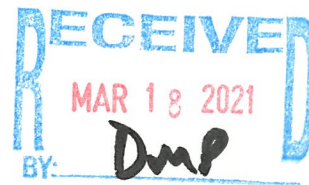


Application



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: \$2,415.00 / After-the-Fact: \$4,515.00

(includes \$210.00 advertising/noticing fee and \$105.00 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: 1518 VonPhister Street

Zoning District: Single Family (SF)

Real Estate (RE) #: 00042620-000000

Property located within the Historic District. Yes No

APPLICANT: Owner Authorized Representative

Name: Robert L Delaune Architect PA Mailing Address: 619 Eaton Street #1

City: Key West, FL State: FL Zip: 33040 Home/Mobile: 305 304 4842 Phone:

Office: _____ Fax: 305 293 0364

Email: robdelaune@bellsouth.net

PROPERTY OWNER: (if different than above)

Name: CCPKW LLC Mailing Address: 29 E Madison Street

City: Chicago, IL State: IL Zip: 60602 Home/Mobile: 603 544 0647 Phone:

Office: _____ Fax: _____

Email: jmschmelzle@gmail.com

Description of Proposed Construction, Development, and Use: remove existing brick & concrete and construct new in-ground pool & wood deck < 30" above grade

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

impervious coverage (___% requested vs. ___% allowed) and pool equipment front yard setback (11' requested vs. 20' required)

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

If yes, please describe and attach relevant documents: _____

Will any work be within the dripline (canopy) of any tree on or off the property?
 If yes, provide date of landscape approval, and attach a copy of such approval.

Yes No

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	Single Family (SF)			
Flood Zone	AE-7			
Size of Site	4321 s.f.			
Height	25'	18' +/-	no change	n/a
Front Setback	20'/30'	9.7'	11' (pool equip.)	11' vs. 20'
Side Setback (right side - house)	5'	6.1'	no change	n/a
Side Setback (left side - pool & deck)	5' (accessory structure)	n/a	5' (pool & deck)	n/a
Street Side Setback (left side - house)	10'	20.3'	no change	n/a
Rear Setback				
F.A.R	n/a	n/a	n/a	n/a
Building Coverage				
Impervious Surface				
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 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.

The zoning district question is substandard in terms of its area (square footage). If the lot size were the district minimum of 6000s.f., rather than the actual 4321 s.f., no variances would be required for impervious coverage, in addition, if the lot were the district minimum size, the front setback to the house would be greater and no variance would be required for the pool equipment. Since this is a corner lot, if the pool equipment were located in the side yard, it would actually be considerably closer to the public right of way and would therefore pose a significantly greater chance of being an annoyance to the public.

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

The substandard lot size pre-dates the current property ownership and is therefore in no way the result of actions of the applicant.

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.

The granting of the variance will not confer any special privileges denied to others. An examination of an aerial photograph of the surrounding reveals that many nearby property owners have pools in their yards, which is what this application seeks to secure for the applicant.

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.

Literal interpretation of the zoning regulations would deny the applicant of the enjoyment of a pool, a privilege commonly enjoyed by many surrounding property owners.

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.

This variance application is for the minimum relief necessary to allow a reasonably sized pool.

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.

This variance will not result in any increase in the impervious lot coverage beyond what exists now and will therefore not be injurious to the area involved or to the public interest or welfare.

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.

No other non-conforming properties are referenced as justification for this variance application.

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.

RESOLUTION NO. 04-166

VARIANCE: 1518 VON PHISTER STREET

A RESOLUTION OF THE BOARD OF ADJUSTMENT OF THE CITY OF KEY WEST, FLORIDA, TO ALLOW THE CONSTRUCTION OF A SINGLE-STORY WOOD FRAME RESIDENCE INCLUDING FRONT PORCH AND ATTACHED GARAGE BY GRANTING VARIANCES TO THE BUILDING SETBACK AND BUILDING COVERAGE REGULATIONS FOR PROPERTY IN THE SF, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT, UNDER THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING CONDITIONS. FOR PROPERTY LOCATED AT 1518 VON PHISTER STREET, KEY WEST, FLORIDA (RE# 00042620-000000)

WHEREAS, the Board of Adjustment finds 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 district; and

WHEREAS, the Board of Adjustment finds that the special conditions do not result from the action or negligence of the applicant; and

WHEREAS, the Board of Adjustment finds 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; and

WHEREAS, the Board of Adjustment finds 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; and

WHEREAS, the Board of Adjustment finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Board of Adjustment finds that the grant 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; and

WHEREAS, the Board of Adjustment finds that 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; and

WHEREAS, the Board of Adjustment finds that the applicant has demonstrated a "good neighbor policy" by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by those neighbors.

