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**Subject:** FW: 2607 Ocean Blvd, Corona Del Mar

**From:** Peotter, Scott  
**Sent:** Friday, December 01, 2017 5:26 PM  
**To:** Steve Navarro <snavarro@furmanco.com>  
**Cc:** Ung, Rosalinh <RUng@newportbeachca.gov>  
**Subject:** RE: 2607 Ocean Blvd, Corona Del Mar

Thanks Steve. I have not seen the staff report or any drawings on this project yet. Probably all the decisions will be made at the Planning Commission level, so I encourage you to attend those meetings.

SCOTT PEOTTER  
NEWPORT BEACH CITY COUNCIL  
Representing the 6th District

If you want to sign up for my political newsletter please use this link: [www.tinyurl.com/peottersignup](http://www.tinyurl.com/peottersignup)

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**From:** Steve Navarro [snavarro@furmanco.com]  
**Sent:** Wednesday, November 29, 2017 9:05 AM  
**To:** Peotter, Scott  
**Cc:** Ung, Rosalinh  
**Subject:** 2607 Ocean Blvd, Corona Del Mar

Dear Councilman Peotter

I am writing today to formally object to the approval of the variances requested for the proposed structure referenced. I am the property owner at 2608 Ocean Blvd, directly across the street from the subject. My permanent residence is in South Carolina, however we actively use our Coronado del Mar home as a second residence. When on-site last month I walked over to introduce myself to the architect and contractor handling the proposed Ginsberg residence. After listening to them, I expressed concern about losing site-line to the ocean and the beach along China Cove. They assured me that the new structure would not in any way impair our view.

I am in the real estate development business throughout the United States and actively engage design teams, so I am familiar with the software utilized to assist in illustrating effect and impact. I asked the architect if he would send me an illustration showing the structure and proving this critical claim that no impairment will be created. While he readily agreed to prepare and provide this information to me, subsequently he failed to deliver. This week temporary structures were erected to gauge impact on the surrounding properties. Upon review, I was shocked that these variances would be considered. We witness hundreds of people, both neighbors and visitors, walking this portion of Ocean Blvd enjoying the public views. It is apparent now that even though the structure will not exceed the curb height, it will completely blot out all views of the beach at China Cove, the entrance to the harbor and the Wedge. This visual impact will also be felt standing at my front patio. If this structure is approved by the city, I estimate our property value to be diminished by hundreds of thousands of dollars and our quality of life greatly diminished. The city will see this impact monetarily through value re-assessments and corresponding property tax loss by all those impacted. We however, will have to live with a negative environmental impact that we can never change; a result caused by allowing one individual to exceed the legal limits in five (5) critical areas. Accordingly, we object to allowing this structure to exceed the maximum floor area, encroach into the rear yard and front setbacks, and most importantly, exceed the maximum height limit. In my view, and the opinion of our attorney's, this last variance alone is egregious enough to knowingly and willingly cause a liability on the city's part.

On the human side, please ask yourself and other council members “why” and “where does this stop?”. At what point do we stand up and tell someone “no, play by the rules that everyone else is required to play by”.

Thank you for your service to the community and thank you for considering my plea and request.

I am available for discussion at any time.

Sincerely

Steve Navarro

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**Stephen P. Navarro, CRE<sup>®</sup>, CCIM, FRICS**

President

The Furman Co. Inc

864 242 5151 Tel

[snavarro@furmanco.com](mailto:snavarro@furmanco.com)

[www.furmanco.com](http://www.furmanco.com)

**Please consider the environment before printing this email. Thank you.**

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**Subject:** FW: Zoning Exemption Request for 2607 Ocean Blvd.

**From:** Ung, Rosalinh  
**Sent:** Monday, December 04, 2017 7:59 AM  
**To:** Ramirez, Brittany <bramirez@newportbeachca.gov>  
**Cc:** 'John Ramirez' <john@mljresources.com>  
**Subject:** FW: Zoning Exemption Request for 2607 Ocean Blvd.

Please prepare for Planning Commission. Thanks.

**From:** Nicole Nelson [<mailto:olenicole@gmail.com>]  
**Sent:** Thursday, November 30, 2017 5:21 PM  
**To:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>  
**Subject:** Re: Zoning Exemption Request for 2607 Ocean Blvd.

