

ATTACHMENT A - VARIANCE APPLICATION

Application Date: 10/30/2023

Applicant/Agent: JOHN EGAN

Applicant Email Address: ebolanos1010@gmail.com

Phone # (912) 656-3965

Applicant Mailing Address: 128 PARTRIDGE RUN

City: RINCON State: GA Zip Code: 31326

Property Owner, if different from above: N/A
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): SAME

Phone # SAME

Owner's Mailing Address: SAME AS ABOVE

City: _____ State: _____ Zip Code: _____

Property Location: 128 PARTRIDGE RUN, RINCON GA 31326

Name of Development/Subdivision: SOUTHERN HILLS PLANTATION

Present Zoning of Property R-1 Tax Map-Parcel # C435A068 Total Acres 0.51

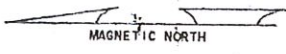
VARIANCE REQUESTED (provide relevant section of code): _____

Describe why variance is needed: PERMISSION TO LIVE IN CAMPER (RV)

WHILE WE FINISH OUR OR THE CONSTRUCTION OF MY HOME AT 128 PARTRIDGE RUN. (RV PARKED IN THE DRIVEWAY)

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

Applicant Signature: John Egan Date 10-30-23

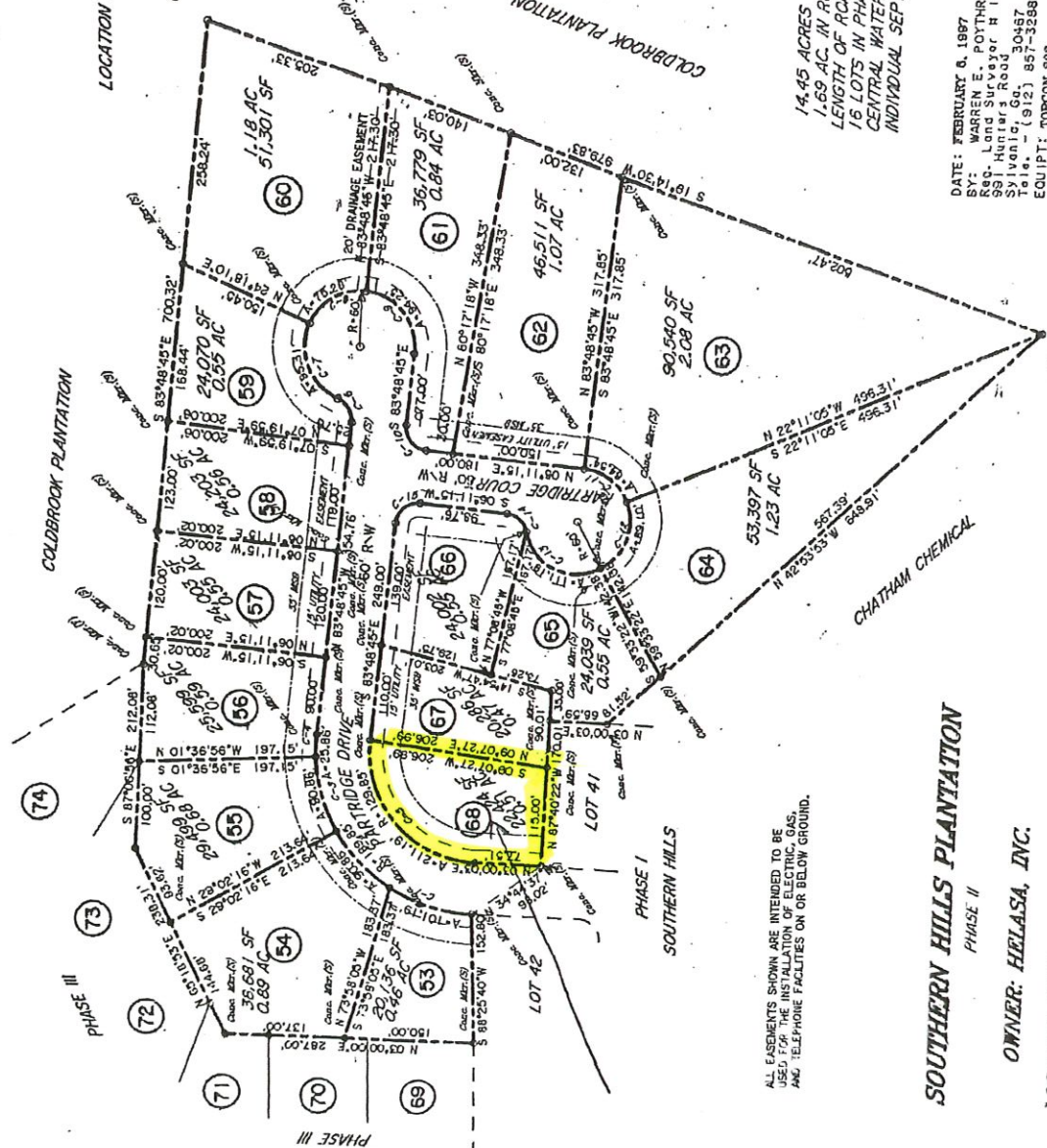
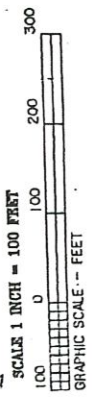


