

ATTACHMENT A - VARIANCE APPLICATION

Application Date: 4-4-23

Applicant/Agent: DENNIS JONES

Applicant Email Address: DJONES623@YAHOO.COM

Phone # 912-658-3115

Applicant Mailing Address: 121 ROYAL OAK DR, GUYTON GA 31312

City: Guyton State: GA Zip Code: 31312

Property Owner, if different from above: _____

Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): _____

Phone # _____

Owner's Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Property Location: 121 ROYAL OAK DR, GUYTON, GA 31312

Name of Development/Subdivision: ROYAL OAK PLANTATION


Present Zoning of Property R-1 Tax Map-Parcel # 0352A047 Total Acres .48

VARIANCE REQUESTED (provide relevant section of code): APPC, ARTICLE III, 3.3

Describe why variance is needed: BUILD AN ACCESSORY BUILDING IN A VERY TIGHT SPACE. REQUESTING VARIANCE TO SIDE SETBACK REQUIREMENT.

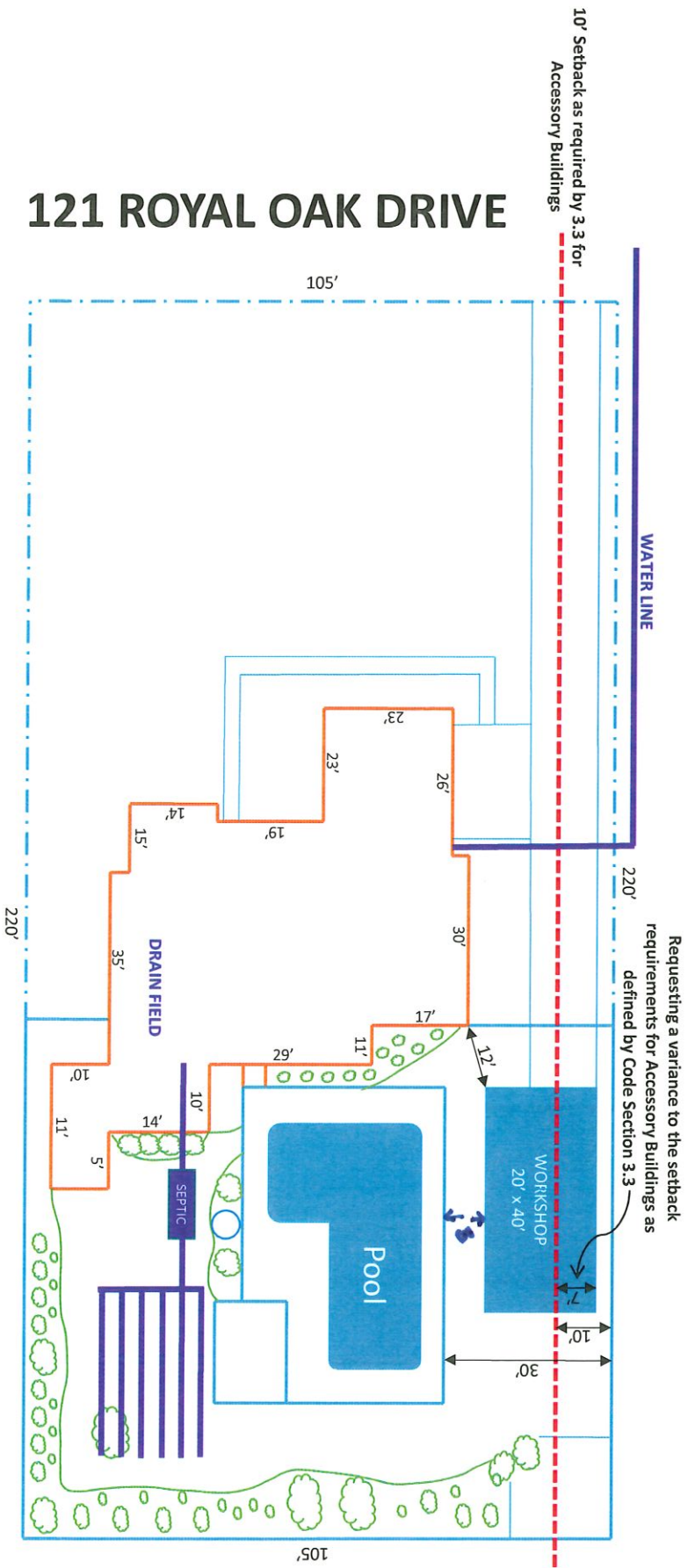
How does request meet criteria of Section 7.1.8 (see Attachment C): THE AVAILABLE SPACE IS SO NARROW THAT A VARIANCE MUST BE

REQUESTED TO BUILD AN ACCESSORY STRUCTURE REQUESTING 3' setback

Applicant Signature:  Date 4-4-23

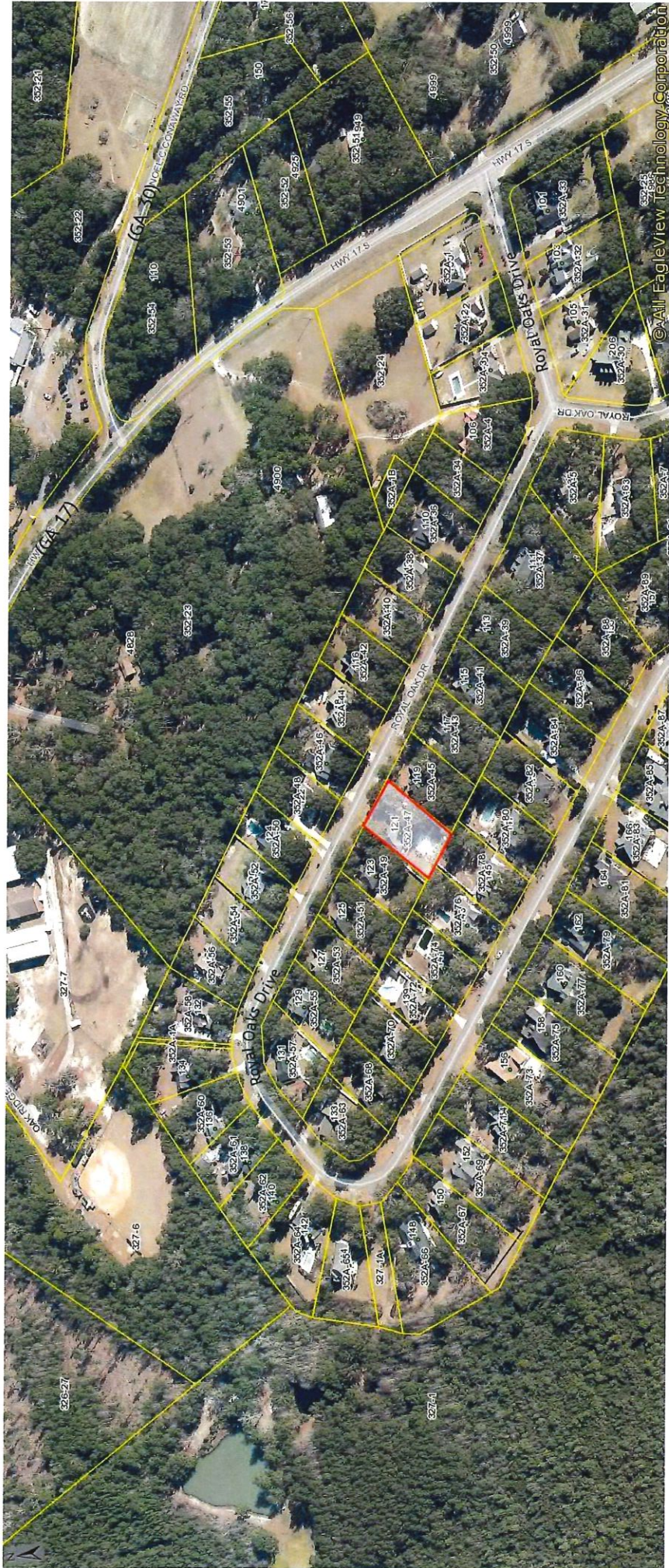
I have 30' of yard between my fence line and the edge of my pool deck. I would like to build a 20' x 40' workshop / apartment in this space. The setback for Accessory Buildings in R1 is 10' and I would like to build within 3' of the property line. I am requesting a variance to the 10' setback as required in Article III, Section 3.3. I believe the narrowness of this part of the property does not allow additional buildout without an approved variance.

Dennis Jones
 121 Royal Oak Dr
 Guyton, GA 31312
 912-658-3115

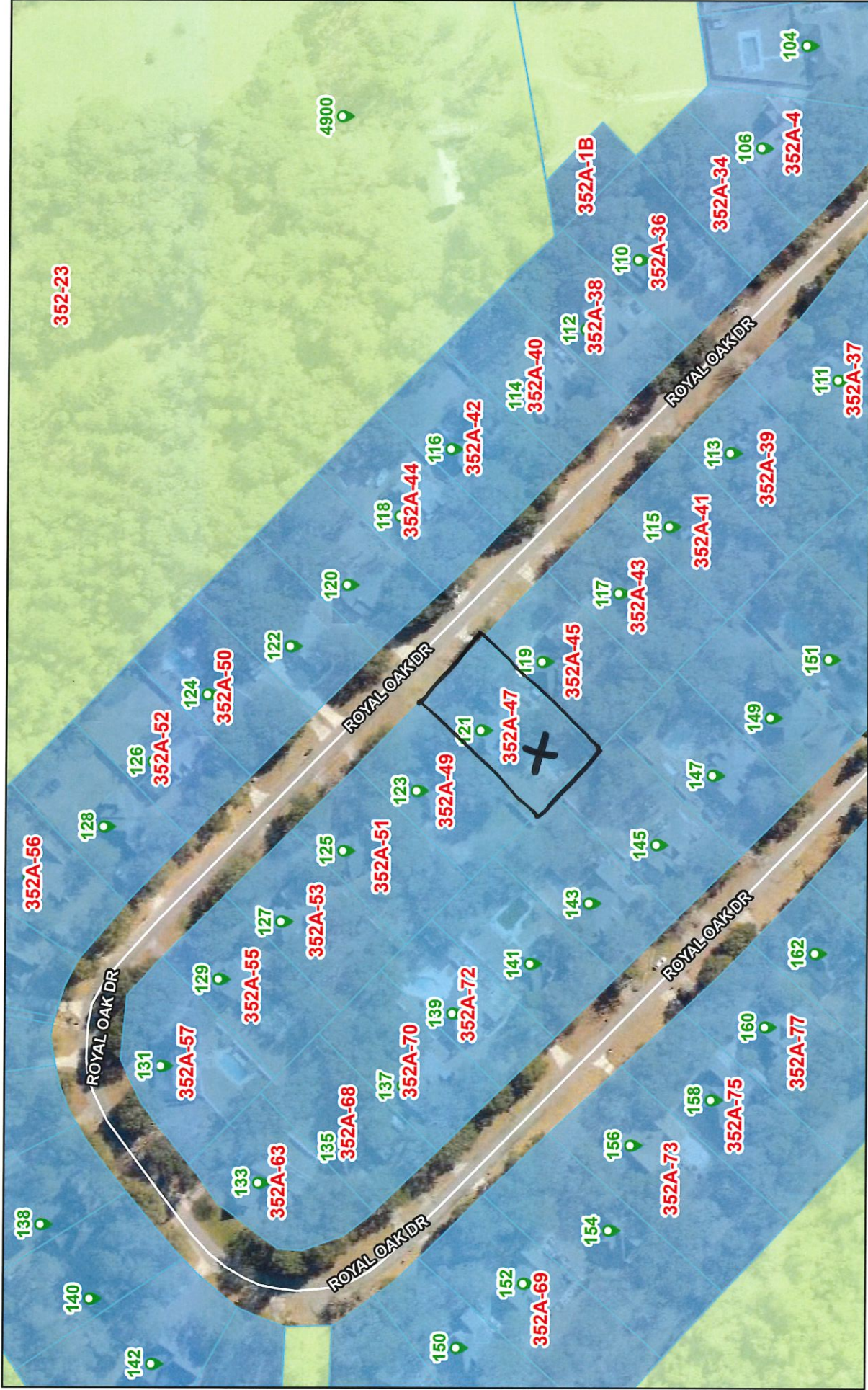


121 ROYAL OAK DRIVE

121 Royal Oaks Drive / 352A-47



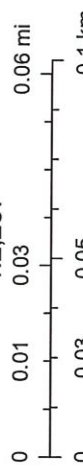
121 Royal Oak Drive / 352A-47



4/6/2023

- Address Points
- Tax Parcel Labels
- Tax Parcels
- R-1 Efn_fin_cache
- Roads
- Effingham County Zoning
- AR-1
- Red: Band_1
- Green: Band_2

1:2,257



Effingham County BOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA