

RE: DRC follow-up 920 Cornish Ln

From: Melissa Paul-Leto (mleto@cityofkeywest-fl.gov)

To: artkara@comcast.net

Cc: aschiker@yahoo.com

Date: Wednesday, May 22, 2019, 10:15 AM EDT

Good afternoon,

The meeting took place at the Fire Marshal's office. The Fire Marshal read your email and reviewed the area of concern. I assumed he responded back to you via email.

The Fire Marshal's determination is that what was there prior (a fence with landscaping) encroached more into the right-of-way than the removal of the portion of the fence to create a small electric car parking space.

The Planning Director and the Fire Marshal agreed that I may include a condition in the easement agreement where the property owner's car may not go past the existing fence line. If it does go past the fence line than it will impede access into the lane and the Fire Marshall has problems with that. With the inclusion of the condition, the Fire Marshal is satisfied and the Easement request may continue to the City Commission. The condition will ensure that if there is a future issue Code may take a role in enforcing the condition.

The property owner is having the survey revised to indicate the line where the car may not park past. I am preparing the reports for City Commission for the June 18th meeting.

Please let me know if you have any additional questions.

Sincerely,

Melisa Paul-Leto

From: ARK <artkara@comcast.net>
Sent: Tuesday, May 21, 2019 9:35 AM
To: Melissa Paul-Leto <mleto@cityofkeywest-fl.gov>
Subject: Re: DRC follow-up 920 Cornish Ln

Good morning Ms. Paul-Leto,


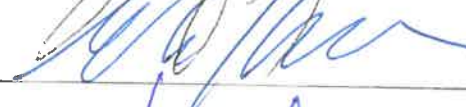
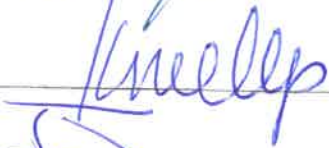

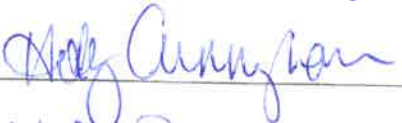


I spoke with Sophia Doctoche about the 920 Cornish Ln case recently and she suggested I contact you;

she seemed surprised that the initial complaint goes back to January 2018.

Cornish Lane

May 2019

We the undersigned residents and abutters of Cornish Lane approve and support the easement application made by John Huss and David Genest for the RW in front of their home at 920 Cornish Lane. The easement application reflects the changes to the configuration of the front of their property that they made in 2017. The changes have enhanced the beauty and character of the lane and at the same time have improved access to the end of the Lane. Their easement would have no negative impacts to our property along the lane. Please feel free to contact us should you have any further question regarding our support of the easement.

NAME	STREET ADDRESS	SIGNATURE	PHONE #
Jennifer Kellett	915 Cornish Ln		3173451414
Glen Kellett	915 Cornish Ln		317-395-3000
Kevin Melloncamp	524 Grinnell St.		305-294-7776
Scott Mason	524 GRINNELL ST		305 394 7060
Holly Cunningham	522 Grinnell St.		703-431-0918
Helen Patterson	919 Cornish Ln		305-849-1815
James Karamolegos	919 Cornish		305-849-1869

919 Cornish Lane
Key West, FL 33040
May 19, 2019

Melissa Paul-Leto
Planning Department
City of Key West, Florida
1300 White St.
Key West, FL 33040

Dear Ms. Paul-Leto,

I have lived in Key West at 919 Cornish Ln since 1978. It has come to my attention that a neighbor, Mr. Art Kara of 918 Cornish Ln, recently made a statement about me in an e-mail he sent to you on April, 12, 2019 and then made verbally during the DRC meeting on April 25, 2019. The statement is related to an easement application of my neighbors John Huss and David Genest at 920 Cornish Ln. Mr. Kara said, "... the owner of 919 Cornish Ln, a cancer survivor, has expressed concern about emergency vehicle access (to Cornish Lane)". This statement is untrue. I, the cancer survivor of 919 Cornish Ln, have never expressed this concern to him. I have never spoken to Mr. Kara about emergency vehicle access to our lane or the easement application for 920 Cornish Ln. My husband James Karamolegos has never spoken to Mr. Kara concerning these matters. I have no idea why Mr. Kara would have made such a statement or felt that he was free to speak on my behalf.

