



VAR-24-25

Variance Application

Status: Active

Submitted On: 8/28/2024

Primary Location

107 Tailwind Trail

Guyton, GA 31312

Owner

GANNON TERESA B

TAILWIND TRL 107 GUYTON, GA

31312

Applicant

Teresa Gannon

803-622-6326

bozzienurse@hotmail.com

107 Tailwind Trail

Guyton, GA 31312

Staff Review

Planning Board Meeting Date*

10/08/2024

Board of Commissioner Meeting Date*

11/05/2024

Notification Letter Description*

to allow for reduction in required building setbacks.

Public Notification Letters Mailed*

09/16/2024

Location Information*

107 Tailwind Trail

Staff Description

Planning Board Ads

09/18/2024

Board of Commissioner Ads

10/16/2024

Commissioner District*

1st

Request Approved or Denied

—

🔒 Letter & ZMA Mailed

–

🔒 Map#*

352F

🔒 Parcel#*

115

🔒 Applicant Name*

Teresa Gannon

General Information

Zoning District*

PD

Map/Parcel Number*

352F-115

Is this concurrent with a Rezoning? *

No

Describe why the variance is needed*

Need variance due to the 25 ft rear setbacks from the back of my property line in order to build an addition on to my existing home to bring my elderly (84 year old) mother, who currently lives in TN, to live with me. She has had increasing mobility and memory issues and has reached the point that she is no longer able to safely remain alone in her home. It is a hardship for me to try to travel back and forth to TN to check on her and I am concerned about leaving her alone. I am her only surviving child and she has no one else to assist and provide care for her. She has had several falls recently. She is unable to stand long enough to cook her meals, so she is living on frozen prepared meals and has been losing weight. She needs help managing her medications and getting to her MD visits. Adding an addition on to the rear of my home to have room to bring her here to provide care for her would resolve the problem of keeping her safe.

How does request meet criteria of Section 7.1.8?

The 25 ft rear setbacks presents a hardship in building an addition on to my home to provide care for my elderly mother.

Who is applying for variance request?*

Owner

Applicant Information

Applicant Name*

Teresa B. Gannon

Applicant Phone Number*

8036226326

Applicant Email Address*

Bozzienurse@hotmail.com

Applicant Address*

107 Tailwind Trail

City*

Guyton

State*

GA

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*

Teresa B. Gannon

Aug 28, 2024

9132045680
PARTICIPANT ID

BK:28 PG:767-767
P2020000042

FILED IN OFFICE
CLERK OF COURT
03/24/2020 10:38 AM
ELIZABETH Z. HURSEY, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Elizabeth Z. Hursey

LEGEND
RF 1/4" REBAR FOUND
RS 3/4" REBAR SET
PL PROPERTY LINE
CAF CONC MON FOUND
LUMBER
PP POWER POLE
EQUIP USED TOTAL STATION
TOPCON 303

ERROR OF CLOSURE
1/24,000 PLAT NOT ADJUSTED

ADOLPH N. MICHELIS & ASSO.
734 SANDY HOLLOW ROAD
STAVANNA GEORGIA 30467
PH (478) 829 3972

SURVEYORS CERTIFICATION

I, A, as required by subsection (g) of O.C.G.A. Section 5-6-47, have personally supervised the field work for recording as indicated by this plat and have caused to be recorded as indicated by this plat the correct and true description of the land shown on this plat. I am a duly licensed and registered Professional Surveyor in the State of Georgia and am duly licensed and registered in the State of Georgia as indicated by this plat. I am a duly licensed and registered Professional Surveyor in the State of Georgia and am duly licensed and registered in the State of Georgia as indicated by this plat.



Adolph N. Michelis
GA REG. SURV. NO. 003
5-11-20

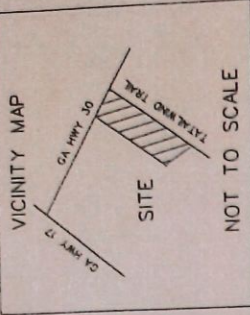
NOTE: SUBJECT PROPERTY IS A PORTION OF MAP & PARCELS 352F-U & TH OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE.

CERTIFICATE OF APPROVAL FOR RECORDING

The subdivision set forth as Wellhead Subd. Lots 113-117 has been found to comply with the Effingham County Subdivision Regulations and was approved by the Effingham County Board of Commissioners for recording on 03/17/2020. The subdivision is located in Effingham County, Georgia and is owned by Windfield Subdivision, LLC. The subdivision is located in Effingham County, Georgia and is owned by Windfield Subdivision, LLC. The subdivision is located in Effingham County, Georgia and is owned by Windfield Subdivision, LLC.

Witness: *[Signature]*
Chairman of Effingham County Board of Commissioners

NOTE: BASED UPON REVIEW OF THE F.F.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA, REFLECTING THE CORRECT EFFECTIVE DATE OF THE FLOOD INSURANCE RATE MAP, THE PROPERTY IS LOCATED IN "ZONE X", OUTSIDE THE 500-YEAR FLOODPLAIN.

