



VAR-24-31

Variance Application

Status: Active

Submitted On: 9/15/2024

Primary Location

2554 Courthouse Road
Guyton, GA 31312

Owner

WALLACE LARRY AND MARLA
HALL
2554 COURTHOUSE RD
GUYTON, GA 31312

Applicant

Marla Wallace
 912-429-2404
 lmwally@aol.com
 2554 Courthouse Road
2554 Courthouse Road
Guyton, GA 31312

Staff Review

Planning Board Meeting Date*

10/15/2024

Board of Commissioner Meeting Date*

10/15/2024

Notification Letter Description*

to allow for an accessory structure in the front yard.

Public Notification Letters Mailed*

09/18/2024

Location Information*

2554 Courthouse Road

Staff Description

Section 3.3.2

Planning Board Ads

09/25/2024

Board of Commissioner Ads

09/25/2024

🔒 Commissioner District*

3rd

🔒 Request Approved or Denied

—

🔒 Letter & ZMA Mailed

—

🔒 Map#*

345A

🔒 Parcel#*

7

🔒 Applicant Name*

Marla Hall Wallace

General Information

Zoning District*

AR-1

Map/Parcel Number*

0345A-007

Is this concurrent with a Rezoning? *

No

Describe why the variance is needed*

The property is in a simple subdivision on wetlands. We are requesting an accessory permit for a two car metal garage with a concrete foundation. We are seeking to put the garage in the front (off to the side). This is the only part of the property that is not shrub wetland.

How does request meet criteria of Section 7.1.8?

The vast majority of the property has been deemed National Wetlands by the U.S. Fish and Wildlife Service. This is a hardship for us. Placing the garage in the front which is not wetlands would not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood.

Who is applying for variance request?*

Owner

Applicant Information

Applicant Name*

Marla Hall Wallace

Applicant Phone Number*

9124292404

Applicant Email Address*

Lmwally@aol.com

Applicant Address*

2554 Courthouse Road

City*

Guyton

State*

Georgia

Zip Code*

31312

Signature

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

Digital Signature*

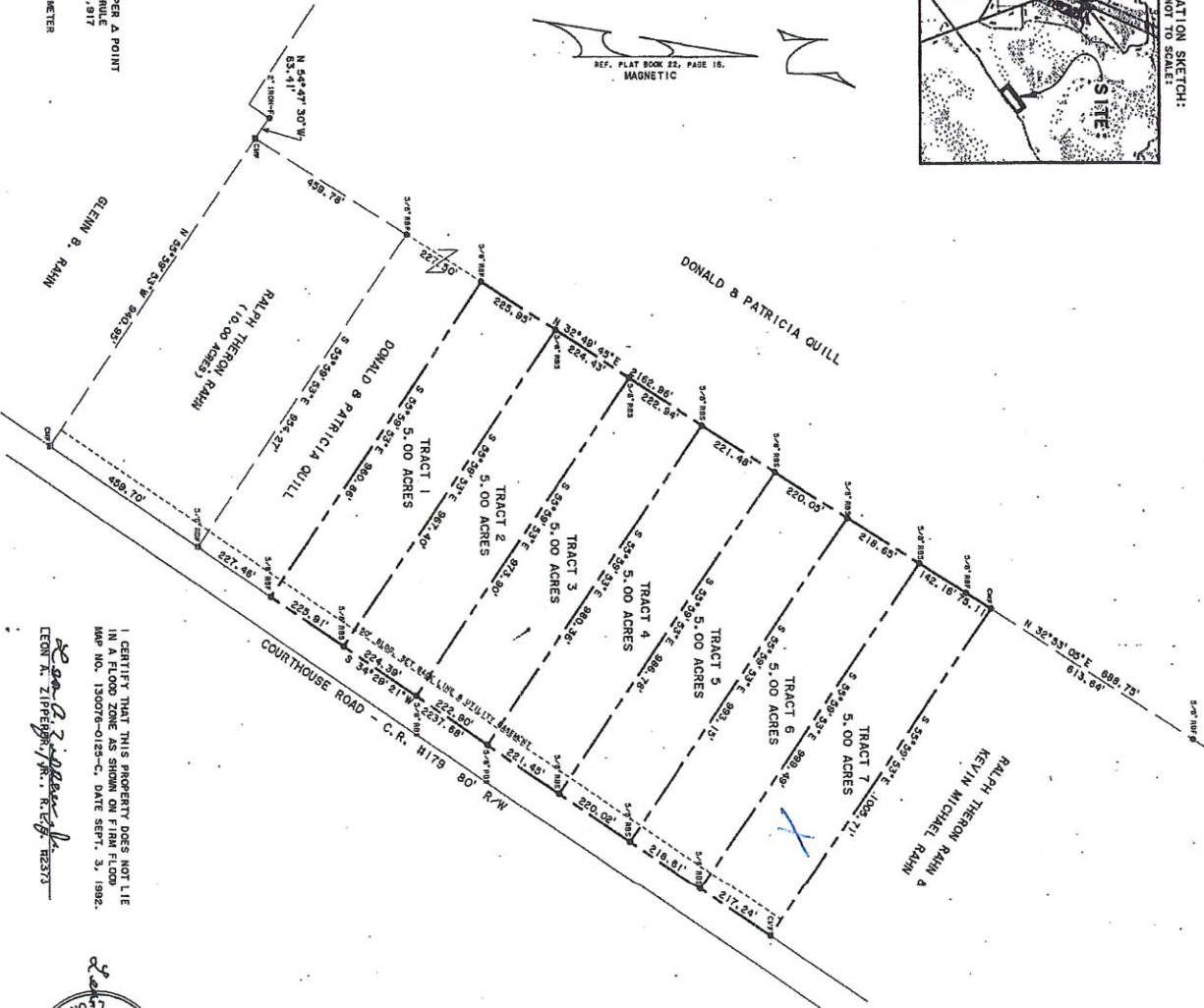
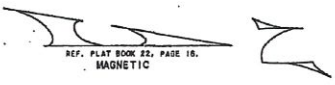
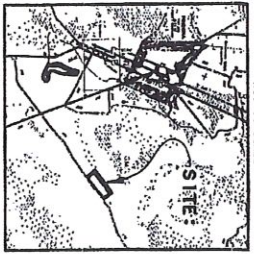
Marla Hall Wallace