Dear Planning Commision:

I am writing regarding the request for an exemption to zoning rules for 2607 Ocean Blvd. This would constitute **special privilege**, which is not permitted by the law. Granting of this exemption would also set a precedent for future requests. Please do the responsible thing, honoring your duty to be stewards of land use in our beautiful city and deny the request.

Thank you for your attention to this important matter.

Sincerely,  
Nicole Nelson  
1836 Newport Hills De. E  
Newport Beach, CA 92660

**Subject:** FW: 2607 Ocean Boulevard

—Original Message—

From: Jim Place [mailto:jimplace@sbcglobal.net]  
Sent: Thursday, November 30, 2017 8:34 PM  
To: Ung, Rosalinh <RUng@newportbeachca.gov>  
Cc: susanskinner949@gmail.com  
Subject: 2607 Ocean Boulevard

To the planning commission:

I strongly oppose this project as we do not need mansions in Newport Beach.

You need to stop listening to the developers and listen to the people who vote in Newport Beach.

We don't want this project.

James Place  
39 Anjou  
Newport Coast

Sent from my iPhone

**Subject:** FW: Height Limits

**From:** Ernest [mailto:ejbjensen@gmail.com]  
**Sent:** Friday, December 01, 2017 6:52 AM  
**To:** Ung, Rosalinh <RUng@newportbeachca.gov>  
**Subject:** Height Limits

I am opposed to making height exceptions in view areas and allowances to exceed floor to area requirements. One exception just leads to another and we should keep our community consistent with our building codes requirements.

Just say no!

E. J. Bastien

Sent from [Mail](#) for Windows 10

**Subject:** FW: 2607 Ocean Blvd

—Original Message—

From: Cynthia Bartlett [mailto:hunnybee1951@gmail.com]  
Sent: Friday, December 01, 2017 8:59 AM  
To: Ung, Rosalinh <RUng@newportbeachca.gov>  
Subject: 2607 Ocean Blvd

To Whom It May Concern:

I am writing to express my concerns about the size of residential building taking place in Corona del Mar. My family moved to CdM in 1959 when I was 8 years old. I have been a homeowner in CdM since 1975 when my husband and I bought our first house on Marigold Ave.

I remember and miss the way the “village” used to look but I also realize that beach cottages have to grow. At the same time, I want the planning commission to stick to the city’s building size codes. Height and square foot restrictions need to be followed to try to maintain the charm that has always been a part of CdM.

Sincerely,  
Cynthia Bartlett  
417 Cabrillo Terrace  
Corona del Mar  
Home It May  
Sent from my iPad

---

**Subject:** FW: 2607 Ocean Blvd

**Importance:** High

**From:** Dianna Sahhar [mailto:dsahhar@law.uci.edu]  
**Sent:** Friday, December 01, 2017 4:33 PM  
**To:** Ung, Rosalinh <RUng@newportbeachca.gov>  
**Subject:** 2607 Ocean Blvd  
**Importance:** High

Dear NB Planning Commission-

The developer of 2607 Ocean Blvd has applied for an exemption to zoning rules so he can build a 5180 sq ft house on a small lot overlooking China Cove. City staff has recommended that this variance be granted. Planning Commissioners need to know that residents don't want this.

City rules allow a variance to be granted if there are special circumstances and there is no 'special privilege' given. In this case, the lot is an odd shape and it is perfectly appropriate to grant a variance (permission) regarding set backs on the property. However, the developer has also asked for a variance to add sq footage for no other reason than he would like to build a larger home on a 4257 sq ft lot. He cites the fact that nearby homes along Ocean Blvd are larger homes, *but they are larger because they are on larger lots*. A similar size standard lot using typical setbacks (20' front, 5' back, 3' side) would only allow a 4180 sq ft house (excluding basement).

No other variances granting additional sq footage have been given to similar bluff properties nearby (except for a tiny addition in 1985 a few doors down). The law does not allow the Planning Commissioners to grant a 'special privilege' to any homeowner, which is what this would be. This will also set a precedent and open the door wider for other developers to ask for bigger homes using this approval as a rationale. City staff is aware of this information and is still recommending approval.

How can you allow a 5180 sq ft house to be built on a 4257 sq ft lot? Who's property will be usurped? Public property?