The truth is that my husband and I like the changes that John and Dave have made to the front of their property at 920 Cornish Ln and we approve of their easement application and hope that they are successful in obtaining it. Their changes have actually improved lane access while at the same time retaining the charm and beauty of our lane. We have no concerns about EMT or Fire Department access to our lane or property.

I would be happy to come to your office to speak with you further on this matter. I may be reached at helenbo@gmail.com or 305-849-1815.

Sincerely,



Helen Paterson

Enid Torregrosa

Sent: Friday, July 19, 2019 9:49 AM
To: Enid Torregrosa
Subject: 920 Cornish Ln parking area
Attachments: Specific Purpose Survey 3.18.19.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Planner Enid Torregrosa & HARC Board Members:

This is in support of the HARC Guidelines and in opposition to after-the-fact approval of an off-street car parking area— which is not a disingenuous “bicycle space”— created at 920 Cornish Lane (photos below). Clearly, the Guidelines would not support approval for any property owner applying in advance to create off-street car parking on Cornish Ln.

I first bought on Cornish Ln in 1978, next door to my then home at 7 Hunt’s Ln. What attracted me was the historic appeal down these timeless lanes, an environment even today not unlike Tennessee Williams’ *The Rose Tattoo*. And my interest in neighborhood preservation goes way back: In the 1970s I headed the first renovation of what’s now *The Oldest House Museum* for Old Island Restoration Foundation and then served with *No Hi-Rise On The Keys*, as old town representative on the Key West International Airport Noise Committee, old town representative and co-leader in securing passage of a city vacation rental ordinance, and chair of the first KW Art In Public Places Committee. In 1989, I bought another, larger house at 918 Cornish, and later moved there just before my daughter was born, *after* HARC-approved renovations. Today my compound there includes 10 licensed, frame-units rented long term to an extended family of talented locals.

Re Guideline #1: past appearance— Photographs of 920 Cornish pre-surreptitious car parking area document a continuous white picket fence in front, along the lane, with no off-street parking. Major-renovation plans from 2009 show no off-street car parking area, as well.

Re #2: appropriate locations for parking; impact on historic streetscapes— It’s a short 30-odd step walk from 920 Cornish’s gate to Grinnell Street, and another 10 steps back for we residents of the six (!) units at the very end of Cornish Ln, who all appropriately park on Grinnell. (We all also walk our trash/recycle/yard waste bins to Grinnell for pick-up, eliminating— by long-ago consensus— Waste Management’s unearthly intrusions.)

The off-street parking area at 920 Cornish, created without permits in the aftermath of Hurricane Irma, impacts the historic character of this otherwise off-street parking-free lane, with or without a car in place. (Non-conforming stained-glass front door and gable windows contribute to the non-historical impact; these are also not included on the approved 2009 renovation plans). More, the turn-in/back-out of the parking area is so sharp that even the owners’ subcompact blue car has to be horsed back and forth, blocking lane access and creating a commotion, while spewing exhaust fumes into the faces of those waiting to get past.

Re #4, 5, 6: trees, setbacks should be retained— Photographs of 920 Cornish show lush plantings and a mature Key Lime tree where now exist the gravel parking area, and non-indigenous “old brick” trim also encroaches into the lane’s asphalt. A recent specific purpose survey (attached) delineates encroachments that constrict access to the six residences at lane’s end.

