

Variance

1211 Knowles Lane



The applicant is requesting a variance to minimum required side and minimum required rear setbacks in order to convert a historic cistern into an accessory in-ground swimming pool.

Request



Catherine St.

Knowles Ln.

Varela St.

Watson St.

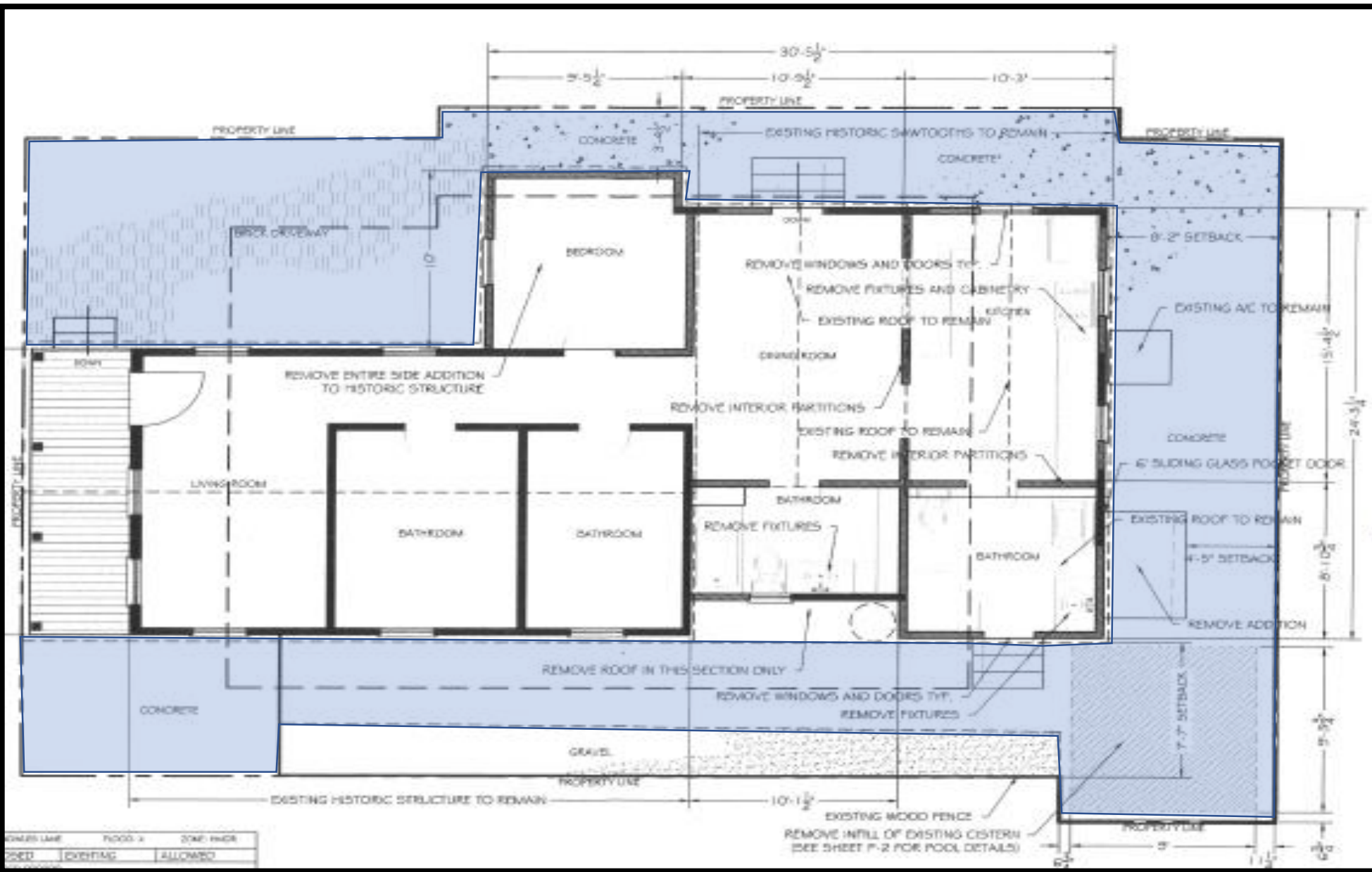


- Zoned Historic Medium Density Res. (HMDR)
- Located in the Historic District
- Principal structure is a historically contributing structure
 - Built in 1899
- Homeowner bought the property in 2019
- Property size is nonconforming in width and depth (36' x 51')
- The property is mostly built out
 - There is a one-story residence and concrete decking surrounding

