



AGENDA
PLANNING COMMISSION, OCTOBER 21, 2019
October 21, 2019 at 7:00 PM

Call to Order

Consideration of Minutes

- 1 MINUTES SEPTEMBER 16TH 2019

Disclosures and Recusals

Old Business

- 2 DISCUSSION ON VARIANCE APPLICATION
- 3 TEXT AMENDMENT TO ARTICLE 3, SEC. 3-170 HOME OCCUPATIONS AND HOME BUSINESS OFFICES

New Business

- 4 ZONING VARIANCE 1111B BAY ST. REQUESTING TO BUILD NEW STEPS IN SETBACK
- 5 SUBDIVISION OF LAND: REQUESTING TO DIVIDE OUT ONE LOT ZONED C-2 FROM THE TWO REMAINING RESIDENTIAL LOTS

Adjournment

Standing Items

Adjournment

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact Jan LeViner at 912.472.5080 promptly to allow the City to make reasonable accommodations for those persons.

PLANNING COMMISSION

Demery Bishop
Ron Bossick
Marianne Bramble
Tina Gann
Charles Matlock
David McNaughton
Alan Robertson



CITY MANAGER

Shawn Gillen

COMMUNITY DEVELOPMENT DIRECTOR

George Shaw

CITY ATTORNEY

Edward M. Hughes

**Planning Commission Meeting
AGENDA**

October 21, 2019 – 7:00 p.m.

For City Council Meeting November 14, 2019 – 7:00 p.m.

A. Call to order:

B. Consideration of Minutes:

1. Minutes of September 16, 2019

C. Disclosures/Recusals:

D. Old Business:

1. **Discussion** on changing Tybee's Variance application fee and looking into changing the application based on the Valdosta application.
2. **Text Amendment:** to Article 3, Section 3-170 Home occupations and home business offices

E. New Business:

1. **Zoning Variance: 1111B Bay Street** –requesting to build new steps in setback – Zone R-1 - 40021 16088 – Sue Else & Rex Osborn.
2. **Subdivision of land:** requesting to divide out one lot zoned commercial C-2 from the two remaining residential lots that make up 109 Jones Ave. - **109 Jones Avenue** – Zone R-2 and C-2 -Thomas A. Smith III (Jones Tybee LLC).

Adjournment:

Lisa L. Schaaf

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact Jan LeViner at 912.472.5080 promptly to allow the City to make reasonable accommodations for those persons.

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Planning Commission Meeting MINUTES September 16, 2019

Chair Bishop called the September 16, 2019 Tybee Island Planning Commission meeting to order. Commissioners present were **David McNaughton, Alan Robertson, Charles Matlock** and **Marianne Bramble**. **Ron Bossick** and **Tina Gann** was absent.

Consideration of Minutes:

Chair Bishop asked for consideration of the August 19, 2019 minutes. **Commissioner Robertson** made a motion to approve. **Commissioner Matlock** seconded. The vote to approve was unanimous.

Disclosures/Recusals:

Chair Bishop asked if there were any Disclosures or Recusals. There were none.

Old Business:

Discussion on changing Tybee's Variance application fee and looking into changing the application based on the Valdosta application.

Commissioner McNaughton made a motion to consider a revision of the Variance application with input from each Commissioner submitted within ten days from this meeting and bring back to the October 21, 2019 Planning Commission meeting. **Commissioner Robertson** seconded. The vote was unanimous.

New Business:

Text Amendment to Article 3, Section 3-170 Home occupations and home business offices.

Commissioner Robertson made a motion to continue and direct staff to revise and bring to the October 21, 2019 Planning Commission meeting. **Commissioner Matlock** seconded. The vote was unanimous.

Meeting adjourned 7:47pm

Lisa L. Schaaf



CITY OF TYBEE ISLAND ZONING VARIANCE APPLICATION

Fee
Commercial \$500
Residential \$200

This is an application for a variance from the City of Tybee Island Land Development Code

Applicant: _____

Telephone Number: _____ Email Address: _____

Mailing Address _____

*Note: If the applicant is not the property owner as listed on the property deed, a letter from the listed owner(s), including a telephone number and address along with any other relevant information, authorizing the applicant to act in their behalf must be included in the application.

PROCEDURE

Application Requirements

All applications must be complete including required supporting documents. Incomplete applications will not be accepted and will delay review.

Application Deadline

Applications are due by the last day of the month by 4:00pm before the scheduled Planning Commission meeting.

Application Submittal

Return one copy of this completed application and all supporting documents to: Tybee Island Planning and Zoning City Hall 404 Butler Avenue / P.O. Box 2749 City of Tybee Island, GA 31328

Application Public Hearings

Applications will be heard at a public hearing with Planning and Zoning Commission for a recommendation to City Council on the third Monday of each month and then the final decision with City Council on the second Thursday of the following month. Both meetings will be at 7:00pm at the public Safety building 78 Van Horn Drive.

Property Address (Or General Location Description if no Address Assigned): _____

Tax Map/Parcel ID#: _____ Current Zoning: _____

Existing use of Property: _____

Proposed use of Property: _____

Has the property been denied a variance in the past 12 months? If so, provide brief details: _____

Variance Questionnaire:

1. Does the requested variance change the Tybee Island character designation for the property? If so, provide a brief explanation.

2. Explain the purpose of the requested variance and the intended development of the subject property if the variance is granted.

3. Explain the specific provision within the Tybee Island Land Development Code from which the variance is requested.

4. Per the Tybee Island Land Development Code, the Tybee Island Planning Commission shall not approve a variance from the terms of the Land Development Code unless it has made specific findings of fact based directly upon the particular evidence presented and supporting written conclusions that the variance meets each of the criteria listed below. Explain how the requested variance meets each of the following:

A. The need for a variance arises from the condition that is unique and peculiar to the land, structures and buildings involved.

B. The variance is necessary because the particular physical surroundings, the size, shape or topographical condition of the property involved would result in unnecessary hardship for the owner, lessee or occupants as distinguished from a mere inconvenience.

C. The condition requiring the requested relief is not ordinarily found in properties of the same zoning district as the subject property.

D. The condition is created by the regulation in the Tybee Island Land Development Code and not by the action of the property owner or applicant.

E. The granting of the requested variance will not impair or injure other property or improvements in the neighborhood in which the subject property is located nor impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety or substantially diminish or impair property values within the neighborhood.

F. The variance requested is the minimum variance that will make possible the reasonable use of the land, building or structures.

5. Explain how the proposed variance is consistent with the general spirit of the Tybee Island Master Plan.

Adjacent Property Owners

List all current owners of properties located immediately adjacent to or directly across the street from the subject property. This information may be obtained from the Chatham County Tax Assessor's office (912) 652-7271 or by using their website at www.boa.chathamcounty.org The accuracy and completeness of this information shall be the responsibility of the applicant.

Property owners name and mailing address:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____
21. _____

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

- | <u>REFERENCE</u> | <u>DESCRIPTION</u> |
|------------------|--|
| 5-040 (D) (1) | Site plan and/or architectural rendering of the proposed development depicting the location of lot restrictions. |
| 5-040 (D) (2) | Narrative describing the hardship and the reason for the variance request. (<i>Hardship means the circumstances where special conditions, which were not self-created or created by a prior owner, affect a particular property and make strict conformity with the restrictions governing dimensional standards (such as lot area, width, setbacks, yard requirements, or building height) unnecessarily burdensome or unreasonable in light of the purpose of this code. Unnecessary hardship is present only where, in the absence of a variance, no feasible use can be made of the property.</i>)
Explain the hardship: _____
_____ |
| 5-040 (D) (3) | A survey of the property signed and stamped by a State of Georgia certified land surveyor. |
| 5-090 (A) (1) | That there are unique physical circumstances or conditions beyond that of surrounding properties, including:
____ irregularity;
____ narrowness; or,
____ shallowness of the lot shape; or,
____ exceptional topographical or other physical circumstances, conditions, or considerations related to the environment, or the safety, or to historical significance, that is peculiar to the particular property; and; |
| 5-090 (A) (2) | because of such physical circumstances or conditions, the property cannot be developed in strict conformity with the provisions of the Land Development Code, without undue hardship to the property.
<u>NOTE: Provide attachments illustrating conditions on surrounding properties and on the subject property, indicating uniqueness, etc.</u> |
| 5-090 (B) | If this variance application is for a Height Variance, in addition to other requirements, the petitioner shall be required to:
____ Add two feet to each side yard setback for each one foot above 35 feet in height, and,
____ Have safeguards consisting of sprinkler systems, smoke detectors and other fire protection equipment deemed necessary at the time by the Mayor and Council, and,
____ Where a rear yard abuts a side yard of the adjacent lot, the petitioner shall be required to add two feet to the rear setback for each foot above 35 feet height. |

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

Signature of Applicant

Date

5-090(C) *Variance longevity.* After a variance has been granted by the mayor and council it shall be valid for a period of 12 months from date of approval. Such approval is based on information provided in the application. Building permits may only be granted for plans consistent with the approved application. Any deviation from the information submitted will require separate approval by the mayor and council.

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate. I understand that this application will require a public hearing by the Tybee Island Planning Commission and City Council. I have been made aware and I hereby acknowledge this scheduled hearing date/time and location where this application will be considered, and I promise that either myself or my authorized representative will be in attendance at this hearing. I also understand that review of this application will require a site visit, and I hereby authorize City staff and members of the Planning Commission and City Council to enter and inspect the premises which are the subject of this application.

Signature of Applicant _____ Date _____

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

Signature of Applicant _____ Date _____

STAFF USE ONLY

Application fee: \$

Date received: _____ Received by _____

Fee Amount \$ _____ Check Number _____ Date _____

PUBLIC HEARING DATES:

Planning Commission _____ City Council _____

Fee Amount \$ _____ Check Number _____ Date _____



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 _____

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 _____

Printed Name _____

Date _____

Sec. 5-090. Variances.

- (A) *Standards.* After an application has been submitted to the zoning administrator, reviewed by the planning commission, and a public hearing has been held by the mayor and council, the mayor and council may grant a variance from the strict application of the provisions in this Land Development Code only if the following findings are made:
- (1) That there are unique physical circumstances or conditions beyond that of surrounding properties, including irregularity, narrowness, or shallowness of the lot size or shape, or exceptional topographical or other physical conditions, peculiar to the particular property; and,
 - (2) That because of such physical circumstances or conditions, the property cannot be developed in strict conformity with the provisions of this Land Development Code, without undue hardship to the property.
- (B) *Height variances.* For height variances, in addition to other requirements, the petitioner shall be required to add two feet to each side yard setback for each one foot above 35 feet in height and have safe-guard consisting of sprinkler systems, smoke detectors and any other fire protection equipment deemed necessary at the time by mayor and council. Where a rear yard abuts a side yard of the adjacent lot, the petitioner shall be required to add two feet to the rear setback for each foot above the 35 feet height, and have safe-guards consisting of sprinkler systems, smoke detectors, and any other fire protection deemed necessary at the time by mayor and council.
- (C) *Variance longevity.* After a variance has been granted by the mayor and council it shall be valid for a period of 12 months from date of approval. Such approval is based on information provided in the application. Building permits may only be granted for plans consistent with the approved application. Any deviation from the information submitted will require separate approval by the mayor and council.
- (D) *[Reviewing variance applications.]* The staff, planning commission, and governing body, shall consider the factors stated herein in reviewing variance applications in taking action on a particular variance. In exercising the powers to grant variances, the mayor and council may attach any conditions to its approval which it finds necessary to accomplish the reasonable application of the requirements of these regulations.
- (E) *[Application approval.]* Notwithstanding any other provisions of the Code of Ordinances, the staff of the community development department through its department head may approve applications for variances without the need of public hearings and without the need of review by the planning commission or the mayor and council as follows:
- I. When either of the following circumstances exists:
 - a. The proposed improvement of alteration will not result in an expansion of the existing footprint of the existing structure; or
 - b. No additional encroachment into any setback shall be created by the proposed improvement, construction or addition.
 - II. When each of the following circumstances also exists:
 - a. No encroachment or construction of habitable space or other prohibited improvements will exist beyond the flood elevation; and
 - b. The requested improvements or construction will not violate existing zoning provisions.

This subsection shall have specific application to existing nonconforming structures as referred to in [section 3-020](#).

If the staff of the building and zoning department finds that the request needs or should have additional review for any reason, it may request review by the planning commission and if the request is approved or rejected by the planning commission then the planning commission's determination shall control. For purposes of this section, a public hearing before the planning commission shall not be necessary. If the staff of the building and zoning department declines an applicant's request the applicant may apply for the granting of a variance which will follow the procedures applicable to variances in general specifically, those procedures described in sections [3-020](#) and [3-090](#) as well as the public hearing requirements referred to in [section 5-060](#). In the event the staff request review by the planning commission and the planning commission rejects the request, the applicant may apply for the granting of a variance and follow the procedure applicable to such request before mayor and council.

(F) *Compliance with ordinances.* Notwithstanding any other provision of the Code of Ordinances, no application for a variance may be accepted nor may any variance be granted with respect to any property that is then not in compliance with the requirements of ordinances for the condition on which the variance is sought, unless the applicant files with the application a detailed written explanation of how, when, and by whom the need for a variance was created. In such a case, the planning commission shall make a recommendation to the mayor and council as to whether the variance should be approved or rejected or modified and the mayor and council, following a public hearing, may approve, reject or modify the variance request. In the event property is constructed in violation of the ordinances, the violation status remains until such time as the condition is rectified and placed in conformity with the ordinances. Violations of the ordinances may be subject to the enforcement provisions of this Code and all penalties permissible by law. A variance that is granted under this Ordinance does not excuse prior violations including those that have resulted or may result in enforcement action by the City of Tybee Island.

(Ord. No. 1999-27, 8-12-1999; Ord. No. 2002-08, 5-9-2002; Ord. No. 2002-08 Variances, amended 8-29-2001; Ord. of 8-11-2005; Ord. No.14-2010, 8-26-2010; Ord. No. 57-A-2014, § 1, 12-11-2014)



STAFF REPORT

PLANNING COMMISSION MEETING: September 16, 2019

CITY COUNCIL MEETING: October 10, 2019

LOCATION: N/A

APPLICANT: City of Tybee Island

OWNER: N/A

EXISTING USE: N/A

PROPOSED USE: N/A

ZONING: N/A

USE PERMITTED BY RIGHT: N/A

COMMUNITY CHARACTER MAP: N/A

APPLICATION: Amendment to Article 3, Section 3-170 Home occupations and home business offices.

PROPOSAL: To make it clear what is allowed as a home business office, which is allowed by right in residential districts and what reaches the threshold of home occupation, which requires approval via special review.

ANALYSIS: This amendment should make it clearer for residents and staff to clearly differentiate between home business office and home occupations.

STAFF FINDING

Staff recommends approval

This Staff Report was prepared by George Shaw.

ATTACHMENTS

- A. Amendment

Home business office and home occupation proposed amendments

Sec. 3-170 – Home occupations and home business offices.

Profit-making activities conducted in homes fall into two classes: home occupations and home business offices.

(A) Home occupation. If permitted in a land use district, means an occupation customarily carried on within a home for gain or support, conducted entirely within a dwelling unit or accessory structure and conducted by persons residing in that dwelling unit and up to one employee, involving no display of articles or products. The following conditions must be met:

- Home occupations must go through the Special Review process and be approved by City Council
- Home occupation shall not include the repair and/or maintenance of motor vehicles, motor vehicle storage or large scale manufacturing, or any use which will create noise, noxious odors, or any hazard to the health, safety or welfare of the neighborhood.
- Home occupation shall not involve group instruction or group assembly.
- There shall be no exterior evidence of the business. No outside storage or display including signs shall be allowed.
- No customers or clients shall be permitted at the site unless sufficient off street parking is provided and the location thereof is approved by the community development director
- Days of operation permitting customers or clients shall be Monday through Saturday, daylight hours only.

(B) Home business office means an office use that is conducted entirely within the dwelling which is carried on by the occupant thereof and no other individual, and which is clearly incidental and secondary to the use of the dwelling for residential dwelling purposes. The following conditions must be met:

- All business related activity must be entirely within the home. Activity outside of the home or in an accessory structure are not permitted.
- The business shall not create noise, dust, vibration, odor, smoke or electrical interference that is detectable outside of the home
- No customers may come to the home
- There shall be no exterior evidence of the business. No outside display including signs shall be allowed.

- Pick up and deliveries for the business will be restricted to vehicles having no more than two axles and shall be restricted to no more than two pick-ups or deliveries per day.



**PLANNING COMMISSION
NOTICE OF DETERMINATION**

Meeting date: September 16, 2019

Project Name/Description: Article 3, Section 3-170 Home occupations and home business offices.

Action Requested: Text Amendment

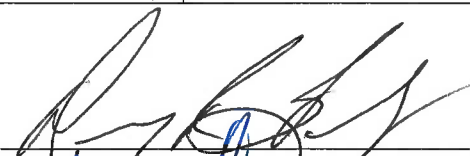
Special Review	Subdivision: Sketch Plan Approval ___ Conceptual ___ Preliminary Plan Approval ___ Final Plat Approval ___ Minor Subdivision ___ Major Subdivision ___
Site Plan Approval	
Variance	
Map Amendment	
Text Amendment X	

Petitioner has met all documentation requirements, all external approval requirements, and all code requirements, except for the following:


The Planning Commission Motion on Petition: Approval Denial Continued

Action on Motion:

COMMISSIONER	FOR	AGAINST	COMMENTS
Bishop			Chair
Bossick			Vice Chair absent
Robertson	X		Motion
Gann			absent
Bramble	X		
Matlock	X		Second
McNaughton	X		

Planning Commission Chair: 

Date: 9/24/19

Planning & Zoning Manager: 

Date: 9-17-19



STAFF REPORT

PLANNING COMMISSION MEETING: October 21, 2019
 CITY COUNCIL MEETING: November 14, 2019

LOCATION: 1111B Bay St.

PIN: 40021 16088

APPLICANT: Sue Else & Rex Osborn

OWNER: Sue Else & Rex Osborn

EXISTING USE: Single family dwelling

PROPOSED USE: Single family dwelling

ZONING: R-1

USE PERMITTED BY RIGHT: yes

COMMUNITY CHARACTER MAP: North Beach/Maritime District

APPLICATION: Zoning Variance (5-090) from Section 3-090A (Schedule of residential district dimensional requirement).

PROPOSAL: The applicant is requesting approval of a 12'4" rear setback variance for changing the layout of a nonconforming rear stairs. The stairway is currently 8'2" into the rear setback.

ANALYSIS: The applicant wants to change the layout of his rear stairs for personal reasons. There is no hardship. This does not meet the requirements for a variance

The Comprehensive Plan describes the North Beach/Maritime District as follows:

The North Beach/Maritime District is a multifaceted area with R-1, R-2, R-1B, R-1/NEC, R-T, E-C, PUD, and M-D zoning. Uses include commercial, recreational, campground, public/government uses and buildings, and a mix of residential styles and homes set on narrow streets. In addition to these developed portions, the area also includes extensive undeveloped environmentally sensitive areas with multi-use trails and public water access.

<i>Comprehensive Plan – Community Character Area The North Beach/Maritime District</i>		
<i>Recommended Development Strategies</i>		<i>Meets Strategy Y/N or N/A</i>
1.	Establish standards and guidelines for signage in keeping with island character	N/A
2.	Allow for the development of retail, restaurants and services for seasonal and year round populations	N/A
3.	Preserve and restore historic structures whenever possible	N/A
4.	Provide appropriate incentives for historic restoration projects	N/A
5.	Ensure continued preservation of old growth trees, parks, and greenspace	N/A
6.	Support development of the Tybee Island bikeway, including bike lanes and multi-use trails	N/A
7.	Facilitate public water access where appropriate and on public property	N/A
8.	Discourage down-zoning from commercial to residential in the Lazaretto Creek area and maintain commercial dock usage	N/A

STAFF FINDING
Staff recommends denial.

This Staff Report was prepared by George Shaw.

ATTACHMENTS

- A. Variance application
- B. SAGIS map (1 page)
- C. Site plan
- D. Construction drawing



" Variance "

CITY OF TYBEE ISLAND
ZONING VARIANCE APPLICATION

Fee
Commercial \$500
Residential \$200

(18)

Applicant's Name SUE ELSE / REX OSBORN

Address and location of subject property 1111 B BAY ST

PIN 40021 16088 Applicant's Telephone Number 912-655-7328

Applicant's Mailing Address 1111 B BAY ST. TYBEE ISLAND 31328

Brief description of the land development activity and use of the land thereafter to take place on the property:
WANT to build NEW STEPS from deck to YARD

Property Owner's Name SUE ELSE / REX OSBORN Telephone Number 912 655 7328

Property Owner's Address 1111 B BAY ST Tybee ISLAND 31328

Is Applicant the Property Owner? Yes No

If Applicant is the Property Owner, Proof of Ownership is attached: Yes

If Applicant is other than the Property Owner, a signed affidavit from the Property Owner granting the Applicant permission to conduct such land development is attached hereto. Yes

Current Zoning of Property R-1 Current Use RESIDENTIAL

Names and addresses of all adjacent property owners are attached: Yes

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

Signature of Applicant [Signature] Date _____

NOTE: Other specific data is required for each type of Variance.

