



**AGENDA**  
**PLANNING COMMISSION**  
**October 17, 2022 at 6:30 PM**

Call to Order

Consideration of Minutes

1. PC MINUTES SEPTEMBER 19, 2022

Disclosures and Recusals

Old Business

New Business

2. **Map and Text Amendment: requesting to change zone from R-2 to R-T – 6  
13th Lane – 40007 05010B - Zone R-2 – Cynthia Clements.**

Adjournment

Standing Items

Adjournment

**PLANNING COMMISSION**

Marie Gooding  
 Susan Hill  
 David McNaughton  
 Elaine McGruder  
 Whitley Reynolds  
 Marie Rodriguez  
 Martha Williams



**CITY MANAGER**  
 Shawn Gillen

**COMMUNITY DEVELOPMENT DIRECTOR**  
 George Shaw

**CITY ATTORNEY**  
 Edward M. Hughes

**Planning Commission Meeting**  
**MINUTES**  
**September 19, 2022**

**Chair David McNaughton** called the September 19, 2022, Tybee Island Planning Commission meeting to order. Commissioners present were **Vice Chair Elaine McGruder, Susan Hill, Whitley Reynolds, Marie Rodriguez, Marie Gooding** and **Martha Williams**.

**Consideration of Minutes:**

**Chair David McNaughton** asked for consideration of the August 15, 2022, meeting minutes. **Marie Gooding** asked for an addition to one of her comments. **Elaine McGruder** made a motion to approve as amended. **Whitley Reynolds** seconded. Vote was unanimous.

**Disclosures/Recusals:**

**Chair David McNaughton** asked if there were any Disclosures or Recusals. **Marie Rodriguez** asked to recuse herself from the Tree Appeal.

**Public Hearings:**

**Old Business:**

**Variance: requesting to impact marshland to maintain right of way – Polk Street right of way & 318 Polk Street – Zone C2-EC- 4-0025-01-005Y & 005Z - City of Tybee & Michael Leonard.**

**George Shaw** stated this is a variance to allow the City of Tybee and the Leonard's jointly to repair the road and driveway that the Leonard's have to use to get to their home. When it rains or there is a high tide they cannot get to or from their home. It is their only way of ingress and egress. DNR has approved this project to repair the road and unfortunately, we are having a lot of trouble finding a contractor that can get the supplies at a cost that the City of Tybee and the Leonards are willing to pay. This variance only lasts a year, so this is a renewal for the variance in hopes of getting it done within a year. Staff recommends approval. **Martha Williams** stated she noticed in the DNR report they recommend against using culvert pipe saying it is not only unnecessary, but it can also create maintenance problems. Has that been reconciled? **George Shaw** stated he thought there were culvert pipes in the approved plan and these plans have been the same since he has been working with it. **Martha Williams** stated it will save them a few bucks not using them and it is worth revisiting. **George Shaw** stated it's not the cost of the pipes that's the problem. It is the gravel that is hard to come by. **Whitley Reynolds** made a motion to approve. **Elaine McGruder** seconded. Motion to approve was unanimous.

**New Business:****Site Plan: 402 First Street-requesting to add a lift to front deck -Jason Dubuque**

**George Shaw** stated this business is a brewery and bar, Back River Brewery and is on the second floor above Agave restaurant. They have been having to carry large bags of grain and other items up and down the steps. They would like to add a lift to help with taking the bags up. The lift will run on a rail from the side of the deck and wont effect any parking spaces. It will stay in the up position when the bar is closed. Staff recommends approval. **Marie Gooding** stated it looks like the position of the pole for the lift will eliminate a parking space and also come in front of the window of the Agave restaurant. **George Shaw** stated when he visited the site the pole will be located at the top of the parking space. **David Mc Naughton** stated he agrees that the parking space looks like it will be blocked. Also, who will monitor the lift to make sure it is in the up position. **George Shaw** stated he feels the owners of the brewery will most likely take care of that. **Fraser Smith**, who lives at 173 Lewis Avenue, approached the Planning Commission and stated he is part owner and managing partner of Back River Brewery. He stated the main rail is in the front of those parking spaces that also have a bump stop to stop them from going into Agave and they are golf cart parking spaces. He also stated during business hours it will stay in the up position. We really need this to help with the heavy items we need to carry up to the Bar and to conduct safe operations. **Marie Rodriguez** asked if this will be used for somebody that is handicap to get to the second floor. **Fraser Smith** stated that would be a separate application for an ADA wheelchair lift. **Marie Gooding** asked did you consider alternative placement for the lift. **Fraser Smith** stated yes and this is the best location we came up with that does not interfere with parking as long as it is in the up position. **David McNaughton** asked if he considered these issues before he opened the business. **Fraser Smith** stated yes, we did but this was the best location we could find for our business. **David McNaughton** asked if he considered a hoist. **Fraser Smith** stated he does not believe a hoist would be as safe. **Susan Hill** asked if this will be at the end of the long sidewalk at the top of the stairs or in front. **Fraser Smith** stated it will fit perfectly in the notch that is at the end of that porch. **Whitley Reynolds** made a motion to approve. **Elaine McGruder** seconded. Motion to approve was unanimous.

