

## ATTACHMENT A - VARIANCE APPLICATION

Application Date: 3/8/2023

Applicant/Agent: Jay Maupin - Maupin Engineering, Inc

Applicant Email Address: 114 W 42nd Street Savannah, GA 31401

Phone # 912-235-2915

Applicant Mailing Address: 114 W 42nd Street Savannah, GA 31401

City: Savannah State: GA Zip Code: 31401

Property Owner, if different from above: Oleg Mitnik

*Include Signed & Notarized Authorization of Property Owner*

Owner's Email Address (if known): olegrt@aol.com

Phone # 973-344-7100 x203

Owner's Mailing Address: 205 Port Street, Newark, NJ 07114

City: Newark State: NJ Zip Code: 07114

Property Location: Hwy 21

Name of Development/Subdivision: Dickey Tract

Present Zoning of Property B-3 Tax Map-Parcel # 04650001 Total Acres 14.99

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

Describe why variance is needed: \_\_\_\_\_

We are requesting a 125ft variance. We are requesting it to go from 150ft to 125 ft.  
Needed due to lot dept restrictions

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

There are existing buffers on the opposite property line that provide sufficient buffering.

Applicant Signature: \_\_\_\_\_

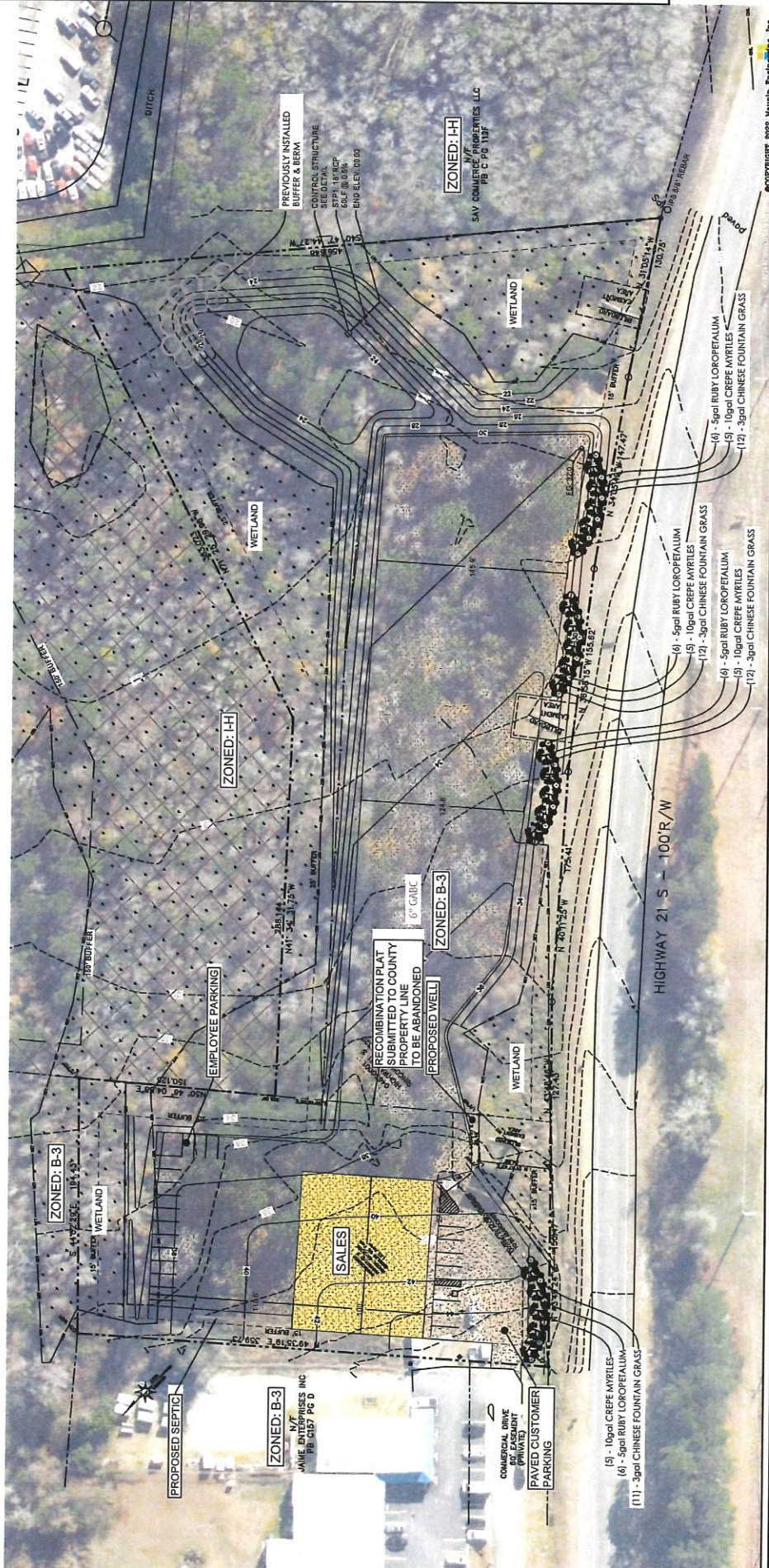
Date 3/8/23

Rev 05052021

## PROJECT NO. \_\_\_\_\_

| REVISIONS |  | NO. | DATE | DESCRIPTION |
|-----------|--|-----|------|-------------|
|           |  |     |      |             |

