

Wed 2/17/2016 8:29 AM

Wendy Hallgren wendy@provisionsintl.com

702 Pearl Street

Dear Ms. Flowers,

Thank you for speaking with me yesterday and apprising me of the application and request for a variance to setbacks at 702 Pearl St. As the homeowner of the abutting property, at 1425 Newton St., I would like to take this opportunity to go on public record expressing my concerns and grievances regarding the Application For Variance, submitted by my neighbor, Estelle Scharf and her architect, David Knoll.

While I would, very much, appreciate seeing significant structural and esthetic improvements to this decrepit and long neglected property, the notion of a second story addition to an already overcrowded, non-compliant lot, is most troubling. The required side setback regulation is 5'. Somehow, the existing setback is at a mere .25' on the border with my house and 1.8' on the other. Fortunately, the previous owner and contractor of my home, was permitted to erect a solid wooden fence, right at the property line, so to insure privacy for my home. Unfortunately, this did not protect my property from trespassing, when, the former occupants of the property in question, placed a ladder from their roof, onto my patio, in order to gain unauthorized access to my pool when I was absent during the summer months.

Ms. Scharf has not made an attempt to contact me in the spirit of "the good neighbor policy." As difficult as the disruption was, when the Habitat for Humanity project was under construction, directly across the street, there was tremendous consideration, communication and respect for the neighbors for the duration of that project. I feel there has been a long history of disrespect exhibited from the residents of 702 Pearl towards the neighborhood.

I strongly urge you to deny this request.

Sincerely,

Wendy Hallgren

Wendy Hallgren, President
Provisions International, Ltd.
42 North Main Street
White River Jct., VT 05001

From: tharon dunn [<mailto:tsdunn@comcast.net>]
Sent: Monday, February 15, 2016 12:43 PM
To: Patrick Wright <pwright@cityofkeywest-fl.gov>
Subject: 702 Pearl St. application

Mr. Wright,

I am writing to comment on the plans for 702 Pearl Street. My husband and I live at 701 Florida St. and we concur with the Planning Commission recommendations to deny this proposal on all counts.

Specifically, none of the owners of houses in the block between Florida and Angela have been permitted to either add a second story or expand existing second story to their homes. Any addition with second story would be inconsistent with policy and integrity of the neighborhood.

Unfortunately we are away this week and will be unable to attend the Public Hearing but we strongly recommend that the Planning staff recommendations be heeded and the application denied.

Tharon and Lee Dunn
701 Florida St.

From: Mitzi Krabill [<mailto:mitzkrabill@msn.com>]
Sent: Tuesday, February 16, 2016 7:00 PM
To: Patrick Wright <pwright@cityofkeywest-fl.gov>
Subject: 702 Pearl Street.

Dear Mr. Wright,

I live at 1415 Newton Street. I have received notice of the request for a variance for the property located at 702 Pearl St. and am writing to voice my disapproval of this variance request.

702 Pearl St. is not in compliance with many of the current set back requirements and adding a second story addition to this non conforming property greatly diminishes the privacy enjoyed by the adjoining neighbors in their homes and yards.

Melissa Krabill

1415 Newton St.

Key West, FL 33040

From: Personnel [<mailto:personnel@kwdiamond.com>]

Sent: Wednesday, February 17, 2016 10:06 AM

To: Patrick Wright <pwright@cityofkeywest-fl.gov>

Subject: 702 Pearl Street Variance Opposition

To: Planning Commissions of Key West

From: Linda M. Shield – 1414 Angela Street, Key West, FL 33040

Re: Opposition to Variance at 702 Pearl Street, Key West, FL 33040

The purpose of this letter is to oppose the request for variance at 702 Pearl in the Meadows. Our home is around the corner on Angela Street, where the back living space would be visible to the second story, if permitted.

We live on a beautiful tranquil island where bigger is not always better. Where height restrictions and setbacks are enforced to ensure balance between dwelling spaces and open spaces. Where neighborhoods are private and serene with respect to surrounding neighbors and businesses.

Almost every home in this grid in this Meadows neighborhood has been beautifully renovated to HARC and Planning standards, taking into consideration the importance of encroachment on neighboring parcels. None of these renovations represent over-densifying or building up in order to accommodate railings for mechanical equipment or sheer height increases that threaten the privacy of the surrounding neighbors. Specifically, across the street from 702 Pearl, where Habitat For Humanity recently renovated, no additional height was added, nor were any encroachments on neighboring properties sought after, and their sole mission is to provide as much low income and affordable housing as physically possible.

This home at 702 Pearl is built as close to the property line as seems possible. Granting this variance and allowing the owner to build to their proposed plans would appear to be like slamming 30 pounds of sand into a 10 pound bag. It simply doesn't fit, and further, it would allow this homeowner clear visibility into all surrounding neighboring living spaces.

Lastly, I believe this variance should not be allowed to set a precedent for future variance requests in high density neighborhoods like the Meadows.

Thank you for your consideration in respecting the neighbor's opposition to this variance.

Linda M. Shield

1414 Angela Street

Key West, FL 33040

Planning Board Members,

Teddy Baier and I are strongly opposed to the addition of a second story at 702 Pearl St.. 702 Pearl St is an odd very small lot. As such, the second story would directly overlook our backyards and pool. Because the house is so close, our privacy would become non-existent. I have lived at 1420 Angela St for 25 years. Teddy and I have lived at 1418/1420 for 20 years. Almost all of the homes in this square block have been renovated. ALL of them have maintained the original height of the structures. Everyone's privacy has stayed the same for 25 years.

The previous owner of 702 Pearl St added a deck and attached it directly to the fence between our properties. There were many drunken music jams on this deck which caused many calls to the KW police.

He rented out the 'attic' space. We have experienced the creepy invasion of privacy from his 'tenants' on the roof peeping thru the palms when we were in our pool. He installed outdoor speakers that face our backyard. Calls to code enforcement went unheeded.

Although none of this reflects on the current owner, the potential is there. This is a VERY small property, even by Meadows standards. We have an extremely quiet neighborhood.

I feel the addition of a second story would, first and foremost, destroy our very quiet, very private way of life. Secondly, it would look ridiculous on this tiny lot and be totally out of character with the surrounding homes. All the neighbors have renovated thoughtfully, keeping their homes' past historical character.

When the owner's brother contacted me to let me know they were renovating and would be adhering to the setbacks I thought that was fine. I asked if he would make sure to remove the outdoor speakers. He NEVER mentioned a second story - that worries me.

This small area of the Meadows is very very special. We love our piece of paradise. Please help us keep it so.

Thank you,

donna feldman