



MEMORANDUM

To: Navigation Committee
Parks and Recreation Board

From: Chris Yanez
Principal Planner, Parks and Recreation Department

Date: April 9, 2012

Subject: 3124 Edgewater
Case # SP-2012-0076DS

A request has been received from Bruce Aupperle on behalf of Jason S. Berkowitz to construct a dock at 3124 Edgewater Drive. Parks and Recreation Department staff has reviewed plans for the proposed project in accordance with the requirements of Article XIII, and finds that approval of the Parks and Recreation Board is required for:

- 1.) A dock that exceeds 20% of the width of the lot at the shoreline [Section 25-2-1176(D)(2)]; and
- 2.) A structure constructed within 10 feet of a side property line [Section 25-2-1176(D)(1)].

Currently a single-slip dock and pier structure exists with a shoreline width of approximately 60 feet. As the width of the shoreline is approximately 92 feet, the proposed two-slip dock width of 40 feet accounts for approximately 43% of the shoreline. Because the width of the shoreline will allow for a dock width of approximately 18 feet, staff does not recommend the dock width as proposed. Because the affected neighboring property owner has provided a letter of support for encroachment into the 10-foot side property line set back, staff recommends approval of Request #2 above.