



## AGENDA

### BOARD OF ADJUSTMENT

OLD CITY HALL, 510 GREENE STREET

WEDNESDAY, DECEMBER 8, 2004 – 6:00 P.M.

1. **CALL MEETING TO ORDER – 6:00 P.M.**
2. **ROLL CALL – Commissioner Bethel Absent, Commissioner Scales left at 6:30 P.M.**
3. **PLEDGE OF ALLEGIANCE TO THE FLAG**
4. **CHANGES TO THE AGENDA**
5. **APPROVAL OF MINUTES:**
  - 1) November 4, 2004
6. **RESOLUTIONS:**
  - 04-385 – Vote: 4/2; Commissioner Turner and Mayor Weekley - No**
    - 1) Allowing the construction of a second story over the elevated first floor of a split-level house, also adding a rear kitchen, front porch addition, spiral staircase and terraced roof over an existing front carport by granting variances to the maximum building height, building setback and building coverage regulations for property in the SF, **providing conditions**, for property located at **1415 Laird Street**. (RE# 00060210-000000)  
Applicant: Timothy Tomita Property Owner
  - 04-386 – Vote: 4/1; Commissioner Turner - No**
    - 2) Allowing the conversion of an upstairs/downstairs duplex into a single-family home with a new rear addition, and build a two-story cottage within the rear setback by granting a variance to the rear setback regulations for property in the HMDR, **providing conditions**, for property located at **1314 Newton Street**. (RE# 00023000-000000)  
Applicant: Gary Burchfield Authorized Representative for 1314 Newton, LLC.
  - 04-387 – Vote: Vote: 5/0**
    - 3) Allowing the demolition of a garage, and the construction of a conference/office structure by granting variances to the rear and right side building setback regulations for property in the HRCC-1, for property located at **512 Caroline Street**. (RE# 00042800-000000)  
Applicant: Thornburgh Construction Company Authorized Representative for Edith Amsterdam Property Owner

**04-388 – Vote: 5/0**

- 4) Allowing the construction of a one-story addition with two bedrooms and 2 bathrooms at the rear of the existing house by granting a variance to the rear setback regulations for property in the SF, **providing a condition**, for property located at **2934 Flagler Avenue**. (RE# 00069180-000000)  
Applicant: Gregorio and Maria Balmaceda Property Owners

**04-389 – Vote: 5/0**

- 5) Allowing the removal of an existing concrete front porch, the construction of a wood front porch, and the addition of a half-story bedroom/bath and rear balcony by granting variances to the building setback regulations for property in the HHDR, **providing conditions**, for property located at **628 Elizabeth Street**. (RE# 00011980-000000)  
Applicant: Bert Bender Authorized Representative for Anthony and Brenda Lazarus Property Owners

**04-390 – Vote: 5/0**

- 6) Allowing after-the-fact the construction of a 6 foot, 7.5 inch fence along the left side property line by granting a variance to the fence height regulations for property in the SF, for property located at **1309 Johnson Street**. (RE# 00059740-000000)  
Applicant: James and Joanna Cooper Property Owners

**Postponed to January 5, 2005 – Vote: 4/1; Commissioner Menendez - No**

- 7) Allowing the addition of a “same footprint” second story including an affordable accessory apartment and an art studio to an existing commercial structure by granting variances to the building setback and off-street parking regulations for property in the HNC-2, for property located at **830 Caroline Street**. (RE# 00003100-000100)  
Applicant: Tony Gregory and Christine Scarsella Property Owners

**04-391 – Vote: 5/0**

- 8) Allowing the construction of a half-story addition over part of an existing one-story home, a one-and-a-half-story addition and two-level porch, all at the rear of the house, by granting variances to the building coverage and setback regulations for property in the HMDR, **providing a condition**, for property located at **1123 Margaret Street**. (RE# 00029980-000000)  
Applicant: Vincent Mancini Authorized Representative for Patrick and Isabel Lenderman Property Owners

**7. DISCUSSION:**

**Continue Same Hours**

- 1) Six-month review of the hours beer and wine sales are permitted pursuant to a condition in Resolution 04-214 for the property located at **416 Eaton Street** – Key West Film Society, Inc.

**8. ADMINISTRATIVE APPEAL:**

**04-392 – Vote: 4/1; Commissioner Menendez - No**

**DENYING THE APPEAL OF JAMES P. YACCARINO OF THE DENIAL OF A TREE REMOVAL PERMIT BY THE KEY WEST TREE COMMISSION FOR 3640 FLAGLER AVENUE.**

- 1) An Appeal of the Tree Commission's decision to deny a permit for tree removal on the property located at **3640 Flagler Avenue** by Theodore W. Herzog, Attorney for James P. Yaccarino, Property Owner.

**9. ADJOURNMENT – 7:40 P.M.**