



Record No: VAR-26-16

Variance Application

Status: Active

Submitted On: 4/6/2026

Primary Location

208 Westwood Drive
Rincon, GA 31326


Owner

SPARRY CHRISTOPHER D
208 WESTWOOD DRIVE
RINCON, GA 31326

Applicant

 Chris Sparry



 208 Westwood drive
Rincon, Georgia 31326


Staff Review

Board of Commissioner Meeting Date* 

05/05/2026

Notification Letter Description* 

decrease in required setbacks in AR-1.

Public Notification Letters Mailed* 

04/17/2026

Location Information* 

208 Westwood Drive

Staff Description 

section 5.1


Stipulations 

Board of Commissioner Ads 


04/15/2026

Commissioner District* 

2nd

Request Approved or Denied 

Letter & ZMA Mailed 

Map#* 

465H

Parcel#* 

91B

Applicant Name* 

Christopher Sparry

General Information

Zoning District*

AR-1

Map/Parcel Number*

0465H091B00

Is this concurrent with a Rezoning? *

No

Describe why the variance is needed*

we need to build an addition on the back of our home abd are a few feet too close to the property line.

Water Connection*

Public Water System

Name of Supplier*

coastal water

Sewer Connection*

Who is applying for variance request?*

Private Septic System

Owner

Applicant Information

Applicant Name*

Christopher Sparry

Applicant Phone Number*



Applicant Email Address*



Applicant Address*

208 Westwood drive

City*

Rincon

State*

Ga.

Zip Code*

31326

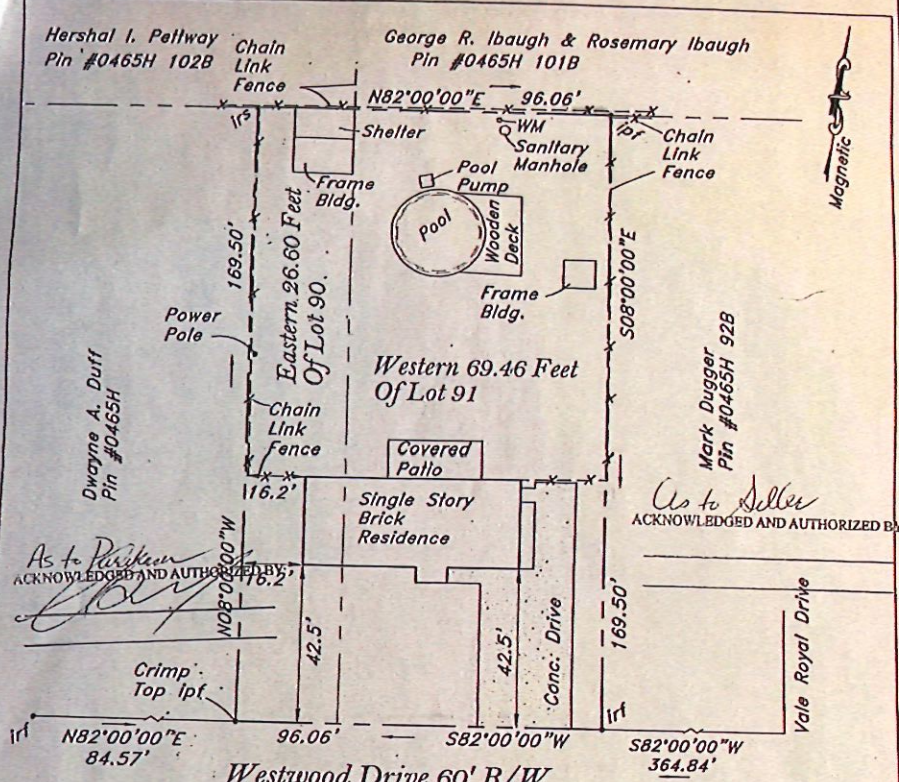
Signature

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge,

Digital Signature*

Christopher Derek Sparry

Apr 6, 2026



Plat Of The Eastern 26.60 Feet Of Lot 90 And The Western 69.46 Feet Of Lot 91, Section "B", Westwood Heights Subdivision, 9th. G.M. District, Effingham County, Ga.