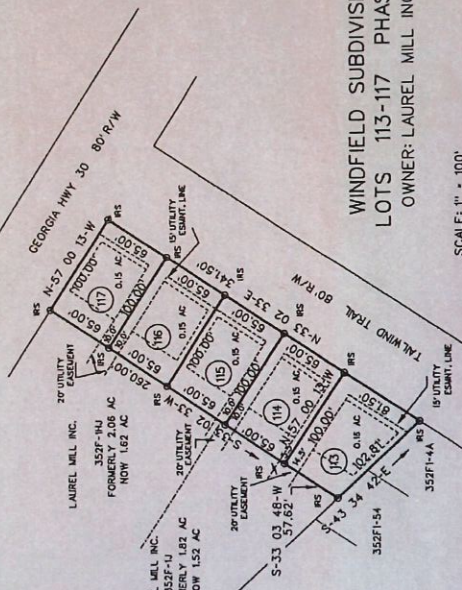


ENGINEER APPROVAL
THIS PROJECT IS BUILT ACCORDING TO PLANS SET FORTH IN THE DESIGN AND ACCORDING TO EFFINGHAM COUNTY SUBDIVISION REGULATIONS.

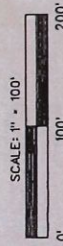
Anthony Allen
GEORGIA REGISTERED ENGINEER NO. 322181
DATE: 3/11/2020

NOTE: WATER AND SEWER TO BE PROVIDED BY EFFINGHAM COUNTY.
SET BACKS
FRONT SETBACK - 20'
SIDE YARD SETBACK - 5.5'
BACK SETBACK - 5.5'
TOWNING PD

SURVEY FOR
LAUREL MILL INC.
SURVEY OF 5 LOTS FROM
THE LANDS OF LAUREL MILL INC.
LOCATED IN THE 1559TH, G.M.D.
EFFINGHAM COUNTY, GEORGIA
SURVEYED 14 OCT 2019
PLAT REDRAWN 03 MAR 2020
WINDFLOD OCT 2020



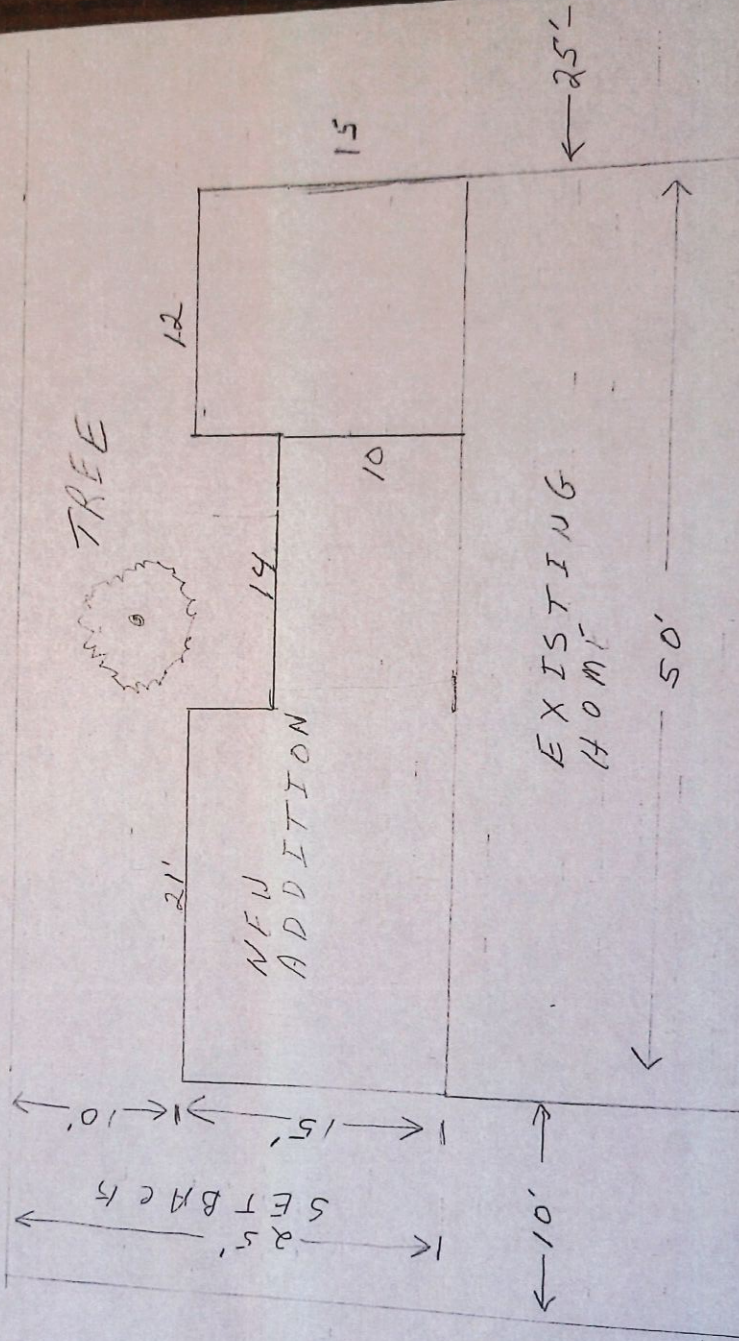
WINDFIELD SUBDIVISION
LOTS 113-117 PHASE II
OWNER: LAUREL MILL INC.



REFERENCES:
PG#B C159 B-D

TEAT GANNON
107 TAILWIND TRAIL
GUYTON

85'
PROPERTY LINE



352F-115



8/30/2024

-  Addresses
-  Roads
-  Parcels



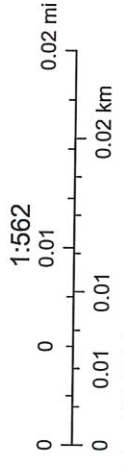
Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

352F-115



8/30/2024

- Addresses
- Parcels
- Effingham County Zoning
- Roads
- PD



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