



PLANNING COMMISSION STAFF REPORT
FOR THE PLANNING COMMISSION MEETING OF: February 16, 2010
FOR THE CITY COUNCIL MEETING OF: March 11, 2010

LOCATION: 66 Van Horne

PIN: 4-0021-04-006

APPLICANT: John-Paul B. White

OWNER: Renee Champ

EXISTING USE: Single Family Residential

PROPOSED USE: Same

ZONING: R-1

USE PERMITTED BY RIGHT: Yes

COMMUNITY CHARACTER MAP: North Beach Neighborhood

APPLICATION:

Application for variance.

PROPOSAL:

The applicant is seeking a variance for the expansion of an existing porch on the property (LDC Section 3-020).

ANALYSIS:

The general character of the area is along this area is residential.

The applicant is seeking a variance and relief from LDC Section 3-020 in order to expand the porch on the exterior of the home. Currently, the home is considered a non-conforming use due to the side-yard setback on the Fort Avenue side of the property being 3.51' and the minimum required setback for this zone is 10'. According the drawing of the applicant and subsequent discussions, the porch is proposed to extend out a maximum of 10' on the front of the structure and approximately 5' to the side. The front portion of the porch will be expanded 3' for a total extension of 7' from the front of the home. The size of the proposed deck running along the side of the structure, according to the attached narrative, will be 19' (L) x 7' (W) and there are proposed Rain Water Hogs to be located under a portion of the porch for irrigation and outside showering facilities. In addition, the narrative provided by the applicant states that the future intention of this porch will be partially enclosed and a screen porch created.

The expansion of this porch will not further encroach within any other setback of the property.

The following table shows how the project fits in with the Recommended Development Strategies outlined in Section 1.2.9 of the Master Plan.

| <i>Master Plan Section 1.2.9 Recommended Development Strategies</i> | | |
|---|---|------------------------------|
| Strategy | | Meets Strategy Y/N or N/A |
| 1. | New development, redevelopment and restoration should be consistent with existing character of the area in terms of mass, scale, use and density. | Y |
| 2. | Establish standards and design guidelines for signage. Develop a “theme” for signage to ensure that it is consistent and fits with the character of the area and the Island as a whole. | N/A |
| 3. | Provide signage for landmarks and commercial businesses in this area. | N/A |
| 4. | Historic structures in this area should be restored and/or preserved whenever possible. | N/A |
| 5. | The City should provide appropriate incentives for historic restoration projects. | N/A |
| 6. | Pursue historic district/historic structure designations for appropriate areas within this district. | N/A |
| 7. | Ensure continued preservation of old growth trees, parks, and greenspace. | N/A |
| 8. | Support the continued development of the Tybee Island bikeway including bike lanes and multi-use trails. | N/A |

The proposed use is in keeping with the R-1 District as outlined in the Land Development Code Sec. 4-050(A):

“The land use district is established to minimize development densities in certain portions of the island to prevent overall development on the island from exceeding its environmental carrying capacity.”

STAFF FINDING:

As this request is for the expansion and addition to an existing deck and the use of the property is not changing, staff finds the request consistent with the intent of the Master Plan for this area and the request does not violate the intent of the Tybee Island Land Development Code.

ATTACHMENTS:

- A. Application (2 pages)
- B. Survey Showing proposed porch area (1 page)
- C. Narrative (1 page)
- D. Diagram of proposed Rain Water Hog (1 page)
- E. SAGIS Property Card (1 page)
- F. Property Picture (1 Page)



CITY OF TYBEE ISLAND
ZONING VARIANCE APPLICATION

Fee \$125

Applicant's Name John-Paul B. White

Address and location of subject property 66 Van Horne Street Tybee Island GA 31828

PIN 4-0021-04-006 dko Applicant's Telephone Number 843 342-7933

Applicant's Mailing Address 29 Timbercrest Ct. Hilton Head Isl SC 29926

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

EXISTING Single family home - Improvement will be for use of existing home

Explain the hardship Existing home precludes zoning ordinance - New work will conform