Background



Existing Site Plan, 1211 Knowles

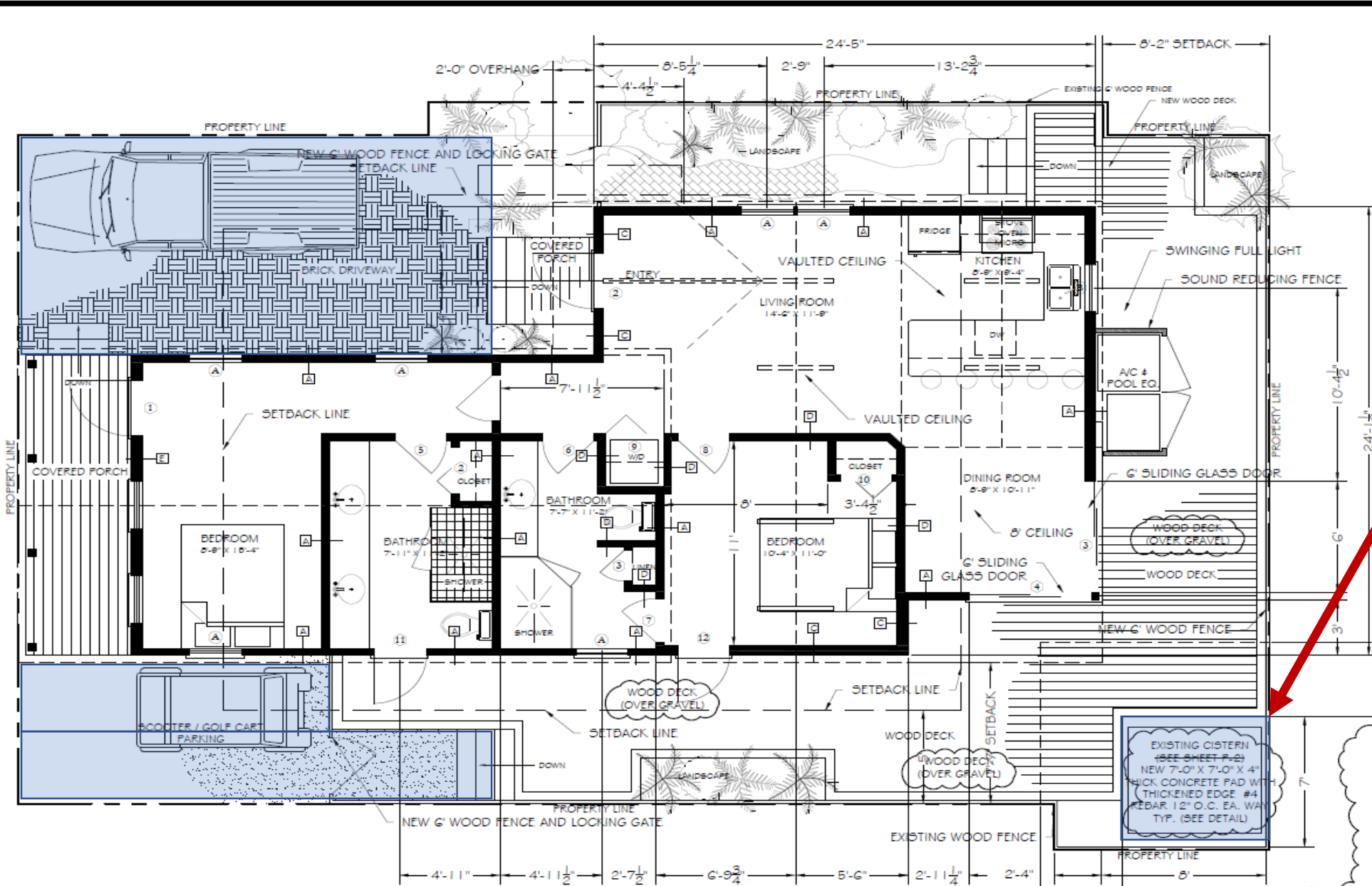


Impervious surface

CHARACTER	FOOD	ZONE	INCR
EXISTING			
ALLOWED			



Proposed Site Plan, 1211 Knowles



Impervious surface

Proposed above ground spa

Applicant has proposed to remove much of the concrete decking and replace with pervious wood decking

WALL SCHEDULE

WALL TYPE / DETAILS	NOTES
EXISTING 2X4 WALL (VERIFY FRAMING, SISTER STUDS AS NEEDED)	STUDS PLACED 16" O.C., DOUBLE TOP PLATE WHERE NEEDED.

THE CITY OF KEY WEST- PLANNING DEPARTMENT

3000 PSI CONCRETE MIN. FROOM FINISH



Site Data Table				
	Code Required	Existing	Proposed	Variance Request
Zoning	HMDR			
Flood Zone	X			
Size of Site	5,000 sqft	2,276 sqft		
Height	30'	17.5'	17.5'	n/a
Front Setback	10	0	0	Existing nonconformity
Side Setback	5'	3' 5"	0'	5'
Rear Setback	15'	4' 5"	0'	5'
Building Coverage	50% -- 1,138 sqft	52% --1,190 sqft	52% -- 1,180 sqft	Yes, existing nonconformity
Impervious Surface	60% -- 1,365 sqft	95% -- 2,170 sqft	76% -- 1,726 sqft	Yes, substantially lowered existing nonconformity
Open Space	35% -- 797 sqft	5% --106 sqft	6% -- 132 sqft	Yes, existing nonconformity

Site Data



1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures, or buildings in the same zoning district.

NOT IN COMPLIANCE

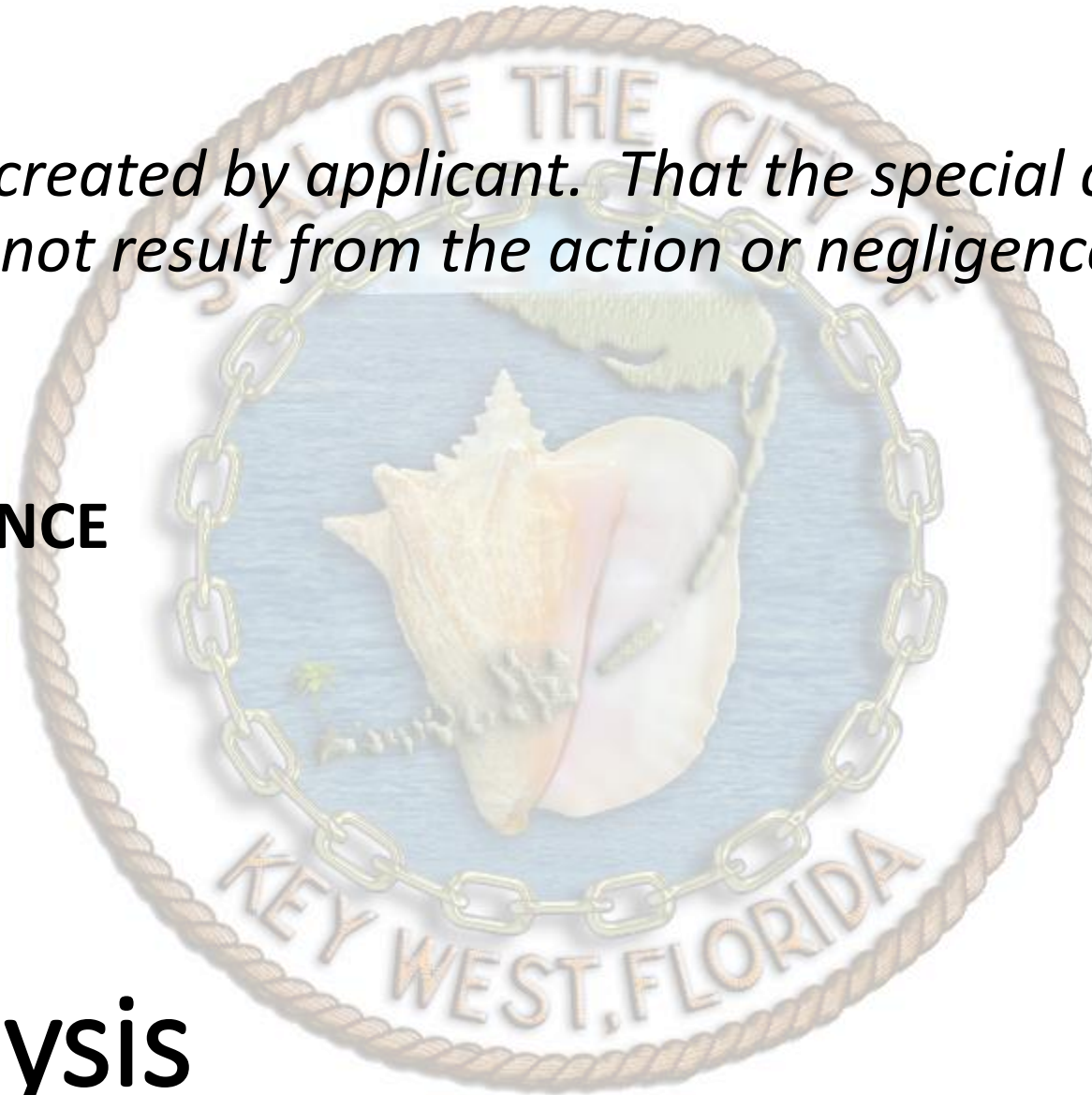
Staff Analysis



2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant

NOT IN COMPLIANCE

Staff Analysis



3. Special privileges not conferred. That granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings, or structures in the same zoning district.

NOT IN COMPLIANCE

Staff Analysis



4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

NOT IN COMPLIANCE

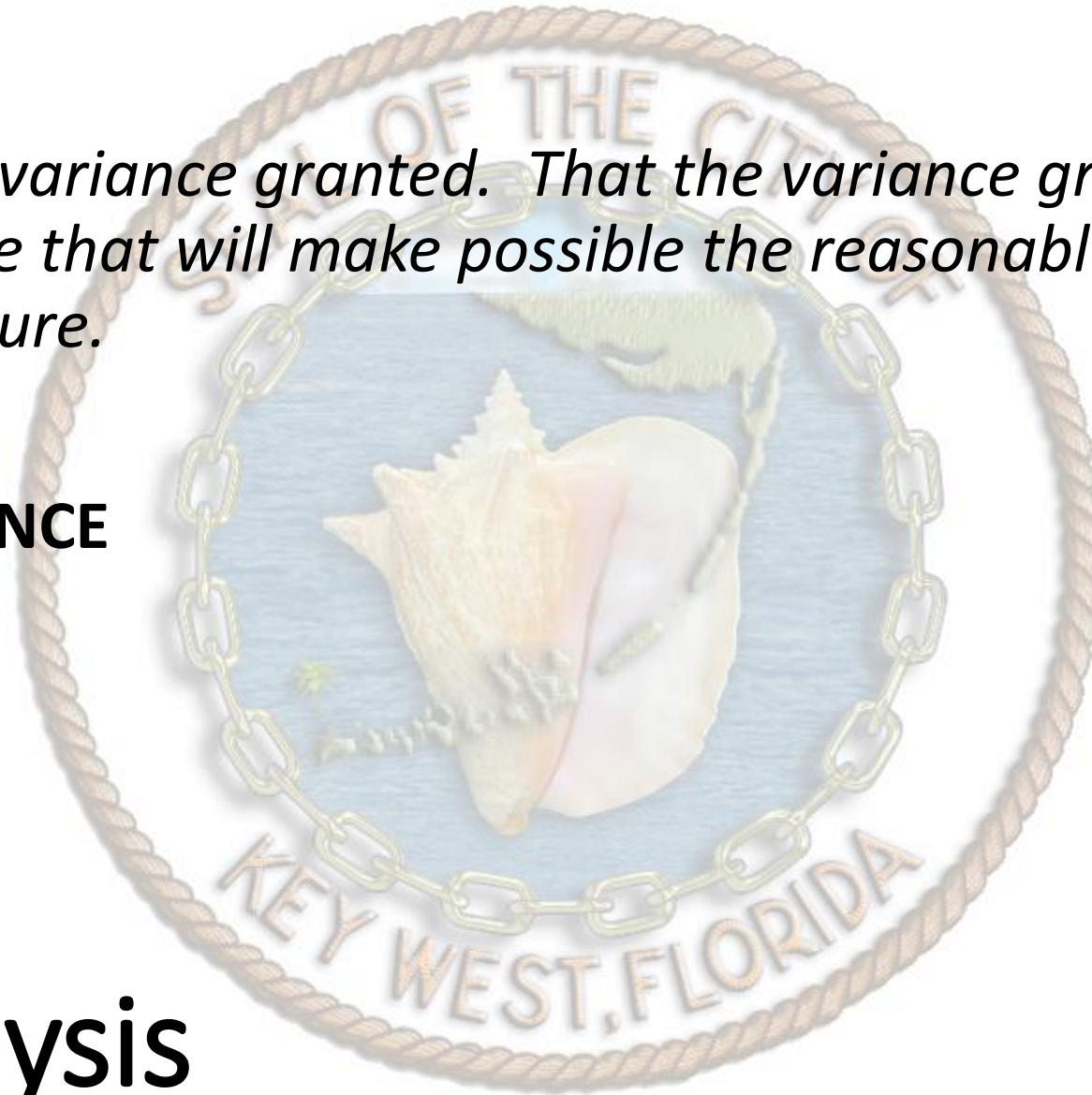
Staff Analysis



5. Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

NOT IN COMPLIANCE

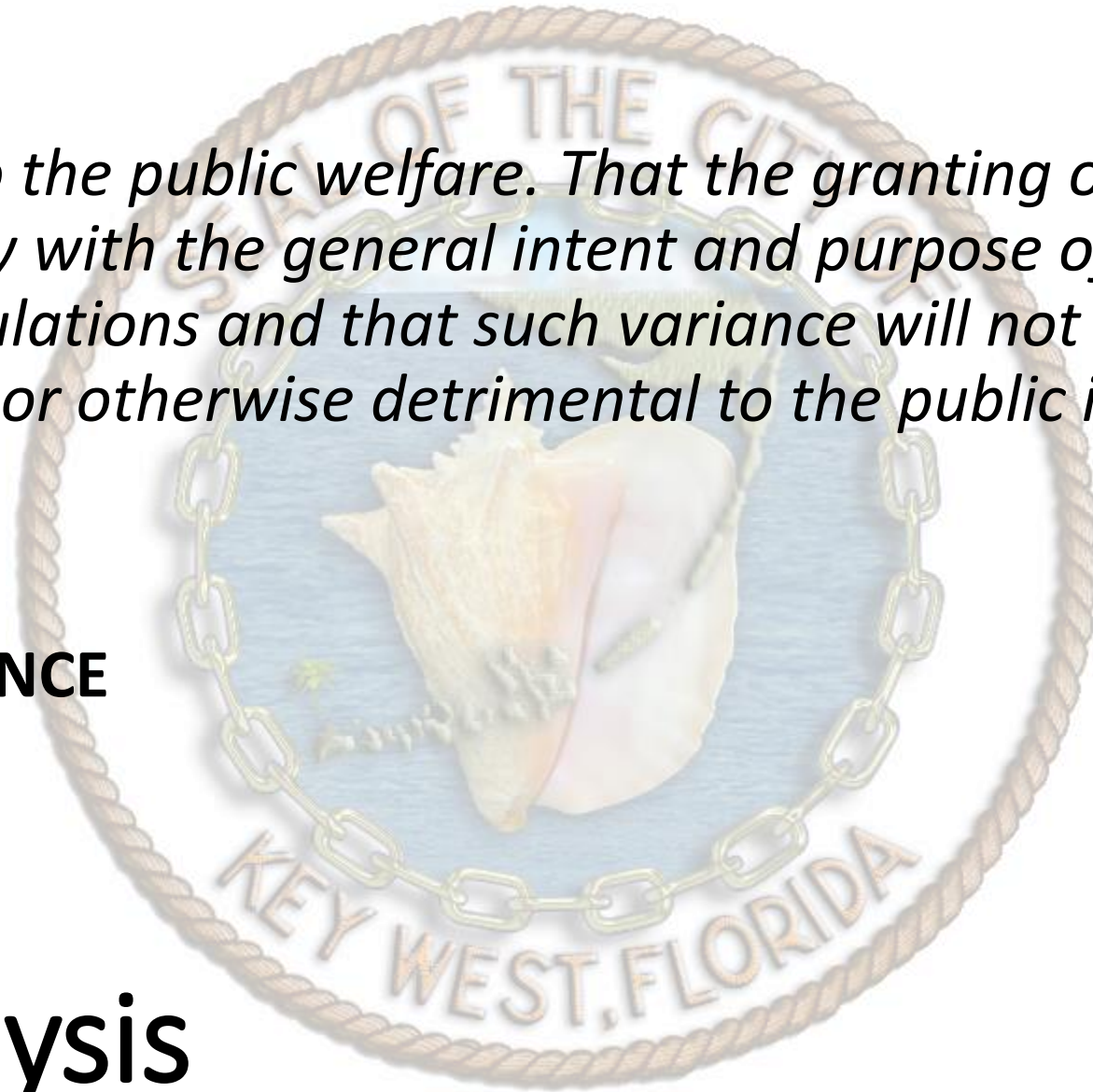
Staff Analysis



6. Not injurious to the public welfare. That the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

NOT IN COMPLIANCE

Staff Analysis



7. Existing nonconforming uses of other property not the basis for approval. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

IN COMPLIANCE

Staff Analysis



The Planning Department, based on criteria in the City Code, recommends the request for a variance be **denied**.

Staff Recommendation



If a vote to approve is passed by the Planning Board, the Planning Department recommends the request for a variance be approved with the following conditions:

1. Vegetation be planted and maintained to screen and buffer the structure.
2. Building plans must comply with plans submitted by William Rowan on 10-24-2020 except for changes to decrease impervious surface and construct a swale or other mitigative technique on the property.

Staff Recommendation