|                             |                                                                                                                                                           |                                              |                          |                                                         |                                |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|--------------------------|---------------------------------------------------------|--------------------------------|
| 1. PARCEL NO. 405-08-005-1  | 2. OWNER INFORMATION: JAY PARKWAY LLC<br>GLENN HINKLEY<br>10000 JAY PARKWAY<br>NINTH FLOOR SUITE 900<br>NEWARK, NJ 07114<br>917-456-1682<br>olegh@nml.com | 3. TOTAL LAND ACRES<br>TOTAL DISTURBED ACRES | -5.7711 AC<br>-4.2011 AC | 4. EXISTING USE OF PROPERTY<br>PROPOSED USE OF PROPERTY | : WOODED UPLAND<br>: TRUCKLAND |
| 5. PREPARED BY: SEE LISTING | 6. PROPERTY IS LOCATED IN ZONE X. NOT A SPECIFICALLY DESIGNATED RURAL TRACT OR RURAL PASTE # 13002099. DATED 12/27/11 & 3/16/15                           | PREPARED BY: SEE LISTING : B-3               |                          |                                                         |                                |





# GENERAL DEVELOPMENT NOTES:

1. ADDRESS: 3126 PPHOMAS, GEORGIA 31206
2. OWNER: SIV COMMERCIAL PROPERTIES LLC, 114 WEST 42ND STREET, NEW YORK, NY 10018
3. TOTAL LAND ACRES: 4.3771 AC
4. TOTAL DISTURBED ACRES: 4.3771 AC
5. PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL REDEVELOPMENT AREA AS PER THE ZONING MAP DATED 12/21/17 & 3/14/15