Re #7, 8: paving, creating new parking areas— The photos show that 920 Cornish’s car parking area affects the relationship of the buildings in our close environment and alters the character of the lane year round, whether or not the owners and their car are in seasonal residence. The encroachment, too, impairs access when residents actively load/unload a vehicle (groceries!), or temporarily parked workers’ trucks create a bottleneck, for example: pool service, pest control, movers, cable guys, propane and package and pizza deliveries, altering the streetscape for the six households freely coming and going on bicycles and on foot from our homes in our daily routines and errands, and etc.

I regret being unable to attend the upcoming HARC hearing on this issue. I did oppose this after-the-fact application at the April 25 DRC hearing, after first reaching out to the 920 Cornish owners directly. My July 24 flight back from a day of three long-

booked appointments at The University of Miami Health Institute is due to arrive at 7:31pm and I'll pass by city hall just in case, for any questions; or please call me at my number below— perhaps we could meet in the lane beforehand.

Sincerely,

Art Kara
918 Cornish Lane
305 294 2653



920 Cornish Ln before creation of off-street parking



920 Cornish Ln after creation of off-street parking, 1/25/2018



920 Cornish Ln altered streetscape, 6/18/2019



920 Cornish Ln altered streetscape and encroachment, 1/26/2018



920 Cornish pool man, 6/19/2019

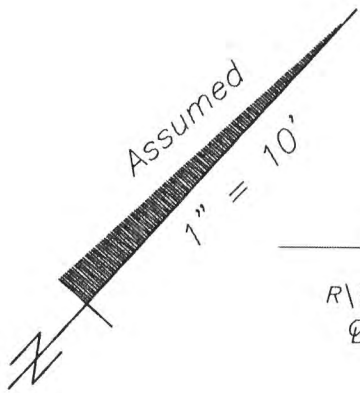
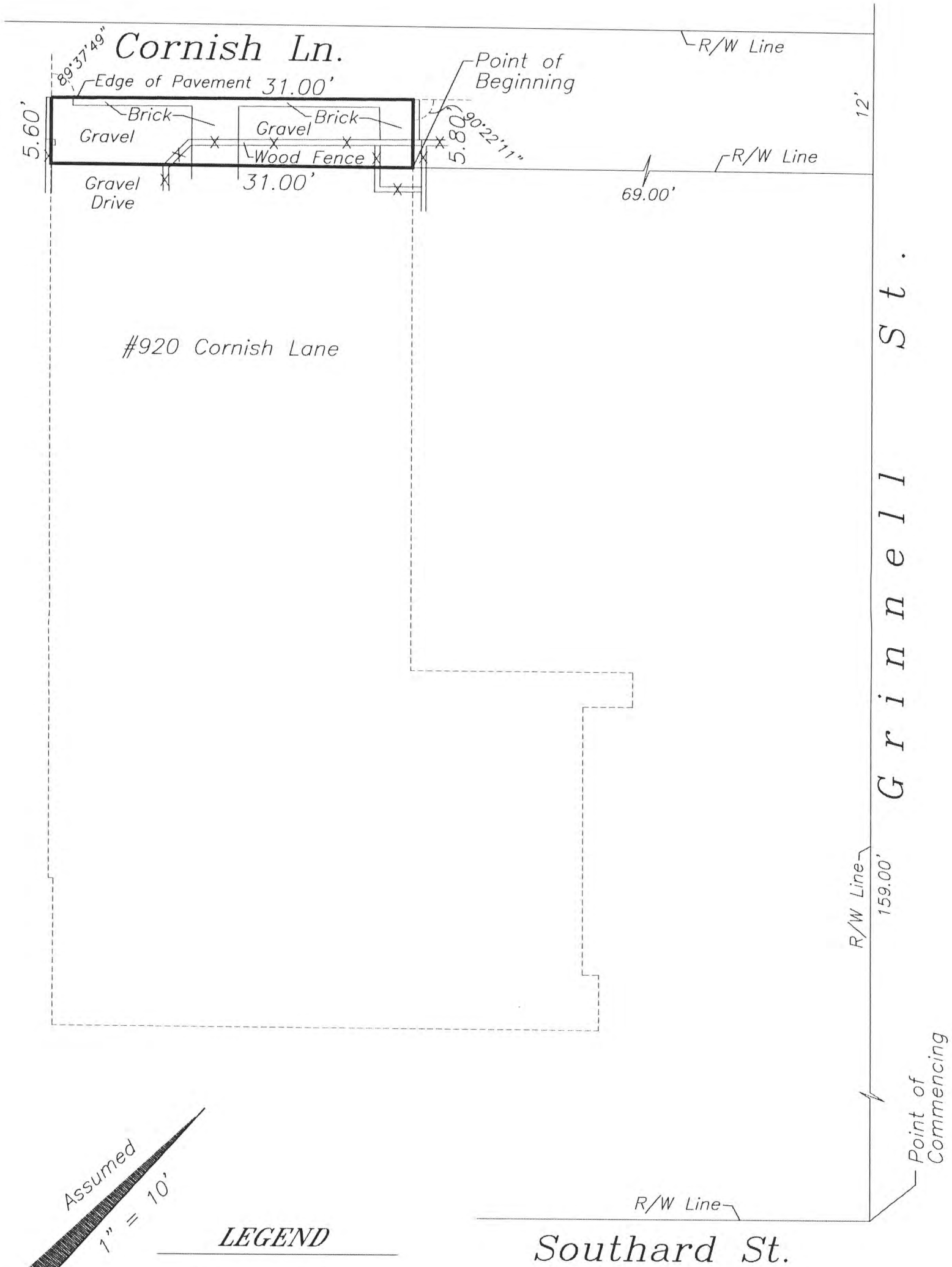


