



THE CITY OF KEY WEST

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Michael Miller Architects  
517 Duval Street, Suite 200  
Key West, FL 33040

September 25, 2012

**Re: 525 Frances Street Gazebo Roof**

Dear Mr. Miller,

As we discussed in our meeting at my office September 21, 2012, the unpermitted roof on the gazebo at the rear of the property at 525 Frances Street has been removed. The gazebo may remain, and if you choose, a decorative element may be permitted atop the original structure. This decorative addition will not require an application for a variance because the gazebo will not be a residential use, and does not exceed the floor area ratio, density, and height restrictions of the Historic High Density Residential (HHDR) zoning district. The language found with the Land Development Regulations referring to a "three dimensional envelope" applies to the reconstruction or replacement of a structure (nonconforming) which exceeds one or more of dimensional (width, height, depth) criteria or intensity/density criteria when involuntarily destroyed. In this case the structure is neither being replaced nor reconstructed. Moreover, the improvements do not exceed 50% of the structure's value. Finally, the proposed decorative element (not a new roof) does not exceed the height restrictions of the HHDR zoning district.

My determination is based, in part, on a statement contained in your letter dated August 23, 2012 which stated the "project will not reconstruct nor replace any part of the gazebo, it will not exceed the footprint of the existing gazebo, it's cost will not exceed 50% of the value of the gazebo, and will not change in any way the use of the gazebo."

If you have any questions, do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Donald Leland Craig", is written over a long horizontal line that extends across the page.

Donald Leland Craig, AICP  
City Planner

