



### VAR-24-4

Variance Application

Status: Active

Submitted On: 3/8/2024

### Primary Location

126 McLaws Road

Guyton, GA 31312

### Owner

JD BANKSTON

ENTERPRISES INC

401 EARLY ST SPRINGFIELD,

GA 31329

### Applicant

Dee Moncrief

912-433-7881 ext. 00000

moncriefsteelstructures@gmail.com

401 Early St

Springfield , GA 31329

## Staff Review

Planning Board Meeting Date\*

04/09/2024

Board of Commissioner Meeting Date\*

05/07/2024

Staff Description

Required setbacks.

Public Notification Letters Mailed

03/18/2024

Planning Board Ads

03/20/2024

Board of Commissioner Ads

04/17/2024

Commissioner District\*

1st

Request Approved or Denied

—

Letter & ZMA Mailed

—

## General Information

Zoning District\*

AR-1

Map/Parcel Number\*

0296A070

Is this concurrent with a Rezoning? \*

No

Describe why the variance is needed\*

The home was built in 1925 and placed oddly on the lot and only 11 ft from the side property line. My daughter and her family have grown since I have originally purchased the home and we would like to put an addition to include a bedroom and storage. The addition would place the home 8ft from the property line. On that side of the property there is a 20ft lane not owned by anyone (I completed a title search) that we maintain so we would not be encroaching onto another homesite.

How does request meet criteria of Section 7.1.8?

Who is applying for variance request?\*

Owner

## Applicant Information

Applicant Name\*

JD Bankston Enterprises, Inc

Applicant Phone Number\*

912-433-7881

Applicant Email Address\*

Moncriefsteelstructures@gmail.com

Applicant Address\*

401 Early St

City\*

State\*

Springfield

GA

Zip Code\*

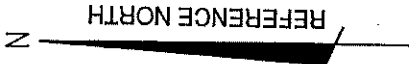
31329

## Signature

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

Digital Signature\*

Demaris Moncrief  
Mar 8, 2024

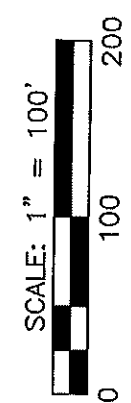


0296A071  
 NOW OR FORMERLY  
 EFFINGHAM COUNTY  
 BOARD OF COMMISSIONERS  
 TRACT E  
 PLAT BOOK C45, PAGE B1  
 LOTS 1 THRU 11  
 BLOCK 37 OF  
 THE TOWN OF PINEORA  
 PLAT BOOK 1, PAGE 73

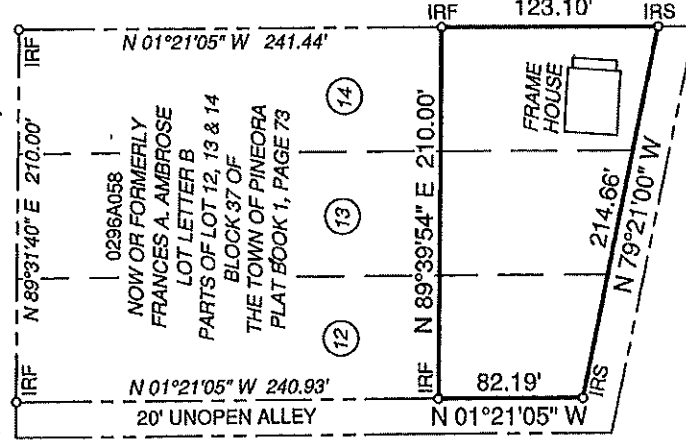
REFERENCES:  
 DEED BOOK 999, PAGES 152 & 153  
 DEED BOOK 2363, PAGE 190  
 PLAT BOOK 1, PAGE 73

LEGEND:  
 IRF-5/8" REBAR FOUND  
 IRS-1/2" REBAR SET

EQUIPMENT USED:  
 TOPCON 303 TOTAL STATION  
 ERROR OF CLOSURE: 1:535,704  
 PLAT NOT ADJUSTED



HONEY RIDGE ROAD  
 (F.K.A. 1ST STREET NORTH)

