

**LETTER OF INTENT**  
**RELATED TO THE DOCK AT 625 CREST ROAD**

**July 13, 2023**

We are pleased to submit the accompanying drawings to add a new dock at 625 Crest Road. 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 are per Section 62-74(2) and Section 62-75(h): A variance to exceed a pier or landing dock greater than 10 feet to allow a proposed dock that is 12' wide on its own and as wide as 24' when the floating vessel platform is included; and Section 62-74(2) and Section 62-75(h): A variance to exceed 30 % of the lot width to allow construction of a proposed dock that is 53% (57') of the 108' wide lot. The following criteria is in support of the variance request:

**The special conditions and circumstances peculiar to this land which are not applicable to other lands in the same zoning district are due to the design requirements for this particular dock and applicant's boat to be moored.**

- 1. The special conditions and circumstances related to the variances do not result from the actions of the applicant because the 10 foot width and 30% requirements are arbitrary and do not account for different boat mooring needs.**
- 2. 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.**
- 3. The hardship, which runs with the land, is that it would be impracticable to safely moor a vessel within the allowable ten (10) foot width so a variance would be justified for this property.**
- 4. The variances requested are the minimum necessary to make reasonable use of the land considering the need to have a wider dock for mooring.**
- 5. 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 62-76(h) 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