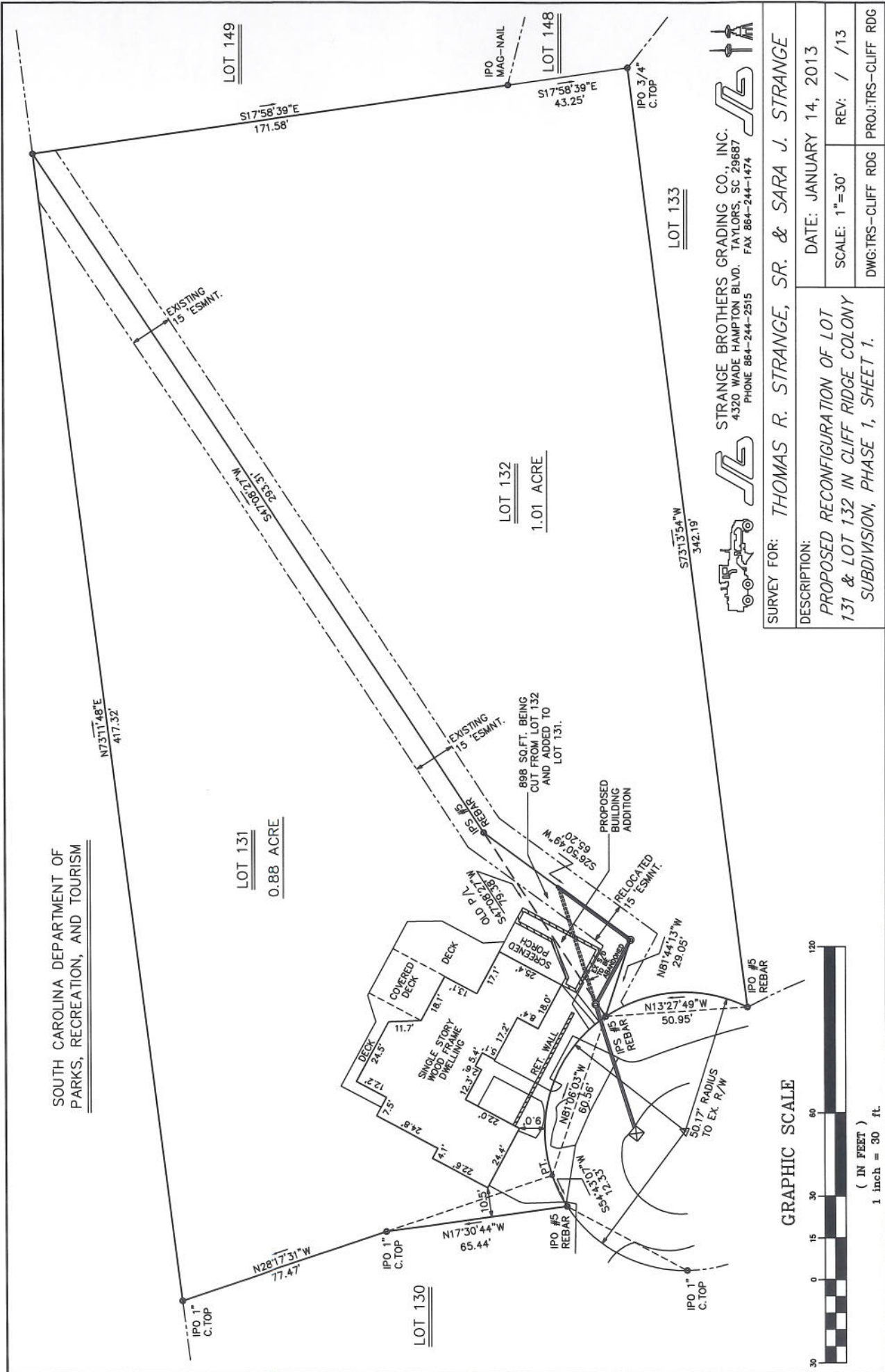


Charles J. Reichert, P.E.

Reichert Consulting, LLC

cc: Tommy Strange

SOUTH CAROLINA DEPARTMENT OF  
PARKS, RECREATION, AND TOURISM



STRANGE BROTHERS GRADING CO., INC.  
4320 WADE HAMPTON BLVD. TAYLORS, SC 29687  
PHONE 864-244-2515 FAX 864-244-1474

SURVEY FOR: **THOMAS R. STRANGE, SR. & SARA J. STRANGE**

DESCRIPTION:	DATE: JANUARY 14, 2013	
PROPOSED RECONFIGURATION OF LOT 131 & LOT 132 IN CLIFF RIDGE COLONY SUBDIVISION, PHASE 1, SHEET 1.	SCALE: 1"=30'	REV: / 13
	DWG: TRS-CLIFF RDG	PROJ: TRS-CLIFF RDG

GRAPHIC SCALE

