

ATTACHMENT A - VARIANCE APPLICATION

Application Date: 10-25-22

Applicant/Agent: Kaitlin Rapp

Applicant Email Address: Kaitlin.rapp@yahoo.com

Phone # 989-305-0851

Applicant Mailing Address: 300 Power Circle Rd

City: Ellabell State: GA Zip Code: 31308

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

Owner's Email Address (if known): _____

Phone # _____

Owner's Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Property Location: 4302 Old Dixie Hwy Springfield GA

Name of Development/Subdivision: N/A

Present Zoning of Property AR-2 Tax Map-Parcel # 7A³¹³⁻¹² Total Acres 2.256

VARIANCE REQUESTED (provide relevant section of code): 7.1.8.1

Describe why variance is needed: Loft ceiling too low to count as "livable space" which brings livable sq ft. from 537 to 373

How does request meet criteria of Section 7.1.8 (see Attachment C): Minimum livable sq ft is 525 sq ft. by ordinance.

Applicant Signature: Kaitlin Rapp Date 10-25-22

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

September 16, 2022

~~April 27 2022~~, on file in the office of the Clerk of the Superior Court of

Effingham County, in Deed Book 2809 ~~2781~~ page 121-182 ~~550~~.

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 Kaitlin Rupp

Print Name Kaitlin Rupp

Owner's signature _____

Print Name _____

Owner's signature _____

Print Name _____

Sworn and subscribed before me this 25th day of October, 20 22.

Kathleen Erin Darragh
Notary Public, State of Georgia

**BK:2809 PG:121-122
D2022009454**

FILED IN OFFICE
CLERK OF COURT
09/19/2022 09:18 AM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA



REAL ESTATE
TRANSFER TAX
PAID: \$64.00

PT-61 051-2022-002814

3883633903
PARTICIPANT ID

Return Recorded Document to:
The Ratchford Firm
1575 Highway 21 South
Springfield, GA 31329

Our File #: 22-411

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF EFFINGHAM

This Indenture made this **16th** day of **September, 2022**, between **Daniel Henry and Paula Henry**, of the County of **Chatham**, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **Kaitlin C. Rapp**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations 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 grantee,

ALL that certain lot, tract or parcel of land situate, lying and being in the 11th G.M. District, Effingham County, Georgia, containing 2.256 acres, more or less, known and designated as LOT #4A, that is shown and more particularly described by the plat of survey entitled "Survey of Lot #4, Parcel #:(031300012) being subdivided into 2 Tracts of Land", made by William Mark Glisson, R.L.S. #3316, dated April 12, 2022, recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Book 29, page 314, which is incorporated into this description by specific reference thereto.

This being a portion of the property conveyed by Daniel D. Henry to Daniel Henry and Paula Henry as evidenced by that certain Quitclaim Deed dated April 27, 2022 and recorded in Deed Book 2781, page 550, aforesaid records.

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

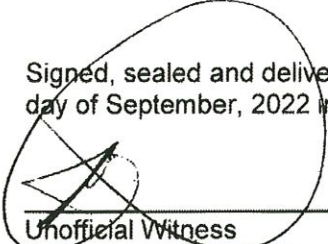
Said property has a current property tax identification number of 03130-012-000.

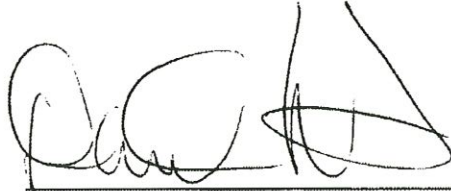
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warranty and forever defend the right and title to the above described property unto the said Grantee against the lawful claims and demands of all persons claiming by, through or under the above Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered this 16th day of September, 2022 in the presence of:


Unofficial Witness


Daniel Henry (Seal)


Notary Public


Paula Henry (Seal)

My commission expires 2/18/23

(Notary Public Seal Affix)



Katie Dunnigan

From: Ashley Kessler
Sent: Tuesday, October 25, 2022 9:59 AM
To: Katie Dunnigan
Subject: Tiny homes

2018 IRC Tiny Houses Appendix Q

AQ103.1 Minimum ceiling height.
Habitable space and hallways minimum 6'8".

AQ104.1 Lofts

Lofts used as a sleeping or living space shall meet the minimum area and dimension requirements of sections AQ104.1.1 through AQ104.1.3.