I don't think so! Please do not allow this to go through. We the people do not want Newport to be mansionized!

I urge you not to issue the permit for this.

Thank you,

**Dianna Sahhar '83 | Research Services Coordinator**  
949.824.7261 | fax 949.824.3111 | [dsahhar@law.uci.edu](mailto:dsahhar@law.uci.edu)  
LAW LIBRARY · UNIVERSITY of CALIFORNIA · IRVINE

**Subject:** FW: Story Poles - up through PC meeting date

**From:** John Ramirez [mailto:johnr@nicholsoncompanies.com]

**Sent:** Saturday, December 02, 2017 9:27 AM

**To:** Kleiman, Lauren <lkleiman@newportbeachca.gov>; Zak, Peter <pzak@newportbeachca.gov>; Kramer, Kory <kkramer@newportbeachca.gov>; Koetting, Peter <pkoetting@newportbeachca.gov>; Dunlap, Bill <bdunlap@newportbeachca.gov>; Weigand, Erik <eweigand@newportbeachca.gov>; Lowrey, Lee <llorey@newportbeachca.gov>

**Cc:** Ung, Rosalinh <RUng@newportbeachca.gov>; Campbell, James <JCampbell@newportbeachca.gov>

**Subject:** Story Poles - up through PC meeting date

Hello and Good Morning,

I wanted to reach out and let you know that we will be leaving the story poles displayed at the site until the morning of December 8, 2017.

The week after the holidays seemed to be really tight for schedules, so we wanted to be sure that there would be enough time for everyone to swing by.

Thanks much and have a great weekend!

John P. Ramirez



**Subject:** FW: 2607 Ocean Blvd

**From:** Anne Drobka [mailto:[annedrobka@cox.net](mailto:annedrobka@cox.net)]

**Sent:** Saturday, December 02, 2017 9:38 AM

**To:** Ung, Rosalinh <[RUng@newportbeachca.gov](mailto:RUng@newportbeachca.gov)>

**Subject:** 2607 Ocean Blvd

I urge the Planning Commission to oppose the variance that has been requested for this property.

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**Subject:** FW: Comments: General Plan Update Process

—Original Message—

From: joelgraves123@gmail.com [mailto:joelgraves123@gmail.com]

Sent: Saturday, December 02, 2017 12:11 PM

To: Kramer, Kory <kkramer@newportbeachca.gov>; Dunlap, Bill <bdunlap@newportbeachca.gov>; Koetting, Peter <pkoetting@newportbeachca.gov>; Kleiman, Lauren <lkleiman@newportbeachca.gov>; Lowrey, Lee <llorey@newportbeachca.gov>; Weigand, Erik <eweigand@newportbeachca.gov>; Zak, Peter <pzak@newportbeachca.gov>; Biddle, Jennifer <JBiddle@newportbeachca.gov>; Campagnolo, Daniel <DCampagnolo@newportbeachca.gov>; Jurjis, Seimone <sjurjis@newportbeachca.gov>; info@spon-newportbeach.org  
Subject: Re: Comments: General Plan Update Process

Hi

I hope the height variance request on the cove property is not approved

I am hearing it will be and was asked to write another note See below as submitted earlier

I really feel a terrific home can and will be built but I am opposed to blocking the view on the way down to China cove

Thanks

Sent from my iPhone

> On Nov 8, 2017, at 6:29 PM, Joel Graves <joelgraves123@gmail.com> wrote:

>

> hi—I am a new homeowner in china cove, and just purchased in May of 2017. I just reviewed the submission for tomorrow night ,and can't make the meeting re: the china cove home proposed on ocean blvd.

> I am opposed to the height variance, and I moved here as its a special place, and do not want the harbor view or china cove view blocked as you drive down the hill.

> I do NOT want the height changed, or variance accepted, and feel they want work within the property guidelines (expand but not the height), to accomplish what they want to do.

>

> Thanks and please let me know if there is anything else needed at this time.

> Joel Graves

> 2618 Cove Street

> 7143074214

**Subject:** FW: 2607 Ocean Blvd.

—Original Message—

From: Jean Platt [mailto:jean.platt@gmail.com]  
Sent: Saturday, December 02, 2017 1:20 PM  
To: Ung, Rosalinh <RUng@newportbeachca.gov>  
Subject: 2607 Ocean Blvd.

