

ATTACHMENT A - CONDITIONAL USE APPLICATION

Application Date: 12-2-22

Applicant/Agent: Marina Lindblom

Applicant Email Address: info @ 88 keys piano, com

Phone # 912-988-5397

Applicant Mailing Address: 183 Deerfield Rd. W.
Bloomington, GA 31302

Property Owner, if different from above: _____
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): _____

Phone # _____

Owner's Mailing Address: _____

Property Location 183 Deerfield Road W., Bloomington GA
Present Zoning of Property 377A Tax Map-Parcel # 6C Total Acres 7.58 31302

CONDITIONAL USE REQUESTED:

Section 3.15A - RESIDENTIAL BUSINESS
See Section 3.15A for requirements

Section 3.15B - RURAL BUSINESS
See Section 3.15B for requirements

OTHER (provide relevant section of code): _____

Reason: music instruction; private + small group

Applicant Signature: Marina Lindblom Date 12-2-22

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

Jan 10, 2010, on file in the office of the Clerk of the Superior Court of Effingham County, in Deed Book 1910 page 155.

I hereby certify that I am the owner of the property being proposed for Conditional Use 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 *Maria Lindblom*

Print Name Maria Lindblom

Owner's signature _____

Print Name _____

Owner's signature _____

Print Name _____

Sworn and subscribed before me this 7th day of December, 20 22.

Kathleen Erin Dunnigan
Notary Public, State of Georgia



3

Thomas J. McNamara
7370 Hodgson Memorial Drive
Suite 10-11
Savannah, GA 31406

Effingham County, Georgia
Real Estate Transfer Tax
Paid \$ 225.00
Date 1-13-10
Elizabeth Z. Hursey
Clerk of Superior Court

FILED FOR RECORD
BOOK 01910 PAGE 0155
2010 JAN 13 PM 12:25

ELIZABETH Z. HURSEY
CLERK E.C.C.S.C.

STATE OF GEORGIA

WARRANTY DEED

COUNTY OF CHATHAM

This indenture, made this 11th day of January, 2010, between
WILLIAM F. HARDISON and MARTHA H. HARDISON
as Party of the First Part, and
F. JONATHAN LINDBLOM and MARINA E. LINDBLOM, AS JOINT TENANTS WITH THE
RIGHT OF SURVIVORSHIP, and not as Tenants in Common, as Party of the Second Part:

* WITNESSETH *

That first Party for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and does hereby grant, bargain, sell, alien, convey and confirm unto the Party of the Second Part the following described property, to wit:

See Schedule A attached hereto and by this reference made a part hereof.

SUBJECT, HOWEVER, to all valid easements, restrictive covenants, and rights of way of record.

TO HAVE AND TO HOLD the Land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in **FEE SIMPLE**. The party of the first part expressly covenants that it is seized of said property in good fee simple title and that it has the full right power and authority to convey the same; that the said property and the grantor thereof are free and clear of any liens, claims or encumbrances whatever whereby the title to said property may in anywise be charges, changes, impaired or defeated, and that the party of the first part will forever **WARRANT and DEFEND** the said premises against the lawful claim of all persons whomsoever.

EFFINGHAM COUNTY DEVELOPMENT SERVICES CODE ENFORCEMENT INCIDENT REPORT

Offender

Name: Marina Lindblom

Date Of Birth

8/20/1970

Address: 183 West Deerfield Rd. Bloomingdale, Georgia 31302

Phone:

812-713-7899

SS / DL #

044674281 GA

Must Appear In Magistrate Court

Narrative:

On 8/19/2020 at approximately 11:00 hours, I responded to 183 West Deerfield Rd. for the anonymous complaint of the residents operating a business without a license and erecting a building without a permit. Upon arrival, I made contact with the homeowner who identified herself as Marina Lindblom. I explained to her who I was and my reason for visiting. She stated that she and her husband do operate a business there but they do have a business license. Investigation revealed that the license was valid and current but the license was for a piano tuning business. The business operated on site was for music lessons. She also stated that her son had recently constructed a storage shed. I examined the shed which did not meet the requirements for the necessity of a building permit. Nothing further.

8/21/2020 14:00 hours

I convened with Zoning Administrator Diane Proudfoot in reference to the validity of the license covering multiple businesses. Proudfoot stated that she had discussed the matter with Lindblom via telephone and concluded that the license covered both businesses. Nothing further.

