

Application

VARIANCE APPLICATION INFORMATION SHEET

City of Key West Planning Department
PO Box 1409 Key West, FL 33041-1409
(305) 809-3720



Please read the following carefully before filling out the application

This application and any required attachments should be submitted to the City Planning Department at 1300 White Street. It is preferable to make an appointment before the application is submitted to determine what variances are necessary and what fee applies.

Application Process

- After submittal, the application will be reviewed by the Development Review Committee (DRC). Additional modifications to the site plan may be necessary at that time.
- After the DRC process the applicant will be responsible for submitting a landscape approval letter from the Urban Forestry Program Manager and a Stormwater approval letter from the Director of Engineering.
- **When the application is determined to be complete**, it will be brought forth to the Planning Board. If the application is approved, there is a 10 day appeal period.
- After the 10 day appeal period, the application will be sent to the Department of Environmental Opportunity (DEO) for rendering. The rendering period is 45 days.

PLEASE NOTE:

- Owners and applicants are notified of their scheduled Planning Board hearing date.
- Attendance at the formal public hearing is mandatory.
- Notice of Public Meeting is published in the newspaper.
- Owners of property within 300 feet of the subject property or parcels are notified by mail.
- Notice of public hearing will be posted on the property and must be left up until after the hearing.

FEE SCHEDULE

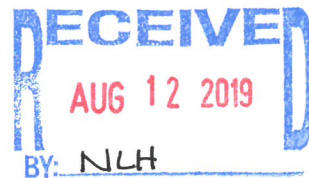
Variances, any number of issues	\$1,000.00
All After-the-fact variances	\$2,000.00
Advertising and Noticing Fee	\$ 100.00
Fire Department Review Fee	\$ 50.00



Application For Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3720 • www.cityofkeywest-fl.gov



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: 1019 16th Ter.

Zoning District: _____ Real Estate (RE) #: 00057420-000000

Property located within the Historic District? ☐ Yes ☒ No

APPLICANT: ☐ Owner ☒ Authorized Representative

Name: MAX Heller

Mailing Address: 2117 Fogarty Ave

City: Key West State: FL Zip: 33040

Home/Mobile Phone: (305) 393-2417

Office: _____

Fax: _____

Email: MTM.MAXH@GMAIL.COM

PROPERTY OWNER: (if different than above)

Name: Isabel Marlene Thorn

Mailing Address: 1019 16th Ter.

City: Key West State: FL Zip: 33040

Home/Mobile Phone: (202) 459-8743

Office: _____

Fax: _____

Email: Thornmarlene26@Gmail.com

Description of Proposed Construction, Development, and Use: Extend Roofline and building covered Porch

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

Building Coverage
rear set Back

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?

☐ 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				
Size of Site	6,000 Sq.	5,700 Sq.	NONE	NO
Height	25 FT		NONE	NO
Front Setback	20 FT	24 FT	NONE	NO
Side Setback NORTH - RIGHT	5 FT	6 FT 3 1/2 IN	NONE	NO
Side Setback South - Left	5 FT	6 FT 6 IN	NONE	NO
Street Side Setback	10 FT	NA	NA	NO
Rear Setback	25 FT	25 FT 9 1/2 IN	19 FT 9 5/8 IN	5 FT 2 3/8 IN
F.A.R	NA	NA	NA	NA
Building Coverage	35%	35.1%. 2002 SQ.	44.2%. 2520 SQ.	45.9.2%. 518 SQ.
Impervious Surface	50%	45.2%. 2579 SQ	44.8%. 2554 SQ.	NO
Parking	NA	NA	NA	NA
Handicap Parking	NA	NA	NA	NA
Bicycle Parking	NA	NA	NA	NA
Open Space/ Landscaping	35%	50.8%. 2899 SQ	51.2%. 2923 SQ	NO
Number and type of units	1	SAME	NONE	NO
Consumption Area or Number of seats	NA	NA	NA	NO

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.

NO

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

No

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

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.

No

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 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.

