

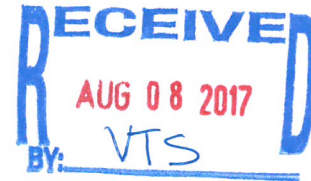
# Application



Anthony D. Sarno, R.A., NCARB  
Professional Registration Architecture: AA36903135  
Professional Registration Interior Design: 026991713  
Florida Architecture License: AA95206

July 31, 2017

City of Key West Planning Department  
1300 White Street  
Key West, Florida 33040  
Attn: Patrick Wright, Planning Director



RE: 1019 Varela Street  
RE# 00032500-000000, AK# 1033251  
Request for Variance Extension

Dear Planning Director Wright,

On behalf of my Client Mr. Ted Kutcher, we hereby request your consideration for an extension for an additional year, based on the criteria of the original resolution 2014-57.

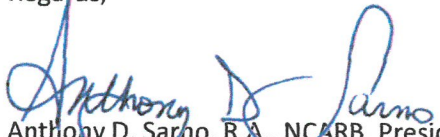
Last year, we asked the Planning Board for an extension which allows for the construction of a pool and additional site improvements along with enhancing the existing front façade and street façade for this historic property. With the property being a vacation rental and the significant amount of construction within the Keys over this past year, my Client has been unable to move the construction work forward and will not be able to have a permit pulled by the time of the variance expiration, which was granted for one year.

I would like to request an additional one-year extension to this variance, which would allow this work to proceed. There is currently time allocated in my Client's rental schedule in the early part of 2018 to allow the construction and, with the granting of this extension, we will proceed to complete all the necessary plans and obtain HARC and Tree Commission approval this fall so that construction can begin.

Since the date of the initial variance at the September 18, 2014 Planning Board, no change of circumstances to the property or its underlying zoning has occurred. All criteria noted within the Planning Board Resolution No. 2014-57 remain as stated and the general conditions identified will be adhered to as the project moves forward and is completed.

We kindly ask for your approval of this variance extension request at the next available Planning Board Meeting.

Regards,

  
Anthony D. Sarno, R.A., NCARB, President  
Anthony Architecture, LLC

**PLANNING BOARD  
RESOLUTION NO. 2014-57**

**A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS VARIANCE TO MAXIMUM IMPERVIOUS SURFACE RATIO ON PROPERTY LOCATED AT 1019 VARELA STREET (RE # 00032500-000000; AK # 1033251) IN THE HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395 AND 122-600(4)b. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.**

**WHEREAS**, the applicant is proposing site modifications to include the construction of an in ground pool with water feature wall at property located at 1019 Varela Street (RE # 00032500-000000; AK # 1033251); and

**WHEREAS**, the existing single-family residence is a contributing structure; and

**WHEREAS**, the structure is located within the front, rear and right-side yard setbacks, and is also nonconforming to building coverage and impervious surface ratio requirements as permitted in the HMDR zoning district; and

**WHEREAS**, Section 122-600 of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that the maximum impervious surface ratio of 60%; and

**WHEREAS**, the applicant requests variance to maximum impervious surface ratio for the proposed impervious surface ratio of 79.3%; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on September 18, 2014; and



Chairman



Planning Director

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

**WHEREAS**, the Planning Board 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 Planning Board 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 Planning Board 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 Planning Board finds 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; and

**WHEREAS**, the Planning Board 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 are grounds for the issuance of the requested variance; and

**WHEREAS**, the Planning Board finds 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.

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

**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

**Section 2.** An approval by Resolution of the Key West Planning Board for variance to impervious surface ratio to allow site modifications to include the construction of an in ground pool with water feature wall on property located at 1019 Varela Street (RE # 00032500-000000; AK # 1033251) in the HMDR Zoning District pursuant to Sections 90-395 and 122-600(4)b. of the City of Key West Land Development Regulations with the following conditions:

**General Conditions:**

1. The proposed site modifications shall be consistent with the plans signed and sealed August 11, 2014 by Anthony Sarno, Registered Architect. The existing single family home marked “not in scope” is not part of this approval.
2. The applicant shall obtain a Certificate of Appropriateness for site modifications.
3. Trees near and within the project area will be protected during construction/demolition. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission.

**Section 3.** It is a condition of this variance that full, complete and final application for all conditions of this approval for any use and occupancy for which this variance are wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining



Chairman



Planning Director

an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.


**Section 4.** The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to this variance in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

**Section 5.** 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 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.

