

ATTACHMENT A - VARIANCE APPLICATION

Application Date: _____

Applicant/Agent: Sean Carter

Applicant Email Address: sean@echohomebuilders.com

Phone # 864-918-7332

Applicant Mailing Address: 4070 Stillwell Clay Rd

City: Clay State: Ga Zip Code: 31303

Property Owner, if different from above: _____
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): FRANCES NIX JEFFERSON

Phone # 910-988-5015 OR 912-656-7538

Owner's Mailing Address: P.O. Box 21

City: Clay State: GA Zip Code: 31303

Property Location: 199 Fifth St. Clay, Ga.


Name of Development/Subdivision: South Part Lot 3

Present Zoning of Property AR-1 Tax Map-Parcel # 422A-85 Total Acres 0.27

VARIANCE REQUESTED (provide relevant section of code): 7.1.8.1

Describe why variance is needed: Variance needed for added closet to back of house located at 199 Fifth St. Clay, Ga. 31303 (7'x7' closet on primary bedroom)

How does request meet criteria of Section 7.1.8 (see Attachment C): Previous grandfaded-back setback under 50'. 7' Closet addition would make back setback 25.84' instead of 32.84'.

Applicant Signature:  Date 8/15/23

LEGEND

- (F) = Field Measurement
- (P) = PLAT Measurement
- (MBL) = Minimum Build Line
- (R/W) = Right of Way
- (W/H) = Well House
- (PB) = Plat book
- (RF) = Rebar Found
- (OTPF) = Open Top Pipe Found
- (PP) = Power Pole

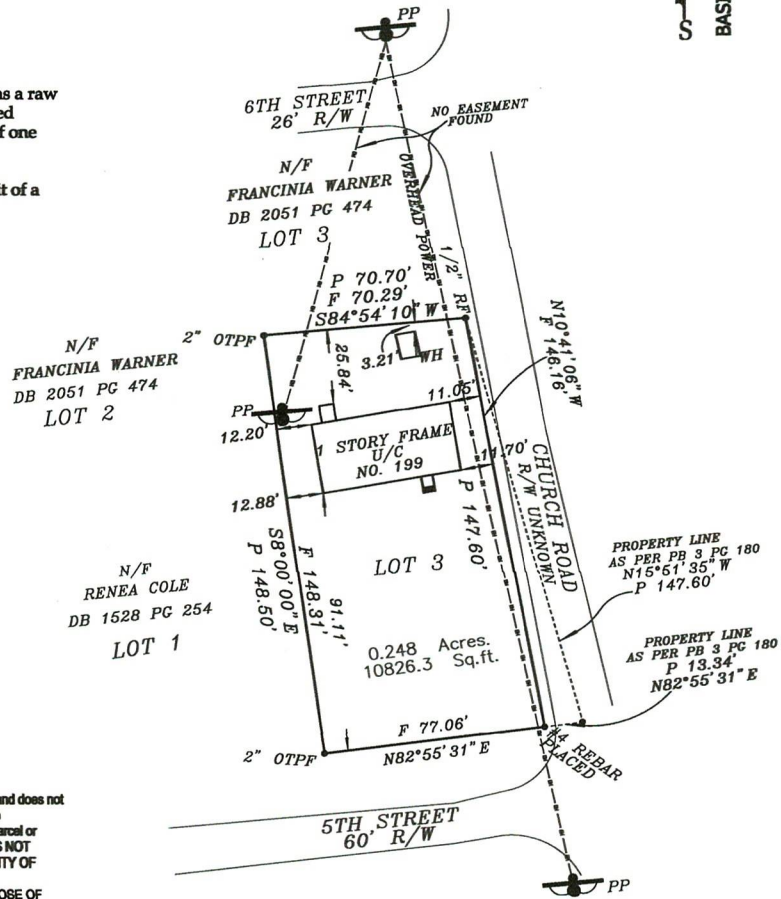
SETBACKS:
FRONT- 50'
SIDE- 25'
REAR- 50'



CLERK OF SUPERIOR COURT USE ONLY

Notes:

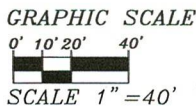
- 1) Record North and All Bearings Show Reflect Reference Deed and Plat.
- 2) The field data upon which this plat is based has a raw closure of one foot in 35,200 feet, and was adjusted using a least squares routine yielding a closure of one foot in 73,636.
- 3) This survey was performed without the benefit of a complete and thorough Title Abstract.
- 4) Field Equipment Used : TOPCON GT-500 ROBOTIC



This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Ken Nutt
 AUGUST 15, 2023

According to F.I.R.M. Community Panel #1313C0175E, Effective on 03/16/2015 and This Property is not Located in an Area Having Special Flood Hazards And is Located in ZONE 'X'. EFFINGHAM COUNTY UNINCORPORATED 130076



RETRACEMENT SURVEY

Perimeter Surveying Co., Inc.



Kenneth L. Nutt, Ga., R.L.S. #2104

260 Asa Way, Bldg. A Evans, GA 30809
 P: (706) 246-5850

COA# LSF001223

kencoper@aol.com

FOR:

ECHO HOMEBUILDERS

PORTION OF LOT 3
 EFFINGHAM COUNTY, GEORGIA
 LOCATED IN THE 11TH C.M.D.

