



### VAR-24-33

#### Variance Application

Status: Active

Submitted On: 10/24/2024

#### Primary Location

819 Ralph Rahn Road  
Rincon, GA 31326

#### Owner

BRANCH NAN MARIE AND  
THOMPSON MIA B  
North Boyd St 101B North Boyd  
St RINCON, GA 31326

#### Applicant

Mia Thompson  
 912-665-2553  
 mbthompson5371@gmail.com  
 101B North Boyd St  
PO Box 144  
Rincon, Georgia 31326

## Staff Review

#### Board of Commissioner Meeting Date\*

11/05/2024

#### Notification Letter Description\*

to allow for reduction in building setbacks

#### Public Notification Letters Mailed\*

10/28/2024

#### Location Information\*

819 Ralph Rahn Road

#### Staff Description

Section 5.1.4

#### Board of Commissioner Ads

10/30/2024

#### Commissioner District\*

4th

🔒 Request Approved or Denied

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🔒 Letter & ZMA Mailed

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🔒 Map#\*

411

🔒 Parcel#\*

36

🔒 Applicant Name\*

Charles Thompson

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## General Information

Zoning District\*

AR-1

Map/Parcel Number\*

04110036

Is this concurrent with a Rezoning? \*

No

Describe why the variance is needed\*

To replace an existing home on family land. Variance being requested due to irregular shape of lot.

How does request meet criteria of Section 7.1.8?

7.1.8.1-lot is irregular, narrow front to back.  
7.1.8.2-lot cannot be developed like we would like due to the setback that are currently in place. We would like home to face Ralph Rahn Rd as the existing home did.

