

October ____, 2021

HAND DELIVERED

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: ARC 21-041 and ZON 21-008 RE:1520 S. Ocean Boulevard/aka 115 Ocean View Road

From the other 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. Tatooles

114 Ocean View Road: Edith F Cary

Dear Members of the Town Council and Architectural Review Commission:

We are aware that a new beach cabana is proposed at 1520 S. Ocean Boulevard. The 1520 S. Ocean Boulevard parcel is combined with a small adjacent residence at 115 Ocean View Road. We, as certain of the immediate neighbours of the parcels, have the following concerns and objections to the project as proposed:

1. We oppose any requested variance or special exception as we believe there is no hardship. A beach cabana is optional. The property owner built on top of the revetment project to create a grass area when they installed a tunnel underneath the road some 3 years ago causing damage to 114,122 and 128 Ocean View homes, which the owners of 1520 never acknowledged nor compensated for, though they claimed they would.
2. We believe that the beautiful sight lines along South Ocean would be destroyed by a new construction of the proposed structure.

3. We believe the beach cabana would have a negative impact on our properties as it will cause more traffic and blockage on Ocean View Road.
4. The other new beach cabanas are much farther south along South Ocean and are built on much larger beach front parcels that do not impact any adjacent owners and minimise view impact.
5. The household at 1520 S. Ocean uses the combined parcel located at 115 Ocean View as a point of entrance and address for the larger parcel. All of the staff parking, service provider parking, waste, deliveries, and landscape debris is placed on our small street by this much larger home at 1520 S. Ocean. It's as if 1520 S. Ocean does not have access to the South Ocean Boulevard, when in fact it has 2 entrances. Effectively they make our street unusable for anyone but the 1520 S. Ocean residence, it's become their private alley. In particular the home at 114 Ocean View Road is negatively impacted, by the over use of the 115 Ocean View Road parcel. At numerous times, our vendors and service workers, and guests, have no access to Ocean View Road as it is all tied up with the 1520 S. Ocean Boulevard residence services.

We request that any approval require that all service providers, contractors, waste and debris and all works be done out of the 1520 S. Ocean parcel and that all construction parking be required to be in front of that home. Not to use 115 Ocean View Road and Ocean View Road effectively as an their private alley way. In particular, as another new home at 1540 S. Ocean is about to be demolished and constructed, we will have limited access, limited street parking and transient work on the block.

Respectfully submitted.

Edith F Cary

Jennifer Dattels

Stephen Dattels

Heidi Niblack

John Niblack

John J. Tatooles