If you grant special privileges to one person, you are taking away rights from others.

Please do not grant exceptions for the new house planned at 2607 Ocean Blvd. The rules and regulations are made for everyone. Everyone should follow them. Including those who have enough money to afford building enormous size houses. The rules and regulations were meant to protect the rest of us from them and their personal greed.

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**Subject:** FW: Comments: General Plan Update Process

**From:** Joel Graves [mailto:joelgraves123@gmail.com]  
**Sent:** Saturday, December 02, 2017 1:24 PM  
**To:** Ung, Rosalinh <RUng@newportbeachca.gov>  
**Cc:** Susan Skinner <susanskinner949@gmail.com>  
**Subject:** Fwd: Comments: General Plan Update Process

Please see below

In addition, I feel a view park would be amazing on the bluff top next to the ramp down to china cove

thank you

Begin forwarded message:

**From:** [joelgraves123@gmail.com](mailto:joelgraves123@gmail.com)  
**Subject: Re: Comments: General Plan Update Process**  
**Date:** December 2, 2017 at 12:10:36 PM PST  
**To:** [kkramer@newportbeachca.gov](mailto:kkramer@newportbeachca.gov), [bdunlap@newportbeachca.gov](mailto:bdunlap@newportbeachca.gov),  
[pkoetting@newportbeachca.gov](mailto:pkoetting@newportbeachca.gov), [lkleiman@newportbeachca.gov](mailto:lkleiman@newportbeachca.gov),  
[lflowrey@newportbeachca.gov](mailto:lflowrey@newportbeachca.gov), [eweigand@newportbeachca.gov](mailto:eweigand@newportbeachca.gov),  
[pzak@newportbeachca.gov](mailto:pzak@newportbeachca.gov), [jbiddle@newportbeachca.gov](mailto:jbiddle@newportbeachca.gov),  
[dcampagnolo@newportbeachca.gov](mailto:dcampagnolo@newportbeachca.gov), [sjurjis@newportbeachca.gov](mailto:sjurjis@newportbeachca.gov), [info@spon-newportbeach.org](mailto:info@spon-newportbeach.org)

Hi

I hope the height variance request on the cove property is not approved

I am hearing it will be and was asked to write another note  
See below as submitted earlier

I really feel a terrific home can and will be built but I am opposed to blocking the view on the way down to China cove

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Sent from my iPhone

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2017. I just reviewed the submission for tomorrow night ,and can't make the meeting re: the china cove home proposed on ocean blvd.

I am opposed to the height variance, and I moved here as its a special place, and do not want the harbor view or china cove view blocked as you drive down the hill.

I do NOT want the height changed, or variance accepted, and feel they want work within the property guidelines (expand but not the height), to accomplish what they want to do.

Thanks and please let me know if there is anything else needed at this time.

Joel Graves  
2618 Cove Street  
7143074214

**Subject:** FW: Mansion home

—Original Message—

From: Barbara Bellone [mailto:barbarabellone@icloud.com]

Sent: Saturday, December 02, 2017 5:07 PM

To: Ung, Rosalinh <RUng@newportbeachca.gov>

Subject: Mansion home

These houses continue to ruin Newport Beach! They are eye sores & too big for the lot size! What is wrong with you council members?! Stop these horrible atrocities! Please!

Sent from my iPhone

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**Subject:** FW: Follow Up and Update

**From:** John Ramirez [mailto:johnr@nicholsoncompanies.com]

**Sent:** Sunday, December 03, 2017 8:54 AM

**To:** Kramer, Kory <kkramer@newportbeachca.gov>; Koetting, Peter <pkoetting@newportbeachca.gov>; Kleiman, Lauren <lkleiman@newportbeachca.gov>; Zak, Peter <pzak@newportbeachca.gov>; Dunlap, Bill <bdunlap@newportbeachca.gov>; Lowrey, Lee <llorey@newportbeachca.gov>; Weigand, Erik <eweigand@newportbeachca.gov>

**Cc:** Campbell, James <JCampbell@newportbeachca.gov>; Ung, Rosalinh <RUng@newportbeachca.gov>

**Subject:** Follow Up and Update

Good Morning Commissioners,

Darren Ginsberg, the property owner, asked me to reach out to you to see if you would like to meet with us some time this week before the meeting. Except for tomorrow before lunch, we are available throughout the week. Please let me know if you would like to meet and we will be available.