**Section 7.** This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

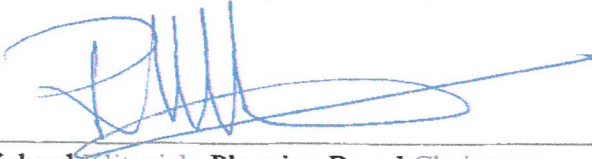
Read and passed on first reading at a regularly scheduled meeting held this 18th day of

  
Chairman

 Planning Director

September 2014.

Authenticated by the Chairman of the Planning Board and the Planning Director;



Richard Klitenick, Planning Board Chairman

10/2/2014

Date

Attest:



Donald Leland Craig, AICP, Planning Director

9/23/2014

Date

Filed with the Clerk:



Cheryl Smith, City Clerk

10/3/14

Date

\_\_\_\_\_  
Chairman

 \_\_\_\_\_  
Planning Director

**RESOLUTION NUMBER 2016-57**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD TO ALLOW AN EXTENSION OF APPROVED VARIANCE FOR IMPERVIOUS SURFACE REGULATIONS IN THE HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR) ZONING DISTRICT PER PLANNING BOARD RESOLUTION 2014-57 FOR PROPERTY LOCATED AT 1019 VARELA STREET (RE#00032500-000000, AK#1033251), KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Planning Board Resolution 2014-57 approving an impervious surface coverage variance for the subject property allowed an extension if the applicant demonstrated that no change of circumstances to the property or its underlying zoning has occurred; and

**WHEREAS**, the applicant requested a 12 month extension from the effective date of the variance extension; and

**WHEREAS**, the applicant has demonstrated that no change of circumstances to the property or its underlying zoning has occurred; and

**WHEREAS**, the applicant submitted a timely request for extension and demonstrated that there are no changes to circumstances regarding the original variance approval; and

  
Chairman  
  
Planning Director



**WHEREAS**, the granting of the variance extension will be in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare;


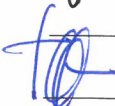
**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the City of Key West, Florida:

**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

**Section 2.** That the variance extension granted by Planning Board Resolution 2014-57, to **IMPERVIOUS SURFACE COVERAGE** in the HMDR, **Historic Medium Density Residential Zoning District**, under the Code of Ordinances of the City of Key West, Florida, is hereby extended for an additional period of 12 months **FOR THE PROPERTY LOCATED AT 1019 VARELA STREET (RE# 00032500-000000, AK#1033251)**, SEE ATTACHED PLANS dated 5/01/14.

**Section 3.** It is a condition of this variance that full, complete, and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months.

**Section 4.** This variance extension 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.

  
Chairman  
  
Planning Director


**Section 4.** 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.

**Section 5.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DEO can appeal the permit to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

  
\_\_\_\_ Chairman  
  
\_\_\_\_ Planning Director

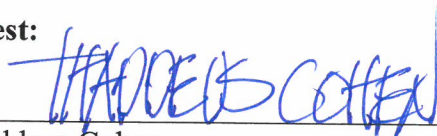
Read and passed on first reading at a special meeting held this 17th day of November, 2016.

Authenticated by the Chairman of the Planning Board and the Planning Director.

