



VAR-25-24

Variance Application

Status: Active

Submitted On: 8/20/2025

Primary Location

107 Broken Bit Circle

Guyton, GA 31312

Owner


ANDERSON JOSEPH T AND
APRIL L

107 BROKEN BIT CIRCLE

GUYTON, GA 31312

Applicant

 April Relf (Crow)

 912-596-5504

 izzy@sundrenchedpools.com

 3148 Midland Rd.

Guyton, GA 31312

Staff Review

Board of Commissioner Meeting Date*

09/16/2025

Notification Letter Description*

to decrease in the required minimum setbacks for a pool.

Public Notification Letters Mailed*

08/25/2025

Location Information*

107 Broken Bit Circle

Staff Description


Section 3.41.3

Board of Commissioner Ads


08/27/2025

Commissioner District*

2nd

 Request Approved or Denied

—

 Letter & ZMA Mailed

—

 Map#*

416A

 Parcel#*

267

 Applicant Name*

April Ref

General Information

Zoning District*

PD

Map/Parcel Number*

0416A267

Is this concurrent with a Rezoning? *

No

Describe why the variance is needed*

We are Sun drenched Pools, we're a fiberglass pool contractor and hardscape installer. We were contacted in June 2025 by April and Joe Anderson at 107 Broken Bit Circle in Guyton in order to evaluate and remodel a pool that was installed in 2021 by a different contractor.

Homeowner stated that the contractor pulled a permit for the job and all inspections were completed. We noticed that the setbacks off the rear of the property lines didn't meet 10' code in Effingham County for setbacks but assumed that a variance had been provided originally, since the pool permit had been inspected and closed. We have come across this other contractor in years past, and we have been told by other clients that he forges permits.

According to Effingham County Permit Office, the original permit numbered, 202100724, had the homeowner's name as applicant with false measurements from rear of home to property line. The homeowner states he was unaware the permit was pulled with his name as the applicant and with false information. The homeowners are now with a pool that has multiple, critical issues. The previous installation included improper pitch on the concrete deck causing flooding into the home, outdoor shed, low spots that create bird baths and pooled water, and other areas so steep they are not usable. He built a wood retaining wall to raise the pool against the fence which is having failure issues that need to be addressed. The pool itself was a sloppy kit install.

The homeowner has requested that we demolish everything and completely start over with the same footprint. Originally, this was just supposed to be a remodel permit, but we are requesting a variance of 5' from the property line so we can maintain what is existing but fix all issues and help the customer.

How does request meet criteria of Section 7.1.8?

