



VAR-25-5

Variance Application

Status: Active

Submitted On: 2/28/2025

Primary Location

2254 Georgia Highway 21 North
Springfield, GA 31329

Owner

D AND J RENTAL PROPERTIES
LLC
432 SPRINGFIELD EGYPT RD
SPRINGFIELD, GA 31329

Applicant

 Dale & JoAnn Duff
 912-659-8931
 joann@oasolutionsllc.com
 432 Springfield Egypt Road
Springfield, GA, GA 31329

Staff Review

Board of Commissioner Meeting Date*

04/01/2025

Notification Letter Description*

reduction in required buffers.

Public Notification Letters Mailed*

03/19/2025

Location Information*

2254 GA HWY 21 North

Staff Description

Section 3.4

Board of Commissioner Ads

03/19/2025

Commissioner District*

3rd

🔒 Request Approved or Denied

—

🔒 Letter & ZMA Mailed

—

🔒 Map#*

342

🔒 Parcel#*

27

🔒 Applicant Name*

Dale & JoAnn Duff

General Information

Zoning District*

B-3

Map/Parcel Number*

03420027

Is this concurrent with a Rezoning? *

No

Describe why the variance is needed*

Back of building is approximately 16' from neighbors fence. The building is approximately 12' from our property line. There are trees behind the building on either side of neighbors fence. The opposite property line has about 30' of tree vegetation. On the back portion of the property there are a thick set of woods between our property and the neighbors homes. The back portion of property is owned by us.

How does request meet criteria of Section 71.8?

The request was made by the County for us to ask for a Variance to look at the existing buffers and see what we need to do.

Who is applying for variance request?*

Owner

Applicant Information

Applicant Name*

Dale & JoAnn Duff

Applicant Phone Number*

912 659-8931

Applicant Email Address*

joann@oasolutionsllc.com

Applicant Address*

432 Springfield Egypt Road

City*

Springfield

State*

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*

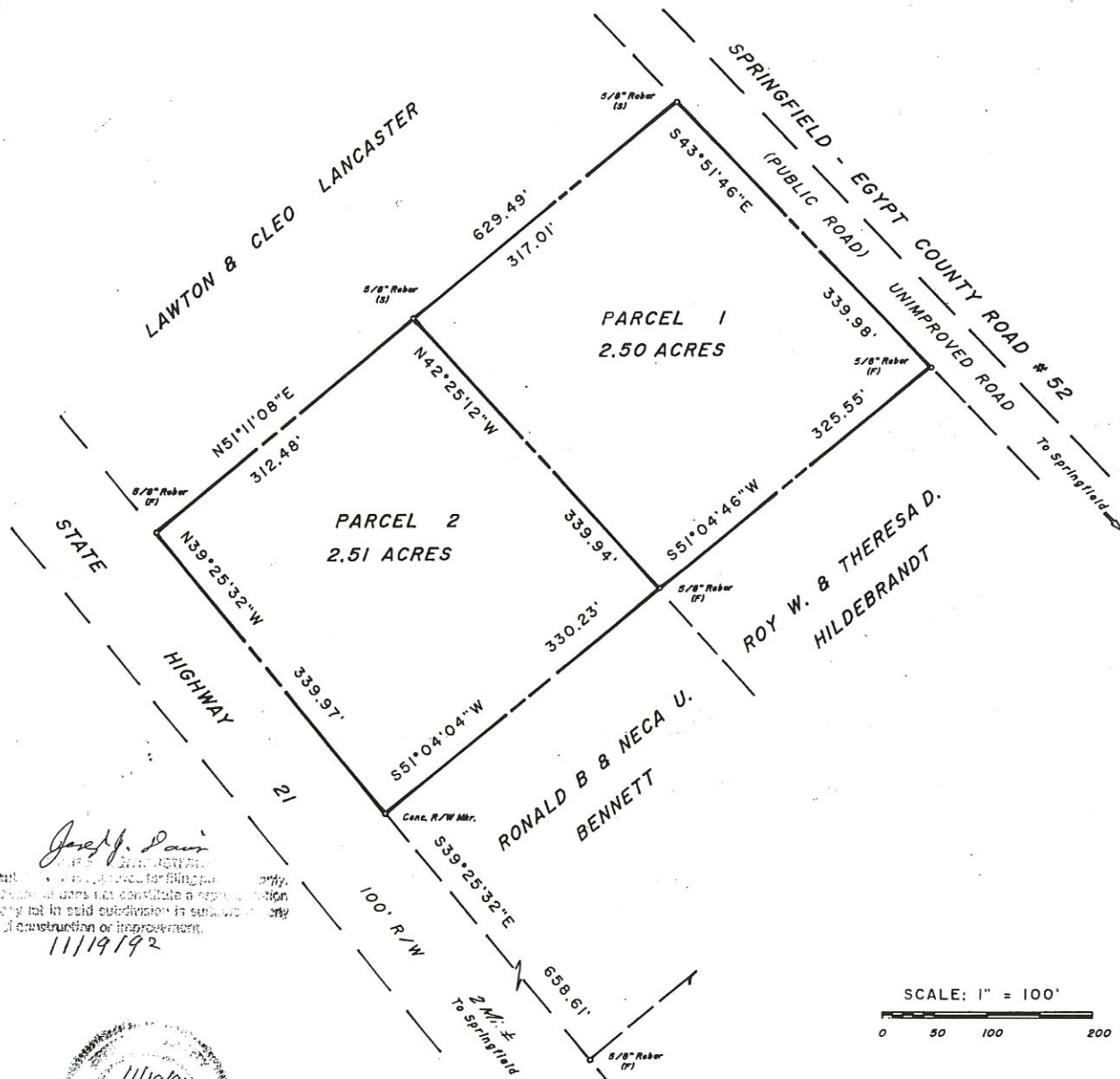


JoAnn Duff

Feb 27, 2025

Filed for Record *ngw*

Book A193 Page D1
Date 11/23/1992



Joseph J. Pair
Take out of the record for filing in the public records of the county of Effingham, Georgia, that any lot in said subdivision is subject to any law of construction or improvement.
11/19/92



