

Pinellas County Housing & Community Development
Zoning Section, Development Review Services Dept
440 Court St, 4th Floor
Clearwater, FL 33756

RE: Case No Z/LU-20-12 – Dushyant Gulati (Applicant)

September 29, 2021

To Whom It May Concern,

I am located at 2232 Lawton Dr, Clearwater. My home backs up to the 2.18 acres at 1736 Winchester Rd that is being considered for Land Use and Zoning Changes.

The proposed changes would allow lot sizes as small as 9,500 sqft, and lot widths as small as 80 feet.

I am writing in opposition of these proposed changes because my home, along with all other homes that are directly attached to this property, all have lots that are much larger than this. I have attached the aerial from public records to show how smaller lots would affect our homes.

My land size is stated in public records to be 98ft (wide)x154ft (showing as 97 ft on the map—so there is a small discrepancy there). My land at the 98ftx154ft calculation comes out to 15,092 sqft. The 2 homes next to me, also backing up to this property, are 92ft(wide)x154ft (14,168 sqft). The home that is touching the Winchester lot on the Northeast end of this lot is 135ft (wide)x136ft (18,360 sqft), with the 136ft side of the home touching the lot. The home touching the Winchester lot on the Northwest side of this lot is 143ft (wide)x307ft (43,901 sqft), with the 145ft side touching the lot. Sticking a community of homes allowing lots as small as 9,500 sqft and 80ft wide is as non-conforming as it gets.

It is standard to have a comparable rear neighbor in this county. It is not standard, however, to build a set of homes with a fraction of the lot size in comparison to the surrounding lot sizes. The only homes in this neighborhood that have property lines in which are unaligned are those that are exceptionally large, where having multiple neighbors are not directly affecting those owners because there is so much space between the homes that sit on them. It will negatively affect our property values to have multiple rear neighbors with smaller lots, and it will also not be conforming to the homes directly surrounding this lot.

I know that the applicant points out much smaller lot sizes exist in the surrounding area. Please note that these homes are sitting in the community/subdivision known as Gulf Breeze Estates. This is a completely separate community from ours and from this lot's, which is Pinellas Groves. It can be hard to make the distinction of the 2 separate communities by looking at it from an aerial. If you just take a drive into our community, you would see the difference. And you would see how adding more homes to this project would simply destroy the character that this neighborhood brings.

The applicant, Gulati, kindly allowed me to sit in on a meeting with him and an architect to discuss the lot sizes, because they are the focus of my concerns. The architect advised us that in order to prevent having multiple neighbors per property line, and to keep lot sizes similar, the build would have to be limited to 5 homes, POSSIBLY 6, depending on how the space was utilized. Therefore, I beg that we keep this build limited to the 5 homes that are already allowed.

This home has been a dream come true for my growing family. We intend to be here forever. Please help us keep the character of this wonderful neighborhood intact.

Aerial shows the lot in question. My home is the one highlighted in green.



Thank you!

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