

Keith and Agnes Gray
1645 W 22 St
Miami Beach Fl 33140

Subject: DRB 21-0722 Applicant : 1649 West 22nd Street Miami Beach

Honorable Members of the DRB,

My name is Keith Gray and I'm writing to you on behalf of myself and my wife Agnes Gray. We reside at 1645 W 22 Street, the property abutting to the proposed project at 1649 W 22 Street. We are located on the East side of the applicant.

I have lived in my home since 1967, since I was 11 years old. Yes, this is correct. I have lived in this home for 55 years which tenure wise makes me the most senior resident of Sunset 4. My parents escaped the urban living of New York in pursuit of living in the quiet residential neighborhood on a tropical island.

Ample lot size, privacy from neighbors, gorgeous water views, lush landscaping, lots of sunshine - we have enjoyed that quality of life for over 50 years. Sadly, the new development next door at 1649 proposing waivers puts us in the unthinkable position where WITHOUT any fault of our own, we have to defend our quality of life as we know it, expending time, money and effort and causing us tremendous emotional stress.

We object to all the requested waivers: the height waiver above 24 feet and side courtyard waivers.

1. Regarding Height waiver : We are a 1 story house positioned against this proposed gigantic structure, taking almost the whole length of the 200 foot property line and towering over us at 35 feet (if no waivers are granted) or even higher (if height waiver is granted). There is no landscaping that can ever cover or compensate for intrusion of privacy, lost daylight and noise coming from the top of the house . Especially because the applicant will have a rooftop , all AC equipment on our side and elevator return on top, potentiating the crushing effect of adjusted height above the norm. In the matters of two construction years we will be forced out from our single family home to city living next to a high rise. If granted this particular waiver will affect not only us but other direct neighbors which wholeheartedly object to it as per submitted letters to the city.
2. Regarding the side courtyard waiver, we believe that our local government has developed smart zoning and building codes to protect our environment, quality of life, residential neighborhoods especially the historic ones . What is the meaning of those laws and the power of local authorities if we can be denied a bare minimum of the side courtyards as per code? It is logical and obvious to anyone that the side courtyards

provide a healthy visual buffer between neighbors and help to mitigate the effect of continuous long walls. For the same reasons as above we object to these two waivers.

3. In addition we would like to request that the mechanical equipment located on the roof next to our property line to be appropriately relocated to the center of the rooftop.

In conclusion: We would like to re- state: we are not asking for anything above the city codes. This sentiment is shared by other direct neighbors.

We just merely ask the honorable members of the Design Review Board to uphold the laws which were designed to protect and preserve the residents of Miami Beach, and vote to deny all three of the requested waivers. Thank you.

Sincerely,

Keith and Agnes Gray