

From: [Francis Lynch](#)
To: msmall@smallawpalmbeach.com; betsyshiverick@gmail.com; dan.floersheimer@icloud.com; kcatlin@hotmail.com; johncorey84@gmail.com; [Alexander](#); amginny@aol.com; [Tom Kirchhoff](#)
Cc: [Kelly Churney](#); [Wayne Bergman](#); [Paul Castro](#); [Bradley Falco](#); [Maura Ziska](#); [James Murphy](#); [Laura Groves van Onna](#)
Subject: 1015 South Ocean Blvd / ARCOM # B-073-2020
Date: Monday, May 24, 2021 2:32:33 PM
Attachments: [image002.png](#)
[image003.png](#)
[202105241401.pdf](#)

*****Note: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.*****

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.

The attached page 25 from the Applicant's presentation speaks volumes as to the massing of the proposed new house as it relates to the prior structure, keeping in mind that prior structure was nonconforming. As you know the Applicant was cautioned by ARCOM when the Applicant sought ARCOM approval to demolish the prior structure that this was a very difficult piece of property to work with.

The proposed house gives a much more massive appearance, which results from its proximity to the street and it is that front yard setback that requires the variance.

As we have indicated previously, the size and height of my client's home is not relevant to this discussion as my client's home was built without the need for any variances or other zoning approvals.

Once again, we respectfully request that you deny the Applicant's application.

Thank you for your consideration of this matter.

Sincerely,

Frank Lynch

Francis X. J. Lynch, Esquire



SNIFFEN & SPELLMAN, P.A.

TALLAHASSEE | WEST PALM BEACH | PENSACOLA

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West Palm Beach, Florida 33401
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BEWARE OF CYBER FRAUD – BEFORE WIRING ANY FUNDS, CALL THE INTENDED RECIPIENT AT A NUMBER YOU KNOW IS VALID TO CONFIRM THE INSTRUCTIONS – AND BE VERY WARY OF ANY REQUEST TO CHANGE WIRE INSTRUCTIONS YOU ALREADY RECEIVED.

From: Francis Lynch

Sent: Tuesday, April 27, 2021 3:42 PM

To: 'msmall@smallawpalmbeach.com' <msmall@smallawpalmbeach.com>;
'betsyshiverick@gmail.com' <betsyshiverick@gmail.com>; 'dan.floersheimer@icloud.com'
<dan.floersheimer@icloud.com>; 'ktcatlin@hotmail.com' <ktcatlin@hotmail.com>;
'johncorey84@gmail.com' <johncorey84@gmail.com>; 'Alexander' <alexives@hotmail.com>;
'amginny@aol.com' <amginny@aol.com>

Cc: 'Kelly Churney' <KChurney@TownofPalmBeach.com>; 'Wayne Bergman'
<wbergman@TownOfPalmBeach.com>; 'Paul Castro' <PCastro@TownofPalmBeach.com>; 'Bradley
Falco' <bfalco@TownOfPalmBeach.com>; Maura Ziska <MZiska@floridawills.com>

Subject: RE: 1015 South Ocean Blvd / ARCOM # B-073-2020

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.

605 North Olive Avenue, 2nd Floor

West Palm Beach, Florida 33401

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AS OF OCTOBER 1, 2019, WE HAVE JOINED THE FIRM OF SNIFFEN & SPELLMAN, P.A. PLEASE NOTE THE CHANGE OF E-MAIL ADDRESS. OUR TELEPHONE NUMBER, FACSIMILE NUMBER AND ADDRESS REMAIN THE SAME.

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