AQ104.1.1 Lofts shall have a floor area of not less than 35 square feet.

AQ104.1.2 Lofts shall be not less than 5 feet in any horizontal dimension.

AQ104.1.3 Height effect on loft area. Portions of a loft with sloped ceiling measuring less than 3 feet from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for a loft.

Ashley Kessler

Chief Building Official

Building Inspections Division/Development Services

804 South Laurel Street

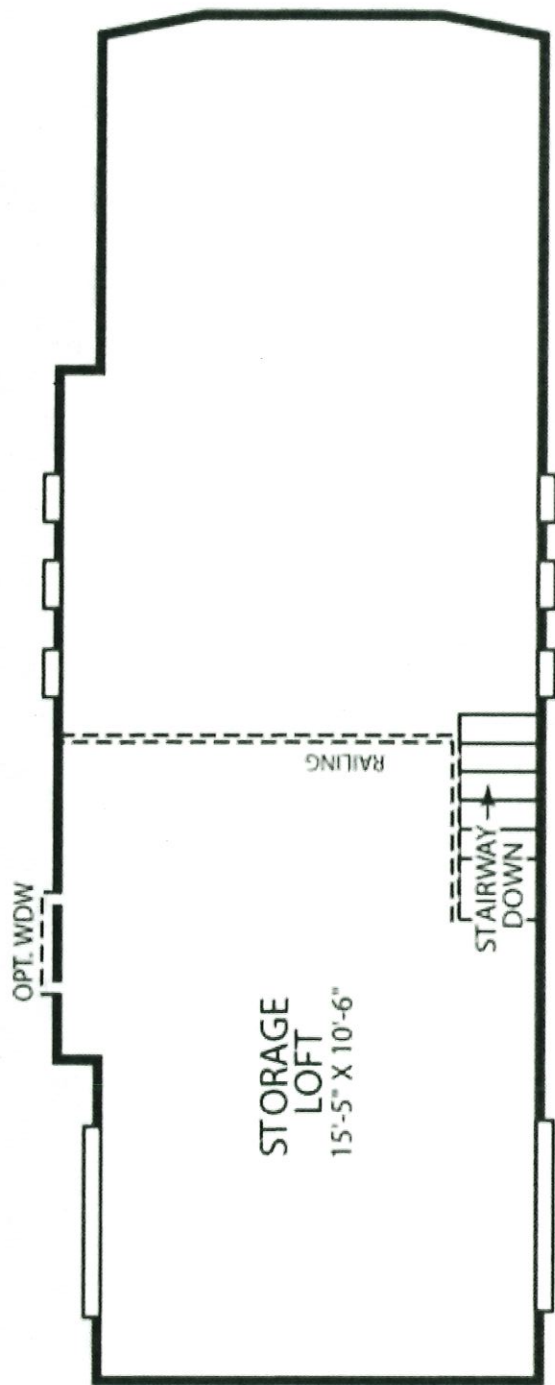
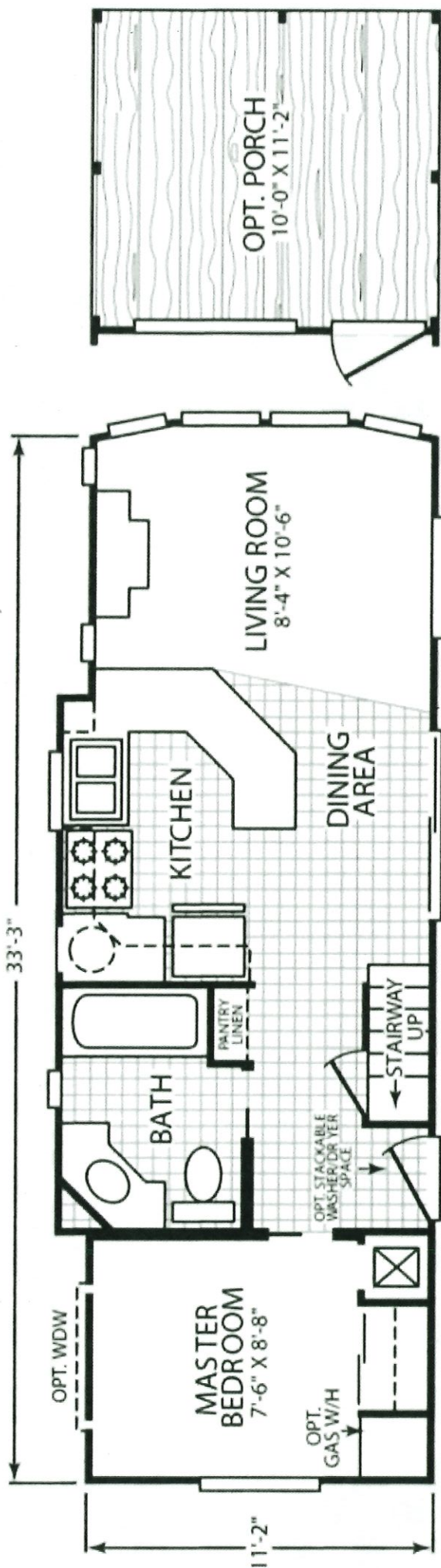
Springfield, GA 31329

