

From: [mario mercurio](#)
To: [Kelly Churney](#)
Subject: 164 Seaspray Ave. ARC-21-040 (ZON-21-006)
Date: Wednesday, October 13, 2021 9:23:32 AM

*****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.*****

Good morning Ms. Churney,

After receiving a notice from the town regarding a variance for ARC-21-006 please see our response below.

If you could forward our concerns to the Architecture Commission as well as the Town Council Development Review board it would be most appreciated.

My wife and I will be in attendance for the 10/27 and 11/10 public meetings.

Thank you,

Mario & Susan Mercurio
168 Seaspray avenue, Palm Beach

To: All Members of the Architectural Commission:

To: All members of the Town Council Development Review board:

We are writing to voice our concerns regarding the proposed demolition and reconstruction of 164 Seaspray directly to the east of our property at 168 Seaspray. Having been through this process very recently, we fully understand the difficulties in working with such a narrow lot. Without seeing proposed plans for the home, but merely a request for a variance to reduce setbacks by 5 ft. on both the east and west property lines, we have reservations about allowing this variance. Privacy and light are the biggest issues.

As we read the Notice, it appears that there will be a portion of the home that will be a single story. Is that in the rear of the home or the front? A two-story structure 5 ft. closer for the entire depth allowable would be a significant impact to the light for our property. If the house steps down to one story in the back, it would give some relief to this issue. No proposed plans were sent to us with the Notice, and none could be found online. We would like to have an opportunity to comment on the proposed plans before they are put before the Commission for approval.

As prior owners of an 1870's antique home, we do have a strong appreciation for preserving historic homes and, in this case, preserving the look and feel of the Sea Streets. During our design process, we were facing difficult decisions regarding the house we demolished. We would have preferred to have had the option to build a new house and garage/guest house on the original footprints, which was not allowed at that time. We feel the Commission should not always push to maintain structures that may not have much integrity left, but rather encourage owners to build a design that replaces the footprint and feel of what was there before or compliments the overall feel. The smaller homes on small lots contribute to the charm of the Sea Streets and we believe it is important to preserve their overall feel.

Sincerely,
Mario and Susan Mercurio
168 Seaspray Avenue

Sent from my iPhone