

5 7th St. Tybee Island GA

1. Basic Project Details

The Espy-Egan cottage was erected on lot 43, Ward 2, c1934 during the coastal resort and tourism boom period on Tybee Island, Georgia. The current address is 5 7th st, Tybee Island, GA 31328, Chatham County. This property is located within the proposed Central Tybee Island Residential historic district and contributes to its architectural significance. The residence survives as an in-tact and well-preserved example of a Raised Tybee Cottage, a unique building type along coastal Georgia that was a physical embodiment of the coastal conditions and local materials. Constructed c1934, the building is within the district's period of significance and maintains a high level of historic integrity.

The cottage is currently in moderate shape, but has great bones. It is in desperate need of a paint job. In addition the applicant is going to move it from its current location and raise it 3 feet to protect it from coastal flooding, rewire with new electrical, and plumbing upgrades. This project does require some tree removal, but there is still a significant tree canopy from existing trees. After consulting with the city of Tybee arborist, the live oak removal will make a not as crowded environment for the larger existing trees which will be better for them. We plan to remove 1 pine tree, 3 small live oaks and 1 cojoined palm tree that is growing out of the sidewalk and not a viable candidate for relocation. We will trim the remaining trees to remove deal growth and clean them up. The lot extends way out into the dune and there is 8,851 sq.ft in the SPA that will be untouched. The area subject to the disturbance is within the 25 ft. west of the SPA. This area is 2,271 sq.ft. and only 145 sq.ft of that area will be effected by the pool and pool deck. The request for the disturbance is to accommodate a pool and pool deck. The house will be outside the SPA. The request will disturb 1% of the naturally vegetated area which is less than 1/3rd of the naturally vegetated area. $145/11,122 = 1\%$. The 5x18 foot section of sidewalk within the SPA Protection area will be removed.

We plan to add irrigation for the grass lawn and newly planted vegetation. We will vegetate the Northern and Southern property line in a landscaping bed with Wax Murtle, Eastern Red Cedar, Muhly Grass and other native species that is 10 feet deep by 25 feet long. This is 250 sq.feet on each side for a total of 500 sq.ft of planted vegetation.

The request for the disturbance is to accommodate the pool and pool deck.

2. Description of alternatives considered

We could have demolished the historic cottage and built 4 single family houses in its place, we could have built multiple duplexes, we could have pushed the building closer to the dune. All of those activities would have resulted in a significantly higher value, but we feel that it's important to rehabilitate the historic cottage, maintain its beach frontage and orientation to 7th St., and leave some extra room between the house and the dune for outdoor recreation.

3. Landfill Hazardous Waste Statement

The site is not over a landfill or hazardous waste.

4. Public Interest Statement

Unreasonably harmful increased alteration to the dynamic dune field or function of sand sharing system will not be created. All lighting on the property will be turtle friendly to protect sea turtles. There will be minimal impacts to the sharing system because the house is landward of the SPA.

The Seward portion of the parcel is vegetated dunes that acts as habitat for migratory songbirds. The permit will not unreasonably interfere with marine life, wildlife, or other resources.

The granting of this permit will not impact or interfere with access or recreational use or enjoyment of public property impacted by the project.

Vicinity Map



MAYOR
Brian West

CITY COUNCIL
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Tracy O'Connell

CITY OF TYBEE ISLAND

March 13, 2024

Deb Barreiro
Georgia Department of Natural Resources
Coastal resources Division

Ms. Barreiro,

I have reviewed the plans for 5 7th St. that include moving the historic house east towards the beach, building a pool, and adding landscaping that meets Tybee codes and ordinances. This plan has been approved and a building permit has been approved and is not conditioned in any way. The pool permit is pending DNR approval as it is within the 25 foot SPA, however it is 10 feet off the foot of the dune line which meets Tybee's standards and the drainage plan has been approved.

Sincerely,

George Shaw
Community Development Director
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