



VAR-25-15

Variance Application

Status: Active

Submitted On: 5/2/2025

Primary Location

120 Frances Street

Guyton, GA 31312

Owner

CAVALLO CAITLYNN JO AND

BRANDON

2396 HODGEVILLE RD RINCON,

GA 31326

Applicant



Caitlynn Cavallo



843-999-2501



caitlynn.cavallo@gmail.com



2396 Hodgeville Road

Rincon, GA 31326

Staff Review

Board of Commissioner Meeting Date*

05/20/2025

Notification Letter Description*

a decrease in the required minimum setbacks for AR-1.

Public Notification Letters Mailed*

05/05/2025

Location Information*

120 Frances Street

Staff Description

Section 5.1.4

Board of Commissioner Ads

05/07/2025

Commissioner District*

3rd

🔒 Request Approved or Denied

—

🔒 Letter & ZMA Mailed

—

🔒 Map#*

235A

🔒 Parcel#*

45

🔒 Applicant Name*

Caitlynn Cavallo

General Information

Zoning District*

AR-1

Map/Parcel Number*

235A-45

Is this concurrent with a Rezoning? *

No

Describe why the variance is needed*

Can't meet required setbacks for AR-1

How does request meet criteria of Section 7.1.8?

Who is applying for variance request?*

Owner

Applicant Information

Applicant Name*

Caitlynn Cavallo

Applicant Phone Number*

8439992501

Applicant Email Address*

caitlynn.cavallo@gmail.com

Applicant Address*

2396 Hodgeville Road

City*

Rincon

State*

GA

Zip Code*

31326

Signature

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

Digital Signature*



Caitlynn Cavallo

May 2, 2025

10:58 AM 4/30/2014

ERROR OF CLOSURE
±24,000 F.-AT NOT ADJUSTED BK D136

PB-2 PAGE 145
PLAT CAB A240 E

NOTE: SUBJECT PROPERTY IS A
SURVEY OF MAP & PARCEL 235A
-34, 35, 45, 46, & 47 OF THE
EFFINGHAM CTY. TAX ASSESSORS FILE.

L. HURSEY

GE2

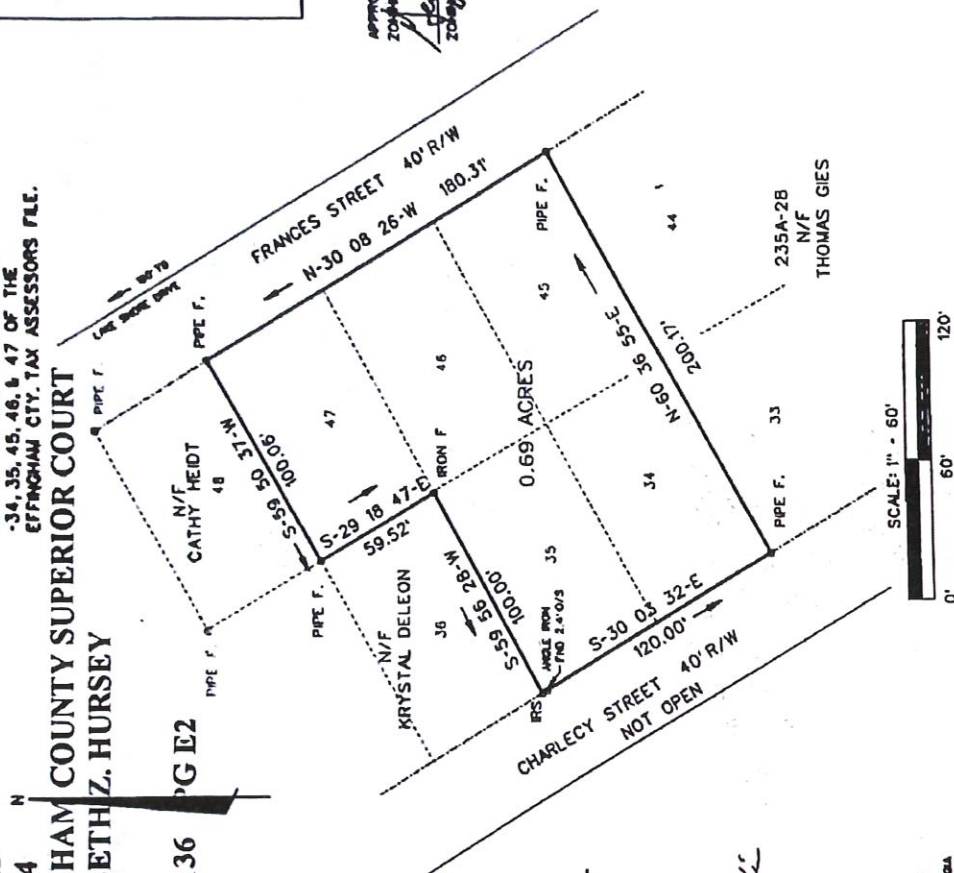
APPROVED FOR RECORDING BY THE CLERK OF COUNTY
ZONING ADMINISTRATION

DATE 4.30.2014

PROPERTY SURVEY FOR

LEO FRED GRIFFIN III
LOCATION: LOTS 34, 35, 45, 46, & 47
GRIFFIN LAKES SUBDIVISION
LOCATED IN THE 12TH. G.M.D.
EFFINGHAM COUNTY, GEORGIA
SURVEYED 28 APR. 2014
PI AT DRAWN 28 APR 2014

F G DCM 1082014



09 - 11:30 AM

Adolph & N. Michaelis
ADOLPH N. MICHAELIS R.L.S.
CA Reg. L. S. • 1323
ADOLPH N. MICHAELIS & ASSO.
758 SANDY RIDGE ROAD
SYLVANIA, OH OHIO 50467
PH. (912) 529 3972

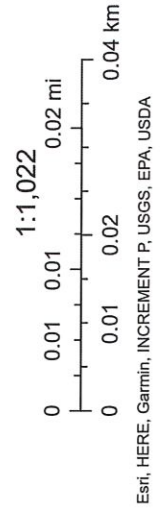
PLANNED TO O.C.B.A. SECTION 15-6-87, &
CERTIFY THAT THIS PLAN WAS PREPARED IN
CONFORMITY WITH THE TECHNICAL STANDARDS
FOR PROPERTY SURVEYS AS SET FORTH IN
CHAPTER 150-7 OF THE RULES OF THE GEORGIA
BOARD OF REGISTRATION FOR LAND SURVEYORS.

235A-45



5/5/2025

-  Addresses
-  Parcels
- Roads
- Citations



1:2.007

0.05 mi

Parcels Zoning

R-1 Citations

Citations

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