Who is applying for variance request?\*

Owner

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## Applicant Information

**Applicant Name\***

Charles Thompson

**Applicant Phone Number\***

912-655-1482

**Applicant Email Address\***

falconlite@gmail.com

**Applicant Address\***

101B North Boyd St

**City\***

Rincon

**State\***

Georgia

**Zip Code\***

31326

**Applicant Name\***

Nan Branch

**Applicant Phone Number\***

912-665-1811

**Applicant Email Address\***

nannarea1263@gmail.com

**Applicant Address\***

819 Ralph Rahn Rd

**City\***

Rincon

**State\***

GA

Zip Code\*

31326

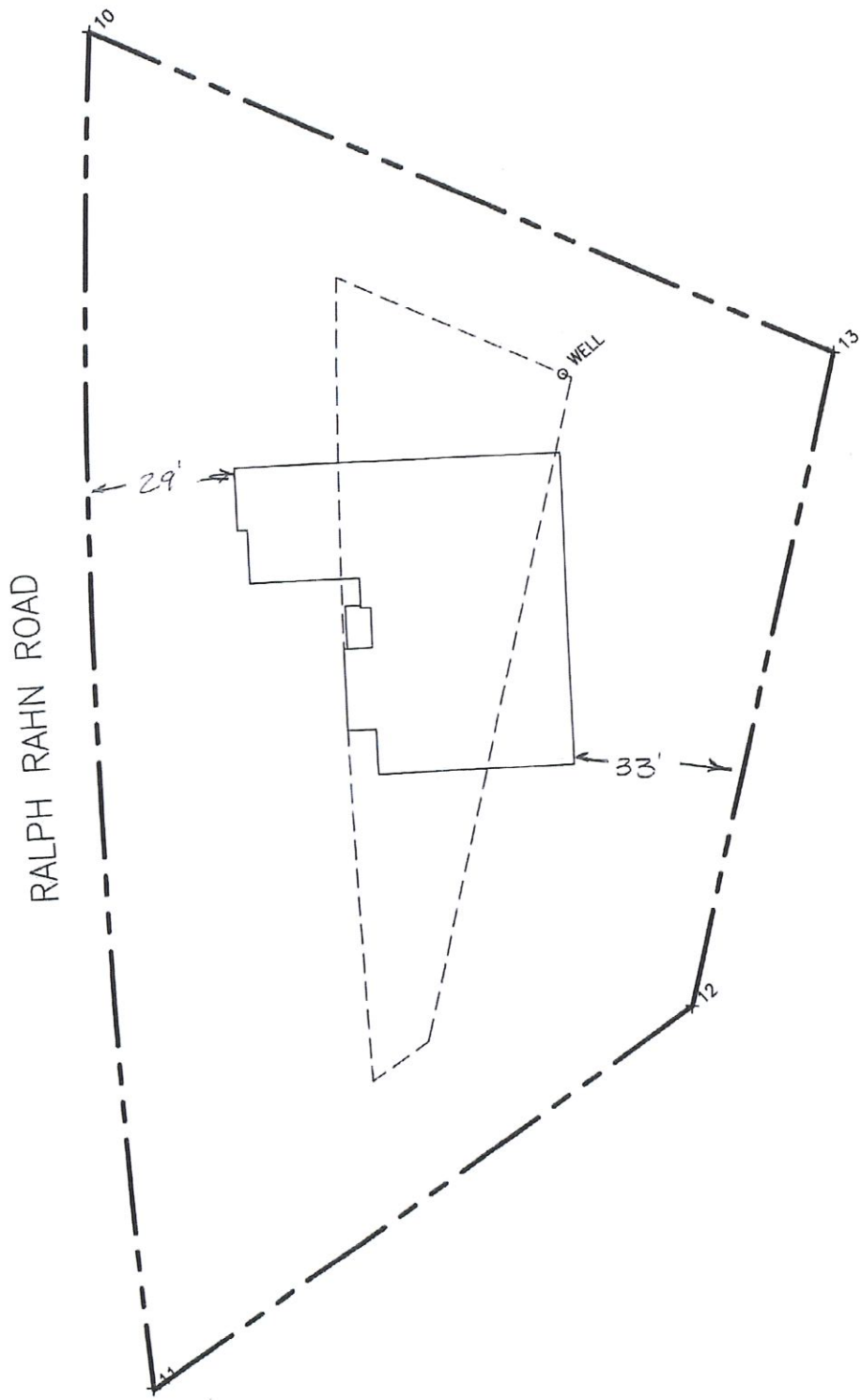
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## Signature

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

**Digital Signature\***

Mia Thompson  
Oct 22, 2024

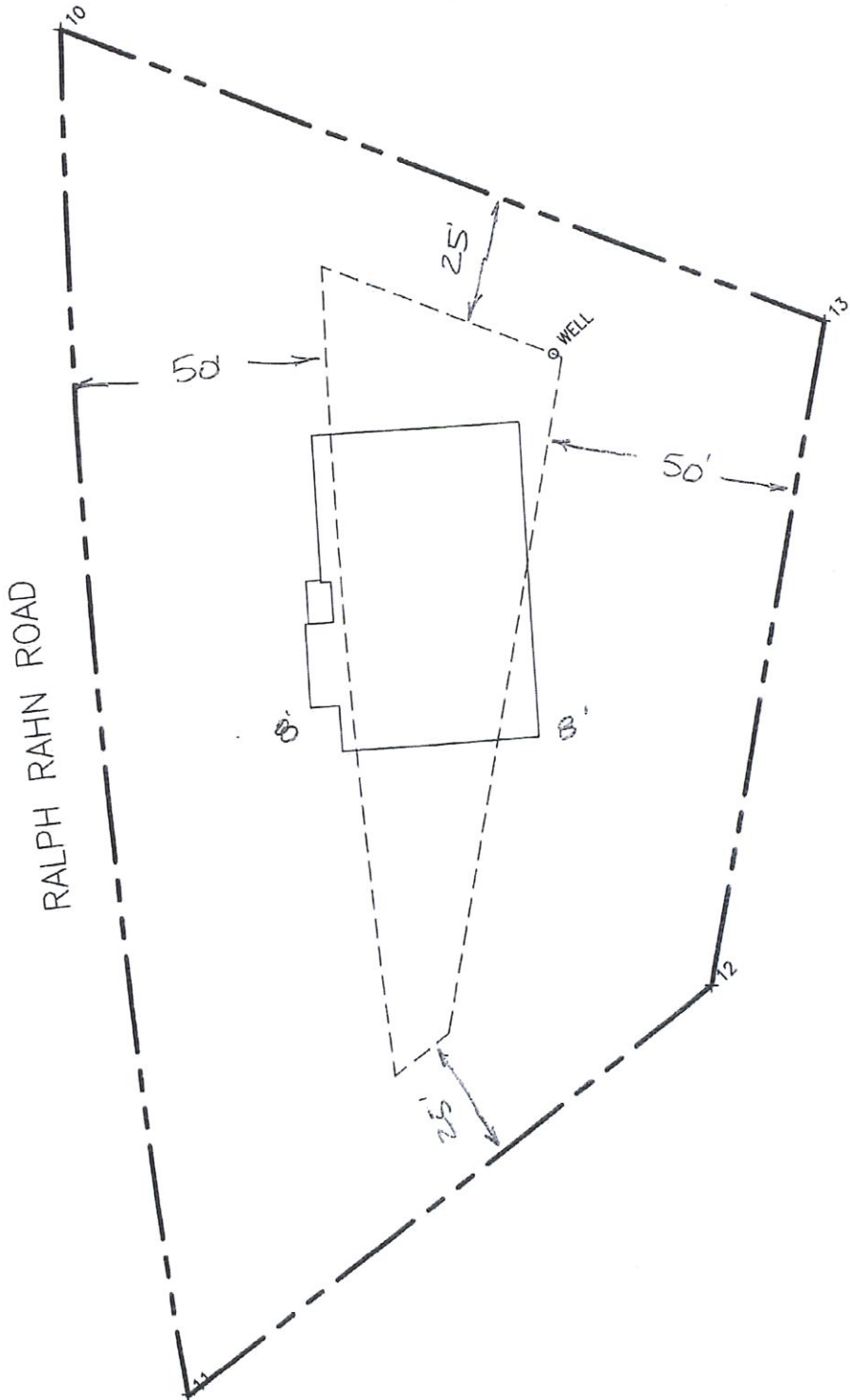


RALPH RAHN ROAD

1" = 30'



1" = 30'



1" = 30'

Participant ID: 2814455200

BK: 29 PG: 917-917  
Filed and Recorded  
07-31-2024 12:13 PM  
DOC# P2024-000168

*Jason E. Bragg*

**JASON E. BRAGG**  
CLERK OF SUPERIOR COURT  
EFFINGHAM COUNTY

RESERVED FOR CLERK OF COURT

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP 13103C0258E, EFFINGHAM COUNTY, GEORGIA, REFERENCING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 16 MARCH 2015, THIS PROPERTY IS LOCATED IN "ZONE X", OUTSIDE THE 500 YEAR FLOOD PLAIN.

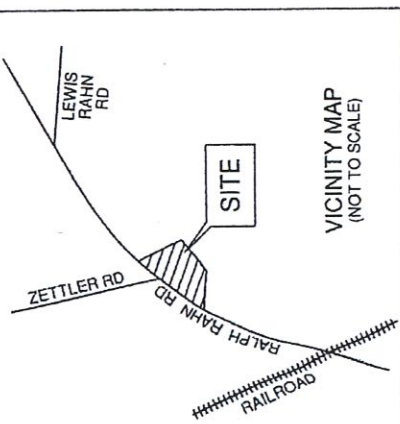
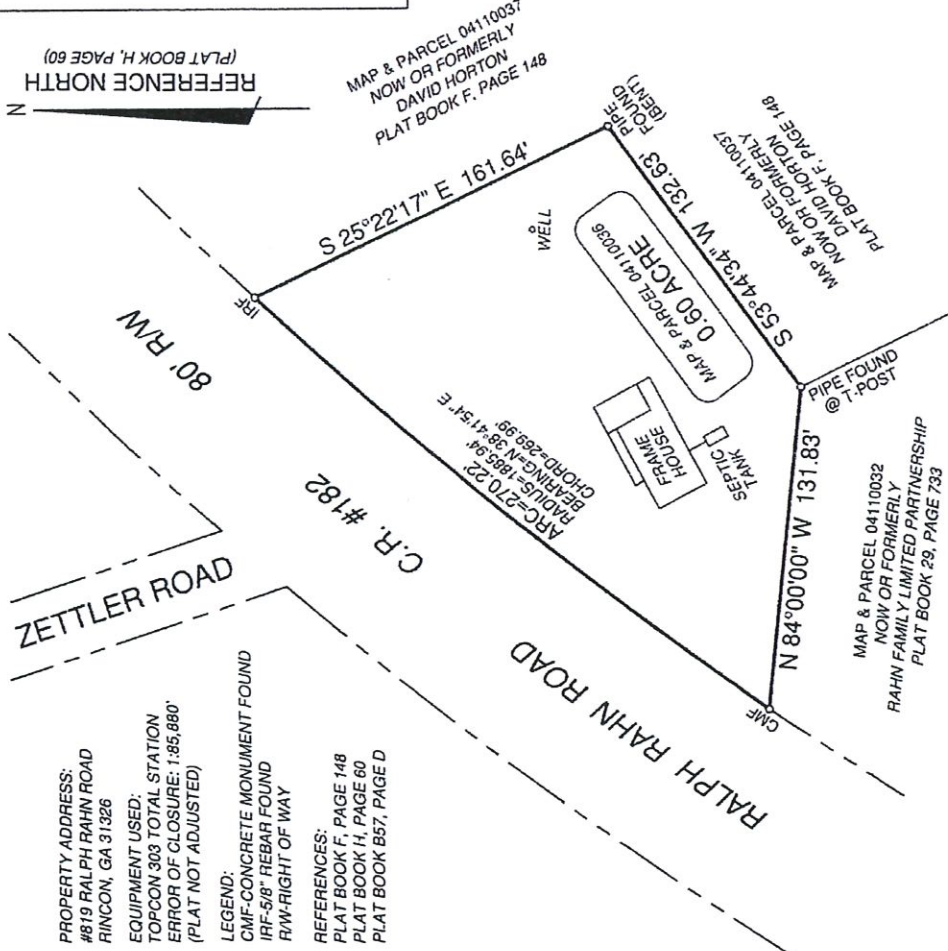
**ADOLPH N. MICHELIS & ASSO.**  
736 SANDY RIDGE ROAD  
SYLVANIA, GEORGIA 30467  
PH. (912) 829-3972

**SURVEYORS CERTIFICATION**

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any change in the boundaries of an existing parcel. The information of this document, maps, plats, or other instruments which create the same or portions thereof, or any part thereof, is true and correct to the best of my knowledge and belief. I have read the local regulations on requirements or standards for any local jurisdiction, availability of permits, compliance with local regulations on requirements or standards for any local jurisdiction, and I have read the minimum technical standards for property surveys in Georgia as set forth in O.C.G.A. Section 15-8-67.



*Adolph N. Michelis*  
DATE 7-26-24



NOTE: THE ACREAGE OF THIS PARCEL HAS CHANGED FROM THAT SHOWN ON THE PLAT OF REFERENCE DATED MAY 9, 1959 DUE TO ROADWAY IMPROVEMENTS AND ALIGNMENT. PURSUANT TO O.C.G.A. SECTION 15-6-67 (D), I CERTIFY THAT THE PROVISIONS RELATIVE TO THIS CODE DOES NOT REQUIRE APPROVAL OF THIS PLAT BY ANY GOVERNING AUTHORITY PRIOR TO THE RECORDING WITH THE CLERK OF SUPERIOR COURT.

RETRACEMENT SURVEY FOR  
**NAN MARIE BRANCH & MIA B. THOMPSON**  
SURVEY OF  
MAP & PARCEL 04110036  
LOCATED IN THE 11TH G.M.D.  
EFFINGHAM COUNTY, GEORGIA  
SURVEYED 24 JULY 2024  
PLAT PREPARED 25 JULY 2024