Fee Amount \$ 250.00 Check Number 520 Date 9/9/19

City Official [Signature]

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

- | <u>REFERENCE</u> | <u>DESCRIPTION</u> |
|------------------|---|
| 5-040 (D) (1) | Site plan and/or architectural rendering of the proposed development depicting the location of lot restrictions. |
| 5-040 (D) (2) | Narrative describing the hardship and the reason for the variance request.
Explain the hardship: <u>BETTER USE of outdoor space</u> |
| <hr/> | |
| 5-040 (D) (3) | A survey of the property signed and stamped by a State of Georgia certified land surveyor. |
| 5-090 (A) (1) | That there are unique physical circumstances or conditions beyond that of surrounding properties, including:
___ irregularity;
___ narrowness; or,
___ shallowness of the lot shape; or,
___ exceptional topographical or other physical circumstances, conditions, or considerations related to the environment, or the safety, or to historical significance, that is peculiar to the particular property; and; |
| 5-090 (A) (2) | because of such physical circumstances or conditions, the property cannot be developed in strict conformity with the provisions of the Land Development Code, without undue hardship to the property.
<u>NOTE: Provide attachments illustrating conditions on surrounding properties and on the subject property, indicating uniqueness, etc.</u> |
| 5-090 (B) | If this variance application is for a Height Variance, in addition to other requirements, the petitioner shall be required to:
___ Add two feet to each side yard setback for each one foot above 35 feet in height, and,
___ Have safeguards consisting of sprinkler systems, smoke detectors and other fire protection equipment deemed necessary at the time by the Mayor and Council, and,
___ Where a rear yard abuts a side yard of the adjacent lot, the petitioner shall be required to add two feet to the rear setback for each foot above 35 feet height. |

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

Signature of Applicant

Date

5-090(C) *Variance longevity.* After a variance has been granted by the mayor and council it shall be valid for a period of 12 months from date of approval. Such approval is based on information provided in the application. Building permits may only be granted for plans consistent with the approved application. Any deviation from the information submitted will require separate approval by the mayor and council.



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 _____

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 _____

Printed Name _____

Date _____

Sec. 5-090. - Variances.

(A) **Standards.** After an application has been submitted to the designated city official, reviewed by the planning commission, and a public hearing has been held by the mayor and council, the mayor and council may grant a variance from the strict application of the provisions in this Land Development Code only if a physical circumstance, condition, or consideration exists as described in subsection (1).

- (1) There are unique physical circumstances or conditions or considerations beyond that of surrounding properties, including a substandard lot of record that existed prior to March 24, 1971 (see section 3-040); irregularity; narrowness; or shallowness of the lot shape; or exceptional topographical or other physical circumstances, conditions, or considerations related to the environment, or to safety, or to historical significance, that is peculiar to the particular property; and;
- (2) Because of such physical circumstances or conditions or considerations, the property cannot be developed in strict conformity with the provisions of this Land Development Code, without undue hardship to the property.
- (3) A nonconforming use or structure does not constitute a unique physical circumstance, condition, or consideration.

(B) **Height.** No part of any structure shall project beyond 35-feet above the average adjacent grade of a property except:

- (1) Chimneys, flues, stacks, heating units, ventilation ducts, air conditioning units, gas holders, elevators, solar panels and similar appurtenances needed to operate and maintain the building on which they are located.
- (2) The following items that were existing on the date of the adoption of this ordinance: flag poles, television aerials, water towers and tanks, steeples and bell towers, broadcasting and relay towers, transmission line towers, and electric substation structures.

(C) **Variance longevity.** After a variance has been granted by the mayor and council it shall be valid for a period of 12 months from date of approval. Such approval is based on information provided in the application. Building permits may only be granted for plans consistent with the approved application. Any deviation from the information submitted will require separate approval by the mayor and council.

(D) **Reviewing variance applications.** The designated city official, planning commission, and governing body, shall consider the factors stated herein in reviewing variance applications in taking action on a particular variance. In exercising the powers to grant variances, the mayor and council may attach any conditions to its approval which it finds necessary to accomplish the reasonable application of the requirements of these regulations.

(E) **Application approval.** Notwithstanding any other provisions of this Code of Ordinances, the designated city official may approve applications for variances without the need of public hearings and without the need of review by the planning commission or the mayor and council as follows:

- (1) When either of the following circumstances exists:
 - a. The proposed improvement or alteration will not result in an expansion of the existing footprint of the existing structure; or
 - b. No additional encroachment into any setback shall be created by the proposed improvement, construction or addition.
- (2) When each of the following circumstances also exists:
 - a. No encroachment or construction of habitable space or other prohibited improvements will exist below one foot above the base flood elevation; and
 - b. The requested improvements or construction will not violate existing zoning provisions.This subsection shall have specific application to existing nonconforming structures as referred to in section 3-020.

(F) ***Compliance with ordinances.*** Notwithstanding any other provision of this Code of Ordinances, no application for a variance may be accepted nor may any variance be granted with respect to any property that is then not in compliance with the requirements of ordinances for the condition on which the variance is sought, unless the applicant files with the application a detailed written explanation of how, when, and by whom the need for a variance was created. In such a case, the planning commission shall make a recommendation to the mayor and council as to whether the variance should be approved or rejected or modified and the mayor and council, following a public hearing, may approve, reject or modify the variance request. In the event property is constructed in violation of the ordinances, the violation status remains until such time as the condition is rectified and placed in conformity with the ordinances. Violations of the ordinances may be subject to the enforcement provisions of this Code and all penalties permissible by law. A variance that is granted under this section does not excuse prior violations including those that have resulted or may result in enforcement action by the city.

(Ord. No. 1999-27, 8-12-1999; Ord. No. 2002-08, 5-9-2002; Ord. No. 2002-08 Variances, amended 8-29-2002; Ord. of 8-11-2005; Ord. No. 14-2010, 8-26-2010; Ord. No. 57-A-2014, § 1, 12-11-2014)

PARID: 40021 16088

ELSE SUE

1111 BAY ST

Most Current Owner

Current Owner	Co-Owner	Address 1	Address 2	City	State	Zip
ELSE SUE		1111-B BAY ST		TYBEE ISLAND	GA	31328

Digest Owner (January 1)

Owner	Co-Owner	Address 1	Address 2	City	State	Zip
ELSE SUE		1111-B BAY ST		TYBEE ISLAND	GA	31328

Parcel

Status	ACTIVE
Parcel ID	40021 16088
Category Code	RES - Residential
Bill #	2992975
Address	1111 BAY ST
Unit	
City	TYBEE ISLAND
Zip Code	31328-
Neighborhood	20198.00 - T198 TYBEE BAY ST
Class	R3 - Residential Lots
Appeal Status	

Legal Description

Legal Description	LOT 2 RIVERVIEW ESTATES SUB BEING A SUB OF LOT 1 & THE WEST- ERN PT OF LOT 2 BLOCK 5 BAY WD TYBEE SMB 18S 34
Deed Book	1442
Deed Page	285

Permits

Permit #	Permit Date	Status	Type	Amount
190273-1	07/05/2019	Issued	GM - GENERAL MAINT.	\$8,500.00
190351	06/27/2019	Issued	RF - ROOF	\$5,000.00
190343	06/24/2019	Issued	PO - POOL	\$29,500.00
190273	05/24/2019	Issued	GM - GENERAL MAINT.	\$6,000.00
040250-1	06/02/2004	Complete	RN - RENOVATIONS	\$1,000.00

Inspection

Inspection Date	Reviewer ID
03/16/2018	JEADY
04/11/2014	MWTHOMAS
05/17/2007	WWROBERT

Appraised Values

Tax Year	Land	Building	Appraised Total	Method
2019	217,800	258,200	476,000	Cost - MS
2018	217,800	251,600	469,400	Cost - MS
2017	217,800	253,300	471,100	Cost - MS
2016	193,600	239,900	433,500	Cost - MS
2015	296,200	142,500	438,700	Cost - MS
2014	296,200	158,400	454,600	Cost - MS
2013	296,200	156,900	453,100	Cost - MS
2012	296,200	145,900	442,100	Cost - MS
2011	296,200	145,900	442,100	Cost - MS

Sales

Sale Date	Sale Price	Sale Validity	Instrument Book - Page	Grantor	Grantee
09/06/2018	0	U	WD 1442 - 285	ANFINSON JULIE	ELSE SUE
05/26/2017	565,000	Q	WD 1090 - 556	WEISMAN HENRY G	ANFINSON JULIE
05/03/2010	0	U	WD 362X - 211	WEISMAN & MDEOFF HENRY G & JANE G	WEISMAN HENRY G
07/02/1999	93,000	Q	WD 204U - 0631	BARKS JENNIFER	WEISMAN & MEDOFF HENRY G
12/11/1998	0	U	QC 199A - 35	HARRIS HELEN B	BARKS JENNIFER

Land

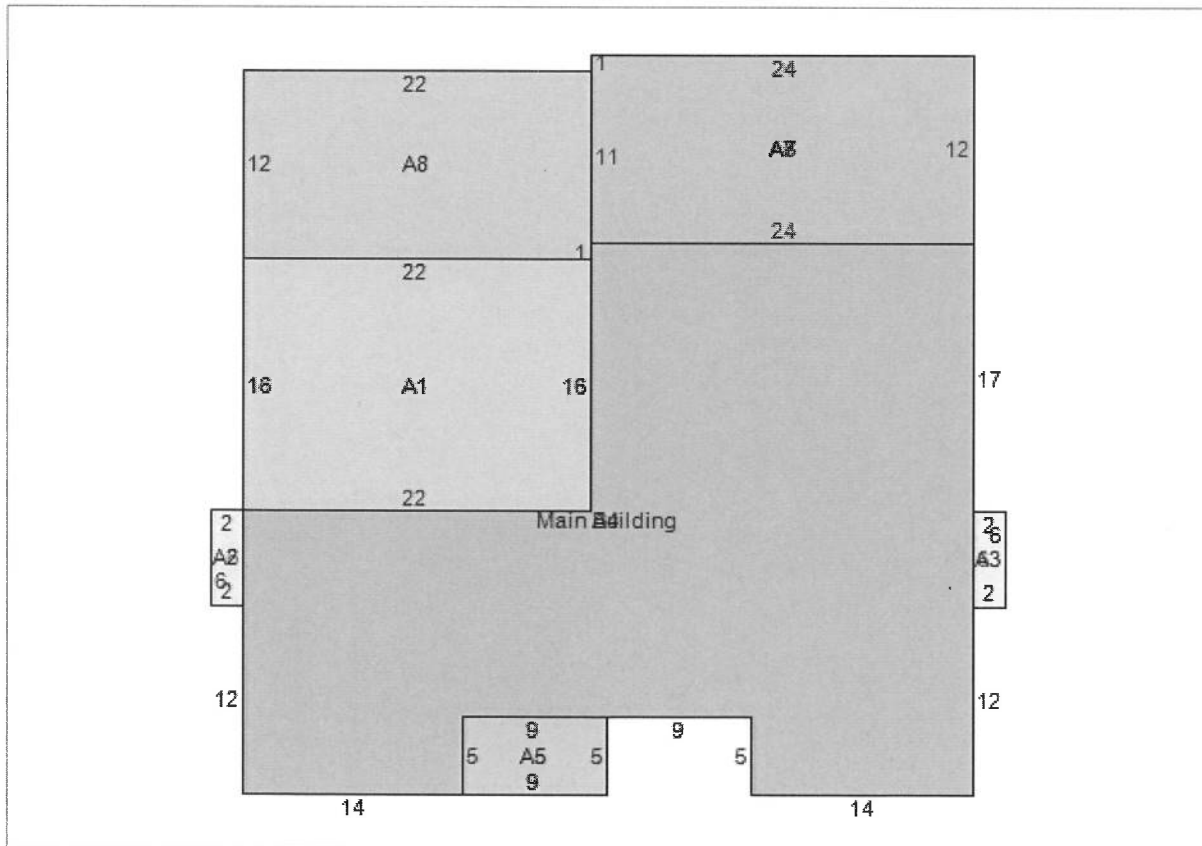
Line Number	1
Land Type	U - UNIT
Land Code	01 - SINGLE FAMILY RES
Square Feet	
Acres	
Influence Code 1	-
Influence Code 2	-
Influence Factor	
Land Value	217,800

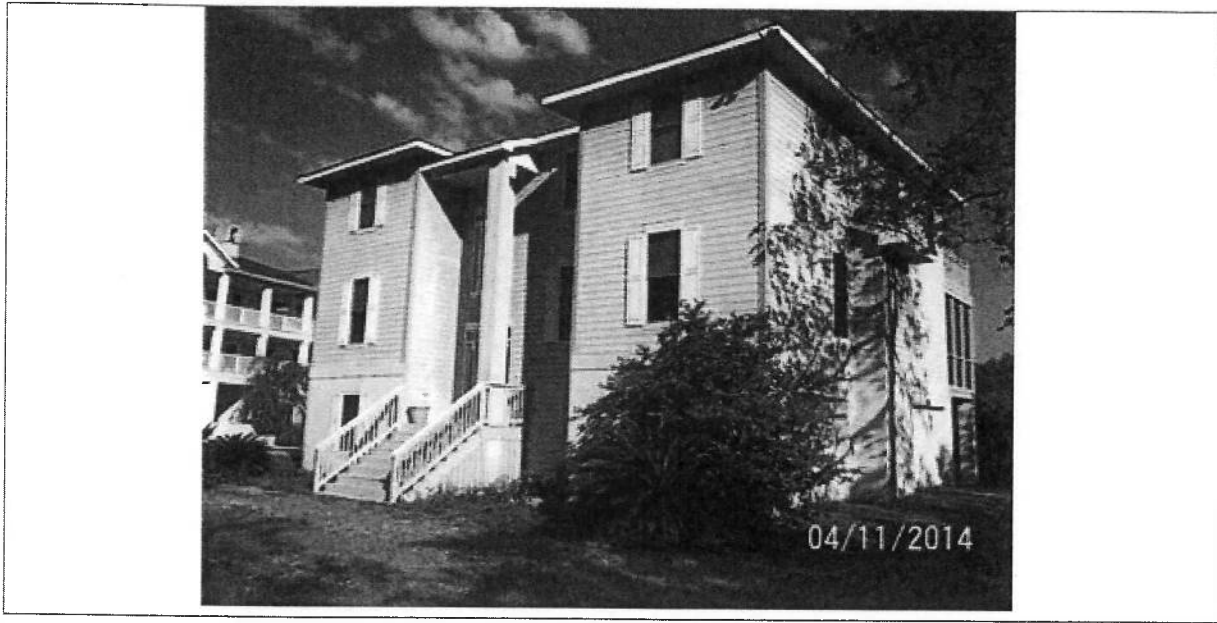
Residential Building

Card # 1
 Actual Year Built 2000
 Effective Year Built
 Type 1 - Single Family Residence
 Style/Stories 2 - TWO STORY
 % Complete 100
 Quality 400
 Condition AV - AVERAGE
 Living Area 2,668
 Basement Area 0
 Finished Basement Area No
 Bedrooms 3
 Full / Half Baths 3 / 0

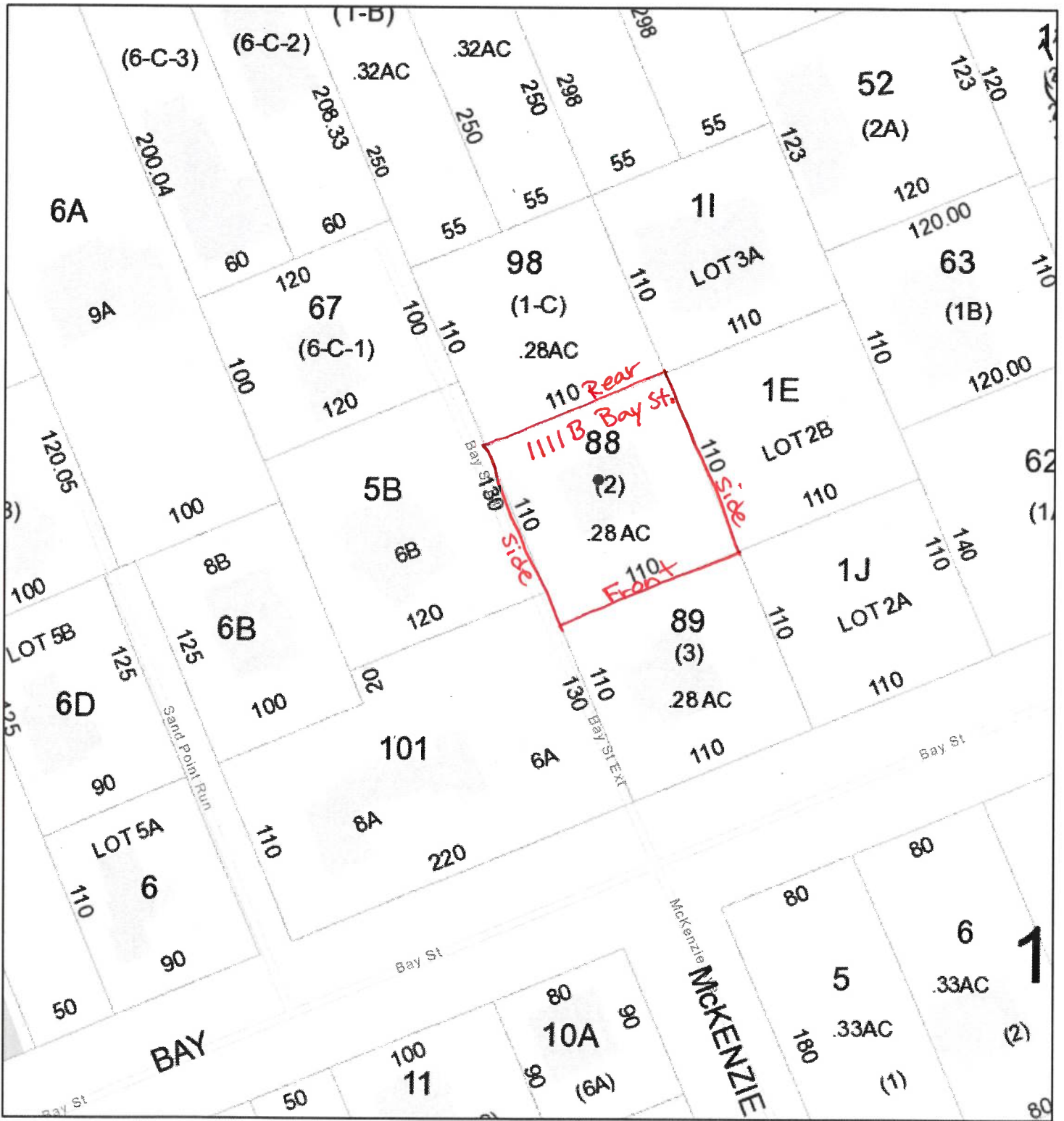
OBJ

Card #	Description	Year Built:	Grade:	Units:	Override:	Area:
1	6616 : HOUSE LIFTING, ELEV. ABOVE FLOOD PLAIN, RAISED FLR	2000	D	1		352





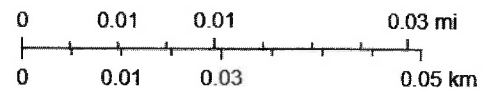
SAGIS Property Map Viewer



9/18/2019, 8:48:37 AM

1:1,128

Property Boundaries (Parcels)



SAGIS

1111 B Bay St.
SUE ELSE

NOV 14

12.92'

EXISTING STAIRS

20' long
48" wide

12'-13' to property line

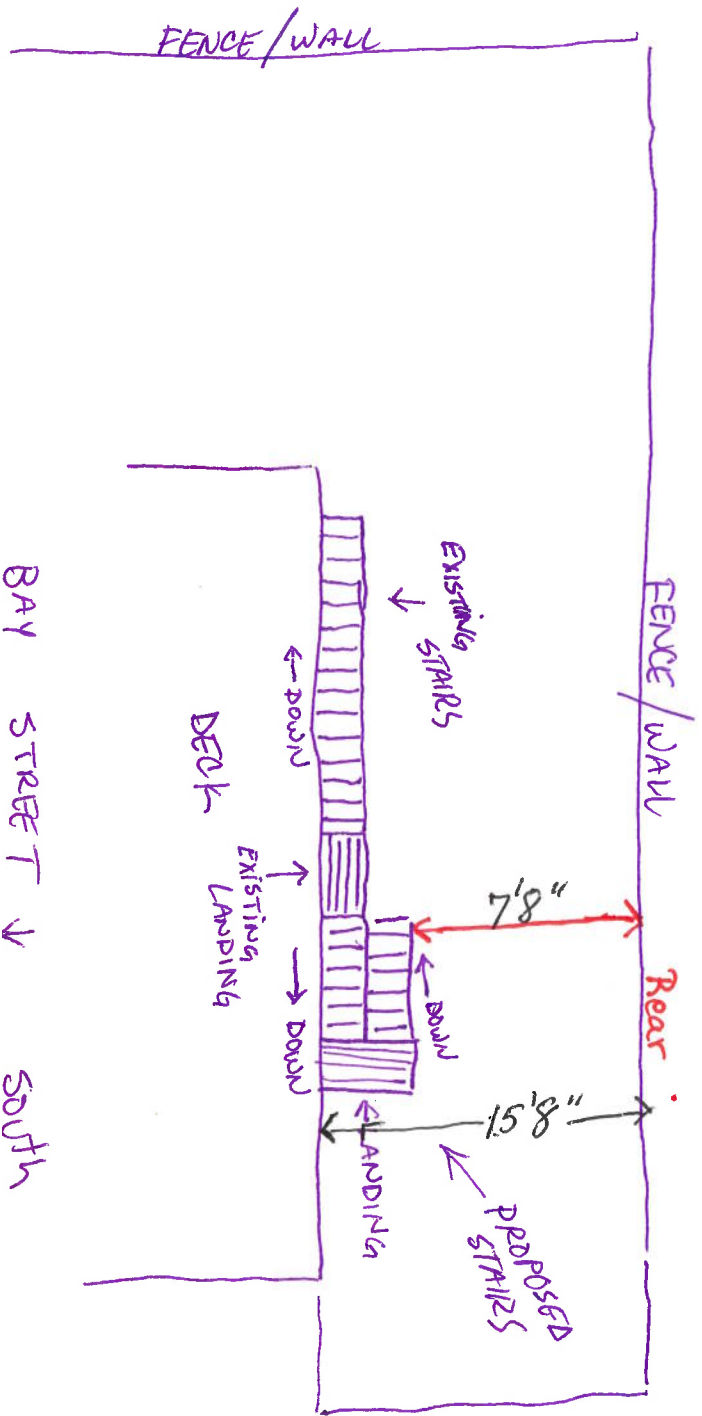
PROPOSED STAIRS

16' long
96" wide

8'-9' to property line
with walk the landing and
7 steps

WEST

EAST

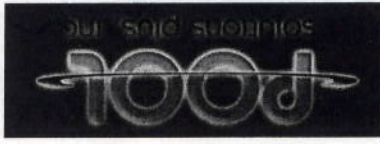




REVISIONS

ANFINSON RESIDENCE - POOL
1111 B BAY ST., Tybee Island, GA

Pool Solutions Plus, Inc.
13 Bryce Industrial Drive
Savannah, GA 31405
Ph. 912-920-2134
trichards@poolsolutionsplus.com



