

**Shore Protection Act Permit Application: May 2022**

Ryan and Kirsten Schiff
1925 Chatham Avenue
Tybee Island , Georgia, Chatham County

Basic Project Details:

Ryan and Kirsten Schiff would like to improve their outdoor living space located immediately off their home's back porch at 1925 Chatham Avenue, Tybee Island, Georgia, Lot 3 of recombination of Tybee lots 28,29, 30 & 31, in ward 6, pin 40009 12005. The proposed plan would provide an oasis for their family to enjoy. The plan includes a new putting green (replacing the current putting green that has aged and settled rendering it unusable), a spa, 10' x12', firepit, patio, walk, fencing, rain garden, new planting as well as retention of existing vegetation. The existing boardwalk will be removed and **not** replaced.

The project location is landward of the dunes and a portion falls within the Shore Protection Area. The dimensions of the project area are 79' x 36'. The total sq. footage of the property is 12,540. Square footage of project area is 2,844. Total sq. ft of the jurisdictional area is 9,842.91. The proposed project that lies within the jurisdictional area is 1,250. Total project footprint, 2,590.

Construction of the elements included are as follows; The patio and walks will be constructed with pavers and paver edging, set on 3" compacted crusher run base, 1" leveling sand and poly sand swept joint with mortared border.

The proposed putting green will be constructed of artificial turf set on level compacted crusher run base topped with #30 industrial sand. The fire pit will be made of masonry measuring 4' wide interior width and 6' outer width. The height is to be 18" tall.

The proposed spa measures 10' x12' and will have a concrete base with #4 rebar at 10"o.c. both ways, 10" thick concrete wall and floor. Travertine will be the facing on the spa.

Access to the project area and jurisdictional area will be gained at the southern property line.

An estimated area to be cleared is 384 sq. ft. The spa area will be excavated, 120 sq.ft. The remaining project area will hand graded for drainage to the catch basins that collect runoff to be out put in the rain garden.

The design standards set have been met by keeping the proposed project landward of the sand dunes and at least 1/3 of the parcel will remain undisturbed with vegetation and topography in its existing condition.

Description of Alternatives Considered:

Many design options were created and carefully considered in an effort to minimize the impact of the Shore Protection Area. The plan submitted with this application has the least impact on the jurisdictional area. The Schiffs have taken great time and care to be good stewards of their lovely beach front home and property. They were able to incorporate features that were important to them in create a space for their family to use and enjoy for years to come with out a huge detriment to the fragile shore. Because they exhausted many design options in search of the least impactful to the environment, to include as much existing vegetation, I believe the permit should be granted.

Landfill/Hazardous Waste Statement:

An online request was submitted with the Engineering Department of Chatham County to verify the site does not sit on a previous hazardous waste site.

Public Interest Statement

- a. There will be no unreasonable harmful, increased alteration of the dynamic dune field or submerged lands, or function of the sand-sharing system created.
- b. The granting of a permit and the completion of the applicant's proposal will not unreasonably interfere with the conservation of marine life, wildlife, or other resources.
- c. The granting of a permit and the completion of the applicant's proposal will not unreasonably interfere with access by and recreational use and enjoyment of public properties impacted by the project.

Drawings of the Proposed Project:

Setback calculations for Tybee Island Georgia

Landscape Plan- depicts toe of dune and S.P.A. Line

Demolition- square footage of existing to be removed.



Liesl Tanner <liesl@nelsongroup.us>

1925 Chatham Ave., Tybee Island; Pin: 40009 12005

1 message

Jefferson Kirkland <jtkirkland@chathamcounty.org>
To: Liesl Tanner <liesl@nelsongroup.us>

Mon, May 9, 2022 at 9:00 AM

Hello Liesl,

Let this email serve as documentation that parcel at 1925 Chatham Ave., Tybee Island; Pin: 40009 12005, is not located within the jurisdiction of Unincorporated Chatham County. I do not have any pertinent records regarding the subject property. I recommend you contact the City of Tybee with your inquiry.

JEFFERSON KIRKLAND

Environmental Program Manager

Coastal Georgia Master Naturalist

Chatham County Department of Engineering

124 Bull Street - Room 430

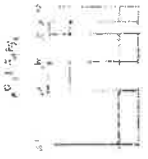
Savannah, GA 31401

(O) 912-652-7800

(F) 912-652-7818

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CS



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CITY ATTORNEY
Edward M. Hughes

CITY OF TYBEE ISLAND

May 11, 2022

Liesl Tanner
The Nelson Group
P.O. Box 15193
Savannah, GA 31416

Re: Schiff Residence
1925 Chatham Ave.
Tybee Island, GA 31328

Dear Ms. Tanner,

To the best of our knowledge, there has never been a landfill/hazardous waste site on this parcel. Please contact me if you have any other questions.

Sincerely,

George Shaw
Community Development Director
gshaw@cityoftybee.org
912-472-5031

MAVOR
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CITY OF TYBEE ISLAND

April 18, 2022

Re: Schiff pool project
1925 Chatham Ave.
Tybee Island, GA 31328

To Whom It May Concern:

The Schiff property at 1925 Chatham Ave. is located in the R-2 zoning district. The proposed pool and landscaping is in compliance with the zoning laws of Tybee Island, GA. All structures including the fence must be at least 10' landward from the landward toe of the dune.

Sincerely,

George Shaw
Community Development Director
912-472-5031
gshaw@cityoftybee.org