



AGENDA PLANNING COMMISSION August 19, 2019 at 7:00 PM

Call to Order

Consideration of Minutes

- 1 MINUTES OF JULY 15, 2019
- 2 MINUTES OF JULY 23, 2019

Disclosures and Recusals

Old Business

New Business

- 3 SITE PLAN WITH VARIANCE:REQUESTING TO REBUILD STRUCTURE WITH 3 FOOT REAR AND 2 FOOT SIDE SETBACKS-302 TENTH ST-ZONE R-2-40006-09003-OWNER ANTHONY P. RUSSO APPLICANT NATALIE AIKEN.
- 4 VARIANCE: REQUESTING 31/2 FEET ON SIDE AND REAR SETBACKS-9 MOORE AVE-ZONE R-1-B-40002-02012-OWNER RHR PROPERTIES,LLC APPLICANT THOMAS J. MAHONEY III

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.

Item Attachment Documents:

- 1 MINUTES OF JULY 15, 2019



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 MINUTES July 15, 2019

Chair Bishop called the July 15, 2019, Tybee Island Planning Commission meeting to order. Commissioners present were **Marianne Bramble, David McNaughton, Alan Robertson, Charles Matlock** and **Tina Gann**. **Ron Bossick** was absent.

Consideration of Minutes:

Chair Bishop asked for consideration of the June 17, 2019, meeting minutes. **Commissioner Robertson** made a motion to approve. **Tina Gann** seconded. The vote to approve was unanimous.

Disclosures/Recusals:

Chair Bishop asked if there were any disclosures or recusals. **Commissioner Bramble** disclosed she has a grandchild that attends the Maritime Academy and that would not prevent her from making a fair decision on this item.

Old Business:

Chair Demery Bishop asked if there was any old business. **Commissioner Robertson** asked if the discussion last month on short-term vacation rental licenses was finished or does it need to be discussed more. **Chair Bishop** stated that this body does not need to continue that item.

New Business:

Site Plan approval/Special review: modular building added to the lot – 714 Lovell Avenue – Zone R-2 – 40005-19001 – Tybee Island Charter School dba Tybee Island Maritime Academy.

George Shaw approached the Planning Commission and stated the Tybee Island Maritime Academy wants to add a four classroom modular building. The applicant did not submit a site plan with the packet. **Perb Fortner**, CFO of the Tybee Island Maritime Academy and the applicant, told him that was not required the last time they did an expansion. **George Shaw** stated he spoke to the City Manager Shawn Gillen about that and he asked him to please put this on the agenda because there is a time constraint to get them built. There is also a letter we gave you tonight that did not make it in the packet from The City Engineer Downer Davis, who did review what was in the packet. Staff cannot recommend approval because it is not a complete application. **Commissioner Robertson** stated in the instance of their urgency to get started before this school year he would like to hear from the petitioner. **Commissioner Matlock** stated this packet should have been done right, the process is not complete. **Chair Bishop** stated he would like to hear from the petitioner. **Perb Fortner** approached the Planning Commission and stated he is the CFO for the Tybee Island Maritime Academy and he lives at 1 Beachwood Court, Tybee Island. **Perb Fortner** stated they have come here with an incomplete package to not spend the Governments money until we know that there is an end. He stated they are trying to get the modular classrooms installed and available for use by the first of the

year. He also stated they would only need four parking spaces for the new building. **Carolyn Jurick**, who is a Chairman for the Tybee Island Maritime Academy, approached the Planning Commission and stated that the building will be raised and they are a locally approved Charter school and this year there are 296 kids enrolled. These classrooms are needed to accommodate our growing school. **Peter Ulrich**, who is the principal for the Tybee Island Maritime Academy, approached the Planning Commission and stated that they want to add “Maker” space to enervate and create and a “Coding” class that would be with robots. This would connect them with the maritime industries and also stem (Science, Technology, Engineering, Math) and steam (Science, Technology, Engineering, Art, Math) opportunities. **Jason Ball** approached the Planning Commission and stated he is the engineer for this project and the drainage and parking will be handled the same way the other buildings on the property were done. He also stated that they will provide a survey and drainage plans when they finish them. **Commissioner McNaughton** asked which square footage is the correct one that they are proposing. In addition, can the dumpster be moved out of the City Right of way? **Perb Fortner** stated the correct one is 4,500 square feet. Moreover, they will look at moving the dumpster. **Commissioner Bramble** asked if they could get the Drainage plan done and added to the packet before the City Council meeting in August. **Perb Fortner** stated yes they could. **Karen Gilbert** who lives at 113 Jones Avenue approached the Planning Commission and asked if there were any trees where this building will be going and stated that they should have submitted a complete packet for this submittal. **Jason Ball** approached the Planning Commission and stated they will have the mitigation of the trees on the survey they submit. **Jason Ball** approached the Planning Commission and stated he would have the drainage plan and survey done by Monday July 22, 2019 for the packet. **Commissioner McNaughton** made a motion to continue to July 23, 2019 at 8:00am with a complete packet. **Commissioner Gann** seconded. The vote to continue to special meeting was unanimous.

Discussion only:

Changing R2 minimum lot size to 9,000 square feet.

George Shaw approached the Planning Commission and stated this is a continuation from the last meeting. The 9,000 square feet came up at our workshop. Currently the R-2 minimum lot size is 4,500 square feet for a single-family dwelling and 6,750 square feet for a two family dwelling.

Commissioner McNaughton made a motion to recommend City Council increase the minimum lot size on the R-2 zone to 9,000 square feet for two family dwellings. **Commissioner Robertson** seconded. The vote was four to one. Motion carries.

Increasing variance application fee.

Commissioner McNaughton made a motion to recommend City Council increase the variance application fee to \$1,000.00 for both residential and commercial. Alternatively, raise the variance application fee to 500.00 for residential and commercial and adopt as a model the Valdosta variance application. **Commissioner Bramble** stated she would have to read the Valdosta application before she could even vote on it. **Commissioner McNaughton** stated he would like to continue this to another meeting and send everyone a copy of the Valdosta application.

Meeting adjourned 8:30pm.

Lisa L. Schaaf

Item Attachment Documents:

2 MINUTES OF JULY 23, 2019

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 MINUTES July 23, 2019

Chair Bishop called the July 23, 2019, Tybee Island Planning Commission meeting to order. Commissioners present were **David McNaughton, Alan Robertson, Charles Matlock** and **Tina Gann**. **Ron Bossick** and **Marianne Bramble** were absent.

Old Business:

Site Plan approval/Special review: modular building added to the lot – 714 Lovell Avenue – Zone R-2 – 40005-19001 – Tybee Island Charter School dba Tybee Island Maritime Academy.

George Shaw approached the Planning Commission and stated the Tybee Island Maritime Academy has submitted a survey and drainage for 714 Lovell Avenue since the July 15, 2019 meeting. The City Engineer also has submitted his comments for some simple fixes on the drainage. **George Shaw** stated staff does not recommend approval because the submittal is still incomplete. **Commissioner Matlock** asked if a variance is required for parking. **George Shaw** stated yes it could need a variance; it is on-street parking. **Jimmy Williams** who lives at 705 Lovell Avenue approached the Planning Commission and stated he would like to address a few issues. Dumpsters should have an enclosure. In addition, has the school's charter been changed because the amount of students has increase. Also, during drop off and pick up times now is there a safety issue? Moreover, drainage run-off should be only on their own property and not out to the street. In addition, what are the setbacks for that property as it is zoned R-2. **George Shaw** stated the ordinance is unclear on a non-residential use within the residential zone. **Hope Barton**, who lives at 702 Lovell Avenue, approached the Planning Commission and stated she has concerns about distracted drivers and she thinks there should be police posted during drop off and pick up times. In addition, drainage is a concern on that street. **Deb Barreiro**, who lives at 104 Seventh Street, approached the Planning Commission and stated the survey provided has the wrong address. In addition, would the addition of an additional principal structure require a variance? **George Shaw** stated because of the school use he would say no but he can check with the City Attorney. **Deb Barreiro** also stated, there needs to be school zone signs on Lovell. In addition, when can we know if they need a variance or not. **George Shaw** stated he would have to find that out. **Carolyn Jurick** approached the Planning Commission and stated we will fix all safety concerns and we use the church for overflow parking. **Jason Ball** approached the Planning Commission and stated they do have one 24-inch Live Oak that would need to be taken out and mitigation will be done. On the parking, we want use the least impervious surface as possible. He also stated if a variance were needed, they would get it. **David McNaughton** made a motion to forward to City Council with these conditions addressed: are variances required for setbacks and parking and satisfy drainage issues. **Commissioner Matlock** seconded. The vote was unanimous.

Meeting adjourned 9:30am.

Lisa L. Schaaf

Item Attachment Documents:

- 3 SITE PLAN WITH VARIANCE:REQUESTING TO REBUILD STRUCTURE WITH 3 FOOT REAR AND 2 FOOT SIDE SETBACKS-302 TENTH ST-ZONE R-2-40006-09003-OWNER ANTHONY P. RUSSO APPLICANT NATALIE AIKEN.



STAFF REPORT

PLANNING COMMISSION MEETING: August 19, 2019
CITY COUNCIL MEETING: September 12, 2019

LOCATION: 302 10th St.

PIN: 40006 09003

APPLICANT: Natalie Aiken

OWNER: Anthony Russo

EXISTING USE: Single family dwelling

PROPOSED USE: Duplex

ZONING: R-2

USE PERMITTED BY RIGHT: Yes

COMMUNITY CHARACTER MAP: Inland Cottage Neighborhood

APPLICATION: Zoning Variance (5-090) from Section 3-090 Schedule of development regulations.

PROPOSAL: The applicant is requesting setback variance of 8' on the rear and 7' on the side to add an attached second dwelling unit to the property.

ANALYSIS: The applicant is requesting to remove an existing nonconforming structure and replace it with a nonconforming structure.

Variance standards require that the applicant meet the following conditions:

- (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, or considerations related to the environment or the safety, or to historical significance, that is 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.
- (3) A nonconforming use or structure does not constitute a unique physical circumstance, condition, or consideration.

This variance does not meet the above criteria. The variance request is to add another dwelling unit. Since there is already a home on the lot the lot is by definition developable without the variance. There is no hardship. Additionally staff can find no permits showing that the City ever approved the existing accessory structure into a residential unit. As it is below flood this should not have been approved.

The Comprehensive Plan describes the Inland Cottage Neighborhood as follows:

This character area describes the traditional neighborhood along the west side of Butler, which contains narrow, tree-lined streets laid out in a grid pattern. The area is varied in land use as it contains permanent residential properties, multi-family homes, rental properties, parks, low-impact commercial establishments, and public buildings.

