

Discussion Topics for 2024-0219-V

Variance Request:

- The property owners are requesting authorization to relocate the existing boat lift and associated pilings to the eastern side of the pier and to construct a 20-foot by 6-foot pier extension with three additional mooring pilings for their sailboat.
- The boat lift and pilings will be relocated within the property's eastern setback, while the three mooring pilings will be installed within the western setback.
- These modifications will provide adequate protection for the smaller boat while ensuring sufficient water depth for the sailboat.

Property Characteristics:

- The property has 50 feet of waterfront, and the existing pier measures approximately 61 feet by 6 feet.
- Currently, pilings on the west side of the pier support the boat lift, which will be relocated.
- The three proposed mooring pilings will be located 16.5 feet from the western edge of the pier, at 41 feet, 61 feet, and 81 feet channelward from the existing bulkhead. These pilings will extend approximately 2 feet, 3.5 feet, and 4.5 feet into the western setback.
- The pilings supporting the relocated boat lift on the eastern side of the pier will be situated at approximately 39 feet and 49 feet channelward of the bulkhead.
- The closest boat lift piling to land will extend 15 feet into the eastern setback, while the further channelward boat lift piling will extend approximately 14.5 feet into the eastern setback.

Justification for Variance:

- The location of the pier in relation to the property lines and its original construction angle limit alternative configurations.
- Due to the proximity of the eastern side of the pier to the eastern property line extension, there is insufficient room to provide the required clearance for the new mooring pilings.
- By relocating the boat lift and pilings to the eastern side, the necessary space will be freed up on the western side to install the mooring pilings 16.5 feet from the pier, properly accommodating the sailboat.

Access for Adjacent Property Owners:

- Approval of the variance will not obstruct navigation or interfere with neighboring properties.
- A boat lift and its pilings currently exist on the west side of the pier. While this boat lift will be relocated, the proposed mooring pilings will be positioned only 3 feet farther from the pier than the existing boat lift pilings. This slight increase in distance will not interfere with access to the neighboring pier or the shoreline.

- The closest piling in the western setback would be approximately 32 feet from the neighbor's pier, and the boat lift pilings in the eastern setback would be approximately 53 feet from the neighbor's pier. This leaves adequate space for repairs to both neighboring piers, as well as the bulkhead.

Supporting Documentation:

- Photos from January 4, 2025, showing very shallow water conditions at the pier, are included on the next page to demonstrate the necessity of the modifications. While these photos were taken during a winter month when tides are typically lower, they still provide an accurate representation of the depth challenges faced throughout the year.