WOODS UNDEVELOPED  
 PROPOSED USE OF PROPERTY  
 PRESENT ZONING: B-3

MAUPIN engineering

114 WEST 42ND STREET  
 NEW YORK, NY 10018  
 OFFICE PHONE: (212) 333-2015

## SKETCH PLAN DICKEY TRACT FRONT PARCEL

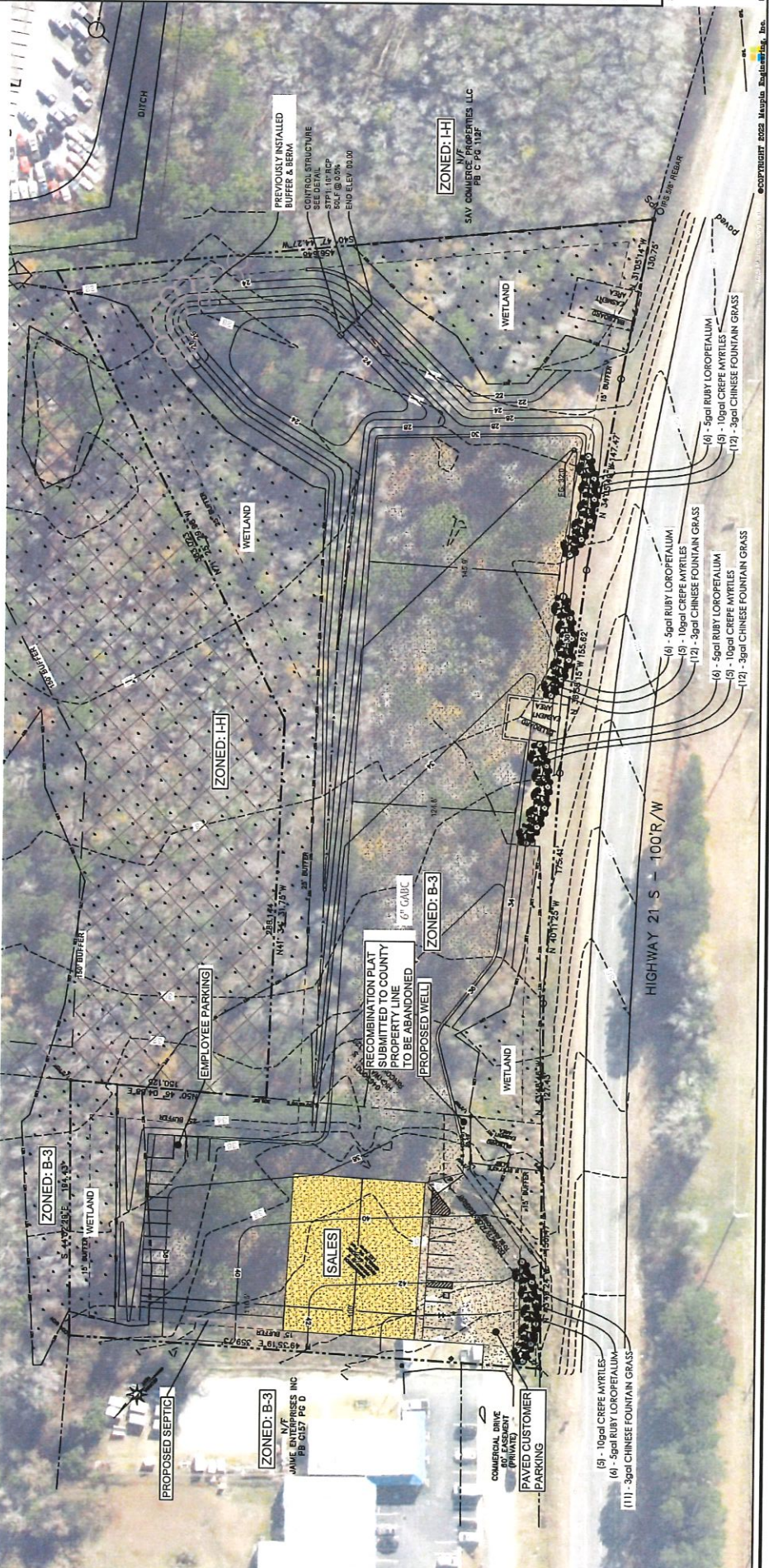
DATE: 8/24/2023  
 DRAWN: TMM  
 CHECKED: JAM  
 STATUS: COMPLETE

SKETCH PLAN

DIMENSIONS: 12" x 18" (305mm x 457mm)  
 SCALE: 1" = 100'