**Tree Appeal: -402 6<sup>th</sup> Street-appeal of actions Sec. 7-100 regarding denial of tree permit-Jone Bremer**

**George Shaw** stated Ms. Bremer put in an application for tree removal for a pool permit and they received the pool permit. Then she brought in her application for an addition on her house and I went out with the arborist because he had some confusion with the trees on the lot. It was then discovered that there was a large tree on the lot where the pool was going to go in that did not show up on the tree permit site plan. We had to then revoke the pool permit. Our code allows for removal of significant trees to make reasonable beneficial economic use of the property. George Shaw stated he checked with the city attorney and he stated a pool is not necessary to reach that threshold. Basically, you cannot take out a significant tree for a pool. Staff recommended denial. And that is why Ms. Bremer is filing this appeal. **David McNaughton** asked how many trees are to be taken down for the addition, and do they have to mitigate. **George Shaw** stated about fifteen and they have enough trees left to not have to mitigate. **Jana Martin**, who lives at 7 Jutsen Court, Savannah, approached the Planning Commission and stated she is an Attorney representing Ms. Bremer asking for approval of this permit for her to put in her pool. She stated that she meets the tree density on the property even removing the one tree for the pool. The property will meet the LDC code Sec. 7-060 for reasonable beneficial economic use. **Patrick Murphy**, who lives at 402 Sixth Street, approached the Planning Commission and stated we did get the permit with the tree marked then when we turned in the

addition application the pool was revoked. This addition is based around the pool. **David McNaughton** asked have they thought moving the pool towards Fifth Street or putting it at an angle so you would not have to remove the tree. **Patrick Murphy** stated there is an even larger tree on that side. **Whitley Reynolds** made a motion to approve. **Marie Gooding** seconded. The vote was 3 to 2, **Marie Gooding** and **Whitley Reynolds** voted yey. **Martha Williams**, **Susan Hill** and **Elaine McGruder** voted nay. Motion failed. **David McNaughton** asked if there was a second motion. **Elaine McGruder** made a motion to deny. **Martha Williams** seconded. The vote to deny was 3-2, **Martha Williams**, **Susan Hill** and **Elaine McGruder** voted yey. **Marie Gooding** and **Whitley Reynolds** voted nay. The vote to deny won.

**Variance: 8 Eighteenth Place-requesting to add elevator in side setback-Judy & Greg Hirsch**

**George Shaw** stated the applicants would like to add an elevator for Mr. Hirsch who cannot climb the stairs for health reasons. Staff recommends approval. **Whitley Reynolds** stated the survey was not clear how far into the setback this is. **George Shaw** stated it is about five and a half feet. **Harold Yellin**, approached the Planning commission and stated he is here on behalf of Greg and Judy Hirsch as their attorney and representative. He stated Greg has ALS and has difficulty getting up and down the stairs. The size of this elevator has to large enough to accommodate a wheel chair and another person. The west side of the building has enough room for that and it is closer to the driveway. **Judy Hirsch**, who lives at 8 Eighteenth Place approached the planning commission. **Marie Rodriguez** asked if Greg Hirsch will be going into the elevator from the garage. **Judy Hirsch** replied yes it will go into the storage area in the garage. **David McNaughton** asked if the entry will be where one of the windows are now. **Judy Hirsch** stated yes, we will lose two windows for the elevator. **Susan Hill** stated she does not want us to be remis in our duty to talk about hardship. She stated she heard Bubba give an explanation about hardship as far as a variance goes. The hardship is not with the person applying for the variance. The hardship goes with the land. So in this case this is an example of where someone came in built a house to the setbacks and now here we are trying to figure out how to get someone who needs an elevator in there. She wants council to know that hardship was discussed. **George Shaw** stated this has been discussed and they will be preparing an ordinance amendment to allow the Zoning Administrator to approve this type of situation instead of having to do a variance. **Marie Rodriguez** made a motion to approve. **Elaine McGruder** seconded. Vote to approve was unanimous.

**Site Plan: 301 First Street-requesting to add golf cart rentals & restaurant-Liran Portal**

**George Shaw** stated Coast to Coast rentals is the new owner of Sugar shack. They intend to keep the Sugar Shack ice cream and candy but not do the restaurant and they would also like use the site for golf cart and bicycle rentals. They have easy access to Jones Avenue for the golf carts to go north and south. They also have plenty of parking and they will not need drainage since they will be improving the site for drainage. Staff recommends approval. **Marie Rodriguez** asked has been discussed how they're going to keep the golf carts from going onto Highway 80. **George Shaw** stated yes, they will get rid of the curb cut and they will have to go out to Jones Avenue or on Second Avenue. **Marie Gooding** stated we had another recent applicant and we asked about neighborhood feedback, so my question is has that been done on this one as well. **George Shaw** stated we did what our ordinance requires and there was no additional notification. Council wanted additional notification on the other site plan but we have not been given any guidance to do that on this project. **Marie Gooding** stated I'm not comfortable with these plans, they show the curb cut on all the plans where people could come in and out on Hwy 80. **George Shaw** stated he will let the representative address that. **Elaine McGruder** asked how many golf carts and will they be gas or electric. **George Shaw** stated about thirty is what I was told. The type of carts will

be up to the customer. They are aware we have an ordinance pending. **Susan Hill** stated on the last page on the revised site plan it states deeded apartment parking is that for the apartments. **George Shaw** stated yes, those apartments have designated parking. **Jerry Lominack**, of Lominack, Kolman and Smith Architects approached the Planning Commission and stated he is the representative for the applicant. He stated the site plan indicates the curb cut will be restored. Mr. Shaw informed us that will have to be done by the state Department of transportation. We will be addressing that. The golf carts will be gas. **David McNaughton** asked where the bikes will be stored. **Jerry Lominack** stated a picture was in the packet that was sent out, the blown-up picture of the building on the west side. **Susan Hill** asked the representative if he has seen the proposed ordinance. **Jerry Lominack** stated no we have not we have been complying with the current ordinance. **Martha Williams** stated this would make the third golf cart rental place, please help me understand how this is consistent with our master plan, carrying capacity studies and our comprehensive plan. **George Shaw** stated he does not think it conflicts with any of those. It is a retail business and it does not talk about the types of businesses. **Martha** stated we are trying to balance conflicting priorities here and I'm worried about the Island becoming inundated with golf carts, which has become an issue lately. **George Shaw** stated just so you're aware I have to go on existing policies and that would be a policy decision. **Susan Hill** stated she agrees that three golf cart rentals within three blocks is a lot. She thinks that we would have to be very careful about the legal ease of denying somebody of a business that is legitimate under our Land Development Code. **Martha Williams** stated you have to consider the entire picture. And if you keep approving onesie twosies pretty soon were going to have a lot of something. According to why do we plan by the Georgia department of community affairs, planning is all about balance among competing interest and almost always involves difficult tradeoffs, and I think this may be one of them. I think another golf cart rental place at this point and time especially gasoline powered is not warranted. **Elaine McGruder** stated we need to look at the safety issues of the golf carts and that's one within our rights to say we don't want anymore. **Marie Gooding** stated she does not believe it is the job of us in government to choose winners and losers in retail establishments. If the city wants to pass an ordinance to limit the number of golf carts whether that's by ordinance or total we do not have that today. So, by approving one and denying another we as a government organization are choosing a supply demand economic situation. My opinion is that is not our place to do that. **Susan Hill** stated she believes that golf carts slow traffic down. **Martha Williams** stated she thinks by proposing a no recommendation that will send a message to City Council that we believe there should be some limits. **Whitley Reynolds** made a motion to approve. **Marie Gooding** seconded. The vote to approve was 4-2, **Susan Hill**, **Marie Gooding**, **Marie Rodriguez** and **Whitley Reynolds** voted yey. **Martha Williams** and **Elaine McGruder** voted nay. The vote to approve won.

**Adjournment: 8:00pm**  
*Lisa L. Schaaf*



# STAFF REPORT

PLANNING COMMISSION MEETING: October 17, 2022

CITY COUNCIL MEETING: November 10, 2022

LOCATION: 6 13<sup>th</sup> Lane

PIN: 40007 05010B

APPLICANT: Cynthia Clements

OWNER: Cynthia Clements

EXISTING USE: Single family dwelling

PROPOSED USE: Single family dwelling

ZONING: R-2

USE PERMITTED BY RIGHT: Yes

COMMUNITY CHARACTER MAP: Beachfront Neighborhood

APPLICATION: Map and text amendment from R-2 to R-T.

PROPOSAL: The applicant is requesting to rezone her property from R-2 to R-T.

ANALYSIS: The applicant would like to rezone her property from R-2 to R-T to enable her to apply for an STR permit. The south side of 13<sup>th</sup> Lane is zoned R-T and the north side is zoned R-2. There is no policy guidance in the Land Development Code for individual lot rezoning. The Comprehensive Plan as shown below mentions that the Beachfront Neighborhood is exclusively R-2.

The Comprehensive Plan describes the Beachfront Neighborhood District as follows:

*The Beachfront Neighborhood to the east of Butler Avenue is exclusively R-2 zoning, with single family, multifamily, and duplex housing types. Wide streets with on street parking and old growth trees supplemented by side alleys characterize the area. Public and private beach access are available.*

<i>Comprehensive Plan – Community Character Area The Beachfront Neighborhood District</i>		
<i>Recommended Development Strategies</i>		<i>Meets Strategy Y/N or N/A</i>
1.	Historic structures should be preserved whenever possible	N/A
2.	Enhance the pedestrian environment where feasible	N/A
3.	Preserve old growth trees	N/A
4.	Preserve and maintain public beach access and enhance when necessary	N/A
5.	Do not allow intrusion of commercial uses	N/A
6.	Preserve the low density character of the area	N/A
7.	Encourage preservation of the large historic beach to Butler Ave. lots	N/A
8.		N/A

STAFF FINDING

An individual lot rezoning for the purpose of obtaining an STR permit does not seem appropriate. Expanding R-T district should be done on a more comprehensive way with policy guidance from City Council. Staff recommends denial.

