



**Record No: VAR-
26-32**

Variance Application

Status: Active

Submitted On: 9/8/2026

Primary Location

120 Second Street
Guyton, GA 31312

Owner

CROSBY BETTY W
118 SECOND ST GUYTON,
GA 31312

Applicant

 Betty Crosby

 912-772-3100

 cheryl.vossen@yahoo.com

 120 2nd Street
Guyton, GA 31312

Staff Review

Board of Commissioner Meeting Date* 

10/06/2026

Notification Letter Description* 

to allow for a decrease in required setbacks in AR-1

Public Notification Letters Mailed* 

09/14/2026

Location Information* 

120 Second Street

Staff Description 

Section 5.1

Stipulations 

Board of Commissioner Ads 

09/16/2026

Commissioner District* 

1st

Request Approved or Denied 

—

Letter & ZMA Mailed 

—

Map#* 

296A

Parcel#* 

23

Applicant Name* 

Betty Crosby

Applicant Information

Applicant Name*

Betty W Crosby

Applicant Phone Number*

912-772-3100

Applicant Email*

cheryl.vossen@yahoo.com

Applicant Address*

120 2nd Street

City*

Guyton

State*

GA

Zip Code*

31312

General Information

Zoning District*

AR-1

Map/Parcel Number*

0296A023

Is this concurrent with a Rezoning? *

No

Describe why the variance is needed*

Requesting 30ft variance from Elkins Street to property to place mobile home proposed size 16' x 76' or 24' x 56' in place of current home that is being demolished. Requesting due to hardship so that caregiver (Ruth Bell) can place mobile home on land to be close to assist me, Betty Crosby to care for myself and children. All other variances currently in place can remain.

Water Connection*

Public Water System

Name of Supplier*

Water Management

Sewer Connection*

Private Septic System

Who is applying for variance request?*

Owner

Signature

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

Digital Signature*

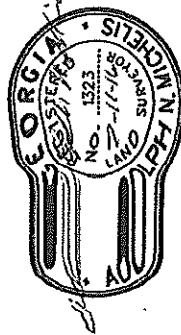
✓ Betty W Crosby
Sep 8, 2026

NOTE: BASED UPON REVIEW OF THE E.M.A. FLOOD INSURANCE 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)

LEGEND:
 RF REBAR FOUND
 RS REBAR SET
 PL PROPERTY LINE
 CMF CONC. MON. FOUND
 N/F NOW OR FORMERLY
 PP POWER POLE

EQUIP. USED TOTAL STATION
 TOPCON 303
 ERROR OF CLOSURE
 124,000 PLAT NOT ADJUSTED

REFERENCES:
 PG-1 AGE 73
 PG-13 A-1
 PG-25-4 B
 PG-109 F-1
 PG-53 PG-57
 PG-50 PG-361
 PG-37 PG-230
 PG-56 PG-513



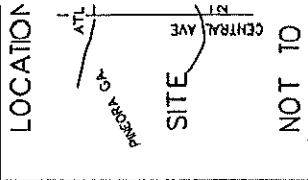
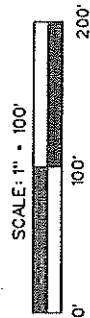
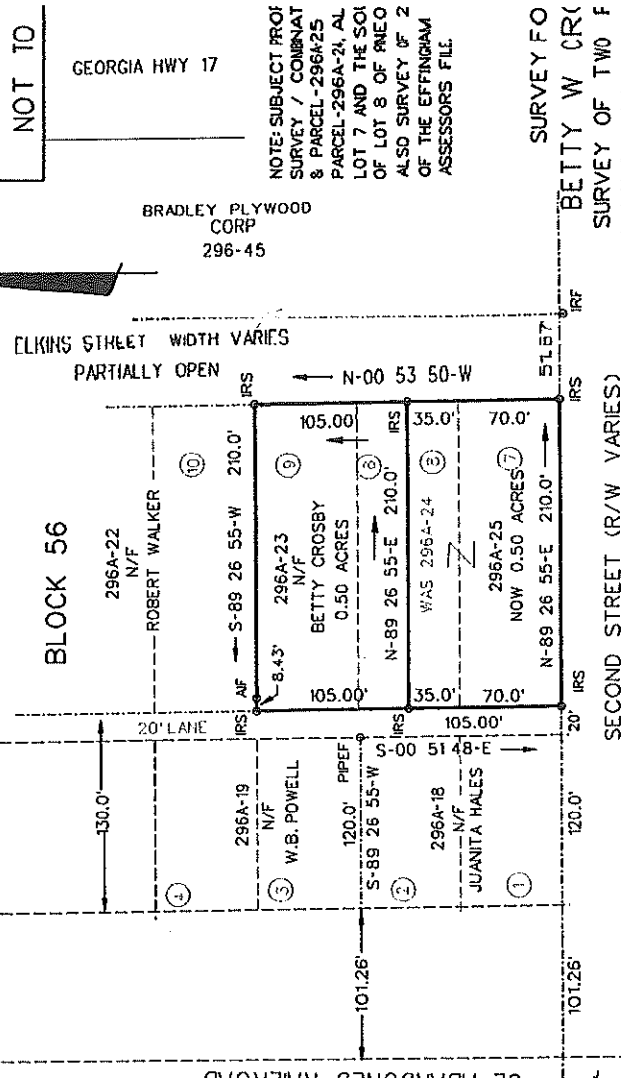
JOSEPH N. MICHELIS R.L.S.
 GA. Reg. L.S. # 1323
 756 SANDY RIDGE ROAD
 ATLANTA, GEORGIA 30467
 PH. (404) 829 3972

PURSUANT TO O.C.G.A. SECTION 15-6-6, I CERTIFY THAT THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYS AS SET FORTH IN CHAPTER 15-6-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR LAND SURVEYORS.

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.

R.C.B. 09/26/2016
 ZONING ADMINISTRATOR DATE

PINEORA GEORGIA



GEORGIA HWY 17

BRADLEY PLYWOOD CORP
 296-45

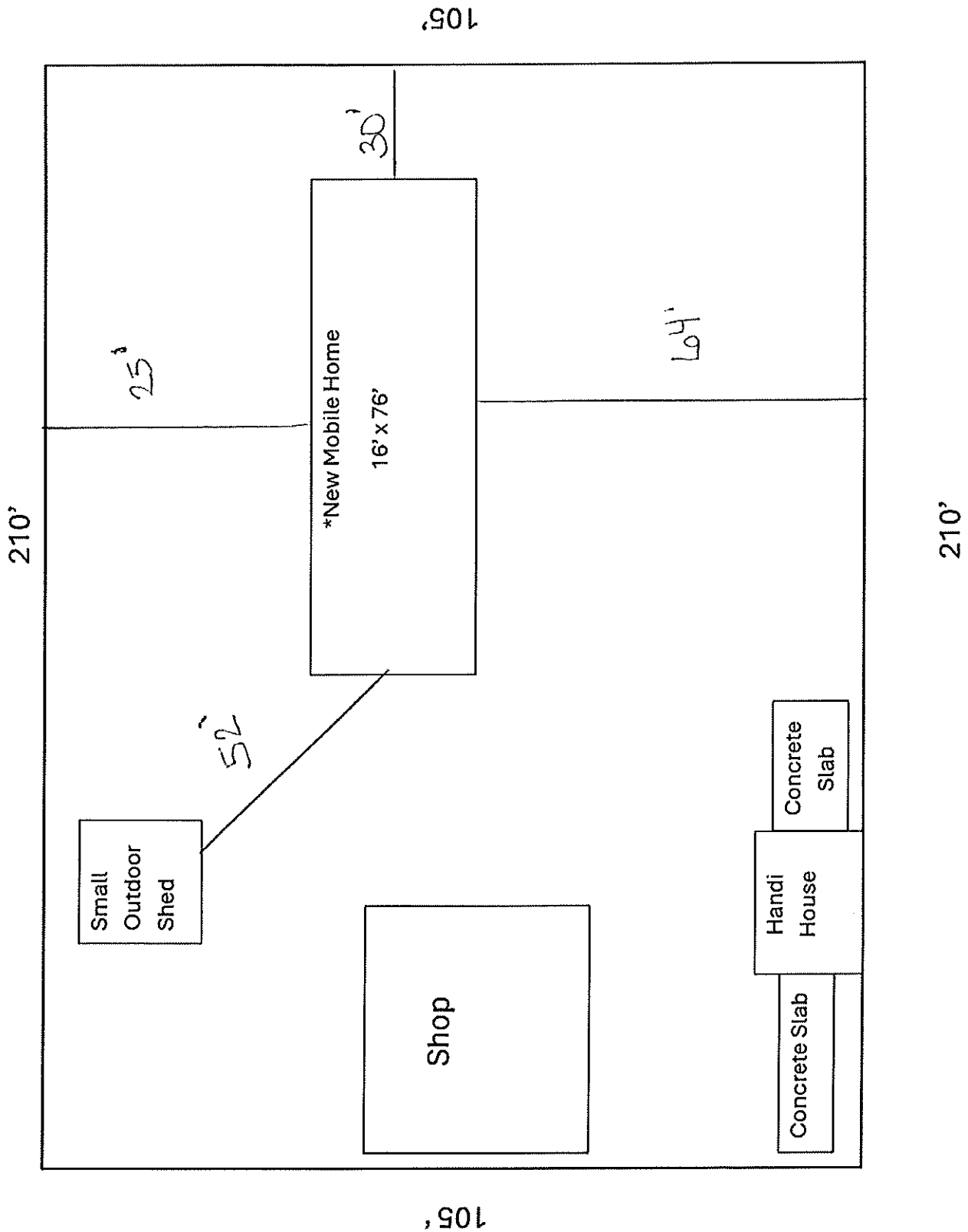
NOTE: SUBJECT PROJ SURVEY / COMBINAT & PARCEL-296A-25 PARCEL-296A-24, AL LOT 7 AND THE SOI OF LOT 8 OF R1EO ALSO SURVEY OF 2 OF THE EFFINGHAM ASSESSORS FILE