Property Owner's Name Renee Shamp Telephone Number 572 553 4298

Property Owner's Address 66 Van Horne Street Tybee Island GA 31828

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 dko Current Use residential

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

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

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

Disclosure of Campaign Contributions form attachment hereto: X Yes n/a

Signature of Applicant Date

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

Fee Amount \$ 125 Check Number 3179 Date 01-29-2010

City Official D. Otto

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) | A survey of the property signed and stamped by a State of Georgia certified land surveyor. |
| 5-090 (A) (1) | That there are unique physical circumstances or conditions beyond that of surrounding properties, including: ___ irregularity, ___ narrowness, or, ___ shallowness of the lot size or shape, or, ___ exceptional topographical or other physical conditions peculiar to the particular property. |
| 5-090 (A) (2) | 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. <u>NOTE: Provide attachments illustrating conditions on surrounding properties and on the subject property, indicating uniqueness, etc.</u> |
| 5-090 (B) | If this variance application is for a Height Variance, in addition to other requirements, the petitioner shall be required to: ___ Add two feet to each side yard setback for each one foot above 35 feet in height, and, ___ Have safeguards consisting of sprinkler systems, smoke detectors and other fire protection equipment deemed necessary at the time by the Mayor and Council, and, ___ Where a rear yard abuts a side yard of the adjacent lot, the petitioner shall be required to add two feet to the rear setback for each foot above 35 feet height. |

