

Application For Variance

City of Key West, Florida • Planning Department
3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-893-3720 • www.keywestcity.com

RECEIVED

NOV 03 2014

CITY OF KEY WEST
PLANNING DEPT.

Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00
(includes \$100.00 advertising/noticing fee and \$50.00 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 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 1311 CATHERINE STREET
Zoning District: HMDR Real Estate (RE) #: 0034640-000000
Property located within the Historic District? ☒ Yes ☐ No

APPLICANT:

☒ Owner ☐ Authorized Representative

Name: CHRISTOPHER WRIGHT
Mailing Address: 403 CATHERINE STREET
City: KEY WEST, FL State: FL Zip: 33040
Home/Mobile Phone: (305) 514-2571 Office: _____ Fax: _____
Email: _____

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: Demolish home's existing interior and exterior. Putting a 5 foot addition on the back and adding a shed roof to cover an existing rear concrete patio.

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

Side Setback - The proposed addition and new roof over the existing concrete patio will encroach into the minimum 5' side setback by another 4". The proposed dimension will be 3.26' from 3.60' (currently nonconforming)

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

If yes, please describe and attach relevant documents: _____

X

City of Key West • Application for Variance

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	HMDR			
Flood Zone	AE-6			
Size of Site	3657 RSQ			
Height	30' MAX	16.58'	NO CHANGE	
Front Setback	10'	7.65'	NO CHANGE	
Side Setback	5'	2.67'	NO CHANGE	
Side Setback	5'	3.60'	3.26	YES
Street Side Setback	7.5'			
Rear Setback	15'	15.79'	NO CHANGE	
F.A.R	1.0	.24	.26	
Building Coverage	40%	30%	38%	
Impervious Surface	60%	39%	40%	
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:

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 proposed addition will work better aesthetically if it follows the existing side building line as opposed to modifying it to fit the current setback.

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

The current building configuration existed when the owner purchased the property.

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.

No special privileges shall be conferred.

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.

The owner would like to improve the property value by increasing the useable interior and exterior space. And doing it in a way that is aesthetically pleasing.

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.

Only minimum variance will be granted.

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.

The project is not injurious to public 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.

Existing nonconforming uses of other properties were not used.

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 following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- ☐ Correct application fee. Check may be payable to "City of Key West."
- ☐ Notarized verification form signed by property owner or the authorized representative.
- ☐ Notarized authorization form signed by property owner, if applicant is not the owner.
- ☐ Copy of recorded warranty deed
- ☐ Property record card
- ☐ Signed and sealed survey
- ☐ Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- ☐ Floor plans
- ☐ Stormwater management plan

Verification

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Christopher Wright, 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:

1311 Catherine Street

Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. 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.

A handwritten signature in blue ink, appearing to be "Christopher Wright", written over a horizontal line.

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 11/3/14 by _____
date

Christopher Wright

Name of Authorized Representative

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

W-623-813-75-561-0

W-623-110-74-421-0

A handwritten signature in blue ink, appearing to be "Marion Hope Casas", written over a horizontal line.

Notary's Signature and Seal

Marion Hope Casas

Name of Acknowledger typed, printed or stamped

Commission Number, if any



Authorization

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

Rick Milelli c/o Meridian Engineering LLC
Please Print Name of Representative

David Wright
Signature of Joint/Co-owner if applicable

by Christopher AND Traci Wright
Name of Owner

Manoel Hope Casan
Notary's Signature and Seal

Commission Number, if any



Deed

Prepared by and return to:

True Title Agency, Inc.

PO Box 420321

Summerland Key, FL 33042

305-872-4005

File Number: 2014-402

Parcel Identification No. 00034640-000000

09/11/2014 3:24PM
DEED DOC STAMP CL: Krys \$2,905.00

Doc# 1997354
Bk# 2702 Pg# 1663

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

\$415,000.00

This Indenture made this 9th day of September, 2014 between Marianne Morton, a married woman, whose post office address is 610 Schiller Court, Madison, WI 53704-5751 of the County of Dane, State of Wisconsin, grantor*, and Christopher J. Wright and Traci L. Wright, husband and wife whose post office address is 1403 Catherine Street, Key West, FL 33040 of the County of Monroe, State of Florida, grantee*,

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:

Part of Tract Fourteen according to William A. Whitehead's map of the Island of Key West delineated in February, 1829, but better described as Lot Nine of Square Two according to Peter T. Knight's diagram of a portion of said Tract Fourteen recorded in Plat Book 1, Page 27, of Monroe County, Florida Records:

Commencing at a point on the Northwest side of Catherine Street distant one hundred twenty-nine feet Southwesterly from the corner of Florida and Catherine Streets and running thence in a Southwesterly direction along Catherine Street forty (40) feet; thence at right angles in a Northwesterly direction ninety one feet and nine inches; thence at right angles in a Northeasterly direction forty feet; thence at right angles in a Southeasterly direction ninety-one feet and nine inches back to the point of beginning.

