
New Build Down Variance Form

Slip Owner's Full Name (printed): _____

Slip Owner's Address: _____

Slip Owner's Tel. Number: _____ Email _____

Location of Variance: Dock Number: _____ Slip Number _____

This is a request for a variance and placement of a build-down addition to a boat slip. The build-down is to be located according to the attached sketch of my slip and main dock.

Construction and Location

1. All build-downs must be constructed of .4 CCA or equivalent pressure treated lumber. All fastenings must be galvanized or stainless steel. Plastic-coated deck screws rated for use in ACQ treated lumber may be used to fasten cover-boards.
2. All support timbers must be fastened to the main dock pilings or finger pilings only. No attachment to cover or side-boards on any dock or to the containment bulkhead along dock 18 will be permitted.
3. All parts of the build-down must be at or below the level of the main dock.
4. All fastening to pilings must be made via galvanized through-bolts of 1/2" or 5/8" diameter. No screws or nails may be used to fasten to pilings.
5. Build-downs must not occupy more than 10% of the total area of the slip as platted in the county records.

Permitting and Allowance Procedure

1. Make a set of drawings or sketches to include the dimensions and location of the build-down relative to the main dock and boat slip. Also include details of attachment to Association property (dock and fingers).
2. Submit the plans and a list of construction materials to the manager. They will be submitted to the Marina Improvement Committee which will review them and make suggestions as required to agree with current specifications.
3. Obtain a building permit or a waiver of same from the City of League City.
4. Submit the plans and documentation AND THIS FORM to the Board of Directors for approval.
5. Construction may then take place.
6. All construction must concur with the design and location as submitted and reviewed by the Marina Improvement Committee.
7. The build-down must be kept in good and safe condition. Otherwise it will be removed at the slip owners expense by the Association Management.