

APPLICATION FOR VARIANCE

Name and Address of Applicant:

Matt & Eason Iburg
104 PineCove Ln
Madison, MS 39110

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
7-31-17	R-2	See (Exhibit A)	071C-08A-007	X	See (Exhibit B)

Other Comments: As per Article 2604 of the Madison County Zoning Ordinance.

Comments: Seek variance to add on to the existing structure. The existing structure does not fall within the present R-2 setbacks. Lake Cavalier, Inc, the HOA, has approved the variance on their end.

Respectfully Submitted

Kate Brown

KES Builders, LLC

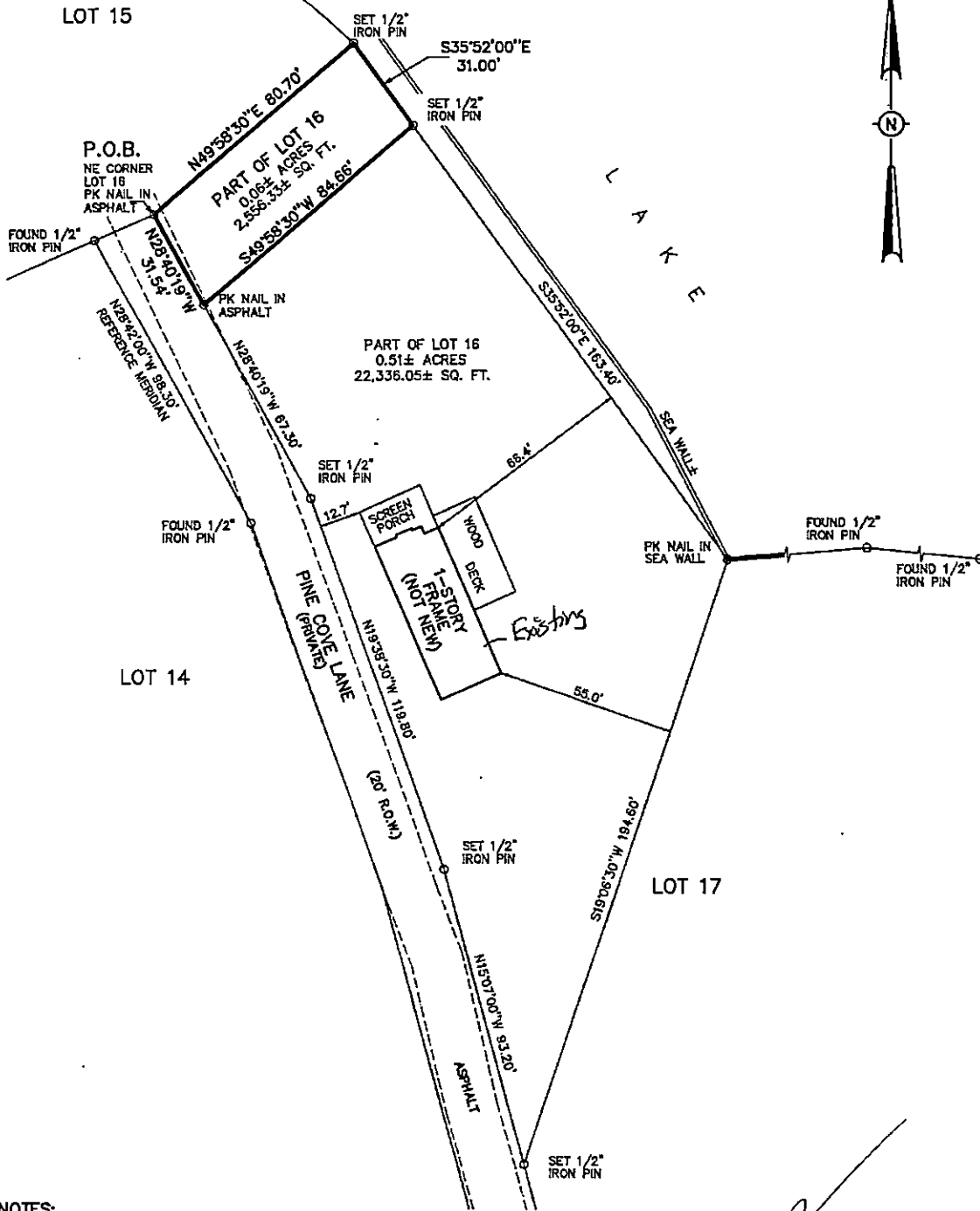
Petition submitted to Madison County Planning and Development Commission on _____