  
\_\_\_\_\_  
Sam Holland, Chairman  
Key West Planning Board


12/2/16  
\_\_\_\_\_  
Date

**Attest:**


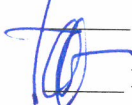
  
\_\_\_\_\_  
Thaddeus Cohen  
Planning Director

11/25/16  
\_\_\_\_\_  
Date

**Filed with the Clerk:**

  
\_\_\_\_\_  
Cheryl Smith, City Clerk

12/2/16  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Chairman  
  
\_\_\_\_\_  
Planning Director

# KUTCHER LLC

24 CEDAR STREET, NARRAGANSETT, RHODE ISLAND 02882

1019 VARELA STREET, KEY WEST, FLORIDA 33040

## VARIANCE APPLICATION

### MAY 1, 2014

DESIGN TEAM	DRAWING INDEX
<b>ARCHITECT:</b> KUTCHER LLC 1001 Whitehead Street, Suite 101 Narragansett, Rhode Island 02882 305.292.7722	<b>GENERAL</b> A0.1.1 COVER SHEET WITH DRAWING INDEX, CODE INFORMATION, LOCATION MAP, & SCOPE OF WORK <b>ARCHITECTURAL</b> AE1.0.1 SITE SURVEY - COPY AE1.1.1 EXISTING SITE PLAN AND EXTERIOR ELEVATION AE1.1.1 EXTERIOR ELEVATIONS <b>LANDSCAPE</b> L1.1.1 CONCEPT LANDSCAPE PLAN
LOCATION MAP	CODE INFORMATION
	<b>APPLICABLE CODES</b> 2010 FLORIDA BUILDING CODE RESIDENTIAL <b>FEMA REQUIREMENTS</b> FLOOD ZONE: X <b>STRUCTURAL CERTIFICATION</b> ALL NEW WORK DESIGNED TO MEET 2010 FLORIDA BUILDING CODE 2010 INCLUDING ALL AMENDMENTS THROUGH 2013 CATEGORY 1 EXPOSURE C, ENCLOSED STRUCTURE
SCOPE OF WORK	
PROJECT SCOPE OF WORK CONSISTS OF RECONFIGURATION OF THE EXISTING EXTERIOR SPACE TO RECONSTRUCT EXISTING SIDE YARD SETBACK VARIANCE TO COMPLEMENT THE ADJACENT NEIGHBORHOOD AESTHETIC ALONG VARELA STREET. THIS VARIANCE SUBMISSION INCLUDES A SIDE YARD SETBACK VARIANCE TO CONSTRUCT AN IN- GROUND POOL WITH A 10' DEPTH AND A 10' WIDE DECK WITH A 10' DEPTH. THE DECK WILL BE SLIGHT INCREASE TO THE IMPERVIOUS COVERAGE. THE EXISTING HOUSE IS CURRENTLY UNDERGOING RENOVATION WITH HARC APPROVED PERMIT PLANS AND WILL REMAIN UNCHANGED BY THIS VARIANCE SUBMISSION. THIS VARIANCE APPLICATION, THE PROJECT WILL PROCEED FOR HARC APPROVAL TO ADDRESS THE POOL IMPROVEMENTS OF THE FRONT PORCH AND STREET SIDE PROPERTY WALL.	

RESIDENTIAL RENOVATION  
1019 VARELA STREET  
VARIANCE APPLICATION

**K2M**  
1001 Whitehead St., Suite 101, Key West, Florida 33040  
Tel: 305-292-7722 | Fax: 305-292-2162  
Email: info@k2mdesign.com  
URL: www.k2mdesign.com  
PROJ: RES: A055308

**SUBMISSIONS**

Project No.	Phase
13.097	VARIANCE APPLICATION
	COVER SHEET

©2014 by K2M Design, Inc.

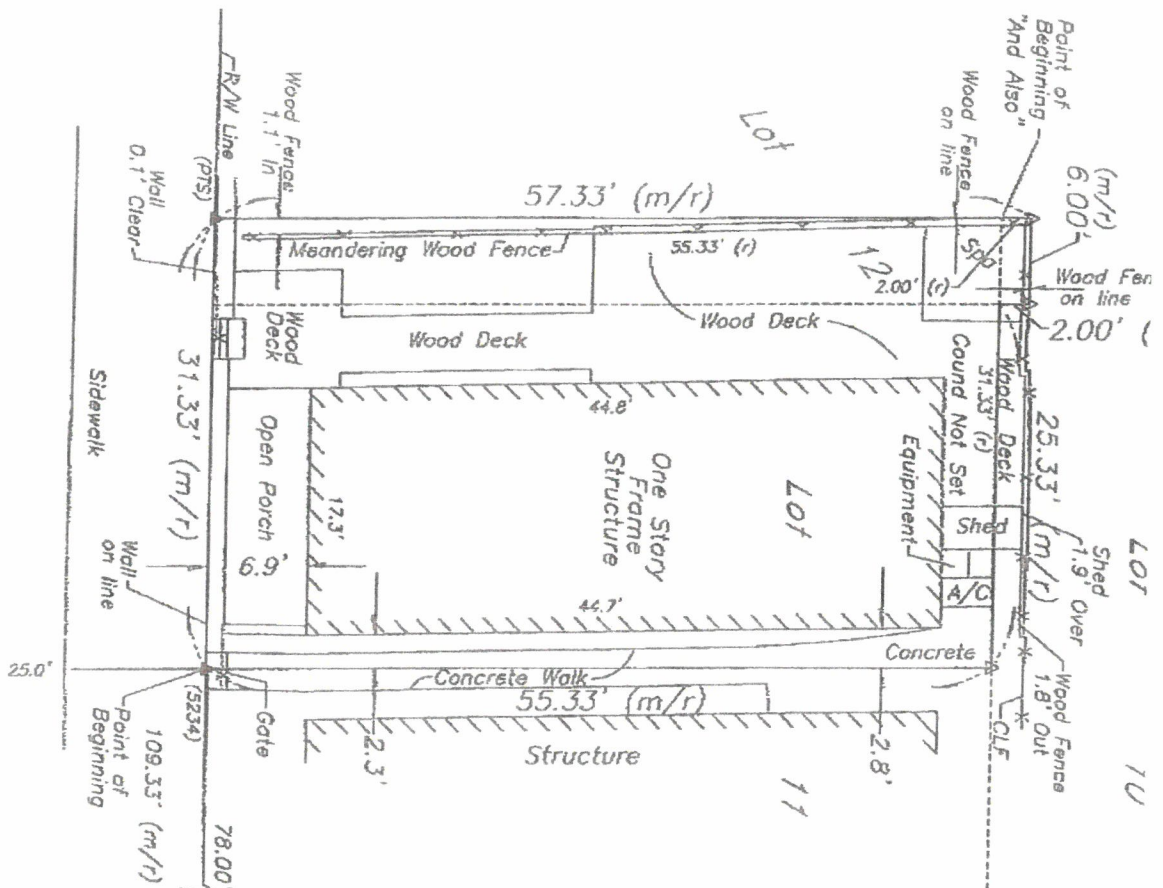
DATE: MAY 1, 2014

**A0.1.1**

8/11/14  
12/2/16



Varela St.



**LEGEND**  
 ▲ Found Nail & Disc (2334)(PTS)  
 ○ Set Nail & Disc (2398)  
 (u) Measured  
 (r) Record  
 (u/r) Measured & Record  
 CLF Chain Link Fence  
 R/W Right of Way  
 CLF Centerline

**NOTE:**  
 SURVEY COPY INCLUDED AS AN EXCERPT OF  
 THE ORIGINAL, SCALED AND ORIENTED TO  
 ALIGN WITH THE PROJECT DRAWINGS.

12/2/16  
 12/2/16









8.114

[illegible]

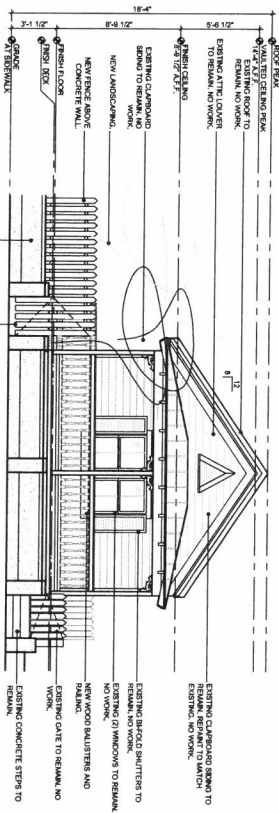
Drawing Size 24x36		Project # 13 097	
Drawn By: KVA		Checked By: AOE	

Title:  
**EXTERIOR  
ELEVATIONS**

Date: May 1, 2014

GRAPHIC SCALE:  $1/4" = 1'-0"$

0 4 8 12  
GRAPHIC SCALE: 1/4" = 1'-0"



01 WEST ELEVATION - STREET VIEW  
A3.1.1 SCALE: 1/4" = 1'-0"

GRAPHIC SCALE:  $1/4" = 1'-0"$





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

KUTCHER, 1019 VARELA

LANDSCAPE PLAN

5-1-14

LANDSCAPE DESIGN  
2322 N. KINGS ROAD, SUITE 100  
KEY WEST, FL 33040

Sheet Number:

LANDSCAPE  
PLAN

Date: May 1, 2014

Drawn By: [Signature]

Checked By: [Signature]

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

KUTCHER LLC  
24 Cedar Street, Narragansett, Rhode Island 02882  
RESIDENTIAL RENOVATION  
1019 Varela Street, Key West, Florida, 33040

Revised:

Comments:

Scale:

