According to Planning & Development Services Department records, no Commission member resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT, for Public Hearing and Executive Action scheduled on Tuesday, September 22, 2020 at 2:00 P.M., by means of communications media technology pursuant to Executive Order 20-193 issued by the Governor on August 7, 2020, and Executive Order 2020-30 issued by the Mayor on July 8, 2020. Authorization for a virtual meeting has been extended through October 1st by Governor's executive order. The City’s Planning and Development Services Department requests that you visit the City website at www.stpete.org/meetings and/or contact the case planner for up-to-date information pertaining to this case.

CASE NO.: 20-54000032

PLAT SHEET: E-16

REQUEST: Approval of a variance to the NS-1 zoning district requirements for front yard setbacks for stoop from 17-feet to 10-feet; open porch from 20-feet to 10-feet and building from 35-feet to 11-feet, 10.5-inches and street yard setback from 20-feet to 5-feet to allow for the construction of a new three-story single-family residence.

OWNER: Margit Bachmeier Burnett
330 3rd Street South, Unit 104
Saint Petersburg, Florida 33701

AGENT: David R. Phillips
19321 US Highway 19 North, Suite 301
Clearwater, Florida 33764

ADDRESS: 1101 Monterey Boulevard Northeast

PARCEL ID NO. 08-31-17-83664-004-0050

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Single-Family (NS-1)
<table>
<thead>
<tr>
<th>Structure</th>
<th>Required</th>
<th>Requested</th>
<th>Variance</th>
<th>Magnitude</th>
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<tbody>
<tr>
<td>New Single-Family Residence</td>
<td>17-feet</td>
<td>10-feet</td>
<td>7-feet</td>
<td>41%</td>
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<tr>
<td>Front Yard; Stoop</td>
<td>20-feet</td>
<td>10-feet</td>
<td>10-feet</td>
<td>50%</td>
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<tr>
<td>Front Yard; Open Porch</td>
<td>35-feet</td>
<td>11-feet</td>
<td>24-feet</td>
<td>69%</td>
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<tr>
<td>Street Side Yard</td>
<td>20-feet</td>
<td>5-feet</td>
<td>15-feet</td>
<td>75%</td>
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**BACKGROUND:** The subject property consists of a portion of a platted lot (Part of Lot 5, Block 4, Snell Isle Shores Subdivision) and is located within the Snell Isle Property Owners Association boundaries. The property is currently vacant and has an irregular lot shape with lot width greater than 75-feet and a lot depth greater than 75-feet with approximately 7,548 square feet. A Buildable Lot Letter (Case No. 19-40000082) was issued on October 2, 2019 with a determination that the subject parcel is buildable for a single-family home.

**REQUEST:** The applicant is seeking a variance to the front yard setbacks for a stoop, open porch and building, as well as the street side yard, in order to construct a new single-family residence on a vacant lot. The minimum required front yard setbacks are 17-feet for a stoop, 20-feet for an open porch; and, 35-feet for the primary building with a proposed height of 33-feet, 8-inches. In the NS-1 zoning district the front setback is 25-feet for buildings up to 24-feet in height, which increases to 35-feet for buildings over 24-feet in height. The required front setback for the new home is greater due to the proposed building height being over 24-feet, as measured from the Design Flood Elevation.

The applicant is requesting multiple variances to allow a new home to be constructed on the property with reduced setbacks, which would typically be required to provide greater setbacks due to its proposed height greater than 24-feet above the Design Flood Elevation.

**CONSISTENCY REVIEW COMMENTS:** The Planning & Development Services Department staff reviewed this application in the context of the following criteria excerpted from the City Code and found that the requested variance is inconsistent with these standards. Per City Code Section 16.70.040.1.6 Variances, Generally, the DRC’s decision shall be guided by the following factors:

1. Special conditions exist which are peculiar to the land, building, or other structures for which the variance is sought and which do not apply generally to lands, buildings, or other structures in the same district. Special conditions to be considered shall include, but not be limited to, the following circumstances:
   a. Redevelopment. If the site involves the redevelopment or utilization of an existing developed or partially developed site.

