

**Re: ZAT-22-16 Pinnacle Condominium Association, Inc. Homeowners  
Oppose the Warrell Official Zoning Map Amendment**

**jodynyapt@aol.com <jodynyapt@aol.com>**

Thu 10/27/2022 1:00 PM

To:

- Leia LaPlace <leia.laplace@dpmr.vi.gov>

Cc:

- rosienichols@gmail.com <rosienichols@gmail.com>;
- mdwagner24@gmail.com <mdwagner24@gmail.com>;
- gautamstt@gmail.com <gautamstt@gmail.com>;
- giresh.mirpuri@gmail.com <giresh.mirpuri@gmail.com>;
- Adriane Dudley <adudley@dudleylaw.com>

Dear Ms. LaPlace,

I write again on behalf of the Pinnacle Condominium Association, Inc. (PCA) homeowners to refute certain unsubstantiated allegations and misstatements made by the architect presenting on behalf of Mr. Warrell.

First, PCA is not a "commercial entity" as he stated at the end of the hearing, rather it the Homeowners Association for 15 families that own the fifteen residential units on the property directly above Mr. Warrell's proposed "Open Air Bar and Restaurant, Store and Scenic Overlook". Pinnacle's Declaration and By-Laws provide that each unit may only be used as a single family residence. If a homeowner wishes to lease their unit it must be rented for a period of no less than one year, to a single family, and the lease must be reviewed and approved by the Board for compliance with the Condominium Declaration, By-Laws and Rules. The majority of our residents are senior citizens in quiet retirement. All have south facing terraces and would overlook Mr. Warrell's Bar and be subject to the noise, smells and music from his "open air" commercial operations. The injustice of that is indisputable. Our opposition is only enhanced by what we heard at the hearing.

Second, the architect suggested that unidentified, unspecified homes in our neighborhood are being used as Air B&Bs. Nothing was presented at the hearing to substantiate this dubious and irrelevant allegation. The Mafolie area is a community of residential neighbors who have demonstrated their unified opposition to the requested Zoning Map Amendment. We ask that you again deny the Request.

Sincerely,

Joanne E. Bozzuto, Esq. CPA  
President PCA  
305-505-8988