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



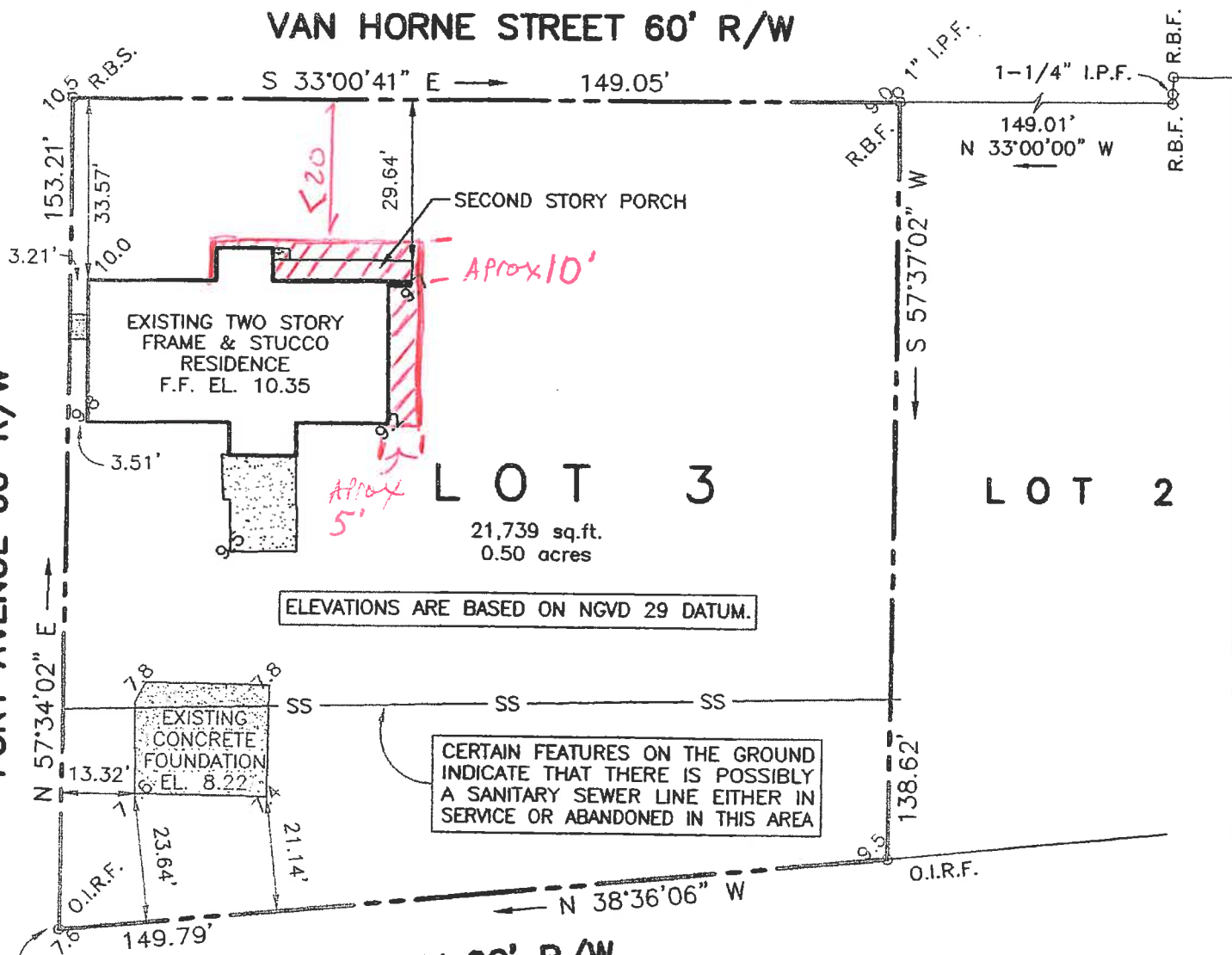
Signature of Applicant

1/14/10

Date

VAN HORNE STREET 60' R/W

FORT AVENUE 60' R/W



ELEVATIONS ARE BASED ON NGVD 29 DATUM.

CERTAIN FEATURES ON THE GROUND INDICATE THAT THERE IS POSSIBLY A SANITARY SEWER LINE EITHER IN SERVICE OR ABANDONED IN THIS AREA

THERE ARE 3 I.P.F. OF VARIOUS SIZES NEXT TO O.I.R.F.

O.I.R.F. = ORIGINAL 1-1/8" IRON ROD FOUND
 R.B.F. = 1/2" REBAR FOUND
 R.B.S. = 1/2" REBAR SET
 I.P.F. = IRON PIPE FOUND

STATE OF GEORGIA
 CHATHAM COUNTY

REFERENCE: S.M.B. A-94

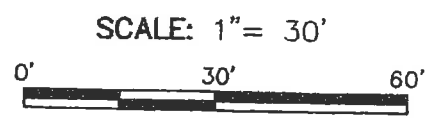
PLAT OF LOT 3, BLOCK 43, FORT SCREVEN WARD, KNOWN AS
 No. 66 VAN HORNE STREET, TYBEE ISLAND, GEORGIA.