Who is applying for variance request?*

Agent

Applicant Information

Applicant Name*

April Relf

Applicant Phone Number*

9125965504

Applicant Email Address*

april@sundrenchedpools.com

Applicant Address*

3148 Midland Rd.

City*

Guyton

State*

GA

Zip Code*

31312

Owner of Record

Owner Name*

April & Joe Anderson

Owner Phone Number*

(334) 379-7859

Owner Email Address*

anderson6102@hotmail.com

Owner Address*

107 Broken Bit Circle

City*

Guyton

State*

GA

Zip Code*

31312

Signature

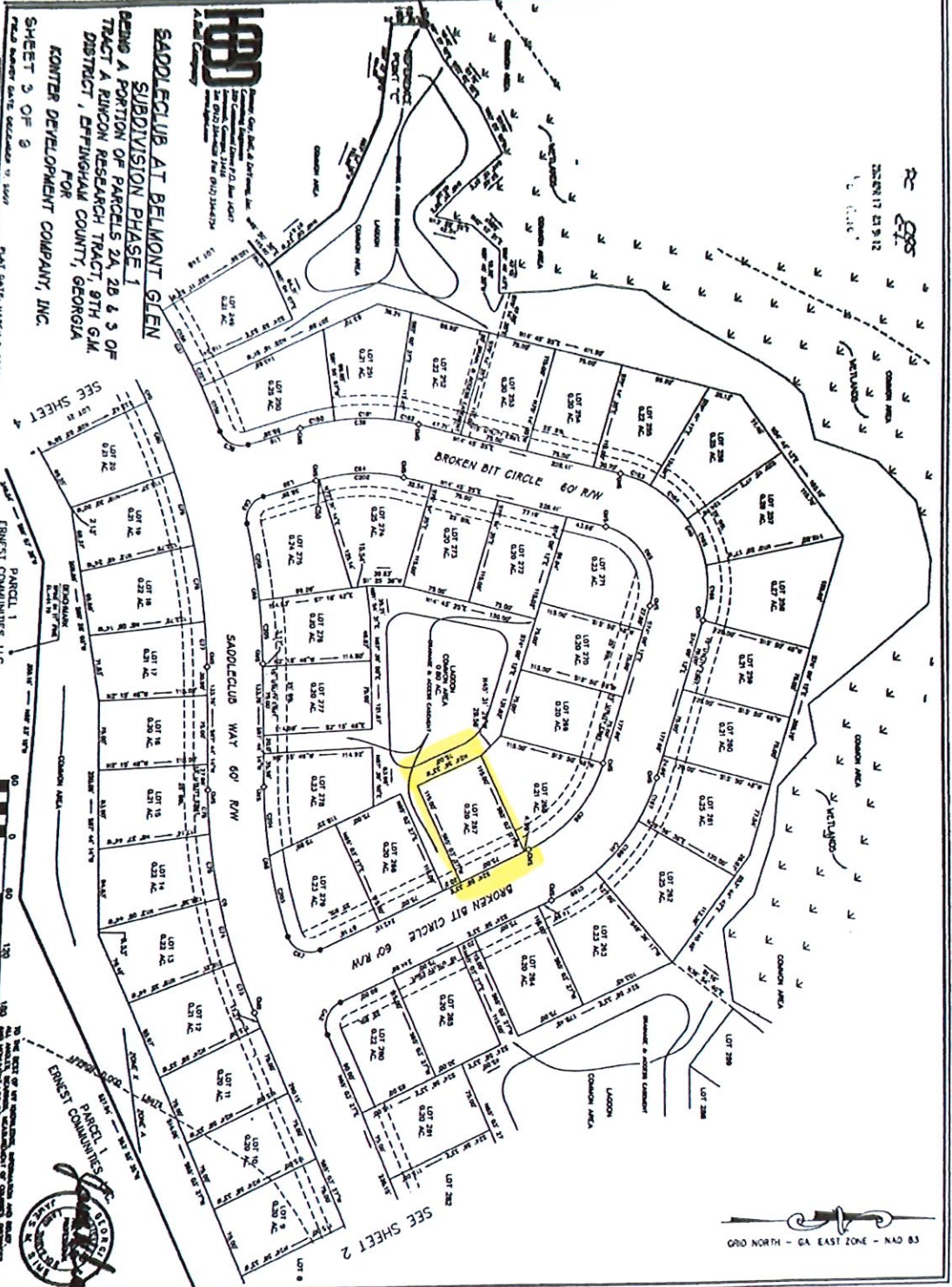
The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge,