DRWN. BY:
azpoolz.com

DATE:
05-12-19

B

CONSTRUCTION



CONSTRUCTION NOTES:

POOL
Size: 30'-0" x 15'-0"
Per: 90'-0" S.A.: 450
Depths: 3'-0" to 6'-0"
I.A.: 855

SPA
Size: _____
Per: _____ S.A.: _____
Depths: _____
I.A.: _____

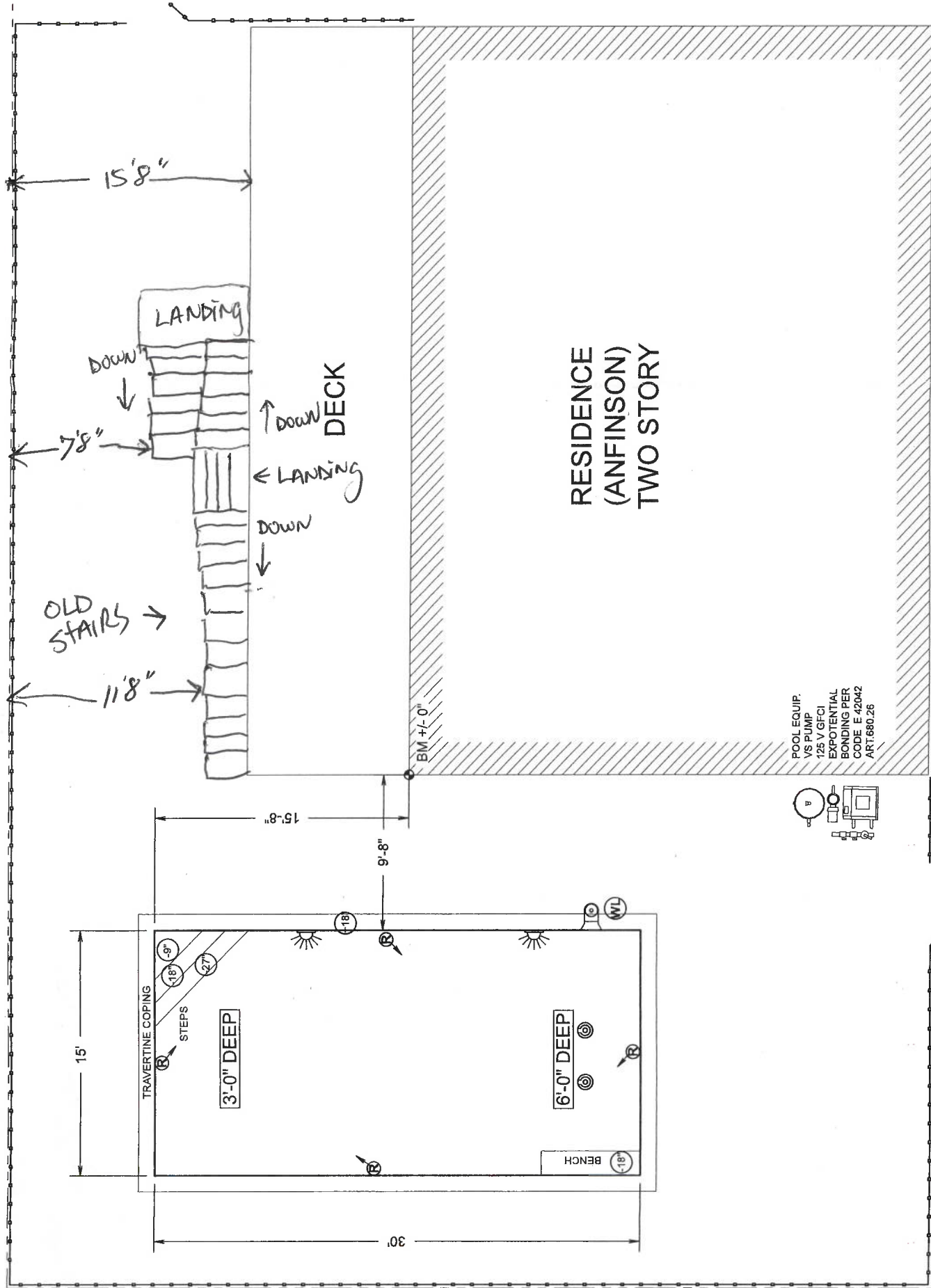
Excavation/Steel/Gunite: _____
Pool Decking: AS PER CONTRACT DOCUMENTS
Pool Equipment: AS PER CONTRACT DOCUMENTS
Plumbing Specs: _____
Electrical Specs: _____
Interior Finish: AS PER CONTRACT DOCUMENTS

Date: _____ Reason for Change Order: _____
_____ Reason for Change Order: _____
_____ Reason for Change Order: _____

Job No: _____ Date: _____
Name: Anfinson
Address: 1111 B Bay St.
City: Tybee Island, GA 31328
HM PH: _____ MBL PH: _____

Date: _____ Reason for Change Order: _____
_____ Reason for Change Order: _____
_____ Reason for Change Order: _____

Rear setback



POOL EQUIP.
VS PUMP
125 V GFCI
EXPOTENTIAL
BONDING PER
CODE E 42042
ART.680.26

1 PLAN
Scale: 1/8" = 1'-0"

- SKIMMER
- LEVEL VALVE
- RETURN
- LED LIGHT
- FLOOR DRAIN
- BENCH MARK
- BM +/- 0"

LEGEND

do not scale from drawing

Zone R-1 - 20' Front & Rear 10' sides



STAFF REPORT

PLANNING COMMISSION MEETING: October 21, 2019

CITY COUNCIL MEETING: November 14, 2019

LOCATION: 109 Jones Ave.
 APPLICANT: Thomas A. Smith III

PIN: 4-0003-13-021
 OWNER: Thomas A. Smith III

EXISTING USE: One single family dwelling lot
 and one C-2 lot

PROPOSED USE: One single family dwelling lot

ZONING: R-2 and C-2

USE PERMITTED BY RIGHT: Yes

COMMUNITY CHARACTER MAP: Inland Cottage Neighborhood

APPLICATION: Minor subdivision plat approval (Sec. 5-140)

PROPOSAL: The applicant is requesting minor subdivision approval for a two lot subdivision on Jones Ave.. Each lot will have public road frontage.

ANALYSIS: This subdivision would create two lots of a size that meet the requirements of the R-2 and C-2 zoning districts. They will both have sufficient access and be served by City water and sewer service. These lots existed in the past but had been combined years ago. Removing the split zoning issue is something that the City wants to see. It does create a nonconformity with the side setback on the residential lot.

Inland Cottage Neighborhood: This traditional neighborhood west of Butler consists of R-2, NG, P-C zoning characterized by a grid of narrow, tree lined streets. Housing includes permanent residences and rental homes, along with multifamily. Both traditional historic cottages and large new residential homes are found here. Other uses include low density commercial and grocery, public/government buildings, and parks.

<i>Comprehensive Plan – Community Character Area Inland Cottage Neighborhood – Section 1.2.6</i>		
<i>Recommended Development Strategies</i>		<i>Meets Strategy Y/N or N/A</i>
1.	New development, redevelopment and restoration should be consistent with existing character of the area in terms of mass, scale, use and density.	Y
2.	Permit only compatible uses including low density residential, public/institutional, and low impact commercial	Y
3.	Develop and implement design and architectural standards	N/A
4.	Historic structures should be restored and/or preserved whenever possible.	N/A
5.	The City should provide appropriate incentives for historic restoration projects.	N/A
6.	Implement streetscape improvement to improve the pedestrian/bicycle environment and encourage safety and mobility.	N/A

STAFF FINDING

This subdivision plat meets all requirements for a minor subdivision. Staff feels that removing the split zoning outweighs the minor setback nonconformity.

ATTACHMENTS

- A. Subdivision application (5 pages)
- B. Survey (1 page)
- C. SAGIS map (1 page)

"Recording Fee"



CITY OF TYBEE ISLAND
SUBDIVISION OF LAND APPLICATION

Applicant's Name Thomas A. Smith, III

Address and location of subject property 109 Jones Ave

PIN 40003 13 021 Applicant's Telephone Number 912 667 2017

Applicant's Mailing Address 216 EAST Point Dr. Savannah, Ga 31410

Brief description of the land development activity and use of the land thereafter to take place on the property:

owner petitions to divide out 107 Jones (A C-2 commercial lot) from the remaining 2 residential lots that make up 109 Jones

Property Owner's Name Telephone Number Thomas A. Smith, III (Jones TyBee LLC) 912 667 2017

Property Owner's Address 216 EAST Point DR

Is Applicant the Property Owner? [X] Yes [] No

If Applicant is the Property Owner, Proof of Ownership is attached: [] Yes

If Applicant is other than the Property Owner, a signed affidavit from the Property Owner granting the Applicant permission to conduct such land development is attached hereto. [] Yes

Current Zoning of Property C-2 Current Use VACANT

Names and addresses of all adjacent property owners are attached: [] Yes

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: n/a Yes

Signature of Applicant Thomas A. Smith, III Date

NOTE: Other specific data is required for each type of Subdivision of Land.

Fee Amount \$ 125.00 Check Number 1562 Date 9/30/19

City Official [Signature]

FEE
MAJOR SUBDIVISION \$500
[X] MINOR SUBDIVISION \$125

2018 Chatham County Board of Assessors

4-0003-13-021

Property Record Card

109 JONES AVE TYBEE ISLAND

APPRAISER MWTHOMAS	LOT C RECOMBINATION OF LOTS 92, B & N PT OF LOT A WARD 1 TYBEE ISL	SASSER LOUISE E ETAL*	CAMA ASMT
LAST INSP 07/05/2016	PRB 46P 89	101 DRUID RD	229,500 229,500 LAND 1
APPR 000008		SAVANNAH GA 31410	79,600 79,600 BLDG 2
ZONE			2,000 2,000 OBXF 3
			311,100 311,100 Cost - MS

SALES	BOOK / INS VI QU RSN PRICE
	PAGE
05 Jun 2012	378D 696 QC I U UQ
	GRANTOR:SASSER LOUISE E
	GRANTEE:SASSER LOUISE E ETAL*



[Click for larger picture]

CODES		
PROPERTY USE	0006	RESIDENTIAL
UTA	0004	Tybee Island
NBHD	020225.00	T225 TYBEE INNER
EXEMPTIONS		

COMMENTS:	
31 Jan 2018	TY18 HS REMOVED APPLIED @ 1-74-3-17
13 Mar 2013	TY13 10S ENT FOR CLIFTON LAMAR SASSAR JR
13 Mar 2013	TY13 LEAVE MAILING ADDR, MAIL GOES TO MOTHERS HOME
05 Mar 2013	TY13 MAIL GOES TO DRUID ROAD TO MOTHERS HOME
02 Aug 2012	TY13 378D/696: *ETAL: CLIFTON LAMAR SASSER JR, VERNA DEE SASSER KING
04 Jan 2012	TY2012 NEW PIN; COMBINATION OF 4-0003 -13-(013, 018 & 019) PRB 46P 89

HISTORY	LAND	IMPR	TOTAL	
2017	370,800	56,100	426,900	Cama
2016	370,800	47,200	418,000	Cama
2015	372,300	49,400	421,700	Cama
2014	372,300	49,900	422,200	Cama
2013	372,300	50,500	422,800	Cama
2012	372,300	49,000	421,300	Cama



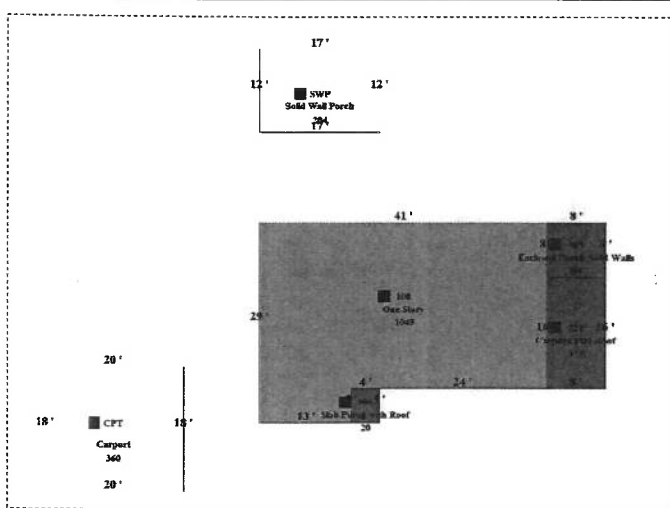
EXTRA FEATURES																	
ID#	BLDG #	SYSTEM DESC	DIM 1	DIM 2	UNITS	QL	UNIT PRICE	RCN	AYB	EYB	DT	ECON	FUNC	SP	SP%	RCNLD	MKT VALUE
180595	110167	AV CPT FLAT/SHED RF DET.CARPORT	0	0	360.00	A	8.43	3,035	1970	1970	2R					607	600
180596	110167	MISC BUIL. AV 0000000000	0	0	204.00	A	15.05	3,070	1970	1970	2R					614	600
180597	110168	Roof Scr Por/Slab AV	0	0	225.00	A	18.40	4,140	1970	1970	2R					828	800

LAND															
ID#	USE DESC	FRONT	DEPTH	UNITS / TYPE	PRICE	ZONING	LCTN	TOPO	OTHER	ADJ1	ADJ2	ADJ3	ADJ4	MKT VALUE	
140634	SINGLE FAMILY RES			1.00-LT	135000.00					SZ70				229500	

2018 Chatham County Board of Assessors
Property Record Card

4-0003-13-021
109 JONES AVE TYBEE ISLAND

BUILDING SECTION 110167-1-2018	CONSTRUCTION TYPE Residential	RCN 97,078	AYB 1959	EYB 1970	DEP TYPE MS	PHYS 59.00	ECON 0.00	FUNC 0.00	OBSV / % 0.00	TOTAL DEP % 59.00	RCNLD 39,802	U.FACTOR	MKT VAL 79,600
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[Click for larger picture]

DOG PRESENT,MBDA 10X18 P.P.

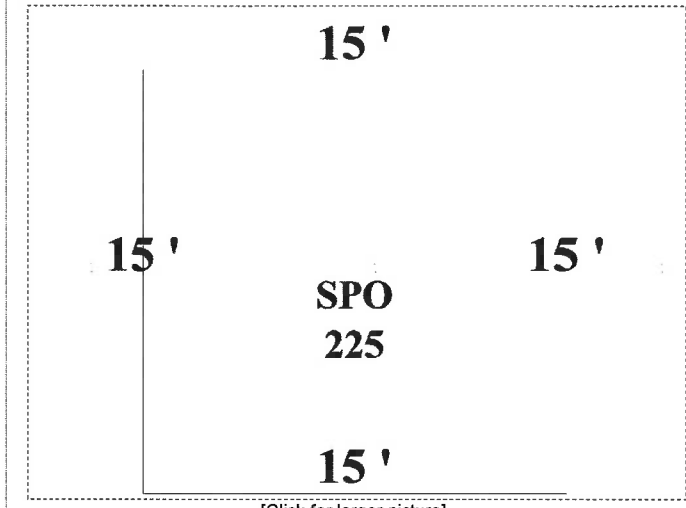
SECTION TYPE	1 - Main
AREA	1049
TYPE	1 - Single-family Residence
FRAME	3 - Masonry Frame
STYLE	1 - One Story
QUALITY	3.00
CONDITION	3.00
# UNITS	0
# OF BEDS / BATHS	2 / 1.00

COMPONENTS	Units	%	QUAL
R1 163 Masonry, Concrete Block		100.00	
R2 208 Composition Shingle		100.00	
R3 309 Forced Air Furnace		100.00	
R4 402 Automatic Floor Cover Allowance			
R6 601 Plumbing Fixtures (#)	5.00		
R6 602 Plumbing Rough-ins (#)	1.00		
R6 622 Raised Subfloor (% or SF)		100.00	
R7 721 Carport, Flat Roof (SF)	128.00		
R11 909 Enclosed Porch (SF), Solid Walls	64.00		

2018 Chatham County Board of Assessors
Property Record Card

4-0003-13-021
109 JONES AVE TYBEE ISLAND

BUILDING SECTION 110168-1-2018	CONSTRUCTION TYPE Drawing Only	RCN NaN	AYB	EYB	DEP TYPE MS	PHYS	ECON 0.00	FUNC 0.00	OBSV / % 0.00	TOTAL DEP %	RCNLD NaN	U.FACTOR	MKT VAL NaN
--	--	-------------------	------------	------------	-----------------------	-------------	---------------------	---------------------	-------------------------	--------------------	---------------------	-----------------	-----------------------



[Click for larger picture]

COMPONENTS	Units	%	QUAL
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PLAT NORTH
Z
SEE REF. # 1

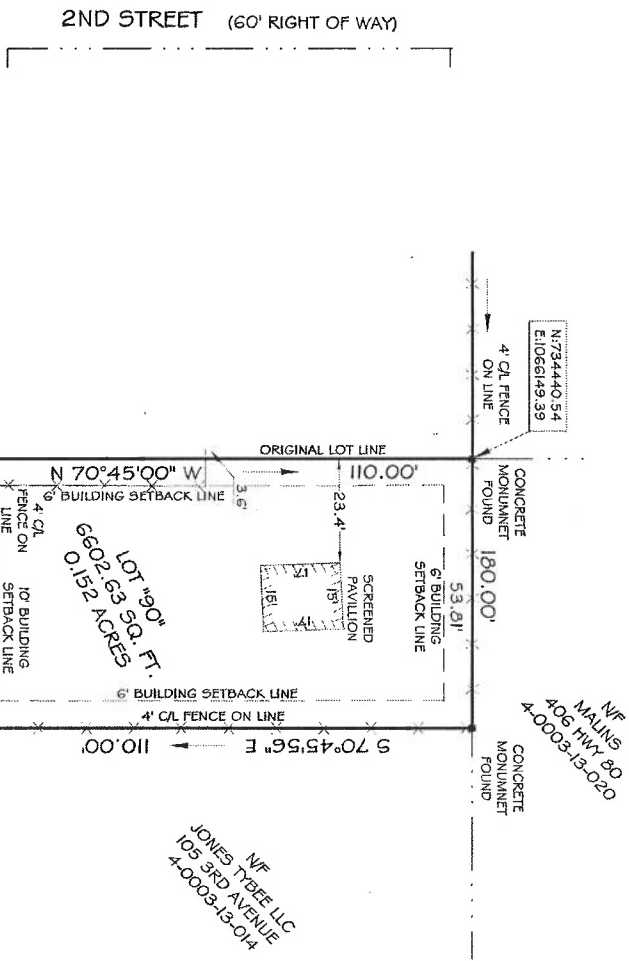
THIS BOX RESERVED FOR THE CLERK
OF THE SUPERIOR COURT

APPROVED BY PLANNING AND ZONING MANAGER

GEORGE SHAW _____ DATE _____

GENERAL NOTES:
1. IN ACCORDANCE WITH F.L.S.M. MAP NO. 13051C02012020, REVISED AUGUST 16, 2018, THIS PROPERTY DOES FALL WITHIN A SPECIAL FLOOD HAZARD AREA (ZONE "A", E-29).