I also wanted to let you know that we sent out notices to property owners within 300 feet of the property (same radius as public notice), letting them know about the story poles and offering to meet with them on site between 1p-5p last on Thursday Nov 30. We had a total of 13 people stop by. Three of these were passers-by who stopped when they saw us there. Chairman Koetting was another one (thank you for stopping by!). Susan Skinner stopped by with a party of 6 total and we ended up having an impromptu meeting since Jim and Rosalinh from the City were there as well. We resolved a lot of questions Susan and her folks had related to the ramp/stair access. City staff returned to the office, and we continued to meet with Susan. We concluded that everyone agreed the property was unique and a development challenge and that the variances we were requesting were justified. The ONLY point of contention is square footage we are asking for the home with the maximum floor area variance (degree of variance). There is also concern on Susan's part that granting our variance will set precedence for more and more requests for the same, but she indicated if we reduced the SF to a certain point (what would be allowed for a house on a rectangle flat lot of the same size) she would be ok with it.

In any case, it was great to meet with her face to face and discuss the project, concerns, challenges, etc. We agreed on all points, with the exception of the last one and agreed to disagree there.

I wanted to give you a quick update and thank you again for the time and attention you are giving to our project.

Thanks much!

John

562-818-6719

**Subject:** FW: 2607 Ocean Blvd. Corona Del Mar

**From:** Don Kazarian [mailto:donkazarian@gmail.com]

**Sent:** Sunday, December 03, 2017 10:00 AM

**To:** Ung, Rosalinh <RUng@newportbeachca.gov>

**Subject:** 2607 Ocean Blvd. Corona Del Mar

Newport Beach Planning Commission,

Please do not approve the variances being applied for 2607 Ocean Blvd. Corona Del Mar, I recently read the Daily Pilot article and rather than restating all the reasons these variances should not be granted I will simply tell you that we agree with the others opposing these variances. It appears this property was purchased in 2016 and I would assume the current owner knew at that time what regulations applied to this piece of property. Please protect our community by denying the various variance requests.

Regards,  
Don and Leslie Kazarian  
3412 Ocean Blvd.  
Corona Del Mar



**Subject:** FW: Exemption to Zoning request 2607 Ocean Blvd.

**From:** Brant Dahlfors [mailto:bdahlfors@mac.com]  
**Sent:** Sunday, December 03, 2017 11:23 AM  
**To:** Ung, Rosalinh <RUng@newportbeachca.gov>  
**Subject:** Exemption to Zoning request 2607 Ocean Blvd.

Good day;

I am a 16 year homeowner at 211 Larkspur Ave in CDM who lives here full time. I am writing to express my concern over the number of excessive variance requests that are being brought to the Planning Commission and the negative effect this will have on the CDM village long term. This neighborhood was never developed, zoned or plotted with the exception of 5/6/7/8000+ Sq ft homes. The mansionization that has been occurring in the past 10 years is destroying the character of the neighborhood.

I've met with the city staff recently discussing other projects, with similar variance requests to those in front of you for 2607 Ocean Blvd., and they are buying into the developers story that because of an odd shaped lot (which was granted 50+ years ago) that the present lot owner is penalized and should be able to build the same size home as someone with a larger lot. These special privileges come at the expense of neighboring homes and with expectations that exemptions, setback variances, and home size reasonableness for other projects in the neighborhood be granted also.

I respectfully request that the oversize variance request for 2607 Ocean Blvd. NOT be granted.

Thank you!

Brant Dahlfors  
211 Larkspur Ave.  
Corona Del Mar  
[Bdahlfors@mac.com](mailto:bdahlfors@mac.com)  
949-439-8663

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**Subject:** FW: 2607 Variance Allowance

**From:** Stewart Ramsey [mailto:stewart@rad.agency]  
**Sent:** Sunday, December 03, 2017 2:56 PM  
**To:** susanskiner949@gmail.com; Ung, Rosalinh <RUng@newportbeachca.gov>  
**Cc:** Jaclyn Christine Ramsey <jaclynramsey@icloud.com>  
**Subject:** 2607 Variance Allowance

Susan,

Thank you for being proactive about this, I really appreciate you taking something like this - it's a lot of extra work! Thanks.

