

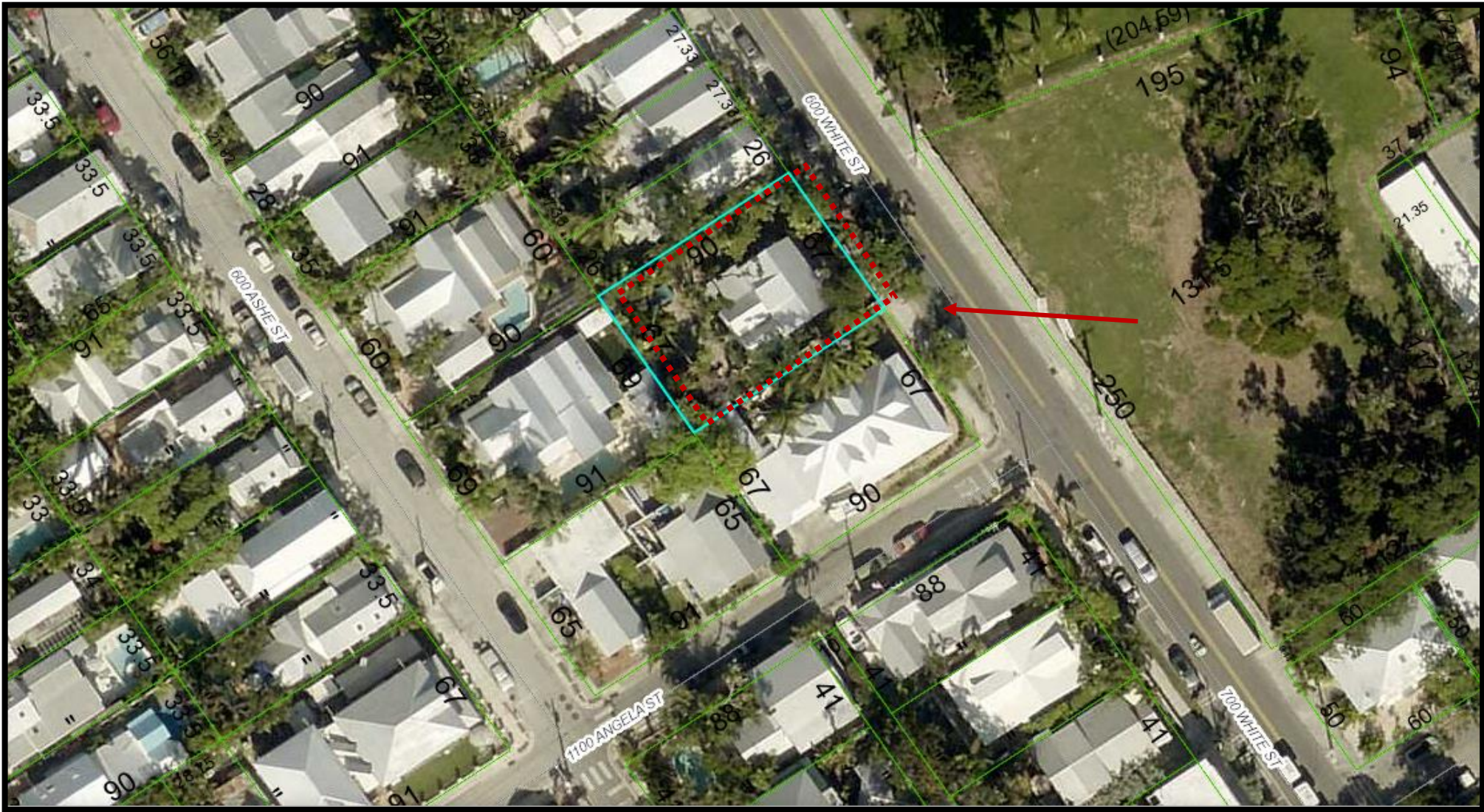
Variance for 624 White Street



A request for a variance to required off-street parking spaces for a Civic and Cultural Activities use, substituting twelve (12) bicycle spaces for the required three (3) automobile parking spaces per code on a parcel located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Section 90-395, Section 108-572 (3) and Section 108-574 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request