<i>Recommended Development Strategies</i>		<i>Meets Strategy Y/N or N/A</i>
1.	New development, redevelopment, and restoration should be consistent with the existing character of the area in terms of mass, scale, use and density	N
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.	Implement streetscape improvement to improve the pedestrian/bicycle environment and encourage safety and mobility	N/A
5.	Historic structures in this area should be restored and/or preserved whenever possible	N
6.	The City should provide appropriate incentives for historic restoration projects	N/A
7.		

STAFF FINDING

This application does not meet the defined criteria for a variance. There is clearly no hardship as the lot is fully developed and usable without this addition. Staff recommends denial of the petition.

This Staff Report was prepared by George Shaw.

ATTACHMENTS

- A. Variance application (5 pages)
- B. Survey (1 page)
- C. Site Plan (1 page)
- D. SAGIS map (1 page)



CITY OF TYBEE ISLAND
SITE PLAN APPROVAL WITH VARIANCE APPLICATION

Site Plan Fee
Commercial \$500
Residential \$250

Variance Fee
Commercial \$500
Residential \$200

Applicant's Name NATALIE AIKEN

Address and location of subject property 302 10th AVE

PIN 40006 09003 Applicant's Telephone Number (912) 661.1229

Applicant's Mailing Address 2217 BULL ST. SAVANNAH, GA 31401

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

Explain the requested variance SEE ATTACHMENT B

Explain the hardship SEE ATTACHMENT C

Property Owner's Name ANTHONY P. RUSSO Telephone Number (207) 229-4607

Property Owner's Address 302 10th AVENUE, TYBEE ISLAND, GA

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-2 Current Use RESIDENTIAL (ONE & TWO FAMILY)

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

AE 9'

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.

Natalie C. Aiken Signature of Applicant July 31, 2019 Date

NOTE: Other specific data is required for each type of Site Plan Approval with Variance.

Fee Amount \$ 200.00 Check Number 7055 Date 7/31/19

City Official [Signature]

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

- N/A 3 copies, no smaller than 24 x 36, of the engineered drainage and infrastructure plan.
- ✓ 1 copy, no smaller than 11 x 17, of the existing tree survey and the tree removal and landscaping plan. *NO TREE REMOVAL - ETR*
- ✓ Disclosure of Campaign Contributions
- ✓ Site plan and/or architectural rendering of the proposed development depicting the location of lot restrictions. *1 copy, no smaller than 11 x 17, of the proposed site plan and architectural renderings.* Section 5-040 (D)(1)
- ✓ A survey of the property signed and stamped by a State of Georgia certified land surveyor. Section 5-040 (D)(2)
- ✓ Provide attachments illustrating conditions on the subject and surrounding properties indicating that there are unique physical circumstances or conditions including:
 - irregularity,
 - narrowness, or,
 - shallowness of the lot size or shape, or,
 - exceptional topographical or other physical conditions peculiar to the particular property

That 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. Sections 5-090 (A)(1) and 5-090 (A)(2).

 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.

Section 5-090 (B)

The Planning Commission may require elevations or other engineering or architectural drawings covering the proposed development.

The Mayor and Council will not act upon a zoning decision that requires a site plan until the site plan has met the approval of the City's engineering consultant. (Note: Section 5-080 (A) requires, "Once the engineer has submitted comments to the zoning administrator, a public hearing shall be scheduled.")

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

Walter A. Baker
Signature of Applicant

July 30, 2019
Date

PARID: 40006 09003

RUSSO ANTHONY P

302 10TH AVE

Most Current Owner

Current Owner	Co-Owner	Address 1	Address 2	City	State	Zip
RUSSO ANTHONY P		PO BOX 1552		TYBEE ISLAND	GA	31328

Digest Owner (January 1)

Owner	Co-Owner	Address 1	Address 2	City	State	Zip
RUSSO ANTHONY P		PO BOX 1552		TYBEE ISLAND	GA	31328

Parcel

Status	ACTIVE
Parcel ID	40006 09003
Category Code	RES - Residential
Bill #	2939672
Address	302 10TH AVE
Unit	
City	TYBEE ISLAND
Zip Code	31328-
Neighborhood	20225.00 - T225 TYBEE INNER
Class	R3 - Residential Lots
Appeal Status	

Legal Description

Legal Description	LOT 56 A WARD 3 TYBEE
Deed Book	1312
Deed Page	72

Permits

Permit #	Permit Date	Status	Type	Amount
170438-3	05/15/2017	Complete	RF	\$6,700.00
070430-1	10/03/2007	Complete	EL	\$1,000.00
070424-2	09/27/2007	Complete	RF	\$22,000.00

Inspection

Inspection Date	Reviewer ID
12/13/2017	FIRDAWSS
01/11/2017	KMMORENO

03/24/2016

MWTHOMAS

01/11/2008

REBOWEN

Appraised Values

Tax Year	Land	Building	Appraised Total	Method
2019	135,000	260,800	395,800	Cost - MS
2018	135,000	195,800	330,800	Cost - MS
2017	161,200	132,100	293,300	Cost - MS
2016	161,200	83,600	244,800	Cost - MS
2015	161,200	85,500	246,700	Cost - MS
2014	161,200	88,500	249,700	Cost - MS
2013	161,200	88,700	249,900	Cost - MS
2012	161,200	85,400	246,600	Cost - MS
2011	161,200	85,400	246,600	Cost - MS

Sales

Sale Date	Sale Price	Sale Validity	Instrument	Book - Page	Grantor	Grantee
03/29/2018	0	U	QC	1312 - 72	81 SPRING STREET LLC	RUSSO ANTHONY P
07/27/2016	367,000	Q	WD	859 - 404	PLATKE STEVEN & MARY ANNE	81 SPRING STREET LLC
05/06/1996	0	U	NA	178S - 0600	PLATKE STEVEN	PLATKE STEVEN & MARY ANNE
06/13/1994	0	U	NA	167S - 0624	PLATKE STEVEN C & JANELL	PLATKE STEVEN C

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	135,000

Residential Building

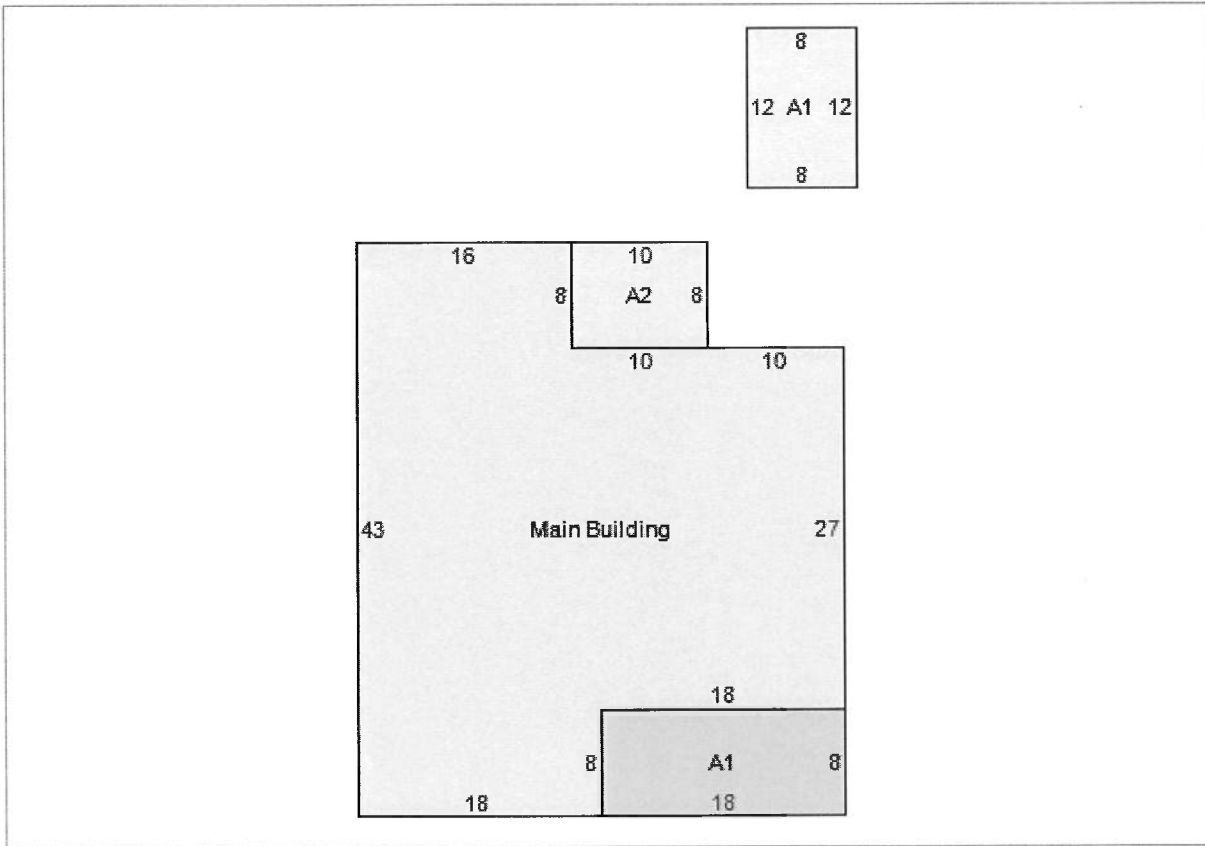
1 of 2

Card #	1
Actual Year Built	1940

Effective Year Built 1995
 Type 1 - Single Family Residence
 Style/Stories 1 - ONE STORY
 % Complete 100
 Quality 300
 Condition AV - AVERAGE
 Living Area 1,244
 Basement Area 0
 Finished Basement Area No
 Bedrooms 2
 Full / Half Baths 2 / 0

OBY

Card #	Description	Year Built:	Grade:	Units:	Override:	Area:
1	1637 : Storage Building, Wood	1940	C	1		96







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 Natalie Aiken

Printed Name NATALIE AIKEN

Date July 31, 2019

Natalie Aiken

From: Natalie Aiken
Sent: Wednesday, July 31, 2019 11:39 AM
To: Natalie Aiken
Subject: FW: Statement of Work

From: Tony Russo <trusso0819@yahoo.com>
Sent: Wednesday, July 31, 2019 11:29 AM
To: Natalie Aiken <natalie@shaharchitecture.com>
Subject: Re: Statement of Work

Dear Natalie,

This email will serve as my authorization to Shah Architecture to act as my representative in the matter of requesting a variance for an auxiliary structure on my property at 302 10th Street, Tybee Island, Georgia. As you know, I am traveling today. I will forward you a signed copy of this email via scan later this evening.