Also Known As: No. 208 Westwood Drive
 Pin# 465H-91B

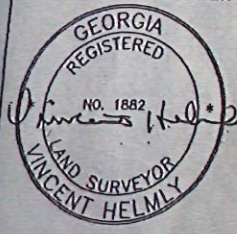
FOR: Calvin T. Brown & Beverly Brown

ACCORDING TO THE FLOOD INSURANCE RATE MAP 13103C0288D DATED 12/17/10 THE SURVEYED PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THE PROPERTY LIES IN ZONE "X"

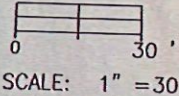
- LEGEND:
- irf IRON ROD FOUND
 - lpf IRON PIPE FOUND
 - lrs IRON ROD SET
 - WM WATER METER

SURVEYOR'S NOTE:
 THE DEED RECORDED AT D.B. 390 PAGE 604 DESCRIBES THE PROPERTY CONVEYED TO CALVIN T. BROWN AND BEVERLY BROWN AS THE EASTERN 26.6 FEET OF LOT 90 AND THE WESTERN 57.8 FEET OF LOT 91, WESTWOOD HEIGHTS. EXISTING CORNERS AND FENCES FOUND ON THE GROUND AT THE TIME OF THIS SURVEY ENCOMPASSES THE EASTERN 26.6 FEET OF LOT 90 AND THE WESTERN 69.46 FEET OF LOT 91, WESTWOOD HEIGHTS. DEEDS TO THE ADJACENT OWNERS TO THE EAST AND THE WEST DO NOT CONFLICT WITH THE CORNERS AND FENCES FOUND ON THE GROUND AS SHOWN ON THIS SURVEY.

NOTE:
 UNDER THE O.C.G.A. CHAPTER 15, SECTION 6, SUBSECTION 67 D. THIS PLAT DOES NOT REQUIRE APPROVAL OF A PLANNING COMMISSION IN ORDER TO BE RECORDED.