This is not injurious

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

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

Warranty Deed

Prepared by and return to:
Name THE CLOSING DEPARTMENT, INC.
Address 3432 DUCK AVENUE
KEY WEST, FL. 33040

Doc# 2001387 10/16/2014 9:31AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

10/16/2014 9:31AM
DEED DOC STAMP CL: Krys \$1,382.50

\$ 197,500.00

Warranty Deed

Doc# 2001387
Bk# 2707 Pg# 1227

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 8th day of October A. D. 2014

Between, **MICHAEL JOHN THORN, a married man**

Whose address is 6318 Pemberton Drive, Dallas, Texas 75230
the County of DALLAS, in the State of Texas, party of the first part, and

ISABEL MARLENE THORN, a single woman

Whose address is 1019 16th Terrace, Key West, FL 33040
the County of Monroe, in the State of Florida, party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION ——— Dollars to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Monroe State of Florida, to wit:

Lot 4, Block 6, Pearlman Heights, a subdivision of the City of Key West, according to the Plat thereof, recorded in Plat Book 4, Page(s) 85, of the Public Records of Monroe County, Florida.

GRANTOR HEREIN WARRANTS AND REPRESENTS THAT THE LAND CONVEYED IN THIS WARRANTY DEED IS NOT HIS HOMESTEAD, NOR THE HOMESTEAD OF ANY MEMBER OF HIS FAMILY AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA.

SUBJECT TO taxes for the year 2014 and subsequent years.

SUBJECT TO easements, restrictions and reservations of record, but this reference thereto shall not operate to reimpose same.

Parcel Identification Number: 00057420-000000

Alternate Key Number: 1057908

Property Address: 1019 16th Terrace, Key West, FL 33040

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

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witnesses:

#1 Holly Hollowell Callis
Printed Holly Hollowell Callis

#2 [Signature]
Printed Bill John Callis

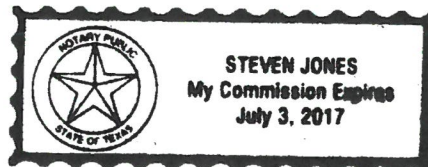
Michael John Thorn
Michael John Thorn

State of Texas

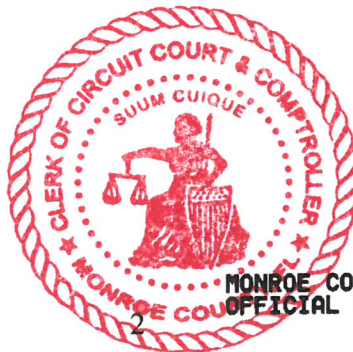
County of

The foregoing instrument was acknowledged before me this 8th day of October, 2014, by Michael John Thorn, who is/are personally known to me or who has/have produced TX DL as identification and who did (did not) take an oath.

[Signature]
NOTARY PUBLIC
SEAL



CD-4885



STATE OF FLORIDA
COUNTY OF MONROE
This copy is a True Copy of the
Original on File in this Office. Witness
My hand and Official Seal
And that same is in full force and effect

This 5th day of JULY

A.D., 20 14
KEVIN MADOK, CPA
Clerk Circuit Court

By: Ashley [Signature]
Deputy Clerk

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, MAX Heller, 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 16th Terr. Key West, FL 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.

[Signature]
Signature of Authorized Representative

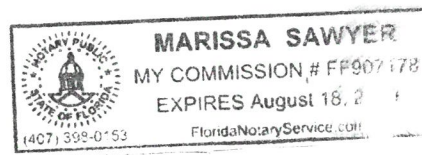
Subscribed and sworn to (or affirmed) before me on this 7/12/19 by

MAX Heller
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

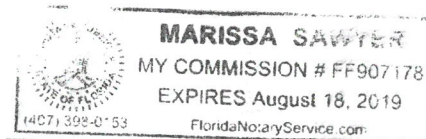
MariSSa Sawyer
Name of Acknowledger typed, printed or stamped



