

ZON-23-053
LETTER OF INTENT
RELATED TO THE BOAT LIFT AT 1768 SOUTH OCEAN BLVD

March 23, 2023

We are pleased to submit the accompanying drawings to add a boat lift onto an existing dock. Please note the following:

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

Not applicable

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 construction of a boat lift onto an existing dock. The variance being requested is per Section 62-75(h): A variance request to permit the installation of a boat lift with a south side riparian setback of 17 feet in lieu of the 25 foot minimum required; as part of an existing nonconforming dock. 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 existing dock is non-conforming to today's code regarding the setback to the south which would make adding a boat lift to the existing dock non-conforming as well.
2. The special conditions and circumstances related to the variance do not result from the actions of the Applicant because the existing dock was constructed many years before the applicant owned the property.
3. The granting of the variance will not confer on the applicant a special privilege because similar boat lifts and have been granted similar variances.
4. The hardship, which runs with the land, is that the proposed boat lift needed for the applicant's vessel needs to be placed in the proposed location to safely use the boat lift.
5. The variance requested is the minimum necessary to make reasonable use of the land considering the need to place the boat lift onto an existing non-conforming dock.
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 property to the south where the boat lift will have a minor encroachment is also owned by the applicant.

Sincerely,


Maura Ziska