FOR: RENEE SHAMP

DATE OF SURVEY: MARCH 26, 2007
 DATE OF PLAT: MARCH 29, 2007

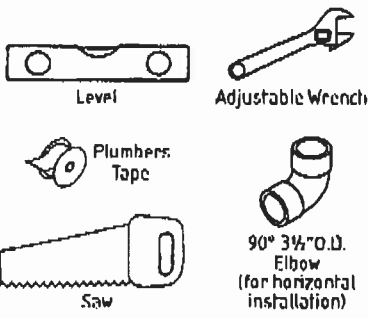
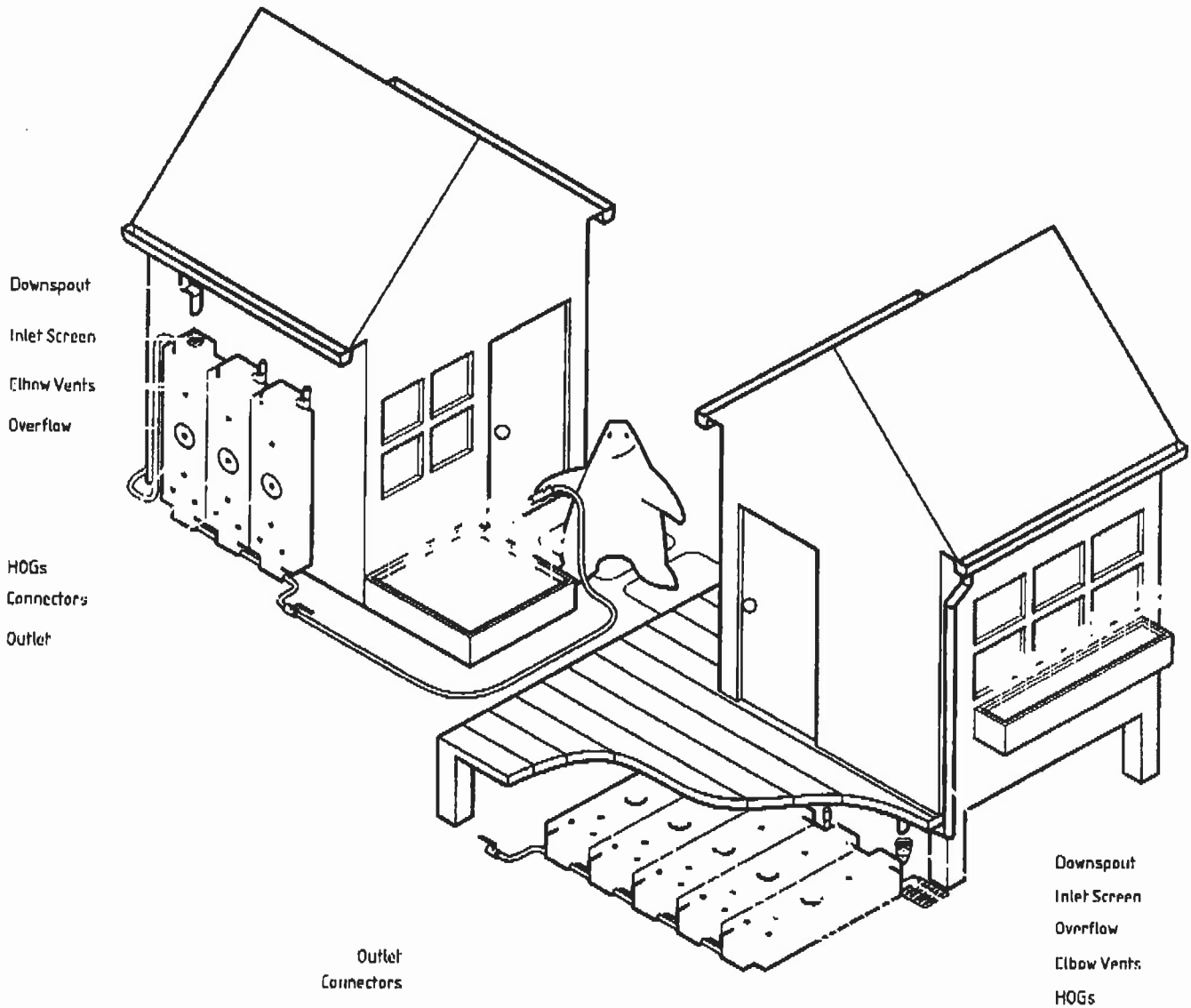
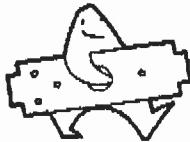
IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED

| | |
|---------------|----------------|
| E.O.C. FIELD | 1 / 51,999 |
| < ERROR/POINT | |
| ADJ. METHOD | NONE |
| E.O.C. PLAT | 1 / 357,959 |
| TOTAL STATION | GEODIMETER 610 |

