



Date: March 11, 2023  
To: City of Edgewood  
From: Sheila Cichra  
Re: 485 Mandalay Road – boat dock variance

The attached application package is a variance request to allow a dock to be constructed such that it obstructs 28.88% of the canal in lieu of the 25% allowed by code.

The seawall was built almost 4' above the NHWE, so there is a dramatic step from the cap of the seawall down to the dock. That means that the back yard cannot be used as an extension of the boat dock. The proposed 16' boathouse width allows for a 4' wide walkway on the shore side and a minimal 2' wide catwalk on the outside of the boat slips. This layout also places the roof just far enough away from the seawall to prevent it from being a head banging hazard when people step down from the seawall to the dock.

The minimal deviation from the code is hardly noticeable and does not create a navigational hazard. There is no dock directly across the canal from the proposed location. The adjacent docks were built such that there is over 125' of shoreline clear of structures on the other side of the canal. The existing dock and jetski seen in the attached photo currently obstruct 2' more than the proposed boathouse will if the variance is granted.

There are many grandfathered docks on the adjacent Edgewood canals that project into the canal more than 25%. One of them is located on the adjacent parcel.

Thank you for your consideration.



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**A. Average length of other docks in the surrounding 300-foot area:**

Not applicable. The dock length meets code.

**B. The reasonable use of the property by the owner:**

The property owner should be able to construct a boathouse with minimal safe egress around the boat slips.

**C. The effects the dock will have on navigation and safety of boaters:**

The minimal deviation is barely noticeable and there is no dock across the canal. The closest dock will be 31' away.

**D. The overall general welfare of the neighborhood:**

The additional canal obstruction will not even be noticeable to the untrained eye.

**E. Whether special conditions exist such that strict compliance with the provisions of this article would impose a unique and unnecessary hardship on the applicant:**

The overly high bulkhead makes it so that the backyard cannot be used as an extension of the boat dock. The 4' and 2' walkways will provide minimal safe egress.

**F. The effect of the proposed variance on abutting shoreline property owners:**

There is no appreciable impact on the adjacent property owners, as there is no dock across the canal, so there is plenty of room to maneuver a boat.

**G. Whether the granting of the variance would be contrary to the intent and purpose and this article**

The granting of this variance does not affect the recreational use of the lake nor does it impact the riparian or littoral rights of other property owners.

**H. A variance may be granted if it is necessary to reach a water depth suitable for boating, but in no event shall a dock be extended in length beyond where the water depth will exceed five feet as measured from the normal high water elevation.**

Not applicable. The dock length meets code regarding water depth.