

**ATTACHMENT A - VARIANCE APPLICATION**

Application Date: 8/9/2022

Applicant/Agent: Richard A. Neidlinger

Applicant Email Address: Sdln68@yahoo.com

Phone # 912-657-1640

Applicant Mailing Address: 839 Hwy 119 South

City: Springfield State: GA Zip Code: 31329

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: Hwy 119 South

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

Present Zoning of Property AR-1 Tax Map-Parcel # 36754 Total Acres 17.71

**VARIANCE REQUESTED** (provide relevant section of code): reduction of rear setback

Describe why variance is needed: the site had a mobile home previously on it. Due to wetlands coverage and slope, and existing drain field, the site location is limited despite acreage

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

Applicant Signature: Richard A. Neidlinger Date 8-9-22

**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

7/7/2021, on file in the office of the Clerk of the Superior Court of

Effingham County, in Deed Book 2704 page 800.

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 Richard A. Neidlinger

Print Name Richard A. Neidlinger

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

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

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

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

Sworn and subscribed before me this 9<sup>th</sup> day of August, 20 22.

Kathleen Erin Dunnigan  
Notary Public, State of Georgia



FILED IN OFFICE  
CLERK OF COURT  
07/07/2021 02:54 PM  
JASON E. BRAGG, CLERK  
SUPERIOR COURT  
EFFINGHAM COUNTY, GA

PT-61 051-2021-002231

8849504050  
PARTICIPANT ID

RETURN TO:  
REDDICK & EXLEY  
ATTORNEYS AT LAW  
PO BOX 385  
SPRINGFIELD, GA 31329

QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 1<sup>st</sup> day of July, 2021 between KAREN H. NEIDLINGER of the FIRST PART, and RICHARD A. NEIDLINGER of the SECOND PART,

WITNESSETH: FIRST PARTY, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, does hereby bargain, sell, and by these presents remise, release, and forever QUITCLAIM to the SECOND PARTY, his heirs, executors, administrators and assigns, all the right, title, interest, claim, options and demands, which the said FIRST PARTY has or may have in and to the following real estate, to-wit:

ALL that certain tract or parcel of land situate, lying and being in the 11<sup>th</sup> G.M. District of Effingham County, Georgia, containing Sixteen and Eight tenths (16.8) acres, more or less, and being bounded as follows: on the Northeast by lands now or formerly of the estate of J. R. Tebeau; on the Southeast by lands of Harris and Mary Hinely and by lands of Deal; on the Southwest by lands now or formerly of Wayne and Carswell Shearouse; on the West by lands now or formerly of Wayne Shearouse and lands of Warren Rahn; and on the Northwest by Georgia Highway #119, all as is more fully shown and delineated upon a plat of survey dated April 29, 1972, prepared by Paul Weitman, County Surveyor and recorded in the Surveyor's Records of Effingham County, Georgia, in Book "J", Page 143, which plat by reference is made a part of this description.

ALSO, ALL that certain lot or parcel of land situate, lying and being in the 11<sup>th</sup> G.M. District of Effingham County, Georgia, containing Ninety-one Hundredths (.91) of an acre, more or less, and being known and designated as Parcel "A", as shown on the plat thereof hereinafter referred to. Said parcel of land being triangular in shape and being bounded on the Northeast by lands of Virginia B. Hinely, a distance of 222.58 feet; on the Southeast by lands of Virginia B. Hinely, a distance of 362.39 feet; and on the West by lands of Elizabeth B. Shearouse, a distance of 180.63 feet and by lands of Karen H. Neidlinger, a distance of 226.35 feet.

Express reference is hereby made to the plat of said lands made by Charles E. Stone, R.L.S. #2747, dated June 11, 2004 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet "C", Slide 49A2, for better determining the metes and bounds of said lands herein conveyed.

This being the same property conveyed by Deed from Karen H. Neidlinger to Karen H. Neidlinger and Richard A. Neidlinger by Deed dated April 20, 2005 and recorded in said Clerk's Office in Deed Book 1265, Page 141.

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 described real estate to the said SECOND PARTY so that neither the FIRST PARTY nor her heirs, executors, administrators or assigns, nor any person claiming under them shall at any time, by any means, have claim or demand or right or title to the aforesaid real estate or appurtenances, or right thereof.