Sincerely,

Anthony P. Russo

Sent from Yahoo Mail on Android

Re: Statement of Work

From: Tony Russo (trusso0819@yahoo.com)

To: natalie@shaharchitecture.com

Date: Wednesday, July 31, 2019 11:29 AM EDT

Dear Natalie,

This email will serve as my authorization to Shah Architecture to act as my representative in the matter of requesting a variance for an auxiliary structure on my property at 302 10th Street, Tybee Island, Georgia. As you know, I am traveling today. I will forward you a signed copy of this email via scan later this evening.

Sincerely,

Anthony P. Russo July 31, 2019
Anthony P. Russo

[Sent from Yahoo Mail on Android](#)

Natalie Aiken, AIA, NCIDQ, LEED AP

shah Architecture PC

ARCHITECTURE ◦ INTERIORS ◦ PLANNING ◦ DESIGN

2217 BULL STREET

SAVANNAH, GEORGIA 31401

WWW.SHAHARCHITECTURE.COM

OFFICE: 912-447-3601

MOBILE: 912-661-1229

**Setback Variance Application Attachments for:
302 10th Avenue, Tybee Island**

Attachment A: Description of the Land Development Activity

The property located at 302 10 Avenue (Parcel ID 40006 09003) is zone R-2. Currently, a detached efficiency structure exists on the west side of the property. The efficiency fell in to disrepair by the previous property owner. It is also currently over the west property line. There is a large, live oak near the structure. The plan proposed is to demolish the existing efficiency structure and to rebuild it at the same size, but set within the property lines. The new efficiency unit would be attached to the primary residence with a breezeway to allow the current use to meet zoning as a duplex. The new, attached structure would therefore no longer be considered an accessory structure. It would be built to the current flood elevation and would be built within the property lines.

Attachment B: Explanation of Requested Variance

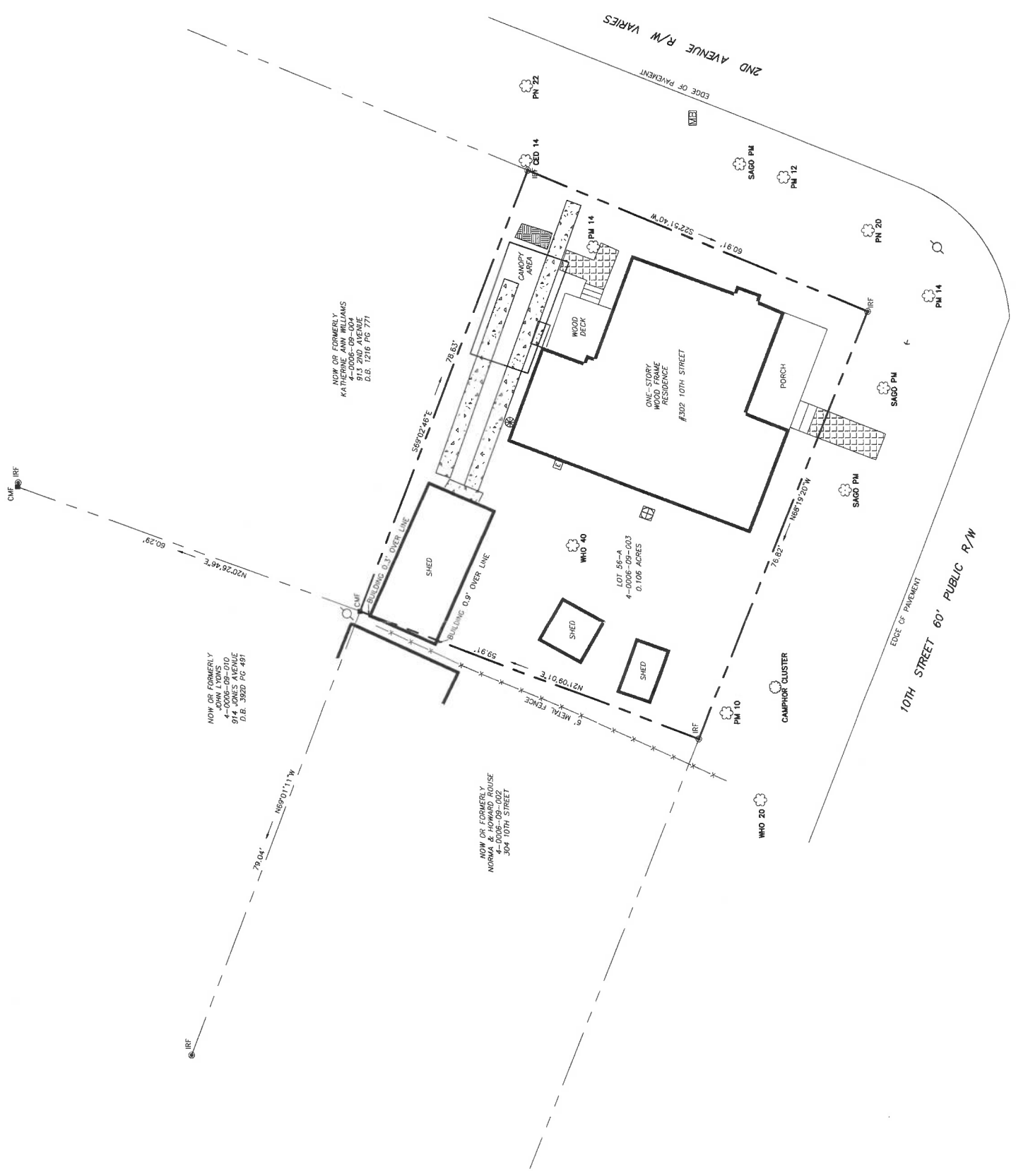
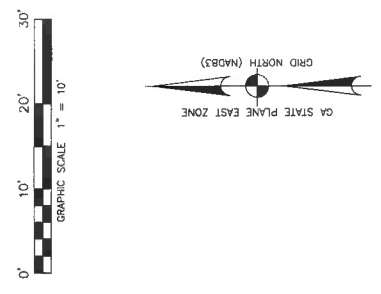
The included drawings are for a side/rear yard setback variance for a rebuilt, attached structure located at 302 10th Avenue, Tybee Island. The detached, existing efficiency structure is currently over the West Property Line. The new structure proposed would maintain the existing size/footprint and would be located within the property lines. There is an existing large, live oak tree on the property that would prevent the rebuilt structure from being built within the required 10'-0" setback lines. This application is to receive a setback variance of 7'-0" from the North Property Line and an 8'-0" variance from the west property line setback.

Attachment C: Hardship Explanation

Due to the size and location of the existing live oak, the rebuilt structure can not be located within the 10'-0" setback requirements without disruption of the root structure. In a effort not to reduce the total square footage of the property, the proposed new structure would maintain the same square footage. The new structure would be an improvement of the existing structure (that is currently set over the property line) in that it would be rebuilt within the property lines.

Names and Adressed of Adjacent Property Owners

Katherine Williams: 913 2nd Avenue
Howard L & Norman Rouse: 304 10th Avenue
John J Lyones: 914 Jones Avenue



SURVEYOR'S NOTES

1. IN MY OPINION IN ACCORDANCE WITH F.L.P.M. MAP NO. 1305100213G DATED 08/16/2018, THIS PROPERTY LIES IN FLOOD ZONE AE, A 100 YEAR FLOOD ZONE, WITH BASE FLOOD ELEVATION (BFE) 9.0 FEET. CONSULT THE FLOOD ZONE MAP FOR FURTHER INFORMATION. THIS SURVEYOR MAKES NO WARRANTIES, REPRESENTATIONS, OR GUARANTEES AS TO THE LOCATION, EXISTENCE, OR NON-EXISTENCE OF ANY BELOWGROUND, NON-REGISTERED UTILITIES OR STRUCTURES. ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.

REFERENCES

1. P.B. 147 FC 52
2. P.B. 447 FC 52

LEGEND

- ⊙ IRF IRON ROD FOUND
- ⊙ CMF CONCRETE MONUMENT FOUND
- ⊙ MBX MAIL BOX
- ⊙ EM ELECTRIC METER
- ⊙ OS OUTDOOR SHOWER
- ⊙ FL FENCE LINE
- ⊙ AU AC UNIT
- ⊙ CW CUY WIRE
- ⊙ PP POWER POLE
- ⊙ FLO FLOWERBED
- ⊙ PAN PAINERS
- ⊙ CON CONCRETE

TREE LEGEND

SIZE OF SYMBOL DOES NOT INDICATE THE SIZE OF THE DRIP LINE/CANOPY LINE
TREE SIZE (IN INCHES)

LOCATION OF TREE

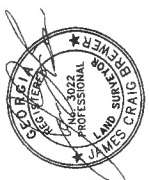
TREE TYPE

TREE TYPE ABBREVIATIONS:

- ⊙ CED CEDAR
- ⊙ PALM PALM
- ⊙ SAGO SAGO PALM
- ⊙ WHO WHITE OAK
- ⊙ PNE PINE

DEAD TREES NOT SHOWN
ALL OTHERS SHOWN
A 7/0" INDICATES COMMON BASE
*7/0" INDICATES DISEASED TREE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE NEW BOUNDARIES. THE SURVEYOR HAS REVIEWED THE RECORDS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CARRIED INFORMATION OF THE PARCELS ARE STATES HERETO. RECORDEMENT OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY REGULATIONS OR REQUIREMENTS, OR LIABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.