818119
Commission Number, if any

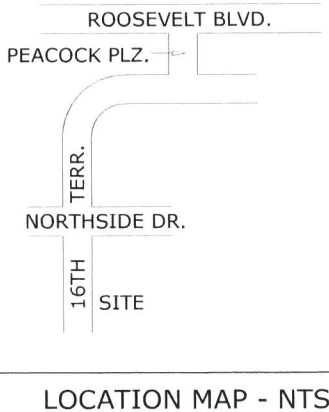
Authorization Form

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

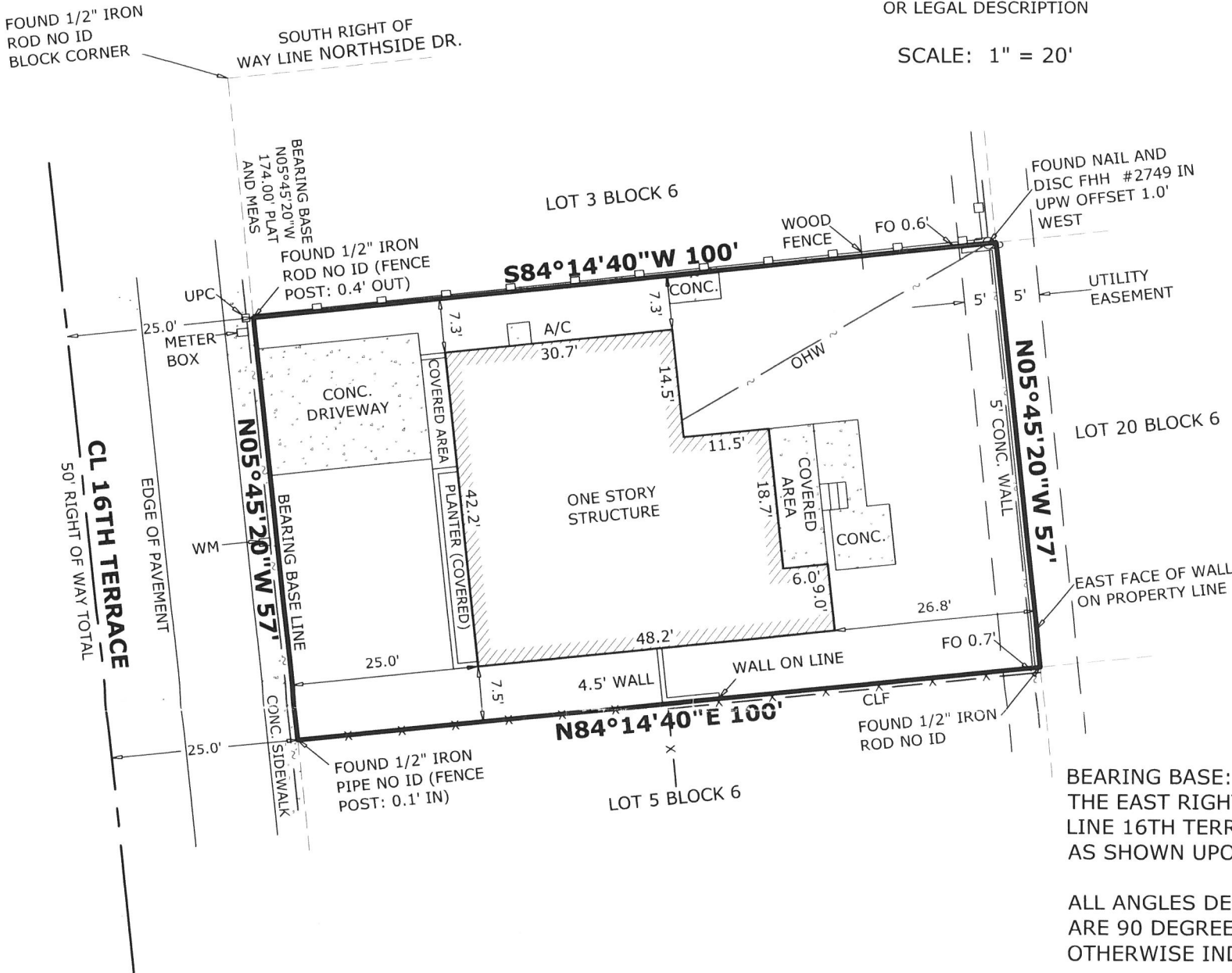


Site Plans

MAP OF BOUNDARY SURVEY
LOT 4, BLOCK 6
PEARLMAN HEIGHTS
PLAT BOOK 4, PAGE 85
MONROE COUNTY, FLORIDA



NORTH
ASSUMED FROM PLAT
OR LEGAL DESCRIPTION
SCALE: 1" = 20'



BEARING BASE:
THE EAST RIGHT OF WAY
LINE 16TH TERRACE
AS SHOWN UPON PLAT

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
1019 16TH TERRACE
KEY WEST, FLORIDA

LEGAL DESCRIPTION -
Lot 4, Block 6, Pearlman Heights, according to the Plat thereof
as recorded in Plat Book 4, Page(s) 85 , of the Public Records of
Monroe County, Florida.

