

LETTER OF INTENT
RELATED TO THE BOATLIFT AT 320 DUNBAR ROAD

February 26, 2024

We are pleased to submit the accompanying drawings to add new mooring piles at 320 Dunbar 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 three new mooring piles that would require the following variances:

VARIANCE 1: Sec. 62-74(2) & Sec. 62-75(h): A variance for the installation of three (3) mooring piles with a projection ranging from 179 ft. – 183 ft. from land, in lieu of the 150' maximum projection permitted.

VARIANCE 2: Sec. 62-74(2) & Sec. 62-75(h): A variance for the installation of a mooring pile with a 2' north riparian side-yard setback in lieu of the 25' minimum riparian side-yard setback permitted.

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 mooring/fender piles do not securely anchor a boat causing safety issues and unless a variances are granted for an increased projection and setback, it would be not be possible to safely and securely moor a boat.
2. The special conditions and circumstances related to the variance do not result from the actions of the applicant since the 150 foot minimum requirement doesn't account for the different mooring needs for different properties especially in the area of Lake Worth that allows "wake".
3. The granting of the variances will not confer on the applicant a special privilege because other property owners have piles that project over the 150 foot minimum along Lake Worth.
4. The hardship, which runs with the land, is that it would be impossible to safely moor a boat within the allowable 150 foot minimum projection requirement from land.
5. The variances requested is the minimum necessary to make reasonable use of the land considering the need to safely moor the boat.
6. The granting of the variances will be in harmony with the general intent of the ordinance and not be injurious to the neighborhood as there are many other mooring piles along this area of Lake Worth with a projection greater than 150 feet.

Sincerely,


Maura Ziska