

October 15, 2024

Planning Dept. City of Key West  
1300 White St.  
Key West FL 33040

Attn: Planning Board

To Whom It May Concern,

My name is Joseph Little and I am sending you this letter in regards to the variance request regarding the project at 704 Catherine St presented to you requesting a zoning variance. My residence is located directly next door at 702 Catherine St.

The project scope involves a renovation to the existing attic level as well as the addition of a fence of various heights surrounding the entire property. My wife and I are objecting to a couple modifications concerning this request. We would not object to the attic renovation as long as the roof peak or roof line of any new construction does not exceed the current peak of the house. Our concern is that if said height increases that it would impact or significantly block the current sunlight we enjoy coming into our home as our homes are so close together.

The second issue that we are unequivocally opposed to is the fence that is part of the plan. Our home as well as Mr. Antich's home are part of a nine home HOA community known as Gato Village. Mr. Antich being a long-term resident is aware that the Gato Village deed restrictions (Article 5 Section 8.. enclosed) prohibit any fence structure except as provided in the original established community HOA site plans. His request for said fence structure goes against established HOA covenants. Our community has an in-ground pool located on the interior grounds enclosed by the rear of everyone's homes. We have an established "common area" around said pool for the use of all residents. This common area has an access gate currently located between my home and Mr. Antich's. This area which is a very small and limited area is occupied by Mr. Antich car, motorcycle, motorcycle trailer as well as numerous garbage receptacles for the landscapers to dispose of weekly waste. Needless to say, this area is already very crowded and the 6' tall fence he is proposing will make said access even more restrictive.

My wife and I have concerns being any emergency access needed by ambulance or fire personnel through this gate if ever needed. Being there is a structure (pool house) on the other side of the gate his proposed fence would also reduce that common area to almost nothing. There is currently only 6' between the wall of his house and the pool house. A fence running down the middle of that would not allow emergency equipment (ex. Stretcher) through. The other side of the pool shed is blocked by trees and vegetation of which there is no access.

I have enclosed pictures and if anyone on the planning board has questions they can contact me directly. I would also point out that any homeowner in Gato Village planning any structural alterations and/or additions to their home has to be approved by the HOA board according to our deed restrictions we agree to when purchasing our home.

In closing, again my wife and I would be okay with the attic improvement based on the comments I presented but object to the fence based on the best interest of emergency personnel needing access as stated.

Thank you!

Sincerely,

Joseph & Barbara Little  
702 Catherine St.  
814-434-4608









## **WARNING**

**NO LIFEGUARD ON DUTY  
SWIM AT YOUR OWN RISK**

- 1. **SHOWER BEFORE ENTERING POOL.**
- 2. **NO DIVING, RUNNING, OR ROUGH PLAY.**
- 3. **NO GLASS IN POOL AREA.**
- 4. **NO FOOD OR DRINK IN POOL.**
- 5. **NO CHILDREN UNDER 12 PERMITTED  
IN POOL AREA WITHOUT AN ADULT.**
- 6. **NO BABIES WITH DIAPERS.**
- 7. **NO PETS ALLOWED.**

**EMERGENCY  
DIAL 911**