   The site is currently vacant. The applicant is proposing to construct a new single-family residence on the property.

   b. Substandard Lot(s). If the site involves the utilization of an existing legal nonconforming lot(s) which is smaller in width, length or area from the minimum lot requirements of the district.
The property exceeds the NS-1 district minimum required 75-foot lot width and 5,800 square feet of lot area and has been determined to be buildable per the Buildable Lot Letter (Case No. 19-40000082) issued on October 2, 2019, see attached.

c. Preservation district. If the site contains a designated preservation district.

The property is not located within a designated preservation district.

d. Historic Resources. If the site contains historical significance.

The property does not contain any historical significance.

e. Significant vegetation or natural features. If the site contains significant vegetation or other natural features.

The request does not impact significant vegetation or other natural features.

f. Neighborhood Character. If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements.

The proposed three-story new single-family residence is not consistent with the existing single-family residences in the area. The subject block and the block face along Monterey Blvd NE contains eight (8) single-story homes and twelve (12) two-story homes, none of the homes were built with three habitable stories. Additionally, within the area analyzed there were no variances granted to front yard or street side yard setbacks. If constructed, the proposed new home would be the only home within the subject block and the block face along Monterey Blvd NE with reduced front yard or street side yard setbacks; and, it would be the only home with three habitable stories. Therefore, the proposed home would not promote the established historic or traditional development pattern of a block face, specifically in terms of setbacks and building height.

g. Public Facilities. If the proposed project involves the development of public parks, public facilities, schools, public utilities or hospitals.

This criterion is not applicable.

2. The special conditions existing are not the result of the actions of the applicant;

There are no existing special conditions preventing the site from being developed in conformance with code requirements. The site meets the NS-1 zoning district minimum lot size requirements and the applicant has outlined the allowable buildable area with required setbacks on the site plan which exceeds 2,300 square feet in area.

3. Owing to the special conditions, a literal enforcement of this Chapter would result in unnecessary hardship;

Enforcing required setbacks would not result in an unnecessary hardship as there are no special conditions related to this site that warrant granting of variances to setbacks.
4. **Strict application of the provisions of this chapter would provide the applicant with no means for reasonable use of the land, buildings, or other structures;**

A strict application of code requirements will still allow the development of the subject property with a new single-family residence.

5. **The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or other structure;**

The variances requested appear to be excessive and are not necessary to make reasonable use of the land. The subject property is sufficient in size and exceeds the minimum lot size requirements for properties zoned NS-1.

6. **The granting of the variance will be in harmony with the general purpose and intent of this chapter;**

The granting of the variance would not be consistent with the general purpose and intent of the code to provide sufficient setbacks from the public right-of-way for new construction which creates a consistent block face along the street.

7. **The granting of the variance will not be injurious to neighboring properties or otherwise detrimental to the public welfare; and,**

Approval of the requested variances could be injurious to neighboring properties and the character of the neighborhood as it will be located significantly closer to the road than all other homes in the area while also being taller than most homes in the area. The subject property is located along the inside curve of Monterey Boulevard Northeast which circles around the property from the southeast corner to the northwest corner. If the variances are approved the new home would further reduce the visibility of oncoming vehicular traffic in both directions on Monterey Blvd NE compared to a new single-family residence that complies with required front and street side setbacks.

8. **The reasons set forth in the application justify the granting of a variance;**

Staff finds the reasons set forth in the application do not justify the granting of the variances requested as a sufficient developable area exists on the property to construct a new single-family residence in compliance with required setbacks. Within the application narrative provided, the applicant indicates that other nearby homes that were recently constructed exceed required setbacks. However, staff found no approvals granting variances to setbacks for the new homes referenced. The building permit information in the City's permit tracking system indicates that both of the new single-family residences were approved for construction in 2017 and 2019 in conformance with required setbacks. Additionally, staff does not base its review of variance requests on other nonconforming structures.

9. **No nonconforming use of neighboring lands, buildings, or other structures, legal or illegal, in the same district, and no permitted use of lands, buildings, or other structures in adjacent districts shall be considered as grounds for issuance of a variance permitting similar uses.**

None were considered.
PUBLIC COMMENTS: The subject property is within the boundaries of the Snell Isle Property Owners Association. At time of publication of this report staff has received seven (7) emails in opposition to the variance requests. There were no signatures of support provided with the submitted application.

STAFF RECOMMENDATION: Based on a review of the application according to the stringent evaluation criteria contained within the City Code, the Planning and Development Services Department Staff recommends DENIAL of the requested variance.

CONDITIONS OF APPROVAL: If the variance is approved consistent with the site plan submitted with this application, the Planning and Development Services Department Staff recommends that the approval shall be subject to the following:

1. The plans and elevations submitted for permitting should substantially resemble the plans and elevations submitted with this application.
2. This variance approval shall be valid through September 22, 2023. Substantial construction shall commence prior to this expiration date. A request for extension must be filed in writing prior to the expiration date.
3. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.

ATTACHMENTS: Project Location Map; Photographs; Site Plan; Permit Set with floor plans and elevation drawings; Application, Applicant's Narrative; Buildable Lot Letter (Case No. 19-40000082); Public Comments received via email

Report Prepared By:

Scot Bolyard, AICP, Deputy Zoning Official
Development Review Services Division
Planning and Development Services Department

9/15/20

Report Approved By:

Jennifer C. Blyla, AICP, Zoning Official (POD)
Development Review Services Division
Planning and Development Services Department

JCB/SKB
Project Location Map
City of St. Petersburg, Florida
Planning and Development Services Department
Case No.: 20-54000032
Address: 1101 Monterey Boulevard Northeast
View looking west on Monterey Blvd NE with subject property on right side
View looking north from Monterey Blvd NE
View looking east from Monterey Blvd NE
**VARIANCE**

Application No. 20-54000032

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg’s Development Review Services Division, located on the 1st floor of the Municipal Services Building, One Fourth Street North.

<table>
<thead>
<tr>
<th><strong>GENERAL INFORMATION</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>NAME of APPLICANT (Property Owner):</strong> Margit Bachmeier Burnett</td>
</tr>
<tr>
<td>Street Address: 330 3rd Street South, Unit 104</td>
</tr>
<tr>
<td>City, State, Zip: St. Petersburg, FL 33701</td>
</tr>
<tr>
<td>Telephone No: [ ] Email Address: <a href="mailto:gonetothebeachallday@gmail.com">gonetothebeachallday@gmail.com</a></td>
</tr>
<tr>
<td><strong>NAME of AGENT or REPRESENTATIVE:</strong> David R. Phillips</td>
</tr>
<tr>
<td>Street Address: 19321 US Highway 19 North, Suite 301</td>
</tr>
<tr>
<td>City, State, Zip: Clearwater, FL 33764</td>
</tr>
<tr>
<td>Telephone No: 727-300-1399 [ ] Email Address: <a href="mailto:david@phfirm.com">david@phfirm.com</a></td>
</tr>
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</table>

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<thead>
<tr>
<th><strong>PROPERTY INFORMATION:</strong></th>
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<tbody>
<tr>
<td>Street Address or General Location: 1101 Monterey Boulevard NE, St. Petersburg, FL</td>
</tr>
<tr>
<td>Parcel ID#(s): 06-31-17-83664-004-0050</td>
</tr>
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| **DESCRIPTION OF REQUEST:** | Reduced setbacks due to the irregularly shaped lot |

| **PRE-APPLICATION DATE:** | 04/21/2020 |
| **PLANNER:** | [ ] |

<table>
<thead>
<tr>
<th><strong>FEE SCHEDULE</strong></th>
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<tr>
<td>1 &amp; 2 Unit, Residential - 1st Variance $350.00 Each Additional Variance $100.00</td>
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<tr>
<td>3 or more Units &amp; Non-Residential - 1st Variance $350.00 After-the-Fact $500.00 Docks $400.00 Flood Elevation $300.00</td>
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</tbody>
</table>

Cash, credit, checks made payable to “City of St. Petersburg”

<table>
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<tr>
<th><strong>AUTHORIZATION</strong></th>
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</table>

City Staff and the designated Commission may visit the subject property during review of the requested variance. Any Code violations on the property that are noted during the inspections will be referred to the City’s Code Compliance Assistance Department.