*This Staff Report was prepared by George Shaw.*

ATTACHMENTS

- A. Map and text amendment application
- B. SAGIS map (1 page)



CITY OF TYBEE ISLAND  
LAND DEVELOPMENT CODE  
MAP AMENDMENT APPLICATION

Fee \$500

Applicant's Name Cynthia Clements  
Applicant's Telephone Number 912-323-2233  
Applicant's Mailing Address P.O. Box 360 Tybee Island GA 31328

If within two (2) years immediately preceding the filing of the Applicant's application for a zoning action, the Applicant has made campaign contributions aggregating to more than \$250 to the Mayor and any member of Council or any member of the Planning Commission, the Applicant and the Attorney representing the Applicant must disclose the following:

- a. The name of the local government official to whom the campaign contribution or gift was made;
- b. The dollar amount of each campaign contribution made by the applicant to the local government official during the two (2) years immediately preceding the filing of the application for this zoning action, and the date of each contribution;
- c. An enumeration and description of each gift having a value of \$250 or more made by the Applicant to the local government official during the two (2) years immediately preceding the filing of the application for this zoning action.

Disclosure of Campaign Contributions form attachment hereto:  Yes NA

Cynthia Clements 7/6/22  
Signature of Applicant Date

NOTE: Other specific data is required for each proposed Map Amendment.

6-13<sup>th</sup> Lane

City Official [Signature] Date 7/11/2022





**CITY OF TYBEE ISLAND  
LAND DEVELOPMENT CODE  
TEXT AMENDMENT APPLICATION**

Fee \$500

Applicant's Name Cynthia Clements  
Applicant's Telephone Number 912-323-2233  
Applicant's Mailing Address P.O. Box 360 Tybee Island, GA 31328

If within two (2) years immediately preceding the filing of the Applicant's application for a zoning action, the Applicant has made campaign contributions aggregating to more than \$250 to the Mayor and any member of Council or any member of the Planning Commission, the Applicant and the Attorney representing the Applicant must disclose the following:

- a. The name of the local government official to whom the campaign contribution or gift was made;
- b. The dollar amount of each campaign contribution made by the applicant to the local government official during the two (2) years immediately preceding the filing of the application for this zoning action, and the date of each contribution;
- c. An enumeration and description of each gift having a value of \$250 or more made by the Applicant to the local government official during the two (2) years immediately preceding the filing of the application for this zoning action.

Disclosure of Campaign Contributions form attachment hereto:  Yes

Cynthia Clements 10/6/22  
Signature of Applicant Date

NOTE: Other specific data is required for each proposed Text Amendment.

.....  
6-13<sup>th</sup> Ln.

City Official [Signature] Date 10/6/22

NOTE: This application must be accompanied by additional documentation, including drawings and/or text that include or illustrate the information outlined below.

Indicate in the spaces provided whether or not the required information is provided.

YES or NO	REFERENCE	DESCRIPTION
<u>Y</u>	5-020 (D)	An amendment to the zoning map is considered to be an amendment of the Land Development Code. Such action requires a hearing by the Planning Commission and approval by the Mayor and Council at a scheduled public hearing.
<u>Y</u>	5-040 (E) (2) 5-040 (E) (2) (a)	An application for a map amendment shall include the following information: A map or plat of the land in question, and a description by metes and bounds, bearings, and distances of the land, or if the boundaries conform to the lot boundaries within a subdivision for which a plat is recorded in the land records of Chatham County then the lot, block, and subdivision designations with appropriate plat reference; and,
<u>Y</u>	5-040 (E) (2) (b)  5-110	The area of the land proposed to be reclassified stated in square feet if less than one acre, and in acres if greater than one acre. Section 5-110, Standards for Land Development Code or Zoning Map Amendment Approval, identifies standards and other factors to be considered by the Mayor and Council in making any zoning decision. The Applicant should provide written data addressing each of the below listed standards and factors to assure consideration of applicable information.
<u>Y</u>	5-110 (A)	The existing land use pattern;
<u>Y</u>	5-110 (B)	The possible creation of an isolated district unrelated to adjacent and nearby districts;
<u>Y</u>	5-110 (C)	The existing population density pattern and the possible increase or overtaxing of the load on public facilities;
<u>Y</u>	5-110 (D)	Whether changed or changing conditions make the passage of the proposed amendment reasonable;
<u>Y</u>	5-110 (E)	Whether the proposed change will adversely influence existing conditions in the neighborhood or the city at large;
<u>Y</u>	5-110 (F)	Potential impact on the environment, including but not limited to drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity;
<u>Y</u>	5-110 (G)	The reasonableness of the costs required of the public in providing, improving, increasing or maintaining public utilities, schools, streets and public safety necessities when considering the proposed changes;
<u>Y</u>	5-110 (H)	Whether the proposed change will be detrimental to the value or improvement or development of adjacent or nearby property in accordance with existing requirements;
<u>Y</u>	5-110 (I)	Whether the proposed change is out of scale with the needs of the neighborhood or entire city;
<u>Y</u>	5-110 (J)	Whether the proposed change will constitute a grant of special privilege to the individual owner as contrasted with the adjacent or nearby neighborhood or with the general public; and,
<u>Y</u>	5-110 (K)	The extent to which the zoning decision is consistent with the current city master plan or other local planning efforts, if any, of the city.