Vincent Helmly
 317 DERRICK INN ROAD
 SAVANNAH, GEORGIA
 (912) 925-3523

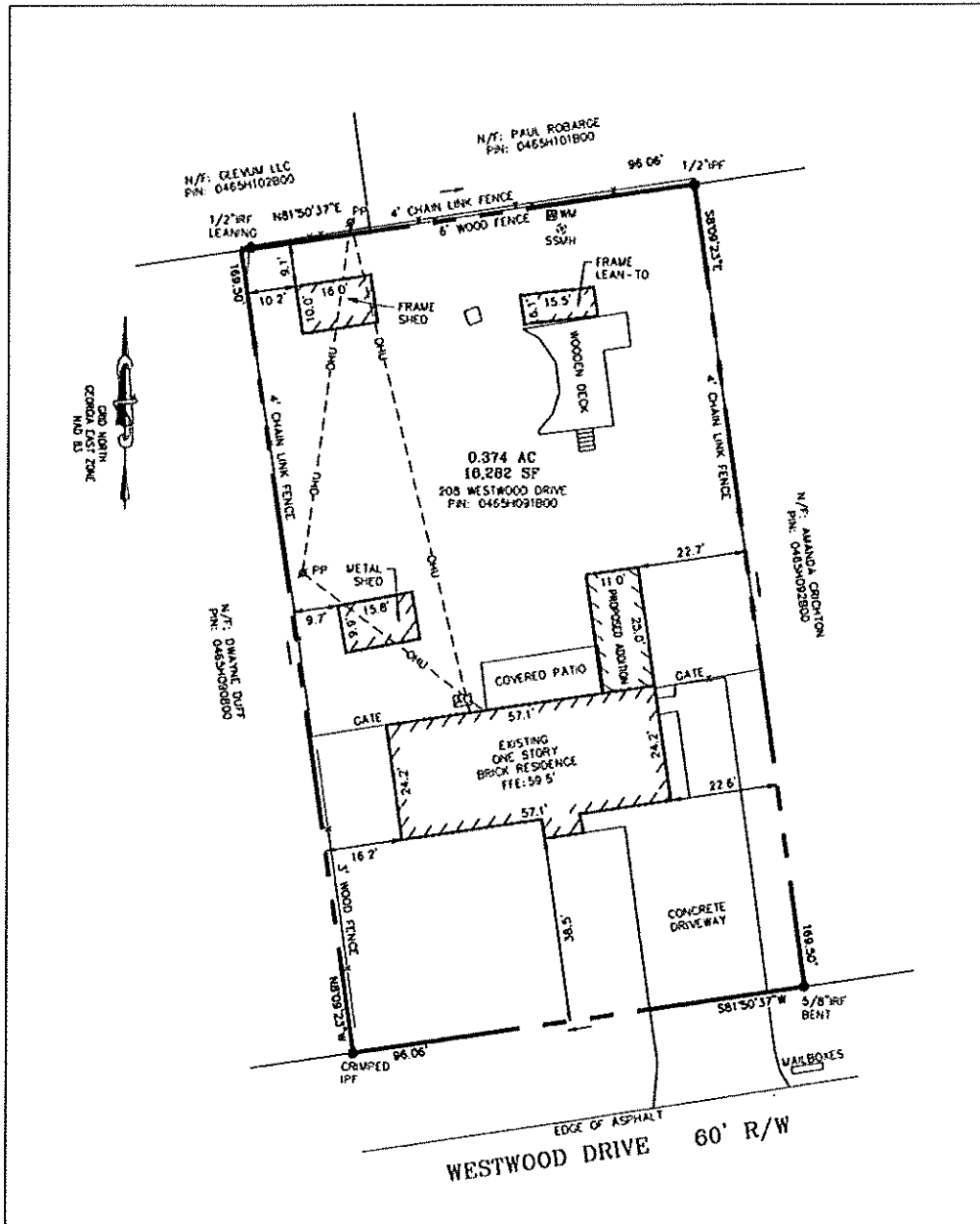


REFERENCE:
 1. D.B. 390 PAGE 604
 2. M.B. 3 PAGE 25

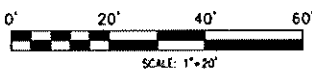
ERROR OF CLOSURE:
 FIELD : 1/35,478
 ANG. ERROR : 2" PER ANG. PT.
 ADJUSTED BY : COMPASS METHOD
 PLAT : 1/INFINITY

EQUIPMENT: TOPCON GTS GTS236W TOTAL STATION
 SINGLE PRISM

DATE: March 20, 2013
JOB# 13-30



A SITE PLAN & ASBUILT OF THE
 EASTERN 26.60' OF LOT 90 AND THE
 WESTERN 69.46' OF LOT 91, SECTION B,
 WESTWOOD HEIGHTS SUBDIVISION
 9TH C.M. DISTRICT,
 EFFINGHAM COUNTY, GEORGIA
 ADDRESS: 208 WESTWOOD DRIVE
 P.M. 04654091800
 PREPARED FOR CHRISTOPHER SPARRY