SURVEY FO
 BETTY W CR
 SURVEY OF TWO F
 A COMBINATION OF
 296A-24 & 296A-25
 SURVEY OF 296
 LOCATED IN THE 10
 EFFINGHAM COUNTY,
 SURVEYED 07 JUL
 PLAT DRAWN 8 JUL

BWC.DGN JULY 2016

Elkins Street

(Side dirt road that only (3) Homeowners use to access their property)



120 2nd Street
Gruyter

296A-23

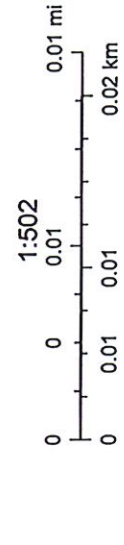


9/8/2026

Addresses

Parcels

Citations



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

The map displays a residential development with the following lot details:

- Central Avenue** runs vertically along the left side of the map.
- Second Street** runs horizontally across the middle of the map.
- Hagin Street** runs horizontally across the bottom of the map.
- Georgia Highway 17 South** runs horizontally along the right side of the map.
- Lot 296A-91** is located at the top left, colored green.
- Lot 296A-93** is located below 296A-91, colored green.
- Lot 296A-94** is located at the bottom left, colored blue.
- Lot 296A-95** is located to the right of 296A-94, colored blue.
- Lot 296A-18** is located on the left side, below 296A-91, colored green.
- Lot 296A-19** is located to the right of 296A-18, colored green.
- Lot 296A-20** is located to the right of 296A-19, colored green.
- Lot 296A-21** is located to the right of 296A-20, colored green.
- Lot 296A-22** is located to the right of 296A-21, colored green.
- Lot 296A-23** is located to the right of 296A-22, colored green.
- Lot 296A-25** is located to the right of 296A-23, colored green.
- Lot 296A-30** is located to the right of 296A-25, colored green.
- Lot 296A-32** is located to the right of 296A-30, colored green.
- Lot 296A-33** is located to the right of 296A-32, colored blue.
- Lot 296A-34** is located to the right of 296A-33, colored blue.
- Lot 296A-35** is located to the right of 296A-34, colored blue.
- Lot 296A-36** is located to the right of 296A-35, colored blue.
- Lot 296A-37** is located to the right of 296A-36, colored blue.
- Lot 296A-38** is located to the right of 296A-37, colored yellow.
- Lot 296A-39** is located to the right of 296A-38, colored yellow.
- Lot 296A-40** is located to the right of 296A-39, colored yellow.
- Lot 296A-41** is located to the right of 296A-40, colored yellow.
- Lot 296A-42** is located to the right of 296A-41, colored yellow.
- Lot 296A-43** is located to the right of 296A-42, colored yellow.
- Lot 296A-44** is located to the right of 296A-43, colored yellow.
- Lot 296A-45** is located to the right of 296A-44, colored yellow.

Addresses  Parcels  AR-2  Citations

Roads  B-3  AR-1

 Zoning

0 0.01 0.03 0.05 mi
0 0.02 0.04 0.09 km

ECBOC, Esrl, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

1:4,013