The Applicant certifies that he/she has read the requirements for Land Development Code Map Amendments and has provided the required information to the best of his/her ability in a truthful and honest manner.

Cynthia Clements  
Signature of Applicant

7-6-22  
Date

## Reference

5-110 (a) The existing land use pattern will not change.

5-110 (B) No possibility of creating an isolated district unrelated to adjacent or nearby property as nearby and adjacent property is already zoned RT.

5-110 (C) The existing density pattern and possibility of increasing or overtaxing public facilities will not change as no new buildings are being added.

5-110(D) The requested change in zoning is reasonable due to part of the properties are already located in the RT zone. See attached map showing that the private 13<sup>th</sup> Lane located is in the RT zone and the lane is owned by the north side of 13<sup>th</sup> Lane homeowners. Making part of the owners having R2 and RT zones on their property.

5-110 (D) The purposed change will not adversely influence existing conditions in the neighborhood or city at large due to the zoning request already being implemented on the south side of 13<sup>th</sup> Lane.

5-110 (E) There will be no impact of the environment due to the properties already being built.

5-110 (G) No costs are required of the public except map change.

5-110 (H) The proposed change will not be detrimental to the value or improvement of adjacent or nearby properties. It should increase values.

5-110 (I) The proposed change is not out of scale with the needs of the neighborhood or entire city due to the fact that the south side of the private lane is already zone RT.

5-110(J) The proposed change will not constitute a grant of special privilege to the individual owner as contrasted with the adjacent or nearby neighborhood. In fact, the current zoning constitutes a grant of special privilege to the individual owner of the properties on the south side of 13<sup>th</sup> Lane (RT) by allowing conforming STVR permits and the property owners on the north side are in a moratorium and may be considered nonconforming STVR. In the presentation that accompanies this application, it explains 75% of properties on the north side

of 13<sup>th</sup> Lane that is currently zoned R-2, have had 63% new permits issued on between March 2020 to October 2021.

5-110 (K) The zoning request is consistent with the current city master plan or other local planning efforts or they would not have allowed this increase in STVR permits in the last 26 months on this private lane. Also, it meets the definition of the current RT zone properties as well as making the Lane uniformed in zoning.



CITY OF TYBEE ISLAND

CONFLICT OF INTEREST IN ZONING ACTIONS  
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you within the past two (2) years made campaign contributions or gave gifts having an aggregate value of \$250.00 or more to a member of the City of Tybee Island Planning Commission, or Mayor and Council or any local government official who will be considering the rezoning application?

YES \_\_\_\_\_ NO X

IF YES, PLEASE COMPLETE THE FOLLOWING SECTION:

