



Item #2

Variance – 1007 Thomas Street – (RE# 00025610-000000) – A request for variances to the minimum side yard setback, minimum rear yard setback, and minimum open space requirement in order to construct a rear addition to the existing house, install mechanical equipment, a deck, a pool, and provide (1) one off-street parking space on property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Sections 90-395, 122-600 (6)b, 122-600 (6)c, and 108-346 (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: The applicant is requesting to demolish the front porch enclosure, the non-historic rear addition, the roof overhang to the rear of the property, and the wood stairs in the front yard. The proposed design is to construct a new rear addition, a rear deck, a pool, install mechanical equipment, and provide (1) one off-street parking space.



Front/side view of existing structure



Rear view of existing structure

Proposed Rendering



Relevant HMDR Zoning District Dimensional Requirements: Code Section 122-600

Dimensional Requirements	Required /Allowed	Existing	Proposed	Variance Required
Minimum open space	35% 668.22 square feet	60.80% 1,160.9 square feet	33.48% 639.3 square feet (This includes 50% credit towards pervious pavers)	-1.52% -28.92 square feet (This includes 50% credit towards pervious pavers)
Minimum south side setback	5 feet	2.4 feet	2.4 feet	-2.6 feet (For wall mounted A/C unit & pool equipment)
Minimum rear yard setback	15 feet	8.9 feet	10.5 feet	-4.5 feet (For the rear addition)

Staff Recommendation:

Based on the criteria established by the Land development Regulations, the Planning Department recommends the request for variances to be **Denied**.

If the Planning Board approves this request, staff suggests adherence to the following conditions:

General Conditions:

1. The proposed construction shall be consistent with the plans signed, sealed, and dated May 13, 2020 by Serge Mashtakov, P.E. Artibus Design. No approval granted for any other work or improvements shown on the plans other than the proposed construction of the rear addition to the existing house, the installation of mechanical equipment, a deck, a pool, and to provide one off-street parking space with a pervious paver system.
2. The Building Department requires one of the two below possible remedies for the insufficient Fire Separation Distance (FSD) along the south property boundary:
 - a. The building shall be sprinkled with a minimum NEMA 13D system.
 - b. The southeast wall shall be constructed as a one-hour fire-rated assembly and may not have openings (windows / doors).
3. The proposed picket fence with gate, the gate shall open outward (towards the street) to serve as a conforming pool barrier.