

## Carlene Smith

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**From:** Dianne Zolotow <diannezolotow@gmail.com>  
**Sent:** Friday, May 22, 2015 6:02 PM  
**To:** Carlene Smith  
**Subject:** Variance for 727 Poorhouse Lane

We live at 708 William St. We have no objections to the variance requested by Hal Bromm and Don Meris for the property at 727 Poorhouse Lane.

Dianne and David Zolotow  
708 William St.  
Key West Fl  
305 304 4295  
305 304 1672

Sent from my iPad

## Carlene Smith

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**From:** Lynn-Marie & Brewster <sunrisedriven@gmail.com>  
**Sent:** Tuesday, June 02, 2015 4:58 PM  
**To:** Carlene Smith  
**Subject:** Variance for 727 Poorhouse Lane

Dear Ms. Smith,

We're writing because we are familiar with the work going on at 727 Poorhouse Lane. It's our understanding that the owners originally had a much smaller pavilion approved, and went ahead and began building a larger one. We were shocked when we saw the size of the pavilion looming above our neighbor's fence at 711 William St. (next door). It not only affects our neighbor's property negatively, but a variance would send the signal that owners can do whatever they like and ask for a variance later.

We urge you to reject this variance. The project is simply too large, there is no justification for it, and the owners built much of it illegally. Please, hold them to their original plans.

Regards,

Lynn-Marie Smith and Brewster Chamberlin  
712 William St.

## Carlene Smith

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**From:** smacdona1d@carolinaoneplus.com on behalf of Sharon MacDonald  
<smacdona1d@carolinaone.com>  
**Sent:** Tuesday, June 02, 2015 4:11 PM  
**To:** Carlene Smith  
**Subject:** 727 Poorhouse addition hearing

Dear Carlene;

My neighbor, Hal Broom at 727 poorhouse Lane notified me that there will be a hearing on his rear addition and variance.

I have the house at 711 William and my small rear yard backs to his very large and long rear yard. His new addition looms very large and close to my small rear yard. I would prefer that Hal build a structure within the original setbacks since granting him a variance will impact the view and livability of my rear yard. It seem to loom massifly over my yard and I hope he can move it closer to his house -

As far as sanitary facilities the pool is very long and starts very close to his house - and there is a large land area near his house that would be better, I think, for a new bathroom or addition that would not be visible from a neighboring yard and living space

Hal is a wonderful neighbor but I don't think he realizes how large this addition looms over and so close to my yard with views directly into my living space. I treasure the peace and tranquility of my small yard and hope that this can be resolved without granting variances that moves a large addition even closer to my living space.

I will not be in town for the hearing - do you need anything else from me?

thank You  
sharon

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Sharon MacDonald  
711 William St  
Key West, Fl  
703-304-5060  
[smacdona1d@carolinaone.com](mailto:smacdona1d@carolinaone.com)

## Carlene Smith

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**From:** Gail Miller <dancekeywest@me.com>  
**Sent:** Tuesday, June 16, 2015 6:39 PM  
**To:** Carlene Smith  
**Subject:** 727 Poorhouse Lane

Dear Ms. Smith:

I recently received notice from the next-door neighbors of my house at 725 Poorhouse Lane that they plan to build an addition containing an outdoor shower, toilet and changing area that will require a variance. I object to an addition that requires a variance.

Regards, Gail Miller  
728 Poorhouse Lane  
Key West (305) 849-4938

## Carlene Smith

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**From:** smacdonald@carolinaoneplus.com on behalf of Sharon MacDonald  
<smacdonald@carolinaone.com>  
**Sent:** Saturday, June 20, 2015 1:42 PM  
**To:** Carlene Smith  
**Subject:** Photo of Hal Broom addition  
**Attachments:** 1229141101.jpg

Carlene I talked to Hal Bromm and he suggested I send you a photo of his addition looking from our patio. He is a wonderful neighbor and I would love to help him out but really do not like this massive structure so close to our small yard. It would be better without the 3 foot bump out. Sharon MacDonald





## Carlene Smith

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**From:** Hal Bromm <halbromm@gmail.com>  
**Sent:** Monday, June 22, 2015 9:35 AM  
**To:** Carlene Smith; pwright@cityofkeywest.fl.gov  
**Subject:** Bromm/Meris letter to neighbors May 22 2015

Dear Carlene and Patrick,

Attached is a copy of the letter we sent to neighbors last month regarding our pending variance application.