8/25/2020 13:00 hours

The complainant contacted me to check the status of the investigation. I conveyed to her that the residents did have a business license and the shed did not require a permit. She admitted to me that the entire reason for her complaint was over a property line dispute and hedge trimming on the property line. When I suggested she hire a surveyor to survey the property, she stated that no surveyor would perform the work due to Lindblom recently having her property surveyed that proved her original depiction of the property line as incorrect. Nothing further.

Kenneth Gregory Hood

8/19/2020

Signature

Date

Katie Dunnigan

From: [REDACTED]
Sent: Tuesday, January 3, 2023 2:40 PM
To: Zoning Information
Subject: EXTERNAL:Question from Jason Stewart RE: Conditional Use Application for Marina Lindblom Map#377AParcel#6C

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I received notice that my neighbor at 183 Deerfield Road West has submitted a Conditional Use Application.

My question is - is an email response as effective, and considered the same, as showing up for the public meeting?

If so, I would like to submit my response as "approved." I do support the Lindblom's request and am certain that I will not be inconvenienced in any way.

Can you please confirm receipt and advise ?

Many thanks. Let me know if questions.

Jason Stewart
[REDACTED]
Bloomington, GA 31302
[REDACTED]

**** This is an EXTERNAL email. Please do not click on a link or open ANY attachments unless you are confident it is from a trusted source and you are expecting this email. ****

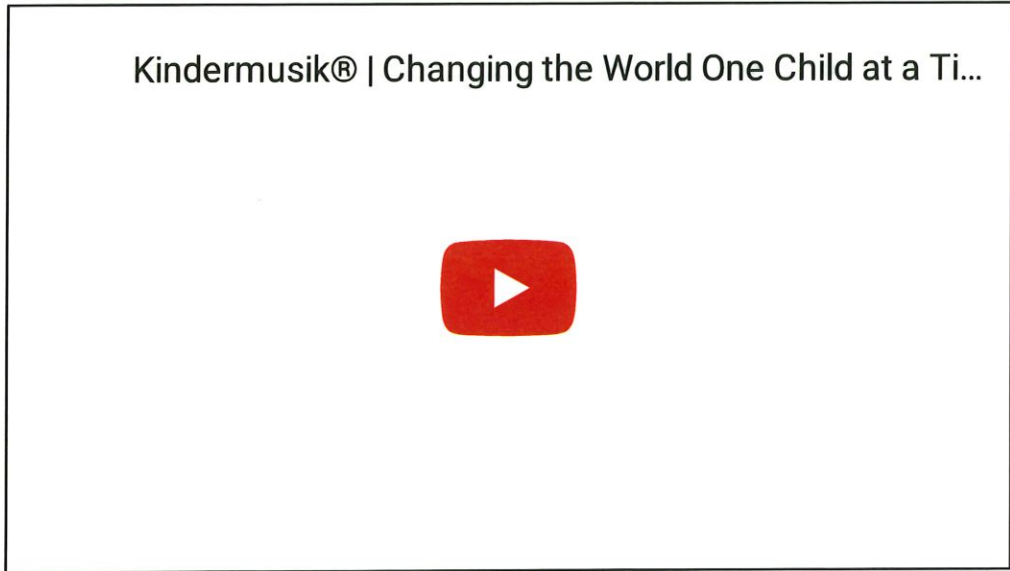


Text 912-432-5885 / Call 912-988-KEYS / Email info@kindermusikwith88keys.com

[Home](#) [About](#) [Classes](#) [Testimonials](#) [Fun Stuff!](#) [Class Calendar](#)

[Free Introductory Class](#) [Blog](#) [Contact](#) [January Playdates: Yum!](#)

About Us



SEARCH

CONTACT US

Email
info@kindermusikwith88keys.com

Phone
(912) 988-KEYS

Address
Kindermusik with 88
Keys Piano Music
Studio
183 Deerfield Road
West

About Kindermusik

Kindermusik is the world’s leading provider of music-based education for children from birth through age seven. Kindermusik uses the power and joy of music-making to help children learn and grow during the

years most critical to brain development. Since 1978, Kindermusik has helped millions of children around the world build a strong foundation for a lifetime love of learning.

About Kindermusik with 88 Keys

Our studio, Kindermusik with 88 Keys Piano, has been bringing the time-tested magic of Kindermusik to families around Savannah, GA since 2002.

For 12 years, our licensed Kindermusik educators held classes in rented locations around Savannah: nursing homes, churches, even a strip mall location. But our dream was always to open our very own dedicated music studio, which we could keep clean and tailor to the needs of our classes and families.