IN WITNESS WHEREOF, FIRST PARTY has hereunto set her hand and affixed her seal and delivered these presents, the day and year first above written.

(SEAL)  
KAREN H. NEIDLINGER

Signed, sealed and delivered  
In the presence of:

Unofficial Witness  
  
Official Witness - Notary Public  
lb







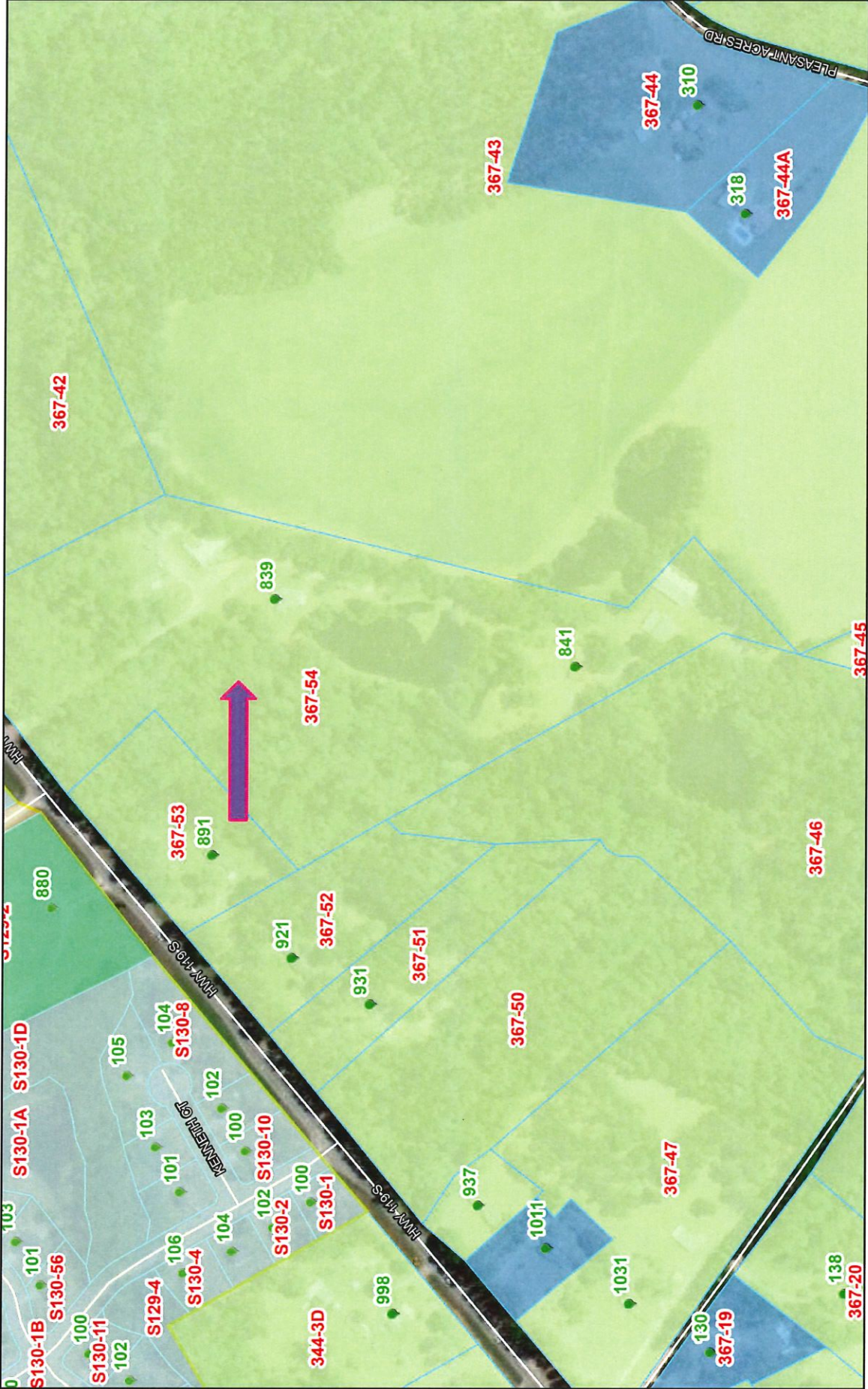


# 839 HWY 119 SOUTH





# 839 HWY 119 SOUTH



8/15/2022, 2:12:14 PM