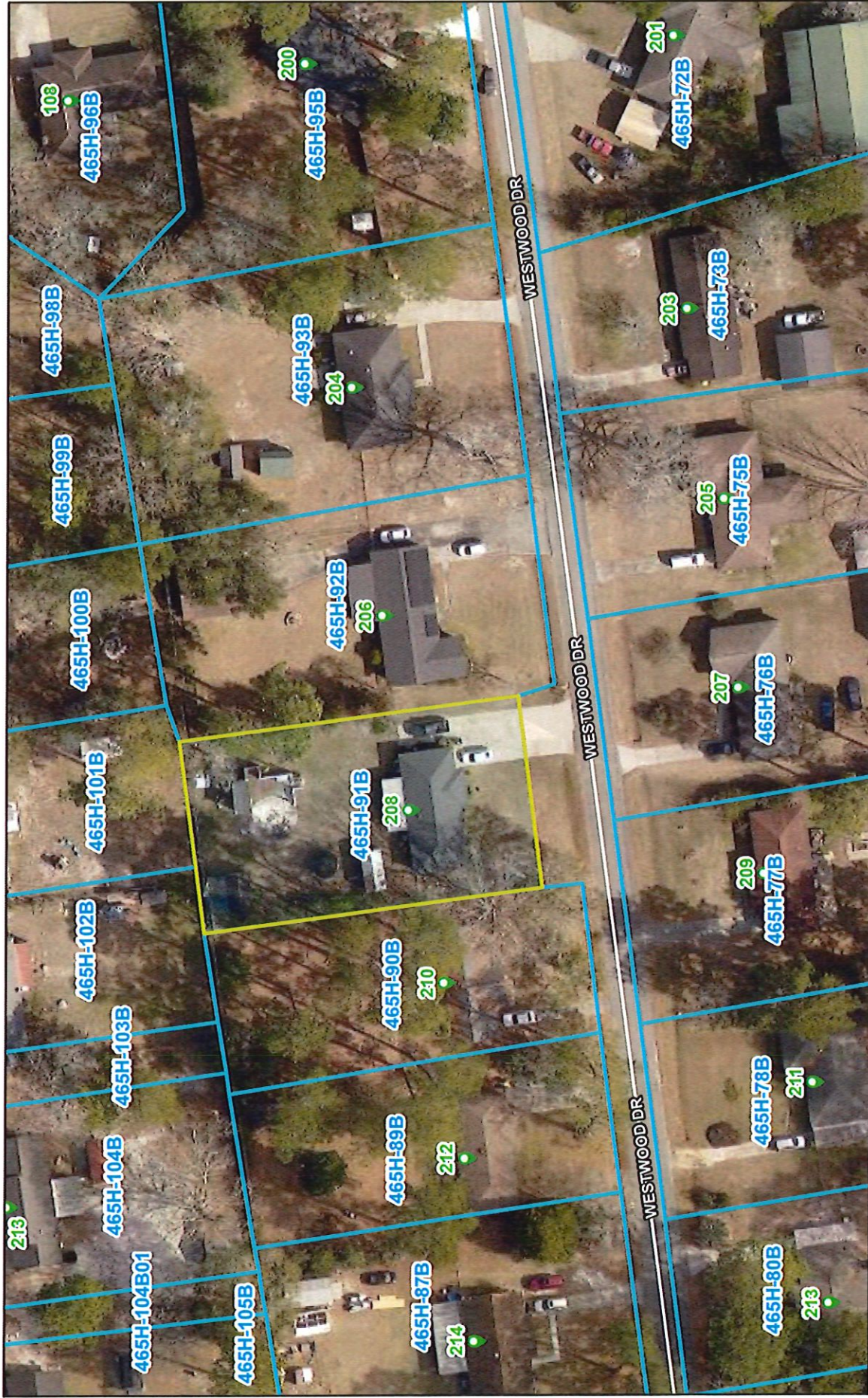


- LEGEND**
- IFF-IRON PIPE FOUND
 - IFR-IRON ROD FOUND
 - SSMH-SANITARY SEWER MANHOLE
 - R/W-RIGHT-OF-WAY
 - PP-POWER POLE
 - WM-WATER METER
 - OUH-OVERHEAD UTILITY
 - FTE-FINISHED FLOOR ELEVATION
 - BSL-BUILDING SETBACK LINE
 - C&G-CURB & GUTTER

