

August 15, 2016

City of Key West Planning Board
City of Key West, Florida
Planning Department
PO Box 1409
Key West, Florida 33041-1409

Re: Variance – 1014 Johnson Street
(RE# 00058630-000000; AK # 1059111)

Dear City of Key West Planning Board:

The Johnson Street neighborhood was recently notified of the request for variances to maximize building coverage and open space requirements in order to construct a one story addition, on property located within the Single Family Residential (SF) Zoning District at the property specifically located at 1014 Johnson Street. The intent of this letter is to inform the City of Key West Planning Board of our objections to the granting of these requested variances. Our bases for objections are as follows:

Objection No. 1: Subject Property Already Exceeds Allowable Building Area

According to the architectural drawings prepared by Peter Pike Architect, the 7,500 Sq. Ft. site currently has a Building Coverage of 40.09 % compared to an allowable of 30%. The applicant is now requesting that the City of Key West Planning Board grant an additional variance to increase the Building Coverage to 41.16%.

Over the past 10 plus years, there has been numerous new residential construction projects on Johnson Street and to our knowledge none were granted a variance to exceed the allowable building area. *In fact, three of the most recent construction projects on Johnson Street within one block of the 1014 property were required to compromise their preferred design preferences in order to strictly comply with the required zoning ordinances.* The owner of the subject 1014 Johnson Street property has options to accommodate a larger kitchen within the existing home foot print that do not require a variance and would not further increase the Allowable Building Area.

The Building Coverage Requirements are carefully regulated for a number of reasons. They include storm water run-off control, building density moderation and aesthetic qualities. We appeal to the City of Key West Planning Board to respect the importance of these factors and deny this requested variance.

Objection No. 2: Subject Property Already Exceeds the Allowable Impervious Coverage

According to the architectural drawings prepared by Peter Pike, the 7,500 Sq. Ft. site currently has a Total Impervious Area of 80.32% or 6,024 Sq. Ft. compared to the Total Allowable Impervious Area of 50% or 3,750 Sq. Ft. The applicant is now requesting that the City of Key West Planning Board grant a variance to increase the already non-conforming Allowable Building Area by 80 Sq. Ft. and to offer a token .27% or 20 Sq. Ft. in exchange for that consideration.

As responsible Key West residents we should all look for opportunities to improve the island's storm runoff challenges and not continue to compound them. We should all look for opportunities to increase the island's open space and lush landscaping, not take advantage of grand fathered situations that compromise our island's potential. We should all welcome opportunities to be good neighbors and not impose unwelcomed or undesirable actions upon others. If the City of Key West Planning Board approves this variance, *they will be allowing an existing non-conforming condition mentality to continue and in fact worsened by having impervious conditions to be created by building area rather than impervious pavement. A sensitive property owner would be more likely to create green space by removing concrete pavement opposed to building square footage.*

Objection No. 3: Property Is Already the Subject of Other Non-Conforming issues

Since the current owner purchased the property in May of 2011, they have constructed a large second floor addition, constructed a swimming pool in their front yard even though there would have been room to construct in the rear yard per code, and it appears they have converted a rear storage building into an extension of the guest cottage.

As the City of Key West Planning Board is well aware, the subject property is located in a Single Family (SF) Zoning District. The owner is now asking to not only increase the non-conforming Building Coverage Area but they are also requesting a building permit to increase the second floor square footage.

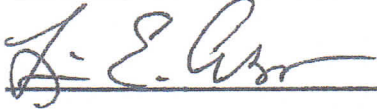
The below residents strongly request that the City of Key West Planning Board deny the applicant's request for the proposed variances. Furthermore, the property has been advertised on for rent sites. We ask the board to not support or encourage the current owner's potential to disrupt our neighborhood's character and quality of life. Johnson Street is where we call home. It is where many of us have raised our children and where neighbor watches out for neighbor. It is an area that represents the very best that this island holds dear and depends upon the laws and regulations in place to be enforced by our elected officials.

Thank you for this opportunity to express our concerns and opinions and we trust that the City of Key West Planning Commission will do the right thing.

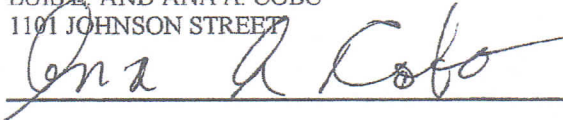
Sincerely;

8/15/16

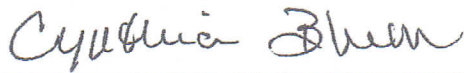
The following are signatures with addresses of neighbors that oppose the requested variances for 1014 Johnson Street.



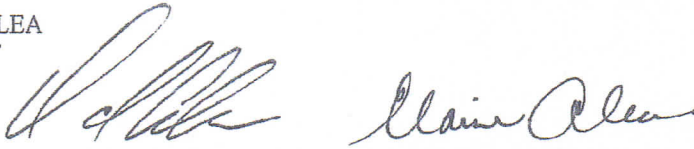
LUIS E. AND ANA A. COBO
1101 JOHNSON STREET



CYNTHIA BLUM
1111 JOHNSON STREET



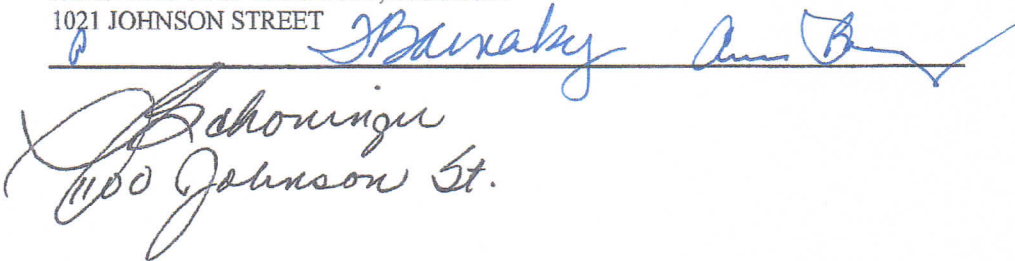
DAVID AND ELAINE ALEA
1025 JOHNSON STREET



NIKKI SOLITA ROBINSON
1012 JOHNSON STREET

 *Nikki R. Morgan, Trustee*

ALAN RAY AND TAMARA F. BARNABY
1021 JOHNSON STREET


Barnaby Tamara F.
1000 Johnson St.