The applicant, by filing this application, agrees he or she will comply with the decision(s) regarding this application and conform to all conditions of approval. The applicant’s signature affirms that all information contained within this application has been completed, and that the applicant understands that processing this application may involve substantial time and expense. Filing an application does not guarantee approval, and denial or withdrawal of an application does not result in remittance of the application fee.

**NOTE:** IT IS INCUMBENT UPON THE APPLICANT TO SUBMIT CORRECT INFORMATION. ANY MISLEADING, DECEPTIVE, INCOMPLETE, OR INCORRECT INFORMATION MAY INVALIDATE YOUR APPROVAL.

Signature of Owner / Agent*: [Signature] Date: 5/8/20

*Affidavit to Authorize Agent required, if signed by Agent.

Typed Name of Signatory: Margit Bachmeier Burnett
APPLICATION NARRATIVE

Variance Application
Property Address: 1101 Monterey Boulevard NE
Parcel ID No.: 08-31-17-83664-004-0050

The Applicant seeks variances to the front yard building setback and the street side yard building setbacks to permit the construction of a single-family home on the property located at 1101 Monterey Boulevard NE (the “Property”). The Property is an irregular shaped corner radius lot that leaves the Applicant limited options in designing a new home to be constructed. The Applicant does not seek to increase the buildable area beyond that which is permitted by the building envelope previously prepared by Staff and provided to the Applicant. Enclosed are (i) a copy of the proposed site plan depicting the proposed home to be constructed on the Property (the “Site Plan”) and (ii) architectural drawings for the proposed home (the “Drawings”). The building envelope provided to the Applicant has been superimposed on this Site Plan as a point of reference. The Applicant’s request for variances with respect to the front yard and side yard building setbacks includes all portions of the proposed building which extend over the building envelope footprint along the southern and western portions of the home. The Applicant is requesting that the building setback variance be granted in the form of a general approval of the Site Plan and Drawings enclosed herewith.

Additionally, the Applicant seeks a variance related to the height of the pool to be installed within the interior side yard of the Property. The portion of the Property on which the proposed pool will be situated has a pre-development elevation of 4.5 feet. The proposed home to be constructed includes a back deck with an elevation of 9.1 feet (approximately 1 foot lower than the first-floor flood elevation) and other decks with an elevation of approximately 7.5 feet. All of these primary outdoor living areas conform to all applicable codes. However, due to safety and aesthetic considerations, the Applicant requests that the pool elevation be permitted at the 9.1-foot elevation ensuring that the pool remains visible from the primary living space. This request requires the pool to be approximately 4.0 feet above the proposed finish grade of 5.0 feet (a deviation from the code allowance of 2.5 feet). Thus, the Applicant is requesting a 1.6-foot height variance to allow the pool height to be set at 9.1 feet.

The Applicant is aware of two (2) new construction projects in close proximity to the Property which may establish precedent for the requested variances and also provide further evidence of the Applicant’s position that the proposed design will not negatively impact the character of the neighborhood. 1018 Monterey Boulevard NE (Parcel ID No. 08-31-17-83664-003-0270) – which is virtually across the street from the Property – utilizes a drive up and garage structure situated within 15 feet of the right-of-way. Additionally, 801 Monterey Boulevard NE (Parcel ID No. 08-31-17-83664-006-0080) is a corner lot parcel which, from the Applicant’s observations, includes a recently constructed building that is constructed within the street side yard setback. The Applicant also observed that the home built at 801 Monterey Boulevard NE utilizes a pool elevation at the back deck elevation, similar that that which is requested in this Application.

The Applicant has worked diligently with her architect and builder to consider all alternative layouts for the proposed home to be constructed on the Property. Unfortunately, as a direct result of the unique shape and dimensions of the lot, the Applicant is unable to proceed with a functional design for her
proposed home without the granting of the variances requested. The Applicant believes that the proposed design will not negatively impact the character of the neighborhood but rather the proposed home will greatly enhance the streetscape. Additionally, the variances requested are the minimum necessary in order to allow the Applicant reasonable use of the Property. Failure to grant the requested variances would result in an exceptional hardship as the Property would essentially be rendered undevelopable.
October 2, 2019

Richard McGinniss  
2250 Central Avenue  
St. Petersburg, FL 33712

Re: Case No.:19-40000082  
Address: 1101 Monterey Boulevard Northeast  
Parcel ID No.: 08-31-17-83664-004-0050  
Request: Buildable Lot Letter

Dear Applicant:

A Buildable Lot Letter has been completed for this property. Based on the Property Card, the Parcel ID, and the Land Development Regulations of the City of St. Petersburg, the subject parcel on Lot 5 of Block 4 of The Snell Isle Shores Subdivision is buildable for a single-family home.