- REFERENCES:**
- 1 PB 0118, PAGE 81
 - 2 DB 3902, PAGE 604

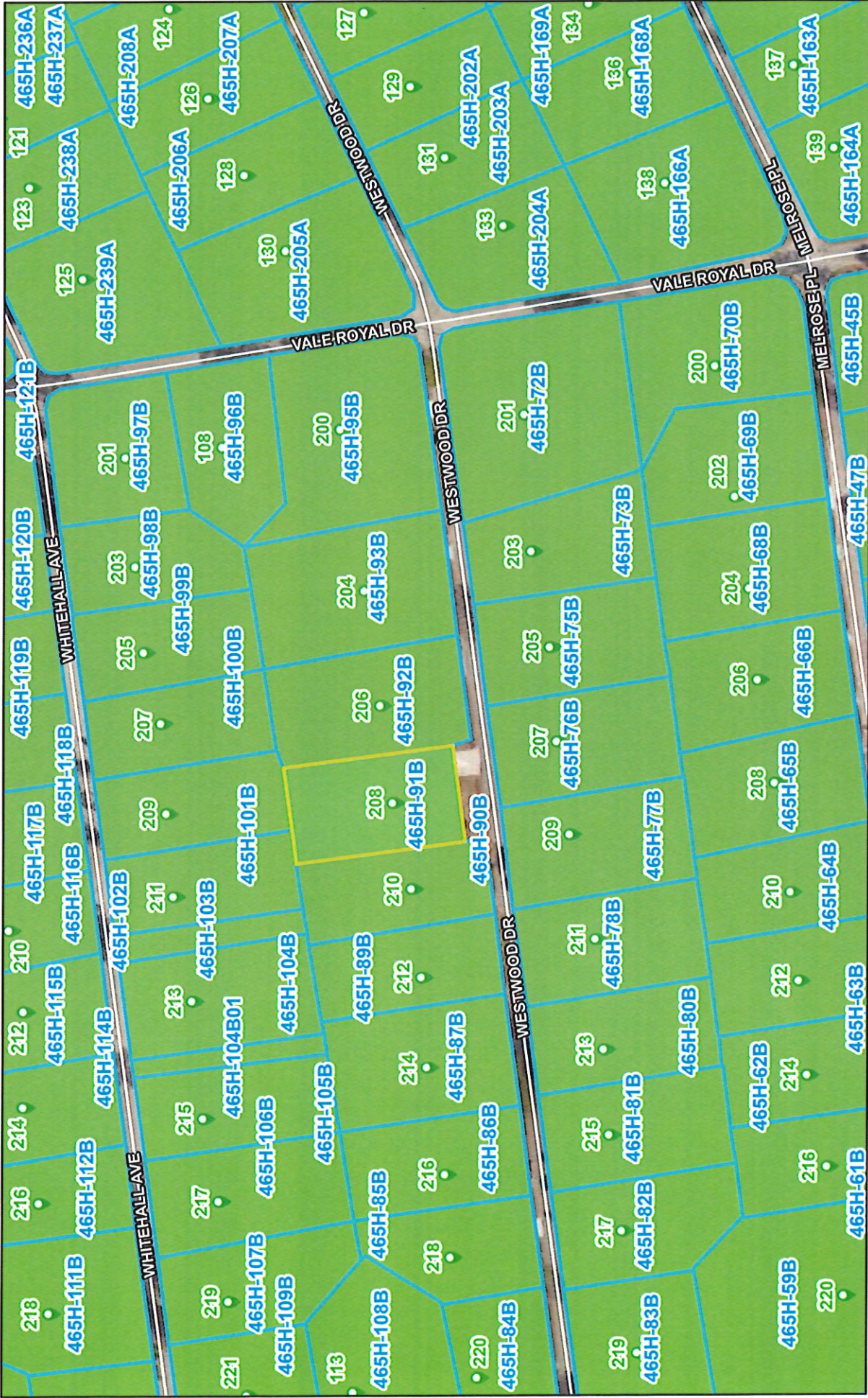
- NOTES:**
1. ACCORDING TO F.I.R.M. MAP NO. 1310300288C, EFFECTIVE DATE 5/16/2013, THE PARCEL SHOWN HEREON IS IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA.
 2. THIS PROPERTY IS CURRENTLY ZONED AR-1.
 3. THE HORIZONTAL DATUM IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
 4. ELEVATIONS ARE BASED ON NAVD 1988 DATUM.

