



MEMORANDUM

To: Navigation Committee
Parks and Recreation Board

From: Chris Yanez
Principal Planner, Parks and Recreation Department

Date: August 12, 2013

Subject: 3415 Westlake
Case # SP-2013-0228DS

A request has been received from Bruce Aupperle on behalf of Clinton Bybee to construct a double-slip residential dock as an accessory use to the residence at 3415 Westlake Drive. The Parks and Recreation Department staff has reviewed plans for the proposed project in accordance with the requirements of Chapter 25-7, Article III and finds:

1) To construct a dock at 26 feet in width (37%), exceeding 20% of the shoreline width [Section 25-2-1176(D)(2)] and; 2) Approval of a dock extending thirty-nine (39) feet from shoreline at the north side of the dock. [Section 25-2-1176(B)(2)] A dock may not extend more than 30 feet from the shoreline unless the Parks and Recreation Board determines that the dock will not create a hazard and approves the construction of the dock.

Staff recommends both requests. The lot is narrow and has an existing dock that will be demolished and replaced at roughly the same location and width. Therefore, the new dock will not significantly alter the existing shoreline width. The extension of the north side of the dock beyond 30 feet assists the owner in maintaining a 10-foot distance from the neighboring property lot line.