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Lynette J. Jono
Witness Name: Lynette J. Jono
Tara Rindy
Witness Name: Tara Rindy

Marianne Morton (Seal)
Marianne Morton

State of Wisconsin

County of Dane

The foregoing instrument was acknowledged before me this 10 day of September, 2014 by Marianne Morton, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Tara Rindy
Notary Public

Printed Name: Tara Rindy

My Commission Expires: 04/05/16

Site Plans

REPAIR NOTES:

PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT INDIVIDUALS FROM INJURY. PROVIDE SECURITY LOCKS OR OTHER MEANS TO PREVENT INADVERTENT ENTRY INTO WORK ZONE.

CONSTRUCT DUST PROOF PARTITIONS TO SEPARATE WORK AREA WHERE NOISY OR DUSTY OPERATIONS ARE PERFORMED. KEEP WORK AREAS CLEAN TO LIMIT DUST AND DIRT TRACKING TO NON-CONSTRUCTION ZONES.

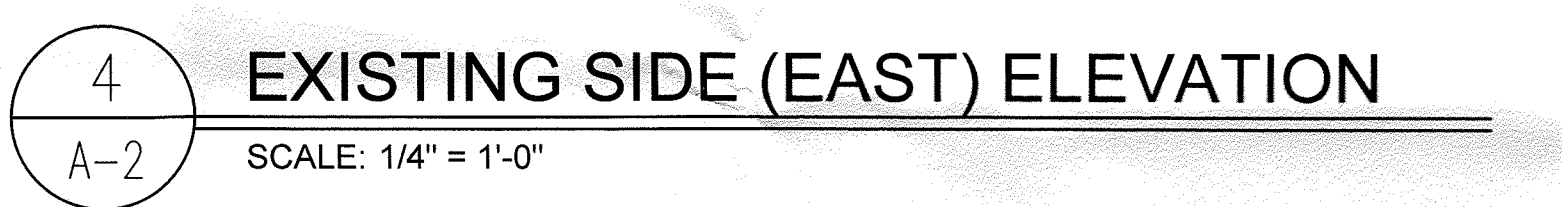
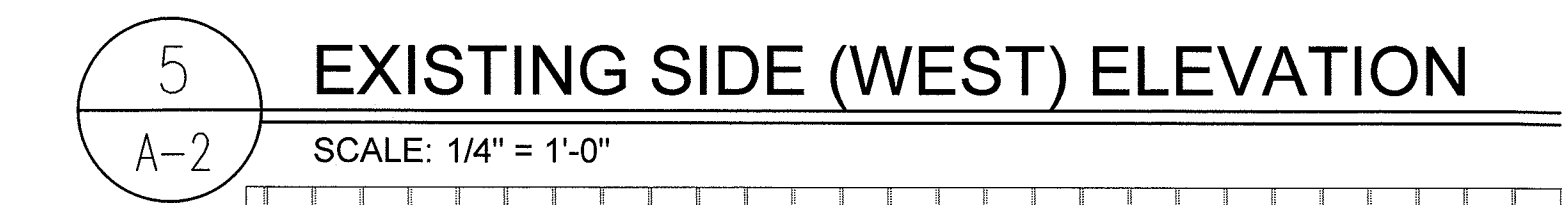
MAINTAIN EXISTING UTILITIES FOR USE BY OWNER AND PROTECT FROM DAMAGE WHEN SERVICE INTERRUPTION IS UNAVOIDABLE, COORDINATE WITH OWNER AND UTILITY COMPANIES. PROVIDE TEMPORARY UTILITY SERVICE AS REQUIRED BY OWNER.

DATE: 10/10/2011

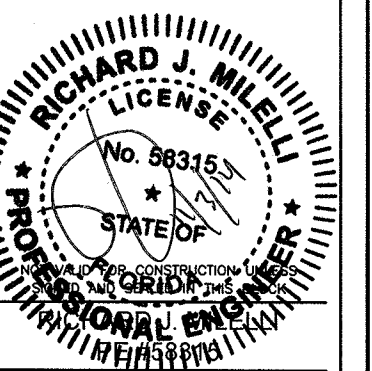
PROVIDE ADEQUATE SHORING AND BRACING AT ALL LOCATIONS WHERE NEW OPENINGS ARE SHOWN TO BE CUT INTO EXISTING LOAD BEARING WALLS.

SHORING SHALL BE PERFORMED BY AN EXPERIENCED SHORING CONTRACTOR.

SHORING SHALL BE CONTINUOUS TO THE LOWEST LEVEL AND BE ADEQUATELY DISTRIBUTED TO PREVENT DAMAGE TO EXISTING GRADE SLABS.



Seal:



RESIDENTAIL RENOVATION VARIANCE SUBMITTAL

KEY WEST, FLORIDA

Drawn By: PCS	Checked By: RJM
Project No. 14-035	Scale: AS NOTED
AutoCad File No.	

2010/10/10

Title:
EXISTING FLOOR
PLAN AND
ELEVATIONS

Sheet Number: _____

A-2

Date: NOVEMBER 1, 2014

SITE DATA

SITE ADDRESS: 1311 CATHERINE ST., KEY WEST, FL 33040
RE: 00034640-000000
ZONING: HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL DISTRICT)
FLOOD ZONE: AE-6
F.I.R.M.: COMMUNITY#12087C, MAP & PANEL #1515 SUFFIX K, DATE:02-18-05
SECTION/TOWNSHIP/RANGE: 6-68-25
LEGAL DESCRIPTION: KW KNIGHTS SUB PB 1-27 LOT 9 SQR 2 TR 14 G61-129/30

SETBACKS: FRONT 10 FT; SIDE 5 FT; REAR 15 FT; STREET SIDE 7.5 FT

BUILDING COVERAGE 40%; EXISTING: 30%
IMPERVIOUS COVERAGE 60%; EXISTING: 39%
OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY
TYPE OF CONSTRUCTION: VB

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2010 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.
THE FOLLOWING LOADINGS WERE USED:
DESIGN LOADS: ASCE 7-10
WIND LOAD: 180 mph; 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF
SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ.FT.

INDEX OF DRAWINGS

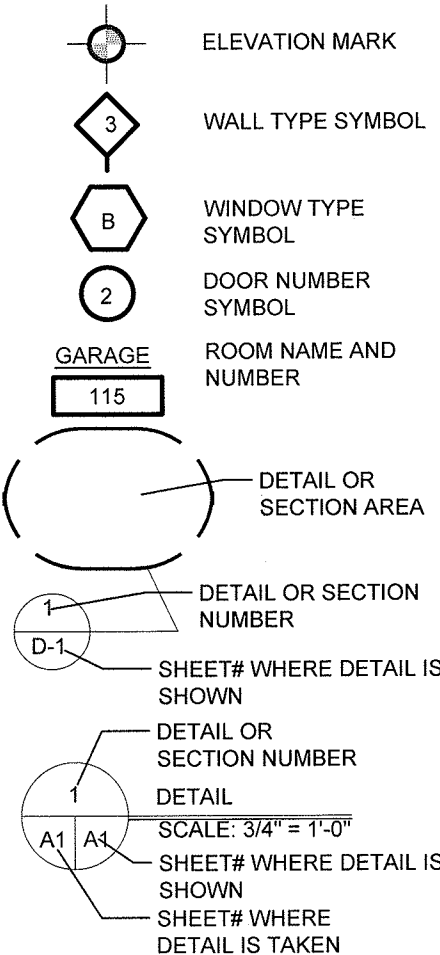
SHEET CS-1 - COVER AND SITE PLAN
SHEET A-1 - PROPOSED FLOOR PLAN AND ELEVATIONS
SHEET A-2 - EXISTING FLOOR/DEMOLITION PLAN AND EXISTING ELEVATIONS

