

Natalie Hill

From: Matthew Rawls <matthewjrawls@gmail.com>
Sent: Wednesday, October 02, 2019 4:11 PM
To: Natalie Hill
Subject: Opposition to Development Plan and Conditional Use Application for 1221 and 1217 Varela St - Montessori Children's School

Hi Mrs. Hill,

My name is Matthew Rawls, I own 1216 Varela Street Rear. I am writing to you to express my concern and opposition to the newest attempt by Montessori Children's School to expand into the residential property at 1217 Varela Street. 15 years ago, the School's attempt to expand into the same location was halted, and now they're trying again.

This past January the Montessori Children's School purchased the residential property at 1217 Varela Street and moved out its long time renters. Now the school is proposing to expand into this residential address.

The School currently does a terrible job mitigating its impact on our neighborhood. With rushing parents trying to drop off kids, traffic issues caused by the large influx of people, parents and staff taking all of the residential parking spots, the extreme noise levels, and after hours events & parties the School has very little concern about how it impacts our lives. Giving them a variance to expand will only make matters worse.

We are a city with a housing crisis. Should we be considering expanding commercial daycares into residential lots? If the MCS needs more space it should consider moving locations, and not expanding further into our dwindling housing stock.

Granting a variance to the MCS will have a detrimental effect to my quality of life, it benefits only MSC, and its only propose is commercial financial gain. Please do not allow this expansion into my residential neighborhood.

Respectfully and Concerned,
Matthew Rawls
1216 Varela Street Rear
Key West FL