2. NO GUARANTEE, EITHER STATED OR IMPLIED IS MADE THAT THIS PROPERTY IS NOT SUBJECT TO EASEMENTS, CLAIMS, RESTRICTIONS, SUBSURFACE CONDITIONS, OR ANY OTHER MATTERS OF TITLE THAT ARE NOT VISIBLE, NOT DISCLOSED, NOT DISCOVERED DURING THIS SURVEY OR BY TITLE EXAMINATION. THIS SURVEY WAS CONDUCTED, PREPARED AND ISSUED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS WITHOUT RE-CERTIFICATION BY THE UNDERSIGNED.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES OR PARTIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS WITHOUT RE-CERTIFICATION BY THE UNDERSIGNED.
4. THIS SURVEY IS NOT VALID WITHOUT ORIGINAL SIGNATURE. DECLARATION IS MADE ON THE DATE INDICATED AND TO THE PERSON OR PERSONS SHOWN. SURVEY IS NOT TRANSFERABLE TO DOG EAT DOG, PARTNERS, HEIRS, OR SUCCESSORS.
5. ALL UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, GAS, AND SEWER, ARE SHOWN AS LOCATED IN THE FIELD WHERE POSSIBLE BUT NO GUARANTEE CAN BE MADE AS TO LOCATION OR THAT ALL UNDERGROUND UTILITIES ARE SHOWN.
6. PORTIONS OF THE METES AND BOUNDS SHOWN MAY HAVE BEEN TAKEN FROM PLATS AND/OR DEEDS OF RECORD AND HAVE NOT BEEN VERIFIED BY FIELD SURVEY.
7. HORIZONTAL DATUM - GEORGIA STATE PLATE (EAST ZONE NAD83)
8. THIS PLAT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.
9. THE TERM "CERTIFICATION" AS USED IN RULE 190-6-.09(2) AND (9) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER STATED OR IMPLIED.



107 Jones

JONES (THIRD) AVENUE (60' RIGHT OF WAY)



ANGULAR ERROR: LESS THAN 1" PER POINT
ERROR OF CLOSURE: FIELD 1/12, 457
ERROR OF CLOSURE: PLAT 1/27, 523
EQUIPMENT USED: TOTAL STATION
ADJUSTMENT METHOD: COORDINATE METHOD

REFERENCES:
1. FRS 46-99

MITR
GPS/GIS/SURVEY

3/4 EASTRIQUE DRIVE,
PO BOX 912, 3544415
FAX: 912-354-6500
EMAIL: MITR37@CSNACAD.NET
MITR37@CSNACAD.NET

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN REPAIRED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL, CERTIFICATION, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONTINUED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



RE-CERTIFICATION OF ORIGINAL LOTS OF RECORD

ORIGINAL TYPE LOTS 90, 91 AND 92 KNOWN AS 109 JONES AVENUE, LYING AN BEING IN THE CITY TYPE, WARD 1, CHATHAM COUNTY, GEORGIA

PREPARED FOR
TOM SWINT
216 EAST POINT DRIVE
SAVANNAH, GEORGIA

PLAT: 07/03/2019
FIELD: 04/30/2019
REVISION DATE:
SHEET 1 OF 1

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT



APPROVED BY PLANNING AND ZONING MANAGER

GEORGE SHAW

DATE

GENERAL NOTES:

1. IN MY OPINION IN ACCORDANCE WITH F.I.R.M. MAP NO. 130510021924/G, REVISED AUGUST 16, 2016, THIS PROPERTY DOES FALL WITHIN A SPECIAL FLOOD HAZARD AREA ZONE "AE-30".
2. NO GUARANTEE, EITHER STATED OR IMPLIED IS MADE THAT THIS PROPERTY IS NOT SUBJECT TO EASEMENTS, CLAIMS, RESTRICTIONS, SUBSURFACE CONDITIONS OR ANY OTHER MATTERS THAT MAY AFFECT THE SURVEY. THIS SURVEY IS CONDUCTED AND ISSUED WITHOUT BENEFIT OF ANY TITLE EXAMINATION.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES OR ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS WITHOUT RE-CERTIFICATION BY THE UNDERSIGNED.
4. THIS SURVEY IS NOT VALID WITHOUT ORIGINAL SIGNATURE. DECLARATION IS MADE ON THE PART OF THE SURVEYOR THAT THE SURVEY IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF AND THAT HE HAS NOT BEEN INFORMED OF ANY FACTS OR CIRCUMSTANCES WHICH WOULD CAUSE HIM TO BELIEVE THAT THE SURVEY IS NOT TRUE AND CORRECT.
5. NO WETLAND OR ENVIRONMENTAL ISSUES HAVE BEEN ADDRESSED ON THIS PLAT. CAL BE MADE AS TO LOCATION OR THAT ALL UNDERGROUND FEATURES ARE SHOWN.
6. PORTIONS OF THE METES AND BOUNDS SHOWN MAY HAVE BEEN TAKEN FROM PLATS AND/OR RECORDS AND HORIZONTAL DATA HAS BEEN OBTAINED FROM THESE SOURCES.
7. HORIZONTAL DATA HAS BEEN OBTAINED FROM THESE SOURCES.
8. ANY VERTICAL INFORMATION SHOWN INDICATED ON THIS PLAT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.
9. THE TERM "CERTIFICATION" AS USED IN RULE "40-6-.09(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. "40-6-.09" AND "01", SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER STATED OR IMPLIED.

MITTR
 GP/S/G/SURVEY
 374 HAZARDWOOD DRIVE
 SAVANNAH, GEORGIA
 PHONE: 912-354-4145
 FAX: 912-354-4500
 MITR374@COMCAST.NET

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN REPAIRED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIED WITH THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

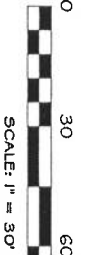
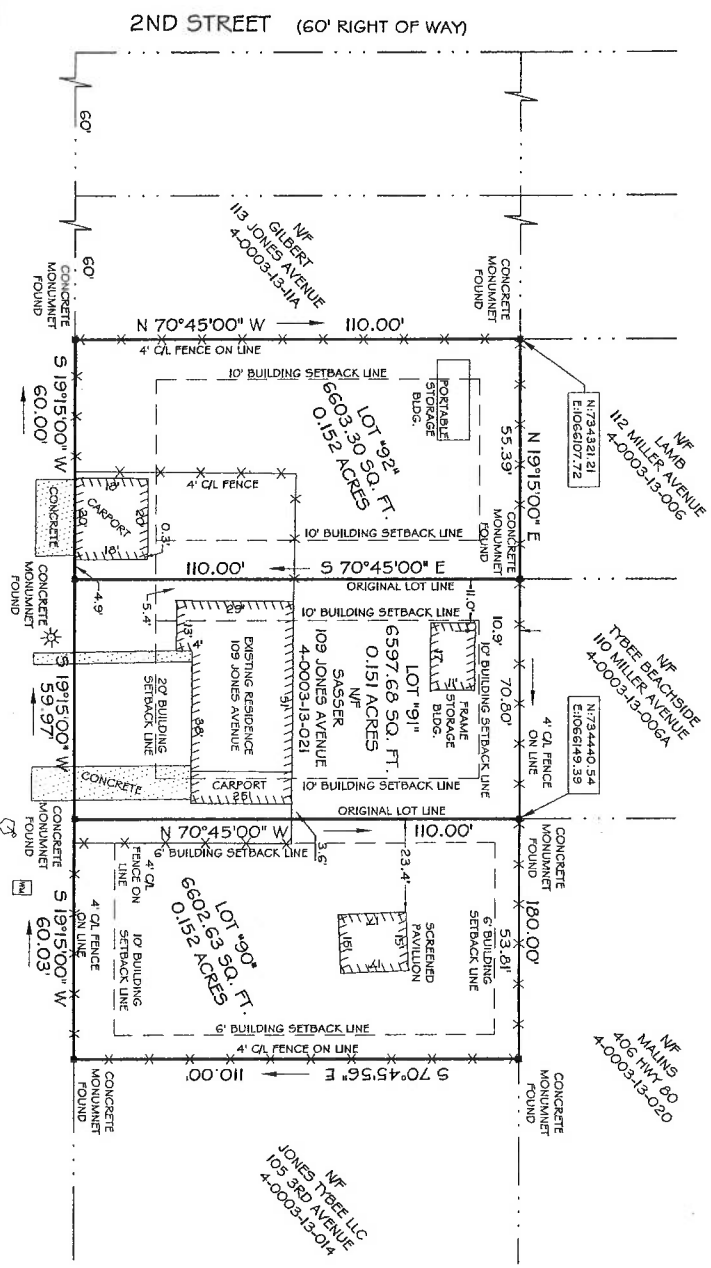


RE-CERTIFICATION OF ORIGINAL LOTS OF RECORD
 92 KINDWAS AS 109 JONES AVENUE, LYING AN BEING IN THE CITY OF TYBEE, WARD 1, CHATHAM COUNTY, GEORGIA

PREPARED FOR:
 TOM DAMITI
 216 EAST POINT DRIVE
 SAVANNAH, GEORGIA

PLAT: 07/03/2019
FIELD: 04/30/2019
REVISION DATE:
SHEET 1 OF 1

JONES (THIRD) AVENUE (60' RIGHT OF WAY)



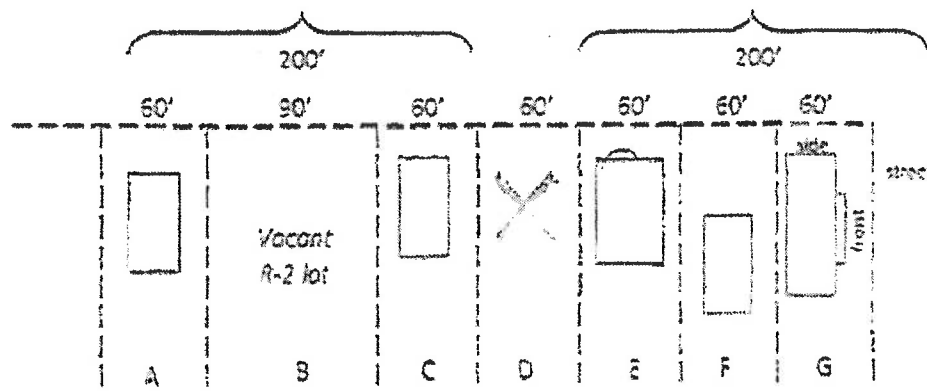
REFERENCES:
 1. PRS 467-69

ANGULAR ERROR: LESS THAN 1 PER POINT
 ERROR OF CLOSURE: FIELD 1/12 457
 ERROR OF CLOSURE: TOTAL 1/253
 ADJUSTMENT METHOD: COORDINATE METHOD

Microsoft Outlook interface showing the Mail folder pane on the left. The pane includes sections for Mail, Personal Folders, Deleted Items, Drafts, Inboxes, Outbox, Personal, RSS Feeds, Sent Items, Search Folders, and Archive Folders. The Archive Folders section is expanded, showing multiple instances of Archive Folders, Deleted Items, and Sent Items. The main window displays a list of 1883 items.

Web browser window displaying the SAGIS (Spatial Geographic Information System) website. The browser address bar shows the URL: <https://www.sagis.org/Home/Map>. The page title is "SAGIS". The browser's address bar contains several tabs, including "MapView...", "Board of As...", "State Index...", "4532 Ogeec...", "Concrete Bl...", "SAGIS Picta...", "SAGIS Picta...", "Board of As...", and "Chatham C...". The browser's search bar is empty. The browser's navigation and utility buttons are visible, including "File", "Edit", "View", "Favorites", "Tools", "Help", "Search...", "Share", "AutoFill", "More", "Page", "Safety", "Tools", and "Print". The browser's status bar shows the time "5:44 PM" and the date "Survey 2015...".

The SAGIS website interface includes a search bar with the text "Search..." and a "Search" button. Below the search bar is a "Layer List On/Off" section with "Basemaps" selected. The main content area displays a map of a residential area with street names and parcel numbers. The map shows a grid of streets including 5th Ave, Miller Ave, 4th Ave, 3rd Ave, 2nd Ave, Lovell Ave, and Butler Ave. Parcel numbers are visible on the map, such as 105 Jones, 107 Jones, 100 Jones, 16, 10, 13, 14, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1, 11A, 11B, 11C, 11D, 11E, 11F, 11G, 11H, 11I, 11J, 11K, 11L, 11M, 11N, 11O, 11P, 11Q, 11R, 11S, 11T, 11U, 11V, 11W, 11X, 11Y, 11Z, 12A, 12B, 12C, 12D, 12E, 12F, 12G, 12H, 12I, 12J, 12K, 12L, 12M, 12N, 12O, 12P, 12Q, 12R, 12S, 12T, 12U, 12V, 12W, 12X, 12Y, 12Z, 13A, 13B, 13C, 13D, 13E, 13F, 13G, 13H, 13I, 13J, 13K, 13L, 13M, 13N, 13O, 13P, 13Q, 13R, 13S, 13T, 13U, 13V, 13W, 13X, 13Y, 13Z, 14A, 14B, 14C, 14D, 14E, 14F, 14G, 14H, 14I, 14J, 14K, 14L, 14M, 14N, 14O, 14P, 14Q, 14R, 14S, 14T, 14U, 14V, 14W, 14X, 14Y, 14Z, 15A, 15B, 15C, 15D, 15E, 15F, 15G, 15H, 15I, 15J, 15K, 15L, 15M, 15N, 15O, 15P, 15Q, 15R, 15S, 15T, 15U, 15V, 15W, 15X, 15Y, 15Z, 16A, 16B, 16C, 16D, 16E, 16F, 16G, 16H, 16I, 16J, 16K, 16L, 16M, 16N, 16O, 16P, 16Q, 16R, 16S, 16T, 16U, 16V, 16W, 16X, 16Y, 16Z, 17A, 17B, 17C, 17D, 17E, 17F, 17G, 17H, 17I, 17J, 17K, 17L, 17M, 17N, 17O, 17P, 17Q, 17R, 17S, 17T, 17U, 17V, 17W, 17X, 17Y, 17Z, 18A, 18B, 18C, 18D, 18E, 18F, 18G, 18H, 18I, 18J, 18K, 18L, 18M, 18N, 18O, 18P, 18Q, 18R, 18S, 18T, 18U, 18V, 18W, 18X, 18Y, 18Z, 19A, 19B, 19C, 19D, 19E, 19F, 19G, 19H, 19I, 19J, 19K, 19L, 19M, 19N, 19O, 19P, 19Q, 19R, 19S, 19T, 19U, 19V, 19W, 19X, 19Y, 19Z, 20A, 20B, 20C, 20D, 20E, 20F, 20G, 20H, 20I, 20J, 20K, 20L, 20M, 20N, 20O, 20P, 20Q, 20R, 20S, 20T, 20U, 20V, 20W, 20X, 20Y, 20Z. A "Loading..." message is displayed in the center of the map. The map includes a scale bar (0 to 200ft) and a north arrow. The browser's status bar shows the time "5:44 PM" and the date "Survey 2015...".



A	18'
A	18'
B	20'
B	20'
C	15'
C	15'
E	14'
E	15'
F	20'
F	20'
G	N/A
G	N/A
178 + 10 = 17.8'	
front setback	
allowed on Lot D	

(2) A second set of stairs from an existing elevated home or existing home to be elevated in the future may encroach into the setback upon approval of the zoning administrator. The stairs shall encroach as little as possible into the setback.

(B) *Schedule of other than residential districts (commercial, maritime and transitional business-residential) dimensional requirements **.

** Zone	Minimum Lot Area (square feet)	Front Yard	Rear (feet)	Side (feet)	Maximum Structure Height (feet)
C-1 (A)	(Not applicable to allowed uses)	0	None required except 15 feet if bordering residential use.	None required except 15 feet if bordering residential use.	35
C-1(B)	(Not applicable to allowed uses)	8	6	5	35
C-1(C)	4,500 Single-Family 6,750 Two-Family 1,125 per unit Multi-Family	20	10	10	35

ZONE C-2	Sq FOOTAGE (Not applicable to commercial uses)	YARD 10	6 REAR	6 SIDE	35 MAX Structure HEIGHT
M-D	(Not applicable to allowed uses)	20	10	10	35
TBR	4,500 Single- Family 6,750 Two-Family	20	10	10	35

— 107 Jones (The Commercial Lot)

* When abutting public streets, any principal structure shall be located no nearer than five feet to that lot line.

** Where a commercial establishment abuts a residential zoning, a suitable screen will be required. See section 3-160. This screen shall be either natural (planting) or manmade and shall be maintained in good order and approved by the zoning administrator. Minimum height is six feet.

*** C-1(A) Retail uses and food/beverage service uses.

C-1(B) Hotel and motel uses, with 80 percent maximum lot coverage.

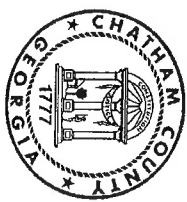
C-1(C) Residential uses, including single-family, two-family, and multi-family (triplexes, quadraplexes, townhomes, apartments, tourist homes, condominiums, timeshares, and similar uses), bed and breakfast uses, and public structures.

(C) *Structures above 35 feet.* If a variance is granted by the mayor and council for a building with a height in excess of 35 feet, in no event shall a building permit be granted without the following restrictions:

- (1) Structures greater than 35 feet in height shall be fully equipped with fire safe guards consisting of sprinkler systems, smoke detectors and any other fire protection measures deemed necessary at the time by the mayor and council.
- (2) Before a permit can be granted on said request, an affidavit of the builder and owner must be executed agreeing to same to be completed within an agreed upon reasonable time.

(D) *Calculating maximum height for development on existing structures or slabs.* In any situation, including specifically but not limited to, the batteries that were formerly part of Fort Screven, where new construction or remodeling of existing improvements is proposed, the elevation for

Tax Commissioner
 *atax.org
 4thorpe Ave, Suite 107
 (912) 652-7100 Fax: (912) 652-7101
APPEALED -



Tax Payer: JONES TYBEE LLC
 Map Code: 40003 13021 REAL
 Description: LOT C RECOMBINATION OF LOTS 92,
 Location: 109 JONES AVE 31328
 Bill No: 2019-2952742
 District: 040 TYBEE

TEMPORARY BILL

Building Value	Land Value	STEPHENS/ DAY	STEPHENS/ DAY CPI	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
122,600	229,500	0	0	352,100	11/15/2019	08/19/2019	11/15/2019	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	299,275	119,710		119,710	12.8530	1,538.63		1,381.81
COUNTY SALES TAX CREDIT					-1.3100			-156.82
COUNTY SCHOOL M&O	299,275	119,710		119,710	18.8810	2,260.24		2,260.24
TYBEE ISLAND	299,275	119,710		119,710	6.6330	794.04		470.58
TYBEE SALES TAX CREDIT					-2.7020			-323.46
TOTALS					34.355	4,592.91	-480.28	4,112.63



Our records indicate that the Fair Market Value of this property is under Appeal. You have been billed at 85% of the Fair Market Value or 100% of last year's value, whichever is lower.

THIS IS A TEMPORARY TAX BILL PENDING THE OUTCOME OF THE APPEAL PROCESS. UPON RESOLUTION OF THE APPEAL THERE MAY BE ADDITIONAL TAXES DUE OR A REFUND ISSUED.

IF NOT PAID BY THE DUE DATE, INTEREST, PENALTY, AND OTHER FEES AS APPLICABLE WILL ALSO BE DUE.

Pay online at www.chathamtax.org at your convenience using your checking account, MasterCard, Visa, American Express or Discover. Available 24 hours a day. Applicable Convenience Fees apply.

The Payment Good Through date is for the tax year indicated above only. If an amount appears in the Back Taxes column, a different due date is applicable. All taxes, including Appeal bills become delinquent if not paid in full by the Due Date. Delinquent taxes are charged interest and penalty as applicable in accordance with O.C.G.A. 48-2-40 and 48-2-44.

Current Due	\$4,112.63
Penalty	.00
Interest	.00
Other Fees	.00
Previous Payment	-2,137.63
Back Taxes	.00
TOTAL DUE	\$1,975.00

Printed: 08/19/2019



Sherri Simmons

Saturday at 5:28 PM ·



Planning Commission Meeting AGENDA June 17, 2019 at 7:00 p.m. PC reports to City Council and then they will discuss these issues at their meeting on July 11, 2019 at 7:00 p.m. If any of the following issues concern you, go to the meeting, or at least watch on channel 7. Let the PC members know your opinion.