GENERAL NOTES

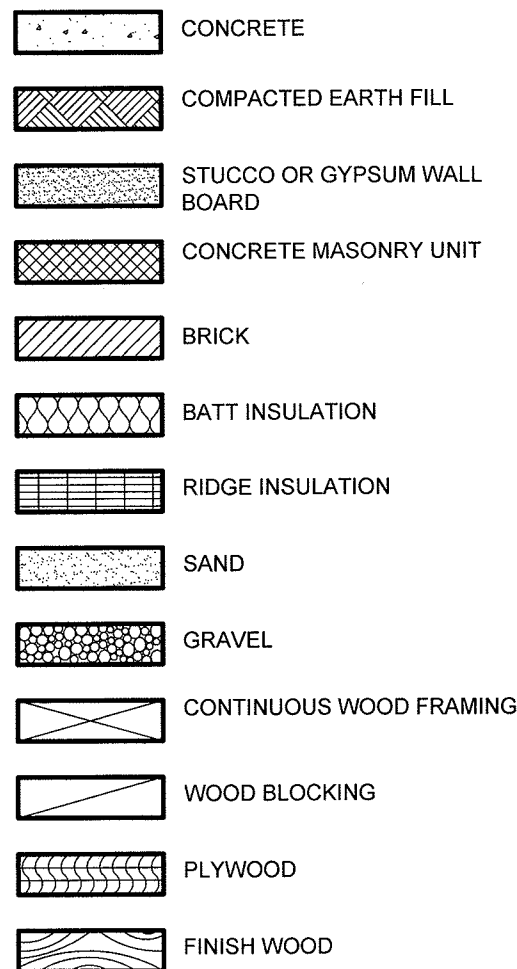
- THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
- NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.)
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2010 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2010 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
- THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.
- THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE.
- PORTABLE RESTROOM FACILITIES TO BE PROVIDED AT THE SITE BY THE CONTRACTOR.
- ALL STORM WATER SHALL BE RETAINED ON THE PROPERTY.

LEGEND

SYMBOLS



MATERIAL INDICATIONS



LIST OF ABBREVIATIONS

& AND
& AT
APPROX. APPROXIMATE(LY)
FT. FOOTFEET
F.F.L. FINISH FLOOR LEVEL
IN. INCH
MAX. MAXIMUM
MIN. MINIMUM
NUMBER
O.C. ON CENTER
LB. POUND
PSI POUND PER SQUARE INCH
PT. POUND
SF. SQUARE FOOTFEET
T & G TONGUE AND GROOVE
WWM WELDED WIRE MESH