CERTIFIED TO -
Isabel Marlene Thorn
Iberiabank Mortgage Company, its successors and/or assigns as
their interest may appear
The Closing Department, Inc.
Westcor Land Title Insurance Co.

NOTE: THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES
LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL
WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH
WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED
SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT
ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.

LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE
ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. THIS SURVEY DOES NOT PURPORT TO SHOW
OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED
WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL
PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER	GI = GRATE INLET	PRC = POINT OF REVERSE CURVE
BO = BLOW OUT	GL = GROUND LEVEL	PRM = PERMANENT REFERENCE MONUMENT
C = CALCULATED	GW = GUY WIRE	PT = POINT OF TANGENT
C&G = 2" CONCRETE CURB & GUTTER	HB = HOSE BIB	R = RADIUS
CB = CONCRETE BLOCK	IP = IRON PIPE	ROL = ROOF OVERHANG LINE
CBW = CONCRETE BLOCK WALL	IR = IRON ROD	ROWL = RIGHT OF WAY LINE
CBRW = CONCRETE BLOCK RETAINING WALL	L = ARC LENGTH	R/W = RIGHT OF WAY
CI = CURB INLET	LE = LOWER ENCLOSURE	SCO = SANITARY CLEAN-OUT
CL = CENTERLINE	LP = LIGHT POLE	SMH = SANITARY MANHOLE
CLF = CHAINLINK FENCE	LS = LANDSCAPING	SPV = SPRINKLER CONTROL VALVE
CM = CONCRETE MONUMENT	M = MEASURED	SV = SEWER VALVE
CONC = CONCRETE	MB = MAILBOX	TB = TELEPHONE BOX
C/S = CONCRETE SLAB	MHWL = MEAN HIGH WATER LINE	TBM = TIDAL BENCHMARK
CVRD = COVERED	MTLF = METAL FENCE	TMH = TELEPHONE MANHOLE
D = DEED	NAVD = NORTH AMERICAN VERTICAL DATUM (1929)	TOS = TOP OF BANK
DELTA = DELTA ANGLE	NGVD = NORTH AMERICAN VERTICAL DATUM (1988)	TOS = TOP OF SLOPE
DEASE = DRAINAGE EASEMENT	NTS = NOT TO SCALE	TS = TRAFFIC SIGN
DMH = DRAINAGE MANHOLE	OHW = OVERHEAD WIRES	TYP = TYPICAL
EB = ELECTRIC BOX	P = PLAT	UEASE = UTILITY EASEMENT
EL = ELEVATION	P&M = PLAT & MEASURED	UPC = CONCRETE UTILITY POLE
ELEV = ELEVATED	PC = POINT OF CURVE	UPM = METAL UTILITY POLE
EM = ELECTRIC METER	PCC = POINT OF COMPOUND CURVE	UPW = WOOD UTILITY POLE
ENCL = ENCLOSURE	PCP = PERMANENT CONTROL POINT	VB = VIDEO BOX
FFE = FINISHED FLOOR ELEVATION	PI = POINT OF INTERSECTION	WD = WOOD DECK
FH = FIRE HYDRANT	PK = PARKER KALON NAIL	WDF = WOOD FENCE
FI = FENCE INSIDE	PM = PARKING METER	WL = WOOD LANDING
FND = FOUND	POB = POINT OF BEGINNING	WM = WATER METER
FO = FENCE OUTSIDE	POC = POINT OF COMMENCEMENT	WRACK LINE = LINE OF DEBRIS ON SHORE
FOL = FENCE ON LINE		WV = WATER VALVE
GB = GRADE BREAK		

SCALE: 1"=20'
FIELD WORK DATE 09/26/14
REVISION DATE -/-/
SHEET 1 OF 1
DRAWN BY: GF
CHECKED BY: RER
INVOICE #: 14092301

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND
MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF
PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE
CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN
SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT
FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), &
1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE
SIGNATURE AND THE
ORIGINAL RAISED
SEAL OF A FLORIDA
SURVEYOR AND MAPPER

REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

SITE DATA	
SITE ADDRESS: 1019 16TH TER, KEY WEST, FL 33040 RE: 00057420-000000 ZONING: 5F (SINGLE FAMILY RESIDENTIAL) FLOOD ZONE: AE-8 F.I.R.M.- COMMUNITY#12087C; MAP & PARCEL #1509 SUFFIX K; DATE:02-18-05 SECTION/TOWNSHIP/RANGE: 34/67/25 LEGAL DESCRIPTION: BK 6 LT 4 KW PEARLMAN HEIGHTS PB4-85 SETBACKS: FRONT 20 FT, SIDE 5 FT, REAR 25 FT OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY TYPE OF CONSTRUCTION: VB	
DESIGN DATA	
THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2017 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, DECK LL 60 PSF SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ.FT. FEMA FLOOD DESIGN PER ASCE 24-14 BUILDING TYPE: ENCLOSED RISK CATEGORY: 2	
INDEX OF DRAWINGS	
SHEET CS-1 SHEET A-1	SITE PLANS, LOCATION MAP & PROJECT DATA PHOTOS

SITE DRAINAGE CALCULATIONS

TOTAL LOT SIZE.....5,700 SQ. FT.

NEW COVERAGE:

ADDITION AND CARPORT.....518 SF

.....

CUBIC FT. REQUIRED 518 X .0833 = 43 CF, 50% CREDIT

CUBIC FT. REQUIRED 22 CF

.....

CUBIC FT. PROVIDED.....25 CF

5.0 CU. FT/FT.
5 LINEAR FEET = 25 CF

The diagram shows a cross-section of a drainage area. It is a triangle with a horizontal base and a vertical height. The height is labeled '5'-0" with a dimension line and arrows. The base is divided into two equal segments, each labeled '5'-0" with dimension lines and arrows. Above the triangle, the text '5.0 CU. FT/FT.' and '5 LINEAR FEET = 25 CF' is written. The entire diagram is enclosed in a rectangular frame.

PROJECT DATA							
	PROPOSED		EXISTING		REQUIRED	VARIANCE REQUIRED	
RE NO.	00034820-000000						
SETBACKS:							
FRONT	24'-0" TO ROOF OVERHANG	1'-0" TO CARPORT	24'-0"		20'	NONE	
NORTH SIDE	6'-3 1/2" TO MAIN ROOF OVERHANG	4'-9 1" TO CARPORT	6'-3 1/2"		5'	NONE	
SOUTH SIDE	6'-8" TO MAIN ROOF OVERHANG	35'-3" TO CARPORT	6'-6"		5'	NONE	
REAR	19'-9 5/8" TO REAR ADDITION OVERHANG		25'-9 1/2"		25'	YES	
LOT SIZE	NO CHANGE		5,700 SQ. FT.		6000 SQ.FT.	NONE	
BUILDING COVERAGE	2,520 SQ. FT.	44.2%	2,002 SQ. FT.	35.1%	35% MAX	YES	
FLOOR AREA	1,721SQ. FT.	30.1%	1,667 SQ. FT.	.292	1.0	NONE	
BUILDING HEIGHT	HOUSE ADDITION 12'-6"			MAIN HOUSE 13' ABOVE CROWN OF ROAD		25' MAX	NONE
IMPERVIOUS AREA	2,554 SQ. FT.	44.8%	2,579 SQ. FT.	45.2%	50% MAX	NONE	
OPEN SPACE	2,923 SQ. FT.	51.2%	2,899 SQ. FT.	50.8%	35% MIN	NONE	

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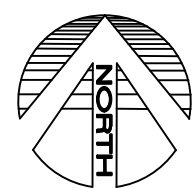
NOT VALID FOR CONSTRUCTION UNLESS
DESIGNED AND SEALED IN THIS BLOCK

