
Committee Resolutions

PZ 2008-04/ SEA-88-V-006: Dolphin Lane- Deck in a floodplain

Whereas, The applicant, Michael MacNair, seeks to amend the previously approved Special Exception, for a single-family detached residential structure in the floodplain, in order to permit the addition of two (2) decks along the rear of the existing single-family detached residence;

Whereas, There are no waivers or modifications being requested with this application;

Whereas, The subject site contains an existing 3-story single-family detached dwelling, which was built in 1991, prior to the designation of the RPA on the site, which occurred in 1993;

Whereas, In 1990, a building permit was issued for an upper deck attached to the rear of the existing residence, and in 1993, a second permit was issued for an above-ground pool and associated deck, also located along the rear of the residence;

Whereas, In the spring of 2007, Mr. MacNair decided to remove the upper deck and aboveground pool/associated deck and to replace them with two (2) new decks;

Whereas, The applicant is proposing to build an upper and lower deck, totaling 995 SF, along the rear of his residence; the proposed lower deck, to be built at ground level, would be located near the southwest corner of the residence. The lower deck, which is "L-shape" in form, measures approximately 21 feet in length by 8 feet in width; the proposed upper deck, also located along the rear of the dwelling, will connect directly to the structure's first floor and be accessible from the dwelling and/or from an outside staircase proposed to be located near the southeast corner of the dwelling. The upper deck, which is rectangular in shape, measures approximately 51 feet in length by 12 feet in width, and is proposed at an elevation of 21.4 feet, or approximately 10 feet above the average grade of the existing ground floor patio.;

Whereas, the proposed decks are primarily going to be built over an existing stone-paved patio. No tree removal or grading will be necessary. No additional impervious surface will be added;

Whereas, decks are accessory structures pursuant to the Zoning Ordinance;

Therefore, Be it Resolved that the MVCCA supports the application to construct two decks totaling 995 sq feet at 4609 Dolphin Lane