

From: Arlo Haskell [<mailto:arlohaskell@gmail.com>]
Sent: Thursday, November 20, 2014 11:19 AM
To: Kevin Bond
Subject: Re: variance request, 732 Poorhouse Ln

Mr. Bond,

After reviewing the documentation in detail, I find your and Mr. Craig's reasoning to be sound in recommending that this variance be denied. Therefore, my wife and I wish to enter into the record our opposition to the variance requested for the property at 732 Poorhouse Lane. We ask the planning board to follow staff recommendation and deny Mr. Sarno's request.

As a couple who recently purchased property in this neighborhood (we bought 820 Windsor Ln. in March 2013), we are sympathetic to Mr. Bayne and Mrs. Grayden's desire to construct a new home to their specifications on their property. However, as is noted in the staff report, there are neither any special circumstances nor any hardships which would merit granting special privileges to the applicants.

Key West's historic neighborhoods face intense pressure from developers and property owners seeking to maximize their investment in expensive real estate. Given these pressures, I believe the land development regulations strike an admirable balance in preserving the character of these neighborhoods while respecting the reasonable rights of property owners. I see no compelling reason to vary from these responsible and effective regulations.

Thank you for your time,

Arlo Haskell & Ashley Kamen
owners: 820 Windsor Lane
residence: 716 Love Lane
phone: [305-395-1899](tel:305-395-1899)

From: Dianne Zolotow [<mailto:diannezolotow@gmail.com>]

Sent: Monday, November 17, 2014 12:24 PM

To: Kevin Bond

Subject: Re: 732 Poorhouse Lane

I have several objections. The scale is wrong for a long-established historic neighborhood. As the plans read, the owner will lose a parking place which means additional seasonal problems on our block of William Street which is not marked for residential parking only and thus gathers many rental cars from nearby guesthouses. And finally, construction on this scale will require many delivery trucks and contractor vehicles which will further add to parking woes not to mention blocking Poorhouse Lane which provides car access and egress to Butler Park and the 700 block of William. Thank you for your consideration.

--

Dianne Zolotow

708 William St

Key West, Fl 33040

DianneZolotow@gmail.com

305 304 4295

Venetia A. Flowers

Subject: FW: re:application for variance 732 Poorhouse Lane

From: David Govus [<mailto:DGovus@elijay.com>]
Sent: Saturday, November 15, 2014 6:48 AM
To: Kevin Bond
Subject: re:application for variance 732 Poorhouse Lane

Dear Mr. Bond

I oppose granting this variance. The neighborhood is too crowded as it is and there is not enough parking. A construction project like this will require a number of contractors and many visits by supply trucks. The result will be that on many days my driveway that accesses Bill Butler Park will be blocked and even if I can exit my driveway Poorhouse Lane will be blocked. What is the point to setbacks if variances are always granted?

David Govus
823 Galveston Lane.


To the Key West Planning Board:

We are neighbors of the house located at 732 Poorhouse Lane. We are homeowners who have resided in our houses in the Windsor/Poorhouse Lanes neighborhood approximately 20 years (or more). We are in agreement that we strongly object to the variance request for the property at 732 Poorhouse Lane. We urge you to reject this application.


The building demolition and addition proposed would be injurious to each of us individually and to our neighborhood. The two-story addition - which would require a maximum building coverage variance as well as variances for impervious surface ratio and setbacks - is simply too big for the property. It would negatively impact the quality of life of the immediate neighbors (us) by cutting us off of views of the sky and trees, natural lighting, and air flow. We do not want you to set a precedent in our neighborhood by approving this project which is way out of scale for its location.

While the applicant claims that there are improvements made by the proposed project, it is obvious that replacing the existing small additions and storage sheds with a 2-story, 24.5 ft high structure is no improvement for the neighbors. The impacts of this proposed project are all negative to us long-time residents.

Please reject!


Amy Lachat & Matthew Lynch: 822 - 824 Windsor Lane


Donna Froelich: 738 Poorhouse Lane


Susan Kent: 821 Windsor Lane


Pony Charvet: 814 Windsor Lane

Kevin Bond

From: Lynn-Marie & Brewster <sunrisedriven@gmail.com>
Sent: Monday, November 17, 2014 3:40 PM
To: Kevin Bond
Subject: Variances for 732 Poorhouse Lane.

Dear Mr. Bond,

Thank you for the opportunity to respond to the plans for 732 Poorhouse Lane.

We live around the corner from the property, at 712 William St -- Poorhouse Lane is our primary entry to our street. Unfortunately we are unable to attend the hearing November 20.

It's our understanding that the plans will enlarge the home, both the height and width. While it gives the owner much more living space (nearly twice as much), it will certainly have an impact on the neighbors. This is a lovely historic neighborhood, with relatively small homes. By enlarging them substantially, you cut off light and air for the next door neighbors, and change the historic character of the neighborhood. When the Planning Board allows these huge expansions, it sends a signal to others that it's OK -- instead of buying a larger home, just expand what you have to the limit, even if it affects your neighbors negatively.

There would also be considerable impact on our street. The entrance through Poorhouse Lane is the only way we can enter our street and park legally. A project of this size will surely require many large trucks that will need to stop for long periods of time in the lane. This will impede access to the park and to our block of William St. And, we hope you will insist they keep a private parking space as they have now, since our parking has been severely limited by the City's decision to remove parking on Windsor Lane.

We urge the Planning Board to ask the owner to scale down the plans to something that fits with the character of the neighborhood, and give due consideration to the neighbors so they can continue to enjoy their properties.
Lynn-Marie Smith and Brewster Chamberlin

Amy Lachat Lynch & Matthew Lynch
822Rear Windsor Lane
Key West, FL 33040

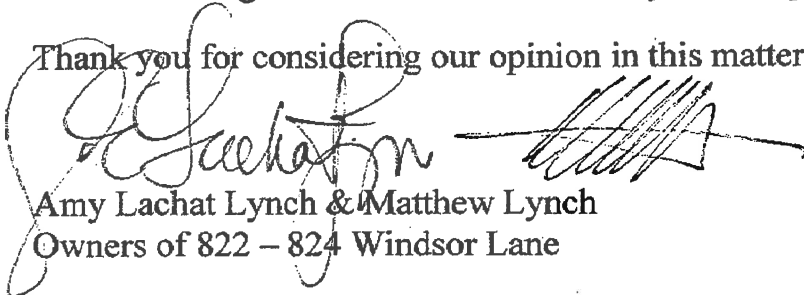
We respectfully request the Planning Board to deny the variance request for 732 Poorhouse Lane as recommended by the Planning Staff. We strongly object to the proposed plan to replace most of the existing, unobjectionable structure with a two-story addition which is extremely out of scale with its lot and with our neighborhood.

We live in a small house at the rear of a lot on Windsor Lane. Our house is about 30 feet away from the subject property. This new structure would loom over us and other homes in our very densely populated neighborhood. It would obscure natural light, air and views of trees from our home. We are surrounded by small Key West cottages in our neighborhood, and we all currently share the view of the sky and the shade of tall fruit trees. We do not want to see a precedent set where the Planning Board allows historic low-profile cottages in our area of town to be replaced by large houses that are better suited for the larger parcels in other parts of the city. This project is injurious to us and our neighbors.

The single family house at 732 Poorhouse Lane home was occupied by the previous owners and by vacation renters right up to when it was foreclosed upon and resold in June 2013. There is no hardship requiring the current owners to add a huge two-story new addition to this property in order to use and enjoy it. The home's currently nonconforming setbacks and lot coverage ratios would not be improved by this project, in our opinion. The current house's setback and lot coverage "nonconformities" do not cause even a fraction of the negative impact to the neighborhood that this proposed project would. It is simply too large and too tall for a 24 foot wide lot on a small lane in a historic Key West neighborhood.

Please do not grant the variances necessary for this proposed project to become a reality.

Thank you for considering our opinion in this matter.



Amy Lachat Lynch & Matthew Lynch
Owners of 822 - 824 Windsor Lane