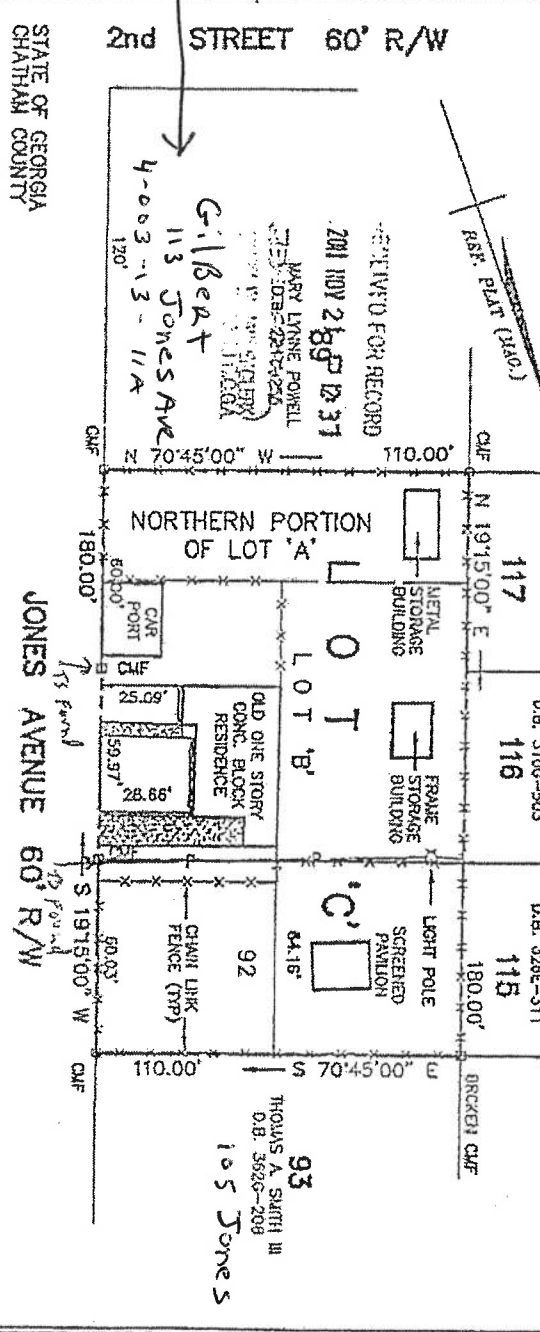
SUBDIVISION OF LAND: REQUESTING TO DIVIDE PROPERTY BACK INTO 3 SINGLEFAMILY LOTS- 109 JONES AVE- THOMAS A. SMITH. This is the Sasser's old house, The plan is to tear down the house and build 3 houses there. Everyone has property rights, but this is an example of what's happening all over Tybee now.

Discussion only:

1. Home Base Business and Home Occupation Business
2. Changing to buildable area requirement rather than simply lot size.
3. Requiring 100 percent (less driveway) greenspace in setbacks



CAF = CONCRETE MONUMENT FOUND
 TYP = TYPICAL
 D.B. = DEED BOOK



STATE OF GEORGIA
 CHATHAM COUNTY

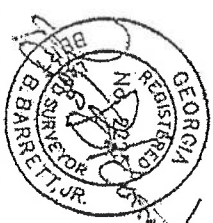
RECOMBINATION PLAT OF LOT 92 AND LOT 'B' AND THE NORTHERN PORTION OF LOT 'A' OF A RECOMBINATION OF LOTS 89-91, WARD 1, KNOWN AS NO. 109 JONES AVENUE, TYBEE ISLAND, GEORGIA.

FOR: LOUISE E. SASSER

DATE OF SURVEY: NOVEMBER 9, 2011
 DATE OF PLAT: NOVEMBER 17, 2011

SCALE: 1" = 40'

BERT BARRETT, JR. LAND SURVEYING, P.C.
 145 RUNNER ROAD
 SAVANNAH, GA. 31410
 (912) 697-0661



Handwritten signature and initials

THIS IS TO CERTIFY THAT THE PROVISIONS RELATIVE TO GEORGIA CODE SECTION 15-6-87(D) DO NOT REQUIRE APPROVAL OF THIS PLAT BY ANY GOVERNING AUTHORITY PRIOR TO THE RECORDING WITH THE CLERK OF SUPERIOR COURT.

E.O.G. FIELD	1 / 18,000
< ERROR/POINT	
ADJ. METHOD	NONE
E.O.G. PLAT	1 / 1" = 40'
TOTAL STATION	LEITZ SET 3

F.B. (020-13) (428-09) & 362-88

Adjoining Property Owners

THOMAS A. SMITH III
 D.B. 3628-209
 105 Jones



CITY OF TYBEE ISLAND ZONING VARIANCE APPLICATION

Fee
Commercial \$500
Residential \$200

This is an application for a variance from the City of Tybee Island Land Development Code

Applicant: _____

Telephone Number: _____ Email Address: _____

Mailing Address _____

*Note: If the applicant is not the property owner as listed on the property deed, a letter from the listed owner(s), including a telephone number and address along with any other relevant information, authorizing the applicant to act in their behalf must be included in the application.

PROCEDURE

Application Requirements

All applications must be complete including required supporting documents. Incomplete applications will not be accepted and will delay review.

Application Deadline

Applications are due by the last day of the month by 4:00pm before the scheduled Planning Commission meeting.

Application Submittal

Return one copy of this completed application and all supporting documents to: Tybee Island Planning and Zoning City Hall 404 Butler Avenue / P.O. Box 2749 City of Tybee Island, GA 31328

Application Public Hearings

Applications will be heard at a public hearing with Planning and Zoning Commission for a recommendation to City Council on the third Monday of each month and then the final decision with City Council on the second Thursday of the following month. Both meetings will be at 7:00pm at the public Safety building 78 Van Horn Drive.

Property Address (Or General Location Description if no Address Assigned): _____

Tax Map/Parcel ID#: _____ Current Zoning: _____

Existing use of Property: _____

Proposed use of Property: _____

Has the property been denied a variance in the past 12 months? If so, provide brief details: _____

Variance Questionnaire:

1. Does the requested variance change the Tybee Island character designation for the property? If so, provide a brief explanation.

2. Explain the purpose of the requested variance and the intended development of the subject property if the variance is granted.

3. Explain the specific provision within the Tybee Island Land Development Code from which the variance is requested.

4. Per the Tybee Island Land Development Code, the Tybee Island Planning Commission shall not approve a variance from the terms of the Land Development Code unless it has made specific findings of fact based directly upon the particular evidence presented and supporting written conclusions that the variance meets each of the criteria listed below. Explain how the requested variance meets each of the following:

A. The need for a variance arises from the condition that is unique and peculiar to the land, structures and buildings involved.

B. The variance is necessary because the particular physical surroundings, the size, shape or topographical condition of the property involved would result in unnecessary hardship for the owner, lessee or occupants as distinguished from a mere inconvenience.

C. The condition requiring the requested relief is not ordinarily found in properties of the same zoning district as the subject property.

D. The condition is created by the regulation in the Tybee Island Land Development Code and not by the action of the property owner or applicant.

E. The granting of the requested variance will not impair or injure other property or improvements in the neighborhood in which the subject property is located nor impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety or substantially diminish or impair property values within the neighborhood.

F. The variance requested is the minimum variance that will make possible the reasonable use of the land, building or structures.

5. Explain how the proposed variance is consistent with the general spirit of the Tybee Island Master Plan.

Adjacent Property Owners

List all current owners of properties located immediately adjacent to or directly across the street from the subject property. This information may be obtained from the Chatham County Tax Assessor's office (912) 652-7271 or by using their website at www.boa.chathamcounty.org The accuracy and completeness of this information shall be the responsibility of the applicant.

Property owners name and mailing address:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____
21. _____

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

- | <u>REFERENCE</u> | <u>DESCRIPTION</u> |
|------------------|--|
| 5-040 (D) (1) | Site plan and/or architectural rendering of the proposed development depicting the location of lot restrictions. |
| 5-040 (D) (2) | Narrative describing the hardship and the reason for the variance request. (<i>Hardship means the circumstances where special conditions, which were not self-created or created by a prior owner, affect a particular property and make strict conformity with the restrictions governing dimensional standards (such as lot area, width, setbacks, yard requirements, or building height) unnecessarily burdensome or unreasonable in light of the purpose of this code. Unnecessary hardship is present only where, in the absence of a variance, no feasible use can be made of the property.</i>)
Explain the hardship: _____
_____ |
| 5-040 (D) (3) | A survey of the property signed and stamped by a State of Georgia certified land surveyor. |
| 5-090 (A) (1) | That there are unique physical circumstances or conditions beyond that of surrounding properties, including:
_____ irregularity;
_____ narrowness; or,
_____ shallowness of the lot shape; or,
_____ exceptional topographical or other physical circumstances, conditions, or considerations related to the environment, or the safety, or to historical significance, that is peculiar to the particular property; and; |
| 5-090 (A) (2) | because of such physical circumstances or conditions, the property cannot be developed in strict conformity with the provisions of the Land Development Code, without undue hardship to the property.
<u>NOTE: Provide attachments illustrating conditions on surrounding properties and on the subject property, indicating uniqueness, etc.</u> |
| 5-090 (B) | If this variance application is for a Height Variance, in addition to other requirements, the petitioner shall be required to:
_____ Add two feet to each side yard setback for each one foot above 35 feet in height, and,
_____ Have safeguards consisting of sprinkler systems, smoke detectors and other fire protection equipment deemed necessary at the time by the Mayor and Council, and,
_____ Where a rear yard abuts a side yard of the adjacent lot, the petitioner shall be required to add two feet to the rear setback for each foot above 35 feet height. |

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

Signature of Applicant

Date

5-090(C) *Variance longevity.* After a variance has been granted by the mayor and council it shall be valid for a period of 12 months from date of approval. Such approval is based on information provided in the application. Building permits may only be granted for plans consistent with the approved application. Any deviation from the information submitted will require separate approval by the mayor and council.

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate. I understand that this application will require a public hearing by the Tybee Island Planning Commission and City Council. I have been made aware and I hereby acknowledge this scheduled hearing date/time and location where this application will be considered, and I promise that either myself or my authorized representative will be in attendance at this hearing. I also understand that review of this application will require a site visit, and I hereby authorize City staff and members of the Planning Commission and City Council to enter and inspect the premises which are the subject of this application.

Signature of Applicant _____ Date _____

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

Signature of Applicant _____ Date _____

STAFF USE ONLY

Application fee: \$

Date received: _____ Received by _____

Fee Amount \$ _____ Check Number _____ Date _____

PUBLIC HEARING DATES:

Planning Commission _____ City Council _____

Fee Amount \$ _____ Check Number _____ Date _____



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 _____

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 _____

Printed Name _____

Date _____

Sec. 5-090. Variances.

- (A) *Standards.* After an application has been submitted to the zoning administrator, reviewed by the planning commission, and a public hearing has been held by the mayor and council, the mayor and council may grant a variance from the strict application of the provisions in this Land Development Code only if the following findings are made:
- (1) That there are unique physical circumstances or conditions beyond that of surrounding properties, including irregularity, narrowness, or shallowness of the lot size or shape, or exceptional topographical or other physical conditions, peculiar to the particular property; and,
 - (2) That because of such physical circumstances or conditions, the property cannot be developed in strict conformity with the provisions of this Land Development Code, without undue hardship to the property.
- (B) *Height variances.* For height variances, in addition to other requirements, the petitioner shall be required to add two feet to each side yard setback for each one foot above 35 feet in height and have safe-guard consisting of sprinkler systems, smoke detectors and any other fire protection equipment deemed necessary at the time by mayor and council. Where a rear yard abuts a side yard of the adjacent lot, the petitioner shall be required to add two feet to the rear setback for each foot above the 35 feet height, and have safe-guards consisting of sprinkler systems, smoke detectors, and any other fire protection deemed necessary at the time by mayor and council.
- (C) *Variance longevity.* After a variance has been granted by the mayor and council it shall be valid for a period of 12 months from date of approval. Such approval is based on information provided in the application. Building permits may only be granted for plans consistent with the approved application. Any deviation from the information submitted will require separate approval by the mayor and council.
- (D) *[Reviewing variance applications.]* The staff, planning commission, and governing body, shall consider the factors stated herein in reviewing variance applications in taking action on a particular variance. In exercising the powers to grant variances, the mayor and council may attach any conditions to its approval which it finds necessary to accomplish the reasonable application of the requirements of these regulations.
- (E) *[Application approval.]* Notwithstanding any other provisions of the Code of Ordinances, the staff of the community development department through its department head may approve applications for variances without the need of public hearings and without the need of review by the planning commission or the mayor and council as follows:
- I. When either of the following circumstances exists:
 - a. The proposed improvement of alteration will not result in an expansion of the existing footprint of the existing structure; or
 - b. No additional encroachment into any setback shall be created by the proposed improvement, construction or addition.
 - II. When each of the following circumstances also exists:
 - a. No encroachment or construction of habitable space or other prohibited improvements will exist beyond the flood elevation; and
 - b. The requested improvements or construction will not violate existing zoning provisions.

This subsection shall have specific application to existing nonconforming structures as referred to in [section 3-020](#).

If the staff of the building and zoning department finds that the request needs or should have additional review for any reason, it may request review by the planning commission and if the request is approved or rejected by the planning commission then the planning commission's determination shall control. For purposes of this section, a public hearing before the planning commission shall not be necessary. If the staff of the building and zoning department declines an applicant's request the applicant may apply for the granting of a variance which will follow the procedures applicable to variances in general specifically, those procedures described in sections [3-020](#) and [3-090](#) as well as the public hearing requirements referred to in [section 5-060](#). In the event the staff request review by the planning commission and the planning commission rejects the request, the applicant may apply for the granting of a variance and follow the procedure applicable to such request before mayor and council.

(F) *Compliance with ordinances.* Notwithstanding any other provision of the Code of Ordinances, no application for a variance may be accepted nor may any variance be granted with respect to any property that is then not in compliance with the requirements of ordinances for the condition on which the variance is sought, unless the applicant files with the application a detailed written explanation of how, when, and by whom the need for a variance was created. In such a case, the planning commission shall make a recommendation to the mayor and council as to whether the variance should be approved or rejected or modified and the mayor and council, following a public hearing, may approve, reject or modify the variance request. In the event property is constructed in violation of the ordinances, the violation status remains until such time as the condition is rectified and placed in conformity with the ordinances. Violations of the ordinances may be subject to the enforcement provisions of this Code and all penalties permissible by law. A variance that is granted under this Ordinance does not excuse prior violations including those that have resulted or may result in enforcement action by the City of Tybee Island.

(Ord. No. 1999-27, 8-12-1999; Ord. No. 2002-08, 5-9-2002; Ord. No. 2002-08 Variances, amended 8-29-2001; Ord. of 8-11-2005; Ord. No.14-2010, 8-26-2010; Ord. No. 57-A-2014, § 1, 12-11-2014)



STAFF REPORT

PLANNING COMMISSION MEETING: September 16, 2019

CITY COUNCIL MEETING: October 10, 2019

LOCATION: N/A

APPLICANT: City of Tybee Island

OWNER: N/A

EXISTING USE: N/A

PROPOSED USE: N/A

ZONING: N/A

USE PERMITTED BY RIGHT: N/A

COMMUNITY CHARACTER MAP: N/A

APPLICATION: Amendment to Article 3, Section 3-170 Home occupations and home business offices.

PROPOSAL: To make it clear what is allowed as a home business office, which is allowed by right in residential districts and what reaches the threshold of home occupation, which requires approval via special review.

ANALYSIS: This amendment should make it clearer for residents and staff to clearly differentiate between home business office and home occupations.

STAFF FINDING

Staff recommends approval

This Staff Report was prepared by George Shaw.

ATTACHMENTS

- A. Amendment

Home business office and home occupation proposed amendments

Sec. 3-170 – Home occupations and home business offices.

Profit-making activities conducted in homes fall into two classes: home occupations and home business offices.

(A) Home occupation. If permitted in a land use district, means an occupation customarily carried on within a home for gain or support, conducted entirely within a dwelling unit or accessory structure and conducted by persons residing in that dwelling unit and up to one employee, involving no display of articles or products. The following conditions must be met:

- Home occupations must go through the Special Review process and be approved by City Council
- Home occupation shall not include the repair and/or maintenance of motor vehicles, motor vehicle storage or large scale manufacturing, or any use which will create noise, noxious odors, or any hazard to the health, safety or welfare of the neighborhood.
- Home occupation shall not involve group instruction or group assembly.
- There shall be no exterior evidence of the business. No outside storage or display including signs shall be allowed.
- No customers or clients shall be permitted at the site unless sufficient off street parking is provided and the location thereof is approved by the community development director
- Days of operation permitting customers or clients shall be Monday through Saturday, daylight hours only.

(B) Home business office means an office use that is conducted entirely within the dwelling which is carried on by the occupant thereof and no other individual, and which is clearly incidental and secondary to the use of the dwelling for residential dwelling purposes. The following conditions must be met:

- All business related activity must be entirely within the home. Activity outside of the home or in an accessory structure are not permitted.
- The business shall not create noise, dust, vibration, odor, smoke or electrical interference that is detectable outside of the home
- No customers may come to the home
- There shall be no exterior evidence of the business. No outside display including signs shall be allowed.

- Pick up and deliveries for the business will be restricted to vehicles having no more than two axles and shall be restricted to no more than two pick-ups or deliveries per day.



**PLANNING COMMISSION
NOTICE OF DETERMINATION**

Meeting date: September 16, 2019

Project Name/Description: Article 3, Section 3-170 Home occupations and home business offices.

Action Requested: Text Amendment

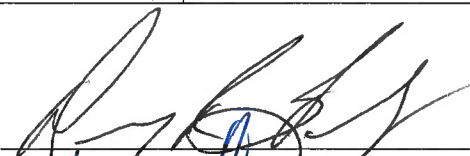
Special Review	Subdivision: Sketch Plan Approval ___ Conceptual ___ Preliminary Plan Approval ___ Final Plat Approval ___ Minor Subdivision ___ Major Subdivision ___
Site Plan Approval	
Variance	
Map Amendment	
Text Amendment X	

Petitioner has met all documentation requirements, all external approval requirements, and all code requirements, except for the following:


The Planning Commission Motion on Petition: Approval Denial Continued

Action on Motion:

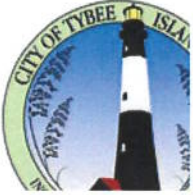
COMMISSIONER	FOR	AGAINST	COMMENTS
Bishop			Chair
Bossick			Vice Chair absent
Robertson	X		Motion
Gann			absent
Bramble	X		
Matlock	X		Second
McNaughton	X		

Planning Commission Chair: 

Date: 9/24/19

Planning & Zoning Manager: 

Date: 9-17-19



STAFF REPORT

PLANNING COMMISSION MEETING: October 21, 2019

CITY COUNCIL MEETING: November 14, 2019

LOCATION: 1111B Bay St.

PIN: 40021 16088

APPLICANT: Sue Else & Rex Osborn

OWNER: Sue Else & Rex Osborn

EXISTING USE: Single family dwelling

PROPOSED USE: Single family dwelling

ZONING: R-1

USE PERMITTED BY RIGHT: yes

COMMUNITY CHARACTER MAP: North Beach/Maritime District

APPLICATION: Zoning Variance (5-090) from Section 3-090A (Schedule of residential district dimensional requirement).

PROPOSAL: The applicant is requesting approval of a 12'4" rear setback variance for changing the layout of a nonconforming rear stairs. The stairway is currently 8'2" into the rear setback.

ANALYSIS: The applicant wants to change the layout of his rear stairs for personal reasons. There is no hardship. This does not meet the requirements for a variance

The Comprehensive Plan describes the North Beach/Maritime District as follows:

The North Beach/Maritime District is a multifaceted area with R-1, R-2, R-1B, R-1/NEC, R-T, E-C, PUD, and M-D zoning. Uses include commercial, recreational, campground, public/government uses and buildings, and a mix of residential styles and homes set on narrow streets. In addition to these developed portions, the area also includes extensive undeveloped environmentally sensitive areas with multi-use trails and public water access.

<i>Comprehensive Plan – Community Character Area The North Beach/Maritime District</i>		
<i>Recommended Development Strategies</i>		<i>Meets Strategy Y/N or N/A</i>
1.	Establish standards and guidelines for signage in keeping with island character	N/A
2.	Allow for the development of retail, restaurants and services for seasonal and year round populations	N/A
3.	Preserve and restore historic structures whenever possible	N/A
4.	Provide appropriate incentives for historic restoration projects	N/A
5.	Ensure continued preservation of old growth trees, parks, and greenspace	N/A
6.	Support development of the Tybee Island bikeway, including bike lanes and multi-use trails	N/A
7.	Facilitate public water access where appropriate and on public property	N/A
8.	Discourage down-zoning from commercial to residential in the Lazaretto Creek area and maintain commercial dock usage	N/A

STAFF FINDING
Staff recommends denial.

This Staff Report was prepared by George Shaw.

ATTACHMENTS

- A. Variance application
- B. SAGIS map (1 page)
- C. Site plan
- D. Construction drawing



" Variance "

CITY OF TYBEE ISLAND
ZONING VARIANCE APPLICATION

Fee
Commercial \$500
Residential \$200

(18)

Applicant's Name SUE ELSE / REX OSBORN

Address and location of subject property 1111 B BAY ST

PIN 40021 16088 Applicant's Telephone Number 912-655-7328

Applicant's Mailing Address 1111 B BAY ST. TYBEE ISLAND 31328

Brief description of the land development activity and use of the land thereafter to take place on the property:
WANT to build NEW STEPS FROM DECK to YARD

Property Owner's Name SUE ELSE / REX OSBORN Telephone Number 912 655 7328

Property Owner's Address 1111 B BAY ST Tybee ISLAND 31328

Is Applicant the Property Owner? Yes No

If Applicant is the Property Owner, Proof of Ownership is attached: Yes

If Applicant is other than the Property Owner, a signed affidavit from the Property Owner granting the Applicant permission to conduct such land development is attached hereto. Yes

Current Zoning of Property R-1 Current Use RESIDENTIAL

Names and addresses of all adjacent property owners are attached: Yes

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

[Signature]
Signature of Applicant _____ Date _____

NOTE: Other specific data is required for each type of Variance.

Fee Amount \$ 250.00 Check Number 520 Date 9/9/19

City Official [Signature]

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

- | <u>REFERENCE</u> | <u>DESCRIPTION</u> |
|------------------|---|
| 5-040 (D) (1) | Site plan and/or architectural rendering of the proposed development depicting the location of lot restrictions. |
| 5-040 (D) (2) | Narrative describing the hardship and the reason for the variance request.
Explain the hardship: <u>BETTER USE of outdoor space</u> |
| <hr/> | |
| 5-040 (D) (3) | A survey of the property signed and stamped by a State of Georgia certified land surveyor. |
| 5-090 (A) (1) | That there are unique physical circumstances or conditions beyond that of surrounding properties, including:
___ irregularity;
___ narrowness; or,
___ shallowness of the lot shape; or,
___ exceptional topographical or other physical circumstances, conditions, or considerations related to the environment, or the safety, or to historical significance, that is peculiar to the particular property; and; |
| 5-090 (A) (2) | because of such physical circumstances or conditions, the property cannot be developed in strict conformity with the provisions of the Land Development Code, without undue hardship to the property.
<u>NOTE: Provide attachments illustrating conditions on surrounding properties and on the subject property, indicating uniqueness, etc.</u> |
| 5-090 (B) | If this variance application is for a Height Variance, in addition to other requirements, the petitioner shall be required to:
___ Add two feet to each side yard setback for each one foot above 35 feet in height, and,
___ Have safeguards consisting of sprinkler systems, smoke detectors and other fire protection equipment deemed necessary at the time by the Mayor and Council, and,
___ Where a rear yard abuts a side yard of the adjacent lot, the petitioner shall be required to add two feet to the rear setback for each foot above 35 feet height. |

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

Signature of Applicant

Date

5-090(C) *Variance longevity.* After a variance has been granted by the mayor and council it shall be valid for a period of 12 months from date of approval. Such approval is based on information provided in the application. Building permits may only be granted for plans consistent with the approved application. Any deviation from the information submitted will require separate approval by the mayor and council.



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 _____

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 _____

Printed Name _____

Date _____

Sec. 5-090. - Variances.

(A) **Standards.** After an application has been submitted to the designated city official, reviewed by the planning commission, and a public hearing has been held by the mayor and council, the mayor and council may grant a variance from the strict application of the provisions in this Land Development Code only if a physical circumstance, condition, or consideration exists as described in subsection (1).

- (1) There are unique physical circumstances or conditions or considerations beyond that of surrounding properties, including a substandard lot of record that existed prior to March 24, 1971 (see section 3-040); irregularity; narrowness; or shallowness of the lot shape; or exceptional topographical or other physical circumstances, conditions, or considerations related to the environment, or to safety, or to historical significance, that is peculiar to the particular property; and;
- (2) Because of such physical circumstances or conditions or considerations, the property cannot be developed in strict conformity with the provisions of this Land Development Code, without undue hardship to the property.
- (3) A nonconforming use or structure does not constitute a unique physical circumstance, condition, or consideration.

(B) **Height.** No part of any structure shall project beyond 35-feet above the average adjacent grade of a property except:

- (1) Chimneys, flues, stacks, heating units, ventilation ducts, air conditioning units, gas holders, elevators, solar panels and similar appurtenances needed to operate and maintain the building on which they are located.
- (2) The following items that were existing on the date of the adoption of this ordinance: flag poles, television aerials, water towers and tanks, steeples and bell towers, broadcasting and relay towers, transmission line towers, and electric substation structures.

(C) **Variance longevity.** After a variance has been granted by the mayor and council it shall be valid for a period of 12 months from date of approval. Such approval is based on information provided in the application. Building permits may only be granted for plans consistent with the approved application. Any deviation from the information submitted will require separate approval by the mayor and council.

(D) **Reviewing variance applications.** The designated city official, planning commission, and governing body, shall consider the factors stated herein in reviewing variance applications in taking action on a particular variance. In exercising the powers to grant variances, the mayor and council may attach any conditions to its approval which it finds necessary to accomplish the reasonable application of the requirements of these regulations.

(E) **Application approval.** Notwithstanding any other provisions of this Code of Ordinances, the designated city official may approve applications for variances without the need of public hearings and without the need of review by the planning commission or the mayor and council as follows:

- (1) When either of the following circumstances exists:
 - a. The proposed improvement or alteration will not result in an expansion of the existing footprint of the existing structure; or
 - b. No additional encroachment into any setback shall be created by the proposed improvement, construction or addition.
- (2) When each of the following circumstances also exists:
 - a. No encroachment or construction of habitable space or other prohibited improvements will exist below one foot above the base flood elevation; and
 - b. The requested improvements or construction will not violate existing zoning provisions.This subsection shall have specific application to existing nonconforming structures as referred to in section 3-020.

(F) ***Compliance with ordinances.*** Notwithstanding any other provision of this Code of Ordinances, no application for a variance may be accepted nor may any variance be granted with respect to any property that is then not in compliance with the requirements of ordinances for the condition on which the variance is sought, unless the applicant files with the application a detailed written explanation of how, when, and by whom the need for a variance was created. In such a case, the planning commission shall make a recommendation to the mayor and council as to whether the variance should be approved or rejected or modified and the mayor and council, following a public hearing, may approve, reject or modify the variance request. In the event property is constructed in violation of the ordinances, the violation status remains until such time as the condition is rectified and placed in conformity with the ordinances. Violations of the ordinances may be subject to the enforcement provisions of this Code and all penalties permissible by law. A variance that is granted under this section does not excuse prior violations including those that have resulted or may result in enforcement action by the city.

(Ord. No. 1999-27, 8-12-1999; Ord. No. 2002-08, 5-9-2002; Ord. No. 2002-08 Variances, amended 8-29-2002; Ord. of 8-11-2005; Ord. No. 14-2010, 8-26-2010; Ord. No. 57-A-2014, § 1, 12-11-2014)

PARID: 40021 16088

ELSE SUE

1111 BAY ST

Most Current Owner

Current Owner	Co-Owner	Address 1	Address 2	City	State	Zip
ELSE SUE		1111-B BAY ST		TYBEE ISLAND	GA	31328

Digest Owner (January 1)

Owner	Co-Owner	Address 1	Address 2	City	State	Zip
ELSE SUE		1111-B BAY ST		TYBEE ISLAND	GA	31328

Parcel

Status	ACTIVE
Parcel ID	40021 16088
Category Code	RES - Residential
Bill #	2992975
Address	1111 BAY ST
Unit	
City	TYBEE ISLAND
Zip Code	31328-
Neighborhood	20198.00 - T198 TYBEE BAY ST
Class	R3 - Residential Lots
Appeal Status	

Legal Description

Legal Description	LOT 2 RIVERVIEW ESTATES SUB BEING A SUB OF LOT 1 & THE WEST- ERN PT OF LOT 2 BLOCK 5 BAY WD TYBEE SMB 18S 34
Deed Book	1442
Deed Page	285

Permits

Permit #	Permit Date	Status	Type	Amount
190273-1	07/05/2019	Issued	GM - GENERAL MAINT.	\$8,500.00
190351	06/27/2019	Issued	RF - ROOF	\$5,000.00
190343	06/24/2019	Issued	PO - POOL	\$29,500.00
190273	05/24/2019	Issued	GM - GENERAL MAINT.	\$6,000.00
040250-1	06/02/2004	Complete	RN - RENOVATIONS	\$1,000.00

Inspection

Inspection Date	Reviewer ID
03/16/2018	JEADY
04/11/2014	MWTHOMAS
05/17/2007	WWROBERT

Appraised Values

Tax Year	Land	Building	Appraised Total	Method
2019	217,800	258,200	476,000	Cost - MS
2018	217,800	251,600	469,400	Cost - MS
2017	217,800	253,300	471,100	Cost - MS
2016	193,600	239,900	433,500	Cost - MS
2015	296,200	142,500	438,700	Cost - MS
2014	296,200	158,400	454,600	Cost - MS
2013	296,200	156,900	453,100	Cost - MS
2012	296,200	145,900	442,100	Cost - MS
2011	296,200	145,900	442,100	Cost - MS

Sales

Sale Date	Sale Price	Sale Validity	Instrument Book - Page	Grantor	Grantee
09/06/2018	0	U	WD 1442 - 285	ANFINSON JULIE	ELSE SUE
05/26/2017	565,000	Q	WD 1090 - 556	WEISMAN HENRY G	ANFINSON JULIE
05/03/2010	0	U	WD 362X - 211	WEISMAN & MDEOFF HENRY G & JANE G	WEISMAN HENRY G
07/02/1999	93,000	Q	WD 204U - 0631	BARKS JENNIFER	WEISMAN & MEDOFF HENRY G
12/11/1998	0	U	QC 199A - 35	HARRIS HELEN B	BARKS JENNIFER

Land

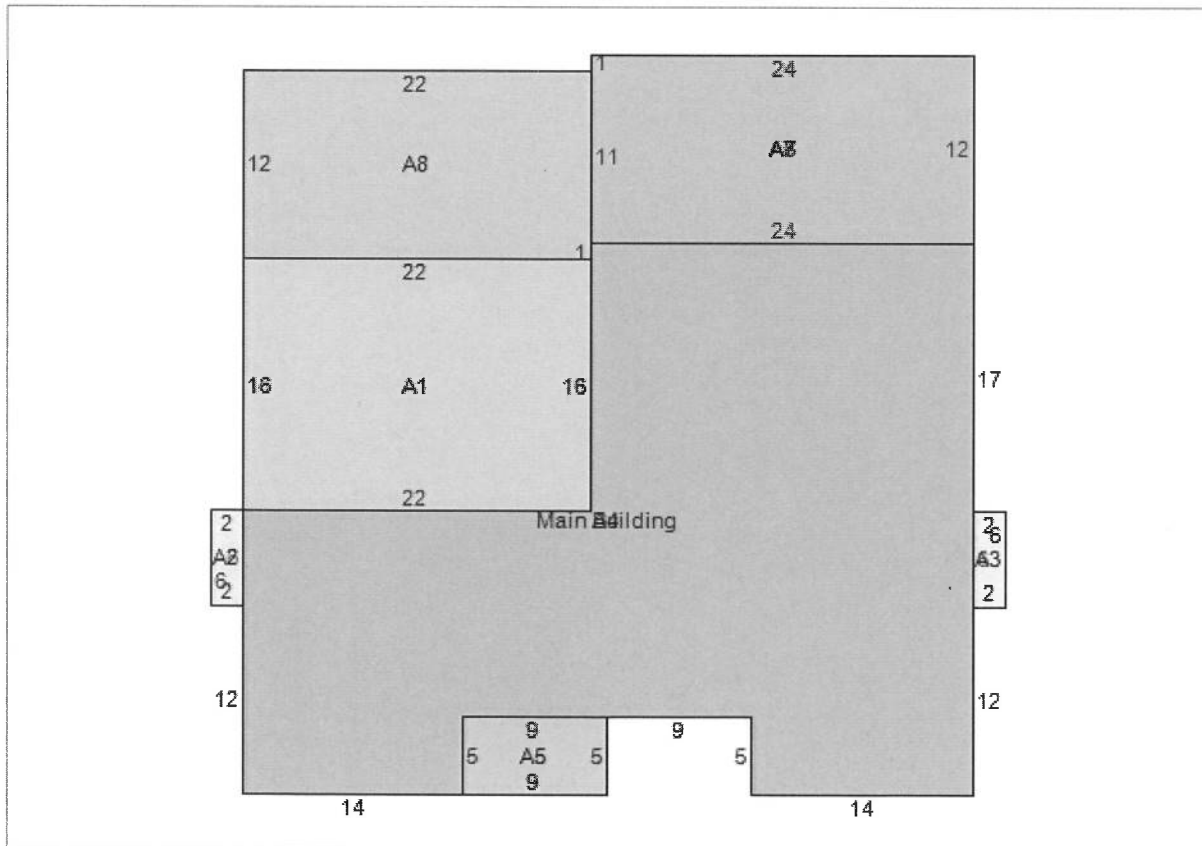
Line Number	1
Land Type	U - UNIT
Land Code	01 - SINGLE FAMILY RES
Square Feet	
Acres	
Influence Code 1	-
Influence Code 2	-
Influence Factor	
Land Value	217,800

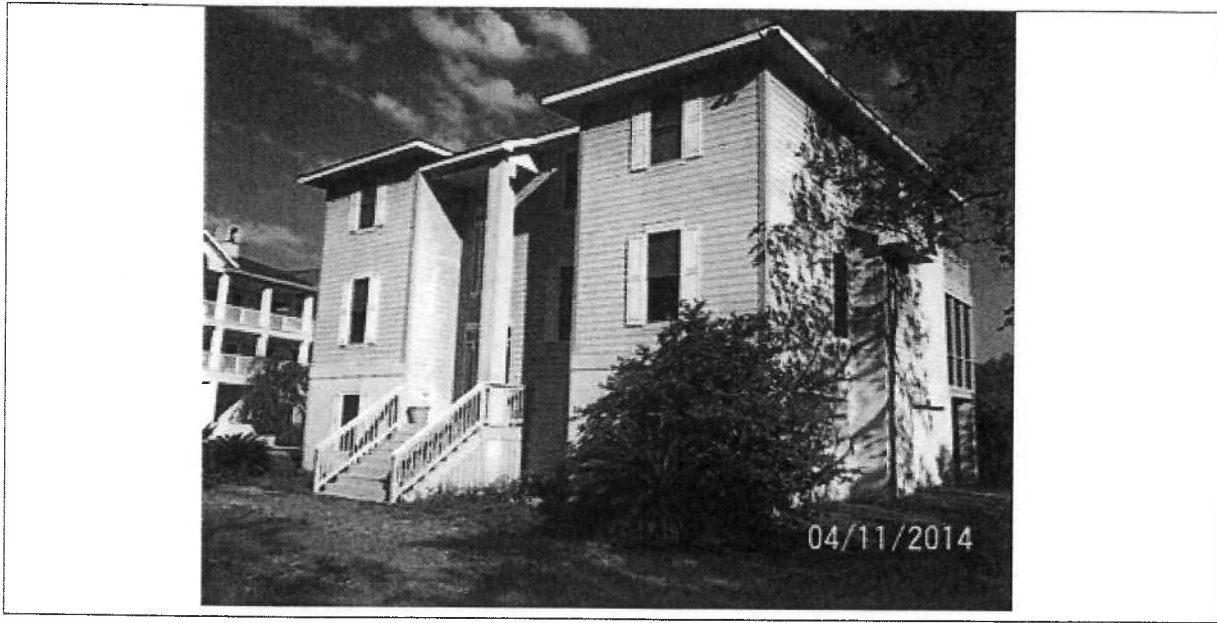
Residential Building

Card # 1
 Actual Year Built 2000
 Effective Year Built
 Type 1 - Single Family Residence
 Style/Stories 2 - TWO STORY
 % Complete 100
 Quality 400
 Condition AV - AVERAGE
 Living Area 2,668
 Basement Area 0
 Finished Basement Area No
 Bedrooms 3
 Full / Half Baths 3 / 0

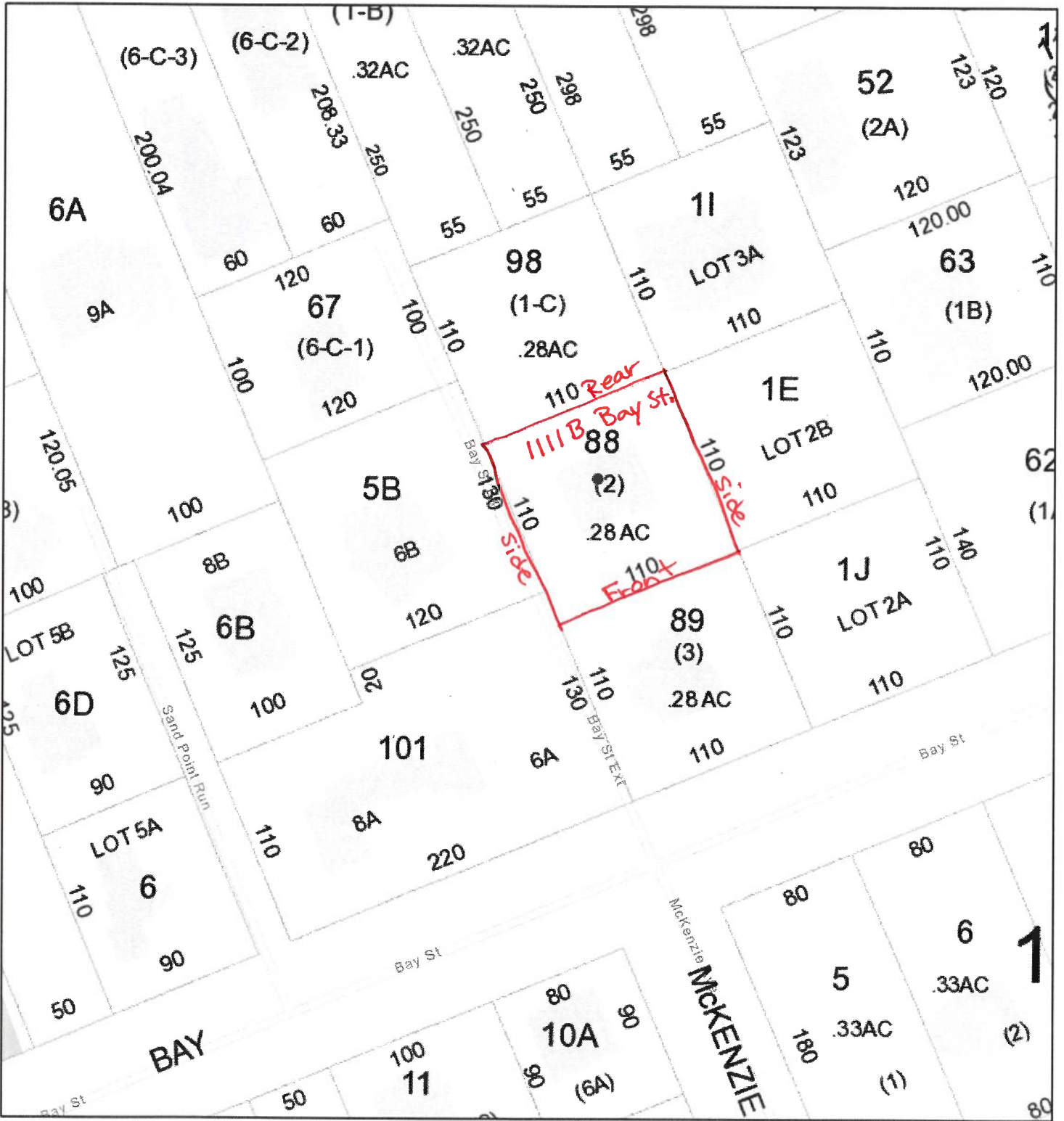
OBJ

Card #	Description	Year Built:	Grade:	Units:	Override:	Area:
1	6616 : HOUSE LIFTING, ELEV. ABOVE FLOOD PLAIN, RAISED FLR	2000	D	1		352





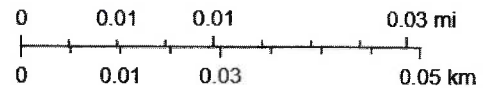
SAGIS Property Map Viewer



9/18/2019, 8:48:37 AM

1:1,128

 Property Boundaries (Parcels)



SAGIS

1111 B Bay St.
SUE ELSE

NOV 14

12.92'

EXISTING STAIRS

20' long
48" wide

12'-13' to property line

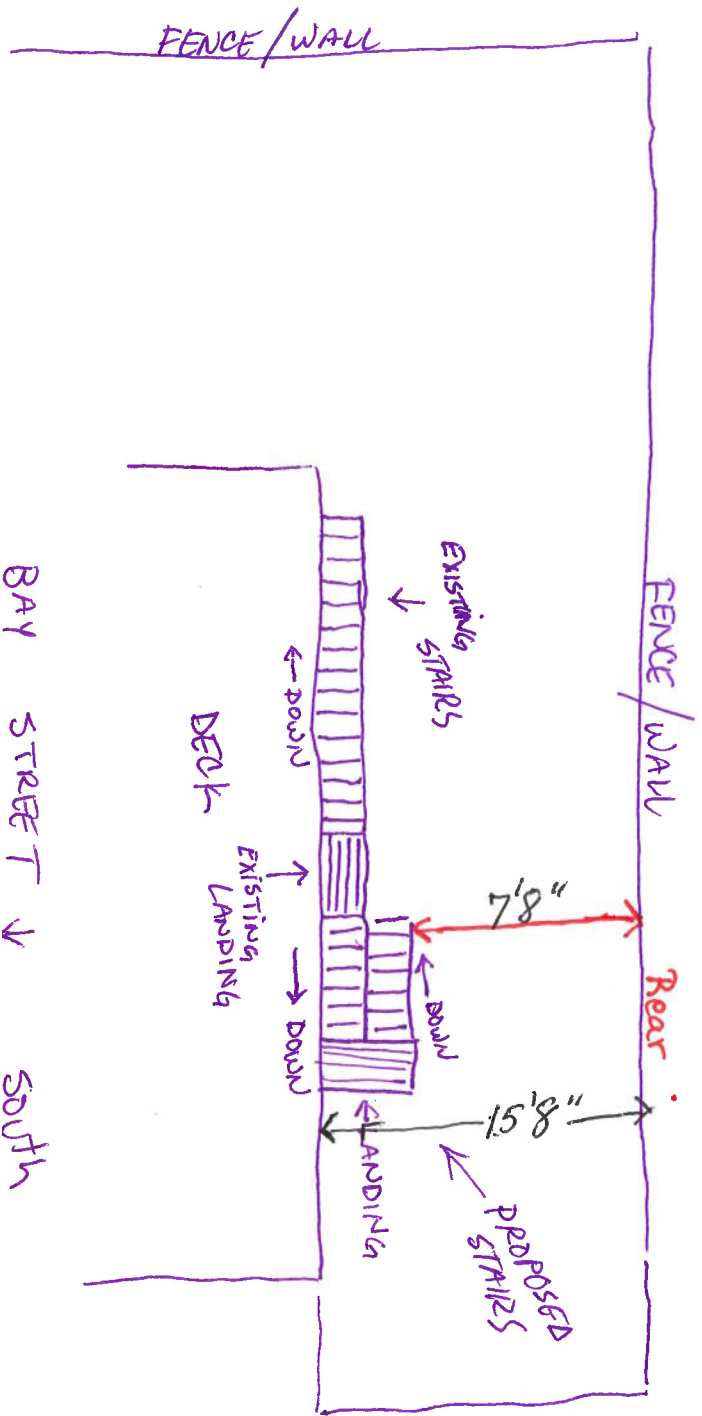
PROPOSED STAIRS

16' long
96" wide

8'-9' to property line
with walk the landing AND
7 steps

WEST

EAST

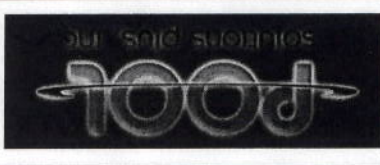




REVISIONS

ANFINSON RESIDENCE - POOL
1111 B BAY ST., Tybee Island, GA

Pool Solutions Plus, Inc.
13 Bryce Industrial Drive
Savannah, GA 31405
Ph. 912-920-2134
trichards@poolsolutionsplus.com