3 SITE LOCATION
1/16" = 1'-0"

PROJECT INFORMATION

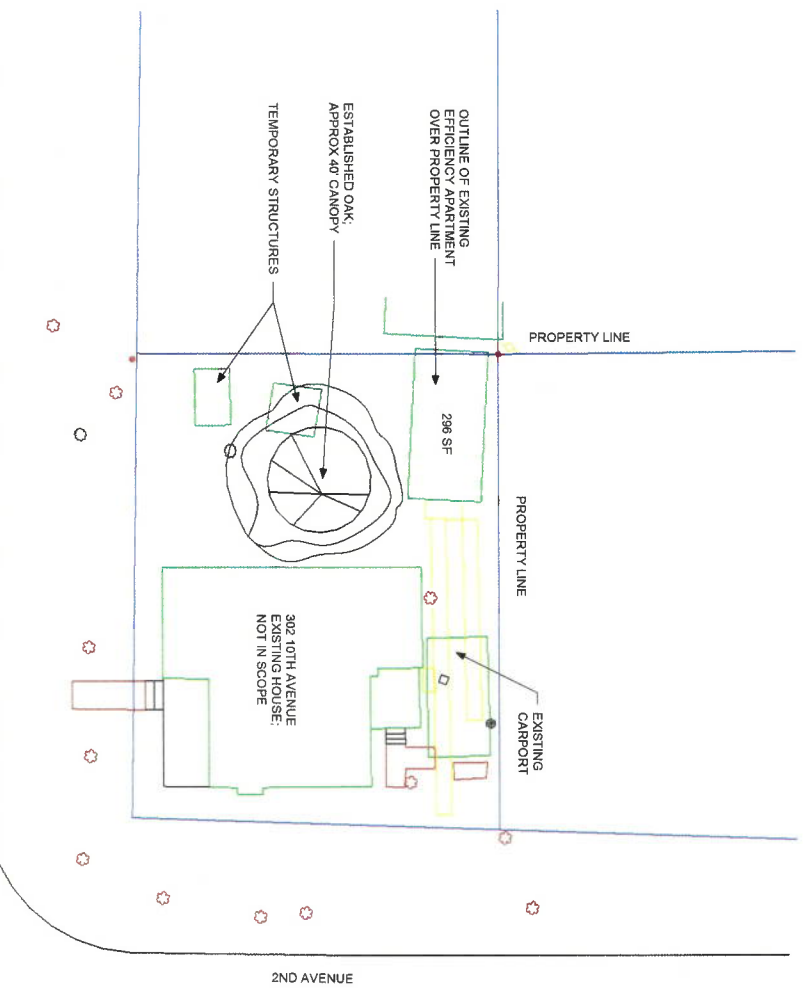
PROPERTY ADDRESS: 302 10TH AVENUE TYBEE ISLAND, GA 40008 09803
 PARCEL PIN #: ANTHONY RUSSO
 OWNER CONTACT: ADDRESS: 302 10TH AVENUE TYBEE ISLAND, GA PHONE: (207) 229-4807
 ARCHITECT CONTACT: NATALIE AVEN, AIA PHONE: (912) 447-3001
 CURRENT PROPERTY ZONING: R-2
 LOT AREA: .106 ACRES

SCOPE OF WORK: THE INCLUDED DRAWINGS ARE FOR A SUPERSEDED YARD SET BACK VARIANCE FOR A NEW ATTACHED STRUCTURE LOCATED BEHIND THE EXISTING HOUSE LOCATED AT 302 10TH AVENUE. A DETACHED, EFFICIENCY APARTMENT CURRENTLY EXISTS IN POOR CONDITION BEHIND THE PRIMARY RESIDENCE. IT IS CURRENTLY OVER THE WEST PROPERTY LINE. THE NEW STRUCTURE PROPOSED WOULD MAINTAIN THE EXISTING FOOTPRINT AND BE LOCATED WITHIN THE PROPERTY LINES. IT WOULD ALSO BE ATTACHED TO THE PRIMARY RESIDENCE WITH A BREZZEWAY. THESE USE AN EXISTING BREZZEWAY TO CONNECT TO THE EXISTING HOUSE. THE NEW STRUCTURE WILL BE BUILT FROM THE NORTH PROPERTY LINE AND 8'-0" VARIANCE FROM THE WEST PROPERTY LINE. THE NEW ATTACHED STRUCTURE WOULD BE BUILT WITHIN THE CURRENT FLOOD ELEVATION REQUIREMENTS AND WOULD BE BUILT WITHIN THE PROPERTY LINES.

ADJACENT PROPERTY OWNERS:
 KATHERINE WILLIAMS, 913 2ND AVENUE
 HOWARD L & NORMAN ROUSE, 304 10TH AVENUE
 JOHN J LYONS, 914 JONES AVENUE

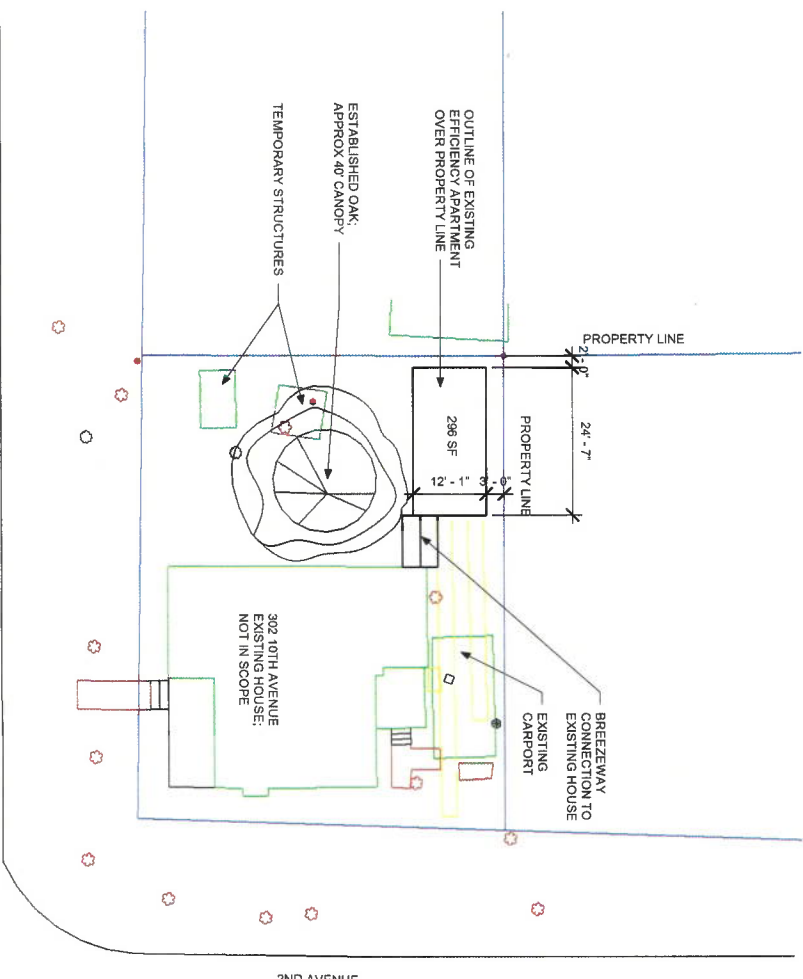


5 EXISTING PHOTOS
1/16" = 1'-0"



1 EXISTING SITE PLAN
1/16" = 1'-0"

1/2 SCALE 1/32



2 PROPOSED SITE PLAN
1/16" = 1'-0"

1/2 SCALE 1/32

a document for the renovation of

RUSSO RESIDENCE

for 302 10th Avenue, Tybee Island GA

The drawing is the property of SHAH ARCHITECTURE, P.C. and is not to be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of SHAH ARCHITECTURE, P.C. Any unauthorized use of this drawing on any other project and its use is strictly prohibited. Scale: as attached between two scales, the original drawing only and are hereby changed in proportion to the difference in scale. Between the print and the original drawing. Do not scale dimensions from prints. Plans and details are not always drawn to scale. Use dimensions given or contact the Architect for further clarification.

Issued For: FOR SITE VARIANCE

SA# -
 Drawing Title: SITE PLANS

Issued Date: 07.30.2019

Revision Mark Name Date

Document #

A 1.0

Item Attachment Documents:

- 4 VARIANCE: REQUESTING 31/2 FEET ON SIDE AND REAR SETBACKS-9 MOORE AVE-
ZONE R-1-B-40002-02012-OWNER RHR PROPERTIES,LLC APPLICANT THOMAS J.
MAHONEY III



STAFF REPORT

PLANNING COMMISSION MEETING: August 19, 2019

CITY COUNCIL MEETING: September 12, 2019

LOCATION: 9 Moore Ave.

PIN: 40002 02012

APPLICANT: Thomas Mahoney III

OWNER: RHR Properties, LLC

EXISTING USE: Single family dwelling
addition

PROPOSED USE: single-family dwelling with
addition

ZONING: R-1B

USE PERMITTED BY RIGHT: yes

COMMUNITY CHARACTER MAP: Ft. Screven Historic District

APPLICATION: Zoning Variance (5-090) from Section 3-090 (*Schedule of Development Regulations*).

PROPOSAL: The applicant is requesting approval of 3 1/2 foot side and rear setback variance for construction of an addition to a home in the R-1B district.

ANALYSIS: The applicant's contractor met with staff to discuss adding a garage to the property as an accessory structure. Plans were submitted and approved for a two story structure with garage on the ground level and bonus room upstairs. City code does not allow for a two story accessory structure. A stop work order was issued when staff realized that the structure was going to be two stories. The applicant has chosen to seek a setback variance for the primary structure and attached this to the home making it one structure.

Variance standards require that the applicant meet the following conditions:

- (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, or considerations related to the environment or the safety, or to historical significance, that is 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.
- (3) A nonconforming use or structure does not constitute a unique physical circumstance, condition, or consideration.

The Comprehensive Plan describes the Ft. Screven Historic District as follows:

The Fort Screven Historic District includes Officers Row and all of Ft. Screven, which represents significant historic, cultural and natural resources. Varied uses include new, larger scale development, traditional cottages, townhomes/condominiums, public uses/parks, historic sites, narrow streets, street trees, public parking. Zoning includes R-1, R-2, R-T, R-1/NEC, P-C, and PUD.

<i>Comprehensive Plan – Community Character Area The Ft. Screven Historic District</i>		
<i>Recommended Development Strategies</i>		<i>Meets Strategy Y/N or N/A</i>
1.	Establish standards and guidelines for signage	N/A
2.	Provide signage for landmarks and historic businesses	N/A
3.	Preserve and restore historic structures whenever possible	Y
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 an improved bicycle and pedestrian environment with connected facilities	N/A
7.	Consider adoption of architectural standards for historic structures	N/A
8.		

STAFF FINDING

While staff recognizes that, there were clearly communication issues during the application and approval process staff cannot recommend approval due to the constraints of the Land Development Code

This Staff Report was prepared by George Shaw

ATTACHMENTS

- A. Variance application
- B. Site plan Survey
- C. Applicant narrative



CITY OF TYBEE ISLAND ZONING VARIANCE APPLICATION

Fee
Commercial \$500
Residential \$200

Applicant's Name RHR Properties, LLC
by Thomas J. Mahoney III as attorney

Address and location of subject property 9 Moore Avenue

PIN 4-0002-02-012 Applicant's Telephone Number (912) 233-7272

Applicant's Mailing Address 337 Commercial Drive, Suite 500, Savannah, GA 31406

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

Construction of addition as part of renovation of cottage and lifting it

out of floodplain to be used as a rec room for applicant's single family home.