The property is zoned NS-1. Per Section 16.20.020.6 of the Land Development Regulations, NS-1 zoned properties require 75-feet of lot width, and 5,800 square feet of lot area. Per Section 16.60.010.6 the height of the structure is measured from the required design flood elevation line to the beginning of the roofline. Flat roofs with decorative parapets will be measured at the lowest point of the parapet wall, the parapet wall must be no more than 4-feet tall and be compatible with the architectural style of the building. Any portion of building above 24-feet must meet additional setbacks. Per Section 16.20.020.7, the setbacks for all structures below 24-feet in height in NS-1 are: a front setback of 25-feet for the principle structure, a street side yard setback of 12-feet, an interior yard setback of 7.5-feet, and a rear setback of 20-feet. Any portion of the building about 24-feet in height must me a front setback is 35-feet, an interior side setback of 15-feet, a street side setback of 20-feet, and a rear setback of 30-feet.

This determination is effective as of the date of this letter and is subject to change upon any future amendment to the Land Development Regulations. Future development on the subject parcel shall be subject to all applicable codes at time of permitting; including, but not limited to, Land Development Regulations and Building and Life Safety Codes.

If you have any additional questions, please contact Daniel Sobczak at (727) 892-5978.

Sincerely,

[Signature]

Jennifer Bryla, AICP  
Zoning Official  
Development Review Services

P.O. Box 2842  
St. Petersburg, FL 33731-2842  
T: 727-893-7111
BUILDABLE LOT LETTER

Buildable lot letters identify the buildable status of any platted lot or parcel. When a parcel is under common ownership and consists of more than one lot of record, a survey of all lots is required, if there are structures to remain on any of the lots. All applications are to be filled out completely and correctly. Applications are submitted to the City of St. Petersburg’s Development Review Services Division, located on the 1st floor of the Municipal Services Building, One 4th Street North, St. Petersburg, Florida.

<table>
<thead>
<tr>
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<tr>
<td>Street Address: 1101 Monterey BLVD NE</td>
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<td>City, State, Zip: St. Petersburg, FL 33704</td>
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<td>Telephone No:</td>
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<tr>
<td>NAME of AGENT or REPRESENTATIVE: Richard McGinniss</td>
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<tr>
<td>Street Address: 2250 Central Ave</td>
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<td>Parcel ID(s): 08-31-17-83664-004-0050</td>
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<tr>
<td>Indicate if there are any structures to remain: Clarify setbacks + height + roof height start</td>
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<tr>
<td>Signature of Owner / Agent*:</td>
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<tr>
<td>Date: 9/30/19</td>
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<tr>
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<tr>
<td>Based upon the property card, property deed, parcel ID number (PIN), and the survey provided by the applicant, the subject property IS / IS NOT buildable for a</td>
</tr>
<tr>
<td>This determination is effective as of the date of this letter, and is subject to change upon any future amendment to the Land Development Regulations. Future development on the subject parcel shall be subject to all applicable codes at time of permitting; including, but not limited to, Land Development Regulations and Building and Life Safety codes.</td>
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<tr>
<td>Conditions of Approval:</td>
</tr>
<tr>
<td>Signature of Designated City Staff:</td>
</tr>
<tr>
<td>Printed Name:</td>
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<tr>
<td>Date:</td>
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</tbody>
</table>

City of St. Petersburg – One 4th Street North – PO Box 2842 – St. Petersburg, FL 33731-2842 – (727) 893-7471
www.stpetersburg.org/dfdr Updated 09-18-15
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Scot,

Your email address in the letter we received is incorrect and I thought you would like to know.

