



VAR-25-19

Variance Application

Status: Active

Submitted On: 6/25/2025

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*

08/05/2025

Notification Letter Description*

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

Public Notification Letters Mailed*

07/14/2025

Location Information*

120 Frances Street

Staff Description

Board of Commissioner Ads

07/16/2025

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*

Variance need as it's is .69 acre, law wants 1 acre for septic and well.

How does request meet criteria of Section 7.1.8?

Meet setbacks

Who is applying for variance request?*

Owner

Applicant Information

Applicant Name*

Caitlynn Jo cavallo

Applicant Phone Number*

843-999-2501

Applicant Email Address*

caitlynn.cavallo@gmail.com

Applicant Address*

2396 Hodgeville Rd

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 Jo Cavallo

Jun 25, 2025

FILED

LEEDS
10:58 AM

1/4" REBAR FOUND

1/4" REBAR SET

PROPERTY LINE

CONC. WALL FOUND

NOW OR FORMER

POWER POLE

EQUIP. USED TOTAL STATION

TOPCON 303

ERROR OF CLOSURE

1/24,000 F. AT NOT ADJUSTED

REFERENCES:

PB-2 PAGE 145

PLAT C&B A240 E

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

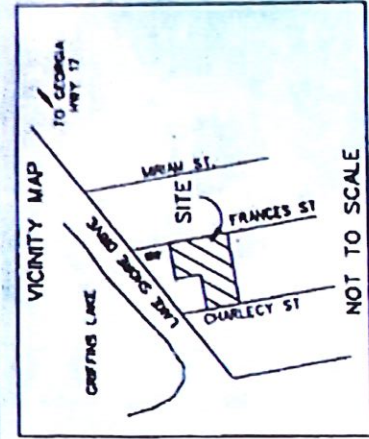
COUNTY SUPERIOR COURT

ELIZABETH Z. HURSEY

CLERK

PAGE 2

BK D136



APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY
ZONING ADMINISTRATOR

4-30-2014

DATE

ZONING ADMINISTRATOR

PROPERTY SURVEY
FOR

LEO FRED GRIFFIN III

LOCATION: LOTS 34, 35, 45, 46, & 47

GRIFFIN LAKES SUBDIVISION

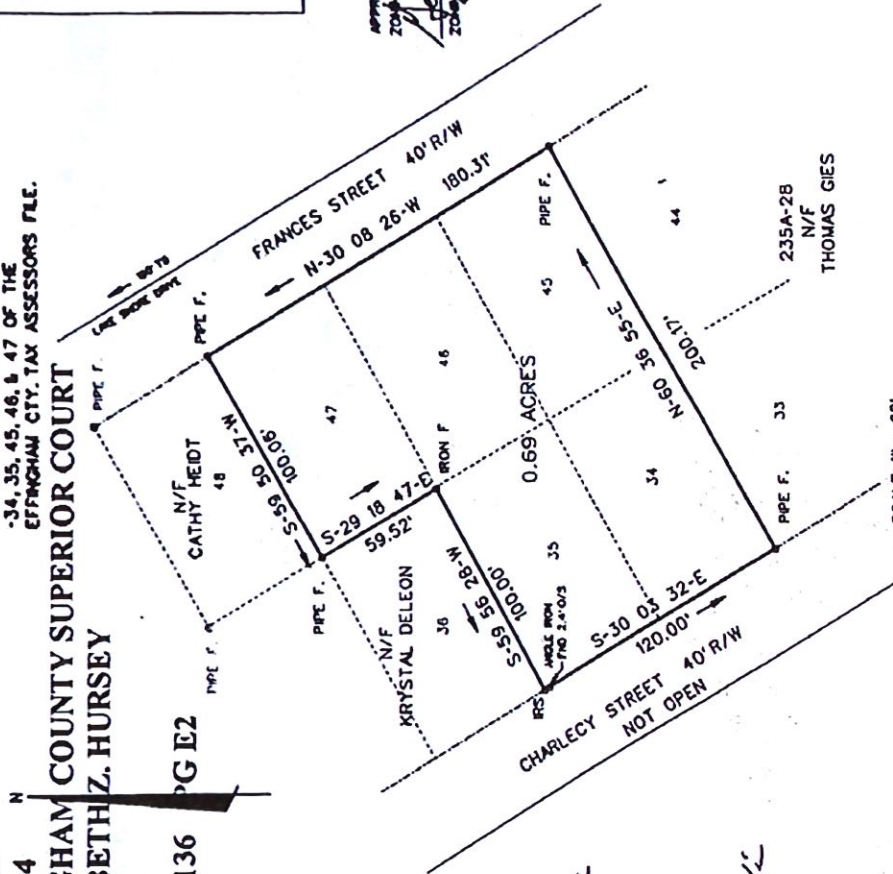
LOCATED IN THE 12TH G.M.D.

EFFINGHAM COUNTY, GEORGIA

SURVEYED 28 APR. 2014

PLAT DRAWN 28 APR 2014

FLOOD APR 2014



SCALE: 1" = 60'



Adolph N. Michels

ADOLPH N. MICHELS R.L.S.

GA Reg. L.S. # 1323

ADOLPH N. MICHELS & ASSO.

736 SMOOT ROAD

STYLING, GEORGIA 30487

PL 19121 629 3872

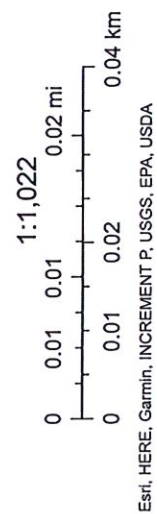
PURSUANT TO O.C.G.A. SECTION 15-8-42, I
CERTIFY THAT THIS PLAT WAS PREPARED IN
CONFORMITY WITH THE TECHNICAL STANDARDS
FOR PROPERTY SURVEYS AS SET FORTH IN
CHAPTER 800-7 OF THE RULES OF THE GEORGIA
BOARD OF REGISTRATION FOR LAND SURVEYORS.

235A-45



5/5/2025

- Addresses
- Parcels
- Roads
- Citations



235A-45



5/5/2025

- Addresses
- Parcels
- Zoning
- R-1
- AR-1
- Roads
- Citations