This dream finally came true in July 2014, when we opened our own beautiful, sparkly-clean, tailored studio in Bloomingdale, GA! We agree with our families that to create the ideal experience for a class with young babies and children, nothing less than a dedicated studio space will do. We love our dream studio and can't wait to welcome your family through our doors!

“ We love Kindermusik with 88 Keys. My son has been going since he was a few months old and he is almost 2 now. He loves the classes and his teacher! The class has been great for him developmentally and socially. I highly recommend!

Bloomingdale, GA
31302 USA

[View larger map](#)



JOIN OUR EMAIL LIST

Email Address

First Name

Last Name

SUBSCRIBE



Marina Lindblom

*Founder
/ Licensed Kindermusik Educator*

Marina Lindblom received her Kindermusik Educator's License in 2002 and is now in her 21st year of teaching! Prior to this, Marina was a violinist with the Savannah Symphony, holding the positions of section violin, Principal Second violin, and Associate Concertmaster. She began teaching private music lessons when she

was 16. She eventually went on to become a member of the educational division of the Savannah Symphony Orchestra for many years, conducting the “Chamber Strings Orchestra,” comprised of young string players from around the Coastal Empire.

Marina holds a Bachelor’s Degree in Violin Performance from the Eastman School of Music and has also completed Master’s work at Western Michigan University. She was awarded the “Maestro” Status by Kindermusik International in 2005, placing her program in the top 5% of all studios worldwide. In both 2021 and 2022, our studio was granted **Top Program status** by Kindermusik International, a rare honor granted to only the best studios worldwide.

Marina and her husband Jon are the joyful parents of 9 children, ages 24 down to 8!



Libby Lindblom

Licensed Kindermusik Educator / Piano & Guitar Teacher for 88 Keys Piano

Libby Lindblom received her Kindermusik Educator's License in 2018, graduating from the Kindermusik University. She is a Kindermusik graduate in another way too, having been a Kindermusik child herself in her parents' program since babyhood! She is thrilled to now be fulfilling her teaching dream, passing on the joy and benefits of Kindermusik to babies and toddlers!

Besides teaching Kindermusik, Libby handles the office, design, and marketing responsibilities for the studio. Libby plays guitar and piano, teaching many private lessons on both instruments each week.



Lucy Lindblom

*Licensed Kindermusik Educator
/ Piano, Mandolin, & Ukulele Teacher
for 88 Keys Piano*

Lucy Lindblom was just 3 months old when she started taking Kindermusik in her parents' classes! She graduated from the Kindermusik University and received her Kindermusik Educator's License in summer 2022. Lucy also handles the janitor work for the studio, keeping our class space and instruments sparkling clean!

Lucy plays several instruments, her main one being mandolin, and teaches many private students each week on mandolin, piano, and ukulele. She also enjoys selling custom mugs on Amazon in her spare time!

Ready to Find Out More?

Join the action and adventure by enrolling your child in a class right now!

Enroll Now 

COME JOIN A CLASS AT OUR STUDIO!

Email
info@kindermusikwith88keys.com

Phone
912-988-KEYS (5397)

Address
183 Deerfield Road West

www.kindermusikwith88keys.com/about-us/

THE LATEST FROM THE BLOG

January Playdates: Yum!
December 15, 2022

New Year 2023 Giveaway!
December 11, 2022

December class schedule
November 29, 2022

REVIEW KINDERMUSIK WITH 88 KEYS ON GOOGLE

We love great reviews. Make our day by leaving us 5 stars!

Review us on 



Text 912-432-5885 / Call 912-988-KEYS / Email info@kindermusikwith88keys.com

[Home](#) [About](#) [Classes](#) [Testimonials](#) [Fun Stuff!](#) [Class Calendar](#)

[Free Introductory Class](#) [Blog](#) [Contact](#) [January Playdates: Yum!](#)

Testimonials

Here's what our families say about their experience at Kindermusik with 88 Keys!

I cannot say enough good things about this Kindermusik program. I take my 3.5 year old and 17 months old and they love it. It's such a great environment for the kids and they have such a great time learning through music and movement. Would definitely recommend for families with young children and a nice option is to test out the classes for free before committing. I also love that they allow unlimited make-up classes which is great with kids constantly getting sick or schedules changing; we can attend a class on a different day that week when we miss our class.