Cornish Ln propane delivery, 6/13/2019



Cornish Ln pest control service, 6/26/2019

Specific Purpose Survey to illustrate a legal description of part of Cornish Lane, in part of Lot 1, Square 46, Island of Key West, prepared by the undersigned



LEGEND

- R/W Right of Way
- ⊕ Centerline

NOTE:
This Survey Map is not full and complete without the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Specific Purpose Report to illustrate a legal description
of part of Cornish Lane, in part of Lot 1, Square 46,
Island of Key West, prepared by the undersigned

NOTES:

1. The legal description shown hereon was authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 920 Cornish Lane, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Adjoiners are not furnished.
9. The description contained herein and sketch do not represent a field boundary survey.
10. This survey is not assignable.

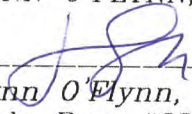
SPECIFIC PURPOSE SURVEY TO ILLUSTRATE A LEGAL DESCRIPTION
AUTHORED BY THE UNDERSIGNED

A parcel of land on the Island of Key West, and known as a portion of Cornish Lane in Lot One (1), of Square Forty-six (46), according to William A. Whitehead's Map of said Island, delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the Northwesterly right of way line of Southard Street with the Southwesterly right of way line of Grinnell Street and run thence Northwesterly along the Southwesterly right of way line of the said Grinnell Street for a distance of 159.00 feet to the Southeasterly right of way line of Cornish Lane; thence Southwesterly and at right angles along the Southeasterly right of way line of the said Cornish Lane for a distance of 69.00 feet to the Point of Beginning; thence continue Southwesterly along the previous described course for a distance of 31.00 feet; thence Northwesterly and at right angles for a distance of 5.60 feet; thence Northeasterly with a deflection angle of 89°37'49" to the right for a distance of 31.00 feet; thence Southeasterly with a deflection angle of 90°22'11" to the right for a distance of 5.80 feet back to the Point of Beginning, containing 177 square feet, more or less.

SPECIFIC PURPOSE SURVEY FOR: John Huss & David Genest;

J. LYNN O'FLYNN, INC.



J. Lynn O'Flynn, PSM
Florida Reg. #6298

March 15, 2019

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244