

LETTER OF INTENT
RELATED TO THE BOAT DOCK AT 757 ISLAND DRIVE

April 1, 2024

We are pleased to submit the accompanying drawings to install a dock, boat lift and mooring piles to the west at 757 Island Drive. 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 dock and boat lift on the west side of their property. The variances being requested are per **Sec. 62-74(2) & Sec. 62-74(h)**: A variance for a marginal dock width of 49% (110') of the property (230') in lieu of the 30% (69') maximum permitted. **Sec. 62-74(2) & Sec. 62-74(h)**: A variance for a marine structure (marginal dock) to project 11' West of the US Pierhead line, in lieu of the 6' maximum projection permitted. **Sec. 62-74(2) & Sec. 62-74(h)**: A variance for a marine structure (boatlift) to project 30' West of the US Pierhead Line, in lieu of the 6' maximum projection permitted. **Sec. 62-74(2) & Sec. 62-74(h)**: A variance for a marine structure (four fender piles) to project 12' West of the US Pierhead Line, in lieu of the 6' maximum projection permitted. **Sec. 62-74(2) & Sec. 62-74(h)**: A variance for a marine structure (one mooring pile) to project 41' West of the US Pierhead Line, in lieu of the 6' maximum projection 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 Town's Bulkhead line and U.S. Pierhead Line run simultaneously with the bulkhead/seawall on Everglades Island, which only allows marginal docks to be six (6) feet wide.
2. The special conditions and circumstances related to the variances do not result from the actions of the Applicant because they had no control over the location of the pierhead/bulkhead line.
3. The granting of the variances will not confer on the applicant a special privilege because other property owners on Everglades Island have similar boat lifts and have been granted similar variances.
4. The hardship, which runs with the land, is that it would be impossible to safely moor a vessel within the allowable six (6) feet from the seawall so a variance would be justified for this property on Everglades Island.
5. The variance requested is the minimum necessary to make reasonable use of the land considering the need to go farther out into the water for a 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. Many of the other neighbors on Everglades Island have similar boat lifts.

Sincerely,



Maura Ziska