



**Record No: VAR-  
26-27**

Variance Application

Status: Active

Submitted On: 6/24/2026

**Primary Location**

359 Ohoopee Avenue  
Meldrim, GA 31318

**Owner**

NUNEZ YOMAIRA CRISTINA  
359 OHOOPEE AVE  
MELDRIM, GA 31318

**Applicant**

 Yomaira Cristina Nunez

 359 Ohoopee Ave  
Bloomindale, Georgia 31302

**Staff Review**

Board of Commissioner Meeting Date\* 

08/04/2026

Notification Letter Description\* 

to allow for the occupation of a camper/RV during home construction.

Public Notification Letters Mailed\* 

07/13/2026

Location Information\* 

359 Ohoopee Avenue

Staff Description 

Section 3.21.1

Stipulations 

Board of Commissioner Ads 

07/15/2026

Commissioner District\* 

1st

Request Approved or Denied 

—

Letter & ZMA Mailed 

—

Map#\* 

330A

Parcel#\* 

16E

Applicant Name\* 

Yomaira Cristina Nunez

## Applicant Information

Applicant Name\*

Yomaira Cristina Nunez

Applicant Phone Number\*

[REDACTED]

Applicant Email\*

[REDACTED]

Applicant Address\*

359 Ohoopsee Ave.

City\*

Bloomington

State\*

GA

Zip Code\*

31302

## General Information

Zoning District\*

AR-1

Map/Parcel Number\*

0330A016E00

Is this concurrent with a Rezoning? \*

No

Describe why the variance is needed\*

A variance is requested to allow the owner to reside on the property during the construction phase and to permit the installation and connection of temporary electrical utility service until construction is complete.

Water Connection\*

Private Well

Sewer Connection\*

Private Septic System

Who is applying for variance request?\*

Owner

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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\*

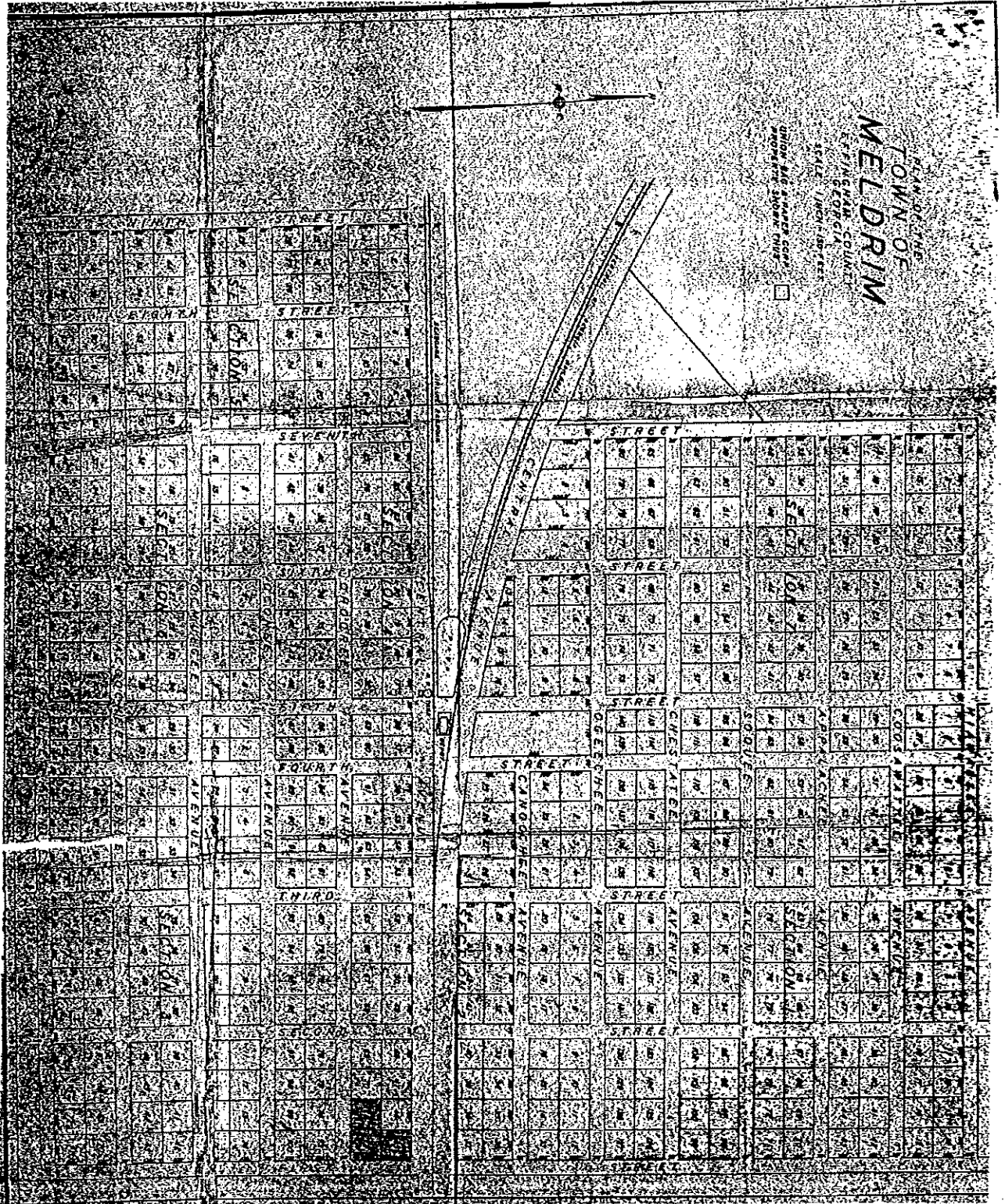
 Yomaira Cristina Nunez  
Jun 21, 2026

PLAN OF THE  
TOWN OF  
MELDRIM

ESTABLISHED 1864

SCALE 1 INCH = 100 FEET

UNION HAS POWER COPIES  
PROVIDES STREET MAPS



|        |     |        |     |         |     |       |     |       |      |        |      |       |      |        |      |       |      |
|--------|-----|--------|-----|---------|-----|-------|-----|-------|------|--------|------|-------|------|--------|------|-------|------|
| STREET |     | STREET |     | SEVENTH |     | SIXTH |     | FIFTH |      | FOURTH |      | THIRD |      | SECOND |      | FIRST |      |
| 12     | 13  | 14     | 15  | 16      | 17  | 18    | 19  | 20    | 21   | 22     | 23   | 24    | 25   | 26     | 27   | 28    | 29   |
| 32     | 33  | 34     | 35  | 36      | 37  | 38    | 39  | 40    | 41   | 42     | 43   | 44    | 45   | 46     | 47   | 48    | 49   |
| 52     | 53  | 54     | 55  | 56      | 57  | 58    | 59  | 60    | 61   | 62     | 63   | 64    | 65   | 66     | 67   | 68    | 69   |
| 72     | 73  | 74     | 75  | 76      | 77  | 78    | 79  | 80    | 81   | 82     | 83   | 84    | 85   | 86     | 87   | 88    | 89   |
| 92     | 93  | 94     | 95  | 96      | 97  | 98    | 99  | 100   | 101  | 102    | 103  | 104   | 105  | 106    | 107  | 108   | 109  |
| 112    | 113 | 114    | 115 | 116     | 117 | 118   | 119 | 120   | 121  | 122    | 123  | 124   | 125  | 126    | 127  | 128   | 129  |
| 132    | 133 | 134    | 135 | 136     | 137 | 138   | 139 | 140   | 141  | 142    | 143  | 144   | 145  | 146    | 147  | 148   | 149  |
| 152    | 153 | 154    | 155 | 156     | 157 | 158   | 159 | 160   | 161  | 162    | 163  | 164   | 165  | 166    | 167  | 168   | 169  |
| 172    | 173 | 174    | 175 | 176     | 177 | 178   | 179 | 180   | 181  | 182    | 183  | 184   | 185  | 186    | 187  | 188   | 189  |
| 192    | 193 | 194    | 195 | 196     | 197 | 198   | 199 | 200   | 201  | 202    | 203  | 204   | 205  | 206    | 207  | 208   | 209  |
| 212    | 213 | 214    | 215 | 216     | 217 | 218   | 219 | 220   | 221  | 222    | 223  | 224   | 225  | 226    | 227  | 228   | 229  |
| 232    | 233 | 234    | 235 | 236     | 237 | 238   | 239 | 240   | 241  | 242    | 243  | 244   | 245  | 246    | 247  | 248   | 249  |
| 252    | 253 | 254    | 255 | 256     | 257 | 258   | 259 | 260   | 261  | 262    | 263  | 264   | 265  | 266    | 267  | 268   | 269  |
| 272    | 273 | 274    | 275 | 276     | 277 | 278   | 279 | 280   | 281  | 282    | 283  | 284   | 285  | 286    | 287  | 288   | 289  |
| 292    | 293 | 294    | 295 | 296     | 297 | 298   | 299 | 300   | 301  | 302    | 303  | 304   | 305  | 306    | 307  | 308   | 309  |
| 312    | 313 | 314    | 315 | 316     | 317 | 318   | 319 | 320   | 321  | 322    | 323  | 324   | 325  | 326    | 327  | 328   | 329  |
| 332    | 333 | 334    | 335 | 336     | 337 | 338   | 339 | 340   | 341  | 342    | 343  | 344   | 345  | 346    | 347  | 348   | 349  |
| 352    | 353 | 354    | 355 | 356     | 357 | 358   | 359 | 360   | 361  | 362    | 363  | 364   | 365  | 366    | 367  | 368   | 369  |
| 372    | 373 | 374    | 375 | 376     | 377 | 378   | 379 | 380   | 381  | 382    | 383  | 384   | 385  | 386    | 387  | 388   | 389  |
| 392    | 393 | 394    | 395 | 396     | 397 | 398   | 399 | 400   | 401  | 402    | 403  | 404   | 405  | 406    | 407  | 408   | 409  |
| 412    | 413 | 414    | 415 | 416     | 417 | 418   | 419 | 420   | 421  | 422    | 423  | 424   | 425  | 426    | 427  | 428   | 429  |
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| 572    | 573 | 574    | 575 | 576     | 577 | 578   | 579 | 580   | 581  | 582    | 583  | 584   | 585  | 586    | 587  | 588   | 589  |
| 592    | 593 | 594    | 595 | 596     | 597 | 598   | 599 | 600   | 601  | 602    | 603  | 604   | 605  | 606    | 607  | 608   | 609  |
| 612    | 613 | 614    | 615 | 616     | 617 | 618   | 619 | 620   | 621  | 622    | 623  | 624   | 625  | 626    | 627  | 628   | 629  |
| 632    | 633 | 634    | 635 | 636     | 637 | 638   | 639 | 640   | 641  | 642    | 643  | 644   | 645  | 646    | 647  | 648   | 649  |
| 652    | 653 | 654    | 655 | 656     | 657 | 658   | 659 | 660   | 661  | 662    | 663  | 664   | 665  | 666    | 667  | 668   | 669  |
| 672    | 673 | 674    | 675 | 676     | 677 | 678   | 679 | 680   | 681  | 682    | 683  | 684   | 685  | 686    | 687  | 688   | 689  |
| 692    | 693 | 694    | 695 | 696     | 697 | 698   | 699 | 700   | 701  | 702    | 703  | 704   | 705  | 706    | 707  | 708   | 709  |
| 712    | 713 | 714    | 715 | 716     | 717 | 718   | 719 | 720   | 721  | 722    | 723  | 724   | 725  | 726    | 727  | 728   | 729  |
| 732    | 733 | 734    | 735 | 736     | 737 | 738   | 739 | 740   | 741  | 742    | 743  | 744   | 745  | 746    | 747  | 748   | 749  |
| 752    | 753 | 754    | 755 | 756     | 757 | 758   | 759 | 760   | 761  | 762    | 763  | 764   | 765  | 766    | 767  | 768   | 769  |
| 772    | 773 | 774    | 775 | 776     | 777 | 778   | 779 | 780   | 781  | 782    | 783  | 784   | 785  | 786    | 787  | 788   | 789  |
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| 892    | 893 | 894    | 895 | 896     | 897 | 898   | 899 | 900   | 901  | 902    | 903  | 904   | 905  | 906    | 907  | 908   | 909  |
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NEW CONSTRUCTION

| NO. | DATE       | DESCRIPTION           |
|-----|------------|-----------------------|
| 1   | 10-10-2020 | REVISION: PER PERMITS |
| 2   | 10-10-2020 | REVISION: PER PERMITS |
| 3   | 10-10-2020 | REVISION: PER PERMITS |
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| 98  | 10-10-2020 | REVISION: PER PERMITS |
| 99  | 10-10-2020 | REVISION: PER PERMITS |
| 100 | 10-10-2020 | REVISION: PER PERMITS |

ON THE PROPERTY OF  
YOMAIRA CRISTINA NUNEZ  
NEW CONSTRUCTION PLAN

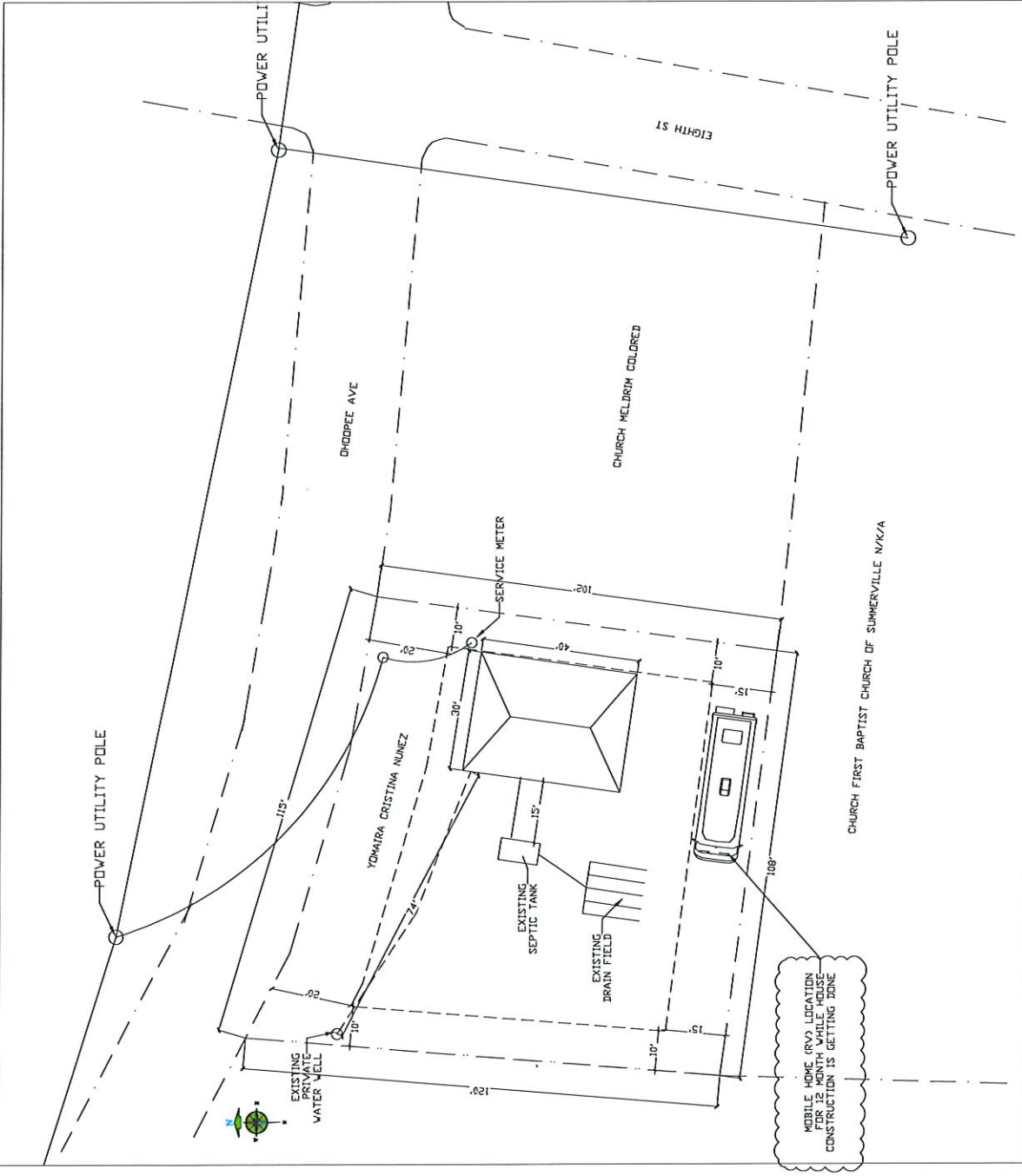
# LEGEND

- POWER METER
- UTILITY POWER POINT OF CONNECTION
- SEPTIC TANK
- DRAIN FIELD
- WATER WELL
- BOUNDARY LINES
- ELECTRIC LINES
- CONSTRUCTION AREA

