

LETTER OF INTENT
RELATED TO THE DOCK AT 174 VIA DEL LAGO

September 23, 2024

We are pleased to submit the accompanying drawings to add a new floating dock, gangway and platform at 174 Via Del Lago. 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 floating dock on the south side of the existing "L" dock. The variance being requested is per Section 62-74(2): A variance to exceed a pier or landing dock greater than 10 feet in width to allow a proposed floating dock that is 10.5' wide and when added to the existing dock will be 17 feet wide. 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 are due to the design requirements for this particular dock and the low tide and ability to safely access the boats and other watercrafts.
2. The special conditions and circumstances related to the variance do not result from the actions of the applicant because the 10 foot width requirement is arbitrary and does not 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 varying widths of docks along Lake Worth as well as floating docks.
4. The hardship, which runs with the land, is that it would be dangerous to safely access a boat or other water craft without the option of the floating dock so a variance would be justified for this property.
5. The variance requested is the minimum necessary to make reasonable use of the land considering the need to have a wider dock for safe access to boats.
6. The granting of the variance 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