



VAR-25-27

Variance Application

Status: Active

Submitted On: 9/26/2025

Primary Location

309 Atlantic Avenue
Guyton, GA 31312

Owner

ROMERO MARGARITO AND
RAMIREZ ACOSTA
MARIA SOLEDAD 109
OGEECHEE RIVER DR
GUYTON, GA 31312

Applicant

 margarito romero
 912-217-7640
 mrromero2010@hotmail.com
 309 Atlantic avenue
Guyton , GA 31312

Staff Review

Board of Commissioner Meeting Date*

11/04/2025

Notification Letter Description*

To allow for occupation of a RV/Camper during home construction.

Public Notification Letters Mailed*

10/13/2025

Location Information*

309 Atlantic Avenue

Staff Description

Section 3.21.1

Board of Commissioner Ads

10/15/2025

Commissioner District*

1st

 Request Approved or Denied

—

 Letter & ZMA Mailed

—

 Map#*

296A

 Parcel#*

76

 Applicant Name*

Maria Soledad Ramirez Acosta

General Information

Zoning District*

AR-1

Map/Parcel Number*

296A-76

Is this concurrent with a Rezoning? *

No

Describe why the variance is needed*

He wants to live in the RV while he is building his home

How does request meet criteria of Section 7.1.8?

N/A

Who is applying for variance request?*

Owner

Applicant Information

Applicant Name*

Maria Soledad Ramirez Acosta

Applicant Phone Number*

912-996-1147

Applicant Email Address*

mrromero2010@hotmail.com

Applicant Address*

309 Atlantic Ave

City*

Guyton

State*

Ga

Zip Code*

31312

Signature

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

Digital Signature*

✓ Margarito romero

Sep 26, 2025

8914712675
PARTICIPANT ID

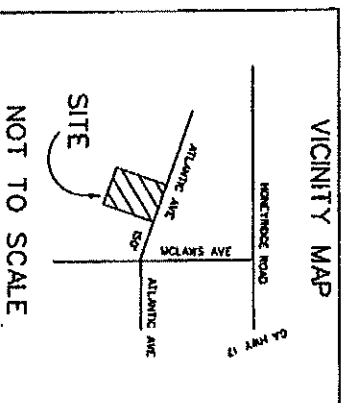
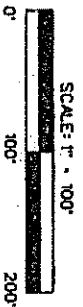
BK:28 PG:192-192
P2017000191

FILED IN OFFICE
CLERK OF COURT
10/25/2017 09:38 AM
ELIZABETH Z. HURSEY, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Elizabeth Z. Hursey

NOTE: BASED UPON REVIEW OF THE F.E.M.A FLOOD INSURANCE
RATE MAP EFFINGHAM COUNTY, GEORGIA, REFERRING THE
CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED
3/16/2015, THIS PROPERTY IS LOCATED IN "ZONE X", OUTSIDE
THE 500 YEAR FLOODPLAIN.

NOTE: SUBJECT PROPERTY IS A
PORTION OF MAP & PARCEL 296A
-76 OF THE EFFINGHAM COUNTY
TAX ASSESSORS FILE.



LEGEND:

