

ADDENDUM TO EXECUTIVE SUMMARY



To: Chair and Board of Adjustment Members

From: Kevin Bond, AICP, LEED Green Associate,
Acting Planning Director / Senior Planner

Meeting Date: March 3, 2015

RE: **Height Variance – 716-718 South Street (RE # 00036870-000000, AK # 1037681)** – A request for variance to maximum height in order to accommodate non-habitable hardware and utility structures as part of the reconstruction of 17 transient residential dwelling units on property located within the Historic Residential / Office (HRO) Zoning District pursuant to Sections 90-395, 122-930(3) and 122-1149 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

ADDENDUM:

Previously, the subject project was scheduled for a Board of Adjustment hearing on December 2, 2014, but the applicant requested postponements to address neighbor concerns.

On February 3, 2015, revised plans were submitted for the subject project. The plans were revised primarily to address privacy concerns of the adjacent neighbor immediately to the south. The concerns were related to the ability of hotel guests to see into the private courtyard of the adjacent property from the proposed hotel's rooftop pool and deck. As a result, the applicant revised the plans to locate the rooftop pool further away from the roof edge, added more rooftop landscaping along the south side, and added a new solar array that projects horizontally from the top of the building to provide additional privacy for the neighbor. Additional privacy features were added to the southeast elevation or "garden side" of the building such as opaque screens on upper level balconies and louvered windows. See the revised roof plan on sheet A-4, the elevation plans on sheets A-5 and A-6, the conceptual section and renderings on sheets A-7, A-8, A-9 and A-10 and landscape plan sheets L-1.1 and L-1.2.

The revised plans do not substantially change the height variance request.

The staff recommendation remains the same as the staff report dated December 2, 2014: Denial; however, if the Board of Adjustment wishes to approve the request, staff recommended conditions.