RESIDENTIAL RENOVATION

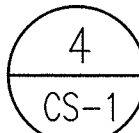
1311 CATHERINE STREET

KEY WEST, FLORIDA 33040

PROJECT DATA

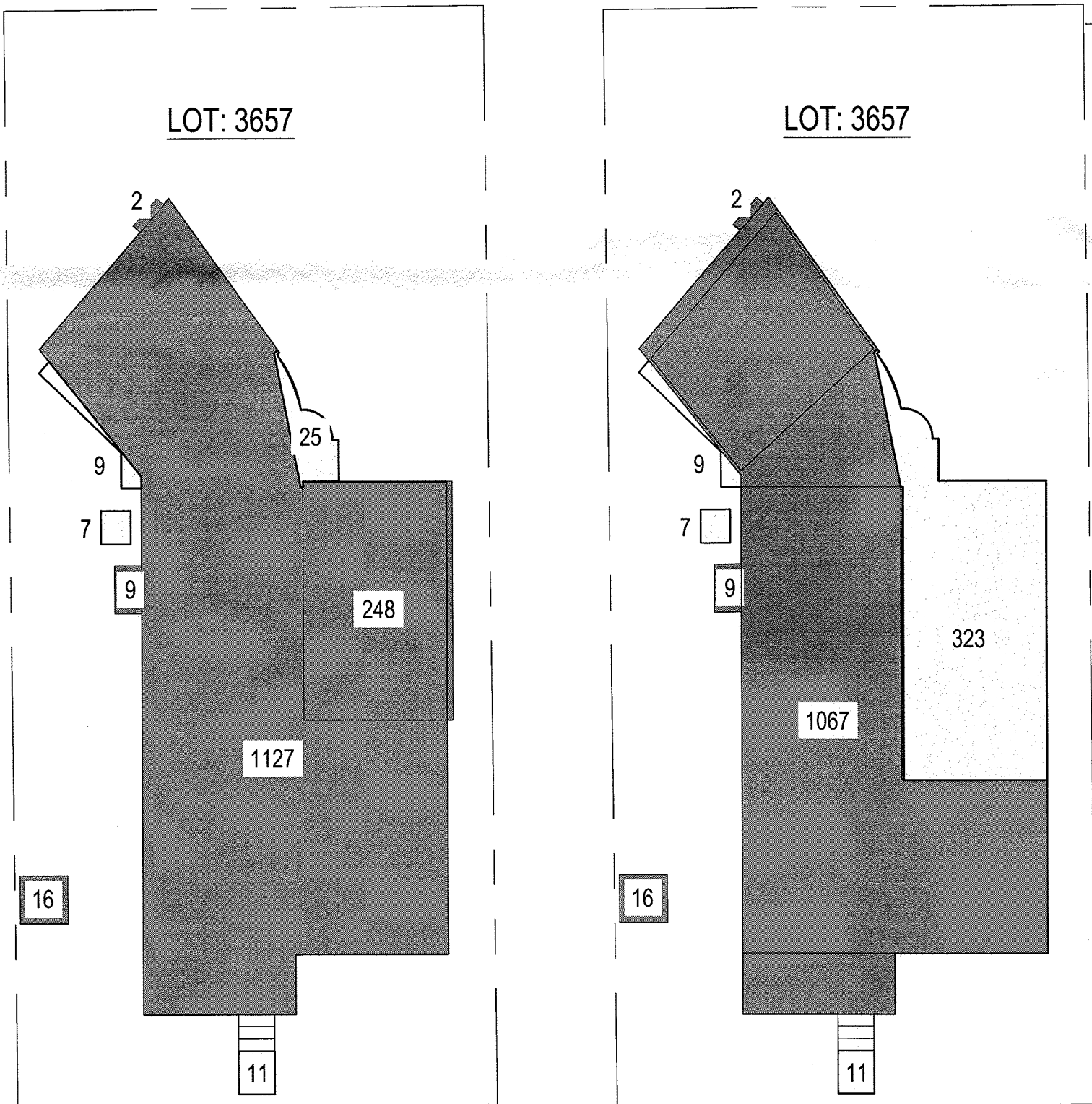
	PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED
RE NO.	00034640-000000			
SETBACKS:				
FRONT	NO CHANGE	7.65'	10'	NONE
STREET SIDE	N/A	N/A	7.5'	NONE
SIDE	3.26'	3.60'	5'	YES
REAR	NO CHANGE	15.79'	15'	NONE
LOT SIZE	NO CHANGE	3,657 SQ. FT.	4000 SQ.FT.	NONE
BUILDING COVERAGE	1,402 SQ.FT. 38%	1,094 SQ. FT. 30%	40% MAX	NONE
FLOOR AREA	949 SQ.FT. 0.26	889 SQ. FT. 0.24	1.0	NONE
BUILDING HEIGHT	NO CHANGE	16.58'	30' MAX	NONE
IMPERVIOUS AREA	1,454 SQ.FT. 40%	1,444 SQ. FT. 39%	60% MAX	NONE