Sep 14, 2024

DRAWN BY: J. M. B.

CLERK'S NOTE:
 April 10, 2010
 Plat of S & K Subdivision located in the 10th GM, Effingham County, Ga, owned by Ralph Theron Rainin dated 2/21/1994, surveyed by Leon A. Zipfer, Jr. in Plat 272/1994, Pages C15 recorded 7/20/1994 along with the 2000 Plat 272/1994 from Ralph Rainin Theron Rainin to Wayne B. Zipfer, Jr. in Plat Page 258, (Plat is indexed under name of Wayne B. Zipfer in Index Book L - 27 Page 27.)
 Virginia G. Warren
 Deputy Clerk

Filed for Record
 Book 4281 Page 2
 Date 7/20/1994



ERROR OF CLOSURE:
 FIELD DATA 1/32, 850
 ANGULAR ERROR 0.00 PER A POINT
 LINEAR ERROR 0.00 PER 100 FEET
 PLAT CLOSURE 1/1,412,917
 EQUIPMENT USED:
 TOPCON GTS-2
 ELECTRONIC DISTANCE METER

I CERTIFY THAT THIS PROPERTY DOES NOT LIE IN A FLOOD ZONE AS SHOWN ON FIRM FLOOD MAP NO. 130076-0123-C, DATE SEPT. 3, 1992.
 Leon A. Zipfer, Jr., R.L.S. #2373



CERTIFICATE OF APPROVAL FOR RECORDING - PLANNING COMMISSION: THE SUBDIVISION HAS BEEN FOUND TO COMPLY WITH THE EFFINGHAM COUNTY SUBDIVISION REGULATIONS AND WAS APPROVED AT A REGULAR MEETING OF THE PLANNING COMMISSION HELD ON THE 18th DAY OF JULY 1994. THE CLERK OF COURT OF EFFINGHAM COUNTY, GEORGIA

CERTIFICATE OF ACCURACY: I HEREBY CERTIFY THAT THIS PLAT IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE ACTUAL SURFACE OF THE PROPERTY MADE UNDER MY SUPERVISION, AND THAT MONUMENTS SET SHOWN HAVE BEEN LOCATED AND PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

CERTIFICATE OF OWNERSHIP AND DEDICATION: IT IS HEREBY CERTIFIED THAT I AM THE OWNER/AGENT OF THE PROPERTY SHOWN HEREON AND I HEREBY DEDICATE TO THE PUBLIC ALL STREETS AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER/AGENT: Leon A. Zipfer, Jr., R.L.S. #2373
 DATE: 7-18-94

WITNESS: _____ DATE: _____
WITNESS: _____ DATE: _____

APPROVED BY EFFINGHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION.
 Director: Patricia R. Lamborn
 DATE: 7-18-94

REFERENCES:
 SURVEYOR'S RECORD F, PAGE 501,
 SURVEYOR'S RECORD J, PAGE 360,
 PLAT BOOK 42, PAGE 210,
 PLAT BOOK 22, PAGE 18.