My husband, Paul, and I live at 1140 Monterey Blvd. We are not in favor of the variance requests for the property located at 1101 Monterey Blvd NE. We feel the location of the structure will impede views of oncoming traffic which may cause accidents. In addition, the number of variances needed suggests this house is too large for the lot and out of character with the existing neighborhood.

Though I cannot speak for others in the neighborhood, I do not believe these requested setbacks are in the best interest, or more importantly, the safety of our neighborhood!

By copy of this email, I am requesting from DRC the site plan and application.

Sincerely,
~Bonnie Hargrett
bonniehargrett@gmail.com
Dear Mr. Bolyard:

I am writing in response to the Notice of a Public Hearing regarding the above referenced case involving a variance for the property located at 1101 Monterey Blvd NE. I live within 300 feet of this property.

I do NOT favor approval of this variance. This will create a major safety issue given the need for adequate visibility when rounding the bend on which this property sits. In addition, a house sited that close to the road is totally out of character for the neighborhood.

Could I please have a copy of the site plan and application?

Sincerely,
Paul Danielson

Sent from mobile device.
Dear Mr. Boylard,

I reside at 1126 Monterey Blvd. NE. My wife, Ann, and I are opposed to granting the request of a variance for the property located at 1101 Monterey Blvd NE. It is our opinion that the proposed size of the structure is too big for the lot size making it totally out of character for our neighborhood. Furthermore, having the house so close to the road would block the view from incoming traffic, making it a safety hazard. We feel very strongly that allowing this variance would be detrimental to our neighborhood.

Sincerely,

Eric Tridas, MD
tridase@gmail.com
Mr. Bolyard,
My name is David Knowlton and I and my wife Jane Anne live at 1026 Monterey Blvd NE which is directly across the street from the subject property referenced in the case number above.
Throughout St Petersburg’s history all corner lots have been required to provide setbacks on two sides so as to preserve better aesthetics and provide traffic safety.
While this lot is not a corner it is on a sharp curve. To allow these significant variants on this curve goes against the standards that have served our city well for many decades.
Additionally, over the 25+ years that my wife has owned our home the rain water accumulated on this curve has been significant. This very large proposed house will no longer allow the percolation for rain water the previous home and now vacant lot provide. The results will be a significant increase of the water ending up on the roadway. For a number of years I served on SWFWMD boards including the Governing Board. Water issues are familiar to me.
In addition, my early career I was a certified property appraiser for the banking industry. Consideration of setback adherence was an important issue of value and lending risk.
For the reasons expressed I strongly oppose the variances as proposed.
Sincerely,
David H. Knowlton

Sent from my iPhone
Scot,  

I live at 1011 Monterey Blvd NE.  

I am not in favor of the variance requests for the property located at 1101 Monterey Blvd NE.  

I believe that the location of the structure will impede views of oncoming traffic which may cause accidents.  

In addition, the number of variances planned suggests this house is too large for the lot and out of character with the existing neighborhood.  

A three story building at the corner will restrict more breeze and create a more congested environment than a smaller building.  

Thank you for considering our concerns with the size, location and variances requested.  

Regards,  

Moheet Nagrath.
Mr. Bolyard, I am one of the owners of the property located at 1118 Monterey Blvd. NE. I am NOT in favor of the variance request for the property located at 1101 Monterey Blvd. NE. This request to move the structure we be a danger to all of the children and people who live and visit in this area. Numerous children and adults ride bicycles and walk dogs on this street daily. The visibility is already not good and this will make it impossible. Having a home of this size on a lot, that is obviously to small, is not justified plus will lower the value of other homes in the area.

For the safety of all please do NOT approve this variance. Sandra Gacio
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

With reference to the above variance, we own the home across the street from the subject property (1118 Monterey Blvd). We would oppose the variance for several reasons.

1. The variance proposed presents a safety issue for visibility of walkers, bike riders and vehicles as this is a significant corner.
2. The variance would affect the visibility for backing out of our driveway.
3. The variance would affect the aesthetics of the neighborhood as the home is too large for the lot.
4. Finally, we feel the proposed home would negatively affect the property values in the neighborhood.

Michael Kotler

Get Outlook for iOS