

Dear Ms Porter,

Thank you for sharing the proposed site plans and helping us to understand the proposed project and approval process.

We are concerned with the carport structure being converted from a parking area into a bedroom. This increases density while decreasing available parking.

The property currently is in violation of the open space requirement. The proposed project will not bring it into compliance.

Eliminating the parking spaces will be injurious to all neighbors on Lowes Lane and provide an even greater reduction ingress and egress of emergency services and trash removal to serve neighbors on the lane. Lowes Lane is already a narrow, congested lane. Nearly all the houses on the lane have their own parking. This makes the lane livable. The elimination of parking for this property will be injurious to all neighbors in an area of town where parking is already an issue; especially in season..

The increase in height is not to correct for any hardship imposed by the guidelines; rather to improve the economics of the recent purchase; specifically to add a master bedroom to increase the value of the property for another of the applicant's buy and flip projects. There are no special conditions here to warrant an exception. It will decrease the light and air in the area. More to the point, the proposed increased height which will be caused by replacing the low shed roof above the carport by a two story peaked high roof exceeds the minimum needed to achieve the applicants goal of adding a new master bedroom. Raising or replacing the existing shed roof with a roof that is a few feet higher would be the minimum necessary to achieve the applicant's goal and still provide a normal ceiling height for the proposed new master bedroom. The peaked roof will cause new drainage problems in an area already challenged by sea rise and hurricane flooding. The peaked roof will cause rain water to flow onto the neighbor's property at a faster rate and greater amount. No gutter or storm water mitigation is shown on the plans. Indeed the new peaked roof will create a new gully between the existing main and the proposed new master bedroom. Lowes Lane is a historic street which may contain existing nonconforming uses; however per Section 90-395 (a) (7) existing non-conforming uses are not justification for approval. Indeed, the historic Lowes Lane is not one that probably would be approved today, given the limited access for trash removal and emergency services.

In short the seven criteria of section 90-395(a) (1) through (7) have not been met.

Moreover, Section 90-395 (b) (2) requires the applicant to demonstrate "a good neighbor policy" to contact or attempting to contact all neighbors regarding their concerns. This has not been done. Quite the contrary to being a good neighbor, the applicant, shortly after purchasing the property cut down a large 100 year old Pigeon Plum from 1009 Southard Street through trespass and in contradiction of existing regulations. Three discussions regarding the removal of the tree have taken place. At no time during these discussions was this proposed project even mentioned. Regardless if the project is approved, but especially if it is, significant "visual screening" would be required per the regulations. The tree was large and is irreplaceable. Its removal eliminates the privacy between 1009, 10 Lowes Lane and the rear neighbor at 1013 Southard Street as well.

The houses on this little lane are extremely close together. If any construction is approved, and we hope it is not, we request that strict completion and occupancy time limits be required by Board.

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