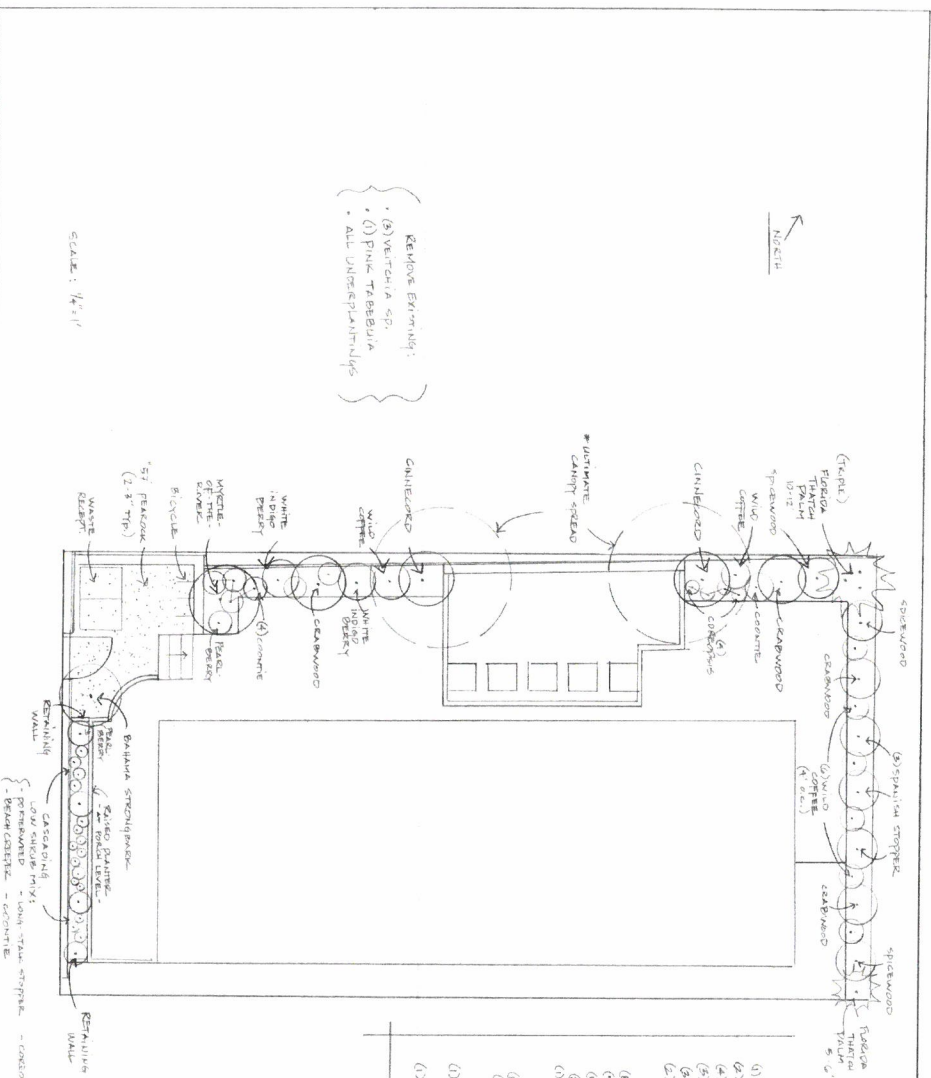
Notes:

NOTE:

LANDSCAPE DESIGN IS FOR SCHEMATIC LAYOUT  
AND TYPE. FOR EXACT SITE WORK REFER TO  
A.L.T. FOR ALL WORK.

PLANT LIST

- SCREENING / CANOPY
- (1) BANANA ANNAPURNA 25 GAL 5-6'
  - (2) CAMELEON 25 GAL 5-6'
  - (3) CAMELEON 25 GAL 5-6'
  - (4) CAMELEON 25 GAL 5-6'
  - (5) SPALISH STOPPER 25 GAL 9-11'
  - (6) SPICEWOOD 25 GAL 9-11'
  - (7) WHITE WINDUP PERRY 25 GAL 6-8'
- UNDERSTORY / FILLER
- (8) WINDUP PERRY 2 GAL 3'
  - (9) COCONUT 3 GAL 18"
  - (10) BANANA COFFEE 3 GAL 2'
  - (11) PRAIRIE DOG 2 GAL 2-3'
  - (12) LONG STALK STOPPER
- GROUND COVERS
- (13) COCONUTS
  - (14) BEACH CEREAL
  - (15) BEACH CEREAL
- PALMS
- (16) FLORIDA TATCH PALM 10-12' OA
  - (17) FLORIDA TATCH PALM 10-12' OA
  - (18) FIELD WHEAT 9-10' OA



