

1109 Grinnell Street
Key West, FL 33040

April 13, 2012

Planning Board, City of Key West
3140 Flagler Avenue
Key West, FL 33040

Dear Members of the Board:

Re: RE# 00031760-000100 Timothy Young, 1107 Grinnell, variances

We support our neighbor's (Timothy Young) request for a variance to the 15 foot rear yard setback and also to the variance for the lot coverage from the required 40% to 41.7%.

Tim showed us a blowup of the survey for our property and his. The two were one property until they were subdivided into two separate parcels in 2002. At that time they drew a line between the two houses the only way they could, since there was only 14 feet between the face of our house and the face of his. Neither of us owned our properties at the time of the subdivision.

After that, in 2004, we purchased our property (1109 Grinnell) and came before the Zoning Board for permission to build a 20 x 18 foot addition, the face of which was on the same plane as the face of our house being seven feet back from the property line. This addition was approved and built. Tim purchased his property shortly after we did. Tim is now asking for a variance to build a 9 x 13 foot two-story addition for a bathroom on the first and second floor along the same plane as his house exactly like I did with mine. This is not disagreeable to us nor would we think it would be to anyone else as it is at the rear of his house on the left-hand side. His house is a two-family house and building the bathrooms would enhance the value of the neighborhood. We don't think the approval of 1.7% overage in lot coverage would make a material difference.

Tim's neighbor's house to his left (1000 Virginia) has only a 6 foot rear setback.

We, the neighbor to his rear (1109 Grinnell), have only a setback of 7 feet.

We are also the neighbor on the right property line with a 9 foot wide entranceway to Grinnell.

The neighbor two doors to the right (1111 Grinnell) has a rear setback of 4 feet.

We will not be able to attend the meeting on April 19 as we will be out of town. Seventy-six out of 77 property owners that were notified by the city either approved or had no objection to the variances. We cannot see why he would object to the variance since the addition will be on the other side of Tim's house from his and will not be visible and will be 53.5 feet from his property line to the addition. To be a good neighbor, Tim has deferred hearing the application twice and met with the owner on a Saturday afternoon to discuss his plans. Both deferrals were at the request of the opposing party (1111 Grinnell) who, each time, wanted more time to consider Tim's application. Tim has never complained to me, but counting the next meeting (April 19), he has traveled 20,000 miles to present his case to the Planning Board.

Very truly yours,


Wellington Goddin


Janet Goddin



From: Tony Willis

Sent: Tuesday, February 14, 2012 2:29 PM

To: cesmith@keywestcity.com

Subject: Re:1107 Grinnell Street Variance request RE#00031760-000100 (owner Timothy J. Young)
Meeting Feb 16, 2012

Dear Carlene

My name is Tony Willis (Guy A. Willis) owner of the property (2 residential buildings) at 1111 Grinnell Street.... adjacent to the above property. I received in the mail a few days ago a planning board meeting notice with a post date of Feb 6, 2012 indicating a meeting on February 16. (Please note that my wife passed away on February 2). I spoke to Bill Horn this morning asking him to postpone the variance request until I am able to review the variance request and determine how it will impact my property. He said he was not sure whether he could get in contact with the owner but said he would try.

I would have thought someone would have contacted me as a "good neighbor courtesy" and explain the reasons for the variance request and to review and discuss the plans with me and the impact on my properties.

Since I have not received a call back from the owner or Mr. Horn as of this email I request the planning board postpone the Feb 16, meeting for 1107 Grinnell variance request. As I don't know enough about the variance and the construction to give my approval. I would suggest that the architect and the owner contact me so I can review the variance request in the next few weeks.

Please accept this email as " no approval for the variance request".

Thank You,

Concerned Neighbor....

Tony Willis

Pl ease update your contact information with my new phone/fax number s and email address below

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