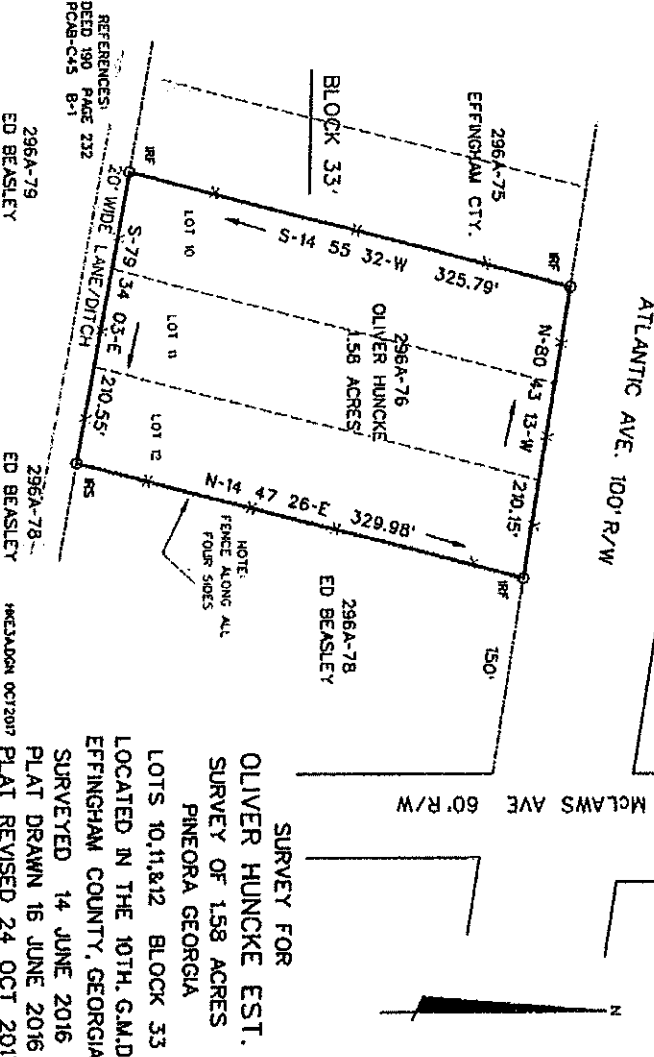
RF 1/2" REBAR FOUND
RS 3/4" REBAR SET
PL PROPERTY LINE
CLF CONC MON FOUND
N/T NOW OR FORMERLY
PP POWER POLE
EDLP USED TOTAL STATION
TOPCON 303
ERROR OF CLOSURE
1/24,000 PLAT NOT ADJUSTED
ADOLPH N. MICHELIS & ASSO.
736 SANDY RIDGE ROAD
SYLVANIA, GEORGIA 30467
PH (812) 829 3972

SURVEYORS CERTIFICATION

This plat is a representation of an existing parcel of land and does not constitute a warranty of title or any other interest in the property. The surveying was conducted by the undersigned surveyor, who is a duly licensed professional surveyor in the State of Georgia. The surveying was conducted in accordance with the Georgia Surveying and Mapping Act of 2005, and the surveyor is not responsible for any errors or omissions in the survey. The surveyor is not responsible for any errors or omissions in the survey. The surveyor is not responsible for any errors or omissions in the survey.



Adolph N. Michelis
ADOLPH N. MICHELIS & ASSO.
736 SANDY RIDGE ROAD
SYLVANIA, GEORGIA 30467
PH (812) 829 3972



SURVEY FOR
OLIVER HUNCKE EST.
SURVEY OF 158 ACRES
PINEORA GEORGIA
LOTS 10, 11, & 12 BLOCK 33
LOCATED IN THE 10TH, G.M.D.
EFFINGHAM COUNTY, GEORGIA
SURVEYED 14 JUNE 2016
PLAT DRAWN 16 JUNE 2016
PLAT REVISED 24 OCT 2017

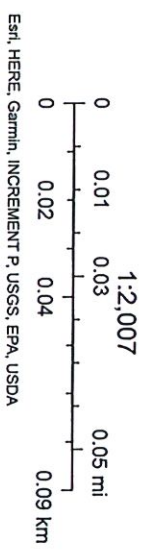
296A-76



9/30/2025

Addresses  Parcels

Roads Citations



[illegible]

1:4,013

0 0.03 0.06 0.09 0.11 0.18
mi km

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

1:4,013

FLUM Areas

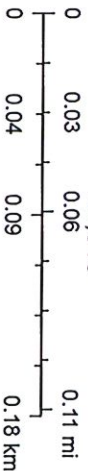
Public-Institutional

Character Areas

Agricultural-Residential

Citations

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



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