Dear Rosalinh Ung,

I am not entirely sure what you need from me and my wife to express our opposition, other than as neighbors at 2627 Seaview, to say that we are opposed to another excessively large house being built in CDM. Specifically granting a variance allowance to the developer for the lot on 2607 Ocean.

I am an advocate for progress and development and certainly for freedom of property and homeownership. However, the residents of CDM do not live in isolation - we live together as a community and therefore anyone actively choosing to enter the community would want to consider living within the standards already agreed to by community members (i.e. standard square footage allowances per lot size).

Let us reserve our 'special allowances' when there is a real extenuating circumstance, for instance maybe when a homeowner or community member requires extra square footage for reasons like wheelchair access or elevator or equivalent.

Thanks again,

All the best,  
Stewart, Jaclyn Ramsey  
CDM Residents & Neighbors

**Subject:** FW: 2607 Ocean Blvd

—Original Message—

From: Sheryl Brewer [mailto:flowerladycdm@gmail.com]  
Sent: Monday, December 04, 2017 9:57 AM  
To: Ung, Rosalinh <RUng@newportbeachca.gov>  
Cc: susanskinner949@gmail.com  
Subject: 2607 Ocean Blvd

I have lived in CDM for for almost 50 years and the city planners are destroying this town. Height limits keep going up, now three stories , and the homes keep getting bigger with an exemption here and an exemption there setting precedents so everyone else can do it. All these exemptions to zoning rules need to be stopped!!!!

Special privilege seems to be given to those who know somebody or pay somebody. This particular project blocks views of the bay that have been here forever. Square footage should be adhered to. No variances have been granted for additional square footage to bluffs home. This should be STOPPED. I personally have experienced loss of light, loss of air, and loss of the use of my fireplace due to all the CHANGING RULES and damage to my home specifically from this builder.

Sincerely,  
Sheryl Brewer

**Subject:** FW: Please oppose exemption 2607 Ocean Blvd!

—Original Message—

From: Pam [mailto:pamhoward123@gmail.com]  
Sent: Monday, December 04, 2017 10:01 AM  
To: Ung, Rosalinh <RUng@newportbeachca.gov>  
Subject: Please oppose exemption 2607 Ocean Blvd!

We have lived in Corona do Mar for 40 years (in 3 different homes/neighborhoods) and loved our community. Residences have traditionally been appropriately sized to the lots they're on. We have remodeled all of our homes, being respectful of the appropriate allotted square footage, our neighbors, AND doing what's complimentary to the neighborhood. Why a new property owner should be 'allowed' to get exemptions to overbuild is inappropriate, disrespectful or neighbors and community, and 'selfish'. If they wanted a bigger lot/house, they should be living elsewhere, rather than 'ruining' the integrity of what CDM represents. PLEASE! Do NOT grant this exemption.

Pam Howard  
1205 Sandkey, CDM  
202 Diamond, Balboa Island

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**Subject:** FW: 2607Ocean Boulevard

**From:** mwroosev [mailto:mwroosev@uci.edu]  
**Sent:** Monday, December 04, 2017 12:48 PM  
**To:** Ung, Rosalinh <RUng@newportbeachca.gov>  
**Cc:** susanskinner949@gmail.com  
**Subject:** 2607Ocean Boulevard

I recently received an announcement requesting that we stop the "mansionization" of Corona del Mar. I set it aside, because I am so tired of efforts being made to control the outsized homes being built in Corona del Mar, and the builders continue to get city planning approval.

My own home has been "overwhelmed" by a new enormous house that is being built next door but one to me. It has taken my sunrises, and more importantly my privacy. Their windows look right into most of mine.

I walked along Ocean Boulevard this morning, and notice the little red flags for the proposed new home at 2607. I did a double take when I realized the it will entirely block the view of China Cove from that part of Ocean. This will deprive people of the lovely view of this part of the beach, for another oversized home. SAD!

I hope that those making a decision will consider the beauty that will be blocked by one family's desire to have a larger than life home on a tiny lot.

Thank you.  
Sincerely,  
Mary Roosevelt



Virus-free. [www.avast.com](http://www.avast.com)