PLAT OF S & K SUBDIVISION

LOCATION: G.M.D. 10,
 EFFINGHAM COUNTY, GEORGIA

SCALE: 1 INCH = 200 FEET

DATE: MARCH 21, 1994 FILE NO. 9409

LEON A. ZIPFER, JR., R.L.S. #2373
 P.O. BOX 274, RINCON, GEORGIA 31526



U.S. Fish and Wildlife Service

National Wetlands Inventory

2554 Courthouse Rd



U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands_team@fws.gov

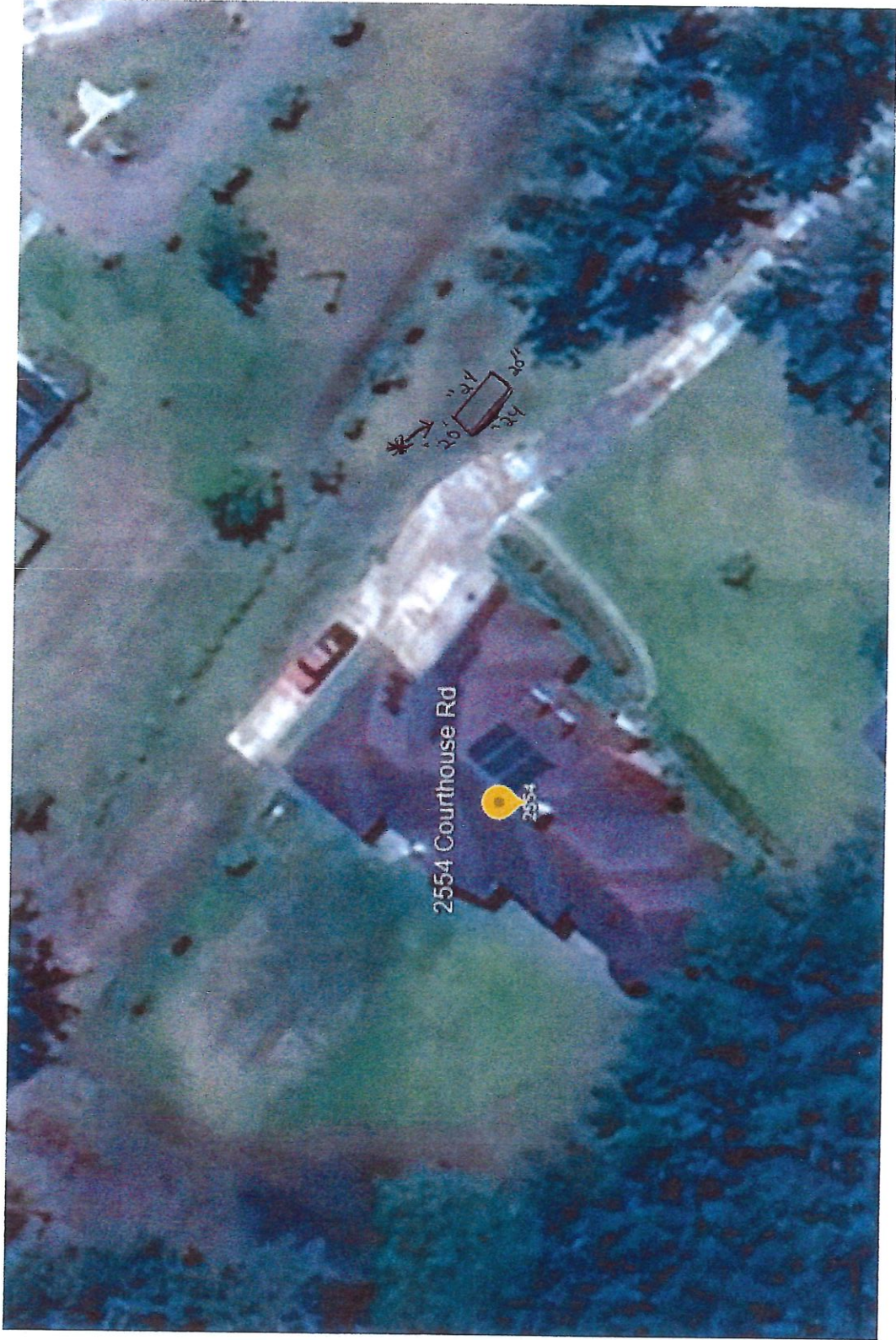
September 13, 2024

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Drawing of Garage location



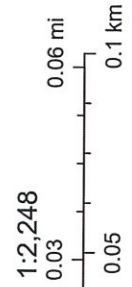
* Location of
new garage
24'
26" 20"

