

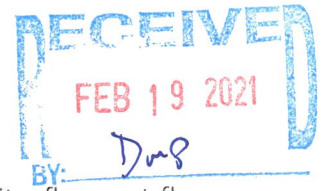
# **Application**



# Application for Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov



**Application Fee: \$2,300.00 / After-the-Fact: \$4,300.00**

(includes \$200.00 advertising/noticing fee and \$100.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3764.

### PROPERTY DESCRIPTION:

Site Address: 152A FLAGLER AVENUE

Zoning District: SF

Real Estate (RE) #: 00062040-000000

Property located within the Historic District?  Yes  No

APPLICANT:  Owner  Authorized Representative

Name: ELEISHA JEAN GALLANT Mailing Address: 1524 FLAGLER AVE

City: KEY WEST State: FL Zip: 33040

Home/Mobile Phone: 774-420-9466 Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: KEEPINITCOOL2002@GMAIL.COM

### PROPERTY OWNER: (if different than above)

Name: \_\_\_\_\_ Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Home/Mobile Phone: \_\_\_\_\_ Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Description of Proposed Construction, Development, and Use: CASUAL FAMILY: INFILL GARAGE TO RESIDENTIAL; MASTER BEDROOM/BATH ADDITION; POOL; PERGOLA, SITE WALL, CAR PORT

### List and describe the specific variance(s) being requested:

REAR YARD SETBACK: 35% OF LOT WIDTH (20')

BLDG. COVERAGE: INCREASE TO 43% (35% CODE ALLOWED)

IMPERVIOUS AREA: TO ALLOW POOL; TERRACED AREA TO BE PERVIOUS MATERIALS

Are there any easements, deed restrictions or other encumbrances attached to the property?  Yes  No

If yes, please describe and attach relevant documents: N.A.

Will any work be within the dripline (canopy) of any tree on or off the property?

Yes  No

If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078?

Yes  No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. **provide square footages and percentages.**

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	SF			
Flood Zone	AE - 7			
Size of Site	6000	5200		
Height	30'-0"	12'-0"	17'-0"	NO
Front Setback (20' MIN)	35'-0"	13'-6"	19'-6"	NO
Side Setback EAST	5'-0"	7'-0"	5'-0"	NO
Side Setback WEST	5'-0"	4'-0"	EXISTING	NO
Street Side Setback	N.A.			
Rear Setback	25'-0"	30'-0"	5'-0" FOR 33%	YES
F.A.R.	N.A.			
Building Coverage	35% (1840 SF)	1477	43% (2252 SF)	YES
Impervious Surface	50% (2640 SF)	2427	3145 (60%)	YES
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at [http://www.municode.com/Library/FL/Key\\_West](http://www.municode.com/Library/FL/Key_West) under Subpart B.

\*Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met: Please print your responses.

- 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.

N.A.

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

NO CONDITIONS CREATED - EXISTING SITE & PLACEMENT OF STRUCTURE

- 3. Special privileges not conferred. That granting the variance(s) 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.

CONSISTANT WITH AREA PROPERTIES

- 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.

DENIAL RESULTS IN DEPRIVING RIGHTS OF AREA PROPERTIES.

- 5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

MINIMUM ADDITION & WORK PROPOSED

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

CONSISTANT WITH EXISTING AREA REDEVELOPMENT & IS  
NOT INJURIOUS TO THE PUBLIC.

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

NA.

**The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:**

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

**REQUIRED SUBMITTALS: All of the materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department and one (1) electronic version in PDF format.**

- Correct application fee, made payable to “City of Key West.”
- Pre-application meeting form
- Notarized verification form signed by property owner or authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Monroe County Property record card
- Signed and sealed survey (Survey must be within 10 years from submittal of this application)
- Sign and sealed site plan (sign and sealed by an Engineer or Architect)
- Floor plans
- Any additional supplemental information necessary to render a determination related to the variance request

Proposed changes to the Scola residence to be presented to the CITY of Key West for approval.  
The property is located at 1524 Flagler Avenue.