DRWN. BY:
azpoolz.com

DATE:
05-12-19

B

CONSTRUCTION



CONSTRUCTION NOTES:

POOL
Size: 30'-0" x 15'-0"
Per: 90'-0" S.A.: 450
Depths: 3'-0" to 6'-0"
I.A.: 855

SPA
Size: _____
Per: _____ S.A.: _____
Depths: _____
I.A.: _____

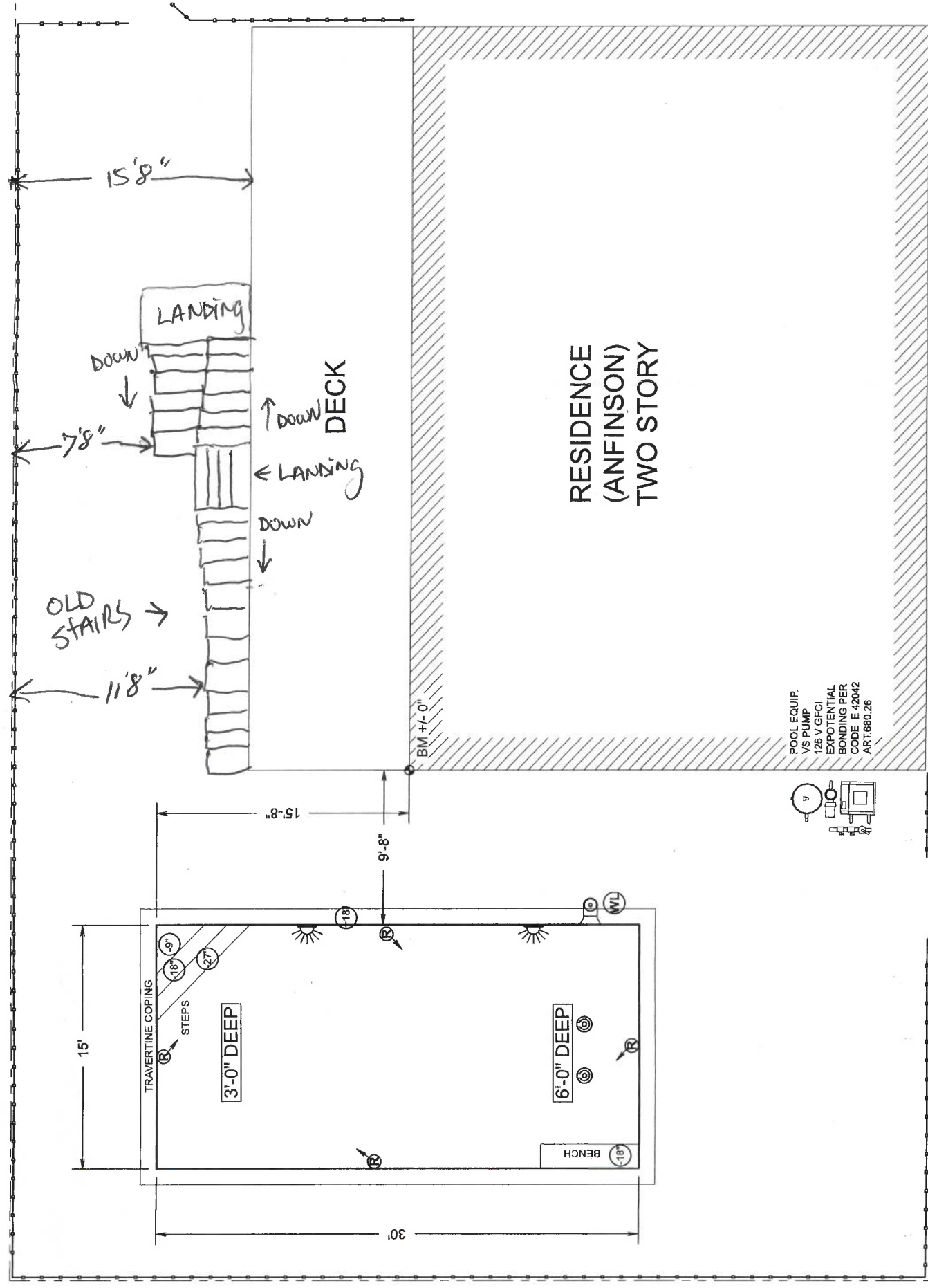
Excavation/Steel/Gunite: _____
Pool Decking: AS PER CONTRACT DOCUMENTS
Pool Equipment: AS PER CONTRACT DOCUMENTS
Plumbing Specs: _____
Electrical Specs: _____
Interior Finish: AS PER CONTRACT DOCUMENTS

Date: _____ Reason for Change Order: _____

Job No: _____ Date: _____
Name: Anfinson
Address: 1111 B Bay St.
City: Tybee Island, GA 31328
HM PH: _____ MBL PH: _____

Date: _____ Reason for Change Order: _____

Rear setback



POOL EQUIP.
VS PUMP
125 V GFCI
EXPOTENTIAL
BONDING PER
CODE E 42042
ART.680.26

1 PLAN
Scale: 1/8" = 1'-0"

- SKIMMER
- LEVEL VALVE
- RETURN
- LED LIGHT
- FLOOR DRAIN
- BENCH MARK
- BM +/- 0"

LEGEND

do not scale from drawing

Zone R-1 - 20' Front & Rear 10' sides



STAFF REPORT

PLANNING COMMISSION MEETING: October 21, 2019

CITY COUNCIL MEETING: November 14, 2019

LOCATION: 109 Jones Ave.
 APPLICANT: Thomas A. Smith III

PIN: 4-0003-13-021
 OWNER: Thomas A. Smith III

EXISTING USE: One single family dwelling lot
 and one C-2 lot

PROPOSED USE: One single family dwelling lot

ZONING: R-2 and C-2

USE PERMITTED BY RIGHT: Yes

COMMUNITY CHARACTER MAP: Inland Cottage Neighborhood

APPLICATION: Minor subdivision plat approval (Sec. 5-140)

PROPOSAL: The applicant is requesting minor subdivision approval for a two lot subdivision on Jones Ave.. Each lot will have public road frontage.

ANALYSIS: This subdivision would create two lots of a size that meet the requirements of the R-2 and C-2 zoning districts. They will both have sufficient access and be served by City water and sewer service. These lots existed in the past but had been combined years ago. Removing the split zoning issue is something that the City wants to see. It does create a nonconformity with the side setback on the residential lot.

Inland Cottage Neighborhood: This traditional neighborhood west of Butler consists of R-2, NG, P-C zoning characterized by a grid of narrow, tree lined streets. Housing includes permanent residences and rental homes, along with multifamily. Both traditional historic cottages and large new residential homes are found here. Other uses include low density commercial and grocery, public/government buildings, and parks.

<i>Comprehensive Plan – Community Character Area Inland Cottage Neighborhood – Section 1.2.6</i>		
<i>Recommended Development Strategies</i>		<i>Meets Strategy Y/N or N/A</i>
1.	New development, redevelopment and restoration should be consistent with existing character of the area in terms of mass, scale, use and density.	Y
2.	Permit only compatible uses including low density residential, public/institutional, and low impact commercial	Y
3.	Develop and implement design and architectural standards	N/A
4.	Historic structures should be restored and/or preserved whenever possible.	N/A
5.	The City should provide appropriate incentives for historic restoration projects.	N/A
6.	Implement streetscape improvement to improve the pedestrian/bicycle environment and encourage safety and mobility.	N/A

STAFF FINDING

This subdivision plat meets all requirements for a minor subdivision. Staff feels that removing the split zoning outweighs the minor setback nonconformity.

ATTACHMENTS

- A. Subdivision application (5 pages)
- B. Survey (1 page)
- C. SAGIS map (1 page)

"Recording Fee"



CITY OF TYBEE ISLAND
SUBDIVISION OF LAND APPLICATION

Applicant's Name Thomas A. Smith, III

Address and location of subject property 109 Jones Ave

PIN 40003 13 021 Applicant's Telephone Number 912 667 2017

Applicant's Mailing Address 216 EAST Point Dr. Savannah, Ga 31410

Brief description of the land development activity and use of the land thereafter to take place on the property:

owner petitions to divide out 107 Jones (A C-2 commercial lot) from the remaining 2 residential lots that make up 109 Jones

Property Owner's Name Telephone Number Thomas A. Smith, III (Jones TyBee LLC) 912 667 2017

Property Owner's Address 216 EAST Point DR

Is Applicant the Property Owner? Yes No

If Applicant is the Property Owner, Proof of Ownership is attached: Yes

If Applicant is other than the Property Owner, a signed affidavit from the Property Owner granting the Applicant permission to conduct such land development is attached hereto. Yes

Current Zoning of Property C-2 Current Use VACANT

Names and addresses of all adjacent property owners are attached: Yes

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: n/a Yes

Signature of Applicant Thomas A. Smith, III Date

NOTE: Other specific data is required for each type of Subdivision of Land.

Fee Amount \$ 125.00 Check Number 1562 Date 9/30/19

City Official [Signature]

FEE
MAJOR SUBDIVISION \$500
MINOR SUBDIVISION \$125

2018 Chatham County Board of Assessors

4-0003-13-021

Property Record Card

109 JONES AVE TYBEE ISLAND

APPRAISER MWTHOMAS	LOT C RECOMBINATION OF LOTS 92, B & N PT OF LOT A WARD 1 TYBEE ISL	SASSER LOUISE E ETAL*	CAMA ASMT
LAST INSP 07/05/2016	PRB 46P 89	101 DRUID RD	229,500 229,500 LAND 1
APPR 000008		SAVANNAH GA 31410	79,600 79,600 BLDG 2
ZONE			2,000 2,000 OBXF 3
			311,100 311,100 Cost - MS

SALES	BOOK /	INS VI QU RSN PRICE
	PAGE	
05 Jun 2012	378D 696 QC I U UQ	
	GRANTOR:SASSER LOUISE E	
	GRANTEE:SASSER LOUISE E ETAL*	



[Click for larger picture]

CODES		
PROPERTY USE	0006	RESIDENTIAL
UTA	0004	Tybee Island
NBHD	020225.00	T225 TYBEE INNER
EXEMPTIONS		

COMMENTS:	
31 Jan 2018	TY18 HS REMOVED APPLIED @ 1-74-3-17
13 Mar 2013	TY13 10S ENT FOR CLIFTON LAMAR SASSAR JR
13 Mar 2013	TY13 LEAVE MAILING ADDR, MAIL GOES TO MOTHERS HOME
05 Mar 2013	TY13 MAIL GOES TO DRUID ROAD TO MOTHERS HOME
02 Aug 2012	TY13 378D/696: *ETAL: CLIFTON LAMAR SASSER JR, VERNA DEE SASSER KING
04 Jan 2012	TY2012 NEW PIN; COMBINATION OF 4-0003 -13-(013, 018 & 019) PRB 46P 89

HISTORY	LAND	IMPR	TOTAL	
2017	370,800	56,100	426,900	Cama
2016	370,800	47,200	418,000	Cama
2015	372,300	49,400	421,700	Cama
2014	372,300	49,900	422,200	Cama
2013	372,300	50,500	422,800	Cama
2012	372,300	49,000	421,300	Cama



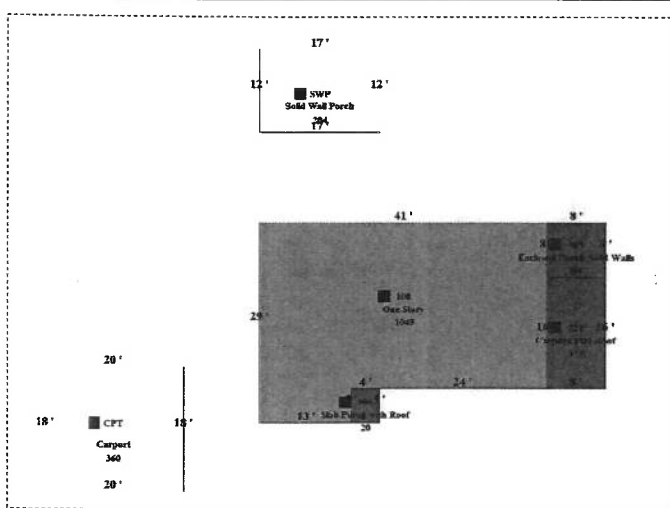
EXTRA FEATURES																	
ID#	BLDG #	SYSTEM DESC	DIM 1	DIM 2	UNITS	QL	UNIT PRICE	RCN	AYB	EYB	DT	ECON	FUNC	SP	SP%	RCNLD	MKT VALUE
180595	110167	AV CPT FLAT/SHED RF DET.CARPORT	0	0	360.00	A	8.43	3,035	1970	1970	2R					607	600
180596	110167	MISC BUIL. AV 0000000000	0	0	204.00	A	15.05	3,070	1970	1970	2R					614	600
180597	110168	Roof Scr Por/Slab AV	0	0	225.00	A	18.40	4,140	1970	1970	2R					828	800

LAND														
ID#	USE DESC	FRONT	DEPTH	UNITS / TYPE	PRICE	ZONING	LCTN	TOPO	OTHER	ADJ1	ADJ2	ADJ3	ADJ4	MKT VALUE
140634	SINGLE FAMILY RES			1.00-LT	135000.00					SZ70				229500

2018 Chatham County Board of Assessors
Property Record Card

4-0003-13-021
109 JONES AVE TYBEE ISLAND

BUILDING SECTION 110167-1-2018	CONSTRUCTION TYPE Residential	RCN 97,078	AYB 1959	EYB 1970	DEP TYPE MS	PHYS 59.00	ECON 0.00	FUNC 0.00	OBSV / % 0.00	TOTAL DEP % 59.00	RCNLD 39,802	U.FACTOR	MKT VAL 79,600
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[Click for larger picture]

DOG PRESENT,MBDA 10X18 P.P.

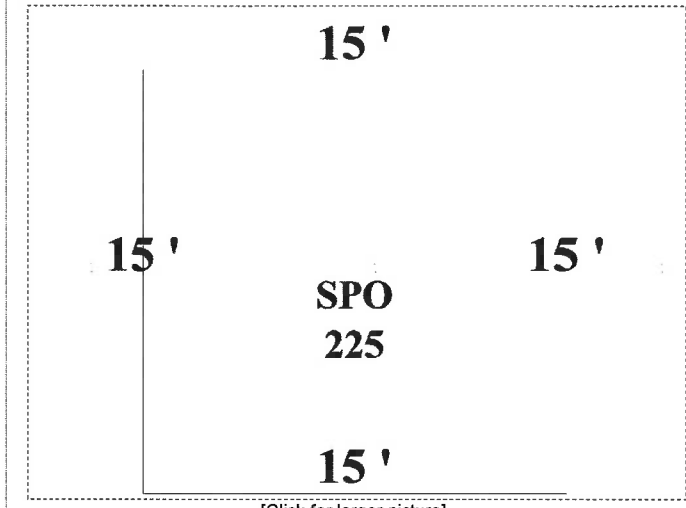
SECTION TYPE	1 - Main
AREA	1049
TYPE	1 - Single-family Residence
FRAME	3 - Masonry Frame
STYLE	1 - One Story
QUALITY	3.00
CONDITION	3.00
# UNITS	0
# OF BEDS / BATHS	2 / 1.00

COMPONENTS			Units	%	QUAL
R1	163	Masonry, Concrete Block		100.00	
R2	208	Composition Shingle		100.00	
R3	309	Forced Air Furnace		100.00	
R4	402	Automatic Floor Cover Allowance			
R6	601	Plumbing Fixtures (#)	5.00		
R6	602	Plumbing Rough-ins (#)	1.00		
R6	622	Raised Subfloor (% or SF)		100.00	
R7	721	Carport, Flat Roof (SF)	128.00		
R11	909	Enclosed Porch (SF), Solid Walls	64.00		

2018 Chatham County Board of Assessors
Property Record Card

4-0003-13-021
109 JONES AVE TYBEE ISLAND

BUILDING SECTION 110168-1-2018	CONSTRUCTION TYPE Drawing Only	RCN NaN	AYB	EYB	DEP TYPE MS	PHYS	ECON 0.00	FUNC 0.00	OBSV / % 0.00	TOTAL DEP %	RCNLD NaN	U.FACTOR	MKT VAL NaN
--	--	-------------------	------------	------------	-----------------------	-------------	---------------------	---------------------	-------------------------	--------------------	---------------------	-----------------	-----------------------



[Click for larger picture]

COMPONENTS	Units	%	QUAL
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PLAT NORTH
Z
SEE REF. # 1

THIS BOX RESERVED FOR THE CLERK
OF THE SUPERIOR COURT

APPROVED BY PLANNING AND ZONING MANAGER

GEORGE SHAW _____ DATE _____

GENERAL NOTES:
1. IN ACCORDANCE WITH F.L.S.M. MAP NO. 13051C02012020, REVISED AUGUST 16, 2018, THIS PROPERTY DOES FALL WITHIN A SPECIAL FLOOD HAZARD AREA (ZONE "A", E-97).
2. NO GUARANTEE, EITHER STATED OR IMPLIED IS MADE THAT THIS PROPERTY IS NOT SUBJECT TO EASEMENTS, CLAIMS, RESTRICTIONS, SUBSURFACE CONDITIONS, OR ANY OTHER MATTERS OF TITLE THAT ARE NOT VISIBLE, NOT DISCLOSED, NOT DISCOVERED DURING THIS SURVEY OR BY TITLE EXAMINATION. THIS SURVEY WAS CONDUCTED, PREPARED AND ISSUED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS WITHOUT RE-CERTIFICATION BY THE UNDERSIGNED.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES OR PARTIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS WITHOUT RE-CERTIFICATION BY THE UNDERSIGNED.
4. THIS SURVEY IS NOT VALID WITHOUT ORIGINAL SIGNATURE. DECLARATION IS MADE ON THE DATE INDICATED AND TO THE PERSON OR PERSONS SHOWN. SURVEY IS NOT TRANSFERABLE TO DOG EAT DOG, PARTNERS, HEIR, HEIRS OR SUCCESSORS.
5. ALL UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, GAS, SEWER, AND CABLE, ARE SHOWN AS LOCATED IN THE FIELD WHERE POSSIBLE BUT NO GUARANTEE CAN BE MADE AS TO LOCATION OR THAT ALL UNDERGROUND UTILITIES ARE SHOWN.
6. PORTIONS OF THE METES AND BOUNDS SHOWN MAY HAVE BEEN TAKEN FROM PLATS AND/OR DEEDS OF RECORD AND HAVE NOT BEEN VERIFIED BY FIELD SURVEY.
7. HORIZONTAL DATUM - GEORGIA STATE PLATE (EAST ZONE NAD83)
8. THIS PLAT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.
9. THE TERM "CERTIFICATION" AS USED IN RULE 190-6-.09(2) AND (9) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER STATED OR IMPLIED.