## KEY NOTES :

- GENERAL SITE PLAN NOTES
1. CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS AND DIMENSIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
  2. ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST ADOPTED EDITIONS OF THE FOLLOWING: A. INTERNATIONAL BUILDING CODE (IBC) B. INTERNATIONAL PLUMBING CODE (IPC) C. INTERNATIONAL MECHANICAL CODE (IMC) D. LOCAL ORDINANCES, AND AUTHORITY HAVING JURISDICTION.
  3. CONSTRUCTION SHALL BE BASED ON AVAILABLE SURVEY INFORMATION.
  4. CONTRACTOR SHALL VERIFY PROPERTY BOUNDARIES BEFORE CONSTRUCTION.
  5. ALL SETBACKS SHALL COMPLY WITH LOCAL ZONING REQUIREMENTS.
  6. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO EXCAVATION.
  7. EXCAVATION SHALL BE LIMITED TO THE MINIMUM REQUIRED DEPTH, WIDTH, OR ADJACENT PROPERTIES CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
  8. EXISTING DRAINAGE SHALL BE MAINTAINED AWAY FROM ALL STRUCTURES. FINAL DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS.
  9. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS.
  10. ALL MATERIALS SHALL BE CLEAN, COMPACTED STRUCTURAL FILL FREE OF ORGANIC MATERIAL, DEBRIS, AND UNSUITABLE SOILS.
  11. CONTRACTOR SHALL MAINTAIN ACCESS FOR EMERGENCY VEHICLES DURING CONSTRUCTION.
  12. ALL DISTURBED AREAS SHALL BE RESTORED UPON COMPLETION OF CONSTRUCTION.
  13. NO CONSTRUCTION MATERIALS, EQUIPMENT, OR DEBRIS SHALL BE STORED WITHIN DRAINAGE FACILITIES, UTILITY FACILITIES, OR REQUIRED SETBACKS.
  14. CONSTRUCTION SHALL OBTAIN ALL REQUIRED PERMITS AND INSPECTIONS PRIOR TO COMMENCING WORK.
  15. FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 8 INCHES ABOVE ADJACENT FINISHED GRADE UNLESS OTHERWISE NOTED.
  16. ALL FLOOD ZONE REQUIREMENTS PRIOR TO CONSTRUCTION. ADDITIONAL REQUIREMENTS SHALL BE NOTED ON THE FLOOD ZONE MAP.
  17. ALL DIMENSIONS ARE TO FACE OF FRAMING UNLESS OTHERWISE NOTED.
  18. ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS SHALL BE REPORTED TO THE DESIGNER PRIOR TO PROCEEDING WITH WORK.
  19. FINISHED FLOOR ELEVATION SHALL BE ELEVATED ABOVE SURROUNDING GRADE AS NOTED.
  20. FOUNDATION PIER BLOCKS OR SUPPORTS SHALL BEAR ON APPROVED FOOTINGS AND BE INSTALLED IN ACCORDANCE WITH STRUCTURAL PLANS AND APPLICABLE CODE REQUIREMENTS.
  21. EXISTING SEWER LINES SHALL REMAIN FREE OF DEBRIS AND SHALL PROVIDE ADEQUATE VENTILATION AS REQUIRED BY CODE.
  22. PER GEORGIA EPO ON-SITE SEWAGE MANAGEMENT RULES (CHAPTER 911-5-1):
    - 1 - 2 BEDROOMS: 1,000 GALLONS
    - 3 BEDROOMS: 1,250 GALLONS
    - 4 BEDROOMS: 1,500 GALLONS

THE REQUIREMENT: 4 BEDROOMS - MINIMUM REQUIRED = 1,250 GALLONS  
EXISTING TANK: 1,400 GALLONS - PASSES (25% ABOVE MINIMUM)



MOBILE HOME (RV) LOCATION FOR 12 MONTH WHILE HOUSE CONSTRUCTION IS GETTING DONE

1 CONSTRUCTION SITE PLAN  
S0.2 NOT TO SCALE



An aerial photograph of a rural area with several land parcels outlined in blue. The parcels are labeled with text: 330-14, 330A-15E, 330A-16E, 330A-17E, 330A-12E, 330A-1E, 330A-27E, and 330-15. A road, Ochopee Avenue, runs vertically through the center. Another road, Eighth Street, runs horizontally at the top. A yellow boundary highlights a specific area within parcel 330A-16E, which contains a building and a green marker labeled 359. A green marker labeled 183 is also visible in parcel 330A-17E.

1:490

0 0 0.01 0.01 mi

0 0.01 0.02 km

ECBOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



# 330A-16E



7/8/2026

1:3,922

0 0.03 0.06 0.11 mi  
0 0.04 0.09 0.18 km  
ECBOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS,  
EPA, USDA



# 330A-16E





330A-16E



7/8/2026

- Addresses Wetlands
- Roads
- Parcels
- Freshwater Forested/Shrub Wetland
- Citations

1:980

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.02 0.04 km

ECBOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA