



April 9, 2026

City of Sanibel
Planning Department
Paula McMichael, Planning Director
2475 Library Way
Sanibel, Florida 33957

RE: Harkey House at Riverview I Community Housing & Resources Redevelopment Project
1517 Periwinkle Way, Sanibel, FL 33957
Variance Application Section 82-140

Dear Director McMichael,

Please accept this application package on behalf of Community Housing & Resources, Inc. requesting a variance from the limitation of 2 residential units stacked to allow for 3 units stacked to facilitate the completion of construction for the 15 units in the redevelopment of the BMRH destroyed by Hurricane Ian.

The residential building is designed in the Old Florida style in compliance with height restrictions, and is being constructed in compliance with approvals received from the City of Sanibel, Ordinance 25-008, applications CUP-2025-000255 and VAR-2025-000256. Current project completion is still on track for third quarter 2026.

This application requesting variance on the **Limitation on principal buildings (Sec 86-164)** is made in conformity with the 7 standards of section 82-140 as follows:

- (1) Due to the particular shape, size, location and topography of the parcel, there is cause of practical difficulties that would deprive the CHR reasonable use and enjoyment of such lot or parcel in the same manner as other properties similarly situated because of the limited access, proximity to the Sanibel River requiring a 200' setback to ensure compliance with parking, life safety, ADA access, and increased density to achieve additional BMRH units as approved in Ordinance 25-008;
- (2) That the special conditions relate to unusual conditions peculiar to the specific parcel related to special conditions of the structure due to the limited access and proximity to the Sanibel River requiring a 200' setback involved, are not generally applicable to other structures similarly situated; and still complies with the height restriction in the General Commercial District of 45' NGVD.



- (3) That the above noted special conditions and circumstances do not result from actions taken by the applicant, and are not otherwise self-imposed.
- (4) That all reasonable steps to mitigate the requested variance by redesign of the structure involved to ensure no development occurs within the IWCD area was attempted and was not feasible while also complying with ADA and other site development criteria.
- (5) That the development of the subject parcel in some other manner than that proposed, in accordance with the applicable requirements, is not feasible to construct the allowed density as approved in the Ordinance.
- (6) The requested variance will not be adverse to the currently approved Ordinance, developed neighborhood scheme and will not adversely affect the plan and scheme set forth in this Land Development Code, and will not cause the proposed development to be inconsistent with the Sanibel Plan nor adverse to the health, safety and general welfare of the community.
- (7) That the variance granted is the minimum necessary to mitigate the hardship demonstrated.

On behalf of Community Housing and Resources, I thank you for your time and consideration with this submittal.

Respectfully,

Rachel Lee Bielert

Rachel Lee Bielert

Project Manager for Community Housing & Resources, Inc.

CC: Nicole Decker-McHale, CHR
Steve Fehlhaber, DRMP
Dan Molinari, MHK Architecture
Jeremy Walsh, RS Walsh Landscaping