Adjacent Properties

1528 Flagler Ave. Sarah Elizabeth Williams

----- Date: -----

1522 Flagler Ave. Dolores Y Henriquez

----- Date: -----

1519 Johnson St. Beth & Ralph Bibeau

 Date: 1-21-21

Angelo 774-4209466  
Scola

1524 FLAGLER AVENUE  
KEY WEST, FLORIDA

No.	Date	By	Revisions Made

No.	Date	By	Revisions Made

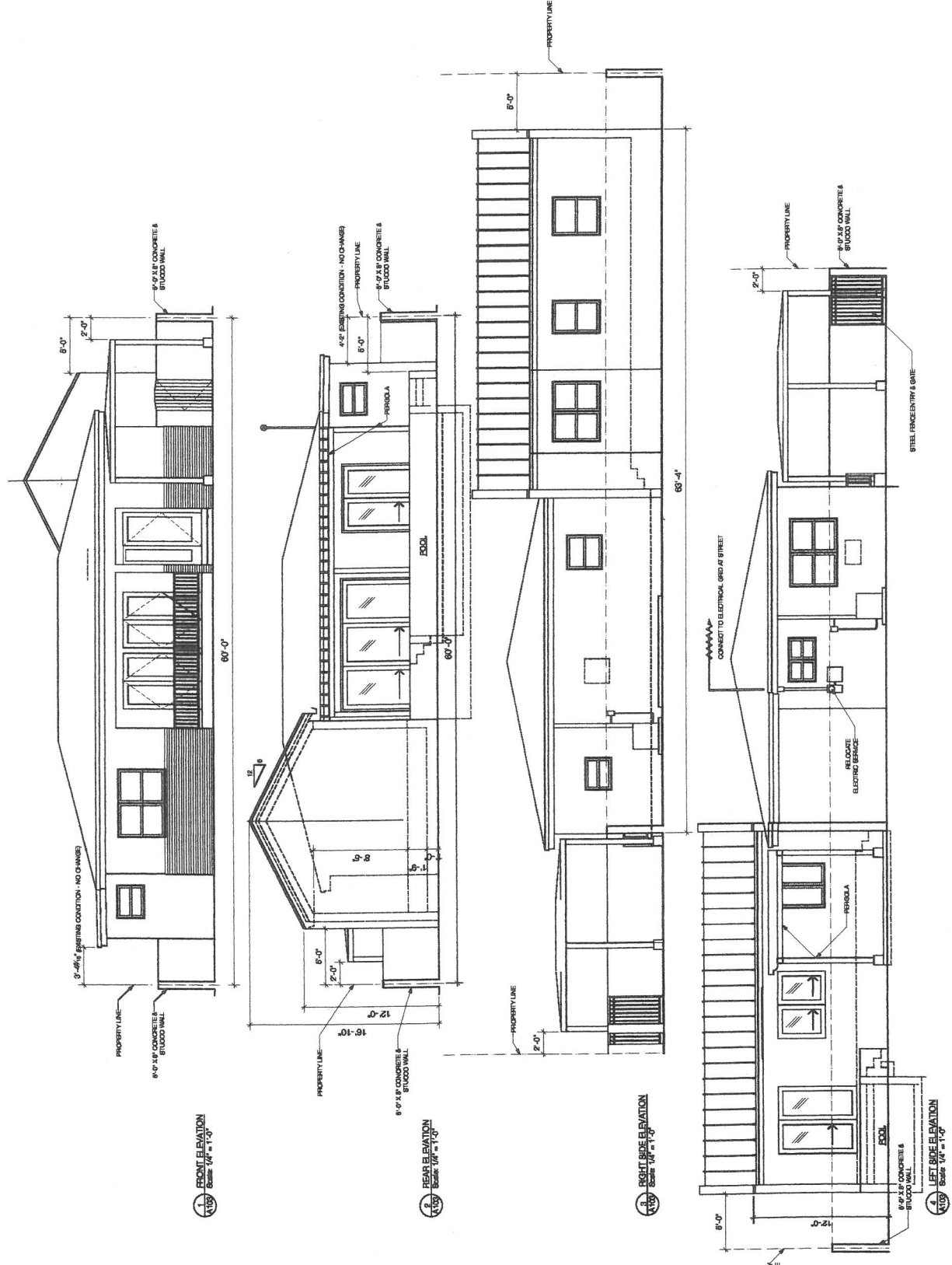
Prepared by: MICHAEL INGRAM ARCHITECT  
187 JOHNSON STREET  
KEY WEST, FL 33040

Project No. \_\_\_\_\_  
Date: 01.05.2021  
Scale: 1/8" = 1'-0"

PROPOSED ELEVATIONS  
ADDITION TO AN EXISTING HOUSE

Sheet No. A104 of 1

1 2 3



1 2 3



# **Verification Form**

City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, MICHAEL BIKRAM, being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1524 FLAGLER

Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Michael Ingram

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 2-22-21 by \_\_\_\_\_  
date

Michael Ingram

Name of Authorized Representative

He/She is personally known to me or has presented \_\_\_\_\_ as identification.

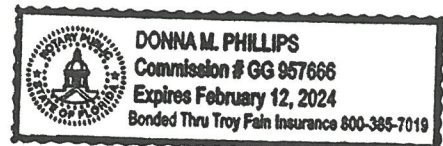
Donna M. Phillips

Notary's Signature and Seal

\_\_\_\_\_  
Name of Acknowledger typed, printed or stamped

GG 957666

Commission Number, if any



# **Authorization Form**



**City of Key West  
Planning Department**

**Authorization Form**  
*(Individual or Joint Owner)*

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Elesha Gallant authorize  
*Please Print Name(s) of Owner(s) as appears on the deed*

MICHAEL B. INGRAM  
*Please Print Name of Representative*

to be the representative for this application and act on my/our behalf before the City of Key West.

Elesha Gallant Signature of Owner  
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 8<sup>th</sup> December 2020  
Date

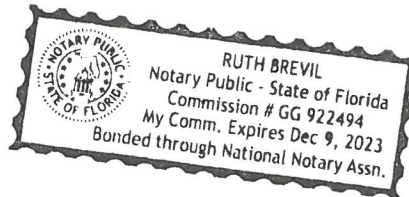
by Elesha J. Gallant  
Name of Owner

He/She is personally known to me or has presented Driver License as identification.