Recommendation of Madison County Planning and Development Commission on Petition _____

Public Hearing date as established by the Madison County Board of Supervisors _____

Final disposition of Petition _____

RECEIVED
AUG 1 2017
BJR



- NOTES:**
 THIS PARCEL OF LAND MAY BE SUBJECT TO THE FOLLOWING:
1. ANY RECORDED, UNRECORDED, OR MISINDEXED INSTRUMENTS WHICH WOULD BE DISCLOSED BY A COMPETENT TITLE EXAMINATION OF SUBJECT PROPERTY.
 2. NORTH DERIVED FROM RECORDED SUBDIVISION PLAT, REFERENCED TO THE WEST R.O.W. LINE OF PINE COVE LANE.
 3. SURVEY CLASSIFICATION "B"
 4. THIS SURVEY FOR PROPERTY CORNERS AND LOCATION OF EXISTING HOUSE ONLY. BOAT HOUSE AND PIER NOT SHOWN AS REQUESTED BY BUILDER.



PLAT OF SURVEY
 FOR
RONALD D. & MARIANNE W. VEAZEY
 PART OF LOT 16
 LAKE CAVALIER, PART 2
 MADISON COUNTY, MISSISSIPPI
 PLAT BOOK 4 - PAGE 12

H D LANG AND ASSOCIATES, INC.
 ENGINEERS / LAND SURVEYORS
 POST OFFICE BOX 16086
 JACKSON, MISSISSIPPI 39236-6085
 (601) 362-4886

JOB NO. 13221
 SCALE: 1" = 40'
 05-04-17

STATE OF MISSISSIPPI
COUNTY OF HINDS
CITY OF JACKSON

CERTIFICATE OF SURVEY

THIS IS TO CERTIFY THAT, H D Lang and Associates, Inc. of the City of Jackson, Mississippi, has this day completed a survey standing in the name of Ronald D. and Marianne W. Veazey located at Pine Cove Lane (private), in the County of Madison aforesaid, being further described as follows, to-wit:

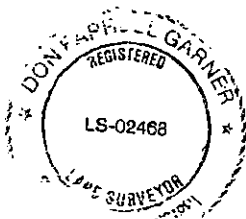
A certain parcel of land being part of Lot 16, Lake Cavalier, Part 2, a subdivision according to the map or plat thereof, on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, as now recorded in Plat Book 4 at Page 12, and being more particularly described as follows:

Begin at a set pk nail in asphalt on the East right-of-way line of Pine Cove Lane (private) marking the Northwest corner of the aforesaid Lot 16, Lake Cavalier, Part 2 and run thence North 49 degrees 58 minutes 30 seconds East along the North line of said Lot 16 for a distance of 80.70 feet to a set 1/2" iron pin marking the Northeast corner thereof; leaving said North line of Lot 16, run thence South 35 degrees 52 minutes 00 seconds East along the East line of said Lot 16 for a distance of 31.00 feet to a set 1/2" iron pin; leaving said East line of Lot 16, run thence South 49 degrees 58 minutes 30 seconds West for a distance of 84.66 feet to a set pk nail in asphalt on the aforesaid East right-of-way line of Pine Cove Lane (private); said point also being on the West line of said Lot 16; run thence North 28 degrees 40 minutes 19 seconds West along said East right-of-way line of Pine Cove Lane (private) and along said West line of Lot 16 for a distance of 31.54 feet to the POINT OF BEGINNING, containing 2,556.33 square feet or 0.06 acres, more or less.

AND I ALSO CERTIFY, that there are no visible encroachments by the buildings of the adjacent property owners upon the surveyed premises.

AND I FURTHER CERTIFY that all the buildings and visible improvements located on the above described property are within the boundaries of said property, subject to the exceptions shown below, if any, and that the plat hereto attached is a correct representation of the conditions as they exist on this date.

Witness my signature this the 4th day of May, 2017.



H D LANG AND ASSOCIATES, INC.

By: Don H. Garner, PS