SCALE 1" = 40' DATE 8/15/2023

Party Chief: KLNutt
 Date Surveyed: 08/10/2023
 Date Drawn: 08/15/2023

Computed by: JB
 Drawn by: JB
 Checked by: KLN

REFERENCES
 PB 3 PG 176, PC D PG. D32
 PB 3 PG 180

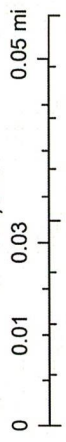
442A-85 199 FIFTH STREET



8/24/2023

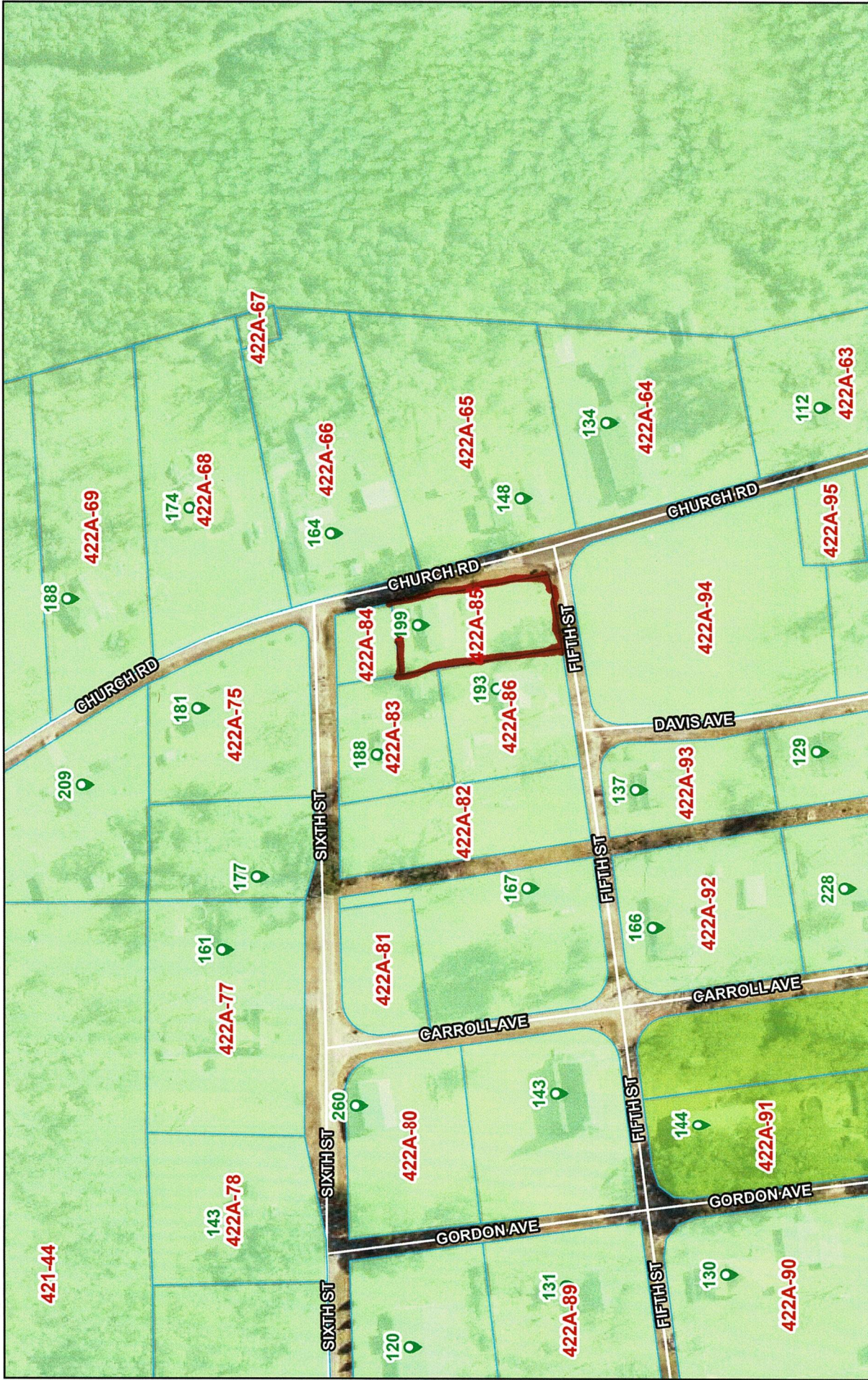
- Address Points
- Tax Parcels Efn_fin_cache
- Tax Parcel Labels
- Roads
- Red: Band_1
- Green: Band_2

1:1,975

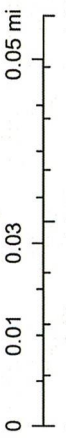


Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Eflingham County BOC

442A-85 199 FIFTH STREET



1:1,975



8/24/2023

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- Red: Band_1
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- Tax Parcel Labels Effingham County Zoning
- AR-1
- Tax Parcels

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