-Amber

SEARCH



CONTACT US

Email

info@kindermusikwith88keys.com

Phone

(912) 988-KEYS

Address

Kindermusik with 88
Keys Piano Music
Studio
183 Deerfield Road
West

My son has been attending Kindermusik for nearly three years now. He absolutely loves attending! All of the teachers are amazing. We love how friendly, welcoming, and calm the classes are. The teacher makes you feel as part of her own family. It's amazing to watch my son learn and grow in music class over the last few years. The classes are perfectly tailored for each child no matter their development. We absolutely love this Kindermusik location because the family-led business is what makes it special. This family is one of a kind and they are passionate in what they do, teaching and loving on others children. Joining their class those years ago was one of the best decisions I have made regarding my son.

-Jessica

Ms. Marina and her daughter, Libby exceeded all expectations of what I thought of a music class. My kids recognize when we are on the way there and get extremely excited every time! We started going when my son just turned 2 and my daughter was 10 months old. The class has helped their speech, rhythm, and listening skills. I highly recommend trying out Kindermusik with 88 Keys. They are a truly kind and caring place. Perfect for families who feel they need to get out with little ones close in age.

-Nina

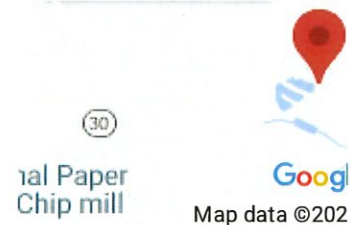
We LOVE Kindermusik! Teacher and staff(family) are all amazing! Our babe has flourished so much, developmentally, since starting!

-Bradleigh

This place is amazing! My little girl loves her music class and has so much fun learning all the basics while

Bloomington, GA
31302 USA

[View larger map](#)



JOIN OUR EMAIL LIST

Email Address

First Name

Last Name

SUBSCRIBE

having a great time. Highly recommend!

-Stacy

We look forward to music class each week! It has become my daughter's favorite thing we do. It is so enjoyable and everyone is so friendly. Really glad we found this activity for her to learn. We leave each week with new songs and new activities to do at home.

-Laura

Cannot recommend Kindermusik with 88 Keys enough. We were first introduced via the monthly playdates when little one was only 12 months old. Now we have her in the weekly classes and it's the highlight of her week. Classes are very engaging and well-organized. The space is also very clean and the staff are welcoming.

-Autumn

My 3 year old has been going to music class for the past four months. Both she and I have thoroughly enjoyed our weekly class. My daughter doesn't go to daycare, and this class is her weekly interaction with other children. She has really thrived. We sing, dance, have story time, as well as learn life lessons, like sharing and listening. I recommend kindermusik! Ms. Marina and Ms. Libby are great teachers!

-Bran

I love the structure of the class! Song, clean up, song, clean up, etc. Kids love predictable routines and respond so well when they know what to expect. I love that there's new music but also repeat tunes in each class. The teacher is so kind and expressive which is

contagious for the parents and the kids! We look forward to class each week. This has been an incredibly enjoyable experience and I encourage other families to attend!

-Greta

My 2 year old LOVES this class. She looks forward to it every week and talks about it all day afterwards. It's quick pace and perfect for little ones. This is definitely a great, enriching music class children.

-Maggie

We love Kindermusik with Mrs Marina and her girls! My little girl began attending classes when she was nine months old and continued until she started PreK. I now have my two year old little boy in Kindermusik. Both of my children love going to classes. They love the movement, the songs, instruments, story time, and even quiet time. It's a great opportunity for learning and socialization!! My children look forward to going each week!!

-Fran

My son has attended Kindermusik from the baby class to the toddler aged class. It's amazing to watch him practice and develop social, fine motor, and communication skills in the class. We look forward to attending Kindermusik each week. Kindermusik has played such a special and sweet role in his childhood. He loves singing, playing instruments, and cleaning up his toys- all thanks to the songs and games he plays in the class. Knowledgeable and compassionate instructors too.

-Kathleen

My sons both love attending Kindermusik classes! They are so much fun and provide so many learning opportunities that I can't provide at home. I am so thankful that I started going weekly and plan to continue the classes as long as possible! When I tell my youngest son that we're going to Music Group he gets the biggest smile on his face. Marina, Libby and Lucy are wonderful and I know they truly care about bringing music and children together!

-Jess

Out of every baby/toddler/mommy and me activity I have done over the years - your Kindermusik class is at the top of the list! It's the best. You all are awesome!