345A-7



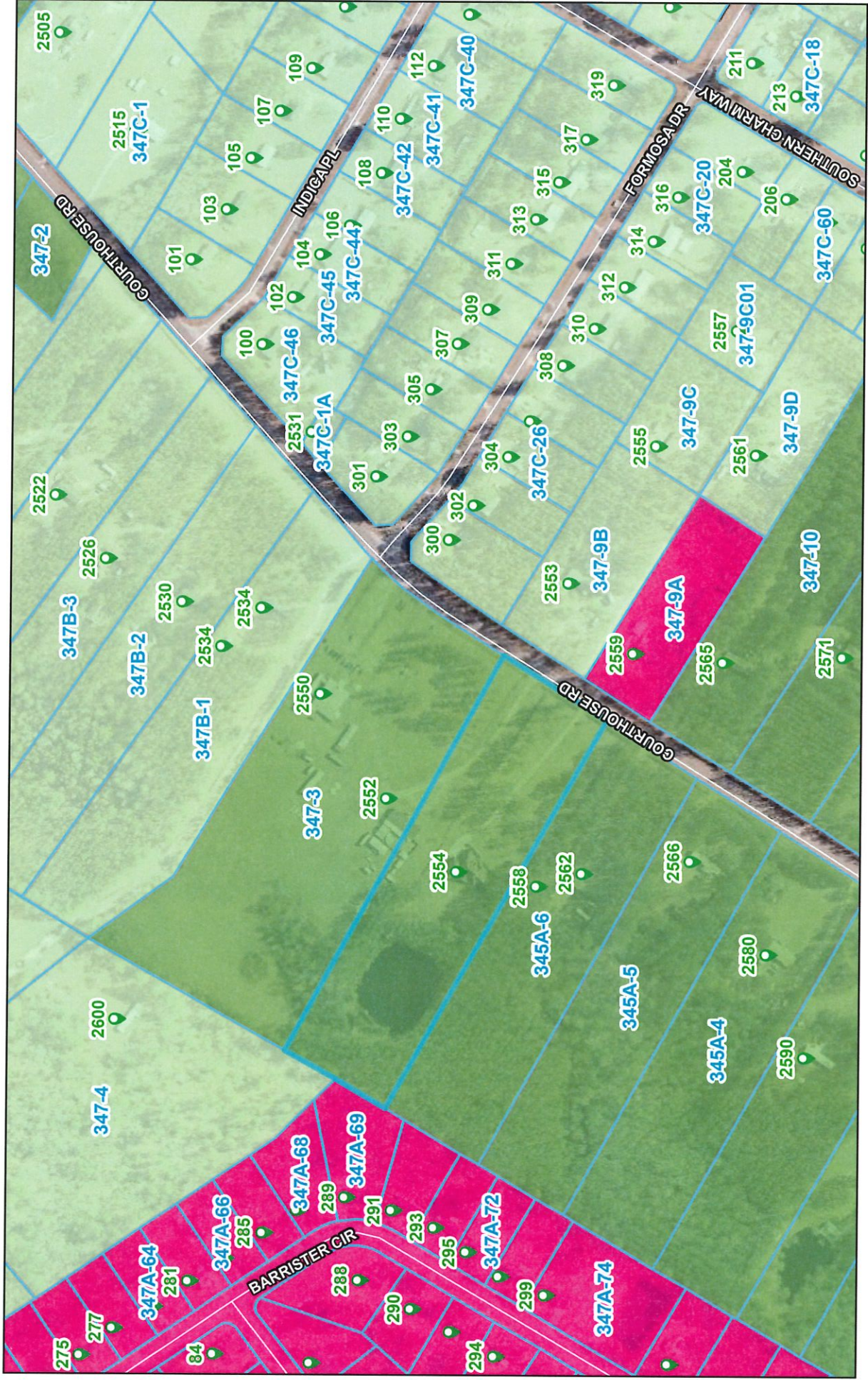
9/18/2024

Addresses Roads Parcels



Est. HERE, Garmin, INCREMENT P, USGS, EPA, USDA

345A-7



9/18/2024

1:4,495

0 0.03 0.07 0.1 0.13 mi

0 0.05 0.1 0.2 km

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

Addresses Parcels Zoning AR-2 AR-1 R-1

Roads