

From: [Katharine Eyre](#)
To: [Kelly Churney](#)
Cc: [Bill Eyre](#)
Subject: 1080 S. Ocean Boulevard
Date: Monday, May 24, 2021 12:02:50 PM

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Dear Kelly,

Could you please direct me to the online access for the proposed plans for 1080 S. Ocean Boulevard? We live right next door at 112 Kings Road. ARCOM is scheduled to review the proposed application for this project on Wednesday, May 26. Our main concerns are:

1. Proposed height of the new 2-story structure. For our privacy, it should not be higher than the existing structure.
2. Impervious coverage for storm water runoff issues: The proposed coverage of 9,485 sq ft is 50% larger than the current 6,266 square footage. The Lot is non-conforming at 17,567 in lieu of the 20,000 square foot minimum requirement in the R-A Zoning District

The driveway should be pervious, with pebble and grates to retain their water at each end of the driveway. I assume the town has a drainage system requirement that will be followed, but clearly all their gutters should be directed to such a system.

3. Fewer 2nd floor windows looking west and landscape buffer to protect our privacy.
4. Put in a 20 ft wall of isolation screening to keep the construction dust on the 1080 S. Ocean Blvd side and maintain for the entirety of the project until a CO is issued.
5. The wall between the two properties belongs to us. If there are any repairs due to construction or other improvements, they are to be made at the contractor's expense and with our permission/agreement. Make sure there is enough landscaping to protect our privacy
6. The zoning application states that ingress, egress, utilities and refuse collection will be via South Ocean Boulevard. Please confirm this will remain in place upon completion of the property, even though the half-circular driveway enters and exits on Kings Road
7. We have concerns about the precast block exterior on the first floor. The house would look better and be in keeping with the other houses on S. Ocean and Kings Road if it were all stucco. White would look much better than Manchester Tan. The Flora AF-470 for the shutters is fine. Since this corner fronts the original Woolworth estate, it would be preferable to have a white exterior.

Once we have seen the full plans our other questions about the east and west elevations and the location of the proposed cabana hopefully will be answered.

Thank you so much,
Best,

Katharine Eyre

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