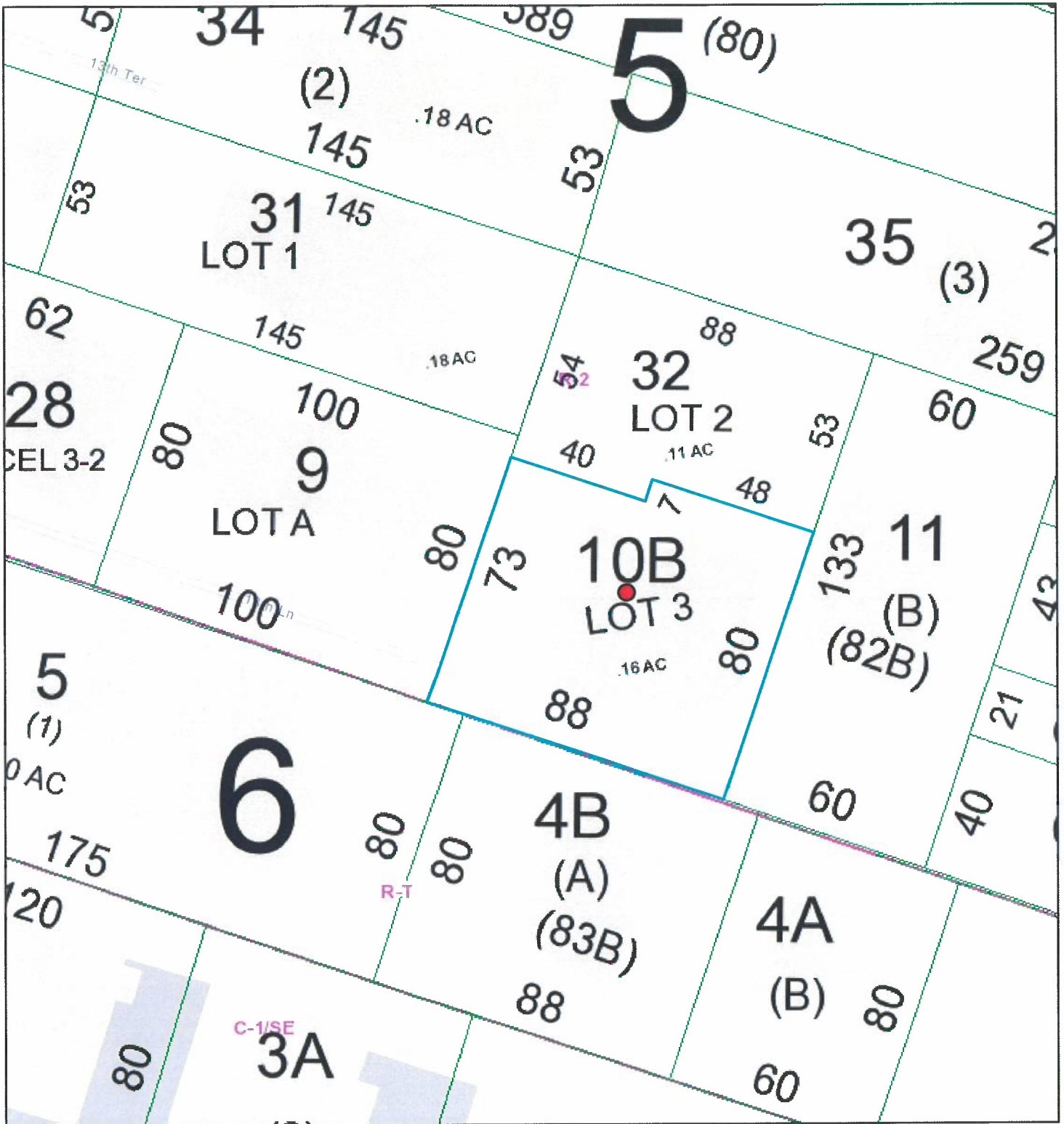
NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS OF \$250.00 OR MORE	GIFTS OF \$250.00 OR MORE	DATE OF CONTRIBUTION

IF YOU WISH TO SPEAK CONCERNING THE ATTACHED REZONING APPLICATION, THIS FORM MUST BE FILED WITH THE ZONING ADMINISTRATOR FIVE (5) DAYS PRIOR TO PLANNING COMMISSION MEETING IF CAMPAIGN CONTRIBUTIONS OR GIFTS IN EXCESS OF \$250.00 HAVE BEEN MADE TO ANY MEMBER OF THE PLANNING COMMISSION OR MAYOR AND COUNCIL.

