

May 17, 2021

HAND DELIVERD

To:

The Members of the Town Council of the Town of Palm Beach

To the Members of the Architectural Review Commission of the Town of Palm Beach

RE: Zoning Case Number Z-21-00358 - 1540 S. Ocean Boulevard/Ocean View Road

From the Residents of Ocean View Road

127 Ocean View Road: John and Heidi Niblack

128 Ocean View Road/11 Lagomar Road: Jennifer and Stephen Dattels

122 Ocean View Road: John J. Tatoes and Victor Moore

114 Ocean View Road: Edith F. Cary

Dear Members of the Town Council and Architectural Review Commission:

We are aware that a new residence is proposed for 1540 S. Ocean Boulevard. While we look forward to a new residence being constructed, we as residents of the immediate neighborhood have the following concerns and objections to the project as proposed.

1. We believe the house to be built on speculation for resale and not for the end user who would be our neighbor.
2. We object to any variances:
 - a. That would change the point of measurement.
 - b. That would permit any increase in height or height plane of the new residence.
 - c. That would permit an increase in the volume or square footage of the house (including above ground and basement levels).
 - d. That would change any set-back requirements.
3. We object to 2 curb cuts on Ocean View Road. Ocean View Road is a short dead end street already packed with services vehicles.
4. The Zoning Application at Exhibit A item 3 miss-states that ingress is to be from South Ocean Boulevard. In fact the building plans show ingress and egress from Ocean View Road and none on South Ocean Boulevard. Hence the request for only 1 curb cut on Ocean View Road not 2 as proposed.

5. We request that all utilities (including electrical and any new transformers), refuse collection, and landscape debris be derived from or placed on South Ocean Boulevard.

In summation, there frankly is no hardship that would necessitate any variances for this new speculative construction, in particular as to height and volume. The parcel is at one of the highest points in the Town of Palm Beach already at the corner of Ocean View Road and South Ocean Boulevard, any increase would be overwhelming.

We look forward to a beautiful new residence being built, but mindful of the impact on the existing neighbors.

Respectfully submitted.

Edith F. Cary



Jennifer Dattels



Stephen Dattels



Victor Moore



Heidi Niblack



John Niblack



John J. Tautoles