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

12/2/14

# **Property Record Card**

## Summary

**Parcel ID** 00032500-000000  
**Account #** 1033251  
**Property ID** 1033251  
**Millage Group** 10KW  
**Location** 1019 VARELA ST , KEY WEST  
**Address**  
**Legal Description** KW GWYNN SUB 0-195 PT LOT 11 AND PT LOT 12 SQR 1 TR 13 OR252-553/55 OR254-593/94 OR758-1420/21 OR832-873 OR922-1391 OR1089-889D/C OR1090-1191 OR1700-1920 OR2627-1428/29 OR2627-1430/31 OR2627-1432/33 OR2658-157/58  
 (Note: Not to be used on legal documents)  
**Neighborhood** 6096  
**Property Class** SINGLE FAMILY RESID (0100)  
**Subdivision**  
**Sec/Twp/Rng** 05/68/25  
**Affordable Housing** No



## Owner

KUTCHER LLC  
 24 CEDAR ST  
 NARRAGANSETT RI 02882

## Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$179,140	\$102,081	\$106,509	\$85,045
+ Market Misc Value	\$6,457	\$6,989	\$6,247	\$5,908
+ Market Land Value	\$282,877	\$434,693	\$439,960	\$308,401
= Just Market Value	\$468,474	\$543,763	\$552,716	\$399,354
= Total Assessed Value	\$468,474	\$483,217	\$439,289	\$399,354
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$468,474	\$543,763	\$552,716	\$399,354

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	1,757.00	Square Foot	0	0

## Buildings

Building ID	2555	Exterior Walls	ABOVE AVERAGE WOOD		
Style		Year Built	1938		
Building Type	S.F.R. - R1 / R1	Foundation	WD CONC PADS		
Gross Sq Ft	920	Roof Type	GABLE/HIP		
Finished Sq Ft	765	Roof Coverage	METAL		
Stories	1 Floor	Flooring Type	CONC S/B GRND		
Condition	GOOD	Heating Type	FCD/AIR DUCTED with 0% NONE		
Perimeter	124	Bedrooms	2		
Functional Obs	0	Full Bathrooms	1		
Economic Obs	0	Half Bathrooms	0		
Depreciation %	13	Grade	450		
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0		
Code	Description	Sketch Area	Finished Area	Perimeter	
OPX	EXC OPEN PORCH	85	0	0	
FLA	FLOOR LIV AREA	765	765	0	
SBF	UTIL FIN BLK	70	0	0	
TOTAL		920	765	0	

## Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1984	1985	1	192 SF	2
FENCES	1994	1995	1	588 SF	2
WOOD DECK	1998	1999	1	588 SF	2

