

From: Robert Steele <bobsteele@bobarchitecture.net>
Sent: Tuesday, November 27, 2018 7:51 AM
To: mary ann matter
Cc: Enid Torregrosa
Subject: Re: 638 - 646 United Street

Hello Mary Ann,

Thank you for taking time to consider our proposal and for sharing your thoughts and concerns with us. I am glad you could also share with Enid. Your concern of our proposed height and density for the home at 640 United Street, are valid and have been the subject of many conversations Enid and I have had over the past couple years.

Not that it is any comfort, but the height of the home you have concern is approximately the same height as the three homes on Villa Mill Alley that are also approximately the same distance from your home on Elizabeth Street. And to the issue of density, our proposed home has less floor area than those same three homes. The homes we are proposing are approximately the same floor area size as your home and only a couple feet taller than yours, if I have your address correct.

We have done our best to design and create homes with three and four bedrooms that may accommodate families in the Historic District and share the same high regard you have for your neighborhood.

We have the support of your neighbors on United Street and Villa Mill Alley. I understand the challenge for your neighborhood in finding mutual agreement. In the end, as architect I am confident we will be providing your neighborhood with five single family homes that shall enhance your sense of community.

Please let me know if there is anything else I can do to address your concerns.

I hope all is well.

Forge On,

Bob



Robert A. Steele, FAIA
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From: mary ann matter <ma@a2zmatter.com>
Date: Monday, November 26, 2018 at 10:46 PM
To: 'Robert Steele' <bobsteele@bobarchitecture.net>
Cc: <etorreghosa@cityofkeywest-fl.gov>
Subject: RE: 638 - 646 United Street

Hi Bob,

After reviewing the alteration to the 640 unit where the porch entry was relocated, I see no change in the height of the home or the distance (27 feet) from the Elizabeth Street side. These are my primary concerns as I can't fathom a three-story structure roughly 50 feet from my home blocking my view and invading my privacy. I appreciate your attempt to make modifications but the major problems still exist in these new plans. I am sorry, but the mass, scale and density of this project are not compatible with our neighborhood.

Thanks,
MA

From: Mary Ann Matter <ma@a2zmatter.com>
Sent: Monday, November 26, 2018 8:30 AM
To:
Subject: Re: 638 - 646 United Street

Thank you!

Sent from my iPhone

On Nov 26, 2018, at 09:08, Robert Steele <bobsteele@bobarchitecture.net> wrote:

Hello Mary Ann,

Thank you for writing back. I have copied Patton Roark in our Studio so that he may forward you the new overall site plan and the plans for the proposed home at 640 United Street, which is immediately adjacent to you.

Since our last HARC submittal, we have modified the entry porch to the home which now allows 10' of yard clearance and landscaping along your shared property line. We originally had 5', but feel this will help with greenery and openness that you seek. The front entry porch and doorway have been relocated adjacent to the garage. In addition, we now only have 6 single windows along that side. Last, the dormer at the top level has no windows.

While we were unable to find a solution with the City to relocate the off-street parking requirement, or allow us to create the drive within the protected area needed for the Spanish Lime tree in the corner of the property, we have kept our proposed home approximately 27' off the side yard to allow light and ventilation to your property.

We have done our best to address your thoughts and concerns. Once you are able to review the plans Patton forwards, please let me know what you think.

I hope all is well.

Forge On,

Bob

<image001.png>

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From: mary ann matter <ma@a2zmatter.com>
Date: Monday, November 26, 2018 at 9:50 AM
To: 'Robert Steele' <bobsteele@bobarchitecture.net>
Cc: 'Lori Thompson' <lori@owentrepanier.com>
Subject: RE: 638 - 646 United Street

Hi Bob,

Thank you for considering my issues with the United street project, particularly house 640. Unfortunately I am traveling and can not meet with you today, but would like to request that you please forward the revised plans showing your modifications. I'm not clear as to where the additional green space would be. My hope is that the 640 house is shifted closer to Villa Mil in order to preserve my privacy and view.

Thanks so much,
Mary Ann

From: Robert Steele <bobsteele@bobarchitecture.net>
Sent: Wednesday, November 21, 2018 11:07 AM
To: ma@a2zmatter.com
Cc: Lori Thompson <lori@owentrepanier.com>
Subject: 638 - 646 United Street

Hello Mary Ann,

I thought I would reach out to you since we have been able to make a few subtle design changes to the home at 640 United Street. This is the home that you had asked we consider alternative massing studies last month. While planning staff requires us to keep the off-street parking and

large Spanish Lime tree per our original design proposal, we have been able to relocate the entry porch that we had originally located along your property side, to the home face of the garage. The new entry design is located within the original home massing and will allow for more greenspace between this new home and yours.

I shall be in Key West on Monday, November 26th and Tuesday, November 27th for the HARC public hearing Tuesday evening. I would be happy to meet with you prior to the meeting to answer any questions, or provide any additional insight you might feel helpful. I have done my best to address your concerns and I am confident with well-conceived landscaping and lighting near your home that we will be a good neighbor.

Have a wonderful Thanksgiving holiday!

I hope all is well.

Forge On,

Bob

<image002.png>

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