

SNIFFEN & SPELLMAN, P.A.

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January 28, 2019

Via E-mail

Architectural Commission
c/o Robert Vila, Chair
Town Council of the Town of Palm Beach
360 South County Road
Palm Beach, Florida 33408

**Re: Substantial Improvement of Application No. B-069-2019 ("Application) for
Proposed House at 977 S. Ocean Boulevard**

Dear Mr. Vila and ARCOM Members:

As you know, our office represents William Koch, the owner of the beach house east of A1A which abuts the north lot line of 977 S. Ocean Boulevard. As detailed within our prior correspondence dated October 26, 2019 (incorporated herein) the prior house proposed by 195 Phesten Associates Palm Beach, LLC ("Applicant") was simply too tall, too wide and too massive for the undersized lot on which it would be located. Mr. Koch acknowledges the newly revised version of the Proposed House represents a substantial improvement to the prior version, especially as to the garage and northern elevation near Mr. Koch's property.

Setting aside any questions as to whether the main house remains too tall, relies on too many variances, or establishes a precedent along A1A, Mr. Koch has turned his focus to several site specific issues, which have not yet been fully addressed including: a) obtaining a clear view of what the revised garage will look like from his pool deck; b) the location of a large glass door overlooking his pool area on the side of the garage; c) the relocation of the pool pushing it past the northern line of the garage and closer to his property line; and d) the exact height of the perimeter/retaining wall along the north property line, as the northern elevations do not seem to reflect the same.

Unfortunately, without the aforementioned information Mr. Koch is unable to endorse the revised plans. While Mr. Koch had wanted to attend Wednesday's meeting, he is overseas and will not be able to do so. As such, Mr. Koch would request a deferral of the consideration of the revised plans which would allow time to clarify the above issues.

Very truly yours,


John R. Eubanks, Jr.

cc: ARCOM Committee Members
Josh Martin, Director Planning, Zoning & Building
Wayne Bergman
Kelly Churney, Administrative Specialist
Town Clerk, Town of Palm Beach

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