LOCATION MAP

14.45 ACRES TOTAL
1.69 AC. IN ROAD
LENGTH OF ROAD = 996.407
15 LOTS IN PHASE II
CENTRAL WATER SYSTEM
INDIVIDUAL SEPTIC TANKS

DATE: FEBRUARY 6, 1987
BY: WARREN E. POTTHREISS
S99 - Land Surveyor H 1853
Sylvester's Road
Tel. (912) 30487
EQUIP: TOPCON 903

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLSURE OF 1/1000 OF ONE FOOT IN ERROR OF 100 PER CENT. AN ANGULAR WAS ADJUSTED USING COMPASS RULE. THIS MAP OF PLAT HAS BEEN CHECKED FOR CLSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 66,270 FEET.



ALL EASEMENTS SHOWN ARE INTENDED TO BE USED FOR THE INSTALLATION OF ELECTRIC, GAS, AND TELEPHONE FACILITIES ON OR BELOW GROUND.

SOUTHERN HILLS PLANTATION
PHASE II

OWNER: HELLASA, INC.

LOCATION: NEAR HODGEVILLE IN THE 9TH C. M. D., EFFINGHAM COUNTY GEORGIA

CURVE	RADIUS	ANGLE	DELTA	DEGREE	CHORD	CHORD BEARING
C-1	188.85'	51.85'	101.18'	307°52'22"	100.00'	S 87°16'14"W
C-2	46.32'	12.35'	27.22'30"	307°10'45"	90.00'	S 47°15'03"W
C-3	188.85'	12.35'	27.22'30"	307°10'45"	90.00'	S 47°15'03"W
C-4	188.85'	12.35'	27.22'30"	307°10'45"	90.00'	S 47°15'03"W
C-5	23.00'	11.45'	9.11'12"	44°07'05"	18.67'	N 85°25'30"E
C-6	23.00'	11.45'	9.11'12"	239°10'59"	20.77'	S 29°44'21"W
C-7	50.00'	01.83'	81.22'31"	89°28'35"	50.00'	S 08°54'45"E
C-8	50.00'	01.83'	81.22'31"	89°28'35"	50.00'	S 08°54'45"E
C-9	50.00'	01.83'	81.22'31"	89°28'35"	50.00'	S 08°54'45"E
C-10	50.00'	01.83'	81.22'31"	89°28'35"	50.00'	S 08°54'45"E
C-11	50.00'	01.83'	81.22'31"	89°28'35"	50.00'	S 08°54'45"E
C-12	50.00'	01.83'	81.22'31"	89°28'35"	50.00'	S 08°54'45"E
C-13	50.00'	01.83'	81.22'31"	89°28'35"	50.00'	S 08°54'45"E
C-14	25.00'	18.45'	120.27'	287°10'26"	25.00'	S 30°44'45"E
C-15	25.00'	18.45'	120.27'	287°10'26"	25.00'	S 30°44'45"E

CERTIFICATE OF APPROVAL FOR RECORDING

PLANNING COMMISSION: THIS SUBDIVISION KNOWN AS SOUTHERN HILLS PLANTATION HAS BEEN FOUND TO COMPLY WITH THE EFFINGHAM COUNTY SUBDIVISION REGULATIONS & HAS BEEN APPROVED FOR RECORDING. THE PLAT IS THE PROPERTY OF HELLASA, INC. AND IS BEING FILED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, EFFINGHAM COUNTY, GEORGIA.

