

Harbor District - Permit Application Checklist

Applicant: Vincent Ebersoldt Permit #: S-1939 Date: 4/26/24

Project Address: __Units 12 and 29 of Karnes Woods Condo, 37257 Karnes Drive

X__ Identification

x_ General Information

X_ Proposed Use and Lot

X__ Sketch or Site Plan

Existing Structure location and exterior dimensions

x_ Proposed Structure

Location of proposed or existing well and septic

x_ Location of public roads and right-aways

Location of shoreline within 500 ft

Location of structures on abutting lots within 10 ft of property lines

Depths of all yards including decks, porches, etc F:25 S:10 RLS:35

None Development Plan Section 14

24' Height – 40' Accessary Building Height – 20'

560' Floor Area – 768 sq ft Min Total 600 sq ft 1st floor on multi story

Special Uses: Living Quarters Above as long as 600 sq ft on main floor

Underground Utilities

X__ Buffer Strip Required Y__ Y/N

X__ Required to preserve and incorporate natural features such as woods, streams and open spaces

Non-Conforming Replacement – Does not exceed general height, size, or scope of existing Building -

Wall faces shall not be increased in width or height

No greater impairment of views to Bay

No increase in # of buildings, structures, dwelling units, or businesses

None Development Plan Required Y__ Y/N **Site Plan included**

COMMENTS:

Provisional approval looked for by applicant in order to allow applicant to purchase property and obtain all necessary permits for the project. Planning Commission supportive of project.

Finding of Fact

Description of the request/application Applicant looking for approval of multi-family workforce dwellings in the Karnes Woods portion of the Harbor Area.

Motions Made (3)

Motion to Approve Phase I Parking by: VanDeventer 2nd: Cole All in Favor **Approved**

Motion to Approve Phase II Parking by: Engelsman 2nd: VanDeventer All in Favor **Approved**

Motion to Deny citing Project Floor Area Square Footage of 560' sq feet does not meet standard for Harbor Area Floor Area of 600 sq ft. By: Engelsman 2nd: Cole

Roll Call Vote: Taylor-Blitz: Deny, VanDeventer: Abstain, Engelsman: Deny, Cole: Deny, Pryor: Deny
Permit Application denied based on non-standard floor area square footage - **Denied**

Each Standard and the reasons why the standard was or was not met

Standards for parking of Phase I and II met the parking standard of the Harbor District Section 6.13 and Off Street Parking – Article VIII. – Met

Standards for Floor Area of minimum 600 sq feet – Not Met.

All other standards for Harbor District Section 6.13 adequately met as provisional approval.

Any Conditions attached to an approved request None

Post Decision Documentation of Planning Commission Decisions

____ Signed Site Plans by Applicant, Recording Secretary or Chair – (3) copies
(1) Applicant, (2) Planning Commission (3) Official File

____ Copy of approved minutes along with letter to Applicant noting the action taken and any conditions - Recording Secretary
Date sent to Applicant ____/____/____

Recording Secretary

Date