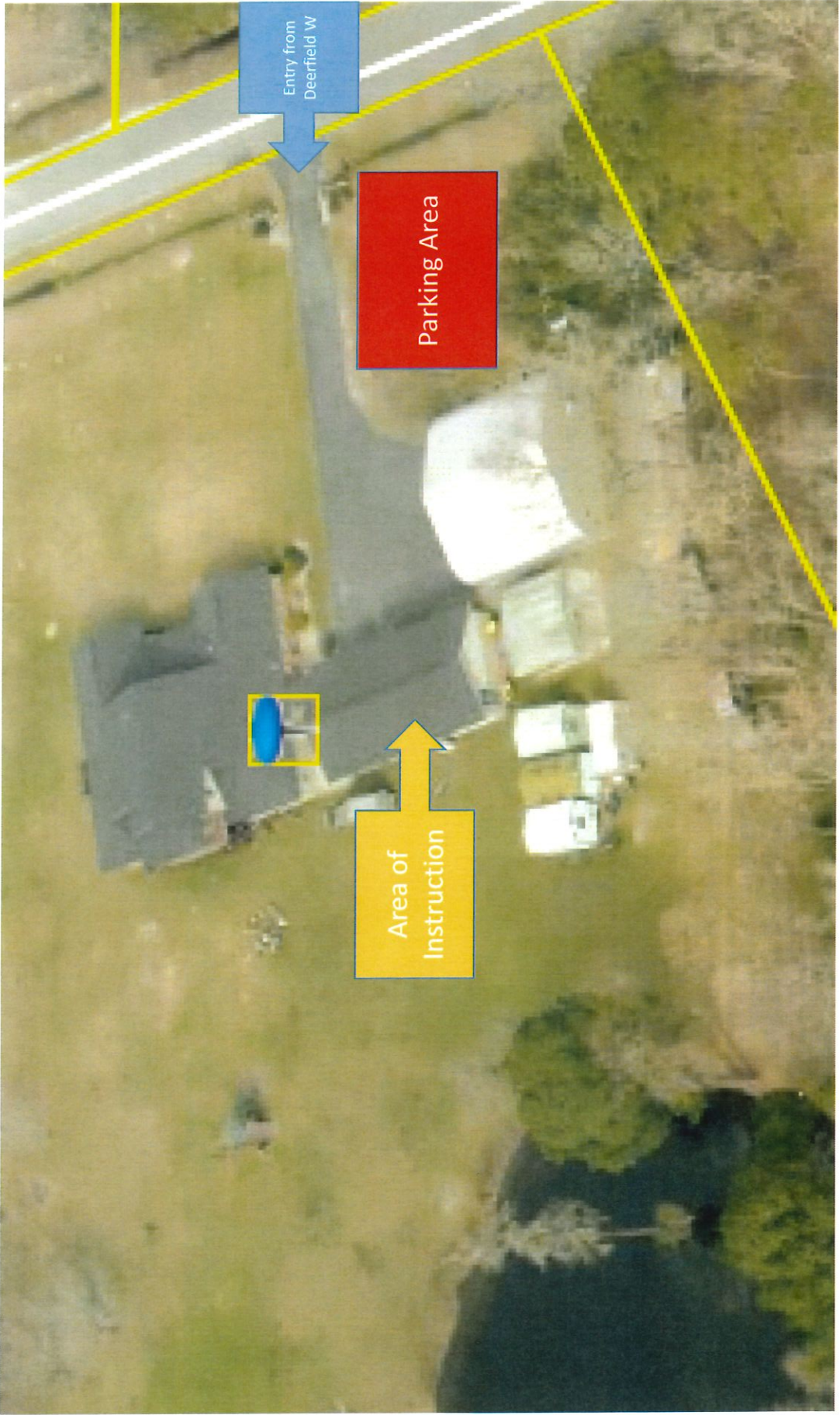
-Jackie

Can't say enough wonderful things about Kindermusik with Mrs. Marina and Libby! So much that we travel 45 mins to them, even though there's a Kindermusik 10 mins from our house. They truly love what they do and it shows! My son has been going since he was 4 months old and he just turned a year old. Bryce LOVES music, dancing, playing with the instruments and interacting with the other kids and parents. It's been wonderful. You won't regret signing your child up!

-Ashley

My 13-month-old daughter, Annabeth, loves going to Kindermusik with Mrs. Marina. She normally goes to class on Tuesdays with my wife. I had a chance to go with them and I watched my daughter smile the entire time.