Property Owner's Name RHR Properties, LLC Telephone Number (770) 842-7258

Property Owner's Address 159 Griffin Street, McDonough, GA 30253

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-B Current Use Residential

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

AE 9'

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

7/31/19
Date

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


Fee Amount \$ 200.00 Check Number 8395 Date 7/31/19

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>Please see the attached narrative response</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:
<input type="checkbox"/> irregularity;
<input type="checkbox"/> narrowness; or,
<input type="checkbox"/> shallowness of the lot shape; or,
<input checked="" type="checkbox"/> 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:
<input type="checkbox"/> Add two feet to each side yard setback for each one foot above 35 feet in height, and,
<input type="checkbox"/> Have safeguards consisting of sprinkler systems, smoke detectors and other fire protection equipment deemed necessary at the time by the Mayor and Council, and,
<input type="checkbox"/> 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

7/31/19

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.

PARID: 40002 02012
RHR PROPERTIES LLC

9 MOORE AVE

Most Current Owner

Current Owner	Co-Owner	Address 1	Address 2	City	State	Zip
RHR PROPERTIES LLC		159 GRIFFIN ST		MCDONOUGH	GA	30253

Digest Owner (January 1)

Owner	Co-Owner	Address 1	Address 2	City	State	Zip
RHR PROPERTIES LLC		159 GRIFFIN ST		MCDONOUGH	GA	30253

Parcel

Status	ACTIVE
Parcel ID	40002 02012
Category Code	RES - Residential
Bill #	2991492
Address	9 MOORE AVE
Unit	
City	TYBEE ISLAND
Zip Code	31328-
Neighborhood	20270.00 - T270 TYBEE SCREVEN
Class	R3 - Residential Lots
Appeal Status	

Legal Description

Legal Description	LOT D-1 RECOMBINATION OF LOT C, LOT D, LOT E & PT OF LOT F FORWARD PRB 48P 40 .23 AC
Deed Book	781
Deed Page	352

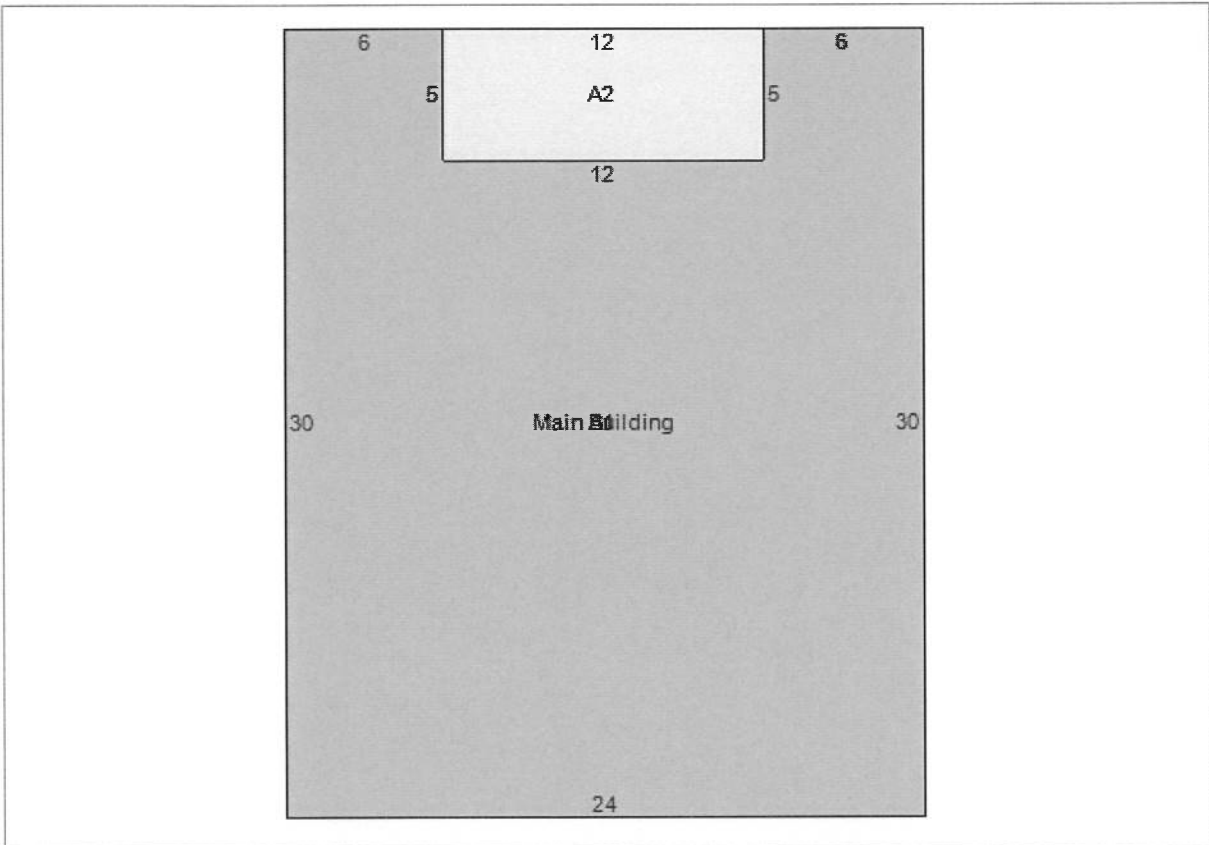
Permits

Permit #	Permit Date	Status	Type	Amount
180365-2	05/03/2018	In Process	AD	\$300,000.00
180016-1	01/10/2018	Complete	DM	\$10,000.00

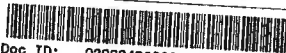
Inspection

Inspection Date	Reviewer ID
01/14/2019	KMMORENO
03/27/2018	JEADY
01/13/2014	MWTHOMAS

Living Area	660
Basement Area	0
Finished Basement Area	No
Bedrooms	0
Full / Half Baths	0 / 0



Return Recorded Document to:
ZEIGLER & WALKER, P.C.
ATTORNEYS AT LAW
636 STEPHENSON AVENUE
SUITE A
SAVANNAH, GA 31405


Doc ID: 029824960001 Type: WD
Recorded: 04/26/2018 at 08:30:45 AM
Fee Amt: \$195.00 Page 1 of 1
Transfer Tax: \$185.00
Chatham, Ga. Clerk Superior Court
Daniel Massey Clerk Superior Court
BK 781 Pg 352

LIMITED
WARRANTY DEED

STATE OF GEORGIA
COUNTY OF CHATHAM

FILE #: 22798

THIS INDENTURE made this 21st day of April, 2016, between ALETHA D. CARTER of the County of Chatham and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and RHR PROPERTIES, LLC as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following-described property:

ALL that certain lot, tract or parcel of land lying, situate and being in Tybee Island, Chatham County, Georgia, and as shown on a map or plat entitled "Plat of a Recombination of Lot C, Lot D, Lot E & a Portion of Lot F Fort Ward into Lot C1 and Lot D1 Fort Ward, 4th G.M. District, Tybee Island, Chatham County, Georgia" as LOT D-1. The said map or plat was prepared by Vincent Helmly, Registered Land Surveyor, dated September 23, 2013 and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Plat Record Book 48-P, Page 40 and is incorporated herein and as a part hereof for better determining the metes, bounds and dimensions of the property herein conveyed.

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.


Signed, sealed and delivered in presence of:



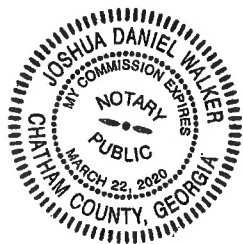
Witness

 (SEAL)

ALETHA D. CARTER



Notary Public



STATE OF GEORGIA
COUNTY OF CHATHAM

AFFIDAVIT

Personally appeared before the undersigned officer duly authorized to administer oaths Wesley C. Hargrave who being duly sworn, states as follows:

1.

My name is Wesley C. Hargrave. I am over the age of eighteen (18) and otherwise competent to testify. This affidavit is given on the basis of my personal knowledge.

2.

I am a member of RHR Properties, LLC (the "Company") the owner of the real property and improvements at 9 Moore Avenue, Tybee Island, Georgia.

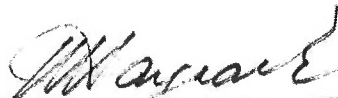
3.

The Company has retained Thomas J. Mahoney III as attorney to apply for a variance in order to complete construction at 9 Moore Avenue.

4.

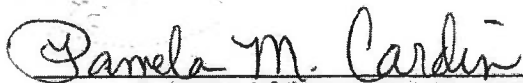
Mr. Mahoney is authorized to apply for this variance and to appear before the Planning and Zoning Commission and City Council in this regard.

This the 30th day of July 2019.

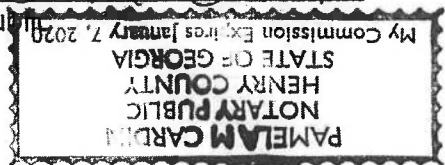


Wesley C. Hargrave

Sworn to and subscribed before me this 30th day of July 2019.



Notary Public



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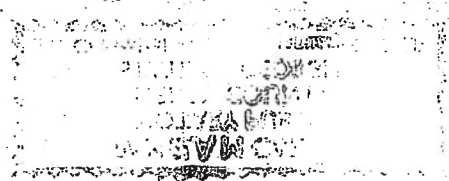
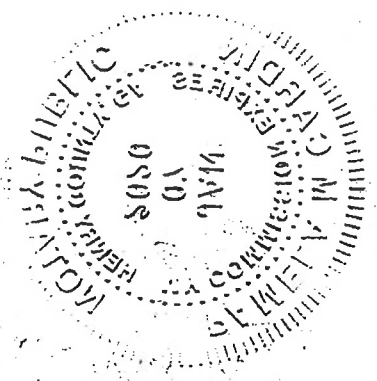
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CITY OF TYBEE ISLAND

CONFLICT OF INTEREST IN ZONING ACTIONS
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

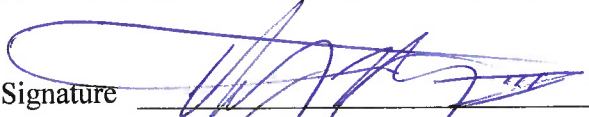
Have you within the past two (2) years made campaign contributions or gave gifts having an aggregate value of \$250.00 or more to a member of the City of Tybee Island Planning Commission, or Mayor and Council or any local government official who will be considering the rezoning application?

