

KOCHMAN & ZISKA PLC

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LETTER OF INTENT RELATED TO THE DOCK AT 325 VIA LINDA

October 23, 2023

We are pleased to submit the accompanying drawings to add a new dock at 325 Via Linda. Please note the following:

A) LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161

Not applicable - This property is not landmarked

B) ARCOM 18-205

Not applicable

B) ARCOM 18-206

Not applicable

C) SPECIAL EXCEPTION 134-229

Not applicable

D) SITE PLAN REVIEW 134-329

Not applicable

E) VARIANCES 134-201

The applicant has filed an application requesting Town Council to review and approve a new dock on the west side of their property. Variance 1: Section 62-74(2) and Section 62-75(h): A variance to exceed 30% of the lot width to allow a proposed dock that is 42% (49') of the 117' wide lot:

1. **The special conditions and circumstances peculiar to this land which are not applicable to other lands in the same zoning district due to the design requirements for this particular dock and applicant's boat to be moored the extra width is required.**
2. **The special conditions and circumstances related to the variances do not result from the actions of the applicant because the 10 width requirement is arbitrary and doesn't account for different boat mooring and storing other water craft needs.**
3. **The granting of the variance will not confer on the applicant a special privilege because other property owners have varying widths of docks along Lake Worth.**
4. **The hardship, which runs with the land, is that it would not be feasible to safely moor a vessel within the allowable 30% width so a variance would be justified for this property on Lake Worth.**
5. **The variance requested are the minimum necessary to make reasonable use of the land considering the need to have a wider dock for mooring and extra room for equipment and other watercrafts like jet skis.**
6. **The granting of the variance will be in harmony with the general intent of the ordinance and not be injurious to the neighborhood. The intention of Section 62 is for a limitation of the width of a dock that would be adjacent to the land, not a dock that is out in the water.**

Sincerely,



Maura Ziska