Digital Signature*

✓ April Relf
Aug 19, 2025

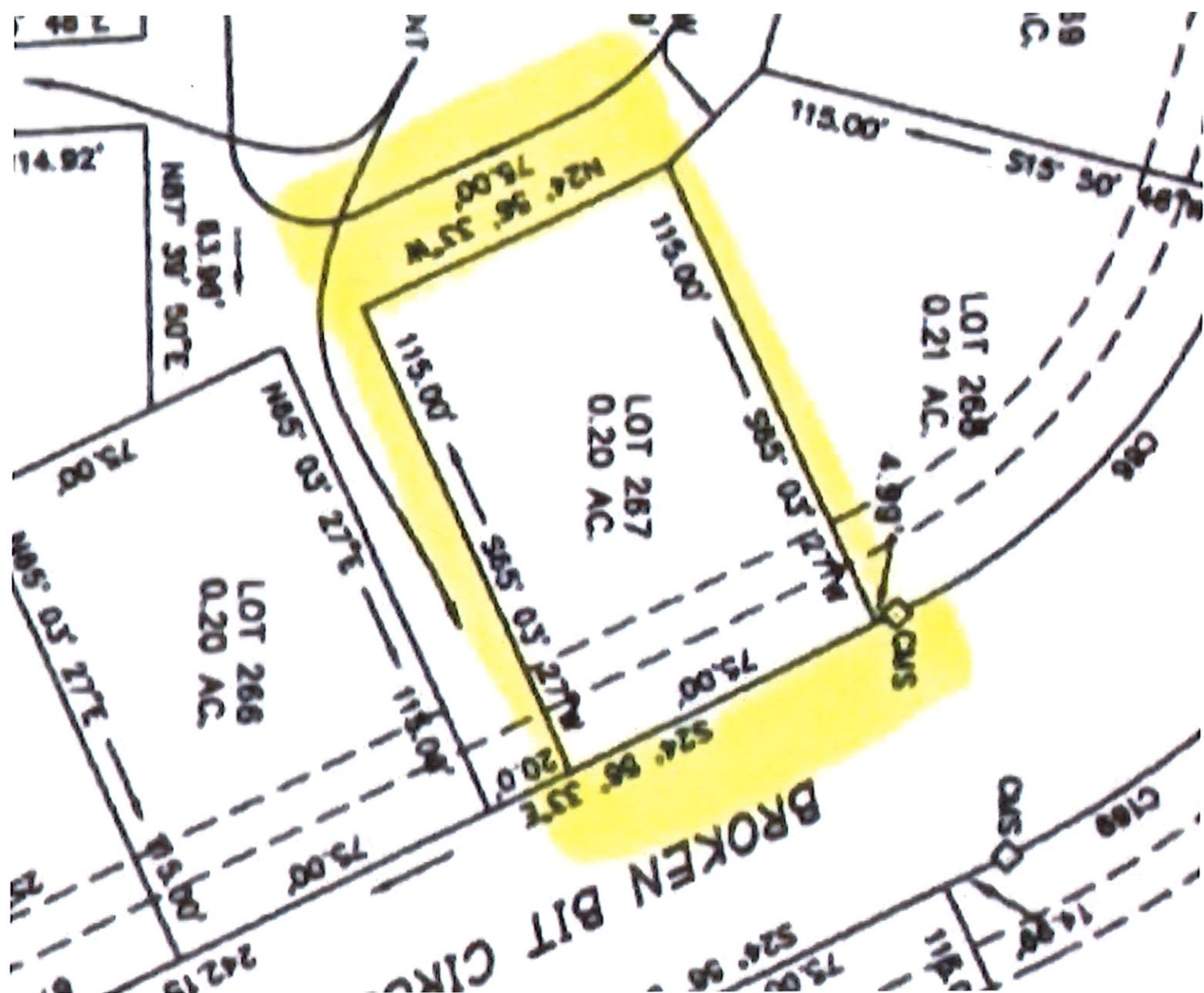
22 288
22.0017 23.912
1:2 (1:10)

GRID NORTH - GA EAST ZONE - NAD 83



SADDLECLUB AT BELMONT GLEN
SUBDIVISION PHASE 1
BEING A PORTION OF PARCELS 2A, 2B & 3 OF
TRACT A, RINCON RESEARCH TRACT, 9TH G.M.
DISTRICT, DEKALB COUNTY, GEORGIA
FOR
KONTER DEVELOPMENT COMPANY, INC.
SHEET 3 OF 3
PLAT DATE: JANUARY 9, 2008

TO THE EFFECT OF THE RECORDING OF THIS MAP, THE UNDERSIGNED CERTIFY THAT THE MAP WAS PREPARED BY A LICENSED SURVEYOR AND THAT THE MAP IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AS SURVEYED AND THAT THE MAP IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AS SURVEYED.