SITE



LOCATION MAP

SCALE: NOT TO SCALE

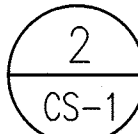
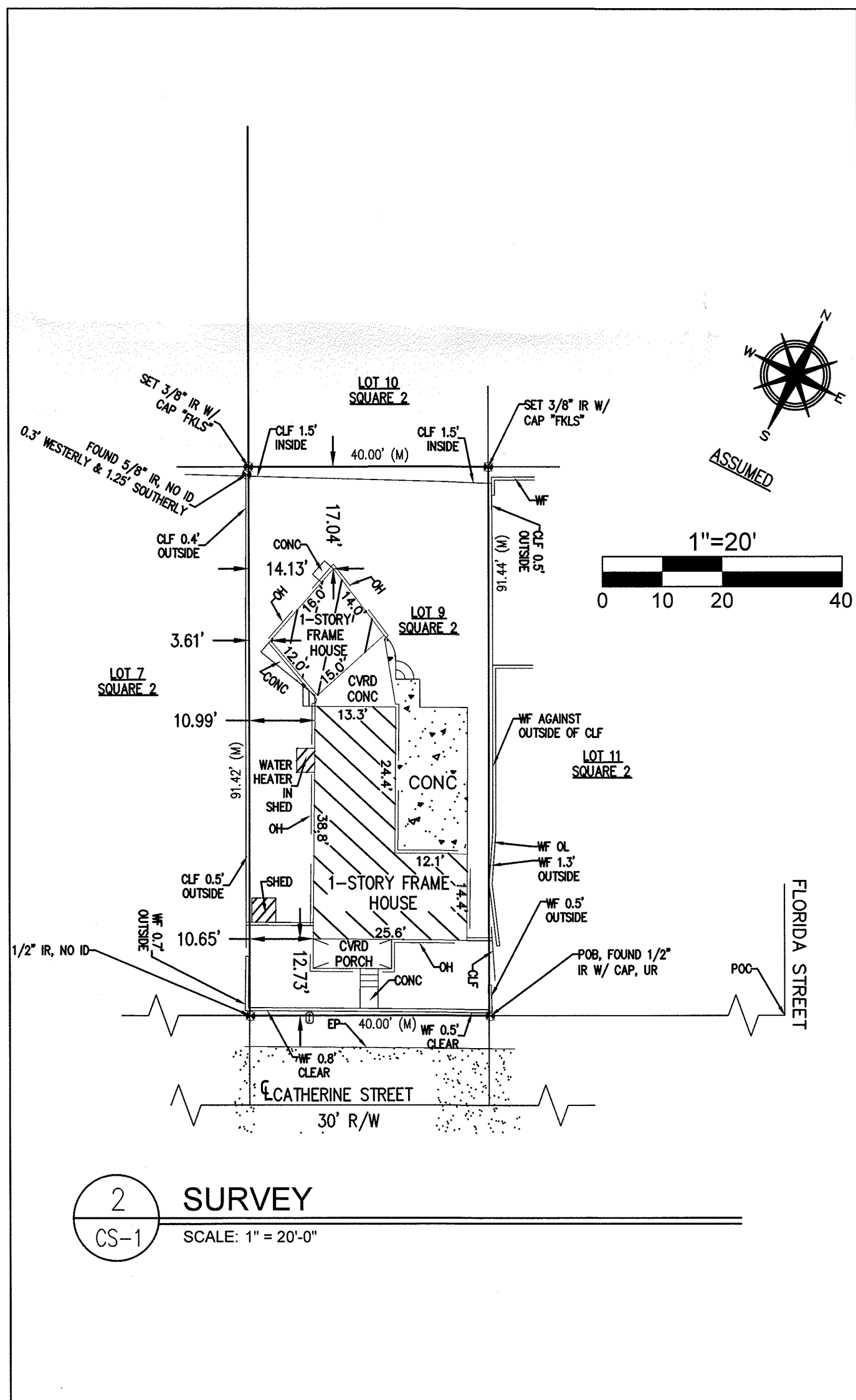


PROPOSED	EXISTING
BUILDING COVERAGE: 1,402 SQFT / 38%	BUILDING COVERAGE: 1,094 SQFT / 30%
IMPERVIOUS: 1,454 SQFT / 40%	IMPERVIOUS: 1,444 SQFT / 39%

