

LETTER OF INTENT
RELATED TO THE DOCK AT 936 NORTH LAKE WAY

July 12, 2023

We are pleased to submit the accompanying drawings to add a new dock at 936 North Lake 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 new dock on the west side of their property. The variances being requested is per Section 62-74(2) and Section 62-75(h): A variance to exceed a pier or landing dock greater than ten feet, to construct a dock that is 14' wide; and Section 62-74(2) and Section 62-75(h): A variance to exceed 30 percent of the lot width, to construct a dock that is 60% (71') of the 118' wide lot. 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 with regard to the stairs and gangway, 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 and 30% 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 widths of docks along Lake Worth.
4. The hardship, which runs with the land, is that it would be impossible to safely moor a vessel within the allowable ten (10) foot width or 30% requirement so a variance would be justified for this property on Lake Worth.
5. The variances requested are the minimum necessary to make reasonable use of the land considering the need to have a wider dock for mooring.
6. The granting of the variances 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