YES _____ NO X

IF YES, PLEASE COMPLETE THE FOLLOWING SECTION:

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

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

Signature 

Printed Name Thomas J. Mahoney III
Individually and as attorney for
RHR Properties, LLC

Date 7/31/19

Wesley and Patsy Hargrave request a 3½-foot side and rear setback variance for a rec room addition. The City of Tybee Island previously approved and permitted this addition as a detached structure which did not require such a variance.

The City approved detailed plans and issued the attached building permit. The approved plans included lifting the entire cottage five feet out of the floodplain and the addition of a detached structure to serve as a rec room. The rec room was approved to be built an additional three feet – a total of eight – out of the floodplain so that the family could store bicycles or cars in the unfinished, breakaway area below.

Just before completion of construction, the City of Tybee Island placed a stop work order on the project contending that the detached structure was two stories in violation of the city ordinance. However, the space below the structure is unfinished space enclosed only by breakaway louvers.

In order to remove the stop work order, Mr. and Mrs. Hargrave are proposing to join the two structures. Mr. and Mrs. Hargrave seek a setback variance to remove the stop work order and complete construction.

As one structure, the minimum side and rear setback is ten feet. The existing structure as originally approved is more than five feet off of the side and rear lines as required for detached structures. It is 6½ feet off of the side and rear property lines. Accordingly, Mr. and Mrs. Hargrave request a 3½-foot side and rear setback variance.

The City approved this structure with five-foot setbacks, and construction is nearly complete. It would be a costly, unnecessary hardship to move the structure so near completion. Doing so would likely damage the structure causing permanent problems.

Mr. and Mrs. Hargrave's neighbors have submitted the attached letters stating that they do not object to this request.



18-0365

City of Tybee Island, Georgia
912-472-5030 · Fax 912-786-9539
APPLICATION FOR BUILDING PERMIT

Property Address: 9 Moore Ave

PIN: _____

	Name	Mailing Address	Telephone
Owner	Wesley Hargrave	8690 Shoreline Dr Jonesboro GA 30236	Home: Cell: 912-704-9969
Architect or Engineer	Sawyer Design		Office: Cell:
Contractor	RNR Home Improvements	2221 Rowland Ave Savannah GA 31404	Office: Cell: 610-291-3799

- Check all that apply
- Single Family
 - Duplex
 - Multi-Family _____ units
 - * Commercial _____ unit(s)
 - Discovery/Tearout
 - Footprint Changes
 - _____ additional square feet heated/cooled
 - Demolition or Relocation
 - Other _____

* A commercial project requires 2 sets of sealed drawings by a design professional and construction by a contractor with the appropriate State of Georgia professional license. A commercial project may require Site Plan Approval.

Details of Project: Saving shell of existing 30x30 structure adding on
x1000 s/f of Additions on House. Building Additional Garage Behind
Structure

Estimated Cost of Construction: \$ 300,000. (materials + labor + profit/overhead)

If applicable, attach a copy of the certified elevation certificate and/or survey of the property. Depending upon the scope of the work, two sets of construction drawings and/or a site plan may be required.

Year Built: _____ Listed on National Historic Register or located within a National Historic District? Y / N
• Buildings older than 50 years may be eligible to be listed on the State / National Register. With this designation, you may be eligible to take advantage of various tax incentive programs while preserving the heritage of Tybee Island.
• Also see the Tybee Island Land Development Code Article 14: Historic Preservation

uring construction:

On-site restroom facilities will be provided through _____ by means of _____. Construction debris will be disposed of _____ by means of _____. I understand that I must comply with zoning, flood damage control, building, fire, shore protection and wetland ordinances, FEMA regulations and all applicable codes and regulations. I realize that I must ensure the adequacy of drainage of this property so that surrounding property is in no way adversely affected as required by Article 16, Stormwater Management. I accept responsibility for any corrective actions it may be necessary to restore drainage impaired by this permitted construction.

Date: 26 Jan 18 Signature: [Signature]
Printed Name of Applicant: Rickey Greer

Note: A permit normally takes 7 to 10 days to process. Processing time for a historic structure may be longer.

Approvals:
Planning & Zoning Manager
Building Official
Water/Sewer
Storm/Drainage
Manager

Signature: [Signature] Date: 1-3-18

FEES	
Permit	50.00
Inspections	1495.00
Cap. Cost Rec.	900.00
Water Tap	_____
Sewer Stub	_____
Eng. Fees	700.00
Aid to Const.	500.00
Tree Permit	50.00
TOTAL	3,145.00


July 8, 2019

To Whom It May Concern:

Please accept this statement and acknowledgement that as the owner of my home at 5 Moore Avenue in Tybee Island, GA, I give my approval to the setback variance requested by Wesley and Patsy Hargrave and RHR Properties, LLC, owners of 9 Moore Avenue in Tybee Island, GA. My home is next door to their home. I have no objections to the building of their garage and feel that the construction of the structure in progress is an addition to the neighborhood, and I would like to see it completed in its present location.

Please feel free to contact me if there are any questions.

Thank you.

DocuSigned by:
Sandra Carroll 
B5256A220C43429...

Sandy J. Carroll
5 Moore Avenue
Tybee Island, Ga 31328

July 16, 2019

To Whom It May Concern:

Please accept this statement and acknowledgement that as the owner of my home at 13 Naylor Avenue in Tybee Island, GA, I give my approval to the setback variance requested by Wesley and Patsy Hargrave and RHR Properties, LLC, owners of 9 Moore Avenue in Tybee Island, GA. My home is directly next door to their home. I have no objections to the building of their garage and feel that the construction of the structure in progress is an addition to the neighborhood, and I would like to see it completed in its present location.

Please feel free to contact me if there are any questions.

Thank you.

A handwritten signature in cursive script that reads "Jerry Warren". The signature is written in black ink and is positioned below the typed name.

Jerry Warren
13 Naylor Avenue
Tybee Island, GA 31328

July 1, 2019

To Whom It May Concern:

Please accept this statement and acknowledgement that as the owner of my home at 10 Carpenter Road in Tybee Island, GA, I give my approval to the setback variance requested by Wesley and Patsy Hargrave and RHR Properties, LLC, owners of 9 Moore Avenue in Tybee Island, GA. My back yard backs up to and abuts their back yard; I have no objections to the building. I feel that the construction of the structure in progress that is close to my lot line is an addition to the neighborhood, and I would like to see it completed in its present location.

Please feel free to contact me if there are any questions.

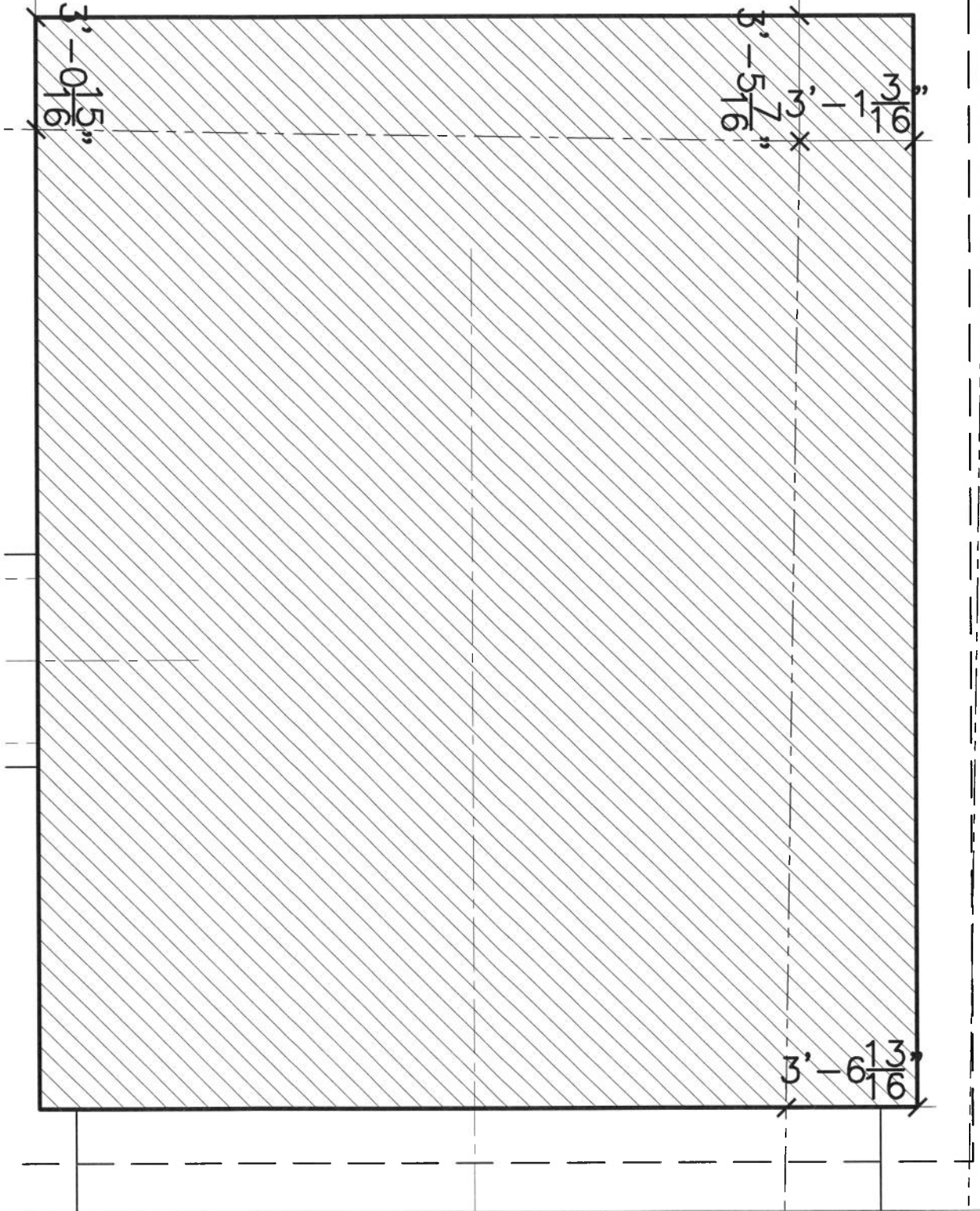
Thank you.



Sophia D. Kent
10 Carpenter Road
Tybee Island, Ga 31328

Wesley C. Hargrave, Executor
For the Estate of Lamar R. Beckwith, Sr.