[Signature]  
Notary's Signature and Seal

Ruth Brevil  
Name of Acknowledger typed, printed or stamped

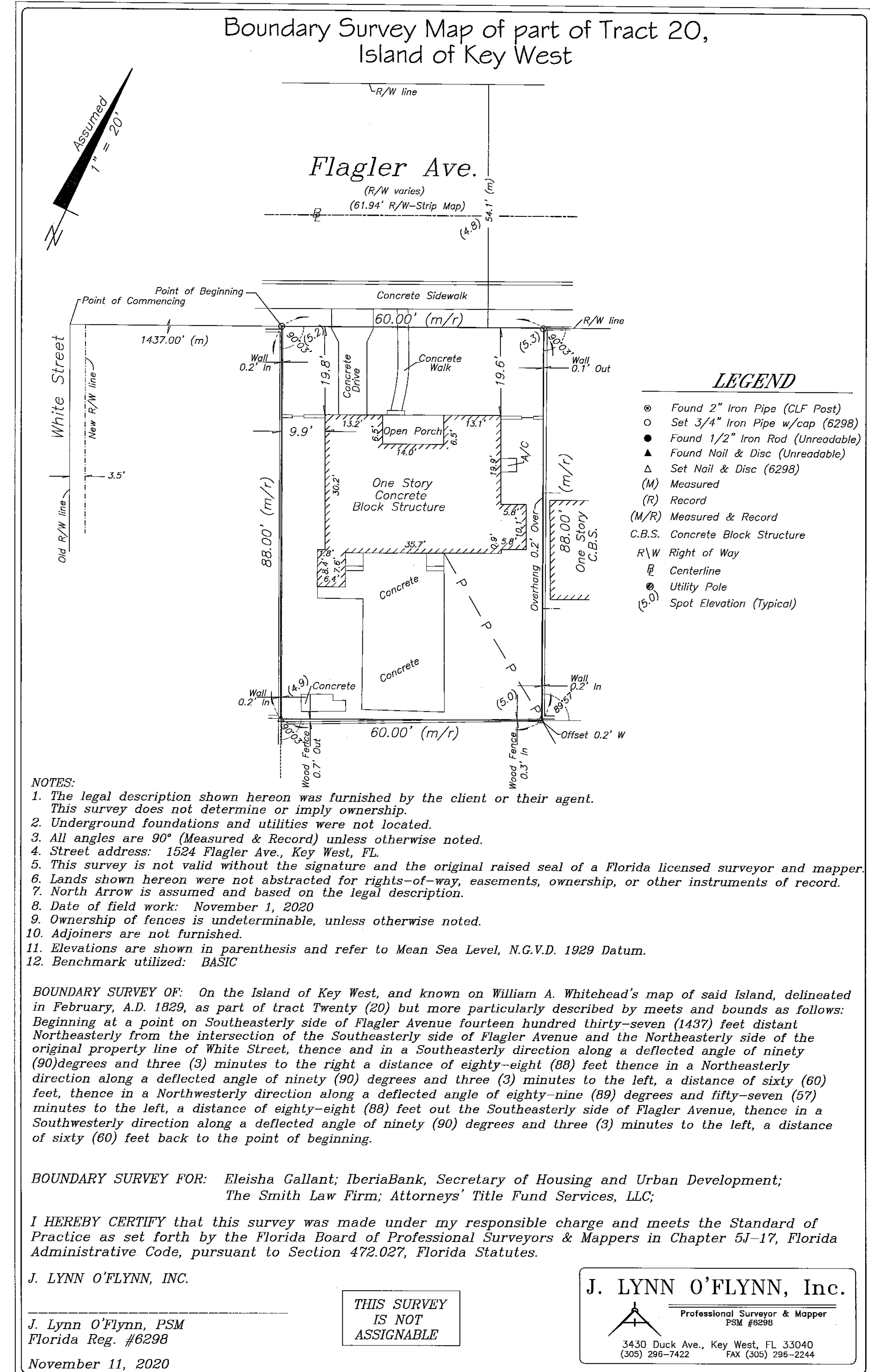
GG922494  
Commission Number, if any



# **Boundary Survey**

1524 FLAGLER AVENUE

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	SF			
Flood Zone				
Size of Site	6000 SF	5280		
Height	30'	12'-0"		
Front Setback	35' (20 MIN)	19'-6"	19'-6"	NO
Side Setback WEST	5'	4'-0"	4'-0"	NO
Side Setback EAST	5'	7'-0"	5'-0"	NO
Street Side Setback	N/A			
Rear Setback	25'	30'	5'-0" (33%)	YES
F.A.R	N.A.			
Building Coverage	35% (1848)	1477	2252 (43%)	YES
Impervious Surface	50% (2640)	2427	3145 (60%)	YES
Parking	1	1	1	NO
Handicap Parking	N.A.			
Bicycle Parking	N.A.			
Open Space/ Landscaping	N.A.			
Number and type of units	1 RESIDENTIAL			
Consumption Area or Number of seats	N.A.			