Signature Cynthia Clements

Printed Name Cynthia Clements

Date 7-6-22

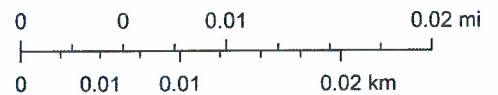


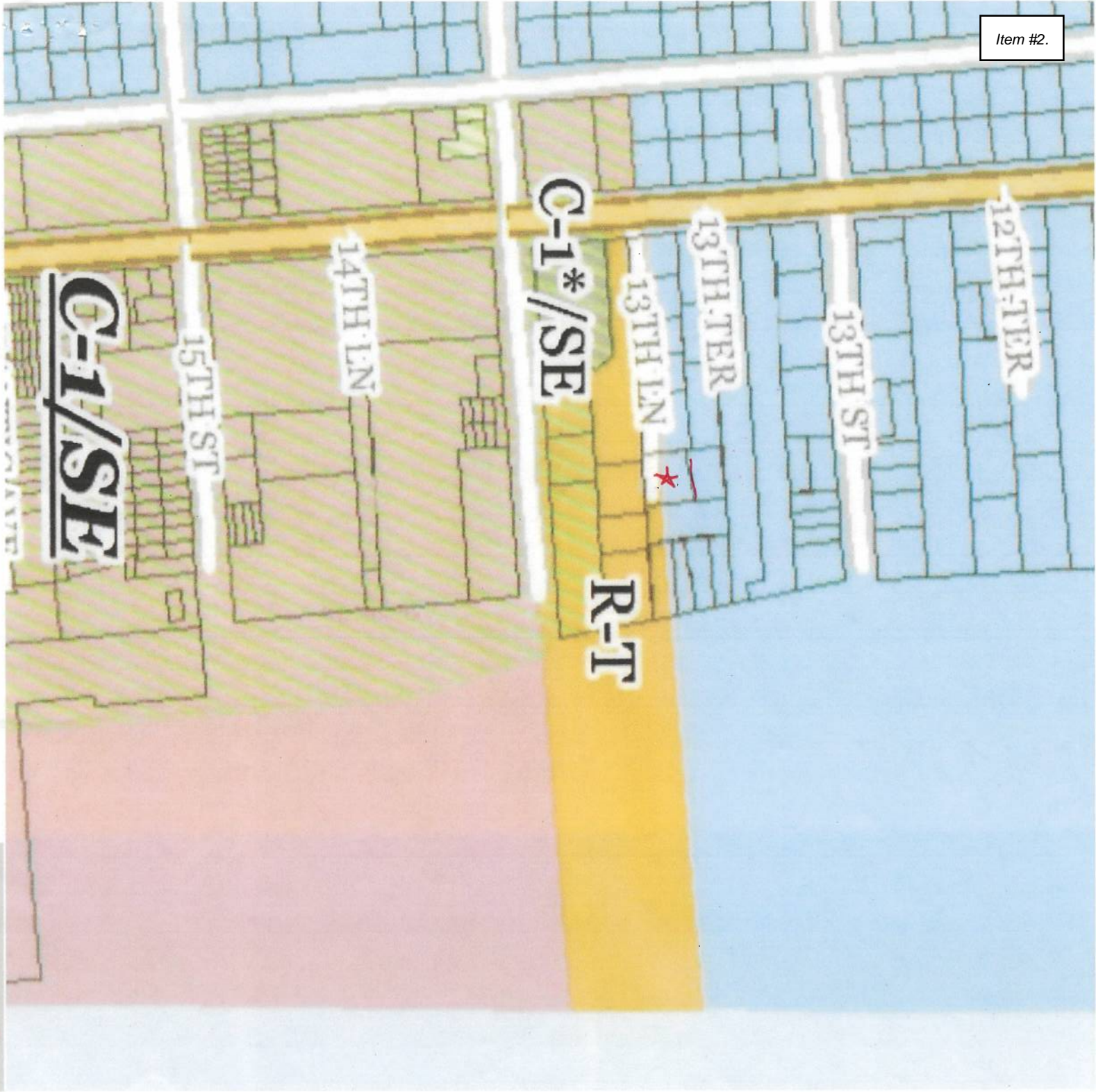
9/15/2022, 4:03:10 PM

1:564

 Zoning

 Property Boundaries (Parcels)





PARID: 40007 05010B

CLEMENTS CYNTHIA & JOHN MICHAEL\*

6 13TH LN

**Most Current Owner**

Current Owner	Co-Owner	Care Of	Mailing Address
CLEMENTS CYNTHIA & JOHN MICHAEL*			PO BOX 360 TYBEE ISLAND GA 31328-0360

**Digest Owner (January 1)**

Owner	Co-Owner	Address 1	Address 2	City	State	Zip
CLEMENTS CYNTHIA & JOHN MICHAEL*		PO BOX 360		TYBEE ISLAND GA		31328

**Parcel**

Status	ACTIVE
Parcel ID	40007 05010B
Category Code	RES - Residential
Bill #	2978276
Address	6 13TH LN
Unit # / Suite	
City	TYBEE ISLAND
Zip Code	31328-
Neighborhood	20213.00 - T213 TYBEE BTL BEACH
Total Units	
Zoning	R-2
Class	R3 - Residential Lots
Appeal Status	

**Legal Description**

Legal Description	LOT 3 SUB OF PT OF LOT 81 & B WARD 4 TYBEE SMB 36S 17 .16 ac
Deed Book	362U
Deed Page	736

**Permits**

Permit #	Permit Date	Status	Type	Amount
140030-1	01/14/2014	Complete	SF - SINGLE FAMILY	\$655,000.00

**Inspection**

Inspection Date	03/31/2020	Reviewer ID	RKRYZAK
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02/17/2016

AVMARCAN

01/28/2015

JEADY

06/12/2007

AVMARCAN

**Appraised Values**

Tax Year	Land	Building	Appraised Total	Reason
2022	268,800	729,700	998,500	APPEAL DECISION
2021	268,800	729,700	998,500	APPEAL DECISION
2020	268,800	729,700	998,500	APPEAL DECISION
2019	268,800	881,200	1,150,000	
2018	268,800	881,200	1,150,000	
2017	268,200	487,300	755,500	
2016	268,200	487,300	755,500	
2015	268,200	487,300	755,500	
2014	268,200	0	268,200	
2013	268,200	0	268,200	

**Sales**

Sale Date	Sale Price	Sale Validity	Instrument	Book - Page	Grantor	Grantee
07/29/2010	280,000	U	WD	362U - 736	DARBY BANK & TRUST CO	CLEMENTS CYNTHIA & JOHN MICHAEL*
05/28/2010	0	U	WD	361K - 183	BK INVESTORS LLC	DARBY BANK & TRUST CO
07/06/2006	2,470,000	Q	WD	309I - 0602	MOSES HARRY JR & JACKIE	BK INVETORS LLC
06/26/2006	0	U	NA	309F - 0351	HARRY MOSES CONSTRUCTION	MOSES HARRY JR & JACKIE M

