

Topics of Discussion for Case No. 2024-0

APP. EXHIBIT# 1

CASE: 2024-0145-1

DATE: 10/22/24

Variance Request:

- Mr. Broderick is requesting authorization to construct a 90-foot by 6-foot pier with a 10-foot by 10-foot platform and two additional pilings for a boat lift, making the pier's overall length 100 feet. A portion of the pier, the platform, and the boat lift pilings will extend into the property's eastern and western setbacks.
- Mr. Broderick seeks to achieve riparian access, as the property currently lacks a pier, and to ensure adequate water depth for his 2023 Sea Hunt Ultra 234 boat.

Property Characteristics and Constraints:

- Granting the variance to extend into the eastern and western property setbacks for constructing a new pier, platform, and boat lift with associated pilings is essential due to the unique configuration of the homeowner's property. Despite having just over 62 feet of waterfront, the adjacent pier to the east is positioned in such a way that it leaves Mr. Broderick with a limited buildable area resembling a pie slice.
- Given the narrowness of the buildable area, any pier with an overall length of 60 feet or greater will require a variance.
- The new pier will align with the neighboring piers, promoting consistency in waterfront structures and ensuring equal access and functionality.

Access for Adjacent Property Owners:

- Approval of the variance will not hinder the proper use or development of adjacent properties, nor will it obstruct navigation to any adjoining properties.
- With the new pier, platform, and boat lift with associated pilings, approximately 16 feet will be maintained between the structures and the neighboring pier to the west, while nearly 50 feet will be preserved between them and the neighboring pier to the east. This provides sufficient space for access to the shoreline on both sides of the pier.

Advantages of Boat Lifts for the Environment:

- Boat lifts play a crucial role in preserving the aquatic environment by allowing sunlight to penetrate underneath, promoting the growth of aquatic life.
- Deposits from boats can alter water chemistry, introducing compounds like zinc and copper, and creating an environment that may be too alkaline or acidic.