MITR
GPS/GIS/SURVEY

3/4 EASTRIQUE DRIVE,
PO BOX 9123-3544145
FAX: 912-354-4600
EMAIL: MIK377@CSNACAD.NET
MIK377@CSNACAD.NET

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN REPAIRED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL, CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONTINUED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

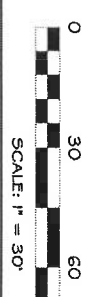
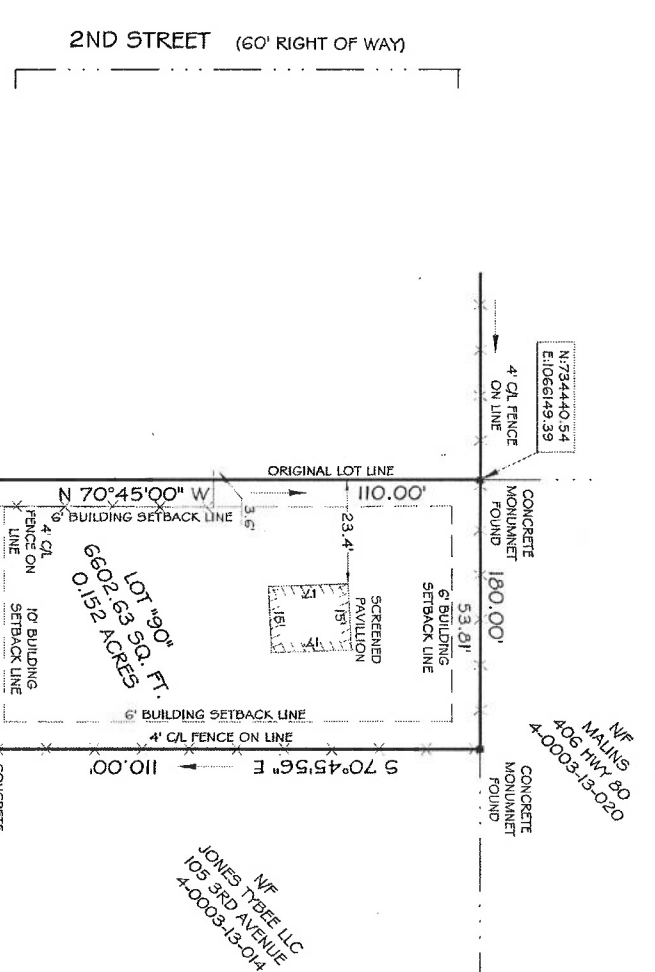


RE-CERTIFICATION OF ORIGINAL LOTS OF RECORD

ORIGINAL TYPE LOTS 90, 91 AND 92 KNOWN AS 109 JONES AVENUE, LYING AN BEING IN THE CITY TYPE, WARD 1, CHATHAM COUNTY, GEORGIA

PREPARED FOR
TOM SWINT
216 EAST POINT DRIVE
SAVANNAH, GEORGIA

PLAT: 07/03/2019
FIELD: 04/30/2019
REVISION DATE:
SHEET 1 OF 1



ASPHALT PAVEMENT

REFERENCES:
1. FRS 46-99

ANGULAR ERROR: LESS THAN 1" PER POINT
ERROR OF CLOSURE: FIELD 1/12, 457
ERROR OF CLOSURE: PLAT 1/27, 523
EQUIPMENT USED: TOTAL STATION
ADJUSTMENT METHOD: COORDINATE METHOD

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT



APPROVED BY PLANNING AND ZONING MANAGER

GEORGE SHAW

DATE

GENERAL NOTES:

1. IN MY OPINION IN ACCORDANCE WITH F.I.R.M. MAP NO. 130510021924HG, REVISED AUGUST 16, 2016, THIS PROPERTY DOES FALL WITHIN A SPECIAL FLOOD HAZARD AREA (ZONE "AE-3").
2. NO GUARANTEE, EITHER STATED OR IMPLIED IS MADE THAT THIS PROPERTY IS NOT SUBJECT TO EASEMENTS, CLAIMS, RESTRICTIONS, SUBSURFACE CONDITIONS, OR ANY OTHER MATTERS THAT COULD AFFECT THE SURVEY. THIS SURVEY IS CONDUCTED AND ISSUED WITHOUT BENEFIT OF ANY TITLE EXAMINATION.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES OR ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY OTHERS WITHOUT RE-CERTIFICATION BY THE UNDERSIGNED.
4. THIS SURVEY IS NOT VALID WITHOUT ORIGINAL SIGNATURE, DECLARATION IS MADE ON THE PART OF THE SURVEYOR THAT THE SURVEY IS TRUE AND CORRECT TO THE BEST OF HIS/HER KNOWLEDGE AND BELIEF AND THAT THE SURVEYOR IS NOT PROVIDING PROFESSIONAL SERVICES TO ANY ADDITIONAL PERSONS, ENTITIES, INSTITUTIONS OR SUBSEQUENT OWNERS.
5. NO WETLAND OR ENVIRONMENTAL ISSUES HAVE BEEN ADDRESSED ON THIS PLAT.
6. UNDERGROUND FEATURES ARE LOCATED IN THE FIELD WHERE POSSIBLE BUT NO GUARANTEE CAN BE MADE AS TO LOCATION OR THAT ALL UNDERGROUND FEATURES ARE SHOWN.
7. PORTIONS OF THE METES AND BOUNDS SHOWN MAY HAVE BEEN TAKEN FROM PLATS AND/OR RECORDS AND HORIZONTAL DATA HAS BEEN OBTAINED FROM THESE SOURCES.
8. HORIZONTAL DATA HAS BEEN OBTAINED FROM THE FOLLOWING SOURCES:
 - a. ANY VERTICAL INFORMATION SHOWN INDICATED ON THIS PLAT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.
 - b. THE TERM "CERTIFICATION" AS USED IN RULE "400-6-.09(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. "400-2-60" AND "01" SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER STATED OR IMPLIED.

MITTR
 GP/S/G/SURVEY
 374 HAZARDWOOD DRIVE
 SAVANNAH, GEORGIA
 PHONE: 912-354-4145
 FAX: 912-354-4500
 MITR374@COMCAST.NET

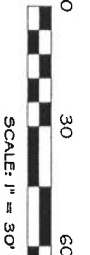
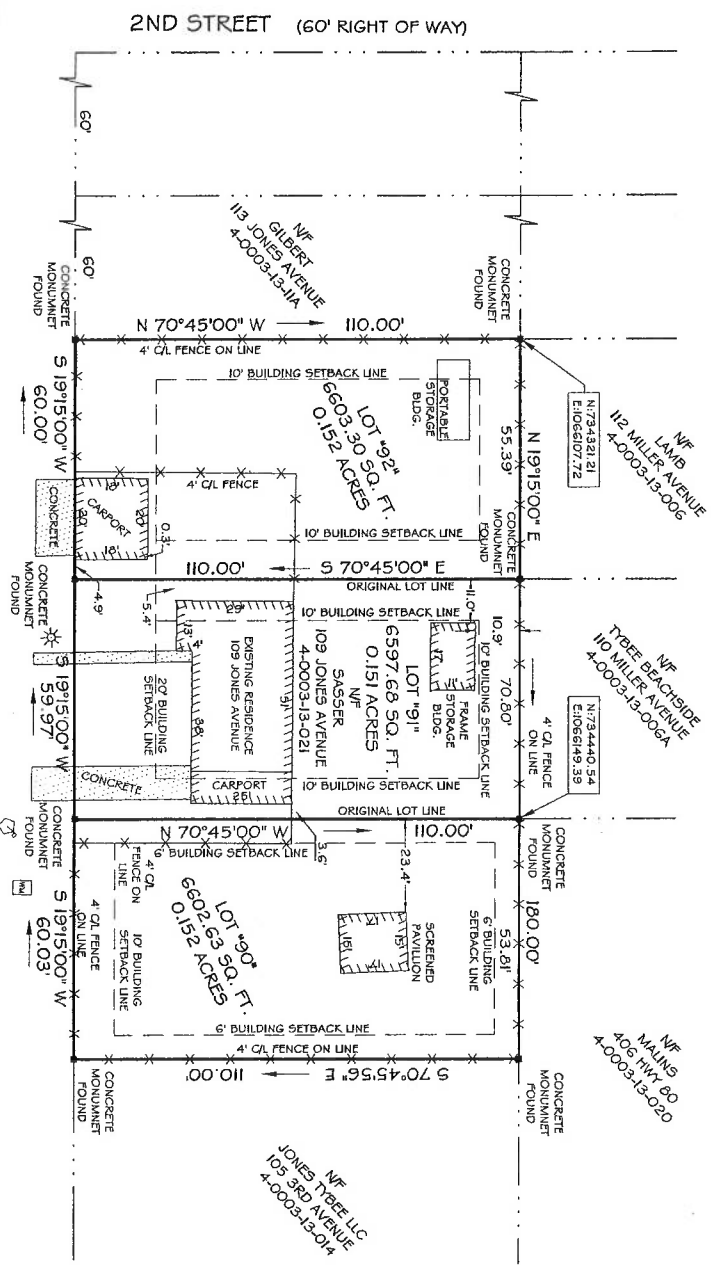
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN REPAIRED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIED WITH THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



RE-CERTIFICATION OF ORIGINAL LOTS OF RECORD
 92 KINDWAS AS 109 JONES AVENUE, LYING AN BEING IN THE CITY OF TYBEE, WARD 1, CHATHAM COUNTY, GEORGIA

PREPARED FOR:
 TOM DAMITI
 216 EAST POINT DRIVE
 SAVANNAH, GEORGIA

PLAT: 07/03/2019
 FIELD: 04/30/2019
 REVISION DATE:
 SHEET 1 OF 1

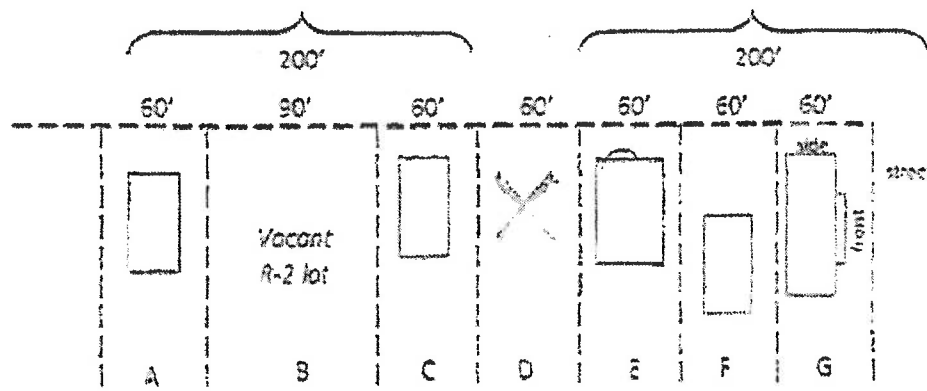


REFERENCES:
 1. PRS 467-69

ANGULAR ERROR: LESS THAN 1 PER POINT
 ERROR OF CLOSURE: FIELD 1/12 457
 ERROR OF CLOSURE: TOTAL 57.263
 ADJUSTMENT METHOD: COORDINATE METHOD

Microsoft Outlook interface showing the Mail folder pane on the left. The pane includes sections for Mail, Personal Folders, Deleted Items, Drafts, Inboxes, Outbox, Personal, RSS Feeds, Sent Items, Search Folders, and Archive Folders. The Archive Folders section is expanded, showing multiple instances of Archive Folders, Deleted Items, and Sent Items. The main window displays a list of 1883 items.

Screenshot of the SAGIS web application interface. The browser address bar shows the URL: <https://www.sagis.org/Home/Map/>. The page title is "SAGIS". The navigation menu includes File, Edit, View, Favorites, Tools, and Help. The search bar contains the text "10 Fishing knots for hooks...". The map area displays a street grid with labels for 5th Ave, Miller Ave, 4th Ave, 3rd Ave, 2nd Ave, Lovell Ave, and Butler Ave. A "Loading..." dialog box is overlaid on the map. The bottom of the page features a toolbar with various map controls and a status bar showing the time as 5:44 PM.



A	18'
A	18'
B	20'
B	20'
C	15'
C	15'
E	14'
E	15'
F	20'
F	20'
G	N/A
G	N/A
178 + 10 = 17.8'	
front setback	
allowed on Lot D	

(2) A second set of stairs from an existing elevated home or existing home to be elevated in the future may encroach into the setback upon approval of the zoning administrator. The stairs shall encroach as little as possible into the setback.

(B) *Schedule of other than residential districts (commercial, maritime and transitional business-residential) dimensional requirements **.

** Zone	Minimum Lot Area (square feet)	Front Yard	Rear (feet)	Side (feet)	Maximum Structure Height (feet)
C-1 (A)	(Not applicable to allowed uses)	0	None required except 15 feet if bordering residential use.	None required except 15 feet if bordering residential use.	35
C-1(B)	(Not applicable to allowed uses)	8	6	5	35
C-1(C)	4,500 Single-Family 6,750 Two-Family 1,125 per unit Multi-Family	20	10	10	35

ZONE C-2	Sq FOOTAGE (Not applicable to commercial uses)	YARD 10	6 REAR	6 SIDE	35 MAX Structure HEIGHT
M-D	(Not applicable to allowed uses)	20	10	10	35
TBR	4,500 Single- Family 6,750 Two-Family	20	10	10	35

107 Jones (The Commercial Lot)

* When abutting public streets, any principal structure shall be located no nearer than five feet to that lot line.

** Where a commercial establishment abuts a residential zoning, a suitable screen will be required. See section 3-160. This screen shall be either natural (planting) or manmade and shall be maintained in good order and approved by the zoning administrator. Minimum height is six feet.

*** C-1(A) Retail uses and food/beverage service uses.

C-1(B) Hotel and motel uses, with 80 percent maximum lot coverage.

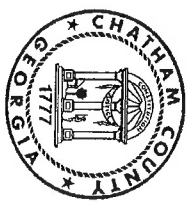
C-1(C) Residential uses, including single-family, two-family, and multi-family (triplexes, quadraplexes, townhomes, apartments, tourist homes, condominiums, timeshares, and similar uses), bed and breakfast uses, and public structures.

(C) *Structures above 35 feet.* If a variance is granted by the mayor and council for a building with a height in excess of 35 feet, in no event shall a building permit be granted without the following restrictions:

- (1) Structures greater than 35 feet in height shall be fully equipped with fire safe guards consisting of sprinkler systems, smoke detectors and any other fire protection measures deemed necessary at the time by the mayor and council.
- (2) Before a permit can be granted on said request, an affidavit of the builder and owner must be executed agreeing to same to be completed within an agreed upon reasonable time.

(D) *Calculating maximum height for development on existing structures or slabs.* In any situation, including specifically but not limited to, the batteries that were formerly part of Fort Screven, where new construction or remodeling of existing improvements is proposed, the elevation for

Tax Commissioner
 *atax.org
 4thorpe Ave, Suite 107
 (912) 652-7100 Fax: (912) 652-7101
APPEALED -



Tax Payer: JONES TYBEE LLC
 Map Code: 40003 13021 REAL
 Description: LOT C RECOMBINATION OF LOTS 92,
 Location: 109 JONES AVE 31328
 Bill No: 2019-2952742
 District: 040 TYBEE

TEMPORARY BILL

Building Value	Land Value	STEPHENS/ DAY	STEPHENS/ DAY CPI	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
122,600	229,500	0	0	352,100	11/15/2019	08/19/2019	11/15/2019	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	299,275	119,710		119,710	12.8530	1,538.63		1,381.81
COUNTY SALES TAX CREDIT					-1.3100			-156.82
COUNTY SCHOOL M&O	299,275	119,710		119,710	18.8810	2,260.24		2,260.24
TYBEE ISLAND	299,275	119,710		119,710	6.6330	794.04		470.58
TYBEE SALES TAX CREDIT					-2.7020			-323.46
TOTALS					34.355	4,592.91	-480.28	4,112.63



Our records indicate that the Fair Market Value of this property is under Appeal. You have been billed at 85% of the Fair Market Value or 100% of last year's value, whichever is lower.

THIS IS A TEMPORARY TAX BILL PENDING THE OUTCOME OF THE APPEAL PROCESS. UPON RESOLUTION OF THE APPEAL THERE MAY BE ADDITIONAL TAXES DUE OR A REFUND ISSUED.

IF NOT PAID BY THE DUE DATE, INTEREST, PENALTY, AND OTHER FEES AS APPLICABLE WILL ALSO BE DUE.

Pay online at www.chathamtax.org at your convenience using your checking account, MasterCard, Visa, American Express or Discover. Available 24 hours a day. Applicable Convenience Fees apply.

The Payment Good Through date is for the tax year indicated above only. If an amount appears in the Back Taxes column, a different due date is applicable. All taxes, including Appeal bills become delinquent if not paid in full by the Due Date. Delinquent taxes are charged interest and penalty as applicable in accordance with O.C.G.A. 48-2-40 and 48-2-44.

Current Due	\$4,112.63
Penalty	.00
Interest	.00
Other Fees	.00
Previous Payment	-2,137.63
Back Taxes	.00
TOTAL DUE	\$1,975.00

Printed: 08/19/2019

**Sherri Simmons**

Saturday at 5:28 PM ·



Planning Commission Meeting AGENDA June 17, 2019 at 7:00 p.m. PC reports to City Council and then they will discuss these issues at their meeting on July 11, 2019 at 7:00 p.m. If any of the following issues concern you, go to the meeting, or at least watch on channel 7. Let the PC members know your opinion.

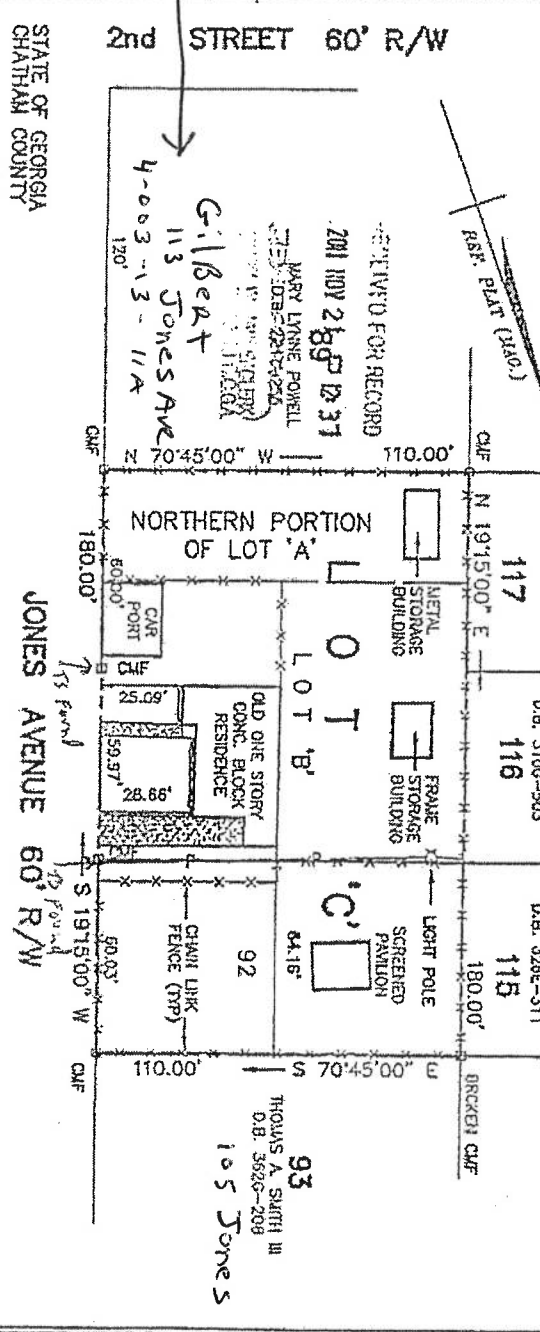
SUBDIVISION OF LAND: REQUESTING TO DIVIDE PROPERTY BACK INTO 3 SINGLEFAMILY LOTS- 109 JONES AVE- THOMAS A. SMITH. This is the Sasser's old house, The plan is to tear down the house and build 3 houses there. Everyone has property rights, but this is an example of what's happening all over Tybee now.

Discussion only:

1. Home Base Business and Home Occupation Business
2. Changing to buildable area requirement rather than simply lot size.
3. Requiring 100 percent (less driveway) greenspace in setbacks



CAF = CONCRETE MONUMENT FOUND
 TYP = TYPICAL
 D.B. = DEED BOOK



STATE OF GEORGIA
 CHATHAM COUNTY

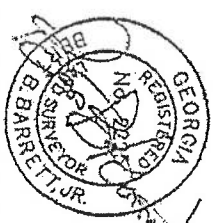
RECOMBINATION PLAT OF LOT 92 AND LOT 'B' AND THE NORTHERN PORTION OF LOT 'A' OF A RECOMBINATION OF LOTS 89-91, WARD 1, KNOWN AS NO. 109 JONES AVENUE, TYBEE ISLAND, GEORGIA.

FOR: LOUISE E. SASSER

DATE OF SURVEY: NOVEMBER 9, 2011
 DATE OF PLAT: NOVEMBER 17, 2011

SCALE: 1" = 40'

BERT BARRETT, JR. LAND SURVEYING, P.C.
 145 RUNNER ROAD
 SAVANNAH, GA. 31410
 (912) 697-0661



THIS IS TO CERTIFY THAT THE PROVISIONS RELATIVE TO GEORGIA CODE SECTION 15-6-87(D) DO NOT REQUIRE APPROVAL OF THIS PLAT BY ANY GOVERNING AUTHORITY PRIOR TO THE RECORDING WITH THE CLERK OF SUPERIOR COURT.

Handwritten: 40P pg 59

E.O.G. FIELD	1 / 18,000
< ERROR/POINT	
ADJ. METHOD	NONE
E.O.G. PLAT	1 / 1" = 40'
TOTAL STATION	LEITZ SET 3

F.B. (020-13) (428-09) & 362-88

Handwritten: Adjoining Property Owners