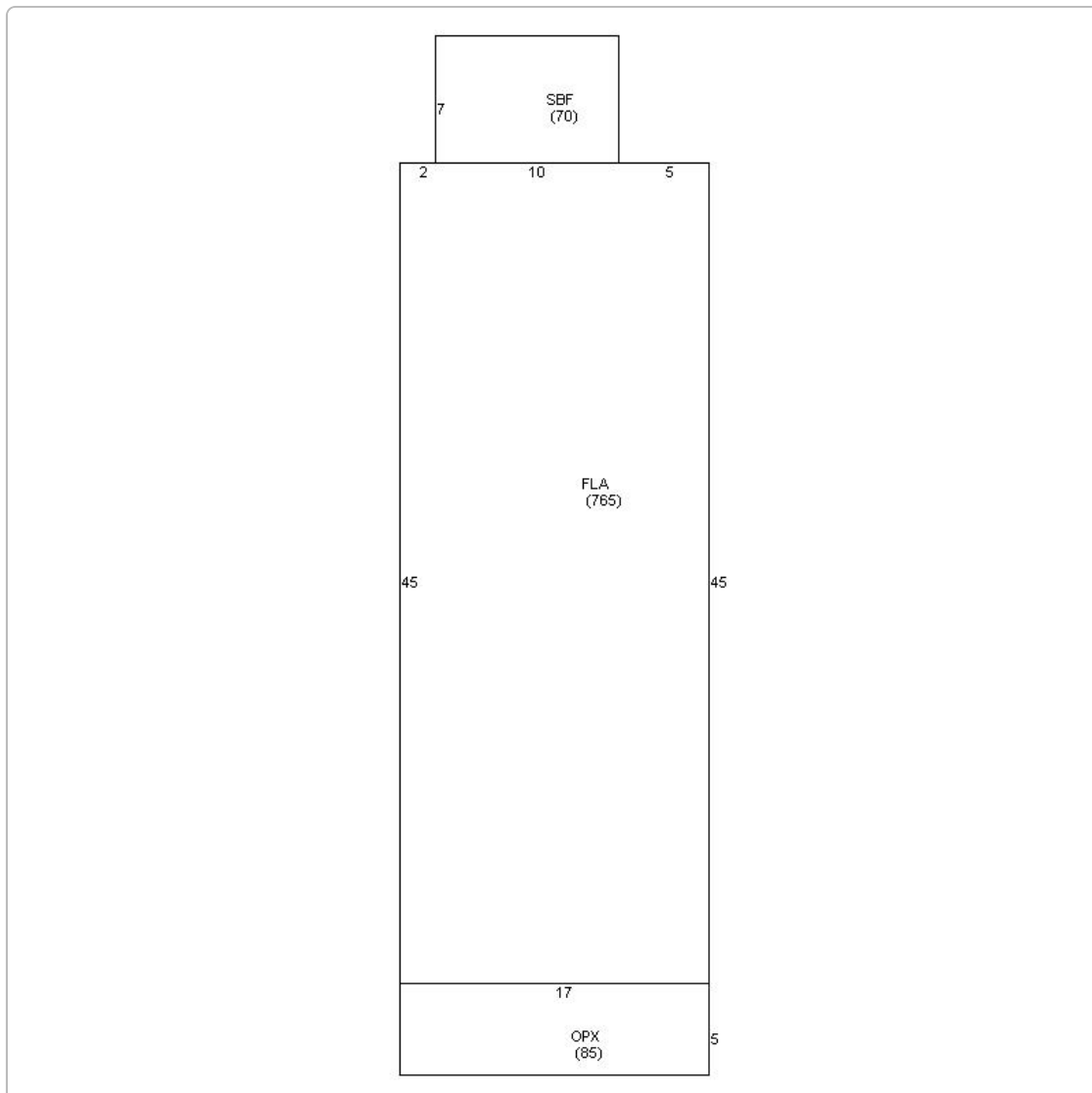
## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
11/4/2013	\$0	Quit Claim Deed		2658	157	11 - Unqualified	Improved
5/3/2013	\$100	Quit Claim Deed		2627	1432	11 - Unqualified	Improved
5/3/2013	\$479,500	Warranty Deed		2627	1430	02 - Qualified	Improved
4/18/2013	\$100	Quit Claim Deed		2627	1428	11 - Unqualified	Improved
5/31/2001	\$295,000	Warranty Deed		1700	1920	Q - Qualified	Improved
9/1/1984	\$59,000	Warranty Deed		922	1391	Q - Qualified	Improved
4/1/1981	\$44,000	Warranty Deed		832	873	Q - Qualified	Improved
4/1/1978	\$26,500	Conversion Code		758	1420	Q - Qualified	Improved

## Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
14-0894	3/6/2014	11/6/2014	\$450		RELO SUPPLY VETNS FOR STORAGE LOF AND REAR BATHROOM RELO MAIN AIRE RETUREN
13-4930	2/24/2014	11/6/2014	\$35,000		KITCHEN, BATH REMODEL, NEW STORAGE LOFT, NEW WINDOWS and doors, new interior layout
14-0643	2/20/2014	11/6/2014	\$5,700		ROUGH & TRIM ONE LAV, ONE TOILET, ONE SHOWER, WASHER
14-0651	2/20/2014	11/6/2014	\$4,500		ELECTRICAL REMODEL OF KITCH LIVING ROOM AND BATHROOM
13-1551	4/15/2013	11/26/2013	\$100	Residential	EXTEND PERMIT #98-3999 FINAL INSPECTION ONLY. REPAIR WOODEN DECK 10' X 25' W/PT 5/4 X 6 PT WOOD.
9903351	9/23/1999	11/30/1999	\$7,200		ROOF
9803999	12/28/1998	8/17/1999	\$800	Residential	REPAIR WOODEN DECK

## Sketches (click to enlarge)



## Photos





## Map



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

Last Data Upload: 9/1/2017 5:43:42 AM



Developed by  
The Schneider  
Corporation

# **Sunbiz.org Result**

## Detail by Entity Name

Florida Limited Liability Company

KUTCHER LLC

### Filing Information

**Document Number** L13000116171

**FEI/EIN Number** N/A

**Date Filed** 08/16/2013

**State** FL

**Status** ACTIVE

### Principal Address

24 cedar st  
Narragansett, RI 02882

Changed: 04/21/2015

### Mailing Address

24 Cedar st  
Narragansett, RI 02882

Changed: 09/26/2014

### Registered Agent Name & Address

UNITED STATES CORPORATION AGENTS, INC.  
13302 WINDING OAK COURT  
A  
TAMPA, FL 33612

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

KUTCHER, ALISON  
24 Cedar st  
Narragansett, RI 02882

Title AMBR

KUTCHER, THEODORE  
24 Cedar st  
Narragansett, RI 02882

### Annual Reports

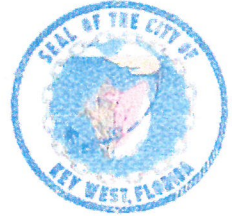
Report Year	Filed Date
2015	04/21/2015
2016	04/12/2016
2017	01/10/2017

### Document Images

<a href="#">01/10/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/12/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/21/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/26/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/16/2013 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

# Verification Form

City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Anthony D. Sarno, in my capacity as President  
(print name) (print position; president, managing member)

of Anthony Architecture, LLC  
(print name of entity serving as Authorized Representative)

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:

1019 Varela Street, Key West, Florida 33040  
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.

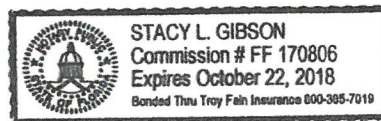
Anthony D. Sarno  
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 03.22.2016 by  
date

\_\_\_\_\_  
Name of Authorized Representative

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

Stacy L. Gibson  
Notary's Signature and Seal



STACY L. GIBSON  
Name of Acknowledger typed, printed or stamped

170806  
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, Kutcher, LLC authorize  
*Please Print Name(s) of Owner(s) as appears on the deed*

Anthony D. Sarno of Anthony Architecture, LLC  
*Please Print Name of Representative*

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

[Signature]  
*Signature of Owner*

[Signature]  
*Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this SEPT. 15, 2016  
*Date*

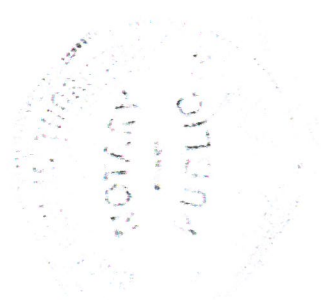
by THEODORE J KUTCHER ALISON A KUTCHER  
*Name of Owner*

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

[Signature]  
*Notary's Signature and Seal*

COLLEEN M THORNTON  
*Name of Acknowledger typed, printed or stamped*

# 44787  
*Commission Number, if any*



# **Warranty Deed**

05/06/2013 4:02PM  
DEED DOC STAMP CL: DS \$3,356.50

Prepared by and return to:  
Gregory S. Oropeza, Esq.  
Attorney at Law  
Smith | Oropeza, P.L.  
138-142 Simonton Street  
Key West, FL 33040  
305-296-7227  
File Number: 2013-34  
Will Call No.:

Doc# 1932086  
Bk# 2627 Pg# 1430

\$479,500.00

Parcel Identification No. 00032500-000000

[Space Above This Line For Recording Data]

## Warranty Deed

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

<sup>3rd</sup>  
**This Indenture** made this ~~1st~~ day of May, 2013 between **4SIBS, Inc., a Florida corporation** whose post office address is of the County of , State of , grantor\*, and **Theodore Kutcher and Alison Kutcher, husband and wife** whose post office address is **24 Ceder Street, Narragansett, RI 02882** of the County of **Washington**, State of **Rhode Island**, 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:

On the Island of Key West and is part of Lots 11 and 12 of Square 1, Tract 13, according to a Diagram of part of Tract 13 recorded in Deed Book "0", at Page 195, of Monroe County Official Records and is more particularly described as follows: COMMENCING at the intersection of the Northwesternerly line of Virginia Street with the Northeasterly line of Varela Street (as constructed) and run thence in a Northwesternerly direction along the said right of way line of Varela Street for a distance of 78.0 feet to the Point ofBeginning; thence continue in a Northwesternerly direction along said Varela Street for a distance of 31.33 feet to a point; thence at right angles in a Northeasterly direction for a distance of 55.33 feet to a point; thence at right angles in a Southeasterly direction for a distance of 31.33 feet to a point; thence at right angles in a Southwesterly direction for a distance of 55.33 back to the Point of Beginning.

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:

Madison Labrada  
Witness Name: Madison Labrada

Richard McChesney  
Witness Name: Richard McChesney

4 Sibs, Inc.

By: Irene Hinden  
Irene Hinden, President

(Corporate Seal)

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of May ~~19<sup>th</sup> day of April~~, 2013 by Irene Hinden of 4 Sibs, Inc., on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

Madison Labrada  
Notary Public

Printed Name: \_\_\_\_\_

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