PROPERTY SURVEY
FOR

FRANKLIN & GAIL SMITH

LOCATED IN THE 11TH G. M. D.,
EFFINGHAM COUNTY, GEORGIA

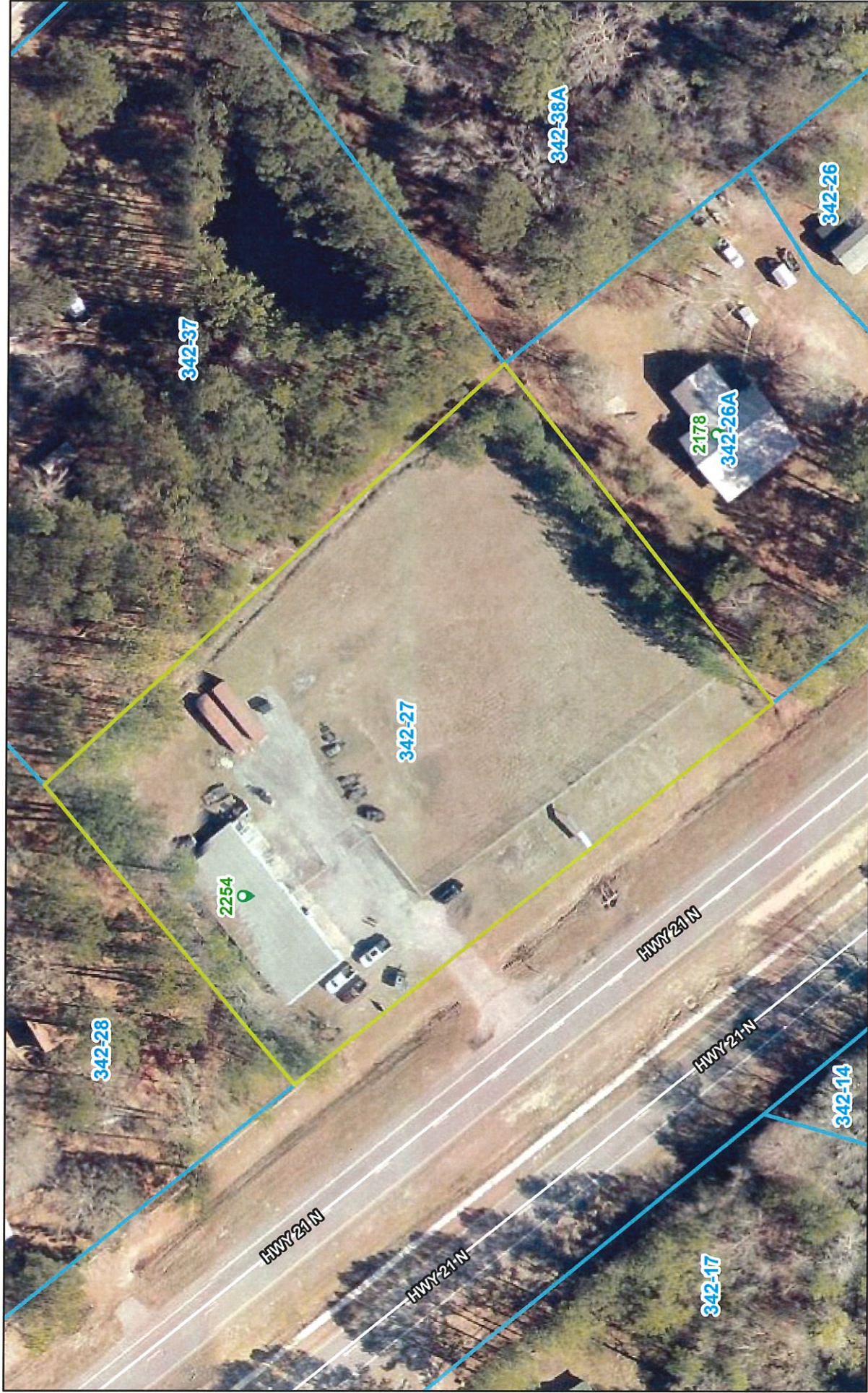
DATE: OCTOBER 6, 1992
BY:

Warren E. Poynthress
WARREN E. POYTHRESS
R.L.S. 1953

EQUIP: LIETZ SDM3E

FIELD E.O.C. - 26,732
ANGULAR - 05" / Ang. Pt.
PLAT E.O.C. - 1/246,397

342-27



2/28/2025

Addresses Roads Parcels

1:1,124
0 0.01 0.01 0.03 0.03 mi
0 0.01 0.01 0.05 0.05 km

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

342-27



2/28/2025

- Addresses
- Parcels
- Zoning
 - AR-1
 - AR-2
 - B-3
- Roads

1:1,124
0 0.01 0.01 0.03 0.03 mi
0 0.01 0.01 0.03 0.05 km
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA