

VAR-24-9

Variance Application

Status: Active

Submitted On: 5/6/2024

Primary Location

134 Lakewood Drive

Guyton, GA 31312

Owner

BRONSTON KURTIS


CHARLES AND VICTORIA R

134 LAKEWOOD DR GUYTON,

GA 31312

Applicant Kurtis Bronston 912-398-4050

kurtis@bronstonlawfirm.com

 134 Lakewood Drive
Guyton, GA 31312

Staff Review **Planning Board Meeting Date***

06/11/2024

 **Board of Commissioner Meeting Date***

07/02/2024

 **Notification Letter Description***

Location of pool.

 **Public Notification Letters Mailed***

05/13/2024

 **Location Information***

134 Lakewood Drive

 **Staff Description** **Planning Board Ads**

05/15/2024

 **Board of Commissioner Ads**

06/12/2024

🔒 Commissioner District*

2nd

🔒 Request Approved or Denied

—

🔒 Letter & ZMA Mailed

—

🔒 Map#*

436B

🔒 Parcel#*

63

🔒 Applicant Name*

Kurtis Bronston

General Information

Zoning District*

R-1

Map/Parcel Number*

436B-63

Is this concurrent with a Rezoning? *

No

Describe why the variance is needed*

Due to the lot shape, pool will need to be located in the front yard.

How does request meet criteria of Section 7.1.8?

Shape of lot and location of wetlands does not allow for the pool to be located in the rear or side yard.

Who is applying for variance request?*

Owner

Applicant Information

Applicant Name*

Kurtis Bronston

Applicant Phone Number*

912-398-4050

Applicant Email Address*

kurtis@bronstonlawfirm.com

Applicant Address*

134 Lakewood Drive

City*

Guyton

State*

GA

Zip Code*

31312

Signature

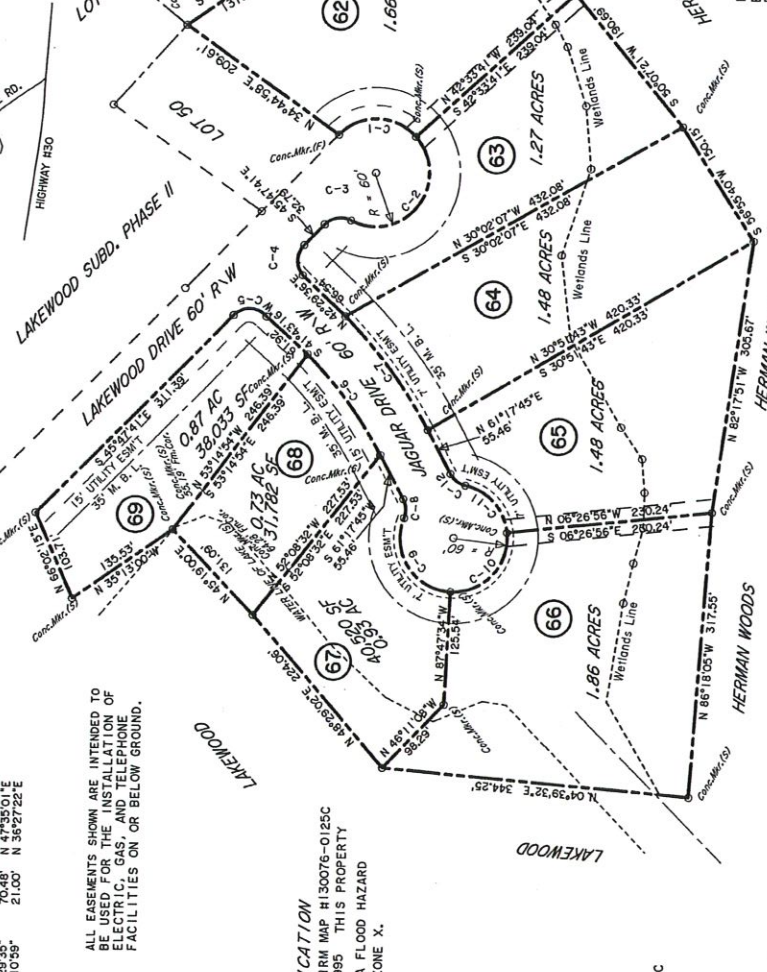
The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge,

Digital Signature*

✓ Kurtis Bronston

May 3, 2024

APPROVAL EFFINGHAM COUNTY:
 APPROVED FOR RECORDING BY
 EFFINGHAM COUNTY ZONING
 ADMINISTRATION.
 ZONING ADMINISTRATOR DATE