Enclosure



DRAWING NOTES

STRUCTURAL INFORMATION
SEE FOUNDATION PLAN FOR ADDITIONAL STRUCTURAL INFORMATION
DESIGN LOADS
WIND = 120 MPH
SEISMIC CATEGORY "B"
FLOOD ZONE PER SURVEY

ICC 600-2008
I.R.C. - 2012
AE 11

EXISTING CONDITIONS

DESIGN DOCUMENTS ARE BASED ON USUAL MEASUREMENTS TAKEN AND MAY NOT ACCURATELY SHOW THE CORRECT AND BE EXACT. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS. ALL EXISTING CONDITIONS SHALL BE VERIFIED AND REPORTED PRIOR TO NOTING ON THESE DESIGN DOCUMENTS. ANY NOT FULLY SET OUT ALL THE WORK NECESSARY TO COMPLETE THE WORK SHALL BE ALIGNED WITH THE SUB CONTRACTORS DRAWINGS. ALL EXISTING CONDITIONS SHALL BE VERIFIED AND REPORTED PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL MAINTAIN THE BEST PRACTICES AS POSSIBLE.

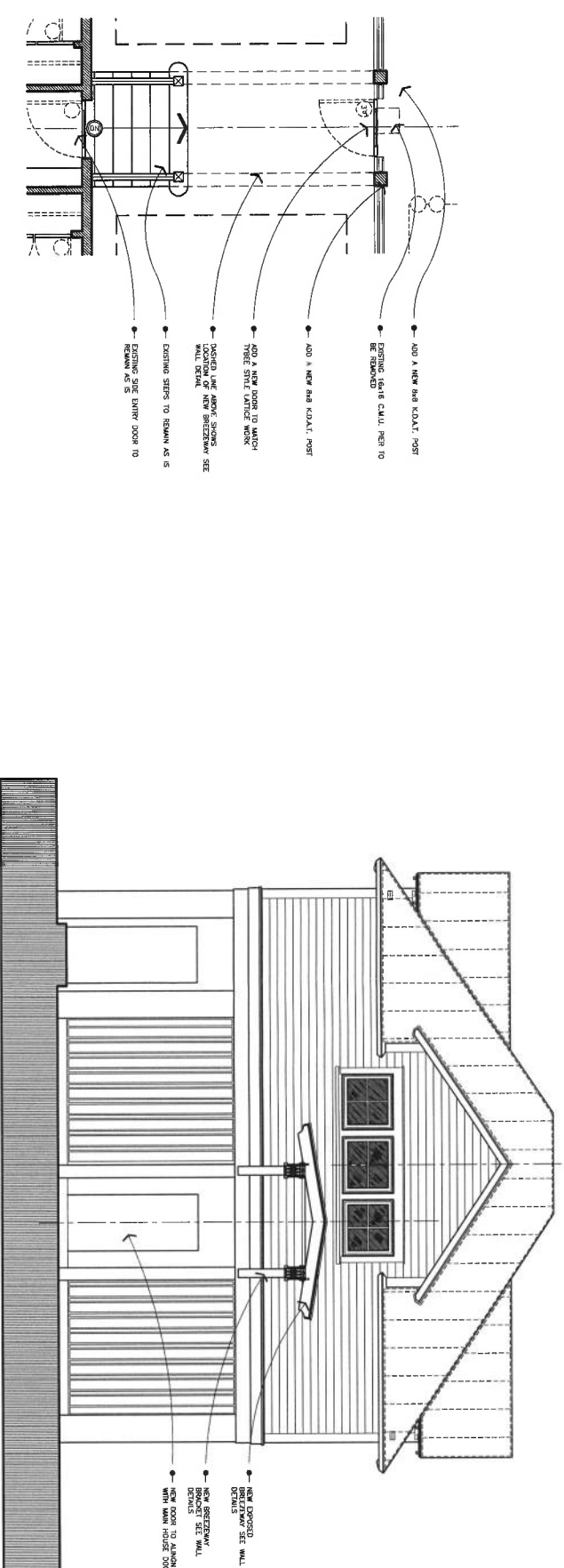
KEYED NOTES

DESIGN DOCUMENTS ARE BASED ON USUAL MEASUREMENTS TAKEN AND MAY NOT ACCURATELY SHOW THE CORRECT AND BE EXACT. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS. ALL EXISTING CONDITIONS SHALL BE VERIFIED AND REPORTED PRIOR TO NOTING ON THESE DESIGN DOCUMENTS. ANY NOT FULLY SET OUT ALL THE WORK NECESSARY TO COMPLETE THE WORK SHALL BE ALIGNED WITH THE SUB CONTRACTORS DRAWINGS. ALL EXISTING CONDITIONS SHALL BE VERIFIED AND REPORTED PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL MAINTAIN THE BEST PRACTICES AS POSSIBLE.

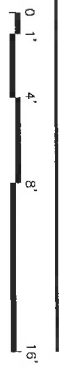
GENERAL PROJECT NOTES

SEE FOUNDATION PLAN FOR ADDITIONAL STRUCTURAL INFORMATION
DESIGN LOADS
WIND = 120 MPH
SEISMIC CATEGORY "B"
FLOOD ZONE PER SURVEY

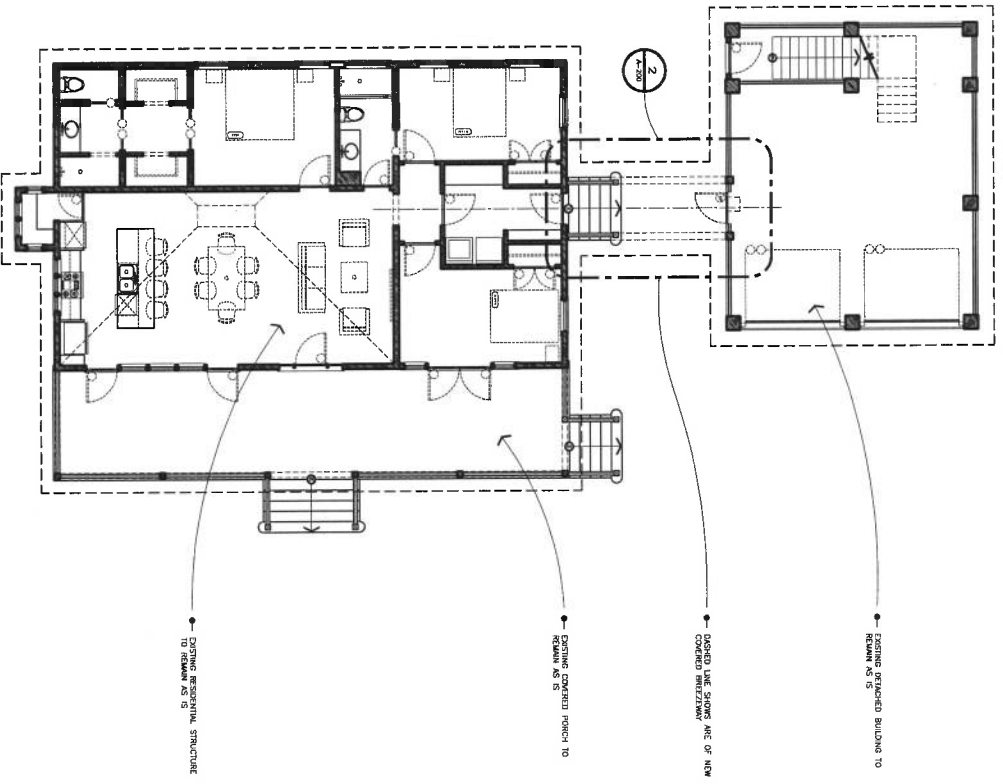
ICC 600-2008
I.R.C. - 2012
AE 11



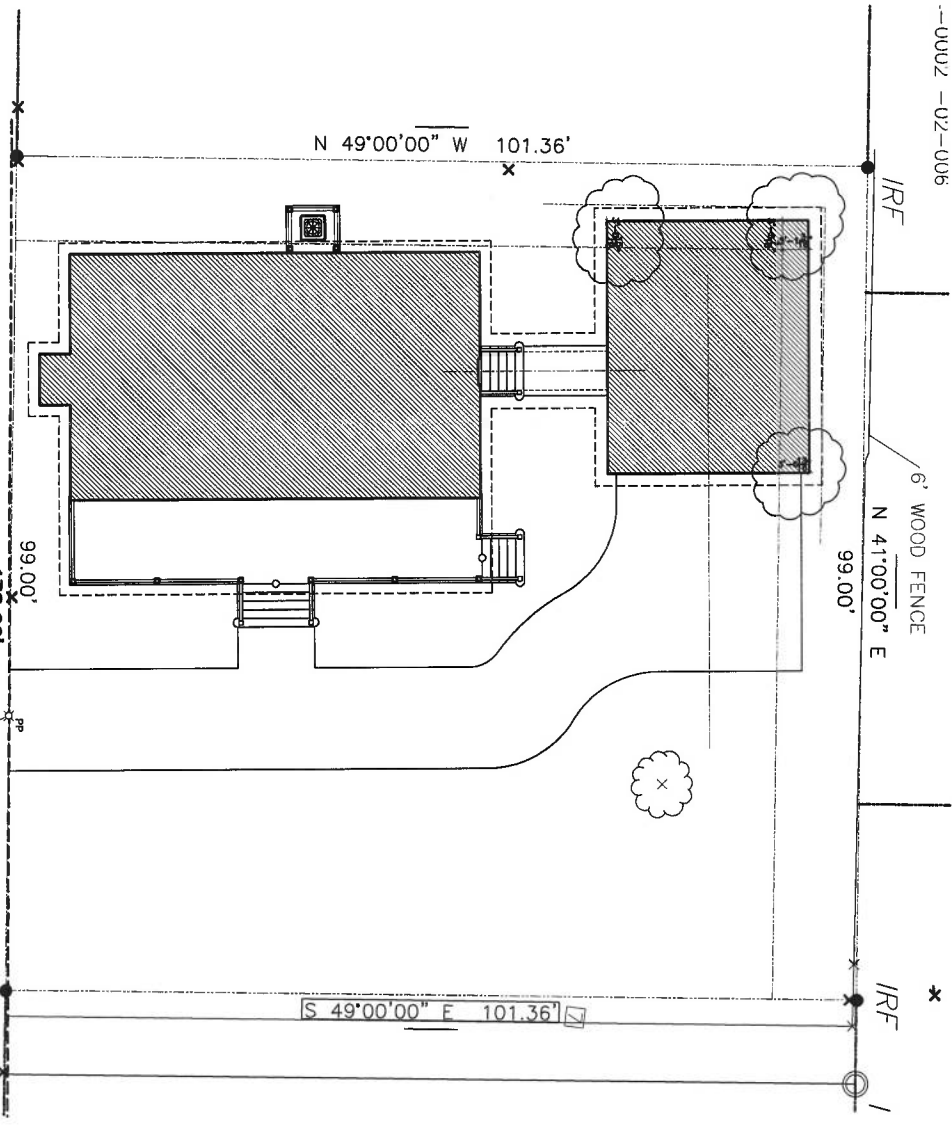
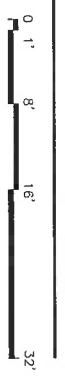
FIRST FLOOR PLAN - ENLARGED
SCALE: 1/4" = 1'-0"
A - 100 - 3