Map



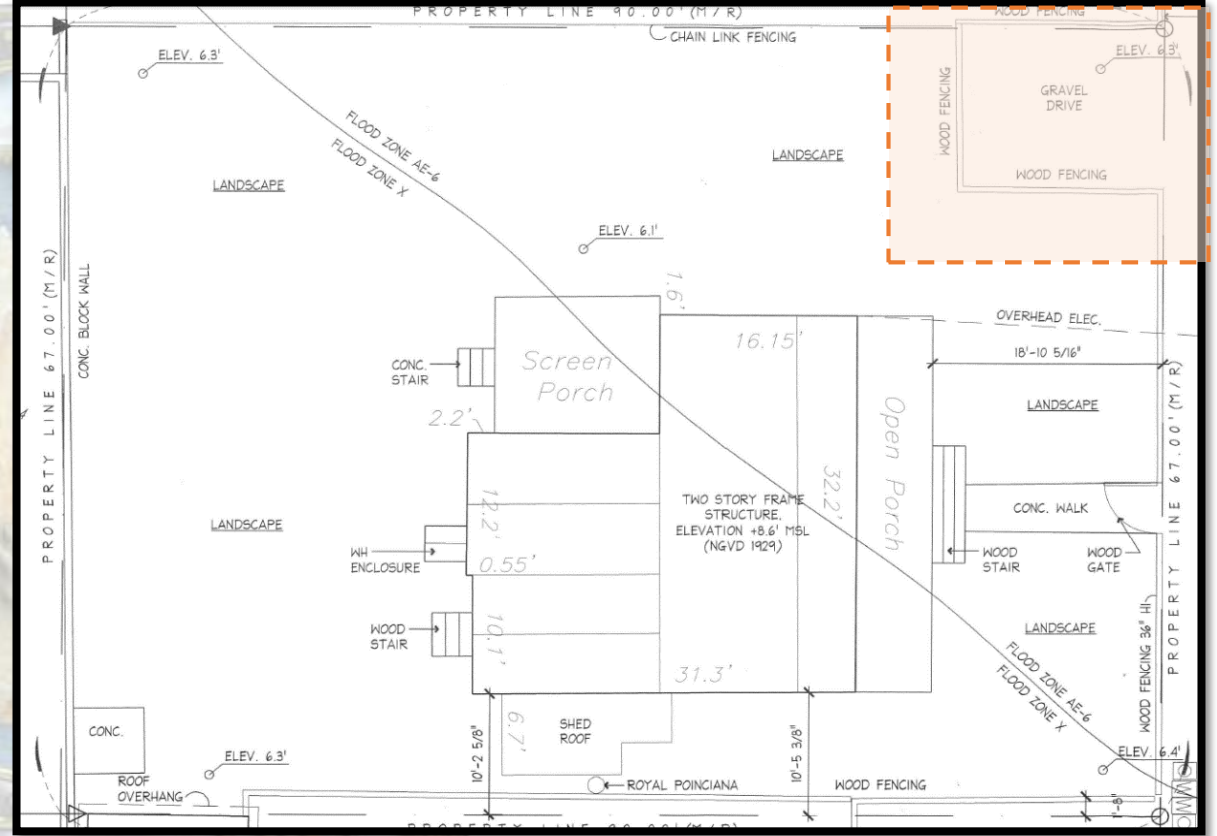
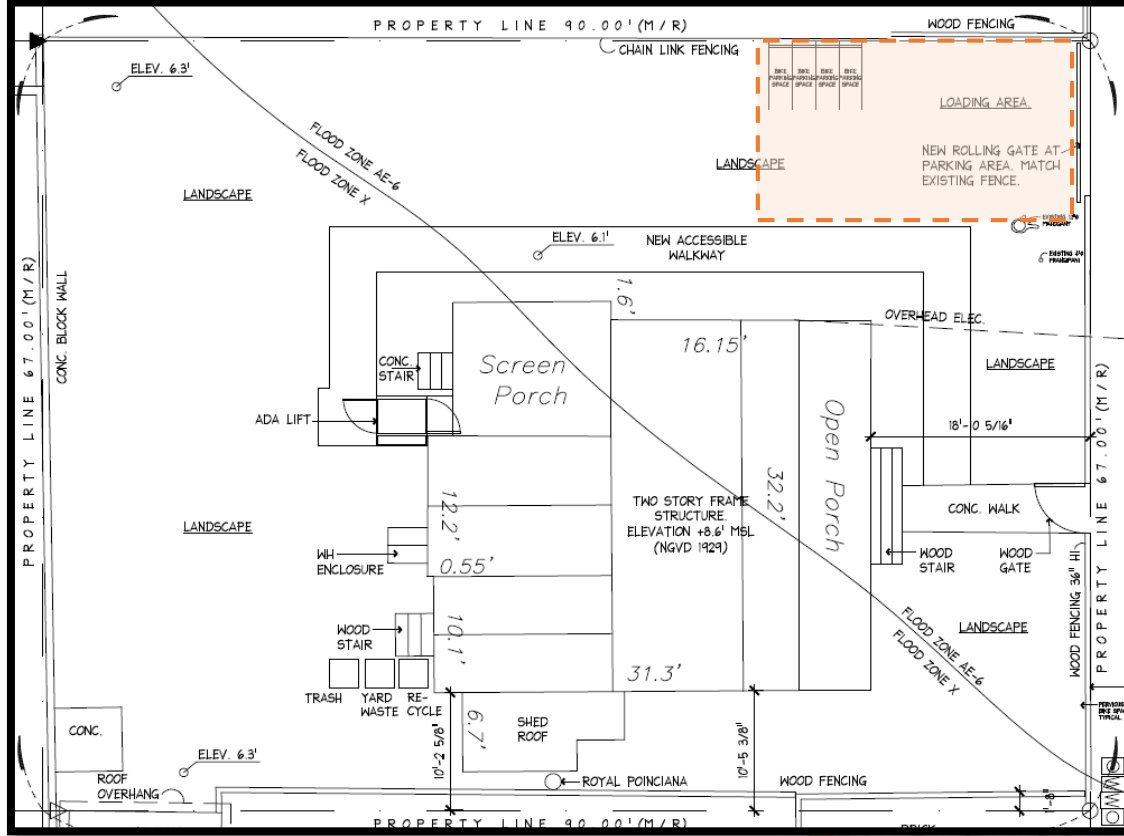
- Historically contributing Elizabeth Bishop house built in 1890's
- Applicant seeking a Conditional Use permit for a Civic and Cultural use, promoting the history and literacy
- The conditional use application raises the minimum number of parking spaces required from one (1) off-street space to three (3) off-street parking spaces
- On May 19th, the applicant asked to modify the variance to eliminate all off-street parking, convert the driveway into a loading space, and install four (4) bicycle parking spots
- The historic home and garden will be open to the public during normal business operating hours

Background



Modified site plan, 624 White Street

Existing site plan, 624 White Street



Site Plan



1. Existence of special conditions or circumstances. 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 zoning district.

NOT IN COMPLAINT

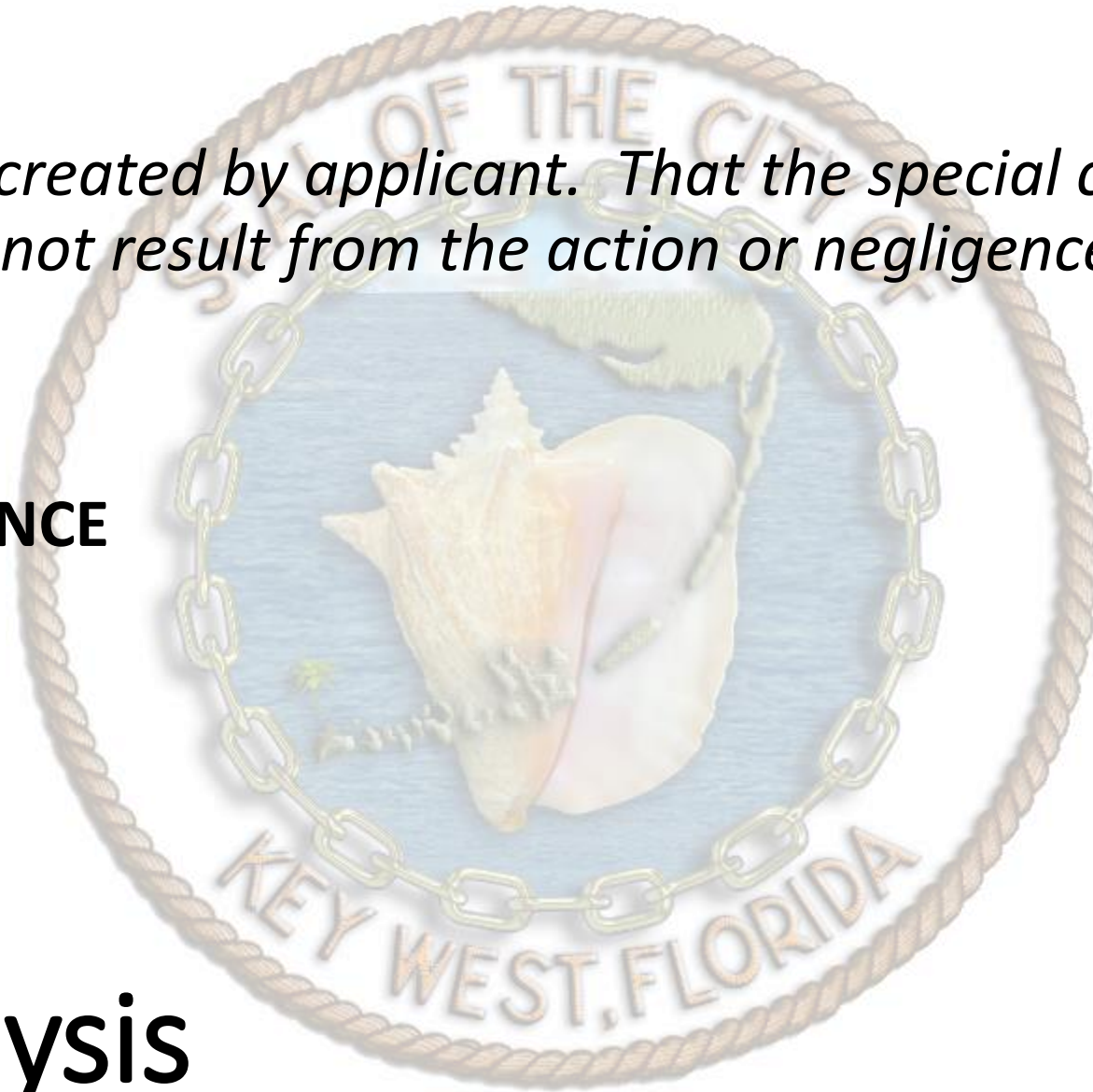
Staff Analysis



2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant

NOT IN COMPLIANCE

Staff Analysis



3. Special privileges not conferred. 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.

NOT IN COMPLAINT

Staff Analysis



4. Hardship conditions exist. 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.

NOT IN COMPLIANCE

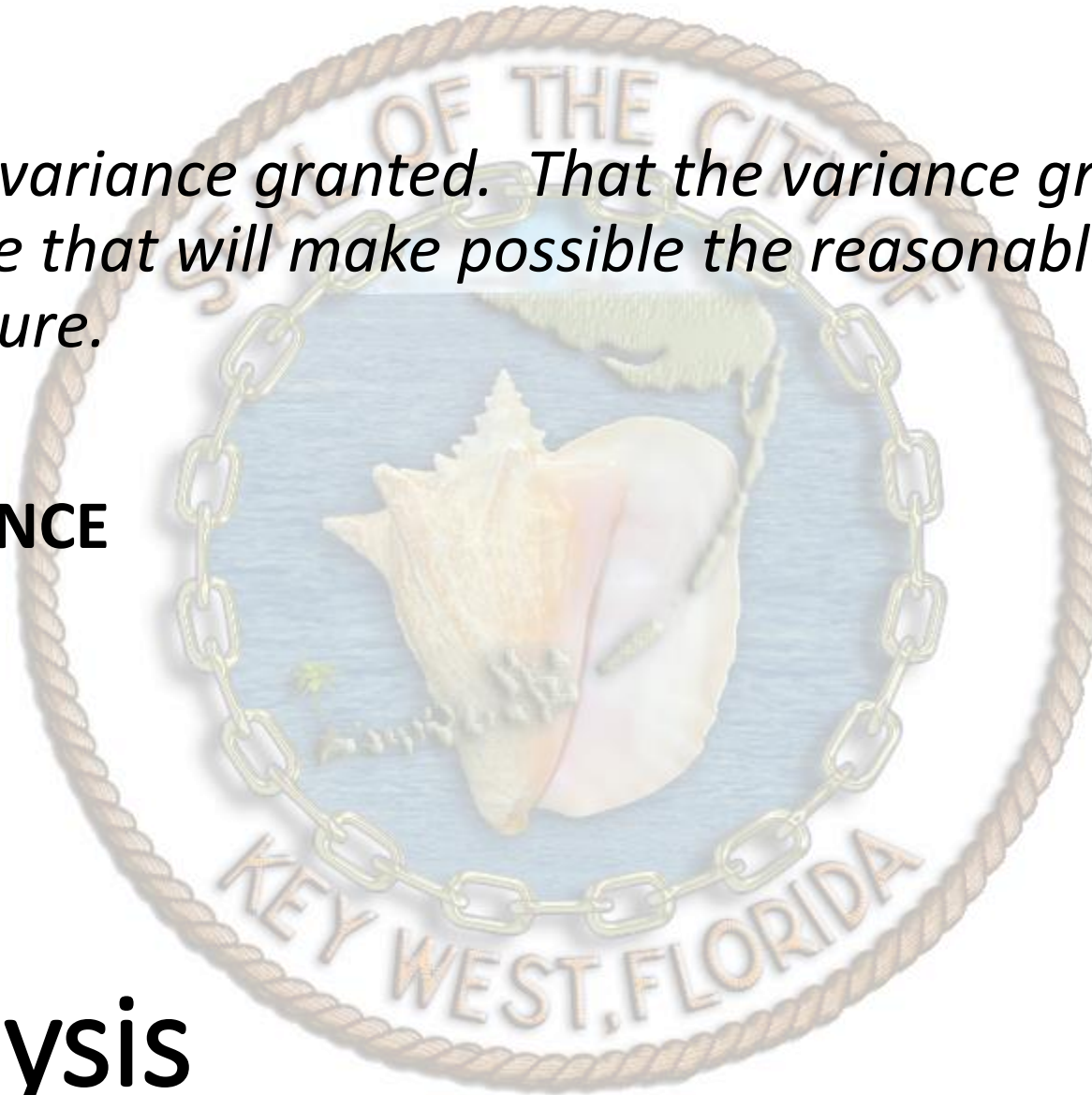
Staff Analysis



5. Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

NOT IN COMPLIANCE

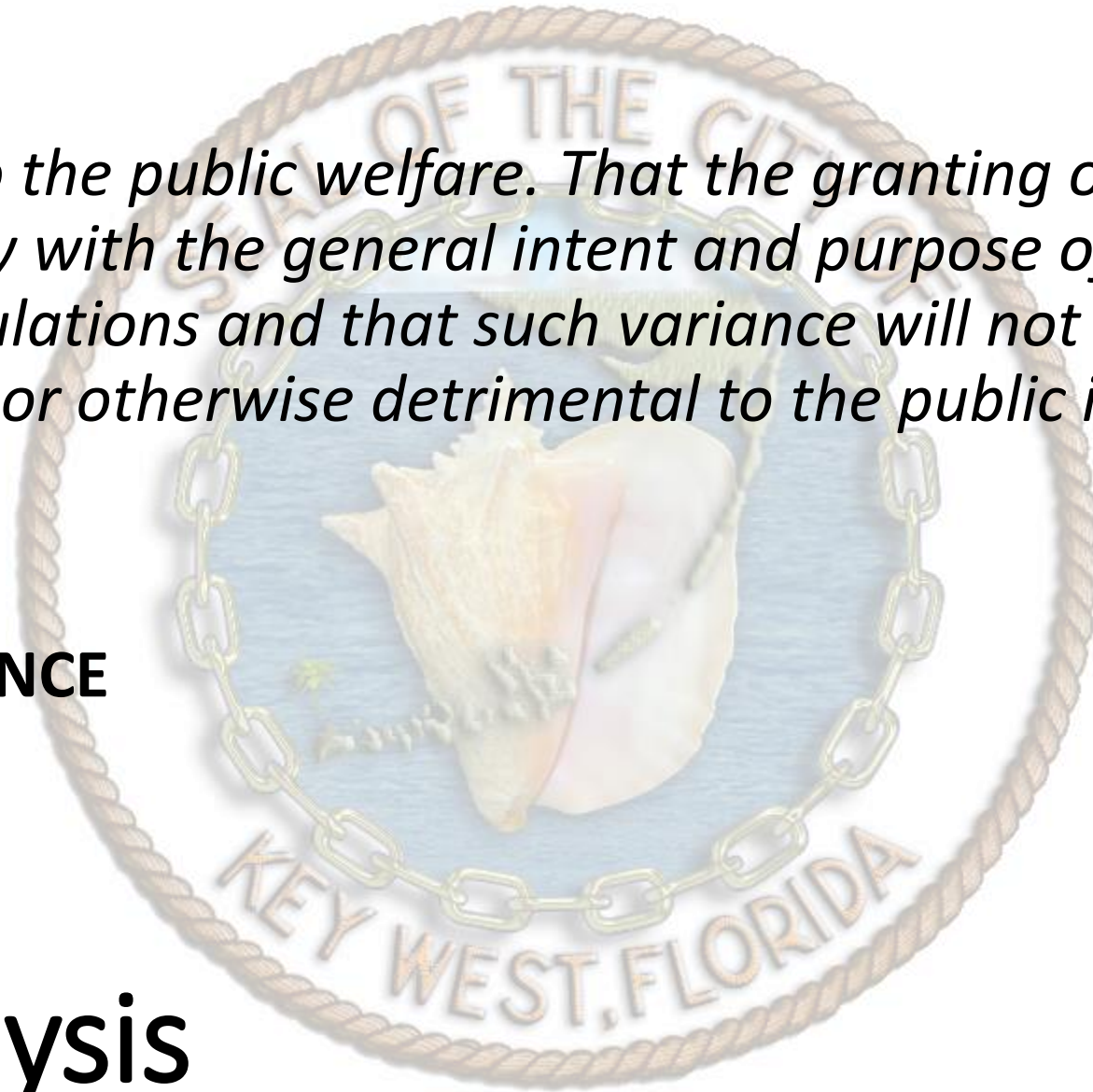
Staff Analysis



6. Not injurious to the public welfare. That the granting of the variance 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.

NOT IN COMPLIANCE

Staff Analysis



7. Existing nonconforming uses of other property not the basis for approval. 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 shall be considered grounds for the issuance of a variance.

NOT IN COMPLIANCE

Staff Analysis



The Planning Department, based on criteria in the City Code, recommends the request for a variance be **denied**.

Staff Recommendation



If a vote to approve is passed by the Planning Board, the Planning Department recommends the request for a variance be approved with the following conditions:

1. The applicant maintains the one (1) parking space currently on the property
2. All off-street bicycle parking meet both HARC guidelines and the standards dictated in Section 108-643 of the Land Development Regulations of Key West
3. The applicant receives HARC and Tree Commission approval prior to installing new bike parking.
4. The location of bicycle parking may be changed subject to the approval of the Planning Director and approval from HARC staff.

Staff Recommendation

