

# KOCHMAN & ZISKA PLC

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## **LETTER OF INTENT** **RELATED TO THE PLATFORM DECKED** **BOAT LIFT AT 482 ISLAND DRIVE**

We are pleased to submit the accompanying drawings for two decked boat lift additions at 482 Island Drive. 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 two platform decked boat lifts totaling approximately 1,634 square feet. The variances being requested are per Section 62-74(2) and are as follows: (i) A variance request to add 2 decked boat lifts (950 SF and 684 SF) parallel to the proposed marginal dock that will extend 26 feet west of the bulkhead line in lieu of the 6 foot maximum allowed; and (ii) A variance request to allow the 2 decked boat lifts to be wider than 10 feet in total and exceed 30% of the width of the property. The proposed 2 decked boat lifts are approximately 86 feet wide and 46% of the width of the property. 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 is that the Town's Bulkhead line and U.S. Pierhead Line run simultaneously with the bulkhead/seawall on Everglades Island, which only allows marginal docks to be six (6) feet wide.
2. The special conditions and circumstances related to the variances do not result from the actions of the Applicant because they had no control over the location of the pierhead/bulkhead line.
3. The granting of the variances will not confer on the applicant a special privilege because other property owners on Everglades Island have similar boat lifts and have been granted similar variances.
4. The hardship, which runs with the land, is that it would be impossible to have a boat lift within the allowable six (6) feet from the seawall so a variance would be justified for this property on Everglades Island.
5. The variances requested are the minimum necessary to make reasonable use of the land considering the need to go farther out into the water for the boat lifts. It would be impossible to build a lift within the 6 feet allowed by the Code.
6. The granting of the variances will be in harmony with the general intent of the ordinance and not be injurious to the neighborhood. Many of the other neighbors on Everglades Island have similar boat lifts.

### **F) OTHER**

Sincerely,



Maura Ziska