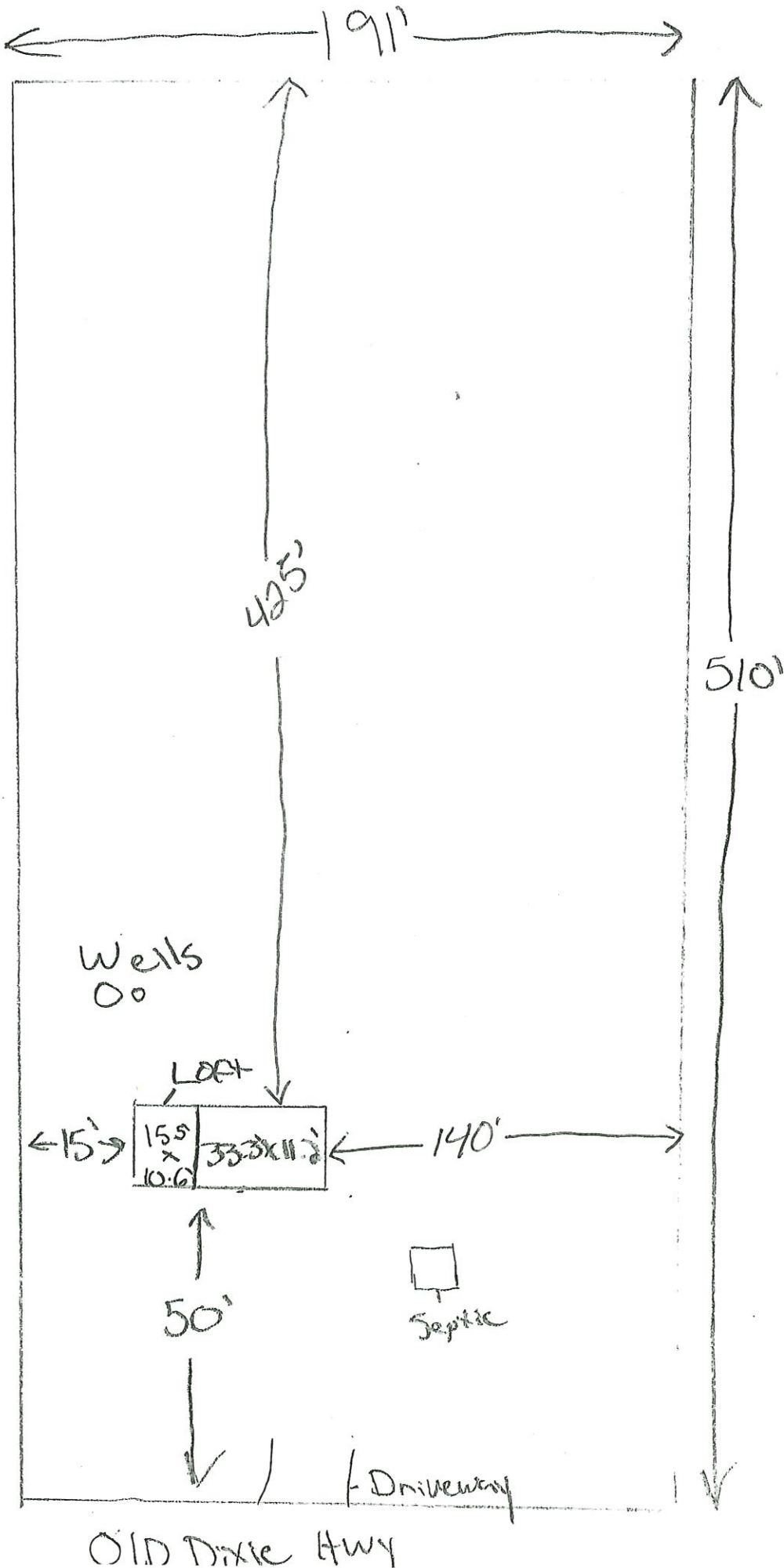
Telephone: 912-754-2128

Fax: 912-754-2151

[Akessler@effinghamcounty.org](mailto:AKessler@effinghamcounty.org)







3.20 - Minimum living area.