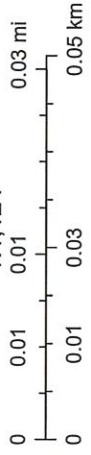
411-36



10/24/2024

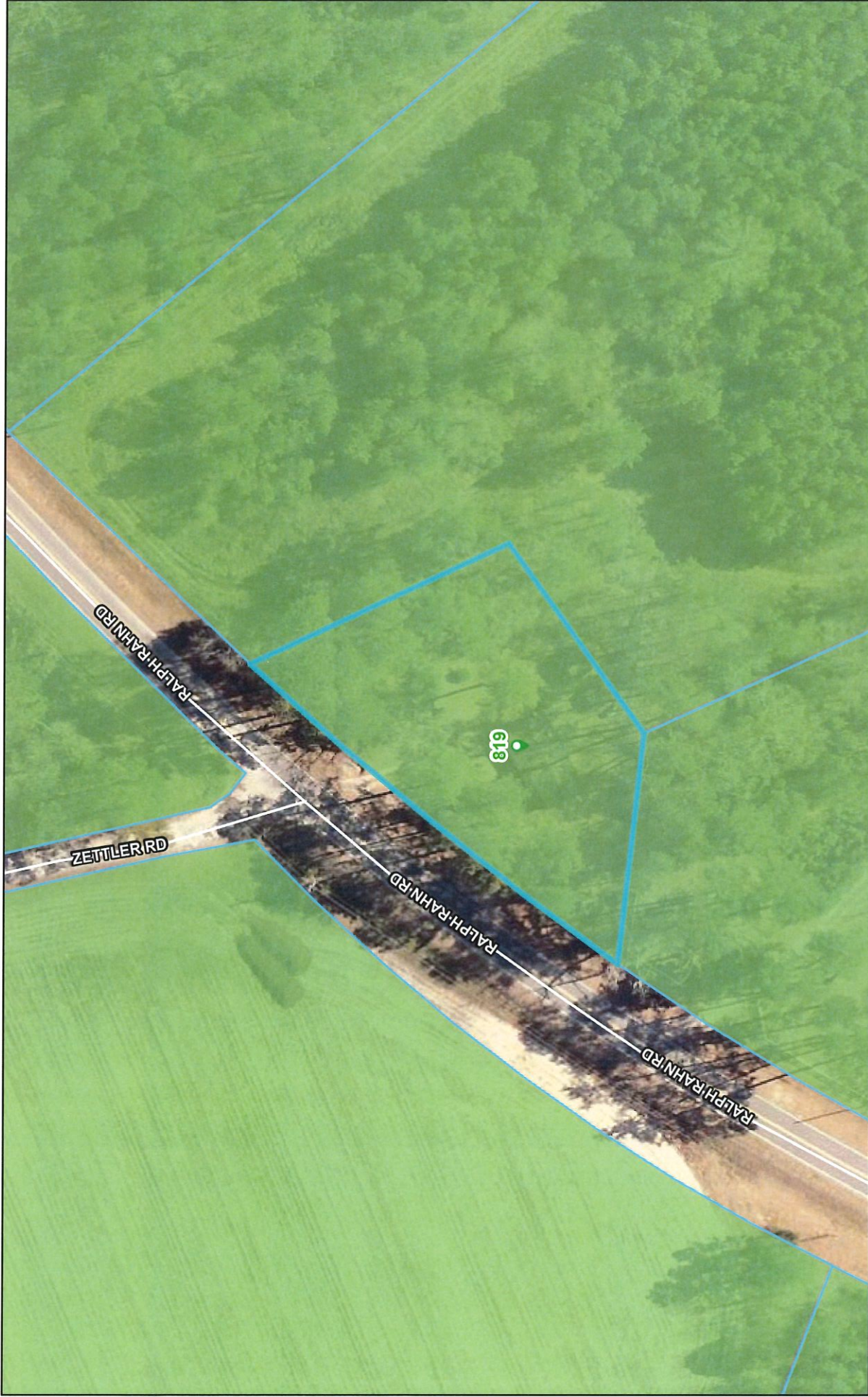
- Addresses
- Roads
- Parcels

1:1,124



Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

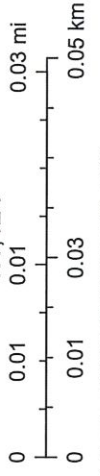
4111-36



10/24/2024

- Addresses
- Parcels
- Zoning
- Roads
- AR-1

1:1,124



Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA