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04 February 2021

Hon. Gail Coniglio, Mayor
Hon. Margaret Zeidman, TC President
Hon. Bobbie Lindsay, TC Pres. Pro-Temp.
Hon. Julie Araskog
Hon. Lew Crampton
Hon. Dani Moore

Re: Site Plan Review for 1063 North Ocean Blvd.

Dear Mayor and Town Council,

I write in support of the site plan review application by the property owner of 1063 North Ocean Blvd. As the neighbor directly across the street, I am likely most affected by the proposed demolition and construction.

I have discussed the plans with Tom Kirchhoff, the owner's architect. From a Town-wide land use policy perspective, I was pleased to learn that the project meets all code requirements and that the owners are not seeking any variances. I also believe the project is tastefully designed.

Generally in these situations I like my neighbors to enjoy their new home and am only concerned with maintaining my privacy. In this case, my bedrooms face the house and I worried that its height would enable it to tower over my house and perhaps invade my backyard pool space which is the only real privacy I still have. I am satisfied that the plans provide adequate landscape screening to protect our privacy and that of our neighbors. I also have known the property owner's family for a lifetime, having been in many of the family's homes. One couldn't ask for better neighbors. I encourage you to follow ARCOM's lead and approve the project as presented.

Sincerely,


Martin I. Klein