No single or multiple-family living unit shall be constructed with a total living area of less than 525 square feet; provided, however, that a special exception to the minimum living area requirements shall be granted for the construction of efficiency type apartments having no separate bedroom if it is established that the granting of such exception will not adversely affect the interest of the general public or the character of the surrounding neighborhood. Application for any such special exception shall be made to the planning board, which shall forward its recommendations to the county commissioners for their action. The planning board may require the submission of plans in connection with such applications and may impose such additional requirements as a condition of the granting of the request as it deems reasonable and appropriate. (This section shall not apply to mobile homes meeting all other requirements of this ordinance.)



SURVEY OF LOT # 4, PARCEL # (031300012) BEING SUBDIVIDED INTO 2 TRACTS OF LAND LOCATED IN THE 11TH G.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA

LINE	BEARING	HORIZ DIST
L1	S48°40'55"E	195.37'
L2	N48°39'58"W	194.65'
L3	N48°39'58"W	195.68'

BASED UPON THE REPRESENTATIONS OF THE ENGINEER/SURVEYOR WHOSE SEAL IS AFFIXED HERETO AND SUPPLEMENTARY INFORMATION PROVIDED BY THE CLIENT, THIS PLAT COMPLIES WITH THE O.C.C.A. REGULATIONS FOR A TYPICAL SIZE RESIDENCE OF 3 OR 4 BEDROOMS WITH BASIC APPLIANCE. EACH LOT MUST BE REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT. MODIFICATIONS OR CHANGES IN SITE DESIGNATION MAY VOID THIS APPROVAL.

SIGNING AUTHORITY: *William Mark Glisson* DATE: 4/13/22

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR: *Jason E. Bragg* DATE: 4/13/22

BK:29 PG:314-314
P2022000075

FILED IN OFFICE
CLERK OF COURT
04/18/2022, 11:14 AM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Jason E. Bragg

1. THE FIELD DATA WAS COLLECTED USING A TOPCON-ES TOTAL CARLSON RTX DATA COLLECTOR AND A CARLSON BRX6+ GPS.

2. THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.

3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

4. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL ANGLES, BEARINGS, MEASUREMENTS, DISTANCES, DISTANCES BY LAND SURVEY AND IN ANY ORIGINAL THIS IS CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW '1978'.

5. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A. 15-6-67) IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL.

6. WILLIAM MARK GLISSON, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN IN THE CERTIFICATION, AS SHOWN HEREON IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (6) OF O.C.G.A. SECTION OF 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATIONS, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67



STATE OF GEORGIA

WILLIAM MARK GLISSON RLS #3316 DATE: 4/12/2022



GRAPHIC SCALE 1" = 150'

FLOOD INFORMATION:
FEMA FLOOD MAP: (131080C0175E)
EFFECTIVE DATE: (09/16/2015)
THIS AREA IS LOCATED IN A FLOOD HAZARD AREA

FLOOD ZONE:
"X"

ZONING:
AR-2

LEGEND

- Found Pin
- Concrete Monument Found
- Set pin
- Boundary lines
- Adjacent Property Line
- Stairs

- REFERENCES:**
- DB 2626 PG 618
 - PB 8 PG 616

SURVEY FOR:

DANIEL D. HENRY

COUNTY: EFFINGHAM STATE: GEORGIA

GMD: 11th

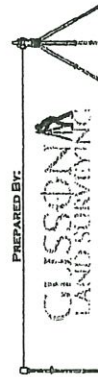
DATE: 03/08/2022 SCALE: 1" = 150'

