

**PLANNING BOARD
RESOLUTION NO. 2017-33**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING A VARIANCE TO MINIMUM BUILDING COVERAGE, REAR YARD SETBACK, SIDE SETBACK, STREET SIDE SETBACK AND PARKING REQUIREMENTS FOR ONE (1) VEHICLE SPACE FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENTIAL DWELLING UNIT ON PROPERTY LOCATED AT 1421 FIRST STREET (RE # 00045100-000000) IN THE LIMITED COMMERCIAL (CL) ZONING DISTRICT PURSUANT TO SECTIONS 90-395, 122-390(4)(A), 122-390(6)(a), 122-390(6)(b), 122-390(6)(c), AND 108-572(1) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant proposes to construct a new single-family residential dwelling unit on the property on the property located at 1421 First Street (RE # 000045100-000000); and

WHEREAS, Section 122-390 of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that the minimum rear yard setback is twenty point two feet (20.2) feet, that the maximum building coverage permitted is forty (40) percent, that the side setback is fifteen feet (15'), that the street side setback is twenty feet (20'); and

WHEREAS, Section 108-572 of the LDRs of the City provides that the off-street parking for single-family is one (1) space; and

WHEREAS, the proposed rear yard setback requirements is 5' from the 20.2 feet minimum required, the proposed building coverage is 70% over the required 40%, the side setback is 5' from the 15' required, the street side setback is 5' from the 20' required, and the vehicle is 1 space from the



Chairman



Planning Director

11 spaces required; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on July 20, 2017; and

WHEREAS, the Planning Board finds 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 district; and

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

WHEREAS, the Planning Board finds 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; and

WHEREAS, the Planning Board finds 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; and

WHEREAS, the Planning Board finds that the variances granted is the minimum variances that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the granting of the variances 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; and

WHEREAS, the Planning Board finds that 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 are grounds for the issuance of the requested variance; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. An approval by Resolution of the Key West Planning Board for minimum rear yard setback, maximum building coverage, side setback, street side setback, and vehicle parking spaces in order to construct a single-family dwelling unit on property located within Limited Commercial (CL) Zoning District pursuant to Sections 90-395, 122-390(4)(a), 122-390(6)(a), 122-390(6)(b), 122-390(6)(c), and 108-572(1) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Section 3. It is a condition of this variance that full, complete, and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.



Chairman



Planning Director

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to this variance in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

Section 5. This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 6. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 7. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

WSE Chairman
PW Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 20th day of July
2017.

Authenticated by the Chairman of the Planning Board and the Planning Director;

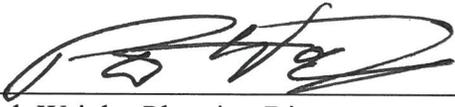


Sam Holland, Planning Board Chairman

7/27/17

Date

Attest:



Patrick Wright, Planning Director

7-27-17

Date

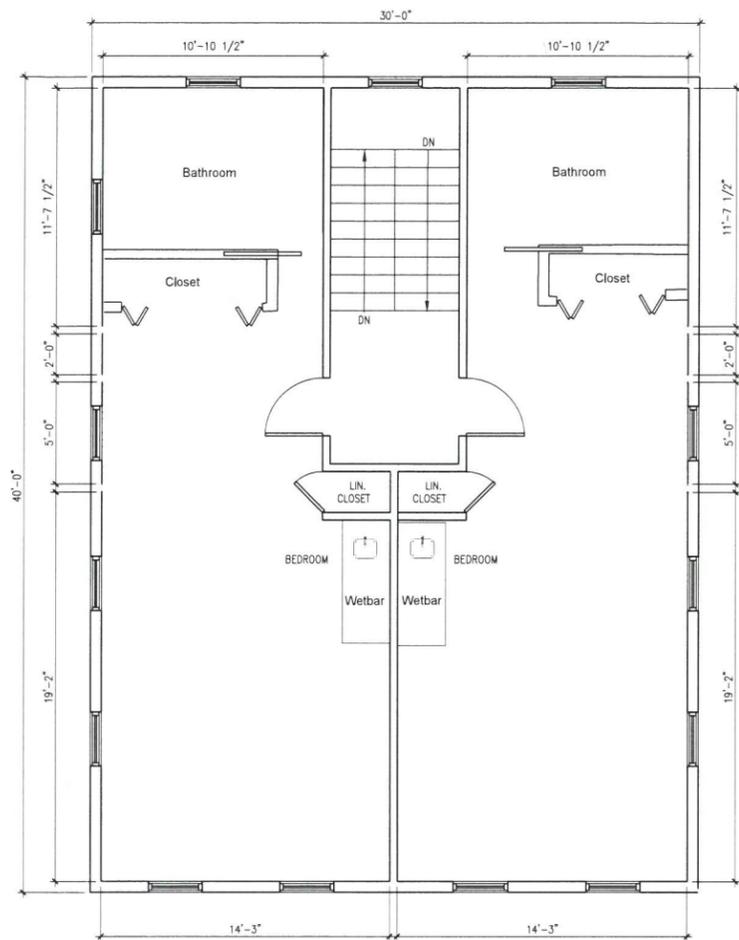
Filed with the Clerk:



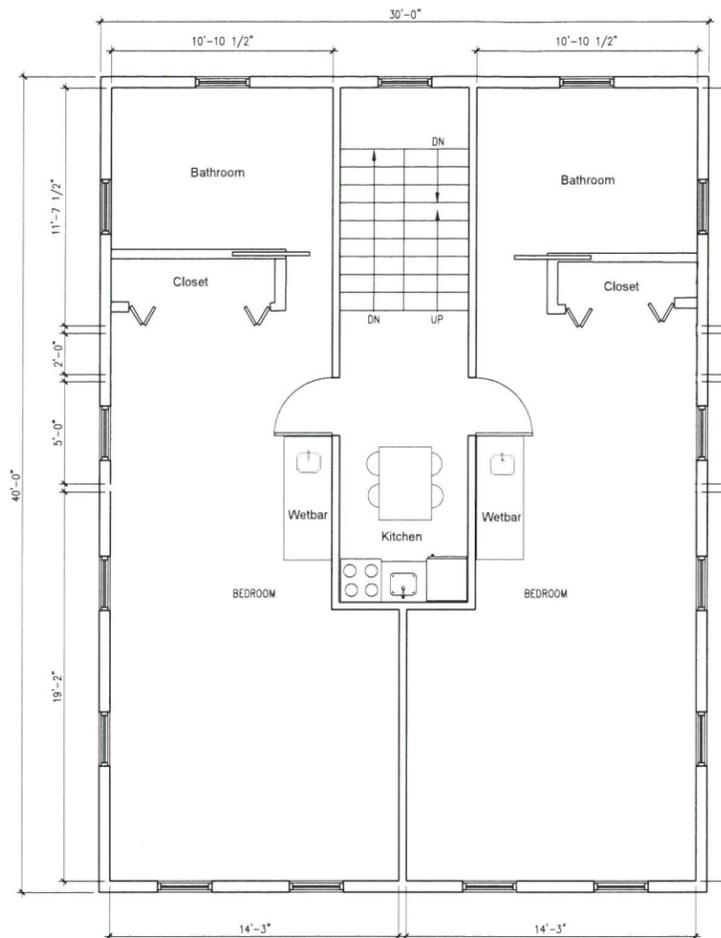
Cheryl Smith, City Clerk

7-27-17

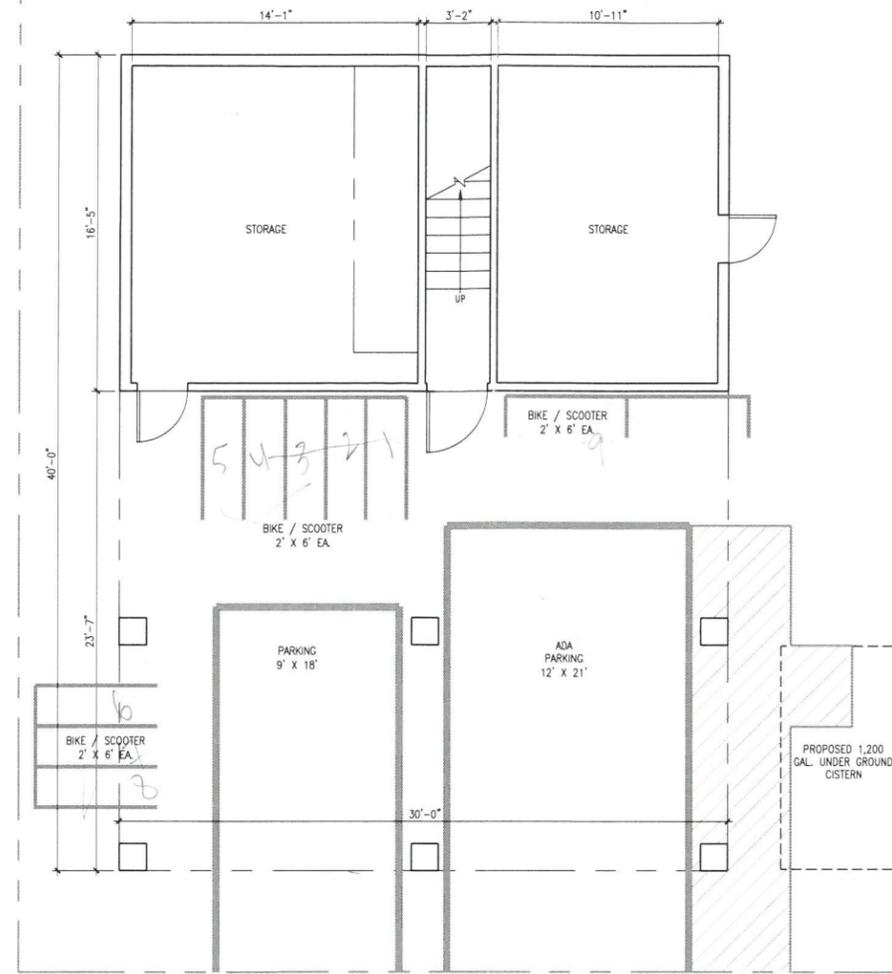
Date



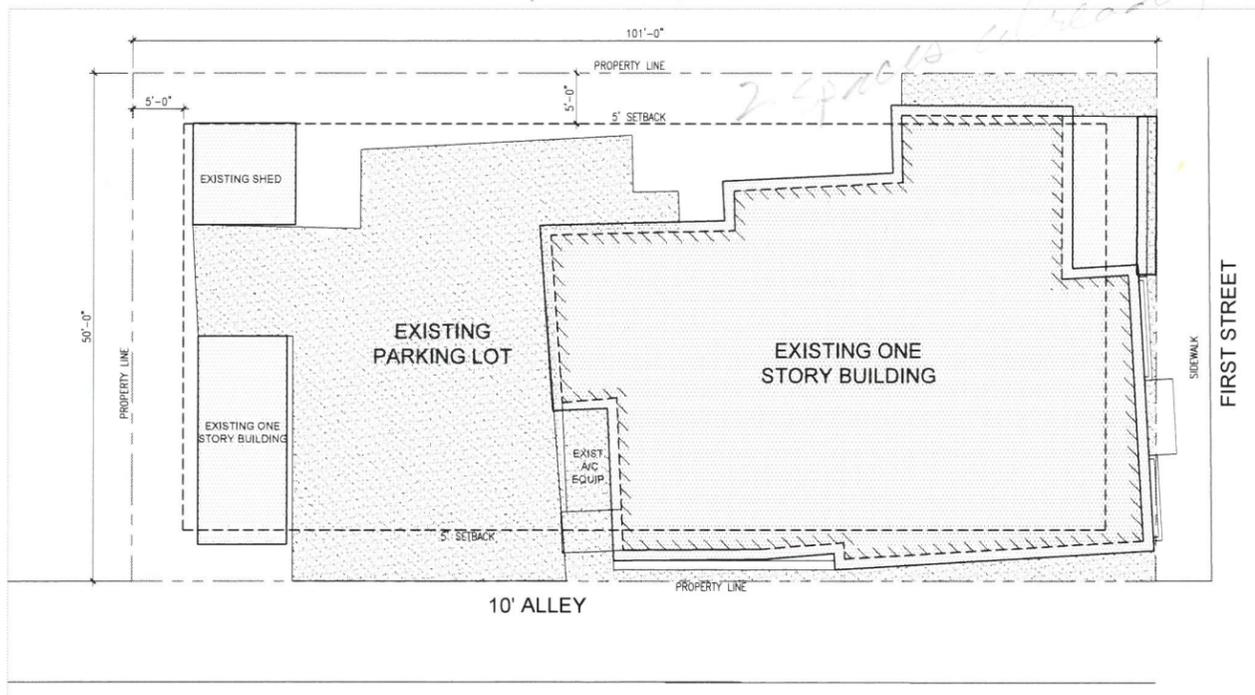
5 **THIRD LEVEL PLAN**
A2.1 SCALE: 1/4"=1'-0"



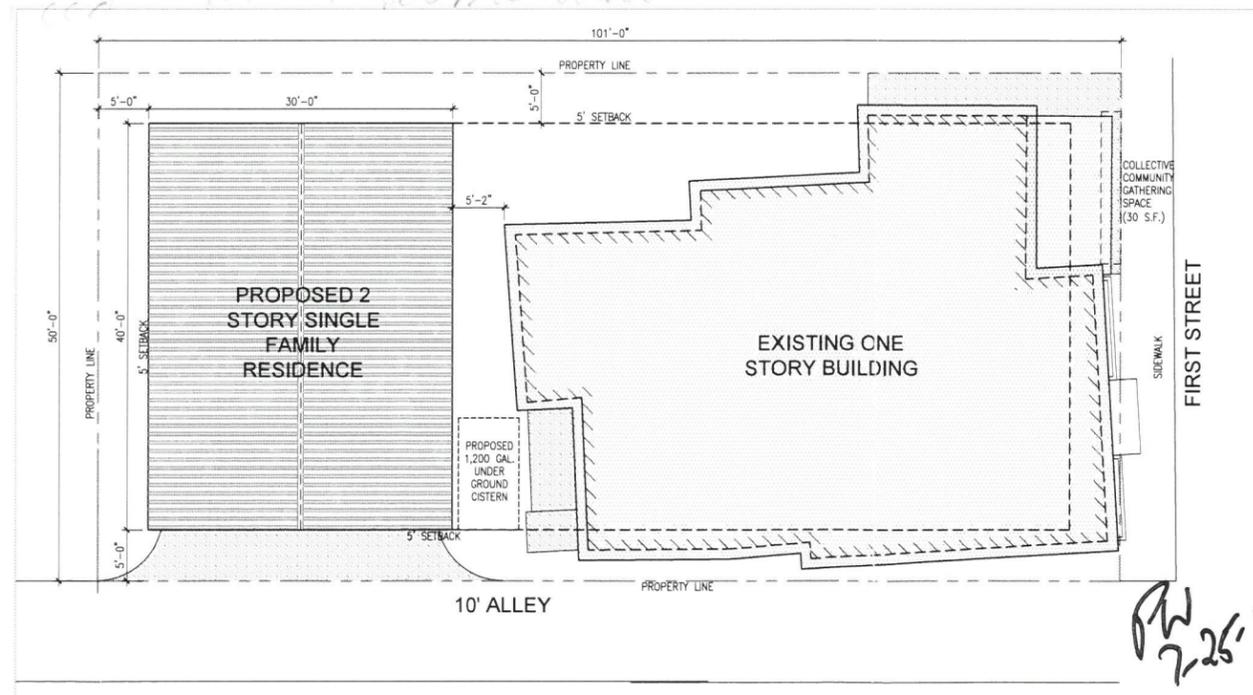
4 **SECOND LEVEL PLAN**
A2.1 SCALE: 1/4"=1'-0"



3 **GROUND LEVEL PLAN**
A2.1 SCALE: 1/4"=1'-0"



2 **EXISTING SITE PLAN**
A2.1 SCALE: 1/8"=1'-0"



1 **PROPOSED SITE PLAN**
A2.1 SCALE: 1/8"=1'-0"

15 posts

2 spaces

1 for SF residential

PW 7-25-17

WS 7/27/17

NO.	DATE	DESCRIPTION

1421 FIRST STREET
 KEY WEST, FL
NEW SINGLE FAMILY RESIDENCE

Drawing Size: 24x36 | Project #: 15005

Title:

PROPOSED ELEVATIONS

Sheet Number:

A-3.1

Date: - JANUARY 31, 2017
 ©2017 by William Shepler Architect



3 SOUTH ELEVATION
 SCALE: 1/4"=1'-0"



2 WEST ELEVATION
 SCALE: 1/4"=1'-0"



4 EAST ELEVATION
 SCALE: 1/4"=1'-0"



1 NORTH ELEVATION
 SCALE: 1/4"=1'-0"