

November 17, 2025

Key West Planning Board
1300 White Street
Key West, FL 33040

RE: 417 SIMONTON VARIANCE MODIFICATION REQUEST

Dear Board Members,

Thank you for your service to the City.

We have owned the property at 419 Simonton Street since 2012, and we have spent the past 18 months doing a major renovation on this property – converting a quadraplex into 3 residential units, one of which will be ours. We are writing today to **EXPRESS OUR CONCERN over the 18” side setback request on the South Side at 417 Simonton Street (which abuts our property.) We ENTHUSIASTICALLY SUPPORT the project overall and support all variance requests BUT ASK THE BOARD TO CONSIDER INCREASING THE SOUTH SIDE SETBACK FROM 18” to 30” (1 foot increase.)**

We agree with the Planning Department that the proposed building meets hardship requirements and that the proposal will be less invasive than the current building (that sits nearly 18” over our property at the rear.) However, we believe that the site plan proposed should allow the building to sit closer to the pool by another 12”, giving the south side a setback of 30.” A 30” side setback would be equal to the 30” rear setback proposed.

Our two concerns are: First: with an 18” proposed setback (from the narrative chart in the board packet: 1’6”,) how will this building get built without encroaching on our newly completed project? Can the footers shown in the plan be dug without encroaching on us with only an 18” setback? Having just completed an 18-month project, we would very much like to complete our project as soon as the current building is torn down. **We ask the Board to include as a condition of the variance that the applicant complete the proposed property line fence prior to construction of the new building to limit any impact on our project.**

Second: water runoff. Our neighbor has indicated that there will be gutters on our side of the building, so the water runoff is no longer a concern. **Without the gutters, water runoff would be a big concern (especially with an 18” setback), and we would appreciate a note of that condition in your approval of the variances.**

Kim Gavin, owner of 417 Simonton, has been a wonderful neighbor since she purchased that property in 2021. The work that she has done to restore this home is stunning. And we know that her proposed carriage house will be a great addition for both our properties. **We couldn't ask for a better neighbor and are happy to support the variance requests with the one modification request of slightly increasing the proposed south side setback and to construct the property line fence prior to construction of the new carriage house.**

We trust that you will make the best decision for all parties involved, and we look forward to Kim getting the approvals she needs to begin her project.

Kind regards,

A handwritten signature in black ink, appearing to read "David", written in a cursive style.

David Taylor (& Michael Ward)
419 Simonton Street, Key West, FL