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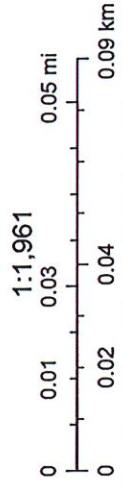
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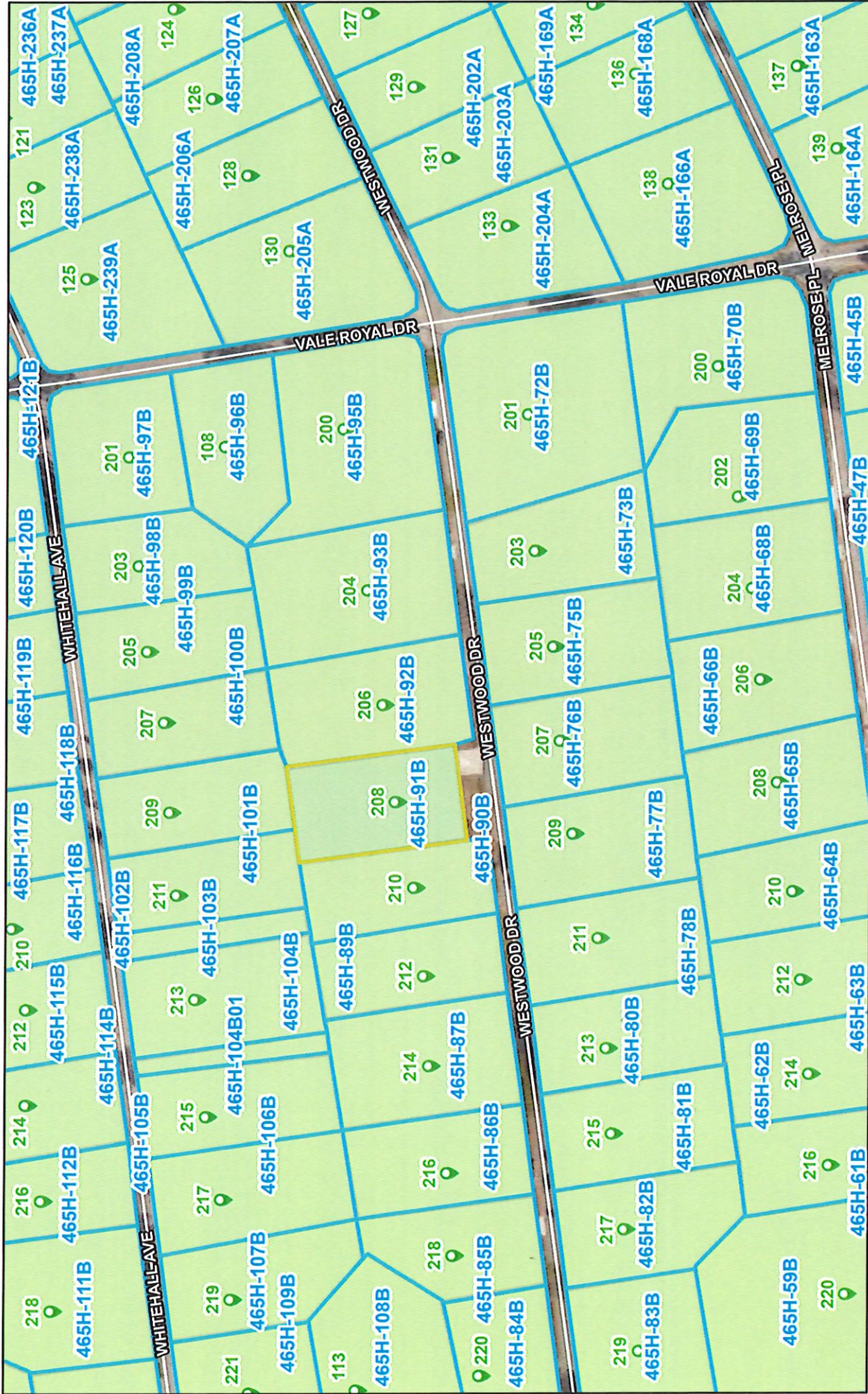
4/13/2026

- Addresses
- Parcels
- Zoning
- Roads
- Citations

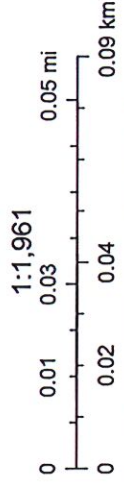


EC60C, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

465H-91B



4/13/2026



1:1,961

- Addresses
- Parcels
- Citations
- Roads
- FLUM Areas
- Agricultural-Residential