DATE: DECEMBER 15, 2000
 BY: WARREN E. POYTHRESS
 98- L Road Surveyor # 1953
 30467
 Telephone: (912) 857-3288
 EQUIPT: TOPCON 303 TOTAL STATION
 THE FIELD DATA UPON WHICH THIS
 MAP OR PLAT IS BASED HAS A
 CLOSURE PRECISION OF ONE FOOT IN
 19,383 FEET. AN ANGULAR
 ERROR OF 19.383 PER ANGLE POINT WAS
 ADJUSTED PER ANGLE POINT. THIS
 MAP OR PLAT HAS BEEN CALCULATED
 FOR CLOSURE & IS FOUND TO
 BE ACCURATE WITHIN ONE FOOT IN
 65,495 FEET.

ZONING: R-1
 SETBACKS:
 FRONT: 35'
 SIDE: 15'
 REAR: 25'
 SIDE FRONT: 25'
 TOTAL LENGTH OF NEW STREET - 735'
 TOTAL ACRES: 11.52
 TOTAL ACRES WITHIN ONE FOOT IN
 65,495 FEET.

OWNER: HERMAN WOODS
 2000 OLD AUGUSTA ROAD
 SPRINGFIELD, GEORGIA 31739

LOCATION: LAKEWOOD SUBD., 9TH G. M. D.,
 EFFINGHAM COUNTY, GEORGIA.

FLOOD CERTIFICATION
 ACCORDING TO THE FIRM MAP H130076-0125C
 DATED AUGUST 15, 1985 THIS PROPERTY
 IS NOT LOCATED IN A FLOOD HAZARD
 AREA. LOCATED IN ZONE X.

CERTIFICATE OF ACCURACY
 I HEREBY CERTIFY THAT THIS PLAT
 IS A TRUE, CORRECT, AND ACCURATE
 SURVEY AS REQUIRED BY THE EFFINGHAM
 COUNTY ORDINANCES, REGULATIONS
 AND PREVIOUSLY PREPARED RECORDS.
 SURVEY OF THE PROPERTY MADE UNDER MY
 SUPERVISION, AND THAT MONUMENTS SHOWN HAVE BEEN
 LOCATED AND PLACED TO THE SPECIFICATIONS
 SET FORTH IN SAID REGULATIONS.

Warren E. Poythress
 WARREN E. POYTHRESS RLS 1953
 HEATH DEPARTMENT APPROVAL
 APPROVED BY THE EFFINGHAM COUNTY DEPARTMENT OF PUBLIC
 HEALTH DIVISION OF ENGINEERING AND SANITATION.
 Director
 DATE: 9/27/2001

DATE: 10-17-01
 OWNER



CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CHLBEARING
C-1	60.00	65.49	97.63	93.1359°	97°29'35"	87.21	N 00°49'18"E
C-2	25.00	34.41	37.20	19°35'44"	59°23'35"	118.11	S 52°43'48"E
C-3	25.00	18.41	20.57	9°51'22"	23°10'59"	23.70	S 09°20'49"E
C-4	25.00	22.77	36.94	14°35'42"	23°10'59"	36.86	S 01°52'03"E
C-5	45.00	27.45	41.60	17°05'26"	12°12'47"	139.42	S 52°45'02"W
C-6	60.00	28.14	38.94	12°05'26"	12°05'26"	139.42	S 52°45'02"E
C-7	58.14	29.31	39.94	12°05'26"	12°05'26"	139.42	S 52°45'02"E
C-8	60.00	11.57	21.68	49°40'47"	23°10'59"	23.70	N 00°49'18"E
C-9	60.00	65.76	113.90	108°46'07"	97°29'35"	91.01	S 47°07'15"E
C-10	60.00	43.54	72.31	95°39'22"	59°23'35"	70.48	N 47°35'01"E
C-11	60.00	43.54	72.31	95°39'22"	59°23'35"	70.48	N 47°35'01"E
C-12	25.00	11.57	21.68	49°40'47"	23°10'59"	23.70	N 00°49'18"E