1524 FLAGLER AVENUE  
KEY WEST, FLORIDA

No.	Date	By	Revision Notes

No.	Date	Issue Notes

Design Firm  
**MICHAEL INGRAM ARCHITECT**  
1627 JOHNSON STREET  
KEY WEST, FL 33040

Consultant

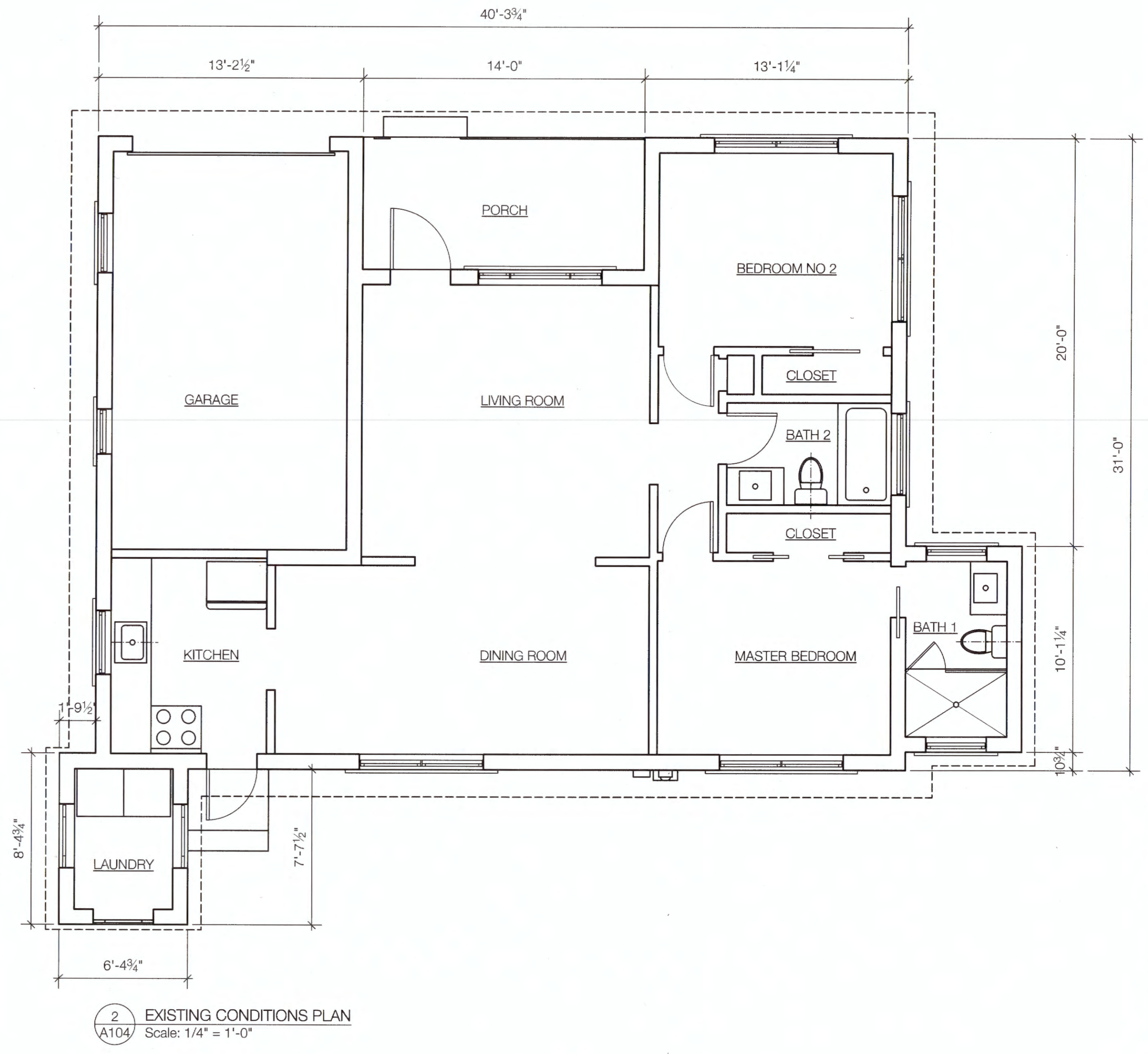
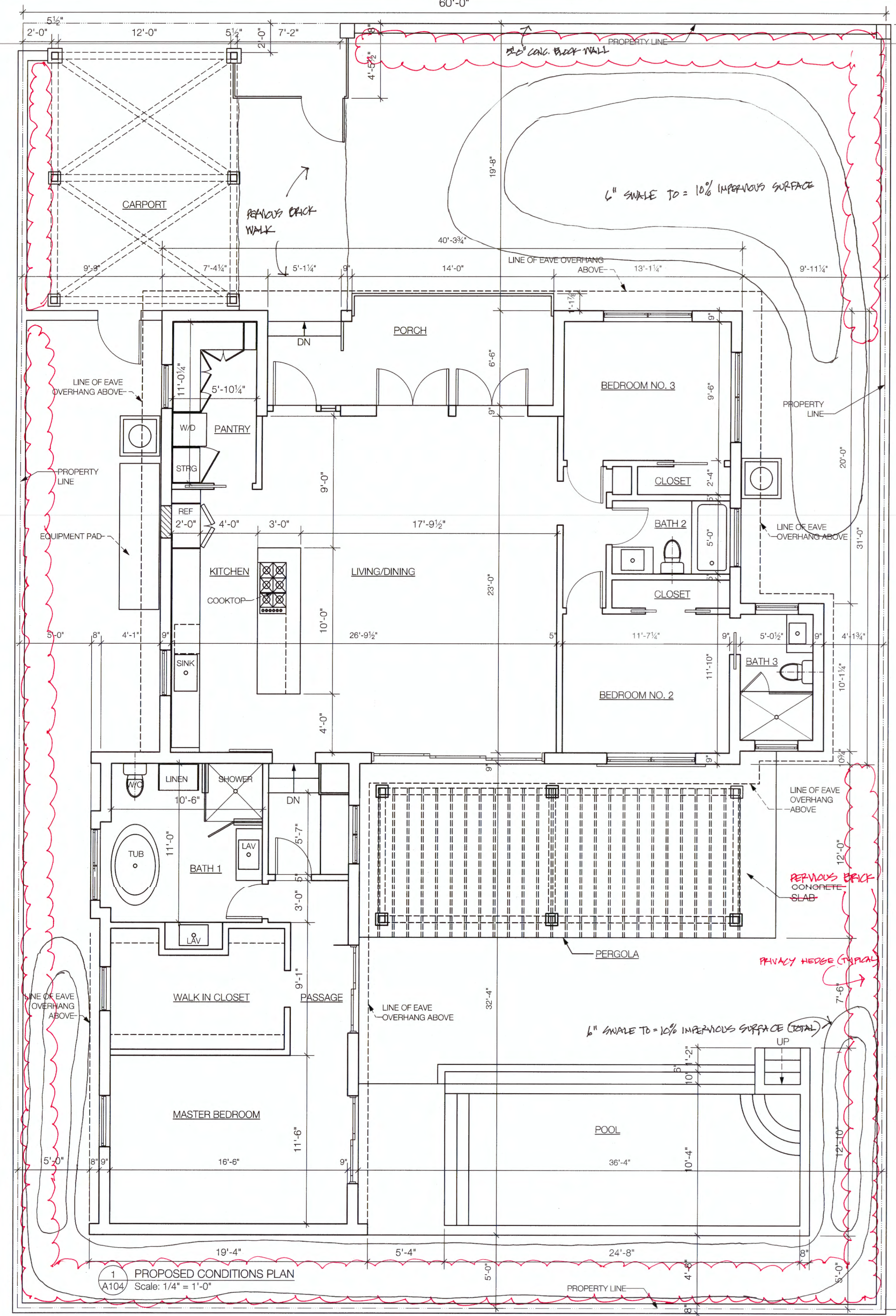
Project Title  
**ADDITION TO AN EXISTING HOUSE**

Sheet Title  
**COVER SHEET**

Project Manager MI	Project ID 1524 FLAGLER
Drawn By LM	Scale AS NOTED
Reviewed By	Sheet No. <b>T100</b>
Date 01.08.2021	of
CAD File Name 1524 Flagler T100.vwx	1

**Ukg' Rnc p**

1524 FLAGLER AVENUE  
KEY WEST, FLORIDA



No.	Date	By	Revision Notes

No.	Date	Issue Notes

Design Firm: **MICHAEL INGRAM ARCHITECT**  
1627 JOHNSON STREET  
KEY WEST, FL 33040

Consultant:

Project Title: **ADDITION TO AN EXISTING HOUSE**

Sheet Title: **EXISTING & PROPOSED FLOOR PLANS**

Project Manager: MI	Project ID: 1524 FLAGLER
Drawn By: LM	Scale: 1/4" = 1'-0"
Reviewed By: 	Sheet No. 

Date: 01.08.2021

CAD File Name: 1524 Flagler A100.vwx

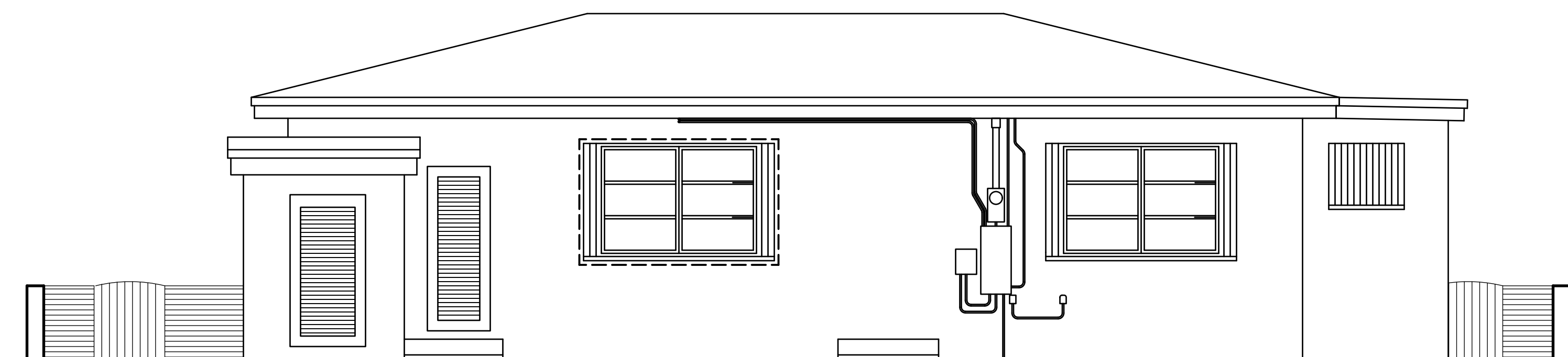
**A100**  
of   
1



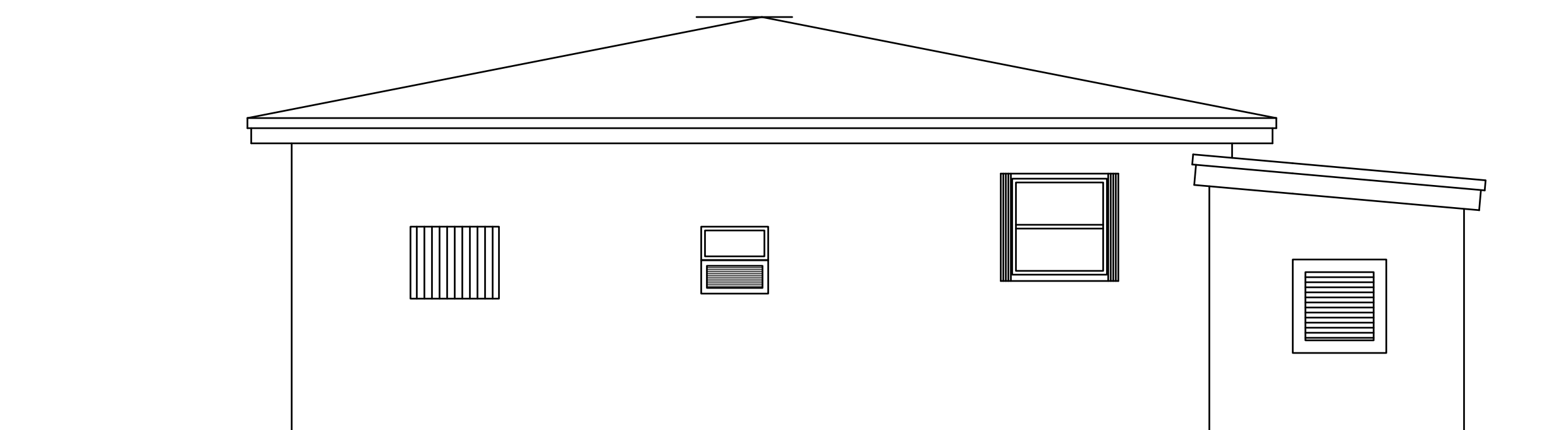
1524 FLAGLER AVENUE  
KEY WEST, FLORIDA



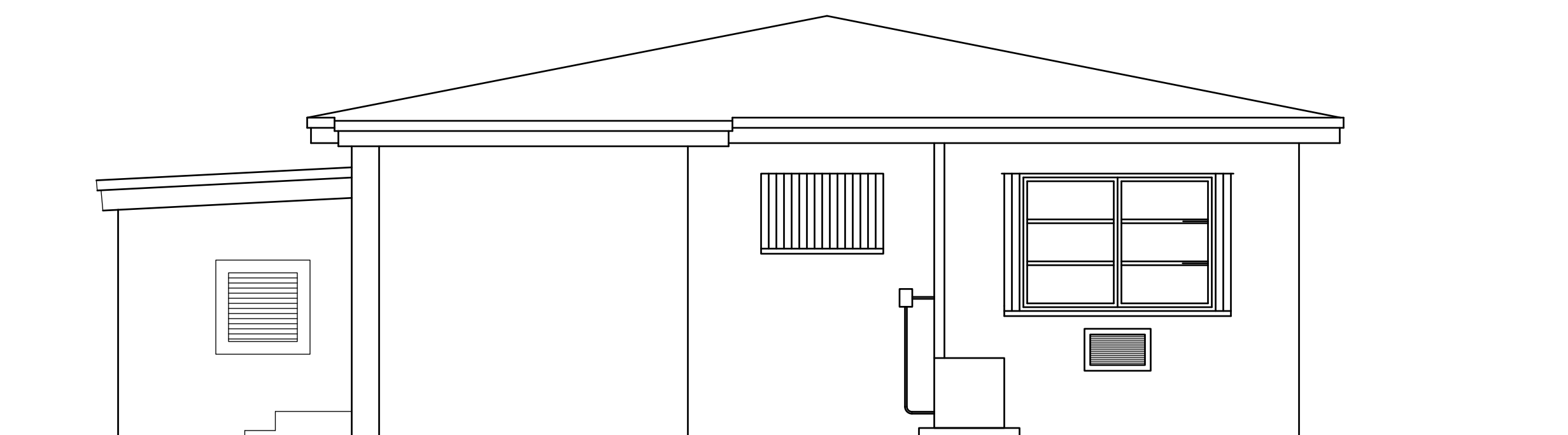
1 FRONT ELEVATION  
A103 Scale: 1/4" = 1'-0"



2 REAR ELEVATION  
A103 Scale: 1/4" = 1'-0"



3 RIGHT SIDE ELEVATION  
A103 Scale: 1/4" = 1'-0"



4 LEFT SIDE ELEVATION  
A103 Scale: 1/4" = 1'-0"

No.	Date	By	Revision Notes

No.	Date	Issue Notes

Design Firm  
**MICHAEL INGRAM ARCHITECT**  
1627 JOHNSON STREET  
KEY WEST, FL 33040

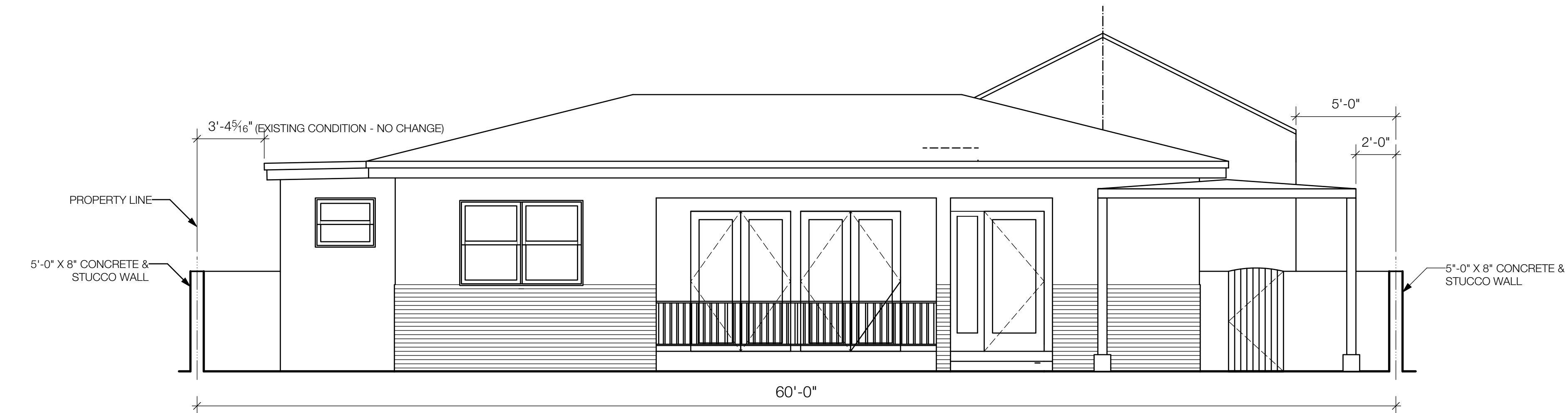
Consultant

Project Title  
**ADDITION TO AN EXISTING HOUSE**

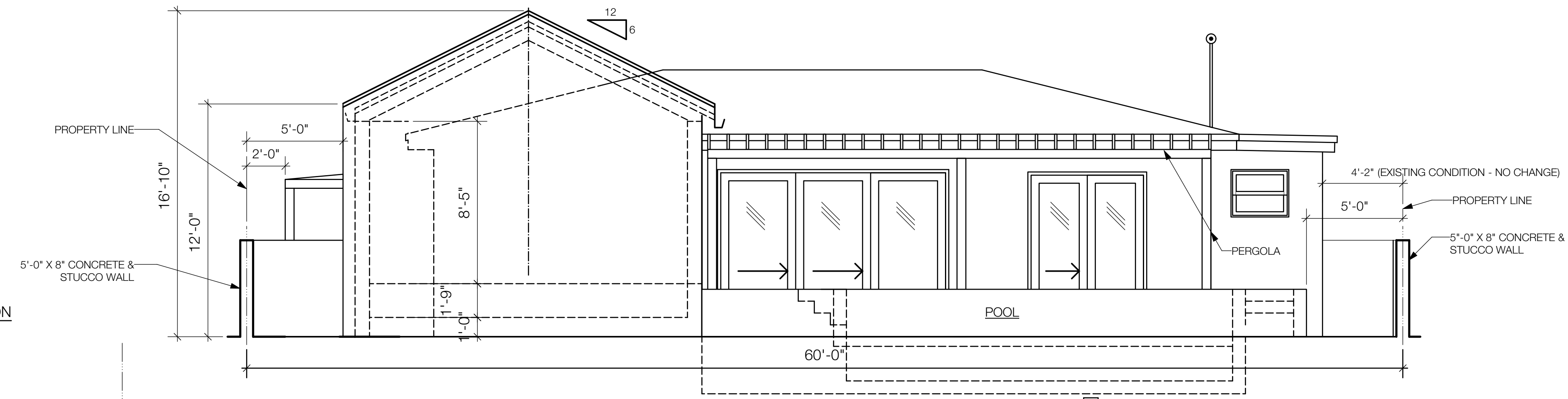
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**EXISTING ELEVATIONS**

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Drawn By LM	Scale 1/4" = 1'-0"
Reviewed By	Sheet No. <b>A101</b> of
Date 01.08.2021	1
CAD File Name 1524 Flagler A101 FNL.vwx	

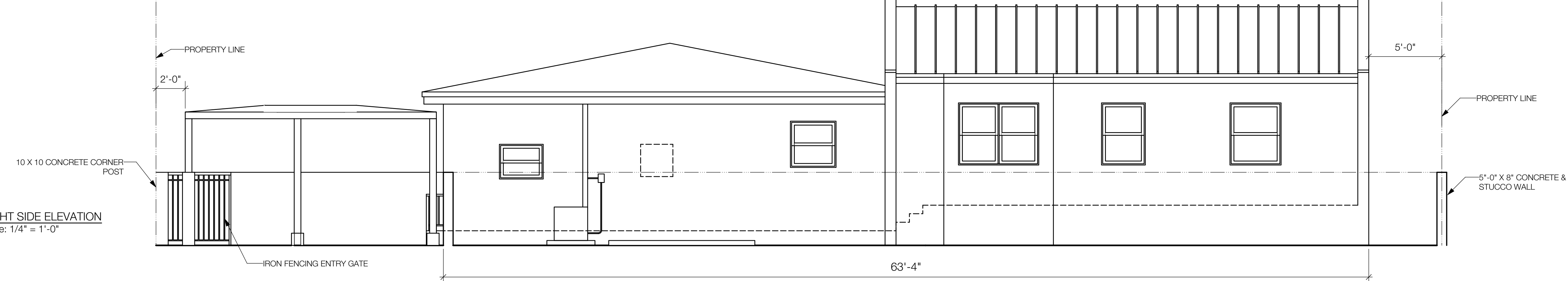
1 FRONT ELEVATION  
Scale: 1/4" = 1'-0"



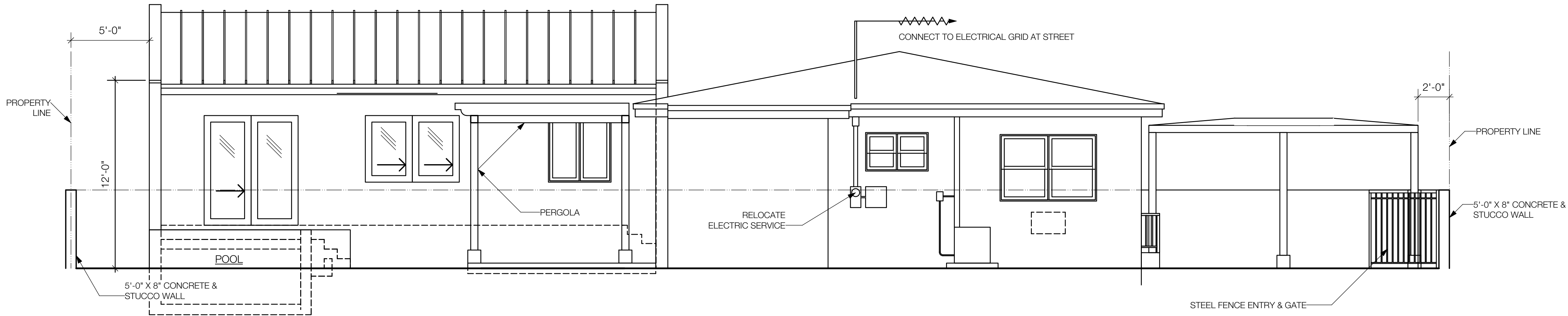
2 REAR ELEVATION  
Scale: 1/4" = 1'-0"



3 RIGHT SIDE ELEVATION  
Scale: 1/4" = 1'-0"



4 LEFT SIDE ELEVATION  
Scale: 1/4" = 1'-0"



No.	Date	By	Revision Notes

No.	Date	Issue Notes

Design Firm  
**MICHAEL INGRAM ARCHITECT**  
 1627 JOHNSON STREET  
 KEY WEST, FL 33040

Consultant

Project Title  
**ADDITION TO AN EXISTING HOUSE**

Sheet Title  
**PROPOSED ELEVATIONS**

Project Manager MI	Project ID 1524 FLAGLER
Drawn By LM	Scale 1/4" = 1'-0"
Reviewed By	Sheet No. <b>A102</b>
Date 01.08.2021	of
CAD File Name 1524 Flagler A102 FNL.vrx	1

# **Warranty Deed**

Prepared by and return to:

**Brett Tyler Smith**  
Attorney at Law  
The Smith Law Firm  
509 Whitehead Street  
Key West, FL 33040  
305-296-0029  
File Number: 1987.02

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 18th day of November, 2020 between Peter ILacqua and Holly R. Cmiel, husband and wife whose post office address is 1524 Flagler Ave., Key West, FL 33040, grantor, and Eleisha Jean Gallant, a single woman whose post office address is 516 Fleming Street #201, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

**On the Island of Key West, Monroe County, Florida, and known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829, as a part of tract Twenty (20) but more particularly described by meets and bounds as follows:**

**Beginning at a point on Southeasterly side of Flagler Avenue fourteen hundred thirty-seven (1437) feet distant Northeasterly from the intersection of the Southeasterly side of Flagler Avenue and the Northeasterly side of the original property line of White Street, thence and in a Southeasterly direction along a deflected angle of ninety (90) degrees and three (3) minutes to the right a distance of eighty-eight (88) feet thence in a Northeasterly direction along a deflected angle of ninety (90) degrees and three (3) minutes to the left, a distance of sixty (60) feet, thence in a northwesterly direction along a deflected angle of eighty-nine (89) degrees and fifty-seven (57) minutes to the left, a distance of eighty-eight (88) feet out the southeasterly side of Flagler Avenue; thence in a southwesterly direction along a deflected angle of ninety (90) degrees and three (3) minutes to the left, a distance of sixty (60) feet back to the point of beginning.**

**Parcel Identification Number: 00062040-000000**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

DoubleTime®

H.C. 

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Witness Name: Robert Roberts

[Signature] (Seal)  
Peter Ilacqua

[Signature]  
Witness Name: Brett Tyler

[Signature]  
Witness Name: Robert Roberts

[Signature] (Seal)  
Holly R. Cmiel

[Signature]  
Witness Name: Brett Tyler Smith

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 18th day of November, 2020 by Peter Ilacqua and Holly R. Cmiel, who [ ] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

[Signature]  
Notary Public

Printed Name: Brett Tyler Smith

My Commission Expires: \_\_\_\_\_



BRETT TYLER SMITH  
MY COMMISSION # GG 045034  
EXPIRES: March 4, 2021  
Bonded Thru Budget Notary Services

# **Property Record Card**

4679

**Disclaimer**

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

**Summary**

Parcel ID 00062040-000000  
 Account# 1062448  
 Property ID 1062448  
 Millage Group 10KW  
 Location Address 1524 FLAGLER Ave, KEY WEST  
 Legal Description KW PT TR 29 COUNTY ROAD G48-314-315 OR2750-738/39ORD OR2930-914/E  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6157  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 05/68/25  
 Affordable Housing No



1062448 1524 FLAGLER AVE 6/6/19

**Owner**

ILACQUA PETER  
 1524 Flagler Ave  
 Key West FL 33040

**Valuation**

	2019	2018	2017	2016
+ Market Improvement Value	\$140,102	\$119,548	\$119,548	\$103,926
+ Market Misc Value	\$2,816	\$2,816	\$2,816	\$2,816
+ Market Land Value	\$287,971	\$263,440	\$263,440	\$268,134
= Just Market Value	\$430,889	\$385,804	\$385,804	\$374,876
= Total Assessed Value	\$393,134	\$385,804	\$385,804	\$374,876
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	\$0
= School Taxable Value	\$368,134	\$360,804	\$360,804	\$374,876

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	5,280.00	Square Foot	60	88

**Buildings**

Building ID 5156  
 Style GROUND LEVEL  
 Building Type S.F.R. - R1 / R1  
 Gross Sq Ft 1351  
 Finished Sq Ft 1008  
 Stories 1 Floor  
 Condition AVERAGE  
 Perimeter 172  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 28  
 Interior Walls WD PANL/CUSTOM  
 Exterior Walls C.B.S.  
 Year Built 1963  
 EffectiveYearBuilt 1999  
 Foundation CONCR FTR  
 Roof Type GABLE/HIP  
 Roof Coverage ASPHALT SHINGL  
 Flooring Type CONC ABOVE GRD  
 Heating Type FCD/AIR DUCTED with 0% NONE  
 Bedrooms 2  
 Full Bathrooms 2  
 Half Bathrooms 0  
 Grade 500  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,008	1,008	0
GBF	GAR FIN BLOCK	259	0	0
OPF	OP PRCH FIN LL	84	0	0
TOTAL		1,351	1,008	0

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1962	1963	1	1 UT	1
CONC PATIO	1975	1976	1	162 SF	2
FENCES	1975	1976	1	306 SF	4
UTILITY BLDG	1975	1976	1	48 SF	3

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
10/4/2018	\$100	Quit Claim Deed	2189392	2930	914	14 - Unqualified	Improved
1/22/2015	\$0	Order (to be used for Order Det. Heirs, Probate in		2750	738	11 - Unqualified	Improved

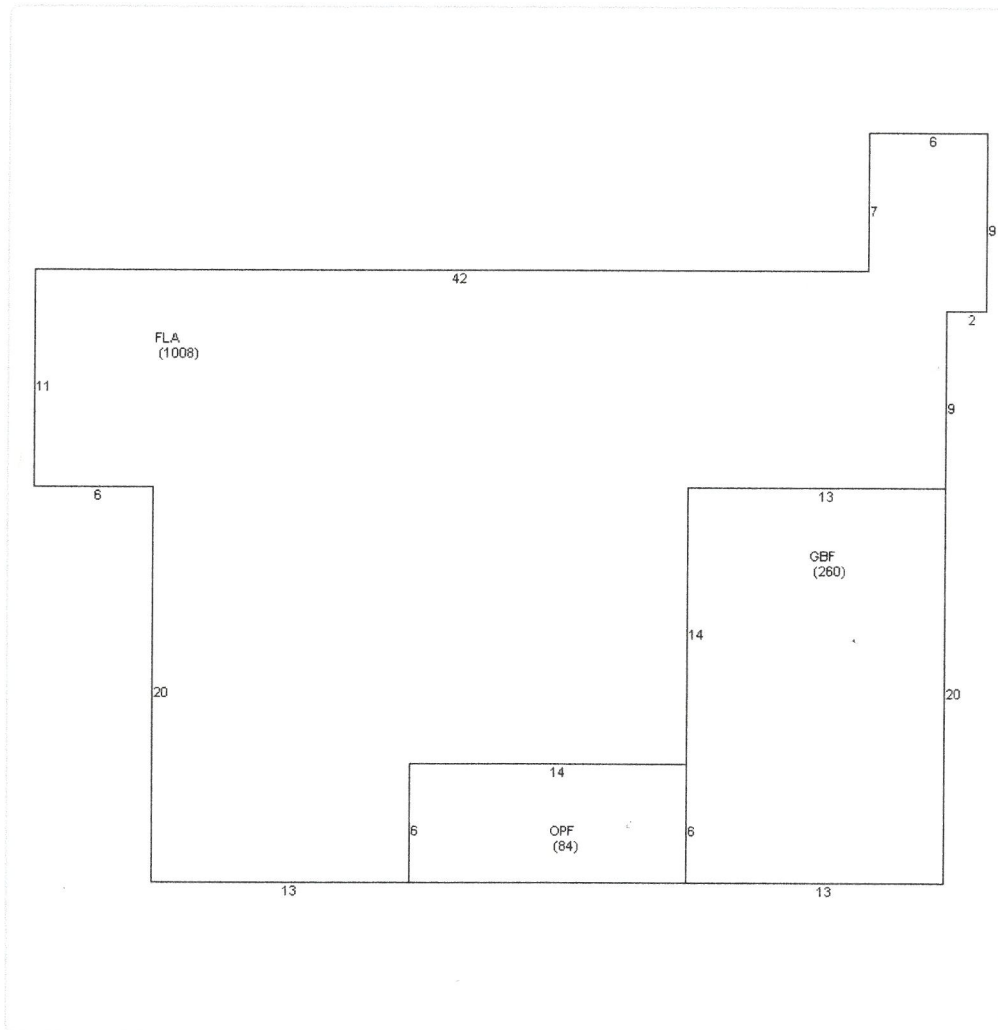
**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
11-4061	11/3/2011	3/5/2012	\$1,900	Residential	REPLACE CONDENSER UNIT- 3 TON & AIR HANDLER
02/2576	9/25/2002	10/24/2002	\$1,000		NEW METER CENTER
0004331	12/12/2000	10/5/2001	\$2,200		200 AMP SERVICE
9801305	4/22/1998	12/31/1998	\$5,000		REPLACE 16 SQS ROOF
E950761	3/1/1995	9/1/1995	\$500		200 AMP SERVICE
M950671	3/1/1995	9/1/1995	\$3,500		5 TON AC

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**



**Photos**





Map



TRIM Notice

Trim Notice

2019 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

Last Data Upload: 6/16/2020, 3:37:50 AM



Version 2.3.63