

From: Myra Ciardi <myraciardi4@gmail.com>

Sent: Thursday, August 18, 2022 1:01:58 PM

To: Trapani, Kevin <ktrapani@redwoodsgroup.com>

Cc: Owen Trepanier <owen@owentrepanier.com>; Trapani, Jennifer <jtrapani@redwoodsgroup.com>; Zoe Porter <zoe.porter@cityofkeywest-fl.gov>; Donna Phillips <donna.phillips@cityofkeywest-fl.gov>; Keri O'Brien <kobrien@cityofkeywest-fl.gov>; katie.halloran@cityofkeywest-fl.gov <katie.halloran@cityofkeywest-fl.gov>; richard@spottswoodlaw.com <richard@spottswoodlaw.com>; David Pouliot <Dave@constructionkeywest.com>; Thomas Francis-Siburg <thomas@owentrepanier.com>; Sam Holland Jr (sam@conchhouse.com) <sam@conchhouse.com>

Subject: Re: Windsor Lane Variance

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Greetings all:

I see that 703 Windsor is on the HARC schedule for next week. Is that presumptive scheduling as in it is already assumed that all variances will be granted? The notice states a wood frame structure to be built. My discussion with Owen indicated a concrete house or does that mean only concrete components?

Also if 703 Windsor is to be incorporated into 627 Elizabeth and will no longer be an address how will that be handled going forward as the only access to the property is from Windsor Ln.? Hypothetically (and God forbid) an emergency call comes in from 627 Elizabeth=theres a problem in the rear house. Oh ok 627 Elizabeth- we'll be right there. Oh but you can only access the property from Windsor Ln. It used to be 703 Windsor but that doesn't exist anymore.,,,,,,

For sure contractors will be occupying several parking spaces on Windsor for the duration of demolition and construction (months) but this is an Elizabeth St, address.

I understand the footprint of 703 is "grandfathered" but in my opinion that is nonsense. There is no historical integrity to the property. The structure was haphazardly placed when it was built 70 +years ago and this is an opportunity to bring it to current standards with appropriate setbacks and appropriate square footage since the structure has to be demolished.

I get that this is most likely a foregone conclusion.

Thank you for your responses to my concerns.

On Thu, Aug 18, 2022 at 9:33 AM Trapani, Kevin <ktrapani@redwoodsgroup.com> wrote:

Good morning, Myra. Thanks for sharing your concerns - which are ours as well - about life safety at the 703 Windsor house. As Owen has shared with you, the home is owned by my 75-year old mother in law and her safety is our primary motivation in the rebuilding of the home.

I hope Owen adequately addressed your concerns in your conversation, summarized below, and I hope you can now comfortably support the project. As you now know, we complied with all relevant requirements and processes in the renovation of the 701 Windsor house, we acquired the 703 house fairly and at a cost substantially above the market value and we will again meet all the appropriate requirements for this project.

My wife, Jennifer, my mother in law, Lynn and I look forward to meeting and getting to know you when we're in Key West in the months ahead and, again, we appreciate your concerns about the project.

Thanks!

Sent from my mobile device

Kevin A. Trapani

Co-Founder, CEO & President

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