Thank you for meeting with us last Friday June 19 to discuss how the Planning Board will adjust scheduling for July and August meetings.

On Saturday June 20 we reached our neighbor Sharon MacDonald by telephone at her home in Charleston. We asked permission to photograph our property from the rear yard of the property at 711 William Street. Mrs. MacDonald gave her consent, asking that we contact her tenant to gain access to the property. On Sunday, June 21 we met with Michael Vandormael at 711 William Street who provided access so that we could photograph the rear yard views of our property at 711 William Street. We will organize the photos and forward them to your office to be considered by the Planning Board.

Thank you,

Doneley Meris and Hal Bromm



Dr. & Mrs. Michel Vandormael  
711 William Street  
Key West, Florida 33040

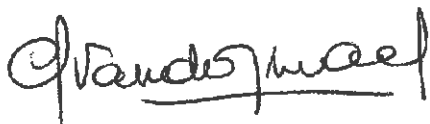
Don Meris & Hal Bromm  
727 Poorhouse Lane  
Key West, Florida 33040

July 13, 2015

Dear Neighbors Hal and Don,

As the tenant residents of 711 William Street, we write to say that we have no objection to your pool pavilion extension project at 727 Poorhouse Lane.

Yours sincerely,

A handwritten signature in black ink that reads "Michel Vandormael". The signature is written in a cursive style with a horizontal line underneath the name.

725 Poorhouse Lane  
Key West, Florida 33040

July 13, 2015

Dear Neighbors Hal and Don,

We are the tenant residents of 725 Poorhouse Lane. We have no objection to your pool pavilion extension, which is not even visible from our property.

Thank you,

A handwritten signature in black ink that reads "Sophia Twila". The signature is written in a cursive, flowing style.

## Patrick Wright

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**From:** John Martini <jm@johnmartini.com>  
**Sent:** Monday, July 20, 2015 6:40 PM  
**To:** Patrick Wright  
**Cc:** Venetia A. Flowers  
**Subject:** Variance request at 727 Poorhouse Lane

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Greetings,

I am writing this letter to let you know that I have no objection to the setback variance for Hal Bromm and Don Meris AT 727 Poorhouse Lane. Hal and Don are long term residents of the neighborhood and have always worked towards keeping the Bill Butler Park neighborhood livable and the best it can be. I Have owned my home at 810 Galveston Lane since !978 and completely support the variance request.

Sincerely,

John Martini  
305 296 6613

**From:** Ashley Kamen [mailto:ashleykamen@hotmail.com]  
**Sent:** Tuesday, July 21, 2015 9:22 AM  
**To:** Patrick Wright <pwright@cityofkeywest-fl.gov>  
**Cc:** Venetia A. Flowers <vflowers@cityofkeywest-fl.gov>  
**Subject:** support of the variance for Hal Bromm

Dear Mr Writght,

We are writing to express our support for Hal Bromm's request for a variance on his Poorhouse Lane property.

As nearby homeowners just down the lane at 820 Windsor, we have no objection to the request.

Hal and Don are fantastic neighbors, maintain a beautiful home and property, and are sensitive to the overall neighborhood quality of life.

Thank you for your time and consideration.

Respectfully,

Ashley Kamen and Arlo Haskell

820 Windsor Lane

Key West FL 33040

Patrick Wright, Planner II

Key West Planning Department

Via email

August 14, 2015

Dear Patrick,

Thank you for speaking with me today on how to relate our good neighbor outreach efforts regarding the variance application for an addition to our pool pavilion.

As you know Don Meris and I have owned our home since 1991, and have sought to be good neighbors and constructive members of our immediate community during the last several decades.

Our home was included on the Old Island House Tour not long ago, as was the first home here back in the early 1980's on what is now Gecko Lane.

In preparation for our hearing by the Planning Board, in May of this year we contacted adjacent owners, several of whom rent their properties to tenants. One of those, Sharon MacDonald, had been invited to our property last winter and shown a copy of our plans, drawings etc. She and her husband Bill voiced a concern about our including any outdoor lighting, and in deference to their request we agreed that there would be no outdoor lights. This is indicated on our drawings.

In addition to agreeing to the lighting request, we also consulted with Craig Reynolds, a landscape architect, who provided a letter advising on the best plant material to further screen our property from 711 William Street beyond the palms and other plantings that already serve to screen our side of the seven foot high fence. We have already planted several of the Bamboo palms suggested by Mr. Reynolds and will add others when the extension is completed. Mr. Reynolds letter will be faxed to you separately today.

In May 2015, after we wrote to all our neighbors, Carlene Smith advised us that Mrs MacDonald had objected to our variance application in correspondence to your office. Given our previous agreement and understanding with her and her husband, we

were surprised by this objection. In part, her letter read “Hal is a wonderful neighbor but I don't think he realizes how large this addition looms over and so close to my yard with views directly into my living space.” As this description does not at all reflect the reality of our proposed plan, we contacted Sharon and discussed what seemed to be a confused perception of our application. Thinking that she perhaps was misunderstanding that we proposed enclosing the existing pavilion, we called to speak with her by phone at her home in South Carolina several months ago to correct this misperception.

During our call Sharon mentioned how she preferred the full-length white curtains that were hung in our open pavilion to a solid "wall". We advised that the existing pavilion, permitted and built in 1999, would NOT be enclosed, that no “solid wall” was planned, and that the application only concerned the eastern portion of our property that is well beyond our common lot line with her land. Even with our discussion, it did not appear to clear the confusion. For the record, both the pavilion and extended deck at the eastern end were built long before she and her husband acquired their property in 2004. In fact the property at 711 William does not abut the eastern portion of our property where the pavilion is being extended. We will demonstrate this reality in our presentation.

To assist in clarifying the confusion, we asked for Sharon's permission to photograph our property from her side of the fence at 711 William Street. She suggested we arrange this with her tenants, Dr and Mrs Vandormael. During our meeting with the tenants they asked why we needed to do photographs; they found it odd that there was an objection from their landlord. We explained that we thought it was due to confusion about what we were requesting. They kindly signed a letter, to be forwarded to you separately, stating they do not object to our variance application.

There is also a letter from Ms Smith and Mr Chamberlin at 712 William Street. In discussing their objections, it became clear that they had written at the behest of Mrs MacDonald. Unfortunately, their letter erroneously states the facts of both our application and the history of our pavilion construction, maligning us in the process. Sadly, it became clear that the mis-understanding of our variance application proposal had become further confused and it was not possible to untangle their incorrect impression.

Your office also advised that Ms Gail Miller, who also rents her property at 725 Poorhouse Lane to others, objected to our application. Our rear garden is not visible from 725 Poorhouse Lane, and when we asked the basis of her objection, it seemed she was disgruntled by the fact that her own variance request was denied years ago.

We asked our neighbors Sophia and Kevin, who are Ms Miller's tenant at 725 Poorhouse Lane, if they objected, and they have signed a letter stating they do not object to our variance application.

It is hoped that our work to address concerns voiced by adjacent owners demonstrates that our neighbors' views have been considered and that we have worked to help mitigate their concerns as good neighbors.

Hal Bromm

Don Meris