

LETTER OF INTENT
RELATED TO THE BOATLIFT AT 250 BRADLEY PLACE

December 14, 2023

We are pleased to submit the accompanying drawings to add a new boatlift at 250 Bradley Place. 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 boatlift in Slip 10 at the Lake Towers Condominium. The variance being requested is per Section 62-74(2) and Section 62-75(h): A variance to allow a north riparian setback of 11'4" feet for a boat lift in lieu of the 25 foot minimum setback 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 is that the existing marina pre-dates the 25 foot riparian setback and unless a variance is granted for a boat lift setback, it would be not be possible to add a lift to this slip.
2. The special conditions and circumstances related to the variance do not result from the actions of the applicant because the 25 foot riparian setback was enacted after the marina was built and doesn't account for different boat mooring needs.
3. The granting of the variance will not confer on the applicant a special privilege because other property owners have boat lifts in the condominium marina.
4. The hardship, which runs with the land, is that it would be impossible to add a boat lift to the existing boat slip and meet the 25 foot riparian setback.
5. The variance requested is the minimum necessary to make reasonable use of the land considering the need to construct a feasible boat lift.
6. The granting of the variance will be in harmony with the general intent of the ordinance and not be injurious to the neighborhood as there are many other boat lifts along this area of Lake Worth

Sincerely,


Maura Ziska