FILE NUMBER: 22190 DRAWN BY: KJ

TOTAL AREA: = 4.512 ac. LOT: # 4

FIELD SURVEY DATE: 03/03/2022

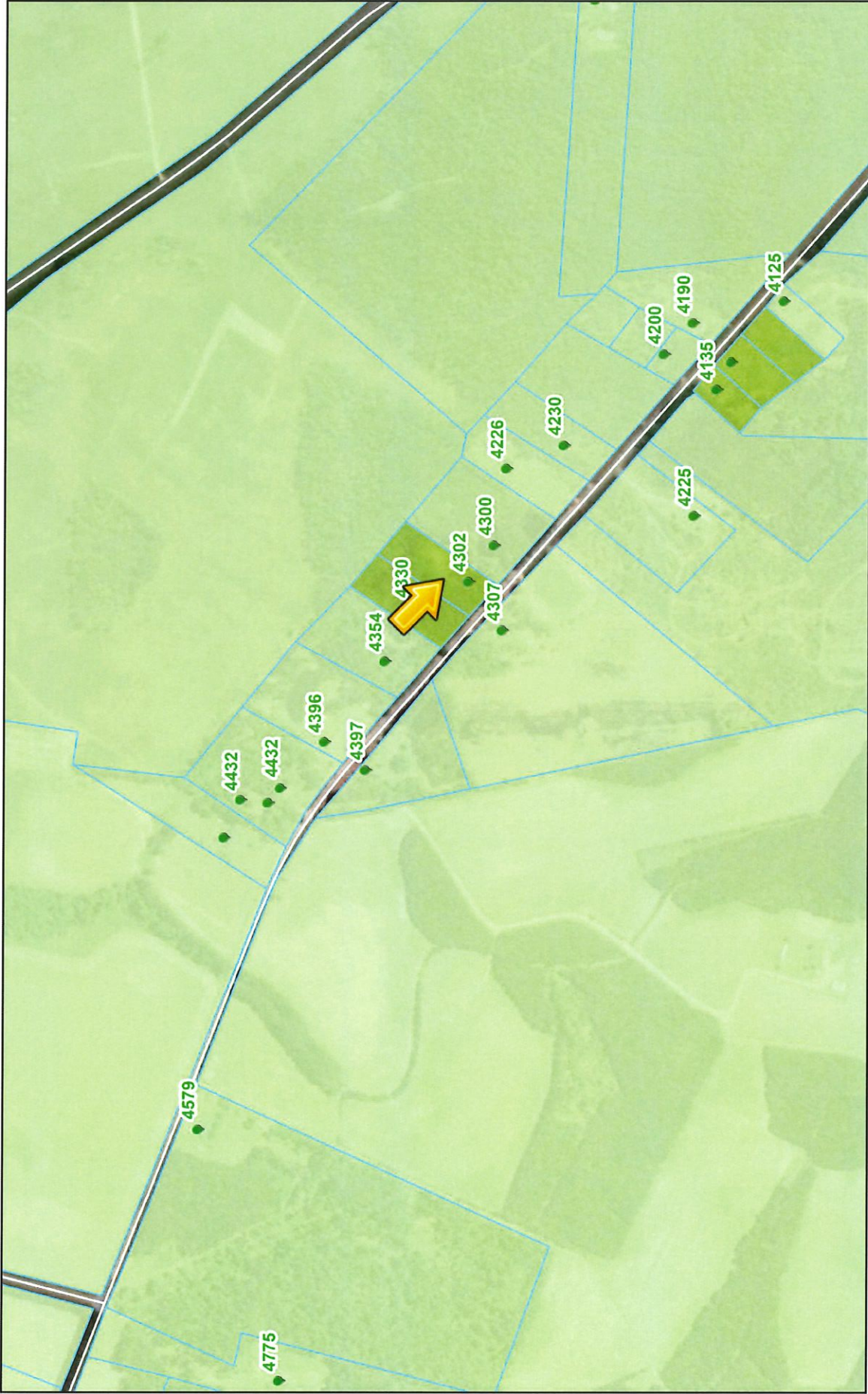
PREPARED BY:



WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR
GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964

377 TUCKER ROAD, CLAXTON, GEORGIA 30417
RINCON: (912) 828 - 5285 CLAXTON: (912) 282 - 7052
WMGLISSON@BELL.SOUTH.NET

4302 Old Dixie Highway



10/24/2022, 3:56:57 PM



- Address Points
- Parcels2020
- Roads
- Effingham County Zoning
- AR-1
- AR-2