FLOOR AREA - 889 EXIST.
- 949 W/ADDT'N

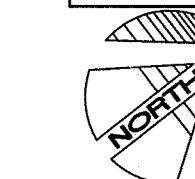
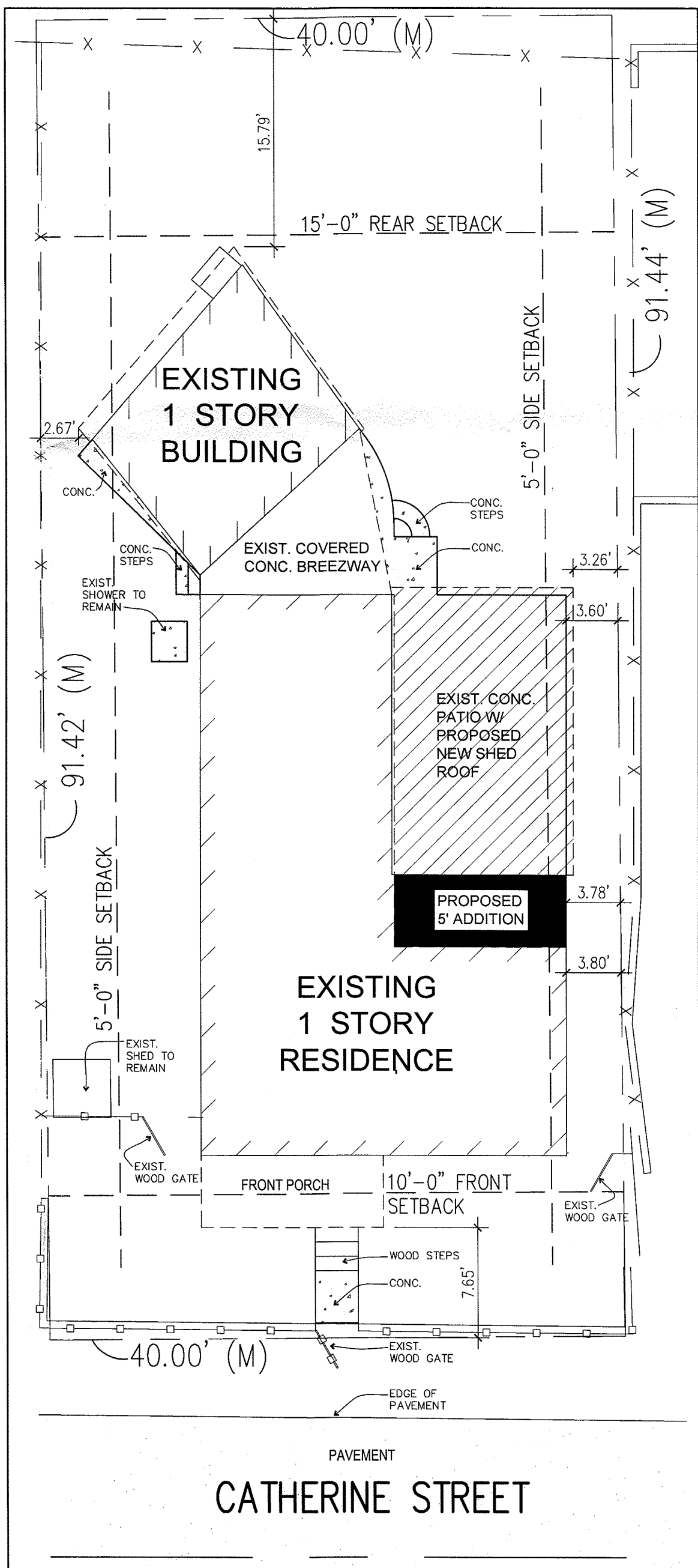
3 SITE BLDG & IMPERIOUS COVERAGE

SCALE: NOT TO SCALE



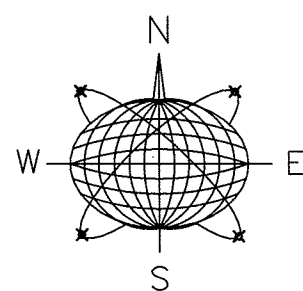
SURVEY

SCALE: 1" = 20'-0"



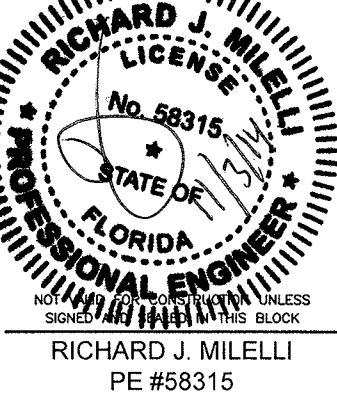
SITE PLAN

SCALE: 1/8" = 1'-0"



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph.305-293-3263 fax.293-4899

Seal:



RICHARD J. MILELLI
PE #58315

General Notes:

RESIDENTIAL RENOVATION
VARIANCE SUBMITTAL

1311 CATHERINE STREET
KEY WEST, FLORIDA

Drawn By: PCS
Checked By: RJM
Project No. 14-035
Scale: AS NOTED
AutoCad File No.

Revisions:

Title:

COVER SHEET
SITE PLAN AND
PROJECT DATA

Sheet Number:

CS-1

Date: NOVEMBER 1, 2014

Additional Information



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version.

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1035521 Parcel ID: 00034640-000000

Ownership Details

Mailing Address:

WRIGHT CHRISTOPHER J AND TRACI L
1403 CATHERINE ST
KEY WEST, FL 33040-3419

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

Affordable
Housing: No

Section-Township-
Range: 05-08-25

Property Location: 1311 CATHERINE ST KEY WEST

Legal Description: KW KNIGHTS SUB PB 1-27 LOT 9 SQR 2 TR 14 G61-129/30 OR198-571 OR516-493 OR569-850 OR608-413 OR695-684/85D/C OR1389-2202 D/C OR1397-1169/71P/R OR2702-1603

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	40	92	3,670.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 855
Year Built: 1928

Building 1 Details

Building Type R1

Condition A

Quality Grade 450

Effective Age 19
Year Built 1928
Functional Obs 0

Perimeter 153
Special Arch 0
Economic Obs 0

Depreciation % 26
Grnd Floor Area 855

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP

Roof Cover METAL

Foundation WD CONC PADS

Heat 1 NONE

Heat 2 NONE

Bedrooms 2

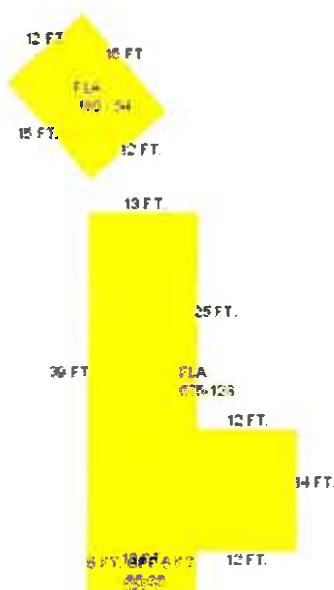
Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

2 Fix Bath 1
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 1

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12: ABOVE AVERAGE WOOD	1	1988	N N	0.00	0.00	675
2	OPF		1	1988	N N	0.00	0.00	65
3	FLA	12: ABOVE AVERAGE WOOD	1	2005	N			180

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3: PATIO	288 SF	24	12	1979	1980	4	50

2	FN2:FENCES	200 SF	50	4	1987	1968	2	30
3	PT3:PATIO	204 SF	12	17	2013	2014	1	50

Appraiser Notes

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Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 13-1573	04/20/2013	11/06/2013	2,600	Residential	INSTALL APPROX. 330 S.F. SINGLE PLY ROOF MAT. OVER ISO INSULATION.
1 03-2555	08/19/2003	07/23/2004	3,000	Residential	ATF WINDOWS & GATE, SIDING
1 06-3437	06/07/2006	07/07/2006	2,412	Residential	INTERIOR WORK ONLY

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	90,097	3,923	219,151	313,171	313,171	0	313,171
2013	70,628	2,699	323,897	397,224	325,788	0	397,224
2012	74,250	2,699	294,451	371,400	296,171	0	371,400
2011	75,155	2,699	191,393	269,247	269,247	0	269,247
2010	99,976	2,699	146,291	248,966	248,966	0	248,966
2009	112,479	2,820	292,582	407,881	407,881	0	407,881
2008	106,546	2,941	396,360	505,847	505,847	0	505,847
2007	129,888	3,062	587,200	720,150	720,150	0	720,150
2006	236,696	3,183	348,650	588,529	588,529	0	588,529
2005	221,968	3,325	293,600	518,893	518,893	0	518,893
2004	147,278	3,474	201,850	352,602	352,602	0	352,602
2003	137,459	3,616	88,080	229,155	229,155	0	229,155
2002	131,910	3,758	82,575	218,243	218,243	0	218,243
2001	133,623	3,907	82,575	220,105	220,105	0	220,105
2000	133,623	5,068	55,050	193,741	193,741	0	193,741
1999	130,643	5,128	55,050	190,821	190,821	0	190,821
1998	99,348	4,034	55,050	158,432	158,432	0	158,432
1997	86,930	3,645	47,710	138,285	138,285	0	138,285
1996	56,610	2,900	47,710	107,219	107,219	0	107,219
1995	51,578	2,726	47,710	102,013	102,013	0	102,013
1994	46,126	2,510	47,710	96,347	96,347	0	96,347
1993	46,126	2,582	47,710	96,418	96,418	0	96,418

1992	46,126	2,657	47,710	96,493	96,493	0	96,493
1991	46,126	2,728	47,710	96,564	96,564	0	96,564
1990	41,654	2,801	37,618	82,072	82,072	0	82,072
1989	37,637	2,614	36,700	77,181	77,181	0	77,181
1988	9,767	300	30,278	40,345	40,345	0	40,345
1987	9,648	300	22,938	32,886	32,886	0	32,886
1986	9,702	300	22,020	32,022	32,022	0	32,022
1985	9,425	300	13,248	22,973	22,973	0	22,973
1984	8,864	300	13,248	22,412	22,412	0	22,412
1983	8,864	300	13,248	22,412	22,412	0	22,412
1982	9,015	300	11,482	20,797	20,797	0	20,797

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/6/2014	2702 / 1663	415,000	WD	02
2/1/1975	695 / 694	25,000	00	Q

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Monroe County Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176