KEY WEST, FLORIDA

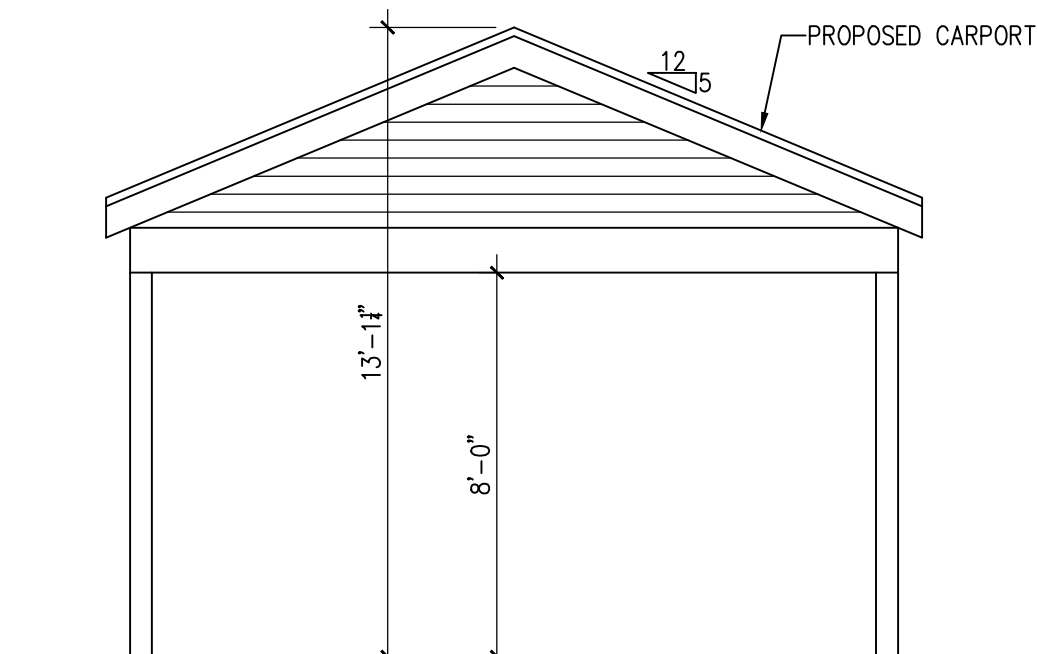
AutoCad File No.

Sheet Number:

