

To: Melissa Leto, Planner Analyst, City of Key West Planning Department

From: Patricia Mastrobuono

Date: September 29, 2016

Re: 1109 Stump Lane Variance Request

Dear Ms. Leto:

Please find attached a memo with photos related to the variance request for 1109 Stump Lane.

I would appreciate it if you would read it and let me know if there is anything else that I should be providing you with related to the October 20<sup>th</sup> hearing on this request.

Thank you for your assistance.

Pat Mastrobuono

A handwritten signature in black ink, appearing to read 'PAT' with a stylized flourish above the letters.

305-292-6658

To: City of Key West Planning Board

From: Patricia and Lewis Mastrobuono

Date: September 29, 2016

Re: Variance Request for 1109 Stump Lane

Dear Members of the Planning Board:

Unfortunately, we will not be able to attend the Planning Board meeting on October 20, 2016 to voice opposition to the requested after-the-fact variance for 1109 Stump Lane's unpermitted work on a non-conforming structure.

Therefore, we would like the following to be noted by the Department and the Board when reaching a decision.

Critically important are the hand drawn schematics which are stated to be "not to scale". Since detailed elevations are not part of the package we are including photographs here so that it will be easier to visualize the points being made.

Photo A shows a side view of the shed. Please note that it appears that it would be possible to install gable end-windows at the peak. If windows are installed, and with this current increase in building height and interior space created by the new cathedral ceiling, the design could move from a storage facility to one that would be entirely habitable. It may not be the applicant's present intent to use this space as a guest room but approval would allow it to be made such at any time in the future.

The applicant is effectively requesting an after-the-fact variance for a non-conforming structure already within two setbacks. Please note that the height of the building has changed since the old flat roof was removed, the height of the walls increased, and a new pitched roof imposed. From our backyard the visual impression is that the roof is now 40+ inches higher than had previously existed. Photo B is taken from our backyard and shows the new height and pitch.


The applicant describes the purpose of the construction as "reconstruction of existing roof on rear existing structure". However, there is not only a significant change from a flat roof to a pitched roof, but a second significant change in the height of the walls beneath the roof, which in combination produce a major overall increase in the structure's height, 3-d envelope, and interior space. Moreover the application acknowledges that the work was intended to increase

the “very little head clearance within”. Photo C depicts bicycles and outside cushions being stored in the shed. One can easily see that there is sufficient height in the old footprint to accommodate such storage.

The applicant checked on the application that this would not be habitable space, yet at some point indicated that the applicant “is proposing to reconstruct the roof of the accessory structure as well as renovate the structure to use as a guest room.” (page 2 of the Staff Report)

We respectfully request that the requested variance be denied by the Planning Board and that the applicant be required to restore the building height and roof style to what had previously existed.

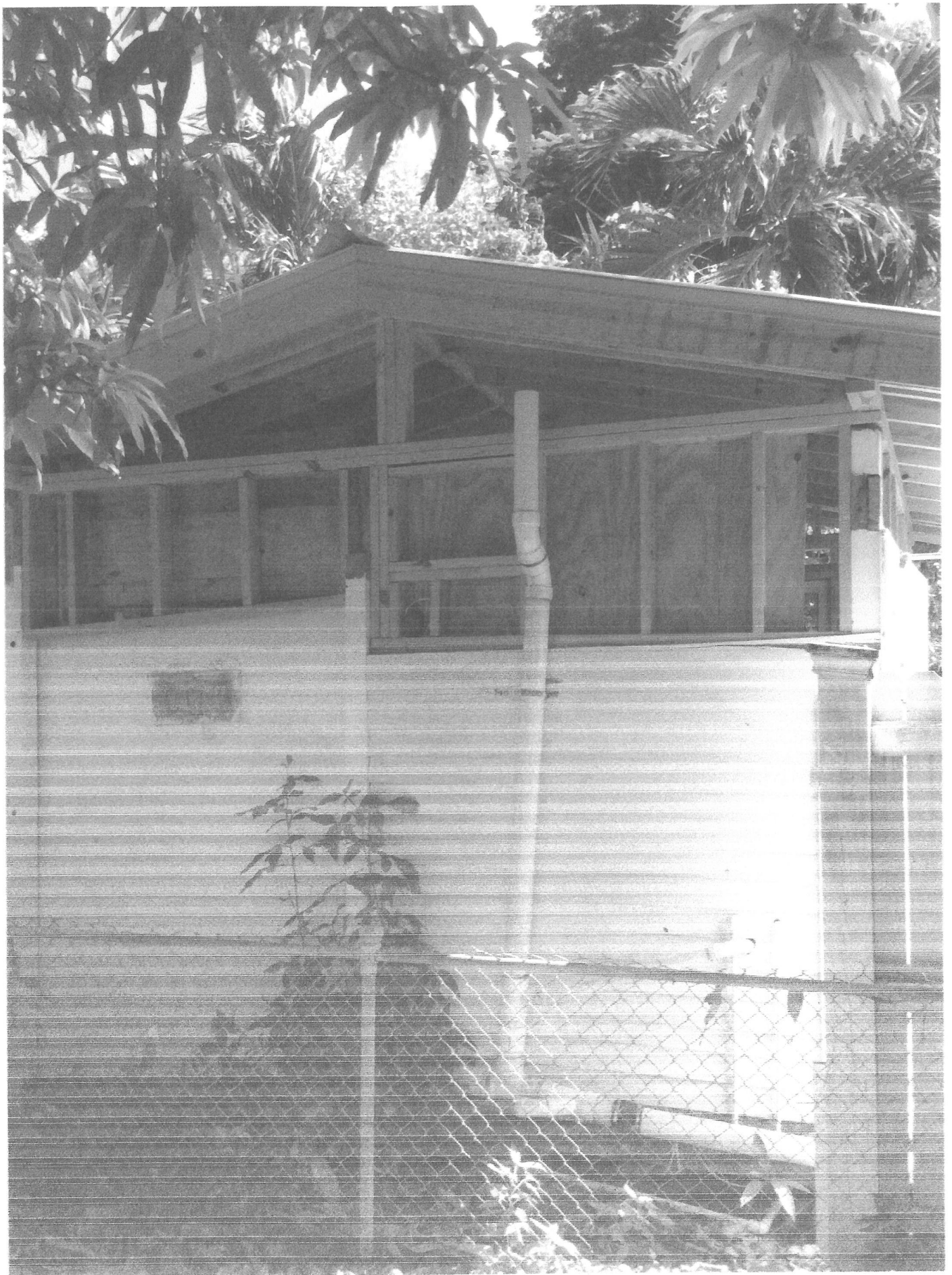
Sincerely,



Patricia Mastrobuono



Lewis Mastrobuono



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