SKETCH PLAN

PROJECT NO: 806-22-09



## SKETCH PLAN



SKETCH  
PLAN

|            |           |
|------------|-----------|
| ORWINE TRW | 12-9-2022 |
| CHKID: JAM | DATE      |



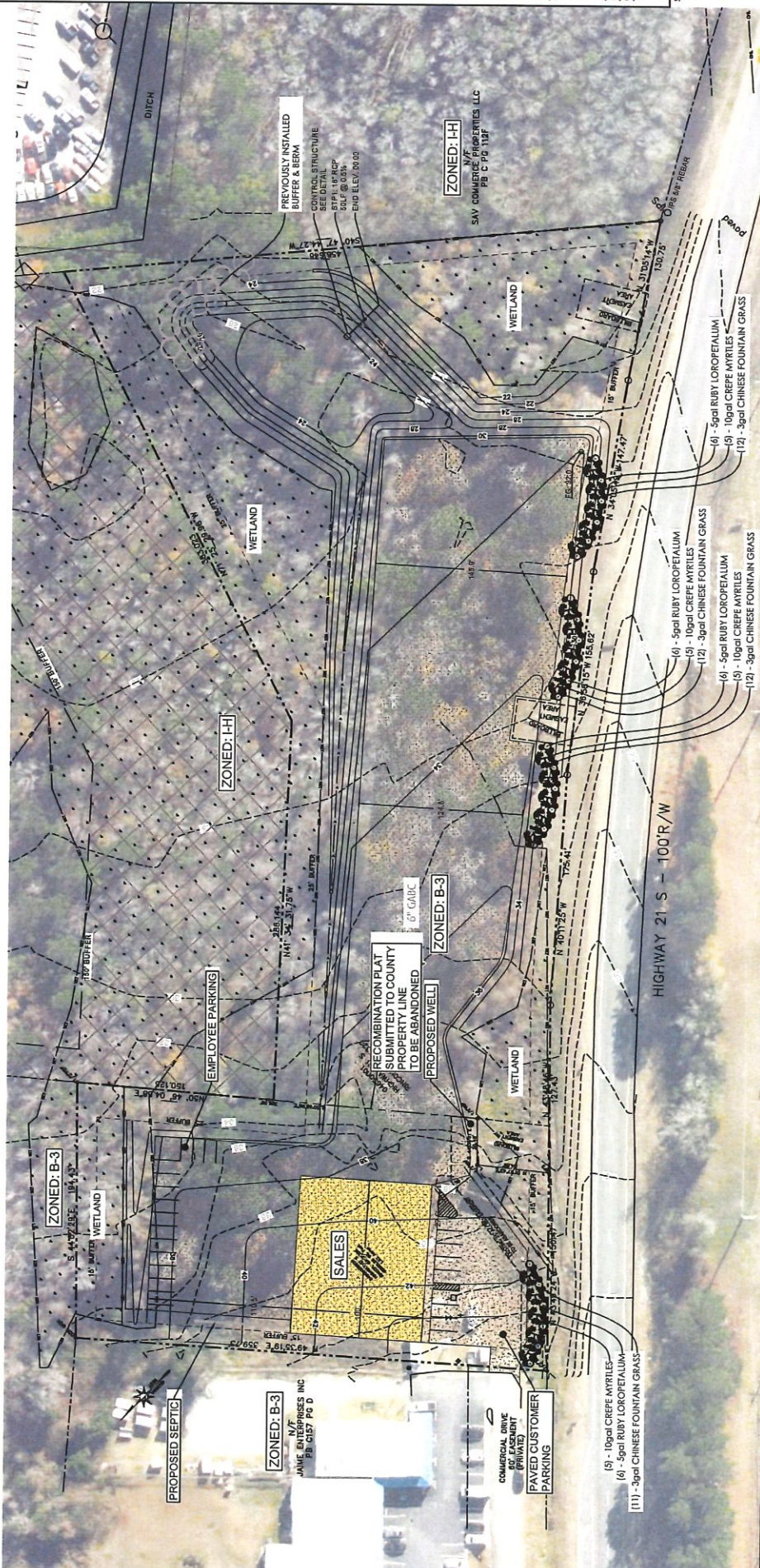
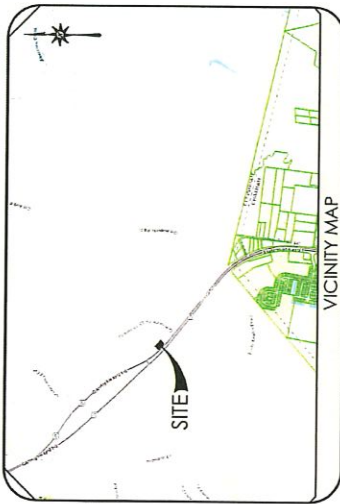
PROJECT NO.

3. TOTAL LAND ACREAGE : 5.77(H) AC  
TOTAL DISTURBED ACREAGE : 4.32(H) AC

4. EXISTING USE OF PROPERTY : WOODED UPLAND  
PROPOSED USE OF PROPERTY : TRUCK/AUTOCENTER

PRESERVE SITE ZONING : B-3

5. PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL ZONE. THE PROPERTY IS NOT DETERMINED BY FEMA FLOOD INSURANCE RATE NUMBER #131000CORP. DATE 12/27/17 & 2/16/15



This is an aerial map of a residential neighborhood. The map shows property boundaries in blue, lot numbers in green, and street names in white. A specific lot, 465D-9B, is highlighted with a red outline. The map includes the following streets: HWY 21 S, GOSHEN RD, COMMERCIAL DR, and COMMERCIAL CT. The map also shows a large body of water in the upper right corner. The lot numbers are organized in a grid-like pattern, with some lots having additional identifiers (e.g., 465D-9A, 465D-9C). The map is oriented with North at the top.

Red: Band\_1  
Green: Band\_2  
Blue: Band\_3

0 0.07 0.15 0.3 km

Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, Intermap,  
USGS, MET/NASA, EPA, USDA

Legend:

- Addresses
- Roads
- Tax Parcels
- Tax Parcel Labels
- Effingham County Zoning
- R-3
- B-1
- B-2
- B-3
- I-1
- PD
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3
- Efn\_fin\_cache

Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, Intermap,  
USGS, METI/NASA, EPA, USDA