NOW, THEREFORE, BE IT RESOLVED by the Board of Adjustment of the City of Key West, Florida:

Section 1. That variances to BUILDING SETBACK AND BUILDING COVERAGE regulations in the SF, SINGLE FAMILY RESIDENTIAL Zoning District, under the Code of Ordinances of the City of Key West, Florida, are hereby granted as follows to: SECTION 122-238(6)(a)(1), OF 21 FEET, FROM THE 30 FEET MAXIMUM FRONT SETBACK REQUIRED TO THE 9 FEET PROPOSED, FOR A DISTANCE OF 74 FEET, COMMENCING 5 FEET FROM THE RIGHT SIDE PROPERTY LINE; SECTION 122-238(6)(a)(3), OF 21 FEET, FROM THE 25 FEET MINIMUM REAR SETBACK REQUIRED TO THE 4 FEET PROPOSED, FOR A DISTANCE OF 74 FEET, COMMENCING 5 FEET FROM THE RIGHT SIDE PROPERTY LINE; AND TO SECTION 122-238(4)(a), OF 11 PERCENT, FROM THE 35 PERCENT MAXIMUM BUILDING COVERAGE ALLOWED TO THE 46 PERCENT PROPOSED; PROVIDING CONDITIONS.

THE PURPOSE OF THE REQUEST IS TO ALLOW THE CONSTRUCTION OF A SINGLE-STORY WOOD FRAME RESIDENCE INCLUDING FRONT PORCH AND

**ATTACHED GARAGE FOR PROPERTY LOCATED AT 1518 VON PHISTER STREET,
KEY WEST, FLORIDA (RE# 00042620-000000).**

Section 2. It is a condition of this variance that full, complete, and final application for all permits required for any new construction for any use and occupancy for which this variance is wholly or partly necessary, whether or not such construction is suggested or proposed in the documents presented in support of this variance, shall be submitted in its entirety within 12 months after the date hereof; and further, that no application or reapplication for new construction for which the variance is wholly or partly necessary shall be made after expiration of the 12-month period without the applicant obtaining an extension from the Board of Adjustment and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 3. The failure to submit a full and complete application for permits for new construction for which this variance is wholly or partly necessary, or the failure to complete new construction for use and occupancy pursuant to this variance in accordance with the terms of a City building permit issued upon timely application as described in Section 2 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

Section 4. This variance does not constitute a finding as to ownership or right to possession of the property, and assumes,

without finding, the correctness of applicant's assertion of legal authority respecting the property.

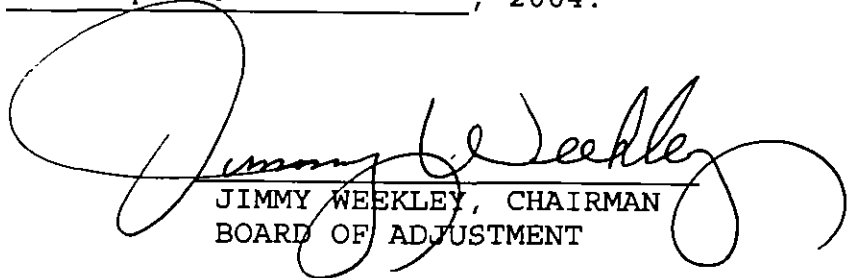
Section 5. The grant of variances is conditioned upon the property owner: (1) providing a maintenance easement to the property owner of 1430 Thompson Street; (2) obtaining final approval of landscaping and line-of-sight plans by the City; and (3) obtaining building permits and commencing construction prior to the end of the ROGO year, September 30, 2004.

Section 6. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Read and passed on first reading at a regular meeting held this 7th day of April, 2004.

Authenticated by the presiding officer and Clerk of the Board on 8th day of April, 2004.

Filed with the Clerk on April 8, 2004.


JIMMY WEEKLEY, CHAIRMAN
BOARD OF ADJUSTMENT

ATTEST:


CHERYL SMITH, CITY CLERK

Warranty Deed

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Robert E. Highsmith, Esq.
HIGHSMITH & VAN LOON, P.A.
3158 Northside Drive
Key West, Florida 33040

Folio Number:

Doc# 2023580 04/09/2015 3:42PM
Filed & Recorded in Official Records of
MONROE COUNTY ARY HEAVILIN

04/09/2015 3:42PM
DEED DOC STAMP CL: Krys \$0.70

Doc# 2023580
Bk# 2734 Pg# 204

SPACE ABOVE THIS LINE FOR RECORDING DATA

TRUSTEE'S DISTRIBUTIVE DEED

THIS INDENTURE, made this 30 day of March, 2015, between **CARL R. SCHMELZLE and PAUL A. SCHMELZLE, AS TRUSTEES OF THE CLEORA F. SCHMELZLE TRUST DATED SEPTEMBER 11, 2003**, Grantor, and **CCPKW, LLC, an Illinois limited liability company**, whose address is 29 E. Madison Street, Suite 1214, Chicago, IL 60602, Grantee:

("Grantor" and "Grantee" are used for singular or plural, as context requires)

WITNESSETH, that said Grantor, for and in consideration of the sum of \$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, Grantor's fifty percent (50.0%) undivided interest in the following described lot, piece or parcel of land, situate, lying and being in the County of Monroe, State of Florida, to wit:

SEE EXHIBIT "A"


AND GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

THIS DEED HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION, AND IS SUBJECT TO ALL LIENS AND ENCUMBRANCES OF RECORD, AND IS FURTHER SUBJECT TO ANY AND ALL REAL ESTATE TAXES, WHETHER HERETOFORE OR HEREAFTER ARISING OR ACCRUING.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first written above.


Witness Signature

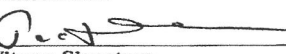
RUSSELL CARROLL
Printed Name


Witness Signature

Joseph F Books
Printed Name


Witness Signature

SANTIAGO ORTEGA
Printed Name


Witness Signature

P. J. KAMAN
Printed Name


CARL R. SCHMELZLE, as Trustee
26 W. 254 Kiowa Lane
Wheaton, IL 60187


PAUL A. SCHMELZLE, as Trustee
5642 N. Mango
Chicago, IL 60646

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Robert E. Highsmith, Esq.
HIGHSMITH & VAN LOON, P.A.
3158 Northside Drive
Key West, Florida 33040

Folio Number:

Doc# 2023582 04/09/2015 3:42PM
Filed & Recorded in Official Records of
MONROE COUNTY ANY HEAVILIN

04/09/2015 3:42PM
DEED DOC STAMP CL: Krys \$0.70

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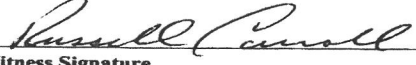
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SEE EXHIBIT "A"

AND GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

THIS DEED HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION, AND IS SUBJECT TO ALL LIENS AND ENCUMBRANCES OF RECORD, AND IS FURTHER SUBJECT TO ANY AND ALL REAL ESTATE TAXES, WHETHER HERETOFORE OR HEREAFTER ARISING OR ACCRUING.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first written above.



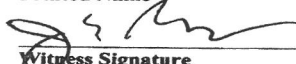
Witness Signature

RUSSELL CARROLL

Printed Name



CARL R. SCHMELZLE, as Trustee
26 W. 254 Kiowa Lane
Wheaton, IL 60187



Witness Signature

Joseph E Brooks


Printed Name



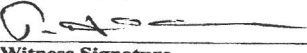
Witness Signature

SANTIAGO ORTEGA

Printed Name



PAUL A. SCHMELZLE, as Trustee
5642 N. Mango
Chicago, IL 60646



Witness Signature

P. S. KAMDAR

Printed Name

Doc# 2023582
Bk# 2734 P# 209

Verification Form



**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

I, Robert L Delaune, in my capacity as President
(print name) *(print position; president, managing member)*

of Robert L Delaune Architect PA
(print name of entity)

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:

1518 VonPhister Street
Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; 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.

Robert L Delaune
Signature of Applicant

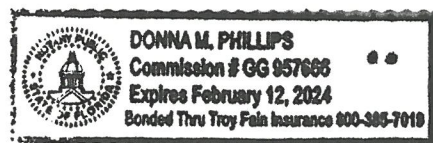
Subscribed and sworn to (or affirmed) before me on this March 18, 2021 by
date

Robert L. Delaune
Name of Applicant

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

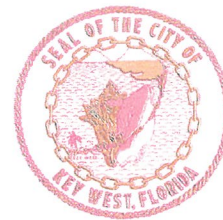
Donna M. Phillips
Notary's Signature and Seal

Donna M. Phillips
Name of Acknowledger typed, printed or stamped



GG 957666
Commission Number, if any

**City of Key West
Planning Department**



Authorization Form
(Where Owner is a Business Entity)

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

I, CARL SCHMELZLE as
Please Print Name of person with authority to execute documents on behalf of entity

MANAGING MEMBER of CCKW LLC
Name of office (President, Managing Member) Name of owner from deed

authorize ROBERT L. DELAUNE ARCHITECT PA.
Please Print Name of Representative

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

Carl Schmelzle
Signature of person with authority to execute documents on behalf on entity owner

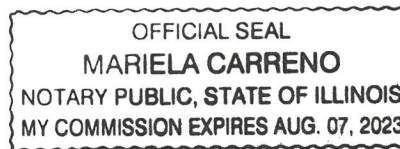
Subscribed and sworn to (or affirmed) before me on this 16 MARCH 2021
Date

by CARL SCHMELZLE
Name of person with authority to execute documents on behalf on entity owner

He/She is personally known to me or has presented Drivers license as identification.

Mariela Carreno
Notary's Signature and Seal

Mariela Carreno
Name of Acknowledger typed, printed or stamped



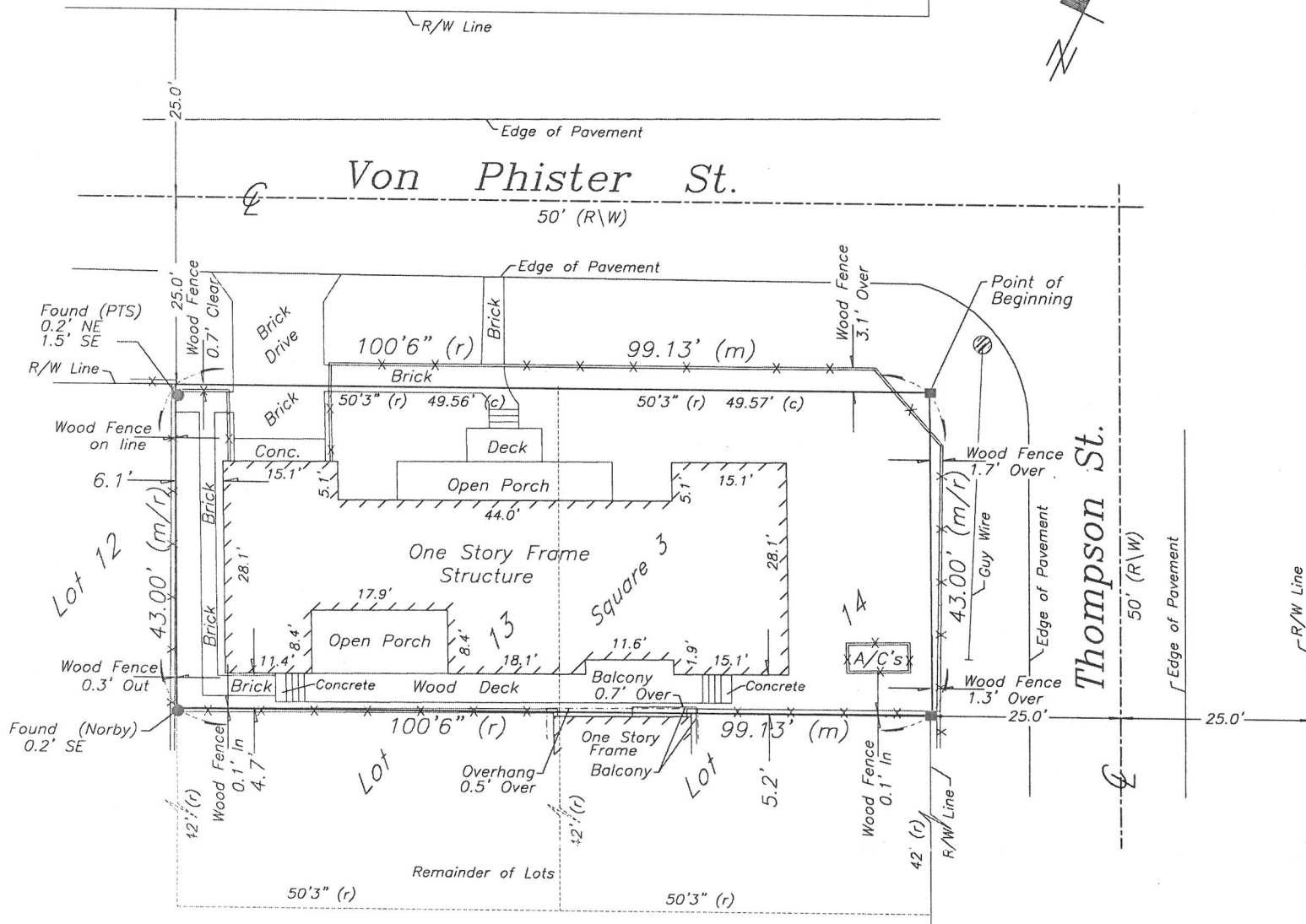
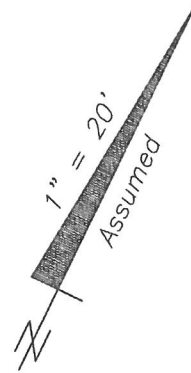
Commission Number, if any

Site Plans

Boundary Survey Map of part of Lots 13 & 14, Square 3, Tract 20, Island of Key West

LEGEND

■ Found Spike	(M/R) Measured & Record
● Found 1/2" Iron Rod (PTS) (Norby)	C.B.S. Concrete Block Structure
▲ Found Nail & Disc (PTS)	R\W Right of Way
△ Set Nail & Disc (6298)	CLF Chain Link Fence
(M) Measured	⊕ Centerline
(R) Record	⊗ Wood Utility Pole
Conc. Concrete	



NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1518 Von Phister Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: December 20, 2016
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: On the Island of Key West and known on William A. Whitehead's Map of said Island, delineated in February A.D. 1829, as part of Tract Twenty (20) but now better known and described as a part of Lots Thirteen and Fourteen (13 & 14) in Square Three (3) of the MONROE INVESTMENT COMPANY'S diagram of said Tract Twenty (20) as surveyed by W.A. Gwynn and recorded in Plat Book 1, Page 42. COMMENCING at the corner of Von Phister and Thompson Streets and running thence in a Southwesterly direction along the line of Von Phister Street One Hundred (100) feet, Six (6) inches; thence at right angles in a Southeasterly direction Forty-three (43) feet; thence at right angles in a Northeasterly direction One Hundred (100) feet, Six (6) inches; thence at right angles and along Thompson Street Forty-three (43) feet back to Point of Beginning.

BOUNDARY SURVEY FOR: Keith Costello;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

December 27, 2016

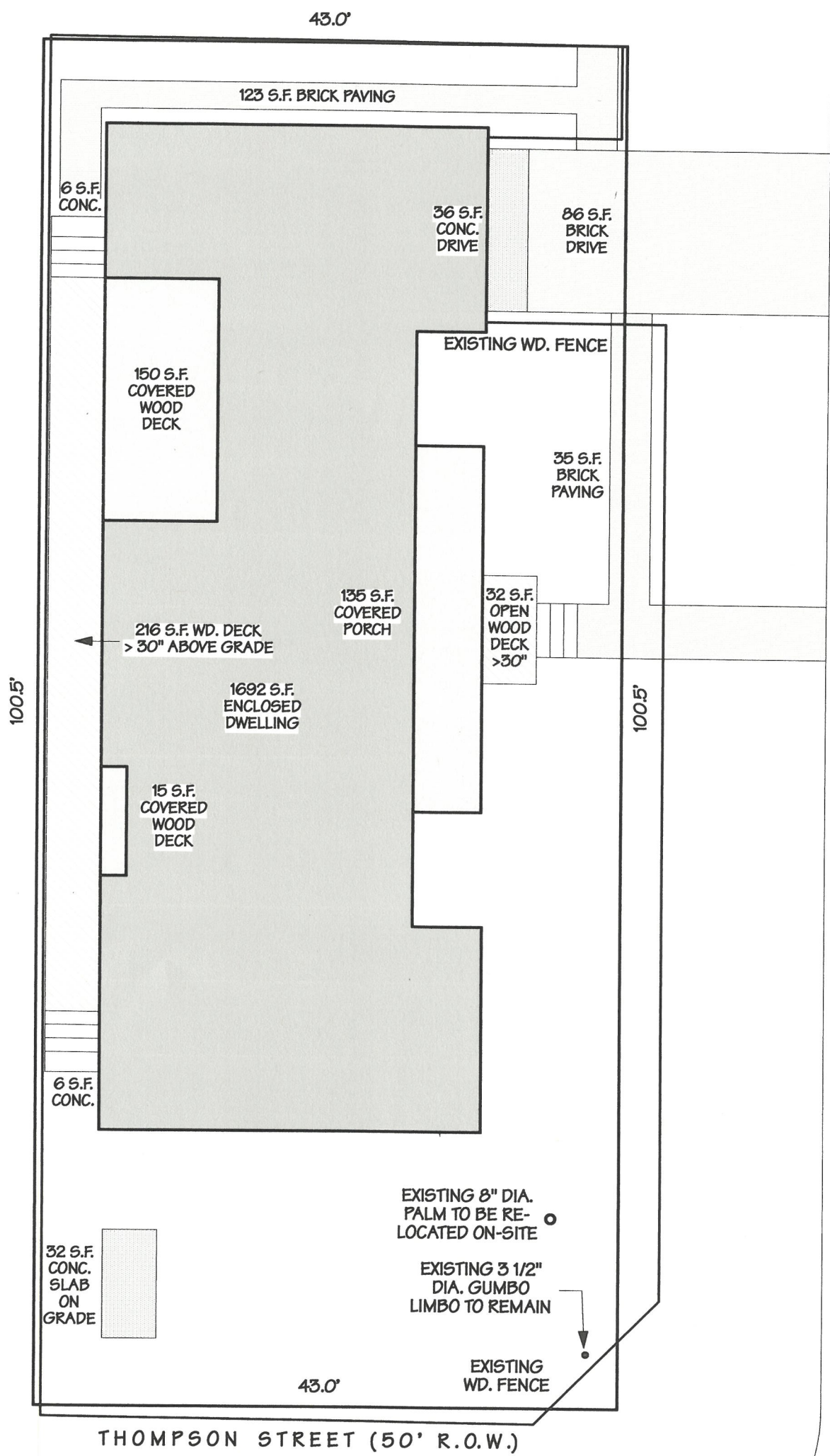
THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244



EXISTING SITE PLAN
 scale: 1"=10'

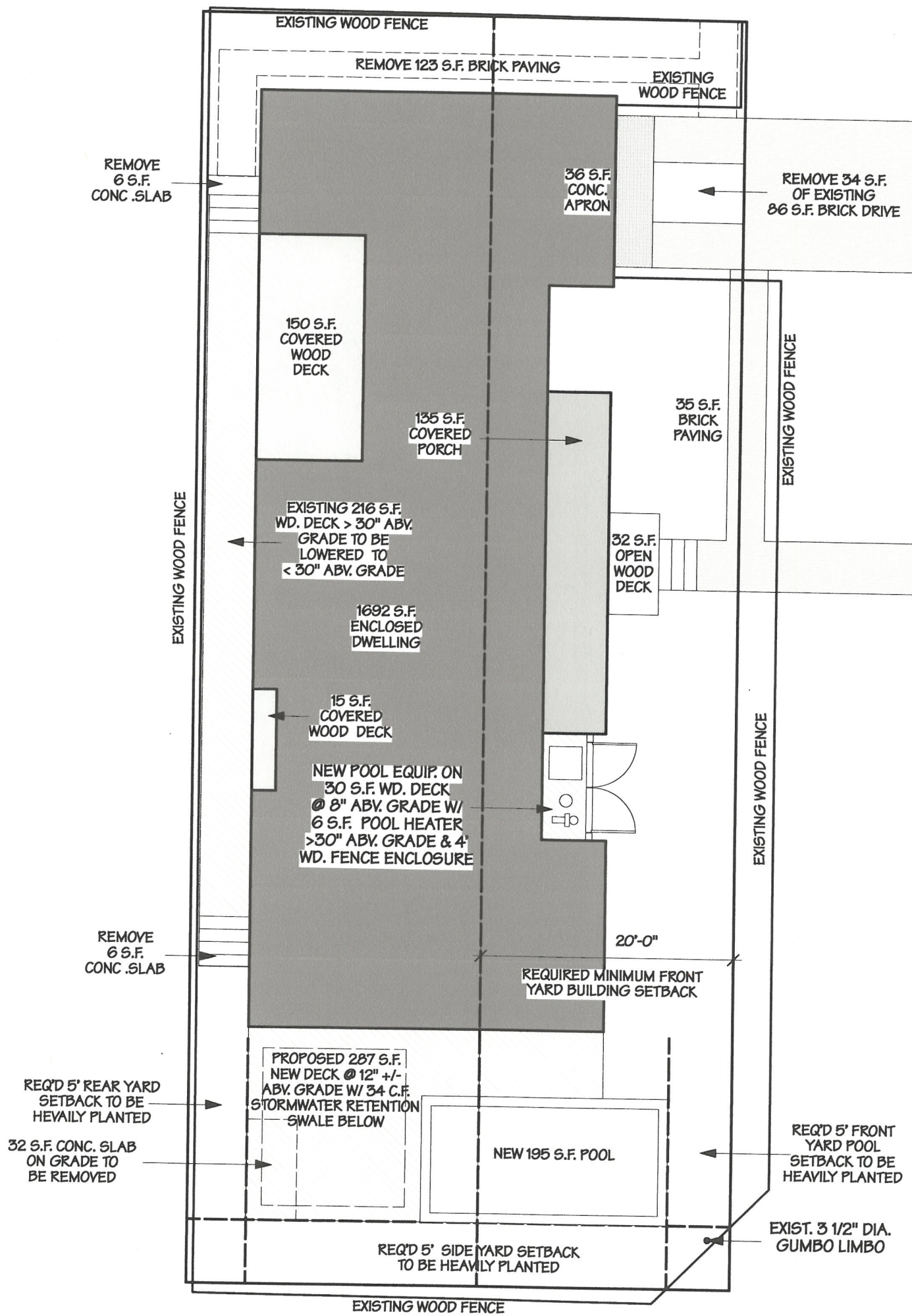


**NEW POOL & DECK @ 1518 VONPHISTER STREET
 KEY WEST, FLORIDA**

Robert L. Delaune, Architect, p.a.
 619 Eaton Street, Suite 1, Key West, FL 33040
 ph/fax: (305) 293-0364 FL Lic. #AA0003594

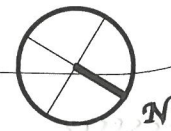
Robert L. Delaune
 3/18/21

SHEET 1 of 3
 18 MARCH 2021



VONPHISTER STREET (50' R.O.W.)

PROPOSED SITE PLAN
scale: 1"=10'



NEW POOL & DECK @ 1518 VONPHISTER STREET
KEY WEST, FLORIDA

Robert L. Delaune, Architect, p.a.
619 Eaton Street, Suite 1, Key West, FL 33040
ph/fax: (305) 293-0364 FL Lic. #AA0003594

Robert L. Delaune
3/18/21

SHEET 2 OF 3
18 MARCH 2021

SITE DATA:

LOT AREA: 4321 S.F.
LAND USE DISTRICT: SINGLE FAMILY (S.F.)
FEMA FLOOD ZONE: 'AE-7

	ALLOWED/ REQUIRED	EXISTING	PROPOSED
BLDG. COVERAGE:	1512 S.F. (35%)	1992 S.F. (46.1%)	NO CHANGE
IMPERVIOUS SURFACE RATIO:			
BLDGS.:		1992 S.F.	1992 S.F.
WOOD DECK > 30":		248	248
CONC. PADS:		80	36
BRICK PAVING:		244	87
POOL HEATER:		0	6
POOL:		0	195
TOTAL IMPERVIOUS:	2161 S.F. (50%)	2564 S.F. (59.3%)	2564 S.F. (59.3%)
OPEN SPACE RATIO:			
IMPERVIOUS COVERAGE:		2564 S.F.	2316 S.F.
WOOD DECKS < 30":		0	3175.F.
TOTAL NON-OPEN SPACE:		2564 S.F.	2633 S.F.
OPEN SPACE:	1512 S.F. (35%)	1757 S.F. (40.7%)	1688 S.F. (39.0%)

STORMWATER RETENTION PROVISIONS:

NO RETENTION STRUCTURES CURRENTLY EXIST.

IMPERVIOUS LOT COVERAGE BEYOND 50% LIMIT IS 403 S.F.

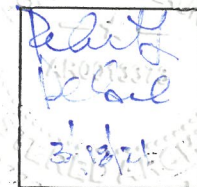
1st 1" RAINFALL ON 403 S.F. = 34 C.F.

SEE PROPOSED SITE PLAN @ SHEET 2 FOR LOCATION OF PROPOSED 34 C.F.
STORMWATER RETENTION SWALE.

**NEW POOL & DECK @ 1518 VONPHISTER STREET
KEY WEST, FLORIDA**

Robert L. Delaune, Architect, p.a.

619 Eaton Street, Suite 1, Key West, FL 33040
ph/fax: (305) 293-0364 FL Lic. #AA0003594



SHEET 3 of 3

18 MARCH 2021

Site Visit



























Additional Information

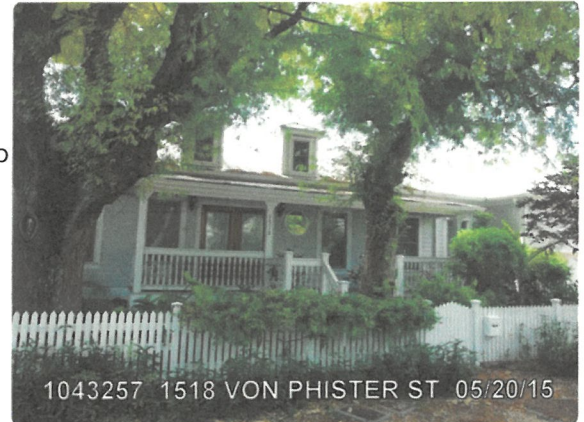
Disclaimer

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

Summary

Parcel ID 00042620-000000
 Account# 1043257
 Property ID 1043257
 Millage Group 10KW
 Location 1518 VON PHISTER St, KEY WEST
 Address
 Legal KW MONROE INVESTMENT CO SUB PB1-41 PT LOT 13-14 SQR 3 TR 20 H3-169 CO
 Description JUDGE SERIES 3-R-10 CO JUDGE DOCKET 9-132 OR1970-1505/06 OR2209-821D/C OR2261-716/17P/R OR2628-1939/40 OR2734-204/06 OR2734-209/11
 (Note: Not to be used on legal documents.)
 Neighborhood 6157
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Monroe Investment Co
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



1043257 1518 VON PHISTER ST 05/20/15

Owner

CCPKW LLC
 29 E Madison St
 Ste 1214
 Chicago IL 60602

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$249,638	\$255,512	\$258,449	\$264,323
+ Market Misc Value	\$2,229	\$2,302	\$2,374	\$2,448
+ Market Land Value	\$305,581	\$358,276	\$362,726	\$360,501
= Just Market Value	\$557,448	\$616,090	\$623,549	\$627,272
= Total Assessed Value	\$557,448	\$616,090	\$623,549	\$627,272
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$557,448	\$616,090	\$623,549	\$627,272

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	4,321.00	Square Foot	43	100.5

Buildings

Building ID	1264	Exterior Walls	HARDIE BD	
Style		Year Built	2005	
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2006	
Gross Sq Ft	3255	Foundation	WD CONC PADS	
Finished Sq Ft	1259	Roof Type	IRR/CUSTOM	
Stories	1 Floor	Roof Coverage	METAL	
Condition	GOOD	Flooring Type	SFT/HD WD	
Perimeter	176	Heating Type	FCD/AIR DUCTED	
Functional Obs	0	Bedrooms	3	
Economic Obs	0	Full Bathrooms	2	
Depreciation %	16	Half Bathrooms	1	
Interior Walls		Grade	550	
		Number of Fire PI	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	162	0	0
FHS	FINISH HALF ST	989	0	0

FLA	FLOOR LIV AREA	1,259	1,259	0
GBF	GAR FIN BLOCK	285	0	0
OPU	OP PR UNFIN LL	270	0	0
OPF	OP PRCH FIN LL	191	0	0
SBF	UTIL FIN BLK	99	0	0
TOTAL		3,255	1,259	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
BRICK PATIO	2006	2007	1	208 SF	2
BRICK PATIO	2006	2007	1	60 SF	2
FENCES	2008	2011	1	150 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/30/2015	\$100	Warranty Deed		2734	209	11 - Unqualified	Improved
3/30/2015	\$100	Warranty Deed		2734	204	11 - Unqualified	Improved
4/23/2013	\$100	Warranty Deed		2628	1939	11 - Unqualified	Improved
10/17/2003	\$132,000	Warranty Deed		1970	1505	H - Unqualified	Vacant

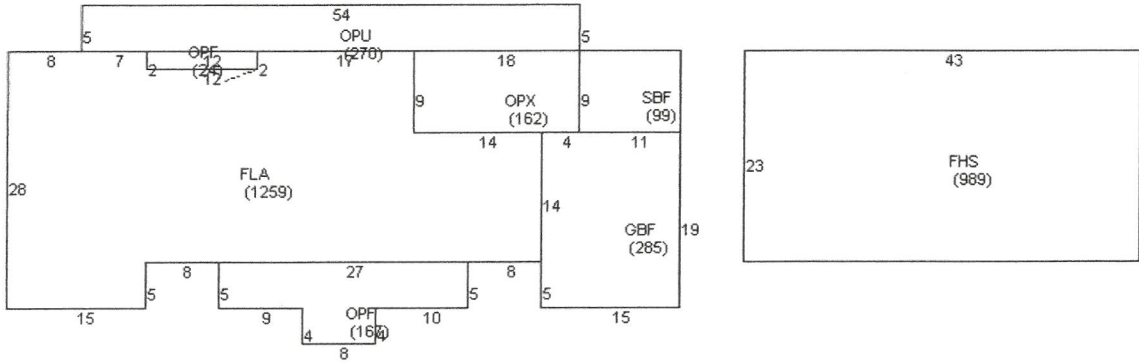
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
06-3207	5/30/2006	9/26/2006	\$2,000	Residential	INSTALL 175SF OF BRICK PAVER DRIVEWAY & WALKWAYS BUILD ONE STORY NEW SFR 1992 SF
04-1539	6/2/2004	8/15/2005	\$339,170	Residential	
	1/1/1900		\$0		

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

2020 Notices Only

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

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