



MEMORANDUM

To: Navigation Committee
Parks and Recreation Board

From: Chris Yanez
Principal Planner, Parks and Recreation Department

Date: October 14, 2013

Subject: 3331 Westlake
Case # SP-2013-0277DS

A request has been received from Bruce Aupperle on behalf of Joel and Stacy Hock to construct a one-slip one-story residential dock as an accessory use to the residence at 3331 Westlake Drive on Lot 4 of the Laguna Terra Subdivision and to construct a swim dock on Lot 3 of the Laguna Terra Subdivision. Both lots are owned by the applicants. 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) Proposal to construct a structure within 10 feet of a side lot line [Section 25-2-1176(D)(1)]; and 2) Proposal to construct a dock at 33 feet in width (47%), exceeding 20% of the shoreline width [Section 25-2-1176(D)(2)] and; 2)

Staff recommends the encroachment into the setback. Staff has no recommendation on exceeding 20% of the shoreline width. The applicant has submitted a letter from the neighboring property owner at 3325 Westlake Drive consenting to the construction of the swim dock within 10 feet of their common property line. The applicant shows that the dock will be 5' from the property line. Lot 4 is 70 feet in width and a 14-foot wide structure (20%) is permitted administratively. The applicant is proposing a 33-foot wide dock to replace an 18-foot wide existing dock. The applicant owns the adjoining Lot 3 with another 399 feet of shoreline width.