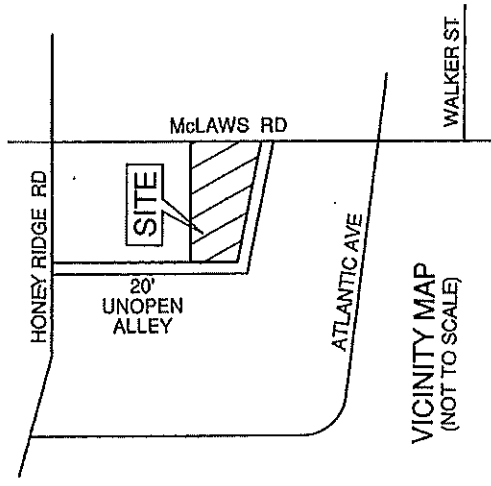


McLAWS ROAD

60' R/W

60' R/W

TO ATLANTIC AVENUE



VICINITY MAP  
 (NOT TO SCALE)

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP 13103C0245E, EFFINGHAM COUNTY, GEORGIA, REFERENCING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 16 MARCH 2015, THIS PROPERTY IS LOCATED IN 'ZONE X', OUTSIDE THE 500 YEAR FLOOD PLAIN.

RETRACEMENT SURVEY OF LOT LETTER A CONSISTING OF PARTS OF LOT 12, 13 AND 14 IN BLOCK 37 OF THE TOWN OF PINEORA AS REFERENCED IN PLAT BOOK 1, PAGE 73, EFFINGHAM COUNTY RECORDS.

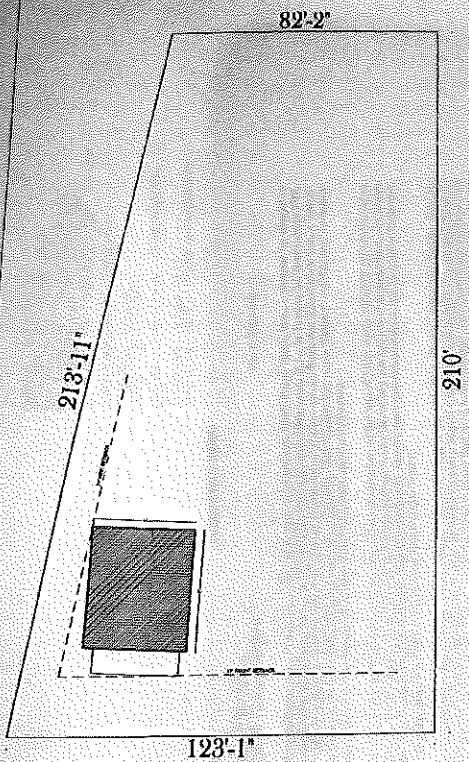
MAP AND PARCEL 0296A070  
 ADDRESS: #126 McLAWS ROAD; GUYTON, GA 31312  
 TOTAL AREA: 0.495 ACRE

RETRACEMENT SURVEY FOR  
**J. D. BANKSTON ENTERPRISES, INC.**  
 MAP & PARCEL 0296A070  
 LOCATED IN THE 10TH G.M.D.

TOWN OF PINEORA  
 EFFINGHAM COUNTY, GEORGIA  
 SURVEYED 16 FEBRUARY 2024  
 PLAT PREPARED 17 FEBRUARY 2024

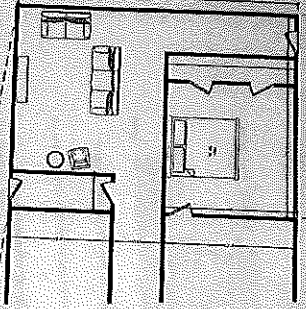
used or made any statements OF ANY FOR ANY minimum in the North in with in



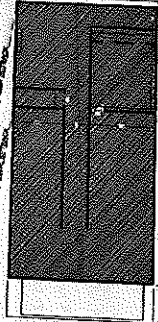


EXISTING SITE

30' x 22' ADDITION

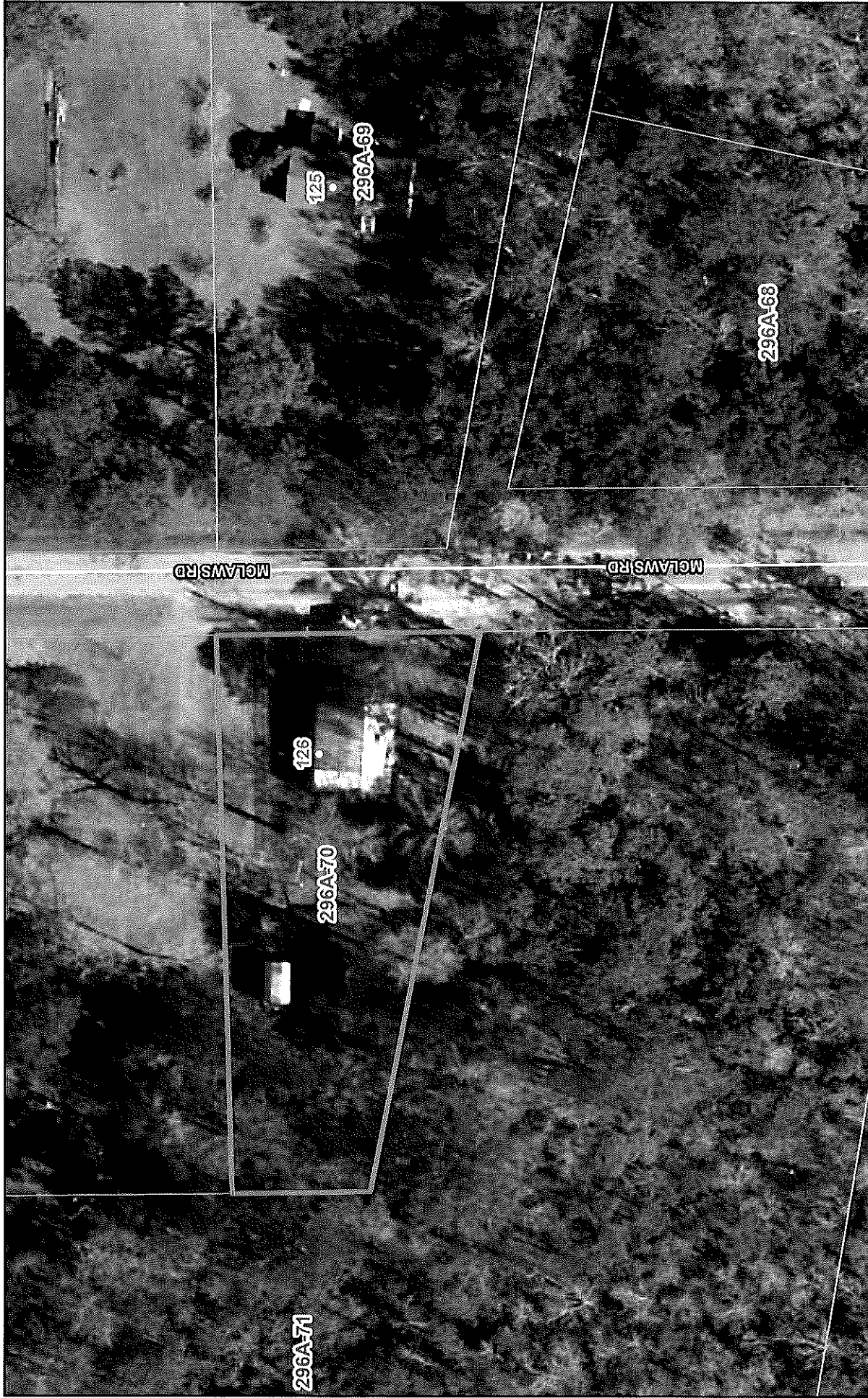


30' x 22' ADDITION



SCALE: 1/4" = 1'-0"  
 DATE: 10/15/10  
 DRAWN BY: [illegible]  
 CHECKED BY: [illegible]

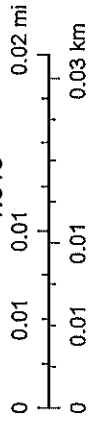
296A-70



3/11/2024

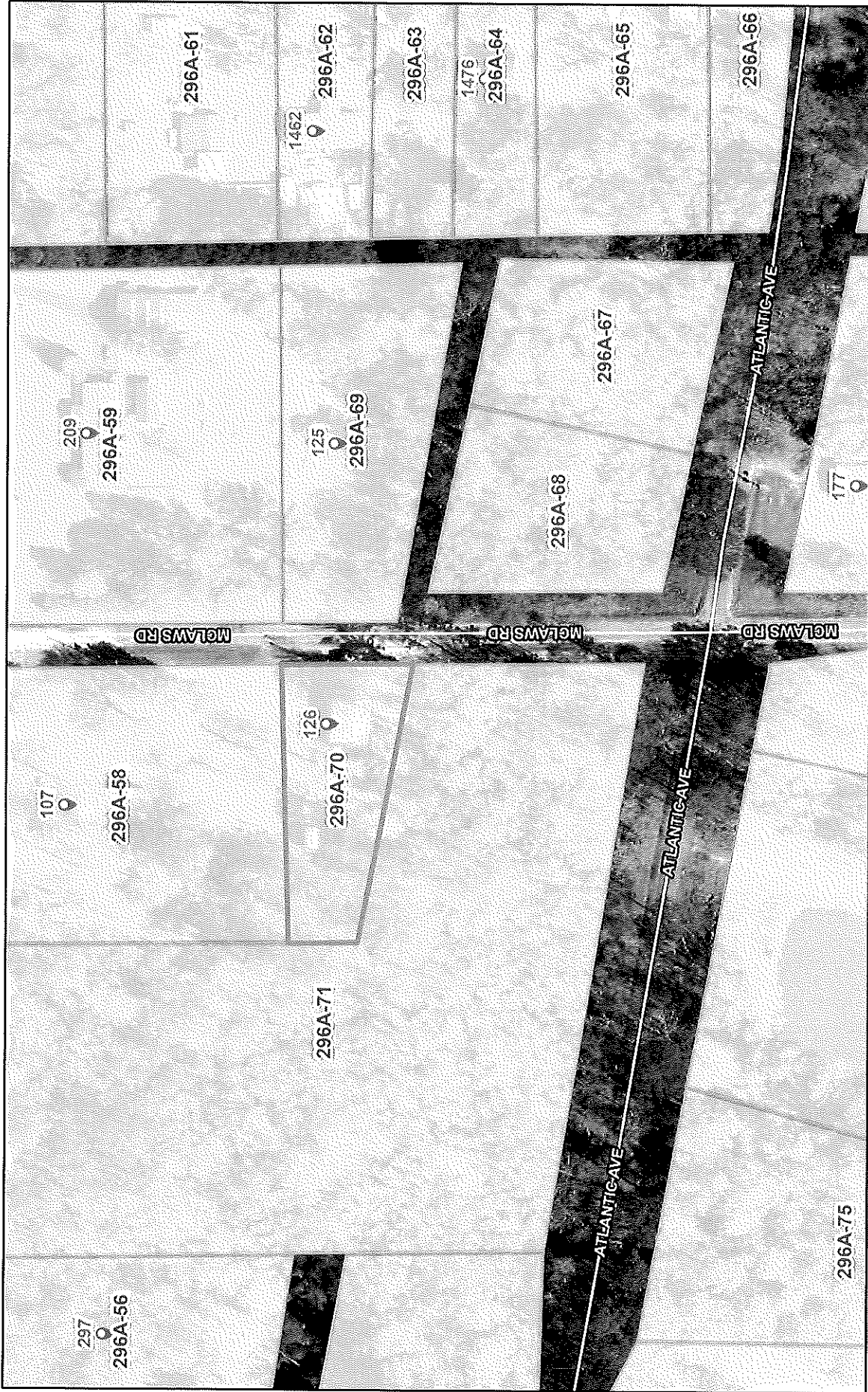
- Addresses
- Roads
- Efin\_fin\_cache
- Tax Parcels
- Tax Parcel Labels
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

1:818



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

# 296A-70

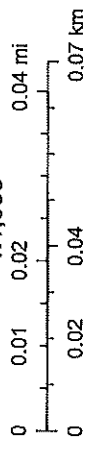


3/11/2024

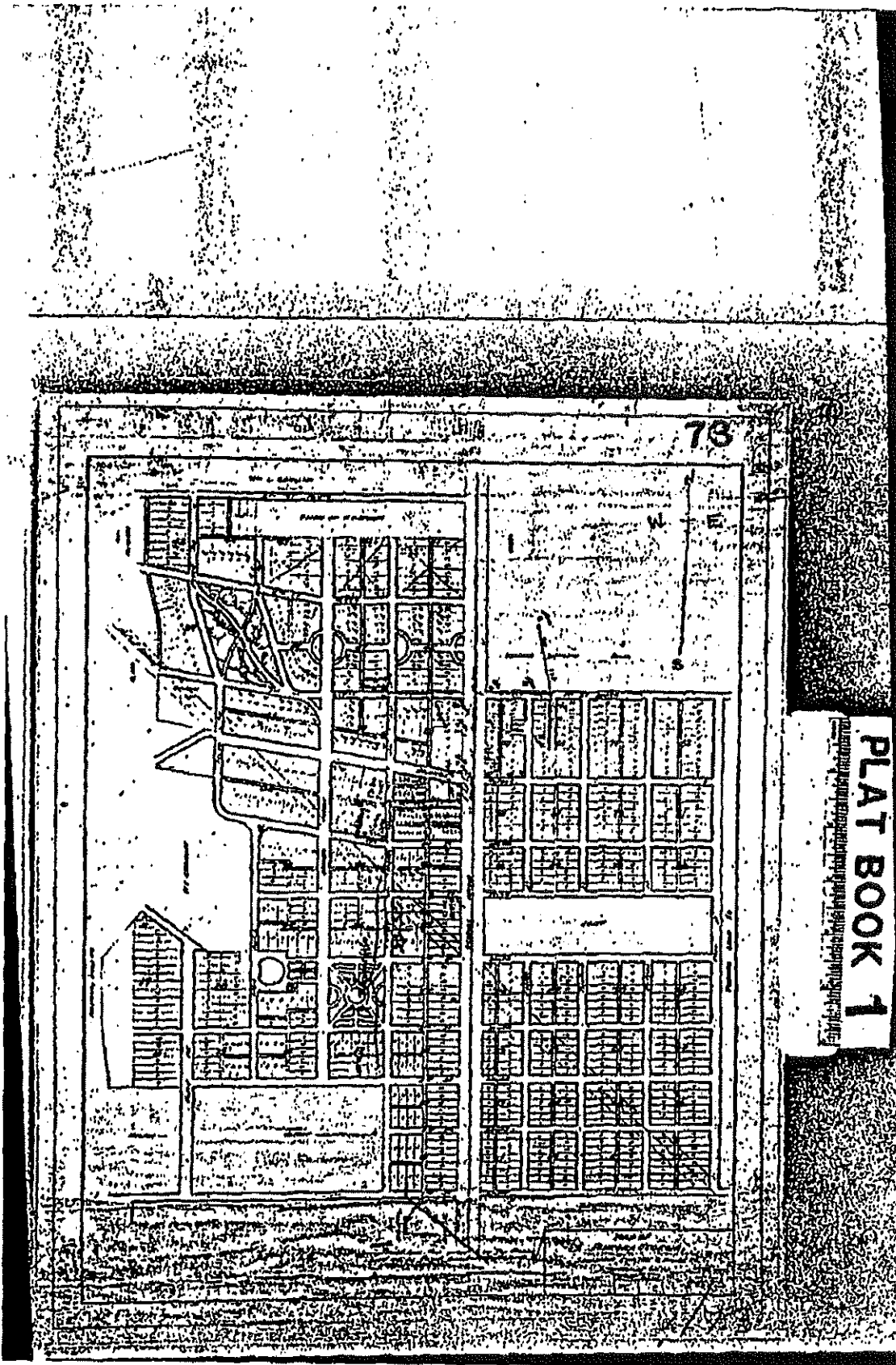
Addresses Tax Parcels Effingham County Zoning Efn\_fin\_cache AR-1

Roads Tax Parcel Labels AR-1 Red: Band\_1 Green: Band\_2 Blue: Band\_3

1:1,636



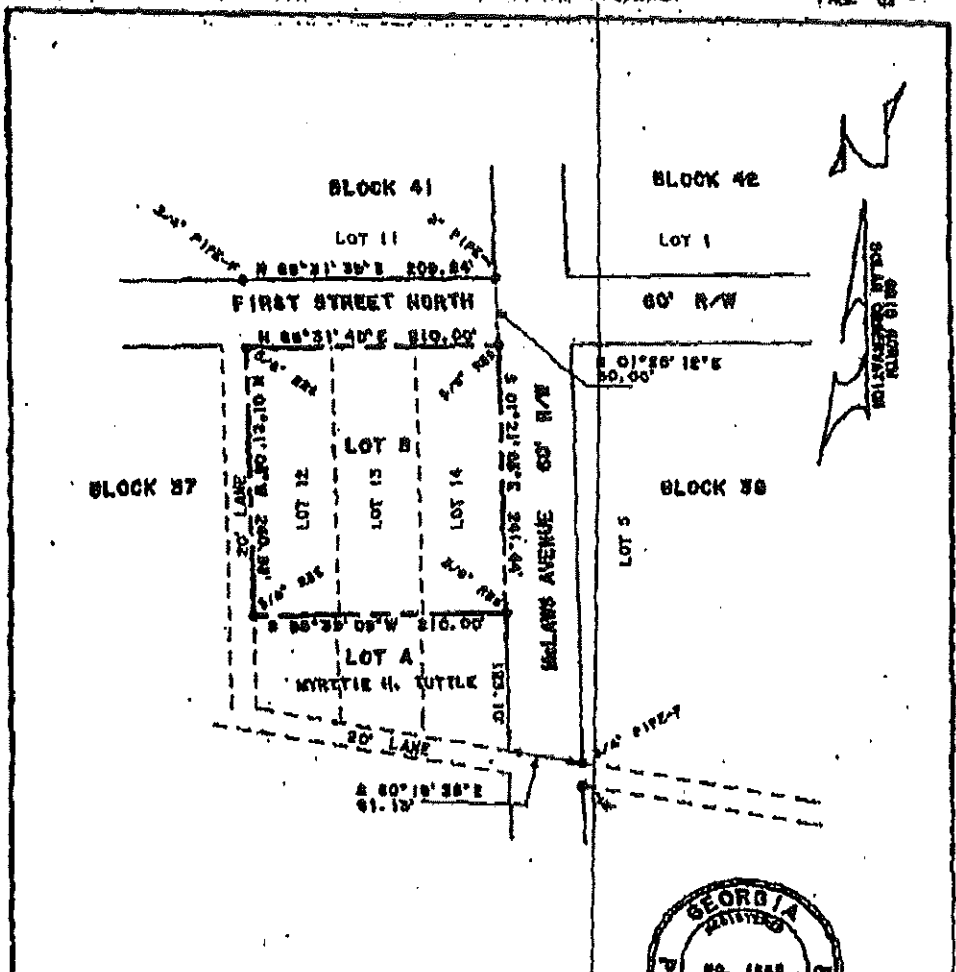
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Effingham County BOC



73

PLAT BOOK 1





PURSUANT TO O.C.G.A. SECTION 15-2-57,  
I CERTIFY THAT THIS PLAT DOES NOT REQUIRE  
APPROVAL OF EFFINGHAM COUNTY PLANNING  
COMMISSION.

*Paul D. Wilder*  
PAUL D. WILDER, R.L.S., 21888

REFERENCES:  
PLAT BOOK 1, PAGE 75  
DEED BOOK 182, PAGE 114

I CERTIFY THAT THIS PROPERTY DOES NOT  
LIE WITHIN THE 100 YEAR FLOOD ZONE AS  
SHOWN ON FIRM FLOOD MAP NO. 138078-0100,  
DATED SEPT. 3, 1992.

*Paul D. Wilder*  
PAUL D. WILDER R.L.S., 21888



ERROR OF CLOSURE:  
FIELD DATA 1/53400  
ANGULAR ERROR 08" PER 4 POINT  
ADJUSTED BY COMPASS RULE  
PLAT CLOSURE 1/210410  
EQUIPMENT USED:  
OP THEODOLITE  
ELECTRONIC DISTANCE METER

PLAT OF LOT B OF A DIVISION OF LOTS 12, 13, & 14, BLOCK 37, TOWN OF PINECRA SURVEYED FOR EFFINGHAM COUNTY TAX COMMISSIONER	
LOCATION:	C.M.D. 10, PINECRA EFFINGHAM COUNTY, GEORGIA
SCALE:	1 INCH = 100 FEET
DATE:	AUGUST 28, 1993
FILE NO.:	3445
WILDER SURVEYING & MAPPING RIMON, GEORGIA	

*U N [Signature]*