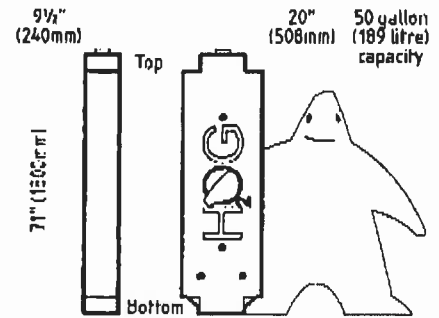


BERT BARRETT, JR.
 LAND SURVEYING, P.C.
 145 RUNNER ROAD
 SAVANNAH, GA. 31410
 (912) 897-0661





HOGs are designed to connect together using the supplied parts. Threaded Brass inserts at the top and bottom of each HOG allow secure attachment of Connectors, Vents and Outlets. The 1 inch openings are plugged. Remove the plugs from the holes you wish to use for connections. Screw in the Connectors and Elbow Vent, sealing the threads with plumbers tape to prevent leaks. Screw the Outlet to the end Connector. Saw the top off the first HOG and cover with Inlet Screen.



Please consult a qualified plumber if unsure about correct installation procedure. Rainwater HOGs must be installed in accordance with these instructions. Rainwater HOG LLC takes no responsibility for any loss or damage caused by the use of the HOG and/or accessories. In the interests of continuing product improvement, specification may change without notice.

Property Analysis Tools

Map Tools

Map Size

Property Information

Enable this property

Parcel ID: 4-0021 -04-006
 Owner Name: STEWART WILLIAM & NANCY ET AL*
 Property Card Link: [CLICK HERE](#)
 Property Address: VAN HORN 000066
 Zoning: R-1
 Flood Zone: A1
 Aldermanic Code: Unincorporated Chatham County
 Commissioner Code: 4
 Phone: 912-355-8899
 Zip Code: 31328
 Neighborhood Code: 02027000
 Calculated Acreage: 0.5
 Land Value: \$422,500
 Building Value: \$182,500
 Real-estate Value: \$605,000
 Sale Price: \$0



Selected Property: 4-0021 -04-006

0 67 ft

Property Search Results

Market Analysis Results

Property Comparison Results

ADDRESS SEARCH: 66 VAN

Save

Print

Criteria

Select the **Map** option to view property details

| REC | PARCEL# | OWNER | ADDRESS |
|-----|----------------|--------------------------------|-----------------|
| 1 | 4-0021 -04-006 | STEWART WILLIAM & NANCY ET AL* | VAN HORN 000066 |

First Previous

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Next Last

Information

Disclaimer:

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JP Lang

JP Lang Enterprises, LLC
Construction Management Services

City of Tybee
Zoning Board and City Council
Tybee Island, Georgia 31328

John-Paul B. White
JP Lang Enterprises, LLC
29 Timbercrest Circle
Hilton Head Island, SC 29926

Dear Ladies and Gentlemen of the Zoning Board and City Council:

This letter is written regarding 66 Vanhorn Street Property. Mrs. Renee Shamp has contracted with my company, JP Lang Enterprises, to improve her future retirement home. The home @ 66 Van Horn Street has been in Mrs. Shamp's family for (2) generations and she plans to keep it that way for at least (2) more, as she often cares for her grandson in the home.

The existing 2nd floor porch, facing Van horn Street, is not up to code and is dangerous for her grandson to be on. Mrs. Shamp wants to increase the depth of the existing 2nd floor porch by only 3'-0", bringing it out from the house approximately 7'-0" in total. She would also like to have a deck beneath the porch, in its' footprint, to house Rain Water Hogs between floor joists. (See attached diagram). A deck on the left side of the house would be added approximately 19'-0" long x 7'-0" deep, framed to accept future Rain Water Hogs to be used for irrigation and a future outdoor shower. In addition, Mrs. Shamp would like to someday enclose a portion of the upper deck to create a screen porch area.

I, John White, speaking on Mrs. Shamp's behalf, respectfully request the Zoning Board and City Council consider this application. The above request does not encroach on zoning setbacks and vastly improves the appearance of the property, there by improving the appearance of Van Horn Street.

Thank you for your valuable time.

Sincerely,

John-Paul B. White
Principal
JP Lang Enterprises, LLC

cc:/ Renee Shamp