-Kasey



Entry from
Deerfield W

Parking Area

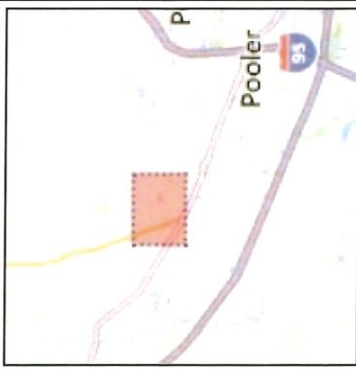
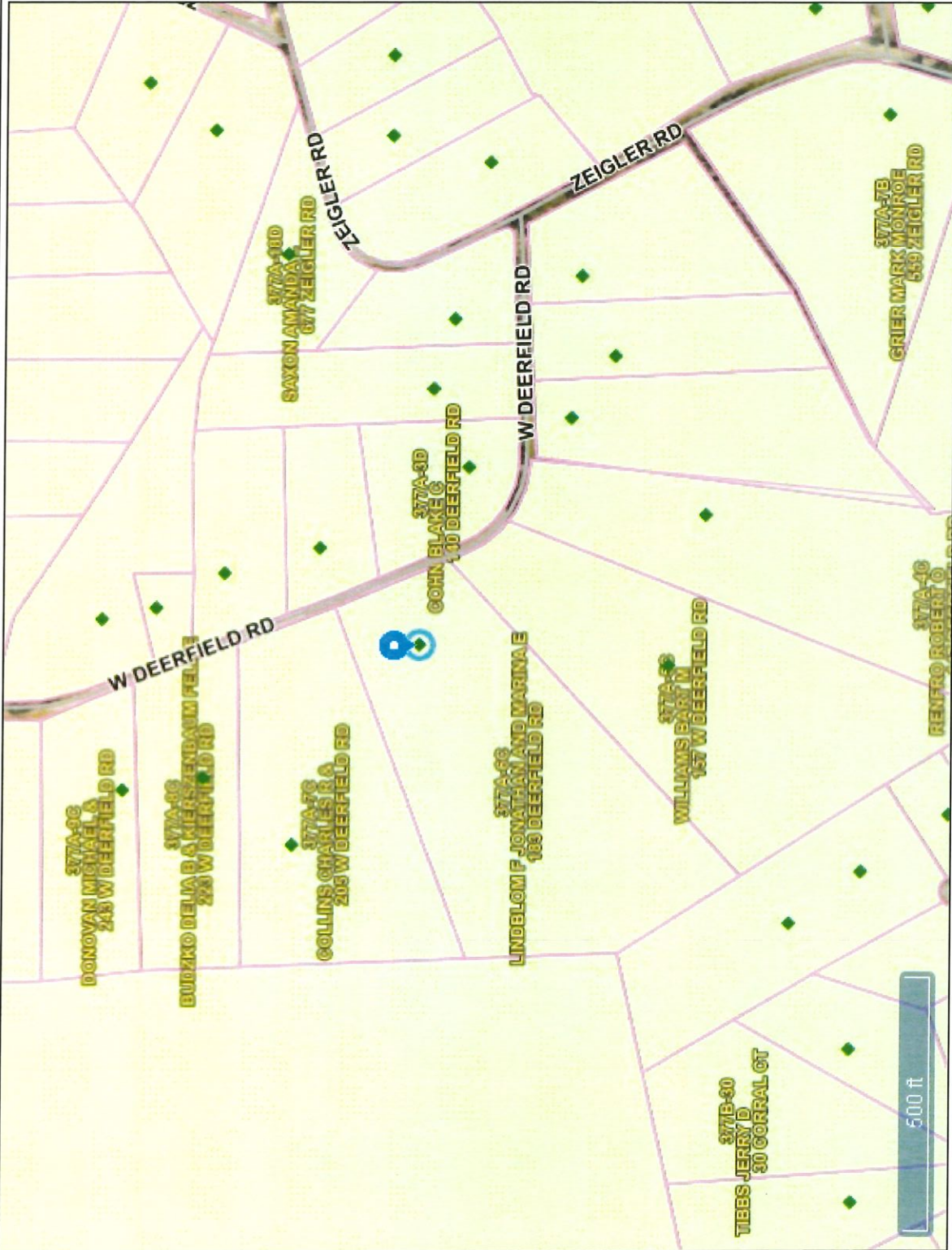
Area of
Instruction

183 Deerfield Road





183 W DEERFIELD ROAD



Legend

- ◆ Address Points
- Tax Parcels With Labels

Zoning

- AR-1
- AR-2
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- B-1
- B-2
- B-3
- I-1
- FH
- CP
- PD
- Other

- Road Names
- Road Centerlines

This map is a user generated static output from rightspots.pateng.com website and is for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



7 Dec, 2022