

**From:** [Victoria Moutis](#)  
**To:** [Zoning Inquiries](#)  
**Subject:** P&Z number 24-11000013 505 N Ocean Blvd  
**Date:** Friday, January 10, 2025 10:21:06 AM

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**I am the owner of 531 N. Ocean Blvd Units 902 and 904. I am writing to oppose the variances for P&Z number 24-11000013 505 N Ocean Blvd.**

**The intersection of NE 5th Avenue and N. Ocean Blvd is already a very busy and dangerous intersection for pedestrians. I often walk my two young children past 505 N Ocean Blvd often to the beach access points and believe if the city approves the variances regarding setbacks and the narrowing of the driveway, it will be truly hazardous to our neighborhood. Approving these variances would allow for more units allowed on the property and bring more daily traffic to the sidewalk in front of the property and intersection. The variances requested are not a hardship to the property owner. The owner should build to code so our neighborhood can be safe. Someone purchasing a property for \$1.3 million does not demonstrate hardship in my opinion. The owner has many options for that property using the variances that are already in place. Thank you for considering denying the applicant's variances .**

**Victoria Michals  
902 and 904**