**Land**

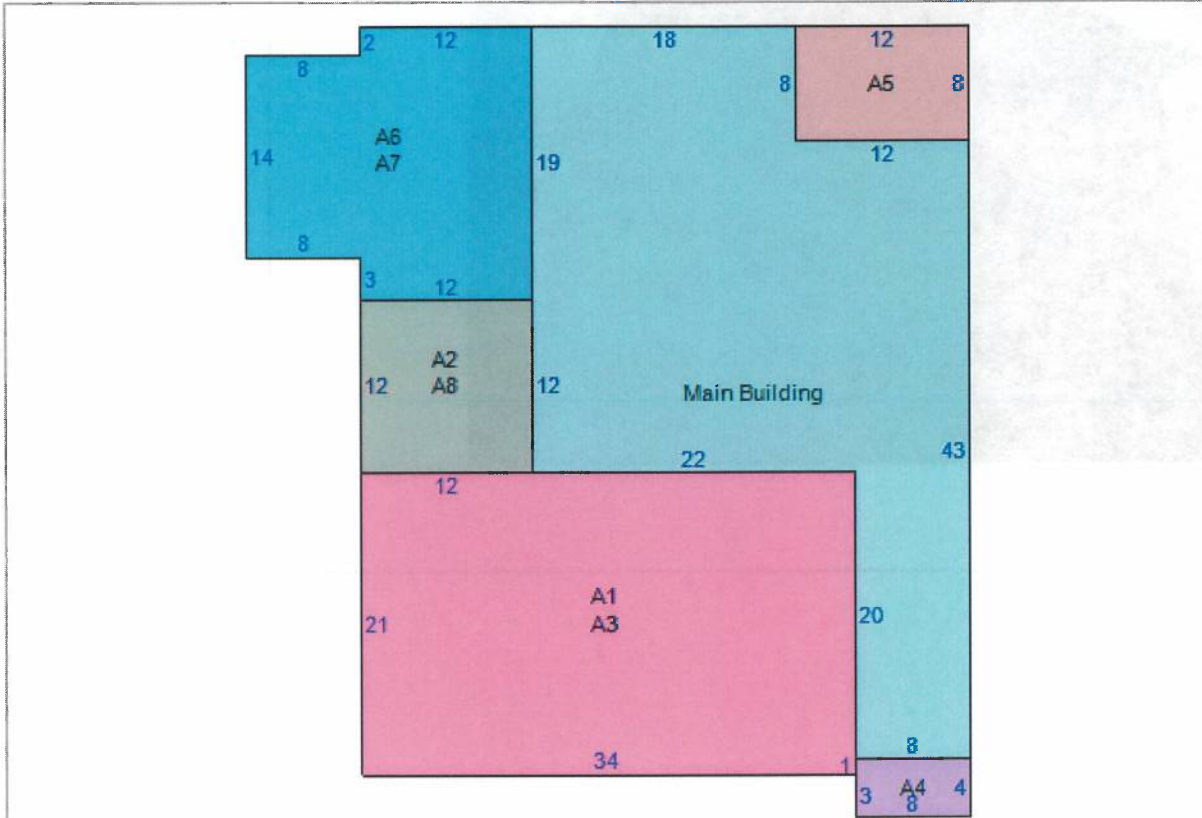
Line Number	1
Land Type	U - UNIT
Land Code	01 - SINGLE FAMILY RES
Square Feet	0
Acres	.16
Influence Factor 1	40
Influence Reason 1	
Influence Factor 2	
Influence Reason 2	

**Residential Building**

Card #	1
Actual Year Built	2014

Item #2.

Effective Year Built  
 Type 1 - Single Family Residence  
 Style/Stories 3 - THREE STORY  
 Percent Complete 100  
 Quality 500  
 Condition AV - AVERAGE  
 Living Area 4,698  
 Basement Area 0  
 Finished Basement Area No  
 Bedrooms 5  
 Full / Half Baths 4 / 1



Item	Area
Main Building	994
A1 - 100/100:100- LIVING SPACE/100- LIVING SPACE	714
A2 - 100/100:100- LIVING SPACE/100- LIVING SPACE	144
A3 - 711:711-Built-in Garage (SF)	714
A4 - 904:904-Slab Porch (SF) with Roof	32
A5 - 904/904/904:904-Slab Porch (SF) with Roof/904-Slab Porch (SF) with Roof/904-Slab Porch (SF) with Roof	96
A6 - 903:903-Wood Deck (SF)	340

A7 - 904/904/904:904-Slab Porch (SF) with Roof/904-Slab Porch (SF) with Roof/904-Slab Porch (SF) with Roof	340
A8 - 909:909-Enclosed Porch (SF), Solid	144

