



MEMORANDUM

To: Navigation Committee
Parks and Recreation Board

From: Chris Yanez
Principal Planner, Parks and Recreation Department

Date: December 10, 2012

Subject: Weinberg Boat Dock
Case # SP-2012-0156DS

A request has been received from Phil Moncada on behalf of Steven Weinberg to construct a single-story dock at 2510 Scenic Drive (2510 Matthews Drive). The 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:

Construction of a dock that exceeds 20% of shoreline width [Section 25-2-1176(D)(2)].

Existing non-complying structures on site include a boardwalk (partially over water) which spans the entire shoreline frontage and a boat dock. Both improvements take up 100% of the shoreline and are approximately 2,790 structural square feet. Although no work is proposed on the boardwalk, the railings have been replaced and additional repairs to the structure may be required due to its deteriorated condition. The site plan proposes to replace the previously existing boat dock with a new single-story, single-slip boat dock which is proposed at 24 linear feet in width for an approximate total of 2,460 structural square feet of shoreline development. The site plan also proposes structural configuration for the future conversion for a second boat slip. Because the proposal results in a 12% reduction in the total structural square footage that exceeds 20% of the shoreline frontage, staff recommends the request with the following conditions: (1) only one slip will be allowed as long as the boardwalk (residential dock) remains so that the number of docks on the property do not exceed the 2 allowable residential docks per lot and; (2) any future repairs to the boardwalk will require a site plan in order to demonstrate significant reduction in non-compliance.