

From: [Maura Ziska](#)
To: [Kelly Churney](#)
Cc: ["Micheal Small"](#)
Subject: 1015 South Ocean Boulevard/B-073-2020
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Kelly: Please pass the below on to the Commission:

Dear ARCOM Commissioners: It is going on one year since the Giampetroni Family purchased the property at 1015 South Ocean Boulevard and began designing their dream home with Harold Smith and team. After 5 deferrals at ARCOM I thought it would be beneficial to summarize all of the concessions that the owners have made since the original design and over the course of the many months to get to where we are today:

Overall Building Height – Two Story Portion

January	24 feet
May	Reduced to 23 feet

Overall Building Height - One Story

January	16'-4"
May	Reduced to 15'-6"

Front Yard Setback Variance

January	16'-7-1/2" in lieu of 35 feet
May	Increased to 20'-3" in lieu of 35 feet

Angle of Vision Variance

January	133.74 degrees in lieu of 120 degrees
May	Variance no longer required

Building Height Plane Variance

January	BHP setback variance of 29'-3" to 47'-7-1/2" for two-story portion, and 16'-7" to 35'-0" for one-story portion
May	BHP setback variance for two-story portion is no longer needed; 20'-3" to 35'-0" for one-story portion

South Side Yard Setback

January	50'-0-1/2"
May	51'-3"

Landscaped Open Space

January	53.6%
May	53.7%

Front Yard Landscaped Open Space

January	51.8%
May	55.3%

Ceiling Heights – First Floor

January	10'-0"
May	9'-6"

Ceiling Heights – Second Floor

January	9'-0"
May	8'-6"

Miscellaneous Changes

Lightened Color Scheme

Reduced fenestration on East and West elevations

Reduced height of front hedge to allow for "ocean vista"

Deleted 11% of the east facing glass on the main house

Deleted 100% of the glass at the beach loggia enclosure

The house has been pinched and squeezed on all sides to appease the Commission while still trying to make it a happy home for the owners. I hope you will find the new plan acceptable and the 2 minor variances (for the one story building height plane at a 15 foot height and front yard setback at 20 feet) on difficult lot amenable and you will finally move this project forward to Town Council next month.

Thank you.

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