

ATTACHMENT A - VARIANCE APPLICATION

Application Date: 08/04/22

Applicant/Agent: Carley and Tyler Dunn

Applicant Email Address: carleybryanna@gmail.com

Phone # 912-666-8205

Applicant Mailing Address: 207 Kingsway

City: Ellabell State: GA Zip Code: 31308

Property Owner, if different from above: N/A

*Include Signed & Notarized Authorization of Property Owner*

Owner's Email Address (if known): N/A

Phone # N/A

Owner's Mailing Address: N/A

City: N/A State: N/A Zip Code: N/A

Property Location: 100 Hagin Street Guyton GA 31312

Name of Development/Subdivision: \_\_\_\_\_


Present Zoning of Property AR-1 Tax Map-Parcel # 296A-44 Total Acres .39

**VARIANCE REQUESTED** (provide relevant section of code): \_\_\_\_\_

Describe why variance is needed: To put a mobile Home on  
property that will fit my family  
(Reducing set backs) 32x60

How does request meet criteria of Section 7.1.8 (see Attachment C): \_\_\_\_\_

Need set back variance to replace mobile home  
on nonconforming lot.

Applicant Signature:  Date 8-26-22

**ATTACHMENT B - OWNERSHIP CERTIFICATION**

I, (we) the undersigned, do hereby certify that I (we) own the property affected by the proposed

Amendment to the Effingham County Zoning Ordinance by virtue of a deed date

July 22, 2022, on file in the office of the Clerk of the Superior Court of

Effingham County, in Deed Book 2797 page 900.

I hereby certify that I am the owner of the property being proposed for Variance approval, and I have answered all of the questions contained herein and know the same to be true and correct. I hereby acknowledge that I have reviewed the application checklist, and further acknowledge that any omission of the items above will cause a delay in the review of my request.

Owner's signature Tyler Dunn

Print Name Tyler Dunn

Owner's signature \_\_\_\_\_

Print Name \_\_\_\_\_

Owner's signature \_\_\_\_\_

Print Name \_\_\_\_\_

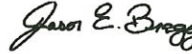
Sworn and subscribed before me this 20<sup>th</sup> day of August, 20 22.

Kathleen Erin Dunnigan  
Notary Public, State of Georgia



BK:2797 PG:900-900  
D2022007488

FILED IN OFFICE  
CLERK OF COURT  
07/22/2022 09:04 AM  
JASON E. BRAGG, CLERK  
SUPERIOR COURT  
EFFINGHAM COUNTY, GA



REAL ESTATE  
TRANSFER TAX  
PAID: \$8.00

PT-61 051-2022-002187

8849504050  
PARTICIPANT ID

**RETURN TO:**  
**REDDICK & EXLEY**  
**ATTORNEYS AT LAW**  
**P.O. BOX 385**  
**SPRINGFIELD, GA 31329**

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 22 day of July, 2022, between JOSHUA ALEXANDER SMITH of the FIRST PART, and TYLER L. DUNN and CARLEY B. DUNN of the SECOND PART,

WITNESSETH, That the said party of the FIRST PART, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto the said parties of the SECOND PART, as joint tenants with right of survivorship as defined and created by O.C.G.A. § 44-6-190, then to their heirs, executors and assigns of the survivor, the following described property, to-wit:

ALL that certain lot, tract or parcel of land situate, lying and being in the Town of Pineora, 10<sup>th</sup> G.M. District, Effingham County, Georgia, known and designated as Lot Number One (1), Block Number Fifty-four (54), that is shown and more particularly described by the plat of survey made by Paul Weitman, County Surveyor, dated March 7, 1961, re corded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Surveyor's Record Book H, Page 145, which is incorporated into this description by specific reference thereto.

This being the same property conveyed by Deed from Bambi Lynn Bowers Jones as Executor of the Last Will and Testament of Doris Leah Smith to Joshua Alexander Smith by Deed dated November 13, 2014 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Deed Book 2267, Page 863.

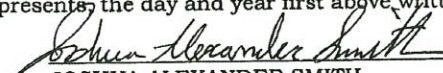
SUBJECT, to restrictive covenants and easements of record.

**SCRIVENER HAS NOT EXAMINED TITLE AND DOES NOT CERTIFY SAME.**

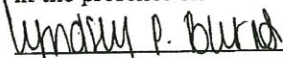
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereunto the same being, belonging, or in anywise appertaining, to the only property use, benefit and behoof of the said parties of the second part, as joint tenants with the right of survivorship as defined above, then to their heirs, executors and assigns of the survivor, forever in Fee Simple.

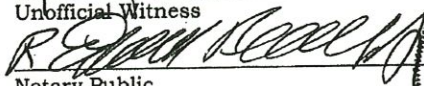
AND THE SAID party of the FIRST PART, for his heirs and assigns, will warrant and forever defend the right and title to the above described property unto the said parties of the SECOND PART, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the FIRST PART has hereunto set his hand, affixed his seal and delivered these presents, the day and year first above written.

 (SEAL)  
JOSHUA ALEXANDER SMITH

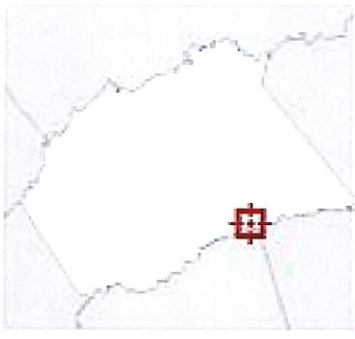
Signed, sealed and delivered  
in the presence of:

  
Unofficial Witness

  
Notary Public  
lb



Overview



Legend

- Parcels
- Roads



14  
07

# State Highway

# 17



Center of Georgia Ry.

State of Ga.

Effingham Co.

Plat of

Twenty-four lots as shown in Pineora, Ga., 10th G. M. District. Done for and by direction of Duvelle Hagin. Completed March 7, 1961. Scale: 1/4" = 100'

# 100 HAGIN STREET



# 100 HAGIN STREET

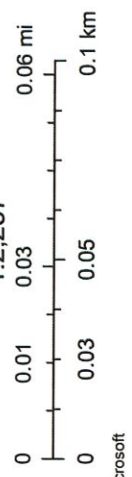


8/16/2022, 9:22:41 AM

- Address Points
- Tax Parcel Labels
- AR-2
- B-2
- B-3
- Roads
- AR-1

Parcels2020

1:2,257



Maxar, Microsoft