FINAL PLAT APPROVAL:
 THE SUBDIVISION KNOWN AS LAKEWOOD
 SUBDIVISION PHASE IV HAS BEEN FOUND
 TO COMPLY WITH THE EFFINGHAM COUNTY
 SUBDIVISION REGULATION AND
 WAS APPROVED FOR RECORDING BY THE
 ZONING ADMINISTRATOR AND THE PUBLIC WORKS
 DIRECTOR OF EFFINGHAM COUNTY FOR
 RECORDING IN THE OFFICE OF THE
 CLERK OF SUPERIOR COURT OF
 EFFINGHAM COUNTY, GEORGIA.
 ZONING ADMINISTRATOR DATE 9/28/01
 PUBLIC WORKS DIRECTOR DATE 9/28/01

see attached

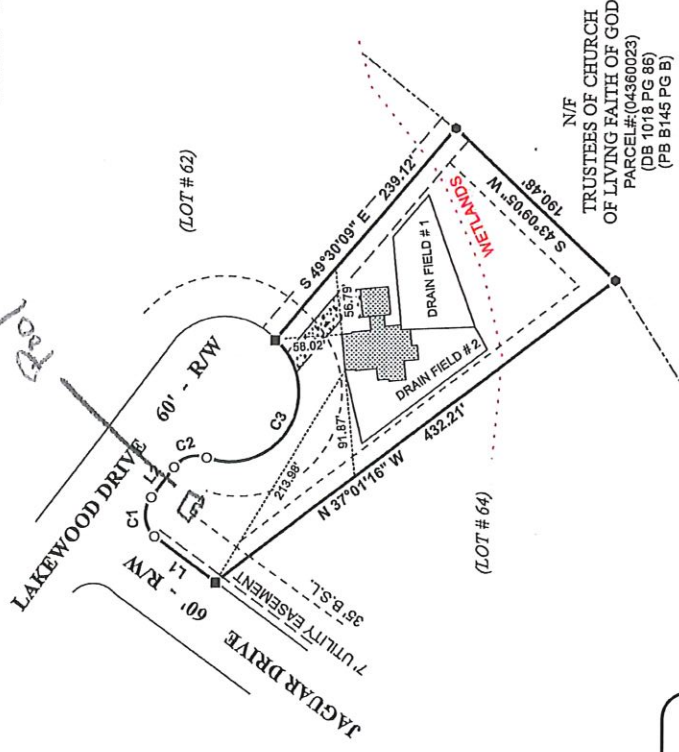
PLOT PLAN OF LOT # 63 AT LAKEWOOD SUBDIVISION LOCATED IN THE 9th G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA AREA = 1.275 ACRES



CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N84°54'13"E	33.67'	25.00'	36.94'	84°39'36"	22.77'
C2	S16°19'05"E	29.70'	25.00'	31.80'	72°52'58"	18.46'
C3	S59°40'07"E	118.01'	60.00'	166.53'	159°07'06"	325.61'

LINE	BEARING	HORIZ DIST
L1	N35°39'20"E	66.61'
L2	S52°45'57"E	32.79'

B.S.L.
FRONT = 35'
SIDE = 15'
REAR = 25'



REFERENCES:
1. DB 2866 PG 352
2. PB B144 PG F

SURVEY FOR:	
ALEX LONG	
COUNTY:	EFFINGHAM STATE: GEORGIA
GMD:	9TH SUBD: LAKEWOOD
DATE:	08/25/2021 SCALE: 1" = 100'
FILE NUMBER:	21952
TOTAL AREA:	= 1.275 AC. LOT: 63
FIELD SURVEY DATE:	08/23/2021

N/F TRUSTEES OF CHURCH OF LIVING FAITH OF GOD
PARCEL#:(04360023)
(DB 1018, PG 86)
(PB B145 PG B)



WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR
GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964
377 TUCKER ROAD, CLAXTON, GEORGIA 30417
RINCON: (912) 826 - 5283 CLAXTON: (912) 282 - 7052
WMGLISSON@BELLSOUTH.NET

RESERVED FOR THE CLERK OF COURT

1. THE FIELD DATA WAS COLLECTED USING A TOPCON - ES TOTAL CARLSON RTX DATA COLLECTOR AND A CARLSON BR26+ GPS.
2. THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
4. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL ANGLES, BEARINGS, MEASUREMENTS OF COURSES, DISTANCES AND MONUMENTS LOCATIONS ARE AS SHOWN, HAVE BEEN PROVEN BY A LAND SURVEY AND IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW 1978*.
5. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67) IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL.
6. WILLIAM MARK GLISSON, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUBTILIARY OR ANY USE OF PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR FOR THIS PLAT COMPLETES WITH THE MINIMUM TECHNICAL STANDARDS AND REGULATORY 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.

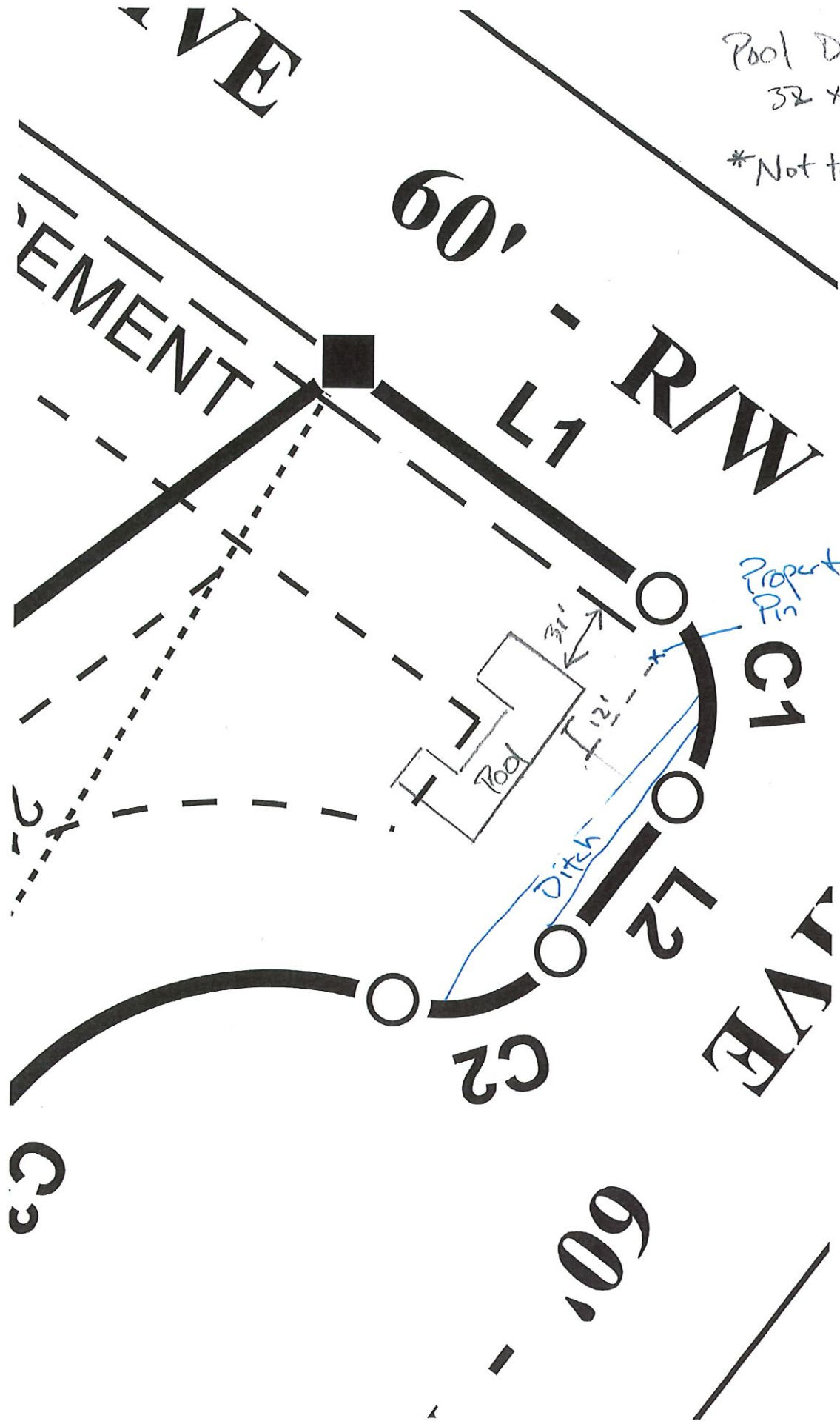


WILLIAM MARK GLISSON RLS #3316
DATE _____
100' 0 100' 200'
GRAPHIC SCALE 1" = 100'

Traverse PC

Not to Scale

Pool Dimensions
32 x 24
*Not to Scale



436B-63



5/6/2024

📍 Addresses



Tax Parcels

Roads

Tax Parcel Labels

1:1,100

0 0.01 0.03 0.03 mi

0 0.01 0.03 0.05 km
Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

436B-63



5/6/2024

- Addresses 
- Tax Parcels 
- Roads
- Effingham County Zoning
 - AR-1 
 - R-1 
- Tax Parcel Labels

1:1,100
0 0.01 0.03 0.05 mi
0 0.01 0.03 0.05 km
Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA