



**THE CITY OF KEY WEST
PLANNING BOARD
Staff Report**

To: Chairman and Planning Board Members

Through: Patrick Wright, Planning Director

From: Vanessa Sellers, Planner I

Meeting Date: October 19, 2017

Agenda Item: **Variance Extension – 1019 Varela Street (RE # 00032500-000000)** –
A request for a 2nd extension to variances granted in Resolution No. 2014-57 for property located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Sec. 90-395 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

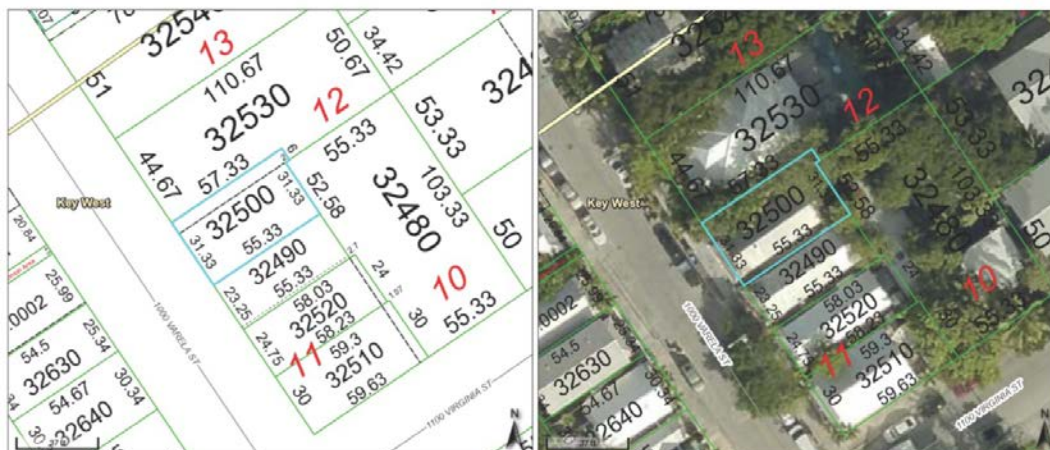
Request: A request for a second extension to variances granted to increase maximum impervious surface ratio in order to construct a swimming pool and water feature wall

Applicant: Anthony D. Sarno, RA, NCARB, President of Anthony Architecture, LLC

Property Owner: Kutcher, LLC

Location: 1019 Varela Street (RE # 00032500-000000)

Zoning: Historic Medium Density Residential (HMDR) Zoning District



Background:

The property at 1019 Varela Street is located between Virginia Street and Truman Avenue and is 1 lot of record. The property currently contains a single-family home.

The above location was granted variances to the maximum allowable impervious surface from 60% to 79.3% through Resolution No. 2014-57.

In November of 2016, the owner of the property was granted a 1-year extension to the variance through Resolution No. 2016-57.

On August 8, 2017, Anthony Sarno of Anthony Architecture submitted a request on behalf of the property owner for an additional 12-month extension. This additional one-year extension will allow the necessary time needed to obtain HARC and Tree Commission approval and to move forward with construction, according to the applicant's representative.

City Actions:

Planning Board Meeting:	September 18, 2014 Resolution 2014-57
Planning Board Meeting:	November 17, 2016 Resolution 2016-57
Planning Board Meeting:	October 19, 2017

Factors for review of the Extension include the following:

1. **The applicant submitted the request for the Extension prior to the variance approval expiration.**
The applicant submitted a request for the Variance Extension on August 8, 2017, prior to the expiration of the Variance approval.
2. **The applicant has submitted reasonable cause for the Extension.**
The applicant has requested the extension in order to complete the authorized development.

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.

RECOMMENDATION:

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for Variance Extension be **approved** without modification to original conditions.

