

**LETTER OF INTENT**  
**ZON-24-0070**  
**RELATED TO THE BOAT DOCK AT 306 MADDOCK WAY**

December 2, 2024

We are pleased to submit the accompanying drawings to install a dock, boat lift and two dolphin mooring piles to the west at 306 Maddock Way. 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 Section 62-74(2) and Section 62-74(h): A variance for a new boat dock with a gangway width of 17' in lieu of the 10' maximum gangway width 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 due to the design requirements for this particular dock and applicant's boat to be moored as such, the extra width is required.
2. The special conditions and circumstances related to the variances do not result from the actions of the Applicant because the 10' width requirement is arbitrary and doesn't account for different boat mooring needs.
3. 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.
4. The hardship, which runs with the land, is that it would be impossible to safely moor a vessel within the allowable 10 foot width 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 have a wider dock for mooring.
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