

LETTER OF INTENT
RELATED TO THE BOAT DOCK AT 343 EL BRAVO WAY

November 13, 2024

We are pleased to submit the accompanying drawings to install a marginal dock and floating vessel platform to the west at 343 El Bravo Way. 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 marginal dock and floating vessel on the west side of their property. The variance being requested is per Section 62-74(2)(i): A variance for a boat dock setback of 16' at the South property line in lieu of the 17' setback existing and the 25' minimum required. The following criteria is in support of the variance request:

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 as such, the extra 9 feet from the setback is needed.
2. The special conditions and circumstances related to the variances do not result from the actions of the Applicant because the 25' setback requirement is arbitrary and doesn't account for different boat mooring needs.
3. The granting of the variances will not confer on the applicant a special privilege because other property owners have varying setbacks for docks along Lake Worth.
4. The hardship, which runs with the land, is that it would be impossible to safely moor a vessel outside of the allowable 25 foot setback so a variance would be justified for this property on Everglades Island.
5. The variance requested is the minimum necessary to make reasonable use of the land considering the need to replace the existing dock that is in extreme disrepair.
6. The granting of the variance will be in harmony with the general intent of the ordinance and not be injurious to the neighborhood. Many other docks along Lake Worth are within the 25 foot setback.

Sincerely,



Maura Ziska