

Renee Kaplan
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August 11, 2023

To: board@venicenc.org

Re: 414 Carroll Canal

To Whom it May Concern:

I am writing regarding Dan Simon's residential project at 414 Carroll Canal which is on the VNC Agenda for August 15, 2023. This letter is based on my personal view, not the view of the Venice Canals Association on which I serve as Vice-President. The VCA does not take positions on such matters.

I have been living in my canal home since the end of 2002 – 21 years this October! I met Dan when he leased a unit two doors down from my home during the early days of the pandemic. I knew that he was looking for property to eventually build. After developing his initial plans for his future home, I was invited to attend a meeting with neighbors and the architect for the purpose of discussing these plans. I was immediately impressed that his plan was to build a 2 story home, not a massive 3 story structure as seems to be the preference lately. As the project progressed, I have periodically received updates. And, as I understand it, the LUPC committee recently approved the request for an exception regarding the three stairs and the landing on the canal side of the home.

If such a home were to be built next to mine, I would be pleased to have a neighbor that was building an attractive, modern canal house while still using some restraint in their design. This home would be a wonderful addition to our neighborhood! Having gotten to know Dan over the last few years, I am sure he will become a wonderful neighbor vested in the betterment of our community!

Sincerely,



Renee Kaplan