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**Cc:** [Kelly Churney](#); [Wayne Bergman](#); [Paul Castro](#); [Bradley Falco](#); [Maura Ziska](#)  
**Subject:** RE: 1015 South Ocean Blvd / ARCOM # B-073-2020  
**Date:** Tuesday, April 27, 2021 3:42:12 PM

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Dear Mr. Chairman and Ladies and Gentlemen of the Architectural Review Commission and Town Staff:

With regard to the above and as indicated previously, I represent the owners of the property at 1020 South Ocean Boulevard, located immediately west of the subject property.

Despite the further revisions to the previously proposed plan, my clients object to the revised plan as the house remains too close to South Ocean Boulevard and it is too tall, as evidenced by the need for the front yard setback and height plane variances sought.

The Applicant chose to demolish the previous structure, despite the cautions of the ARCOM members that building on this lot would be very difficult without variances.

Despite the best efforts of the professionals involved, the zoning approvals sought are the very definition of self-imposed hardship.

On behalf of my clients, I respectfully request that this Application be denied.

Thank you for your consideration of this matter.

Sincerely,  
Frank Lynch

**Francis X. J. Lynch, Esquire**

**SNIFFEN & SPELLMAN, P.A.**

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