Warren E. Potthreiss
Surveyor
DATE: 4-23-87

HEALTH DEPARTMENT - COMMERCIAL DIVISION OF THE DEPARTMENT OF PUBLIC HEALTH
APPROVED FOR RECORDING
DATE: 2-6-1987

CERTIFICATE OF OWNERSHIP & DEDICATION

I, the undersigned, do hereby certify that the above described land is owned by HELLASA, INC. and that the same is being dedicated to the public use as shown on this plat. My name and address are as follows:

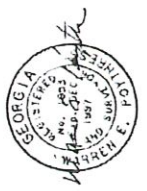
CERTIFICATE OF ACCURACY

I, the undersigned, do hereby certify that this is a correct representation of the land and that the same has been prepared in accordance with the requirements of the Georgia Plat Act.

WARREN E. POTTHREISS H 1853

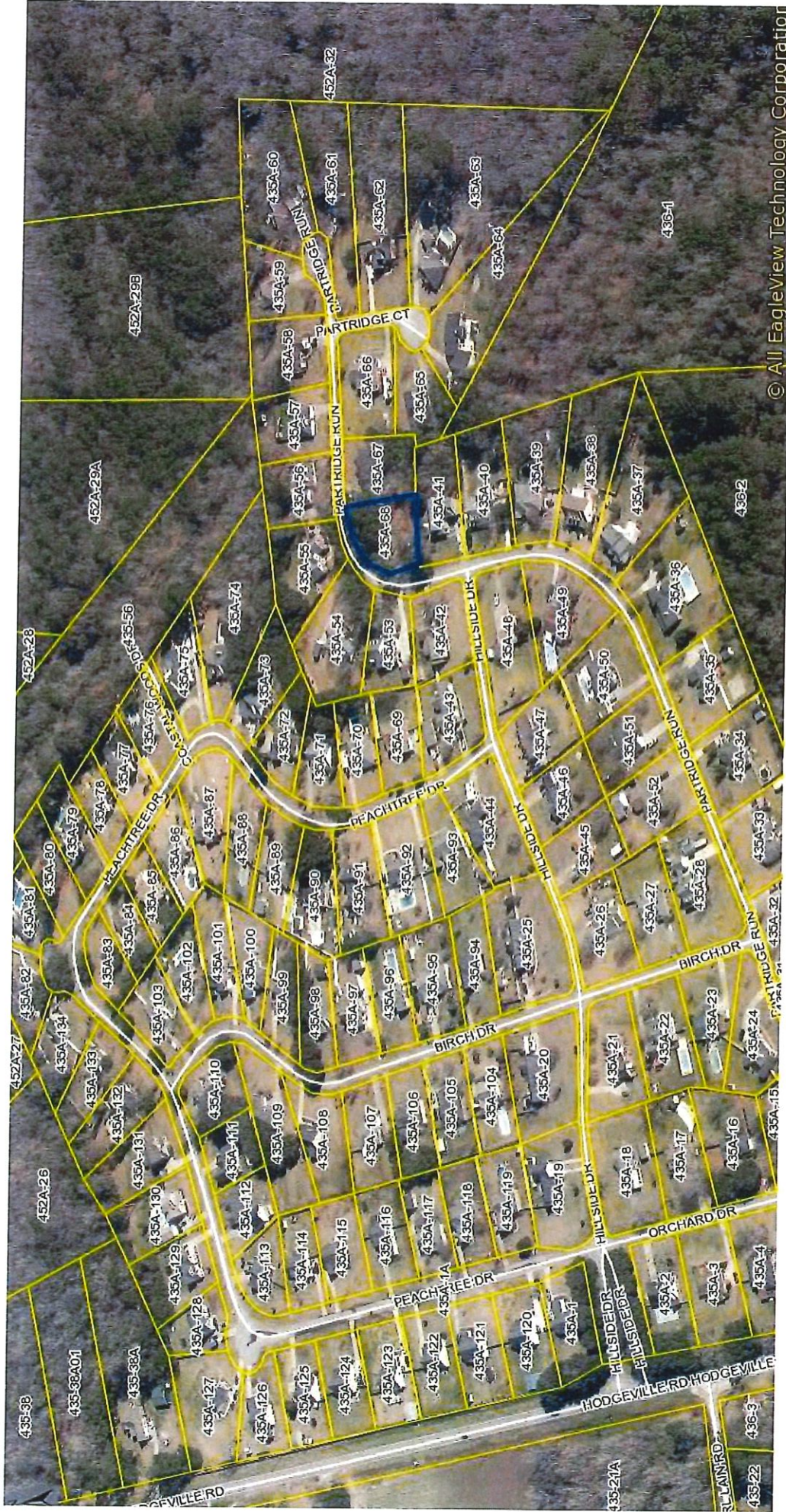
FLOOD CERTIFICATION

ACCORDING TO THE FLOOD MAP DATED MARCH 18, 1987, THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA. LOCATED IN ZONE X.



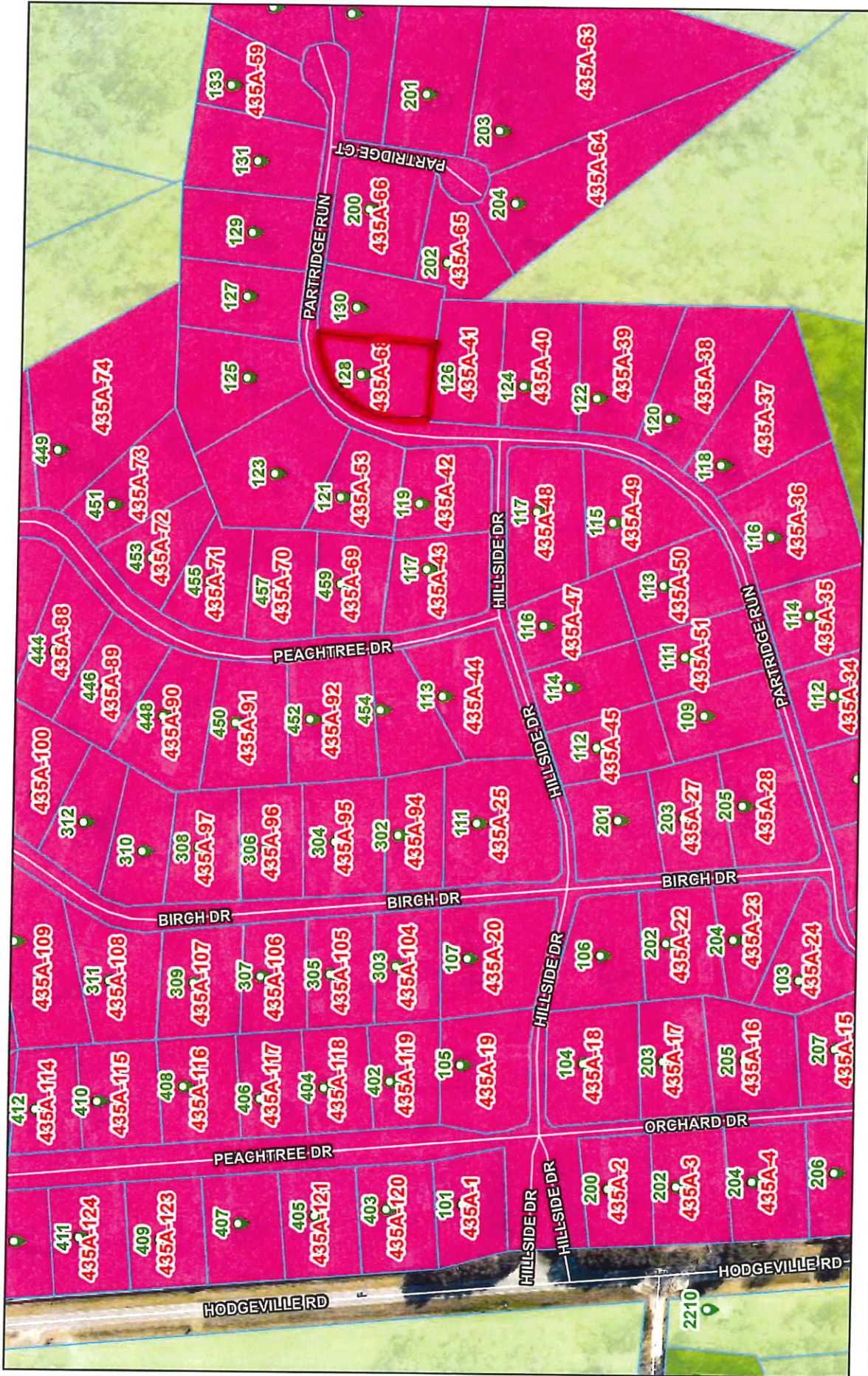
CLERK OF SUPERIOR COURT

128 PARTRIDGE RUN 435A-68



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128 PARTRIDGE RUN 435A-68



11/10/2023

● Addresses
 Tax Parcels
 Roads
■ Tax Parcel Labels
■ Effingham County Zoning
■ AR-1
■ AR-2
■ R-1
■ R-1
■ AR-1
■ AR-2
■ R-1
■ R-1
■ R-1
■ Red: Band_1
■ Green: Band_2
■ Blue: Band_3

1:3,273
 0 0.02 0.04 0.07 0.09 mi
 0 0.04 0.07 0.15 km
 Effingham County BOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA