



**AGENDA**  
**PLANNING COMMISSION**  
**August 17, 2020 at 7:00 PM**

Call to Order

Consideration of Minutes

- 1 PC-Minutes of July 20, 2020

Disclosures and Recusals

Old Business

New Business

- 2 **Variance: requesting setback encroachment – 409 Tybrisa Street – 4000812010 – Zone R-2 – Paul Murach.**
- 3 **Sit Plan: requesting office and warehouse expansion – 201 McKenzie Ave. – 4002602011 - Zone C-2 – 201 McKenzie St. LLC.**

Adjournment

Standing Items

Adjournment

**PLANNING COMMISSION**

Demery Bishop  
 Ron Bossick  
 Charles Matlock  
 Elaine T. McGruder  
 David McNaughton  
 J. Whitley Reynolds  
 Alan Robertson



**CITY MANAGER**  
 Shawn Gillen

**COMMUNITY DEVELOPMENT DIRECTOR**  
 George Shaw

**CITY ATTORNEY**  
 Edward M. Hughes

**Planning Commission Meeting  
 MINUTES  
 July 20, 2020**

**Chair Bishop** called the July 20, 2020 Tybee Island Planning Commission meeting to order. Commissioners present were **Charles Matlock, Elaine T. McGruder, J. Whitley Reynolds, Alan Robertson** and **David McNaughton**. **Vice Chair Ron Bossick** was absent.

**Consideration of Minutes:**

**Chair Bishop** asked for consideration of the June 15, 2020 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. **Commissioner McNaughton** asked to be recused from item number three. He stated he had done some work for the applicant in the past. **Commissioner Reynolds** disclosed he did surveys for items one and two a few years ago.

**Old Business:**

**Chair Demery Bishop** asked staff to make a request to City Council if they would give a reason or feedback of why when they approve an item that Planning Commission made a recommendation to deny.

**New Business:**

**1. Subdivision of land: requesting to turn one lot into two single family lots – 1927 Chatham Ave – Zone R-2 – 40009 12006 – World Wholesale, Inc.**

**George Shaw** stated in 2005 a three lot minor subdivision was created and two were built on but this one in the back was not. Now they are requesting to put two lots on what is currently one lot. This in my mind now would be a major subdivision without the major subdivision requirements. For this reason staff recommends denial. **Mr. John Hart** who lives on Skidaway Island approached the planning commission and stated he is the representative for the owner Mr. Jim Dixon. He stated this property is in the R-2 zone which would allow for a duplex. But this is not what the owner would like to build this is why he wants to separate the lot and build two single family homes. **Kristen Schiff** who lives at 1925 Chatham Avenue, approached the Planning Commission and stated her understanding was that lot three would only have a single home built on it. She is concerned about parking and congestion of the area if there is two houses built on that lot. **Mr. Dixon** who lives at 150 Fair Wind Road approached the Planning Commission and stated he thinks it will be more of a benefit to the existing homes with two single family homes than a duplex. **Commissioner McNaughton** made a motion to continue until the acting fire chief is satisfied with access. There was no second so motion failed. **Commissioner Matlock** made a motion to approve contingent on the approval of the acting fire chief. **Commissioner Reynolds** seconded. The vote to approve was three yes **Commissioners McNaughton, Matlock** and **Reynolds**. And two no **Commissioners Robertson** and **McGruder**.

**2. Variance: requesting to encroach setback - 1012 Lovell Ave – Zone R-2 – 40006 14005 – Lesli Fuller.**

**George Shaw** stated the applicant would like to build a pool in the side setback of her property. He stated a pool is not a hardship so staff recommends denial. **Nathan Fuller** who lives in Savannah approached the Planning Commission and stated he is Leslie Fullers representative and stated the greenspace will be met with the pool. And this will be an exercise pool for her. He stated the neighbor is in full support of her building to the property line. **Commissioner Matlock** made a motion to deny. **Commissioner McGruder** seconded. The vote to deny was unanimous.

**3. Alteration of subdivision: requesting to extend property lot lines – Horsepen Point –Zone R-2 – 40001203002/40001203003/40001301010 – Huffstetler, Alexander, Sheehan.**

**George Shaw** stated the applicants purchased the property behind their lots and adding the property to their existing lots which will make them larger. **Jim Alexander** who lives at Horsepen Point approached the Planning Commission and stated they just would like to extend their lot lines and they sent emails to all their neighbors. **Bob Everett** who lives at 1202 Venetian Dr. approached the Planning Commission and asked what the purpose of this request is. **Jim Alexander** stated the property is not buildable but they would like to maybe put a family shared dock or walking trails. **Julia Timmons** who lives at 2 Horsepen Point approached the Planning Commission and stated her concern is what they would do with it. **Commissioner Robertson** made a motion to approve. **Commissioner Reynolds** seconded. Vote to approve was unanimous. **Commissioner McNaughton** had recused himself.

**4. Variance: requesting to encroach setback – 23 Teresa Ln - Zone R-2 – 40022 01373 – Michael C.**

**Johnson representative/Richard & Noelle Rosenfeld.**

This item was withdrawn before Planning Commission.

*Lisa L. Schaaf*



## STAFF REPORT

PLANNING COMMISSION MEETING: August 17, 2020

CITY COUNCIL MEETING: September 10, 2020

LOCATION: 409 Tybrisa

PIN: 40008 12010

APPLICANT: Paul Murach

OWNER: Paul Murach

EXISTING USE: Single family dwelling

PROPOSED USE: Single family dwelling

ZONING: R-2

USE PERMITTED BY RIGHT: Yes

COMMUNITY CHARACTER MAP: Inland Cottage Neighborhood

APPLICATION: Zoning Variance (5-090) from Section 3-070 Permissible structures per lot, accessory structures.  
3c. location of accessory structure.

PROPOSAL: The applicant is requesting to have a pool encroach one foot into rear setback

ANALYSIS: The applicant is requesting a variance to allow a pool to encroach into the rear setback.

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 applicant claims that soil conditions required the pool to be moved further from the home into the rear setback. This work was done without notification to the city or staff approval. The soil conditions may have made the pool location difficult but a pool is an accessory to an already developed lot.

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.*

*Comprehensive Plan – Community Character Area  
The Inland Cottage Neighborhood Sec. 1.2.6*

<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	N/A
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/A
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. The requested setback variance is for a structure that is not required. The lot was already developed. Staff recommends denial.

*This Staff Report was prepared by George Shaw.*

#### ATTACHMENTS

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



Fee  
Commercial \$500  
Residential \$200

### CITY OF TYBEE ISLAND VARIANCE APPLICATION from the Tybee Island Land Development Code

AE 91

Applicant: Paul Murach

Telephone #: 6784886400 Email Address: murachpaul@gmail.com

Mailing Address 5150 Waldenbrook Ct NW, Acworth, GA 30101

\*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. **Drawings or surveys will be 11" X 17" or larger.** Incomplete applications will not be accepted and will delay review.

##### Application Deadline

Applications are due by 4:00 p.m. of the last day of the month before the next 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 before the Planning Commission on the third Monday of each month, followed by a final decision by City Council at another public hearing on the second Tuesday of the following month. Each hearing will be held at 7 p.m. at the Public Safety Building, 78 Van Horn Dr.

Property Address (Or General Location Description if no Address Assigned): 409 Tybrisa St.

Tybee Island, GA 30268

Tax Map/Parcel ID#: 4000812010 Current Zoning: residential R-2

Existing use of Property: 2nd Home, STVR

Proposed use of Property: 2nd Home, STVR

Has the property been denied a variance in the past 12 months? If so, please provide brief details: NO

## Variance Questionnaire:

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

*No*

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

*Pool Placement within 4 feet of lot line. Requesting a variance of 1'.*

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

*Sec. 3-190 Swimming Pool requirements and placement. Requesting a variance of 1' to move pool within 4' of lot line. Code requires 5'.*

4. Per the Tybee Island Land Development Code, the Tybee Island Planning Commission shall not make a recommendation on a variance from the terms of the Land Development Code unless it has met the following. Please 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.

*The presence of unstable soil and high water table in this location dictated pool placement slightly further away from house & close to lot line during construction.*

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.

*The pool was moved away from the house by the contractor during construction as to not disrupt the stability of the existing house foundation/footers.*

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

The soil condition was not anticipated prior to construction.

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.

Correct.

E. The granting of the requested variance will not conflict with Sec. 26-70-Amendments and modifications to the Fire Prevention Code of the Tybee Island Code of Ordinances or endanger the public.

Correct.

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

Correct.

### Adjacent Property Owners

Please 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 the website at [www.boa.chathamcounty.org](http://www.boa.chathamcounty.org) The accuracy and completeness of this information shall be the responsibility of the applicant.

	Property owners name and mailing address:
★ POB 1439	
1.	405 Tybrisa St., Tybee Island GA 31328 - Desai, Pratul Kumar & Hetai
2.	★ 1604 Chatham Ave, Tybee Island, GA 31328 - Peter Holland & Barbara Archer
3.	★ (POB-1892) 1517 Miller Ave, Tybee Island, GA 31328 - Motts & Pierce Carolyn Y & Dennis F
4.	★ 408 McLeod St, Tybee Island, GA 31328 - Anthony & Judy Balcom
5.	★ 1606 Chatham, Tybee - Robert Mills
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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> )<br>Explain the hardship: <u>      * SEE ATTACHMENT *      </u> |
| 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:<br><input type="checkbox"/> irregularity;<br><input type="checkbox"/> narrowness; or,<br><input type="checkbox"/> shallowness of the lot shape; or,<br><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.<br><u>NOTE: Provide attachments illustrating conditions on surrounding properties and on the subject property, indicating uniqueness, etc.</u>  |
| 5-090 (B)        | <i>Height.</i> No part of any structure shall project beyond 35-feet above the average adjacent grade of a property except:<br>(1) See <u>section 2-010</u> , terms and definitions; height of building.<br>(2) The following items that were existing on the date of the adoption of this section; flag poles, television aerials, water towers and tanks, steeples and bell towers, broadcasting and relay towers, transmission line towers, and electric substation structures.  |

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.

Paul R. Munn  
Signature of Applicant

7/24/20  
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 public hearings by the Tybee Island Planning Commission and City Council. I have been made aware and I hereby acknowledge the scheduled hearing dates/times and location where this application will be considered. 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 inspect the property which is the subject of this application.

Signature of Applicant Paul R. Mutha Date 7/24/20

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 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**

Date received: 7/24/2020 Received by: PLS

Fee Amount \$ 200.00 Check Number 1008 Date 7/24/2020

**PUBLIC HEARING DATES:**

Planning Commission 8/17/2020 City Council \_\_\_\_\_

DECISION: (Circle One)      Approved      Denied

Approved with Conditions: \_\_\_\_\_



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 Paul Murach

Printed Name Paul Murach

Date 7/24/20

**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)

## 5-040 (D) (2) – Narrative

The pool was planned as part of construction of this home from the beginning stages of design. The pool placement is present on the site plan, drainage plan and house plans all conforming to the 5 foot setback from the property line per City of Tybee Land Development Code. (See Reference 5-040 (D) (1), 5-040 (D) (3) & house plan). The intent was to place the pool in the exact location that the plans described during construction - in conformance with City Code.

The pool was constructed after the home foundation and footers were already in place, in March of 2019. When the contractor (April Crow, Sundrenched Pools) began to dig the hole for the fiberglass pool shell, she encountered less stable than anticipated soil conditions and a higher than anticipated water table. She was worried about the proximity of the pool hole to the existing footers/foundation causing instability of the structure. As she dug the hole for the pool shell, the walls of the hole began to cave in due to the high water table and loose soil conditions in this area. For this reason she made the determination in the field, on the day of construction to place the pool as far away as possible from the house footers/foundation in order to not cause undue strain on the structural integrity of the foundation – while maintaining the 5 foot setback from the property line. This decision based on conditions in the field at the time of pool construction caused the pool to unintentionally encroach on the 5 foot setback from the lot line - a fact that was not determined until the final as-built survey was completed in July of 2020. The pool wall currently sits an average of 4 feet 2 inches from the lot line. A variance is being requested to place the pool in this location, which is less than 1 foot out of line with the City Code for building setbacks from the lot line. The drainage plan and approval letter from the drainage plan inspection after the pool construction, has been included as evidence that this small change made in the field during construction did not affect the drainage on the lot.

5-090 (A) (2)



Paul >



Share your name and photo?

April Crow Share...



Mar 4, 2019, 6:17 PM

Screenshot of picture showing unstable soil conditions during pool construction.



We are 4'6" from foundation and side caved in during back fill. That's why we dropped pool quicker than ready.



iMessage



**BOSWELL DESIGN SERVICES, INC.**  
**OFFICE : 4700 EAST HIGHWAY 80**  
**UNIT N, SUITE 1**  
**MAILING : 103 NASSAU DRIVE**  
**SAVANNAHA, GEORGIA 31410**  
**912-897-6932**  
**[LAHBOS@BELLSOUTH.NET](mailto:LAHBOS@BELLSOUTH.NET)**

July 16, 2020

George Shaw / Lisa Schaaf  
Planning and Zoning Department  
Tybee Island, Georgia

Re : Paul Murach Project  
409 Tybrissa Street  
Tybee Island, Georgia

George / Lisa,

At the request of the Owner, we have inspected the project referenced above for compliance with the approved site plan.

After a brief inspection of the project, it is our opinion that the project is in basic compliance with the approved site plan including final stabilization in the form of sodding. The project did not follow the drainage plan exactly, but we feel it will follow the general intent of the design.

Thank you for your assistance and please do not hesitate to contact us if you should require more information. We may be reached at 897-6932 or e-mail to [lahbos@bellsouth.net](mailto:lahbos@bellsouth.net).

Sincerely,  
Mark Boswell



### CITY OF TYBEE ISLAND

### BUILDING PERMIT

DATE ISSUED: 02-25-2019

PERMIT #: 190112

WORK DESCRIPTION SWIMMING POOL/FENCE-RESIDENTL  
WORK LOCATION 409 TYBRISA ST

OWNER NAME PAUL MURACH  
ADDRESS 409 TYBRISA ST  
CITY, ST, ZIP TYBEE ISLAND GA 31328  
PHONE NUMBER

CONTRACTOR NAME SUN DRENCHED POOLS, LLC  
ADDRESS 11 COLUMBUS DRIVE  
CITY STATE ZIP SAVANNAH GA 31405

FLOOD ZONE  
BUILDING VALUATION  
SQUARE FOOTAGE  
OCCUPANCY TYPE P  
TOTAL FEES CHARGED \$ 460.00  
PROPERTY IDENTIFICATION # 4-0008-12-010  
PROJECT VALUATION \$45,520.00

TOTAL BALANCE DUE: \$ 0.00

It is understood that if this permit is granted the builder will at all times comply with the zoning, subdivision, flood control, building, fire, soil and sedimentation, wetlands, marshlands protection and shore protection ordinances and codes whether local, state or federal, including all environmental laws and regulations when applicable, subsequent owners should be informed that any alterations to the property must be approved by the issuance of another building permit. Permit holder agrees to hold the City of Tybee Island harmless on any construction covered by this permit.

This permit must be posted in a conspicuous location in the front of building and protected from the weather. If this permit is not posted work will be stopped. The building contractor will replace curb paving and gutter broken during construction. This permit will be voided unless work has begun within six months of the date of issuance.

Signature of Building Inspector or Authorized Agent:

S-040 (b) 2

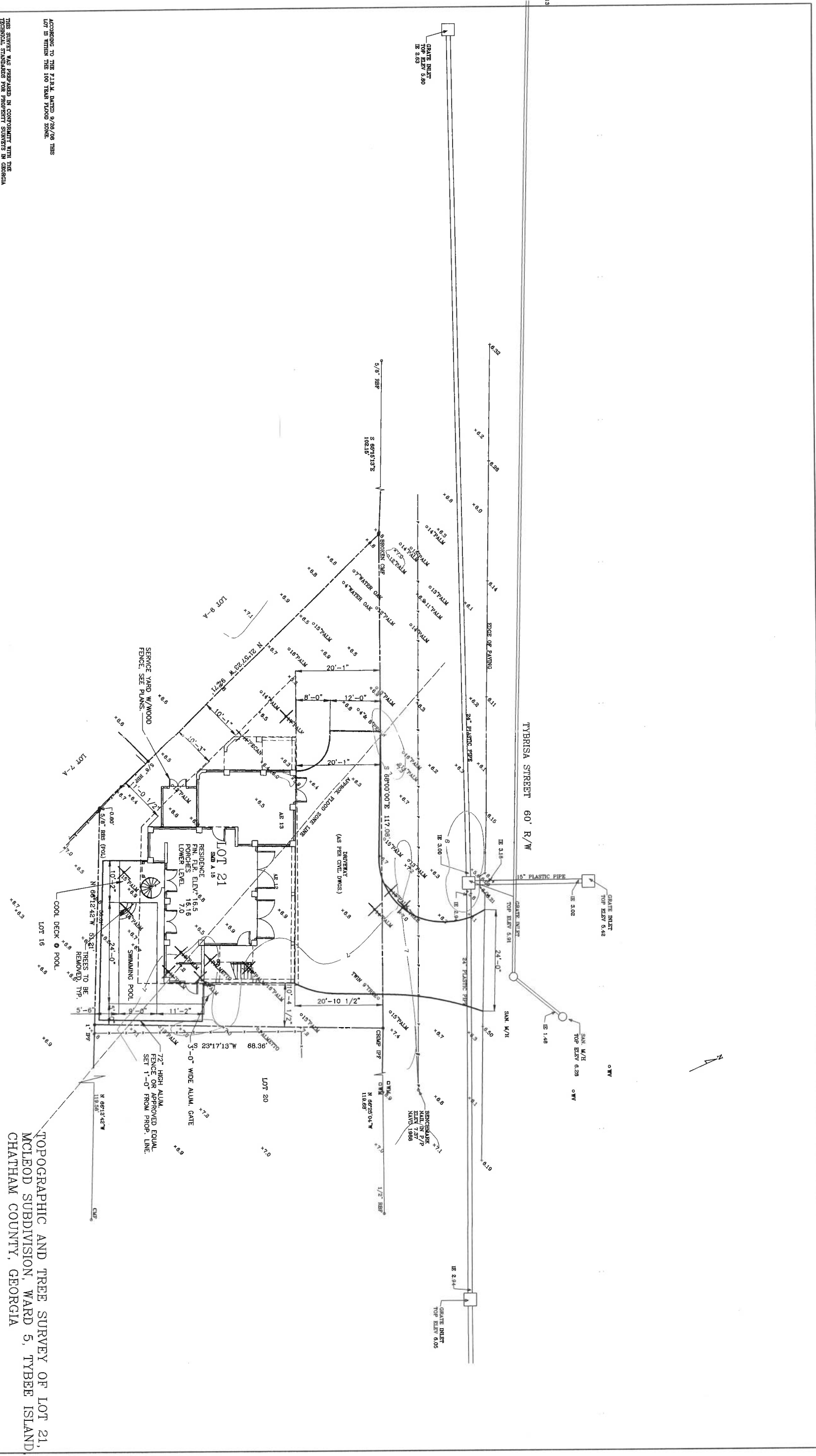
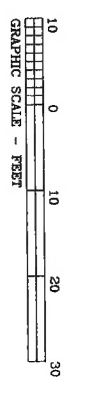
ACCORDING TO THE P.L.M. DATED 9/29/98 THIS LOT IS WITHIN THE 100' TRAIL 75000 20M.

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE GENERAL STANDARDS FOR PROFESSIONAL SURVEYS IN GEORGIA AND THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE SECS. 13-6-47, 43-15-4, 43-15-5, 43-15-10, 43-15-22.

J. WHITLEY REYNOLDS  
 LAND SURVEYOR  
 696 STEPHENSON AVENUE  
 SUITE C  
 SAVANNAH, GEORGIA 31405  
 TEL. 912-352-7433  
 FAX. 912-352-7787



EQUIPMENT:  
 RECON. A-114  
 BRUNNEN 2000  
 TRANSIT 1/  
 ANGLE 1/  
 BALANCED BY:  
 FLAT: 1/  
 SCALE: 1" = 10'  
 DATE: APRIL 26, 2016 SURVEY  
 FILE NO. 16-40

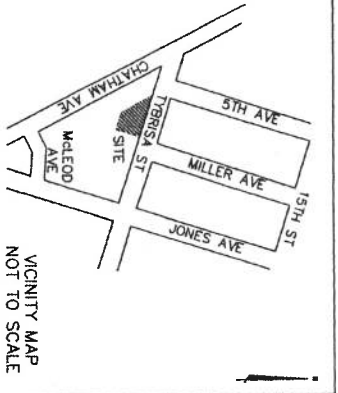


TOPOGRAPHIC AND TREE SURVEY OF LOT 21,  
 McLEOD SUBDIVISION, WARD 5, TYBEE ISLAND,  
 CHATHAM COUNTY, GEORGIA

FOR: DAVID HARRIS

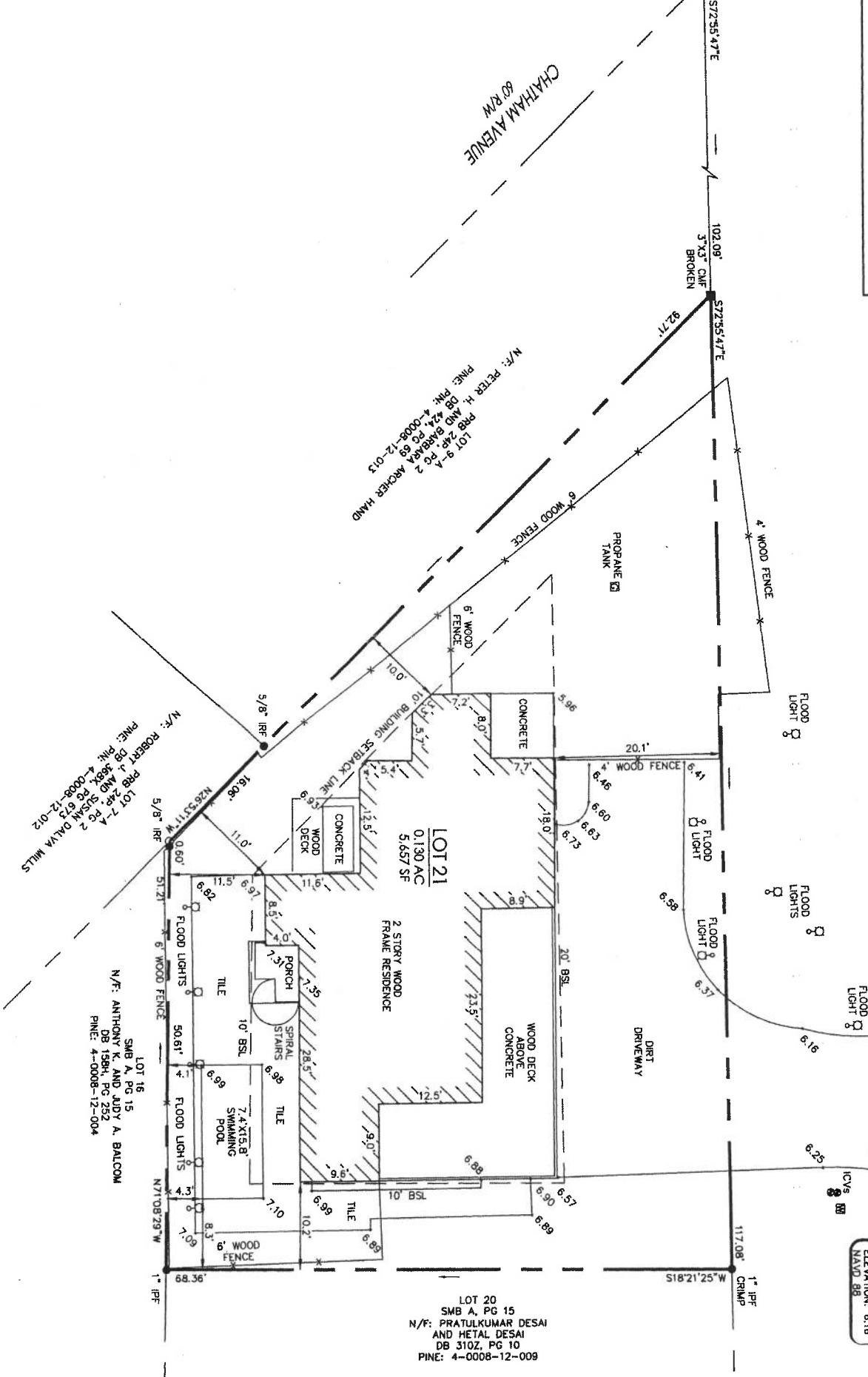
Mr. and Mrs. Pual Murach  
 SITE PLAN

SHEET  
 S  
 1 OF 10



- NOTES:**
1. PROPERTY ADDRESS: 409 TYBEE STREET, TYBEE ISLAND, GA
  2. THIS PROPERTY IS CURRENTLY ZONED R2.
  3. PARCEL IDENTIFICATION NUMBER: 4-0008-12-010
  4. THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
  5. BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE AE, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C03266, EFFECTIVE DATE: AUGUST 16, 2018, BASE FLOOD ELEVATION: 9.0' NAVD 88.
  6. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
  7. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
  8. THE BUILDING HEIGHT OF THE TWO STORY WOOD FRAME RESIDENCE IS 34.34 FEET.

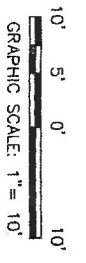
- LEGEND**
- BENCH MARK
  - IRON ROD FOUND
  - IRON PIPE FOUND
  - PROPERTY CORNER
  - CONCRETE MONUMENT FOUND
  - GRATE INLET
  - POWER POLE
  - GUY WIRE
  - FLOOD LIGHT
  - IRRIGATION CONTROL VALVE
  - WATER METER
  - PROpane TANK
  - RIGHT-OF-WAY
  - INVERT ELEVATION
  - DEED BOOK
  - PLAT RECORD BOOK
  - PLAT RECORD MAP BOOK
  - PLAT BOOK
  - PARCEL IDENTIFICATION NUMBER
  - BASE FLOOD ELEVATION



**SITE DATA**  
 AREA: 0.130 AC: 5,657 SF  
 ZONING: R-2  
 PIN: 4-0008-12-010  
 PROPERTY ADDRESS: 409 TYBEE STREET  
 TYBEE ISLAND, GA 31328

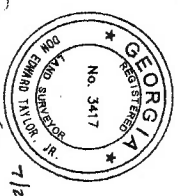
- REFERENCE:**
1. SUBDIVISION MAP BOOK A, PAGE 15.
  2. PLAT RECORD BOOK 24F, PAGE 2.
  3. TREE AND TOPOGRAPHIC SURVEY/SITE PLAN PREPARED BY J. WHITLEY REYNOLDS GA RLS #2249, OF J. WHITLEY REYNOLDS DATED MAY 5, 2016.

SURVEY DATE: 05/03/2019



**SURVEYORS CERTIFICATION**

THIS PLAT IS A RETRACEMANT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDUDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECOMBINATION OF THIS PLAT AND ANY AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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 SURVEYORS AND ENGINEERS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



DON EDWARD TAYLOR, JR.  
 GA REG. LAND SURVEYOR NO. 3417  
 CERTIFICATE OF AUTHORIZATION LSF 1187  
 7/22/20

AN AS-BUILT SURVEY OF LOT 21, MCLEOD SUBDIVISION,  
 RECOMBINATION OF LOT 43 WARD NO. 5,  
 5TH G.M. DISTRICT, TYBEE ISLAND, CHATHAM COUNTY, GEORGIA  
 PREPARED FOR: PAUL MURACH

**COLEMAN COMPANY**  
 ENGINEERS • SURVEYORS  
 17 Park of Commerce, Suite 201  
 Savannah, Georgia | (912) 200-3041

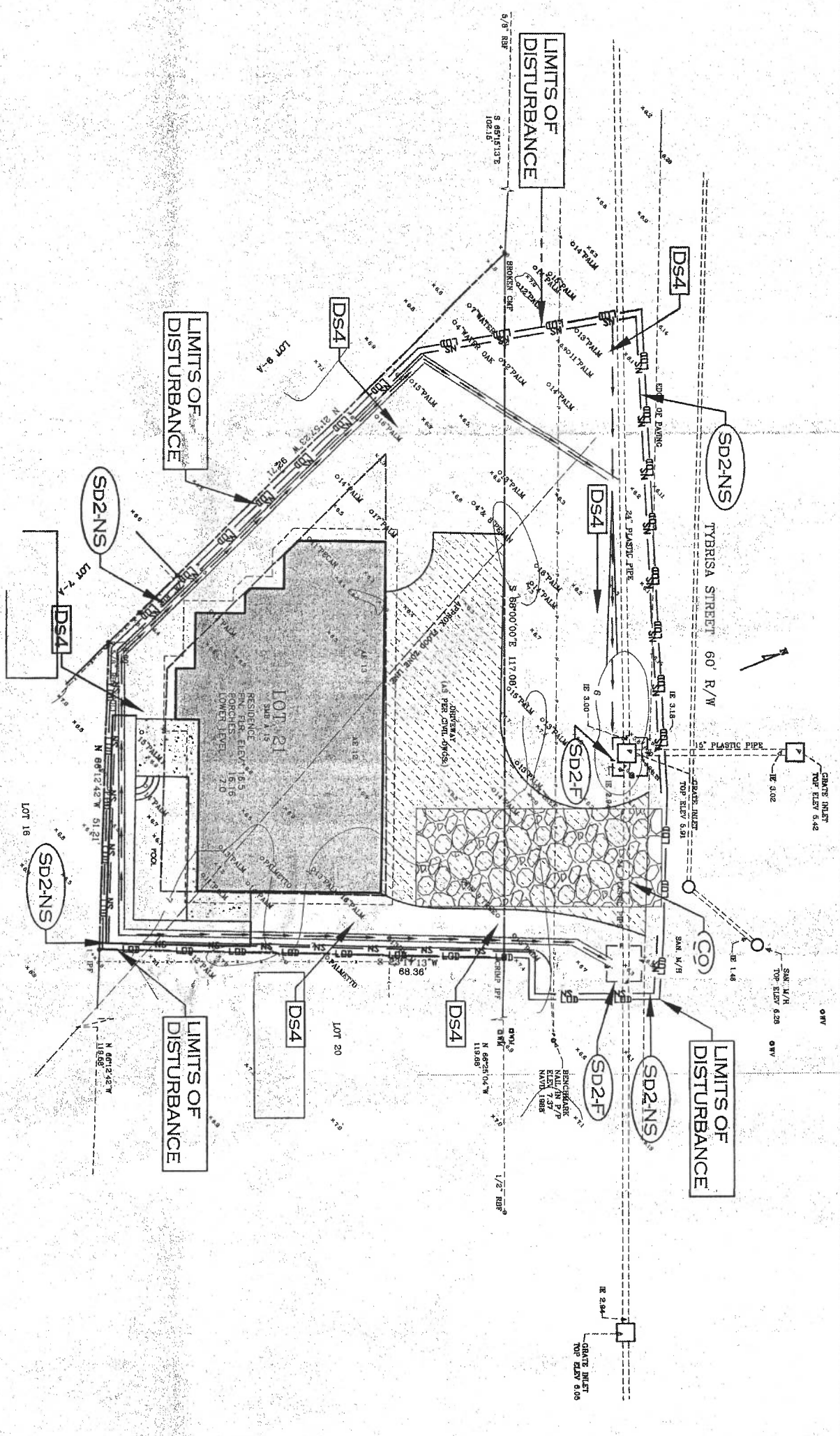
JOB NUMBER: 18-521  
 DATE: 07/22/2020  
 DRAWN BY: JNB  
 CHECKED BY: MDC  
 SCALE: 1" = 10'

AS-BUILT SURVEY

SHEET: 1/1

5-0410(D)3

# DRAINAGE PLAN



**SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE III**

**STREAM BUFFER ENCROACHMENT NOTES :**

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCRoACH IN THE 25 OR 50 FOOT STREAM BUFFER.
2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT STREAM BUFFER AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST OBTAINING THE NECESSARY VARIANCES AND PERMITS.

**RELANDS NOTE:**  
 ALL WETLANDS ARE UNDER JURISDICTION OF THE CORPS OF ENGINEERS AND/OR STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO ANY AND ALL REGULATIONS AND PERMITS THAT MAY BE REQUIRED WITHOUT PRIOR PERMIT APPLICATIONS AND APPROVAL.

**SOIL EROSION LEGEND**

SD1-NS	NON SETBACK TYPE SEDIMENT BARRIER
SD1-S	SETBACK TYPE SEDIMENT BARRIER
SD1-HS	TEMPORARY HAY BALE
CS	CONSTRUCTION Silt
DW1	MULCHING
DW2	DISPERSED AREA STABILIZATION WITH TEMPORARY SEEDING
DW3	DISPERSED AREA STABILIZATION WITH PERMANENT SEEDING
DW4	DISPERSED AREA STABILIZATION WITH SOILING
CS-S	CHECK DAM
ST	STORM DRAINAGE OUTLET PROTECTION
SD2	HAUL SEDIMENT TRAP
SD3	SEDIMENT TRAP
GS	SCOURLINE
CH	CHANNEL STABILIZATION
LV	VEGETATION
RT	ROCK RIP-RAP
DL	LEVEL SPREADER
SK	REINFORCEMENT
	OUTLET CONTROL
	FLASHING SURFACE BARRIER

**SPECIAL CONSTRUCTION NOTE:**  
 IF THE CONTRACTOR KNOWS OF ANY DISCREPANCY OR CONFLICT BETWEEN THE INFORMATION ON THIS DRAWING AND THE INFORMATION PROVIDED BY THE ENGINEER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCY OR CONFLICT THAT RESULTS FROM THE CONTRACTOR'S FAILURE TO NOTIFY THE ENGINEER IMMEDIATELY.

**Silt Removal Note:**  
 1. RETROFITTS, PREVENTER Silt FENCE AND CONSTRUCTION EXIT TO BE LEFT IN PLACE UNTIL FINAL STABILIZATION HAS OCCURRED.

**LEVEL II CERTIFICATION**  
 NO. 2104  
 ISSUED 11-5-05  
 EXPIRES 11-5-17



**Erosion and Sediment Control Phasing**

**Initial Phase (Phase I)**

1. This phase shall include Silt fencing and construction exits and sediment and detention ponds to be installed prior to any land disturbing activities to prevent sediment from leaving the site.

**Intermediate Phase (Phase II)**

1. This phase shall include construction of any outlet structures, retrofits, check dams, silt fences protection and temporary grassing.

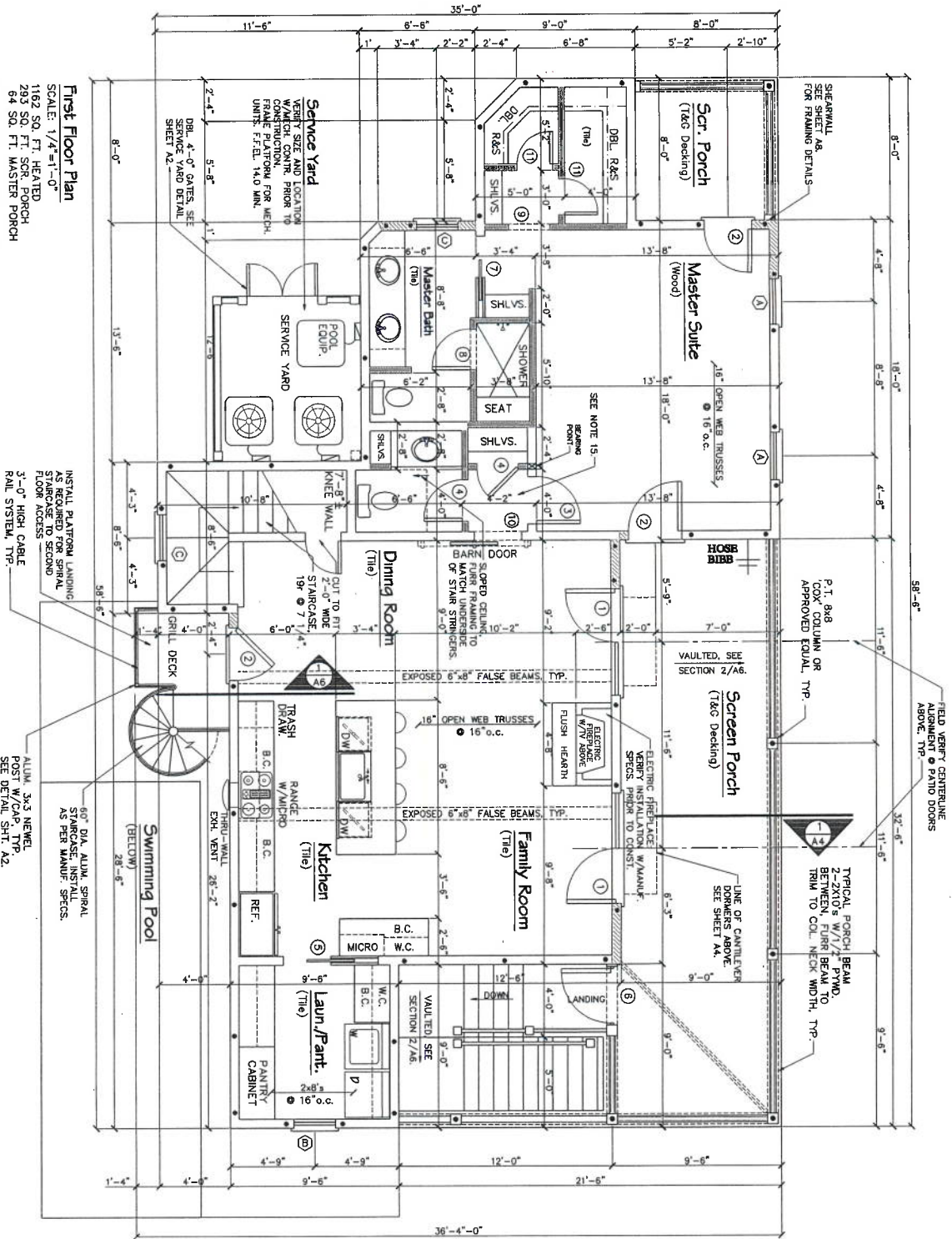
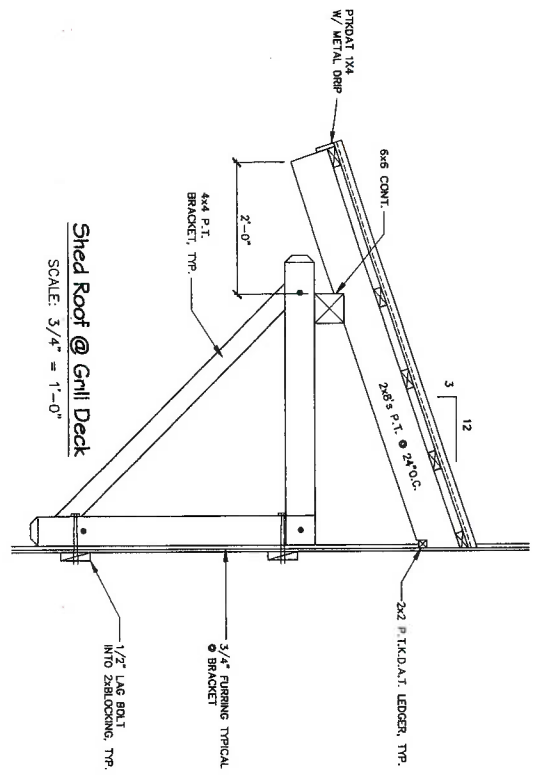
**Final Phase (Phase III)**

1. This phase shall include outlet protection, any revised silt protection and any other permanent devices.

	<p>NEW RESIDENTIAL STRUCTURE                  409 TYBRISA STREET                  TYBEE ISLAND, GEORGIA 31328                  FOR                  PAUL MURACH                  SAVANNAH, GEORGIA</p>	<p>DESIGNED: GMM                  DRAWN: MAB                  DATE: January 16, 2017                  JOB NO.:                  SCALE: as shown</p>	<p><b>BOSWELL DESIGN SERVICES, INC.</b>                  OFFICE: 4700 EAST HIGHWAY 80                  MAILING: 103 NASSAU DRIVE                  SAVANNAH, GEORGIA 31410                  912 - 897 - 6932                  LAHBOS@Bellsouth.net</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%;">NO.</td> <td style="width: 15%;">DESCRIPTION</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION				
NO.	DESCRIPTION									

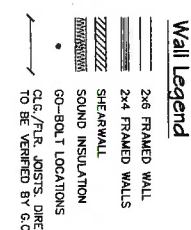
DRAWING NUMBER  
**C-5**  
 5 OF 6 SHEETS

House Plan



**First Floor Plan**  
 SCALE: 1/4" = 1'-0"  
 1162 SQ. FT. HEATED  
 293 SQ. FT. PORCH  
 84 SQ. FT. MASTER PORCH  
 2204 SQ. FT. TOTAL HEATED

- NOTES**
1. ALL FRAMING TO BE 2x6 WALLS @ 16" O.C. HIGTS. UNLESS NOTED OTHERWISE.
  2. LOWER LEVEL FINISHES TO BE WATER RESISTANT BELOW FLOOD PLAN. SEE DRAINAGE PLAN.
  3. CEILING HEIGHTS TO BE 10'-0" UNLESS NOTED OTHERWISE.
  4. ALL PLUMBING WALLS TO BE 2x6 FRAMING.
  5. ALL POCKET DOORS TO BE 2x6 FRAMING.
  6. SEE THIS SHIT. & SHIT. A1 FOR HOSE BIBB LOCATIONS.
  7. HVAC UNITS TO BE 14.0 SEER. INSTALL ELECTRIC HEAT PUMPS. VERIFY W/ARCH. CONTR.
  8. CONTRACTOR TO VERIFY W/ARCH. CONTRACTOR THE LOCATION OF ALL EXISTING AND NEW GRILLS & SERVICES. YARD LOCATIONS & AREA PROVIDED.
  9. PROVIDE THE SURROUNDS @ ALL TUBS AND SHOWERS. OWNER TO VERIFY AND SELECT FINISHES. RECESS FLOOR @ MASTER SHOWER. SEE SHIT. S2.
  10. LINEN CLOSETS TO HAVE 3 SHELVES @ EACH. OWNER TO VERIFY.
  11. ALL RISERS & TREADS TO BE CONSTRUCTED WITHIN CURRENT CODES & SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION @ EACH LEVEL CHANGE. LOCATION BY OWNER. VERIFY PRIOR TO CONSTRUCTION.
  12. PROVIDE SOLID BLOCKING ON OUTDOOR PORCHES FOR DOWN. VERIFY PRIOR TO CONSTRUCTION.
  13. PROVIDE SOLID BLOCKING FOR ALL TOWEL / GRAB BARS. OWNER TO VERIFY EXACT LOCATIONS FOR THE SAME.
  14. OWNER TO SPECIFY VANITY MIRRORS W/G.C. PRIOR TO CONST.
  15. DROP C.E. HGT. IN HALL, CLOSET AND P.H.D. RM. AS REQUIRED FOR DUCT ROUTING. VERIFY W/ARCH. CONTRACTOR PRIOR TO CONSTRUCTION.



INSULATION AS PER I.E.C.C. 2009 TABLE 402.1.1.

**INSULATION NOTES:** INSTALL WHERE APPLICABLE.

1. BUILDING INSULATION TO BE ISOSOREL LP-C-50 FORMULA OR APPROVED EQUAL IN WALLS, CEILING, AND FLOORS.
2. FLOOR SYSTEM = R-22 (MIN.)
3. EXTENDED WALLS = R-13 (MIN.)
4. UNFINISHED ATTIC = R-19 (MIN.)
5. UNFINISHED GARAGE = R-5 (MIN.)
6. UNFINISHED CRAWL SPACE = R-10 (MIN.)
7. UNFINISHED ROOF = R-19 PER O.C. AMENDMENTS TO I.E.C.C. 2009.

- SPECIAL, AE AND VE ZONE NOTES:**
1. BUILDINGS IN AE ZONE ARE TO HAVE THE FINISHED FLOOR SET A MINIMUM OF 1'-00" TO CEILING.
  2. BUILDINGS IN VE ZONE ARE TO HAVE THE LOWEST HORIZONTAL STRUCTURAL MEMBER SET A MINIMUM OF 1'-00" TO FLOOR.
  3. BUILDINGS IN AE AND VE ZONE ARE TO HAVE ALL ELECTRICAL PLUMBING, FLOOR, CEILING AND OTHER EQUIPMENT TO BE A MINIMUM OF 1'-00" TO FLOOR.
  4. FLOOR JOISTS ARE REQUIRED IN VE ZONE AND ARE TO HAVE 1" SQUARE NOTCH SQUARE FOOT OF FLOOR IN AN AREA WITH A MINIMUM ROUND OPENING OF 3" A MINIMUM OF 2" OPENINGS WITH ALL OPENINGS EXACTLY ABOVE EXISTING OR NEW. THE BOTTOM OF OPENING SHALL BE 12" OR LESS ABOVE EXISTING GRADE.
  5. BRICK MANTLE WALLS ARE REQUIRED IN VE ZONE.
  6. CORRESPONDING SITE WORK AND FINISHED FLOOR ELEVATIONS WITH ARCHITECTURAL PLANS TO HAVE SURE BUILDING ELEVATIONS ARE SET AS PER ARCH.

<p><b>Cadman designs LLC</b>                  Residential • Designers • Planners                  P.O. Box 30443 • Savannah, GA 31410                  Office / Fax: 912.349.1600</p>		<p><b>First Floor Plan and Notes</b></p>		<p>A New Residence for                  Mr. and Mrs. Paul Murach                  0 Tybrisa Street - Lot 21 McLeod Sub.                  SAVANNAH, GEORGIA</p>		<p>NO. _____</p> <p>DATE _____</p> <p>REVISION _____</p>
<p>DATE: Sept. 2017</p>		<p>SCALE: AS SHOWN</p>		<p>CONTR. NO. 1742</p>		<p>CHATHAM COUNTY</p>



**TAX COMMISSIONER'S OFFICE**

- Tax Commissioner Summary
- Payment History
- Tax by Authority
- Make A Payment

PARID:

MURACH PAUL R & AMANDA M\*

409 TYBRISA ST

**Permit Details**

Permit #	Permit Date	Status	Type	Amount
180130-1	22-FEB-18	Complete	SF - SINGLE FAMILY	\$400,000.00
190112-2	25-FEB-19	Complete	PO - POOL	\$45,520.00

1 of 1  
Return to Search Results  
Tax Year: 2020

**Actions**

- Printable Summary
- Printable Version

**Reports**

Go

**BOARD OF ASSESSORS**

- Property Record Card (PRC)
- Annual Assessment Notice
- Value History
- Land
- Residential
- Commercial / Industrial
- Personal Property
- Permits**
- Sketch
- Photos
- Exemptions
- Sales
- Hearing Tracking
- E-File

**SAGIS**

**TAX COMMISSIONER**

222 W Oglethorpe Avenue #107  
Savannah, Georgia 31401

(912) 652-7100  
(912) 652-7101  
E-Mail: chathamtaxpmt@chathamcounty.org

8:00 A.M. to 5:00 P.M.  
Monday-Friday



**BOARD OF ASSESSORS**

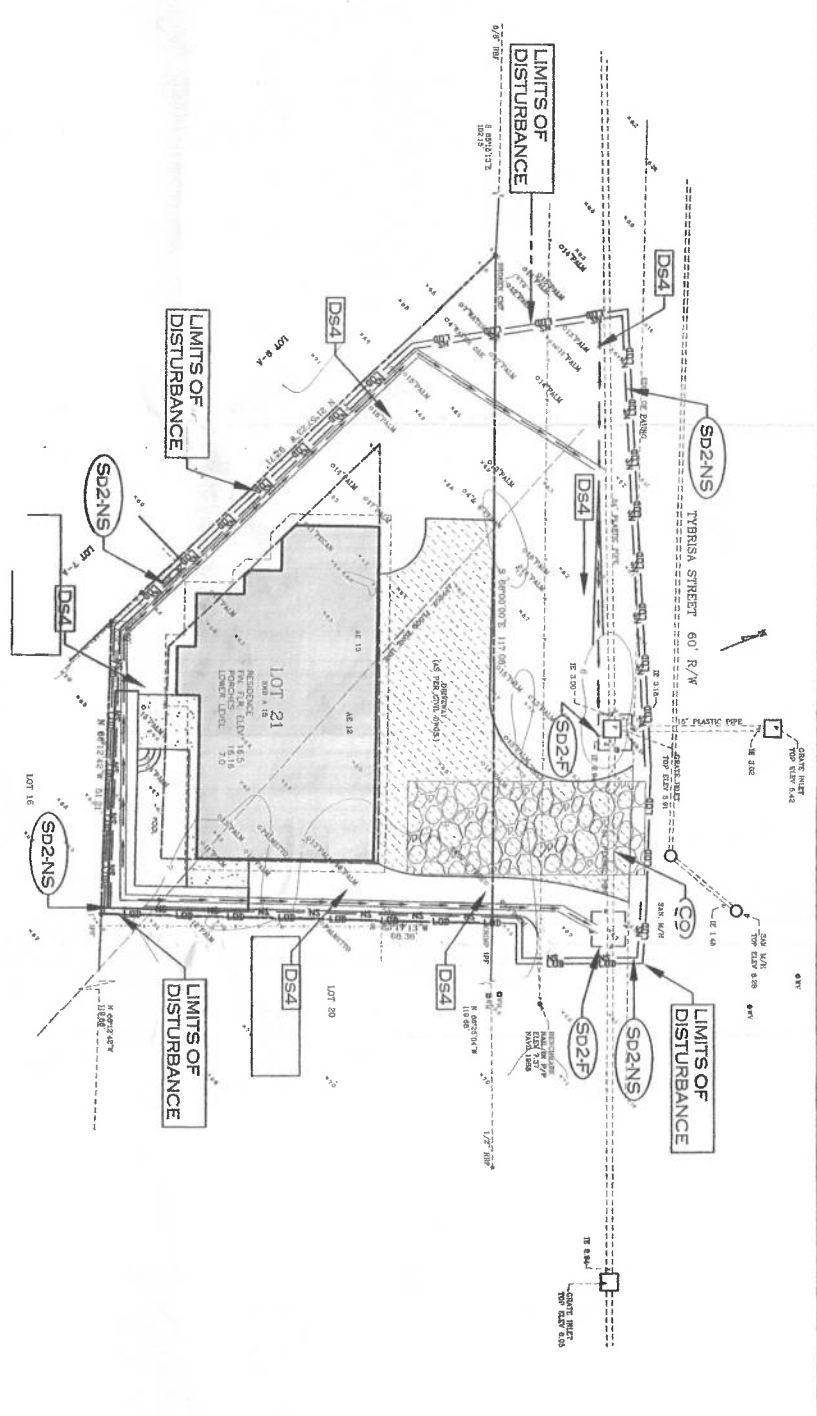
222 W Oglethorpe Avenue #113  
Savannah, Georgia 31401

(912) 652-7271  
(912) 652-7301  
E-mail: boa@chathamcounty.org

8:00 A.M. to 5:00 P.M.  
Monday-Friday



**SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE III**



**NOTES:**  
 ALL MEASUREMENTS ARE TO BE TAKEN FROM THE CENTER LINE OF THE DISTURBANCE UNLESS OTHERWISE NOTED. THE DISTURBANCE LIMITS ARE TO BE MEASURED FROM THE POINT OF DISTURBANCE TO THE POINT OF MEASUREMENT. THE DISTURBANCE LIMITS ARE TO BE MEASURED FROM THE POINT OF DISTURBANCE TO THE POINT OF MEASUREMENT.

- STREAM BUFFER ENCROACHMENT NOTES:**
1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCOACH IN THE 25 OR 50 FOOT STREAM BUFFER.
  2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT STREAM BUFFER AS MEASURED FROM THE POINT OF DISTURBANCE TO THE POINT OF MEASUREMENT WITHOUT THE NECESSARY VARIANCES AND PERMITS.

**Erosion and Sediment Control Details:**

**Initial Phase (Phase I)**  
 1. This phase shall include Silt Ditch and construction site and sediment and detention ponds to be installed prior to any activities to prevent sediment from leaving the site.

**Intermediate Phase (Phase II)**  
 1. This phase shall include construction of any other structures, retaining, check dams, silt traps, and temporary erosion control structures.

**Final Phase (Phase III)**  
 1. This phase shall include outlet protection, any reseed this protection and any other permanent devices.

- SOIL EROSION LEGEND**
- SD1-1S Initial Silt Ditch
  - SD1-2S Intermediate Silt Ditch
  - SD1-3S Final Silt Ditch
  - SD2-1S Silt Ditch
  - SD2-2S Silt Ditch
  - SD2-3S Silt Ditch
  - SD2-4S Silt Ditch
  - SD2-5S Silt Ditch
  - SD2-6S Silt Ditch
  - SD2-7S Silt Ditch
  - SD2-8S Silt Ditch
  - SD2-9S Silt Ditch
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  - SD2-45S Silt Ditch
  - SD2-46S Silt Ditch
  - SD2-47S Silt Ditch
  - SD2-48S Silt Ditch
  - SD2-49S Silt Ditch
  - SD2-50S Silt Ditch

**PERMITS:**  
 1. EROSION CONTROL PERMIT TO BE LEFT IN PLACE UNTIL OCCUPANCY.

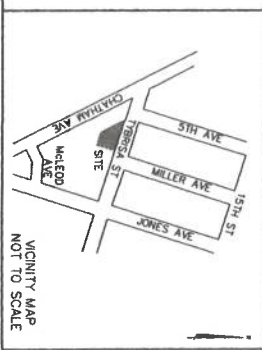
**ASBESTOS:**  
 1. ASBESTOS TESTING TO BE CONDUCTED PRIOR TO CONSTRUCTION.

**WATER:**  
 1. WATER TESTING TO BE CONDUCTED PRIOR TO CONSTRUCTION.

**PAUL MURACH**  
 SAVANNAH, GEORGIA

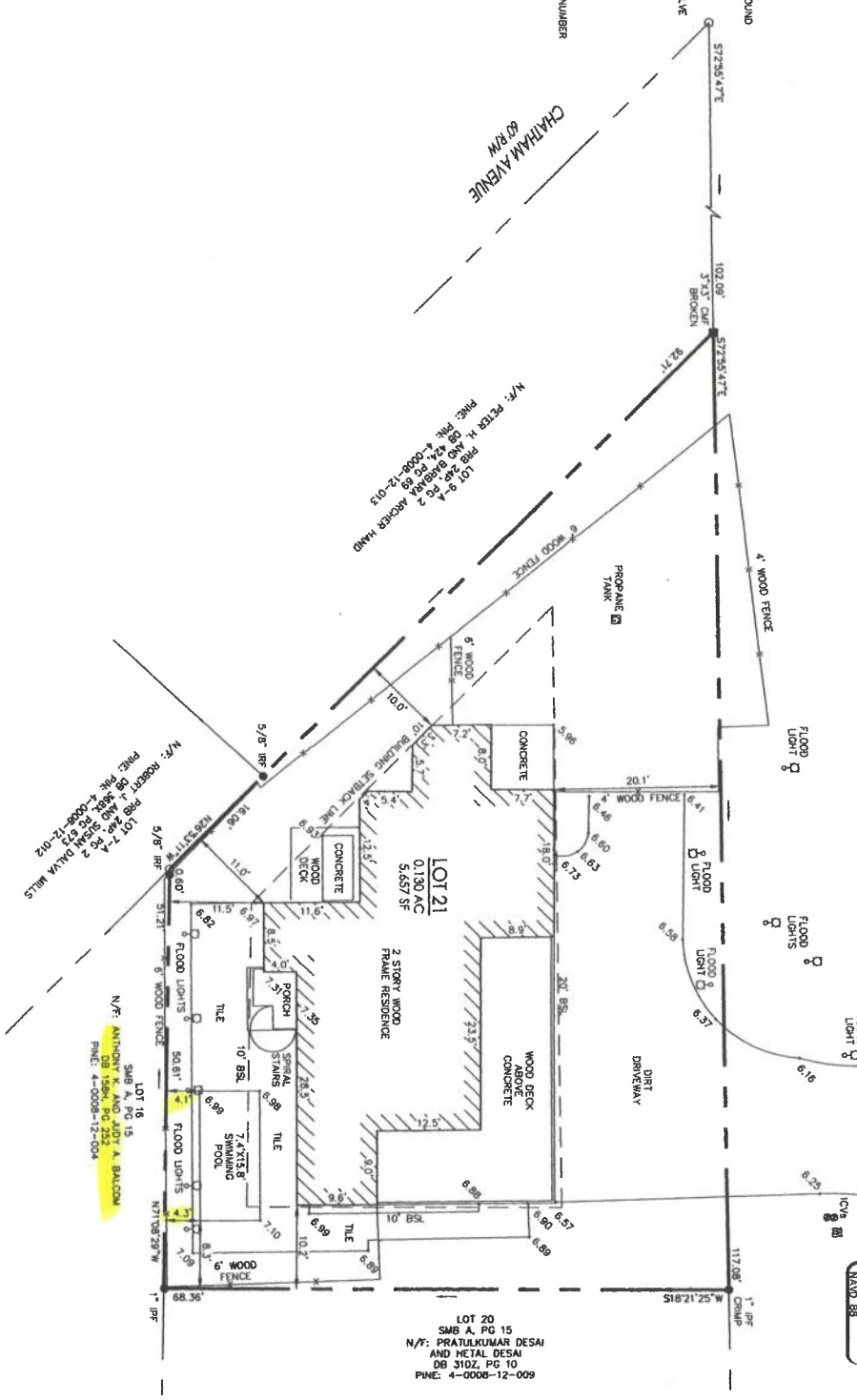
**SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE III**

**BOSWELL DESIGN SERVICES, INC.**  
 OFFICE: 4700 EAST HIGHWAY 80  
 MAILING: 163 HASKELL DRIVE  
 SAVANNAH, GEORGIA 31410  
 912-897-6932  
 LABR@boswell.com



- NOTES:**
1. PROPERTY ADDRESS: 409 TYBESS STREET, TYBEE ISLAND, GA
  2. THIS SURVEY IS BASED ON THE RECORD PLAT AND RECORD DEEDS FOR THE SUBJECT PROPERTY.
  3. PARCEL IDENTIFICATION NUMBER: 4-0008-12-010
  4. THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH.
  5. GEORGIA STATE PLANE, EAST ZONE, NAD 83 IS LOCATED IN ZONE 18.
  6. THE SURVEY IS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS FOR PROFESSIONAL SURVEYORS IN GEORGIA.
  7. MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C02286C, EFFECTIVE DATE: AUGUST 16, 2018. BASE FLOOD ELEVATION: 5.10' NAVD 83.
  8. SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
  9. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
  10. THE FINISH FLOOR OF THE TWO STORY WOOD FRAME RESIDENCE IS 3.24' FEEL.

- LEGEND:**
- BRICK MARK
  - IRON NAIL FOUND
  - PROPERTY CORNER
  - CONCRETE MONUMENT FOUND
  - GRATE INLET
  - POWER POLE
  - POUT W/HEAT
  - ICV
  - WATER METER
  - IRIGATION CONTROL VALVE
  - R/W
  - IE
  - DEED BOOK
  - SPURSION MAP BOOK
  - PLAT BOOK
  - PN
  - BPE
  - BASE FLOOD ELEVATION NUMBER



**SITE DATA**  
 AREA: 0.130 AC; 5,657 SF  
 ZONING: R-2  
 PIN: 4-0008-12-010  
 PROPERTY ADDRESS: 409 TYBESS STREET  
 TYBEE ISLAND, GA 31328

**REFERENCE:**  
 1. SUBDIVISION MAP BOOK A, PAGE 18.  
 2. DEED AND SPURSION MAP BOOK A, PAGE 21.  
 3. TREE AND TOPOGRAPHIC SURVEY SITE PLAN PREPARED BY J. WHITLEY REMOVALS GA RLS #2249, OF J. WHITLEY REMOVALS DATED MAY 5, 2016.

SURVEY DATE: 05/03/2018  
 GRAPHIC SCALE: 1" = 10'

**SURVEYORS CERTIFICATION**

THIS PLAN IS A REARRANGEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDUDE OR CREATE A NEW PARCEL OR MAKE BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE INTEREST OR PARCELS SHOWN HEREON IS HEREBY APPROVED. THIS PLAN DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE SURVEYOR'S OBLIGATION IS LIMITED TO THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYORS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND LAND SURVEYING PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-57.

7/22/20

**AN AS-BUILT SURVEY OF LOT 21, MCLEOD SUBDIVISION, RECOMBINATION OF LOT 43 WARD NO. 5, 5TH G.M. DISTRICT, TYBEE ISLAND, CHATHAM COUNTY, GEORGIA**

PREPARED FOR: **PAUL MURACH**

**COLEMAN COMPANY**  
 ENGINEERS • SURVEYORS  
 17 Park of Commerce  
 Savannah, Georgia | (912) 433-1111

JOB NUMBER: 16421  
 DATE: 07/22/20  
 DRAWN BY: JMB  
 CHECKED BY: MCF  
 SCALE: 1" = 10'

**AS-BUILT SURVEY**

SHEET: 1/1



4  
Item #2

April Crow  
Sun Drenched Pools  
Savannah, GA 31405

August 16, 2020

RE: 409 Tybrisa Variance Request

To Whom It May Concern

Not only would adjusting the pool location at this time cause a great financial loss for the homeowner, but there is still considerable concern for the stability of the foundation of the structure. There was very limited access to the rear of the structure when we installed the pool. Most of the access is now blocked, hindering admission for the heavy equipment to the pool location.

Adjusting the pool location at this time would cost in excess of \$50,000 to the homeowner. We have to consider demolition, rebuild, new travertine, new water feature, and potentially a new pool if the old one cracks while digging it out of the footer. There also may be other expenses to consider in order to access the rear of the property, for example damage to the driveway.

Sincerely,

April Crow  
Owner-Sun Drenched Pools



# TYSON CUSTOM HOMES

P.O. Box 14299  
Savannah, GA 31416  
(912) 352-3317 • (912) 355-7218 (Fax)


August 14, 2020

City of Tybee Island

Re: 409 Tybrisa Street  
Tybee, Island, 31328  
Paul Murach

City of Tybee Island:

I write this letter in-regards to the pool located at the above address. While digging the perimeter walls of the pool hole, it was discovered that there were unstable soil conditions which resulted in the perimeter walls collapsing. These unstable soil conditions present at the site dictated that the hole for the pool be slightly moved toward the lot line during installation as to not affect the structural stability and integrity of the home i.e. footers, foundation, and garage slab. Even though the pool was not placed in the exact position as per the approved building plans, at no time was it thought that the pool was encroaching on the lot setback.

  
William V. Tyson IV  
Owner  
Tyson Custom Homes, Inc.

**BOSWELL DESIGN SERVICES, INC.**  
**OFFICE : 4700 EAST HIGHWAY 80**  
**UNIT N, SUITE 1**  
**MAILING : 103 NASSAU DRIVE**  
**SAVANNAHA, GEORGIA 31410**  
**912-897-6932**  
**[LAHBOS@BELLSOUTH.NET](mailto:LAHBOS@BELLSOUTH.NET)**

July 16, 2020

George Shaw / Lisa Schaaf  
Planning and Zoning Department  
Tybee Island, Georgia

Re : Paul Murach Project  
409 Tybrissa Street  
Tybee Island, Georgia

George / Lisa,

At the request of the Owner, we have inspected the project referenced above for compliance with the approved site plan.

After a brief inspection of the project, it is our opinion that the project is in basic compliance with the approved site plan including final stabilization in the form of sodding. The project did not follow the drainage plan exactly, but we feel it will follow the general intent of the design.

Thank you for your assistance and please do not hesitate to contact us if you should require more information. We may be reached at 897-6932 or e-mail to [lahbos@bellsouth.net](mailto:lahbos@bellsouth.net).

Sincerely,  
Mark Boswell

From: **Judy Balcom** judybalcom150@gmail.com  
Subject: **Re: 409 Tybrisa St. pool variance**  
Date: **Aug 13, 2020 at 2:56:31 PM**  
To: **Paul Murach** murachpaul@gmail.com

408 McCleod St.  
(912) 786 5942

To whom it may concern, the 11 inches of encroachment of the 5 foot setback has not adversely affected my property Thank you, Judy Balcom.

On Thu, Aug 13, 2020, 2:44 PM Paul Murach <[murachpaul@gmail.com](mailto:murachpaul@gmail.com)> wrote:  
Judy - thank you for your time and willingness to speak with me today.

I would much appreciate your reply to this email letting the Planning/Zoning Commission & City of Tybee Island City Council know that there is no ill effects from the 11inch encroachment on the 5ft. Setback between the lot line separating our property.

Thank you again -

Paul, Amanda, Axl & Bennett

Sent from my iPhone



**PLANNING COMMISSION  
NOTICE OF DETERMINATION**

Meeting date: August 17, 2020

Project Name/Description: 409 Tybrisa Street - Paul Murach

Action Requested: Variance - requesting setback encroachment


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

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
Matlock		X	
McGruder		X	
McNaughton	X		
Reynolds	X		SECOND
Robertson	X		MOTION

Planning Commission Chair: 

Date: 8/20/20

Planning & Zoning Manager: 

Date: 8-20-2020



## STAFF REPORT

PLANNING COMMISSION MEETING: August 17, 2020

CITY COUNCIL MEETING: September 10, 2020

LOCATION: 201 McKenzie St.

PIN: 40026 02011

APPLICANT: 201 McKenzie St., LLC

OWNER: 201 McKenzie St., LLC

EXISTING USE: Commercial

PROPOSED USE: Commercial

ZONING: C-2

PROPOSED ZONING: C-2

USE PERMITTED BY RIGHT: Yes

COMMUNITY CHARACTER MAP: Commercial Gateway

APPLICATION: Site plan review

PROPOSAL: The applicant requests site plan approval to enlarge warehouse and add office space.

ANALYSIS: The owner intends to remove current retail use and have only office and warehouse on site. The access to the proposed parking spaces comes directly from a currently unopened right of way. While this is not normally ideal, the right of way is an unused dead end currently. This should not pose a problem. Using Chatham County's code for warehouse parking of 1 space for 1000 square feet of warehouse plus Tybee's code for 1 space for 350 square feet of office the amount of parking is sufficient and there will be an ADA space on site. The City's engineer has approved the drainage plan.

The Comprehensive Plan describes the Commercial Gateway in which it lies as follows:

*This area functions as an activity center and serves as the commercial gateway for the City. Zoning classifications are C-1, C-2, R-1, R-1B, R-T, and R-2. The mix of neighborhood commercial uses include shopping, crafts, restaurants, and eco-tourism*

<i>Comprehensive Plan – Community Character Area Commercial Gateway</i>		
<i>Recommended Development Strategies</i>		<i>Meets Strategy Y/N or N/A</i>
1.	Encourage commercial and mixed use development and redevelopment along the US 80 commercial corridor	Y
2.	Discourage down-zoning within the US 80 commercial corridor	N/A
3.	Establish standards for a maximum percentage of residential use on a per parcel basis to encourage mixed use	N/A
4.	Enhance pedestrian movements with streetscape improvements	N/A
5.	Allow for the appropriate mix of retail, residential, and tourism related uses consistent with the Plan vision	Y
6.	Implement traffic calming measures and parking improvements	N/A
7.	Establish noise and sight buffers between commercial uses and adjacent residential area	N

8.	Review parking requirements to ensure they are not prohibitive to future commercial development	N/A
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**STAFF FINDING**

Staff recommends approval.

*This Staff Report was prepared by George Shaw.*

**ATTACHMENTS**

- A. Site plan review application
- B. Site plans
- C. Property card
- D. SAGIS map



**CITY OF TYBEE ISLAND  
SITE PLAN APPROVAL APPLICATION**

Fee  
Commercial \$500  
Residential \$250

AE10'

Applicant's Name 201 MCKENZIE ST. LLC

Address and location of subject property 201 MCKENZIE AV.

PIN 4-0026-02-011 Applicant's Telephone Number 912-308-9294

Applicant's Mailing Address P.O. Box 2497, TYBEE IS. GA. 31228

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

OFFICE AND WAREHOUSE EXPANSION

Property Owner's Name 201 MCKENZIE ST. LLC Telephone Number 912-308-9294

Property Owner's Address 201 MCKENZIE AV.

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 COMMERCIAL

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.

[Signature]  
Signature of Applicant

1.21.20  
Date

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

Fee Amount \$ \_\_\_\_\_ Check Number \_\_\_\_\_ Date \_\_\_\_\_

City Official \_\_\_\_\_

NOTE: This application must be accompanied by following information:

- 1 copy, no smaller than 11 x 17, of the proposed site plan and architectural renderings.
- 1 copy, 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.
- Disclosure of Campaign Contributions

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 and has provided the required information to the best of his/her ability in a truthful and honest manner.

  
\_\_\_\_\_  
Signature of Applicant

7-31-20  
\_\_\_\_\_  
Date



**Sec. 5-080. - Site plan approval.**

The site plan approval process is intended to provide the general public, planning commission, and mayor and council with information pertinent to how a new development will affect the surrounding area and the city as a whole and to ensure compliance with all applicable regulations and considerations as hereinafter stated. Where a variance, special review, or any other land development activity is involved in connection with a site plan, the standards applicable to the variance, special review, and/or land development activity applied for shall apply.

- (A) **Process.** Upon submittal of the site plan, the designated city official will review the site plan or noticeable discrepancies and determine if there is a need to apply for other zoning actions. The site plan is then forwarded to the city's consulting engineer. Once the engineer has submitted comments to the designated city official, a public hearing before the planning commission shall be scheduled. The public hearing shall be held regardless of whether the site plan meets the requirements of this Land Development Code. Until the applicant addresses all of the engineer's comments and the site plan is satisfactory, the mayor and council will not consider the plan. In addition to all other requirements, any applicant for a site plan must identify all prior site plan applications made by the applicant, any affiliates/relatives, corporate or business entities in which the applicant has had an interest for the property which is the subject matter of the current application. The applicant must identify any parking meters proposed to be eliminated from city rights-of-way by the proposed site plan implementation. The applicant must demonstrate compliance with all other applicable ordinances including but not limited to stormwater, flood damage prevention, and buffering. In considering a site plan, the mayor and council may consider whether the proposed development will be unreasonably detrimental to adjacent or nearby uses and whether the proposed development will adversely impact existing conditions in the overall neighborhood, including but not limited to:
- (1) The impact or lack thereof on available resources and utilities.
  - (2) Whether the proposed development is of a scale and mass so as to be compatible with the character of the neighborhood.
  - (3) Whether the proposed development is consistent with the character area under the master plan.
  - (4) Density considerations for the neighborhood including demands on infrastructure, traffic, and other relevant factors. In considering a site plan, the mayor and council may approve or deny the application as submitted, or add or delete conditions appropriate to protecting the interest of the applicant as well as those of nearby properties. Buffering requirements beyond those expressly identified may also be imposed. If conditions are added or deleted the applicant must subsequently submit a revised plan of the proposed development to the designated city official and all such conditions that had been added or deleted must be accepted by the city's consulting engineer. If all of the foregoing requirements have been satisfied and further if the mayor and council find that the benefits of and need for the proposed use and project are greater than any possible depreciating effects and damages to the neighboring properties, the application may be granted.
- (B) **Other zoning actions.** Because special review, variances and map amendments require site plans, site plan review may be the first step in the permitting process, however, the site plan should identify any other zoning actions necessary in order for the intended development to be constructed so that a public hearing can be held on all such zoning actions simultaneously with the public hearing on the site plan. Site plan approval should encompass approval of all other zoning actions necessary to accomplish the development, however, if the intended development is to be altered from an approved site plan, additional public hearing and review is necessary if an additional special review, variance or map amendment is necessitated by the proposed alteration.
- (C) **Site plan longevity.** After a site plan has been approved by the mayor and council it shall be valid for a period of 18 months from the date of approval. If a building permit has not been obtained and work has not begun, the site plan approval shall be void and a new application must be submitted for site plan approval.

(Ord. No. 1999-26, 8-12-1999; Ord. No. 2002-15, 7-11-2002; Ord. No. 2002-15, amended 1-9-2003; Ord. No. 1999-26, amended 8-12-1999; Ord. No. 1999-19, amended 6-15-1999; Ord. No. No. 2005-14, § 1, 5-26-2005; Ord. No. 2005-14, § 1, 5-26-2005; Ord. No. 01-2015, § 1, 1-15-2015)

**Property Names**

Re: 201 McKenzie Avenue  
Tybee Island, Georgia 31328

4-0026-02-013A  
Marie S. Haymans  
109 McKenzie Avenue  
Tybee Island, Ga. 31328

4-0026-02-010  
Sundance Ventures, LLP  
1205 U.S. Hwy. 80  
P.O. Box 1016  
Tybee Island, Ga. 31328

4-0026-02-009  
Sundance Ventures, LLP  
1207 U.S. Hwy. 80  
P.O. Box 1016  
Tybee Island, Ga. 31328

4-0026-02-008  
Sundance Ventures, LLP  
1211 U.S. Hwy. 80  
P.O. Box 1016  
Tybee Island, Ga. 31328

4-0026-02-007  
Salt Island Investments, LLC  
1213 U.S. Hwy. 80  
P.O. Box 2281  
Tybee Island, Ga. 31328

4-0026-03-021  
Gerald Schantz  
1115 U.S. Hwy. 80  
P.O. Box 1095  
Tybee Island, Ga. 31328

4-0026-03-001  
JPW III, LLC  
202 McKenzie Ave.  
820 Southbridge Blvd.  
Savannah, Ga. 31405

**DAVIS ENGINEERING, INC.**

PO Box 1663 Tybee Island, Georgia 31328  
Tel. (912) 695-7262 dkdbus@gmail.com

August 10, 2020

George Shaw  
Director of Community Services  
City of Tybee Island  
P.O. Box 2749  
Tybee Island, GA 31328 Phone (912) 786-4573 Fax: (912) 786-9539

RE: 220043 McKenzie \$5 Store

Dear Mr. Shaw:

I have reviewed the site design submittal for the above referenced project. I have not attempted to duplicate the work of the Planning Commission or City staff with regard to setbacks, density or other zoning, tree protection or subdivision regulation issues.

It is my understanding City Staff is addressing ADA compliance.

Within the scope of plan review standards, to the best of my knowledge and belief, it is my opinion the site design elements, that I have reviewed, meet the requirements of the Land Development Code of the City of Tybee Island. Any recommendations do not relieve the project of the requirement to obtain any other required permits, approvals, etc... by any other governmental body or authority having jurisdiction over any portion of this project.

Please contact me if you have any questions on this matter

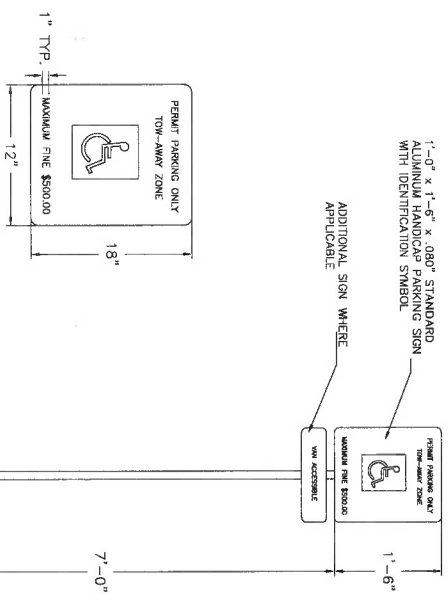
Sincerely,



Downer K. Davis, Jr., P.E.  
President

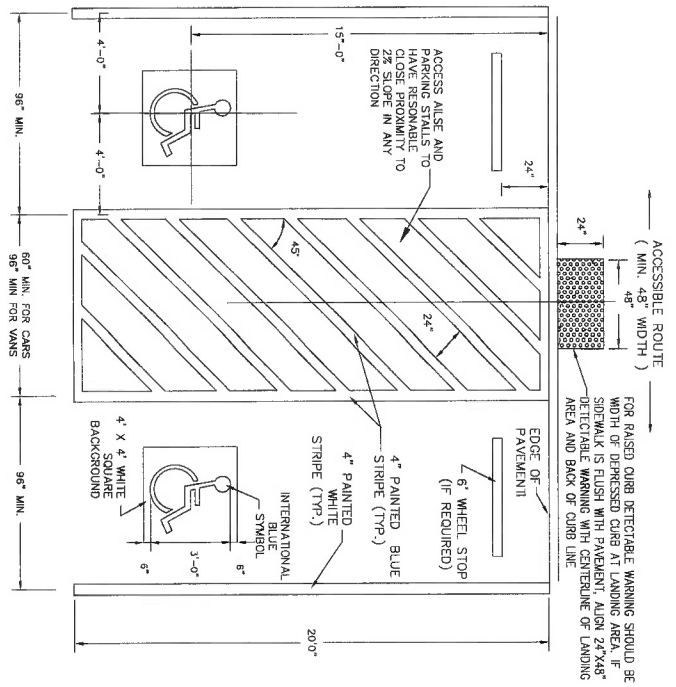
cc: Lisa Schaaf

2200430B



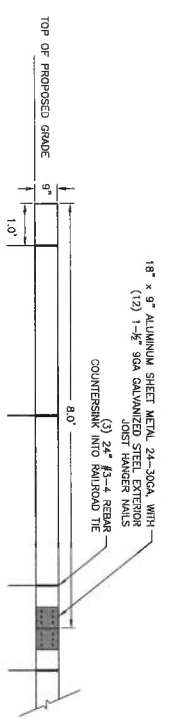
NOTE:  
SIGNAGE SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND CITY OF SAVANNAH CODES AND SPECIFICATIONS

1 HANDICAP PARKING SIGN DETAIL  
SCALE: NTS

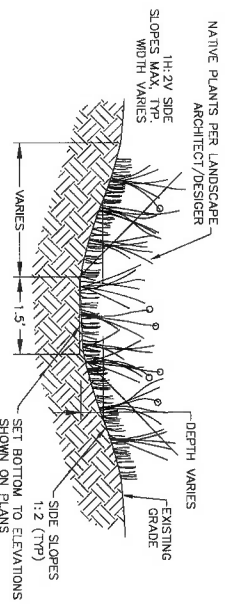


NOTE:  
1. STRIPING AND CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND CITY OF SAVANNAH CODES AND SPECIFICATIONS.  
2. ALL PAVEMENT MARKINGS AND STRIPING IN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.

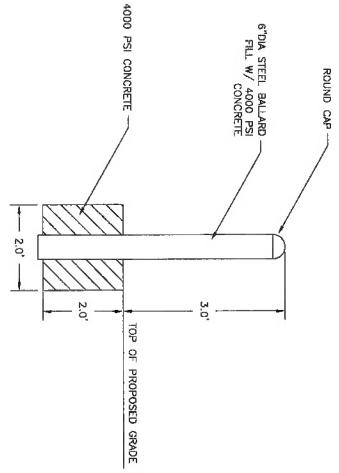
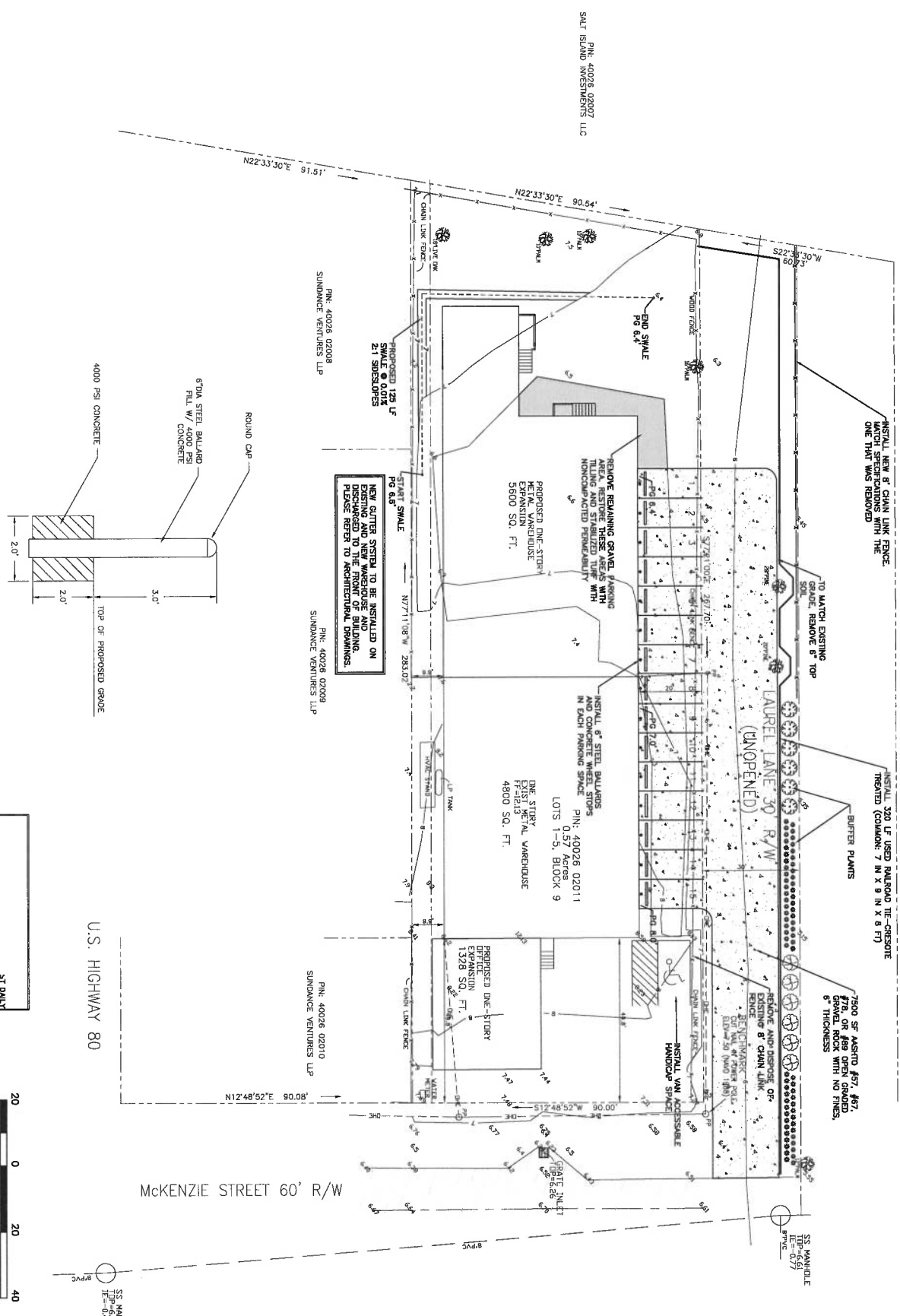
2 ADA HANDICAP PARKING SPACE STRIPING DETAIL  
SCALE: NTS



4 TYPICAL RAILROAD TIE DETAIL  
SCALE: NTS

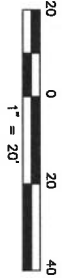


5 TYPICAL SWALE DETAIL  
SCALE: NTS



3 TYPICAL BALLARD DETAIL  
SCALE: NTS

AND PRIOR TO ANY PREDICTED RAINFALL, 3" DASH



U.S. HIGHWAY 80

McKENZIE STREET 60' R/W

SS MANHOLE  
12" DIA.  
1'-6" DIA.

JOB NO.  
FILE: 201 MCKENZIE AVE  
DATE: 01/20/00



201 MCKENZIE AVE  
CHATHAM COUNTY PREPARED FOR MARK CADMAN TYBEE ISLAND, GA  
DRAINAGE PLAN AND DETAILS



313 East 65th Street  
Savannah, Georgia 31405

Phone (912) 354-7114  
Fax (912) 355-7534

DATE	REVISION
7-27-20	REVISED PER CITY OF TYBEE
8-5-20	REVISED PER CITY OF TYBEE
8-7-20	REVISED PER CITY OF TYBEE
9-14-20	REVISED PER CITY OF TYBEE

SHEET NUMBER  
**C03**

ESIGNED FOR  
CONSTRUCTION



**PLANNING COMMISSION  
NOTICE OF DETERMINATION**

Meeting date: August 17, 2020

Project Name/Description: 201 McKenzie Avenue

Action Requested: Site Plan – requesting office and warehouse expansion

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

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
Matlock	X		
McGruder	X		MOTION
McNaughton	X		
Reynolds	X		
Robertson	X		SECOND

Planning Commission Chair:

Date:

8/20/2020

Planning & Zoning Manager:

Date:

8-20-2020