3:12



3D



Parked Car



107 Broken
Bit Cir

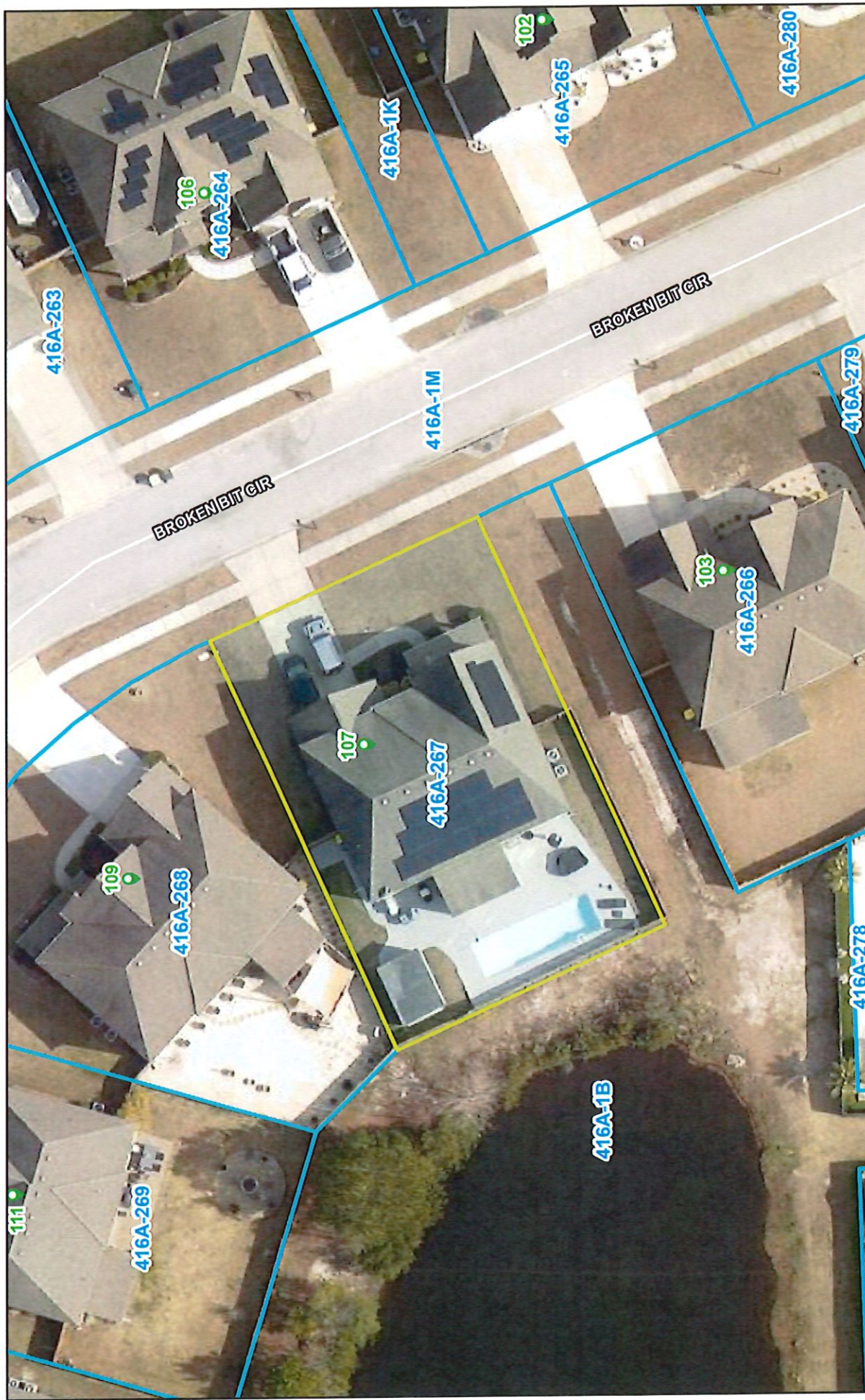


88°
AQI 52



Search Maps



416A-267

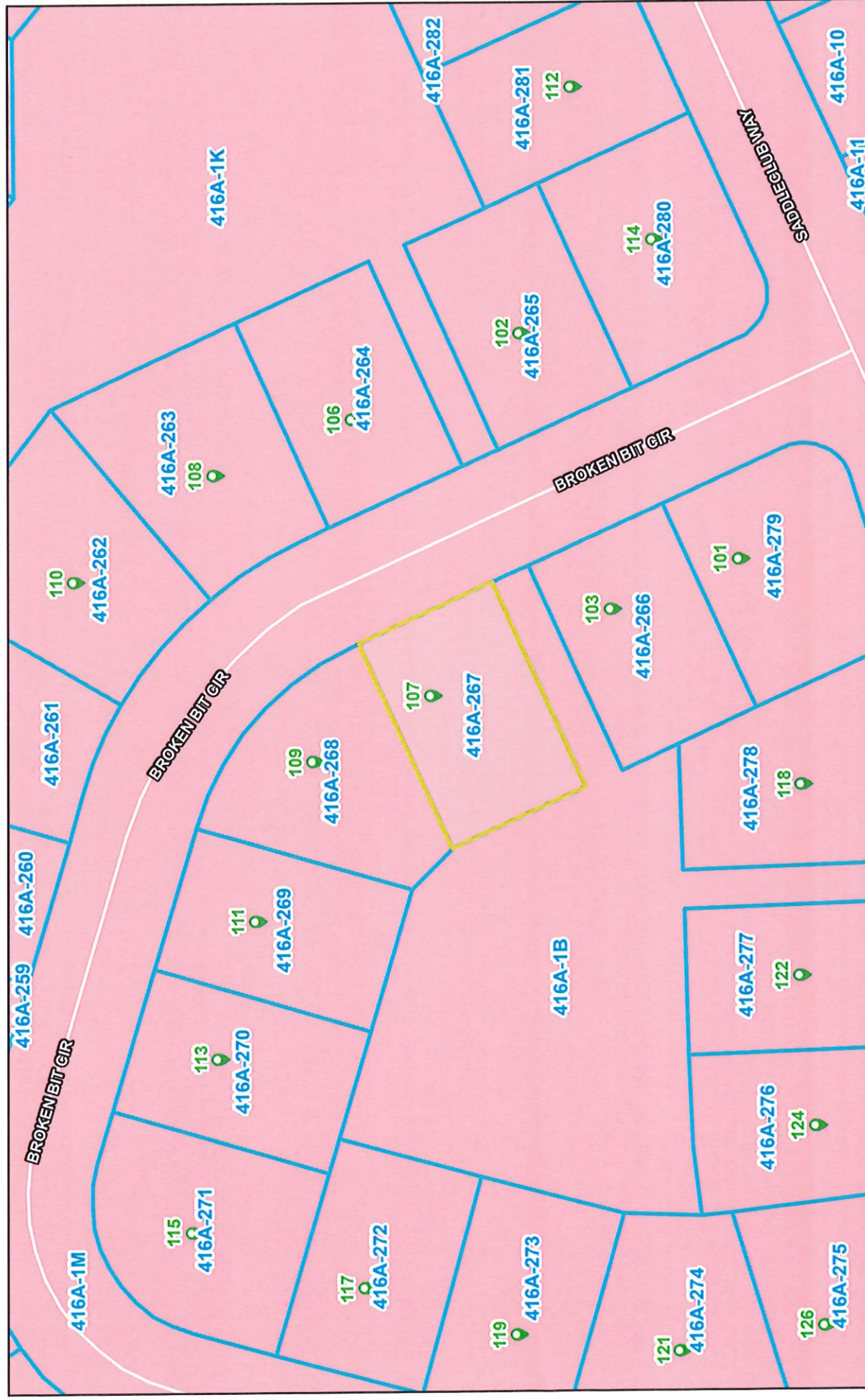


8/22/2025

-  Addresses
-  Parcels
- Roads
- Citations

1:502
0 0.01 0.01 0.01 0.02 mi
0 0.01 0.01 0.02 km
Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

416A-267



8/22/2025

1:1,003



Addresses

Parcels

Zoning

Citations

Roads

DD

Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA,
USDA

8/19/2025

My name is April Anderson, my husband is Joseph Anderson we are the homeowners of 107 Broken Bit Circle, Guyton, GA 31312.

In March 2021 my husband Joseph and I decided to have a pool installed.

The pool install started July 2021, finished May 2022.

Our contractor, Shelby Floyd, Country Side Pool and home, told us that he would take care of everything for us and give us the backyard oasis we were looking for.

Since the completion of our pool we noticed the concrete was cracking right away, we have standing water in multiple areas of the concrete decking, our shed door on the side cannot open due to landscaping, French doors on shed will not open all the way due to the concrete, our grill area is sloped so we need to Elevate our grill legs to get them level. The concrete is level with the slab to our enclosed patio so we have water that floods through our doors of the patio and standing water inside the patio.

We have divots all around the bottom of the pool as well as some small pebble like settings that feel like they are poking through the vinyl. The top step of the pool has caved in, We told the contractor about these and he said he we would get them fixed, he had some workers come out and "fix" the top step but ignored the other concerns I had, in the fall of 2024 we had a concrete company come look at cracking we have going on, the concrete at the corner of our retaining wall was collapsing, they added a compound to help lift the concrete and give it some strength, that helped with some of the cracking around the pool and retaining wall area. within a year the top step has caved in again, he said "easy fix, we will get someone out to get this taken care of before pool weather" it never got fixed.

Water pours into the shed by the French doors as the sloping makes the water enter at the door, my husband has had to put in a makeshift drain to help with the water flooding our shed door and damaging our flooring in the shed, which makes it unsafe to get into as the floor is soft from the water.

We are asking for this variance so we can get some help to get this fix, as we just found out that we were out of code, the numbers that he gave were not actual and we would have never been approved for this, Shelby Floyd, Country Side pool and home. through further investigating it has come to my attention that the permit was applied for before we signed any papers giving him permission to apply for the permit in our name. We were never given a copy of the permit to post in the front of our house showing we had permission for the pool and a permit, I feel Shelby Floyd, Country Side pool and home has fraudulently applied for the permit in my husbands name and signed the permit with my husbands name, Joseph Anderson.

Thank you,

Joseph and April Anderson

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