

Members of the Planning Board,

The residence at 2827 Harris Ave., Parcel: 00067390-000000, previously received a variance, Project#VAR2021-0007 in 2021, which allowed for increased building coverage (42% or 2,122 SF), and a reduced side setback (3'-8").

The current application (under the same parcel ownership), requests an additional variance for further increased building coverage (45.5% or 2,291 SF), for a covered porch that was not permitted. The application also requests additional impervious surface coverage (55.2% or 2,782.9 SF).

The drawings included in the application appear to contain discrepancies, as the buildings appear to have no roof overhangs. Is the intent of this project to remove the building overhangs? Including the overhangs will significantly impact the setbacks for the building envelope, and open space calculations (Section 122-1145.B.1.e LDR).

The owner of this parcel was aware of the land development regulations when they applied for the original variance for this property. Allowing an after-the-fact variance for exceeding the allowances that were granted in the original variance, is the same as giving this parcel owner special privileges which is one of the criteria used to consider variance applications.

It is for this reason that I oppose this variance application and ask that you deny the proposal.

Sincerely

Salvador LaBella

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