EXTERIOR ELEVATION - SIDE
SCALE: 1/4" = 1'-0"
A - 100 - 4



FIRST FLOOR PLAN - OVERALL
SCALE: 1/8" = 1'-0"
A - 100 - 2



SITE PLAN
SCALE: 1" = 10'-0"
A - 100 - 1

MOORE AVENUE 9.63' R/W
(NAVD 1988)

HARGARVE
18-004
SINGLE FAMILY RESIDENCE - RENOVATIONS
13-14 SINGLE USE ONLY

BUILD

CONTRACTOR: SAWYER DESIGN STUDIO LLC, 2018

HARGARVE
RENOVATION - SINGLE FAMILY RESIDENCE

STRUCTURAL ENGINEER SEAL

DESIGN LOADS
DESIGN WIND BASED ON WIND SPEED
DESIGN SEISMIC CATEGORY "B"
FLOOD ZONE PER SURVEY

ICC 600-2008
I.R.C. - 2012
AE 11

DRAWING NOTES

STRUCTURAL INFORMATION
DESIGN LOADS FOR ADDITIONAL STRUCTURAL INFORMATION
DESIGN AND BASED ON WIND SPEED
VWS = 135 MPH
SPRINKLER SYSTEM "Y"
FLOOD ZONE PER SURVEY

ICC 600-2008
I.R.C. - 2012
AE 11

EXISTING CONDITIONS

DESIGN DOCUMENTS ARE BASED ON VISUAL MEASUREMENTS TAKEN AND MAY NOT ACCURATELY SHOW THE CORRECT VERT OR EXACT CRITICAL DIMENSIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND NOTATIONS ON THESE DESIGN COMMENTS MAY NOT FULLY REFLECT ALL THE WORK NECESSARY TO COMPLETE THE WORK OF A PART IS ALONG WITH THE S.A. CONTRACTOR'S WORKING AS A PROFESSIONAL GENERAL CONTRACTOR, THE CONTRACTOR SHALL MAKE TO THE BEST ABILITY DETERMINE THE EXISTING CONDITIONS AND MAKE TO THE BEST GREATE AS POSSIBLE.

KEYED NOTES

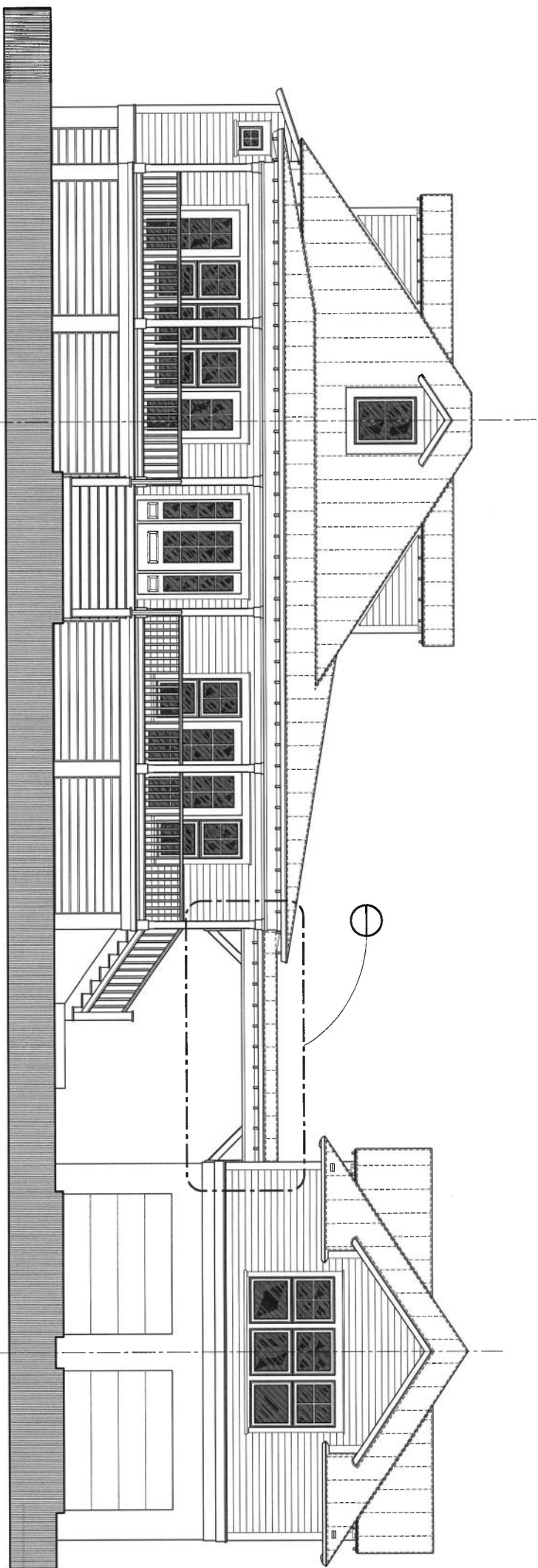
GENERAL PROJECT NOTES

SEE FOUNDING FOR NOTES AND LIMITATIONS TO ARCHITECTURAL AND VERY AND COORDINATE ALL MATERIALS SELECTIONS SPECIFICATIONS WITH INSTALLATION. SELECTIONS SHEETS FROM TO OBTAIN PARTICIPATION AND DRAINAGE ARE PROVIDED BY THE DESIGN TEAM TO THE BUILDER AND SHALL BE USED TO GUIDE THE BUILDER AND CONTRACTOR THROUGH THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE BUILDER AND THE OWNER ARE RESPONSIBLE FOR THE COORDINATION AND SUPERVISION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS WITH GENERAL CONTRACTOR ON THESE DRAWINGS IS PROVIDED FOR THE CONFORMANCE OF THE GENERAL CONTRACTOR IN EXECUTING THE WORK. REPRESENTATION OF ALL CONDITIONS FOR DIMENSIONS NOT SHOWN OR IN QUESTION, THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE DESIGN TEAM BEFORE PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS WITH GENERAL CONTRACTOR ON THESE DRAWINGS IS PROVIDED FOR THE CONFORMANCE OF THE GENERAL CONTRACTOR IN EXECUTING THE WORK. REPRESENTATION OF ALL CONDITIONS FOR DIMENSIONS NOT SHOWN OR IN QUESTION, THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE DESIGN TEAM BEFORE PROCEEDING WITH CONSTRUCTION.

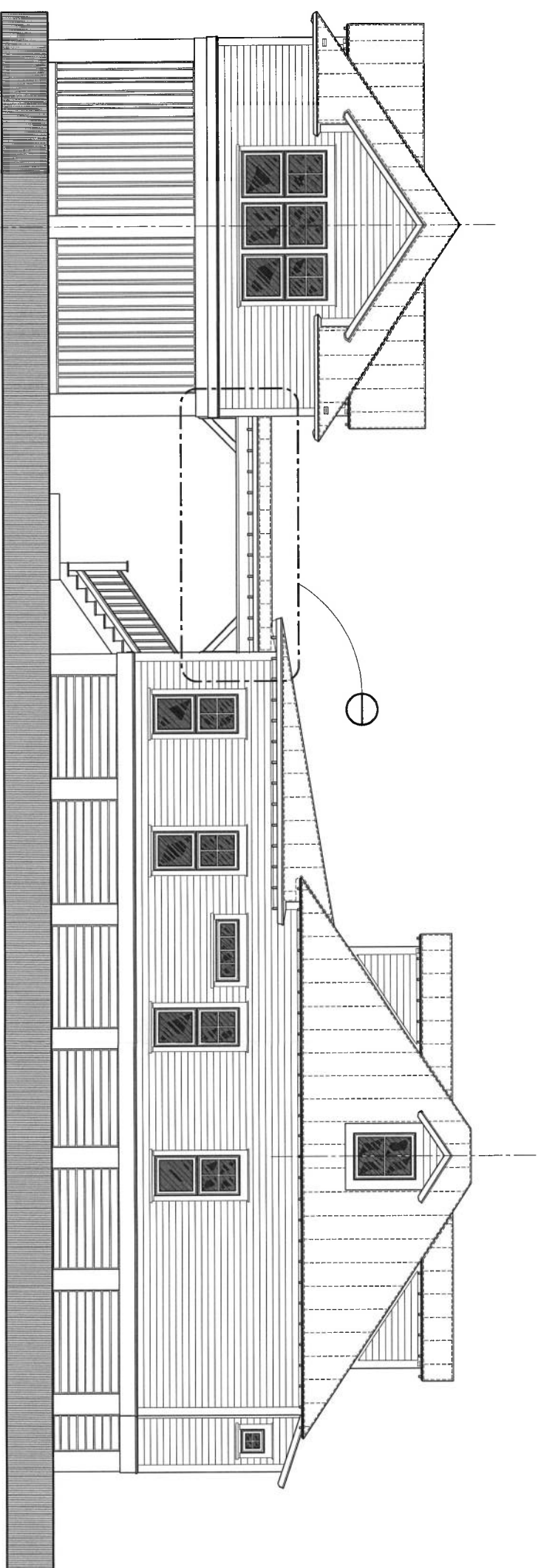
STRUCTURAL INFORMATION
SEE FOUNDATION PLAN FOR ADDITIONAL STRUCTURAL INFORMATION
DESIGN LOADS
DESIGN LOADS BASED ON WIND SPEED
EXPOSURE CATEGORY "B"
FLOOD ZONE PER SURVEY

ICC 600-2008
I.R.C. - 2012
AE 11

EXTERIOR ELEVATION - FRONT
SCALE: 1/4" = 1'-0"
A - 200 - 2



EXTERIOR ELEVATION - BACK
SCALE: 1/4" = 1'-0"
A - 200 - 1



HARGRAVE
SINGLE FAMILY RESIDENCE - REMOVATIONS
18 - 004
07/23/2010
9 JOSEPH AVENUE
THE BEACH
STANWASH - GEORGIA - OCHILTEE COUNTY
REV
A - 200
SINGLE USE ONLY
13 - 14

24 x 36
BUILD
CONTRACTOR
AMERICAN REGISTERED ARCHITECTS
L.L.C. 2018