te: JULY 3, 2019

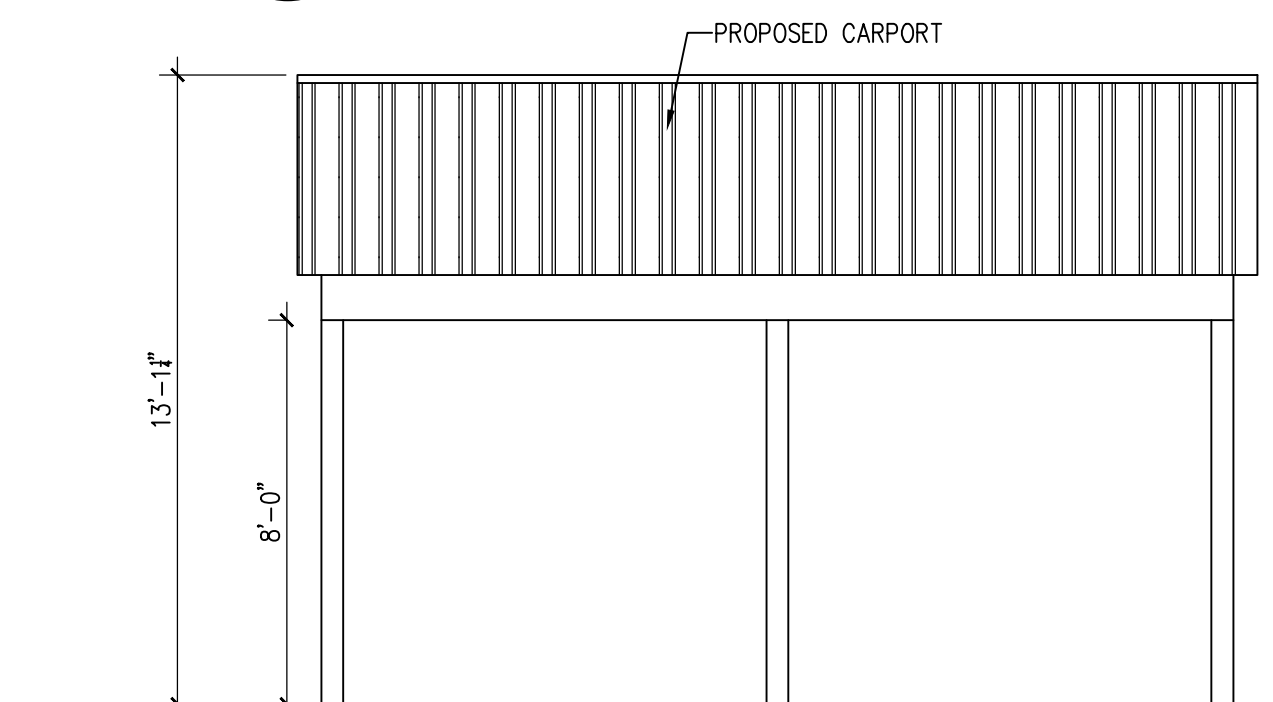


SCALE: NOT TO SCALE



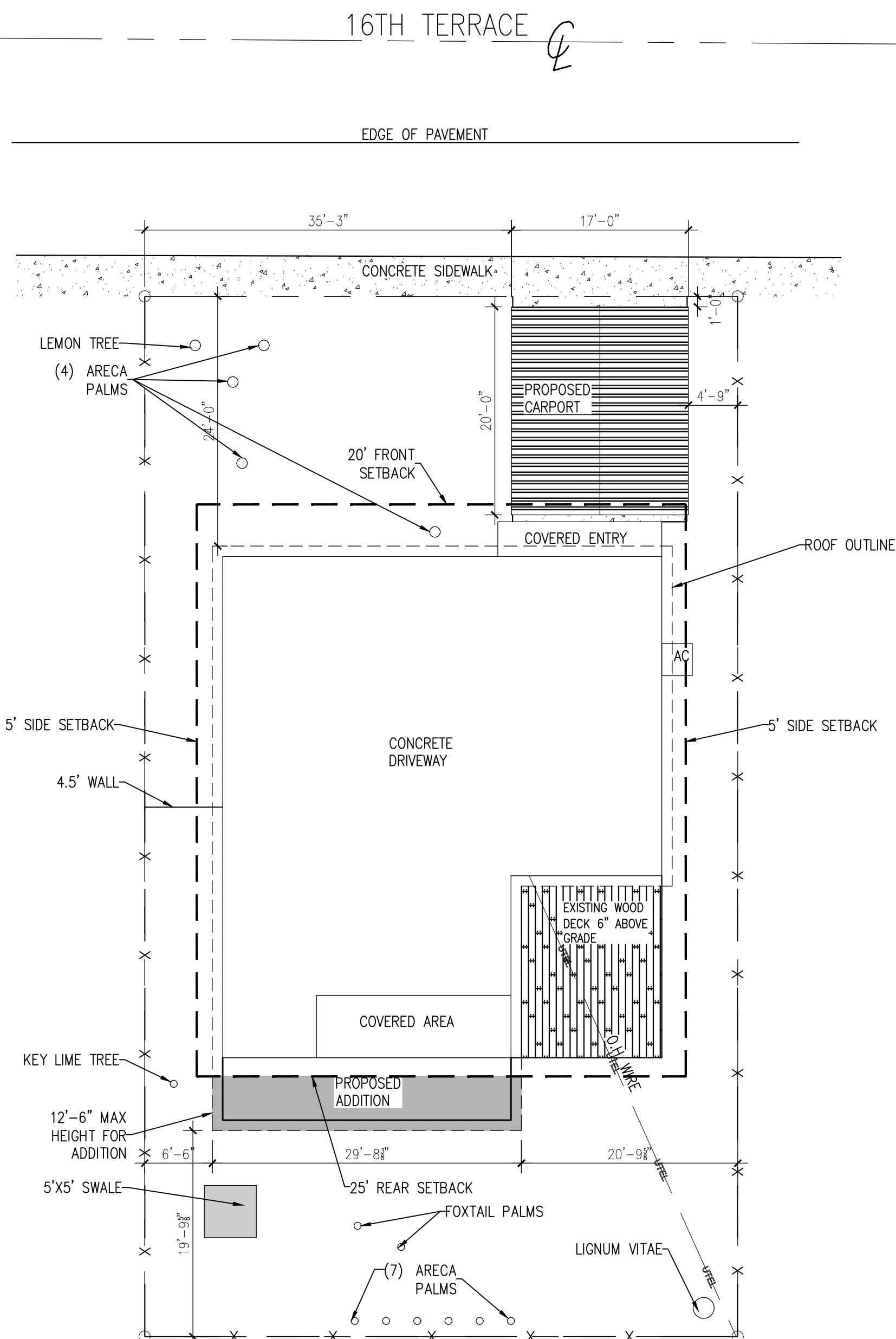
CS-1

SCALE: NTS



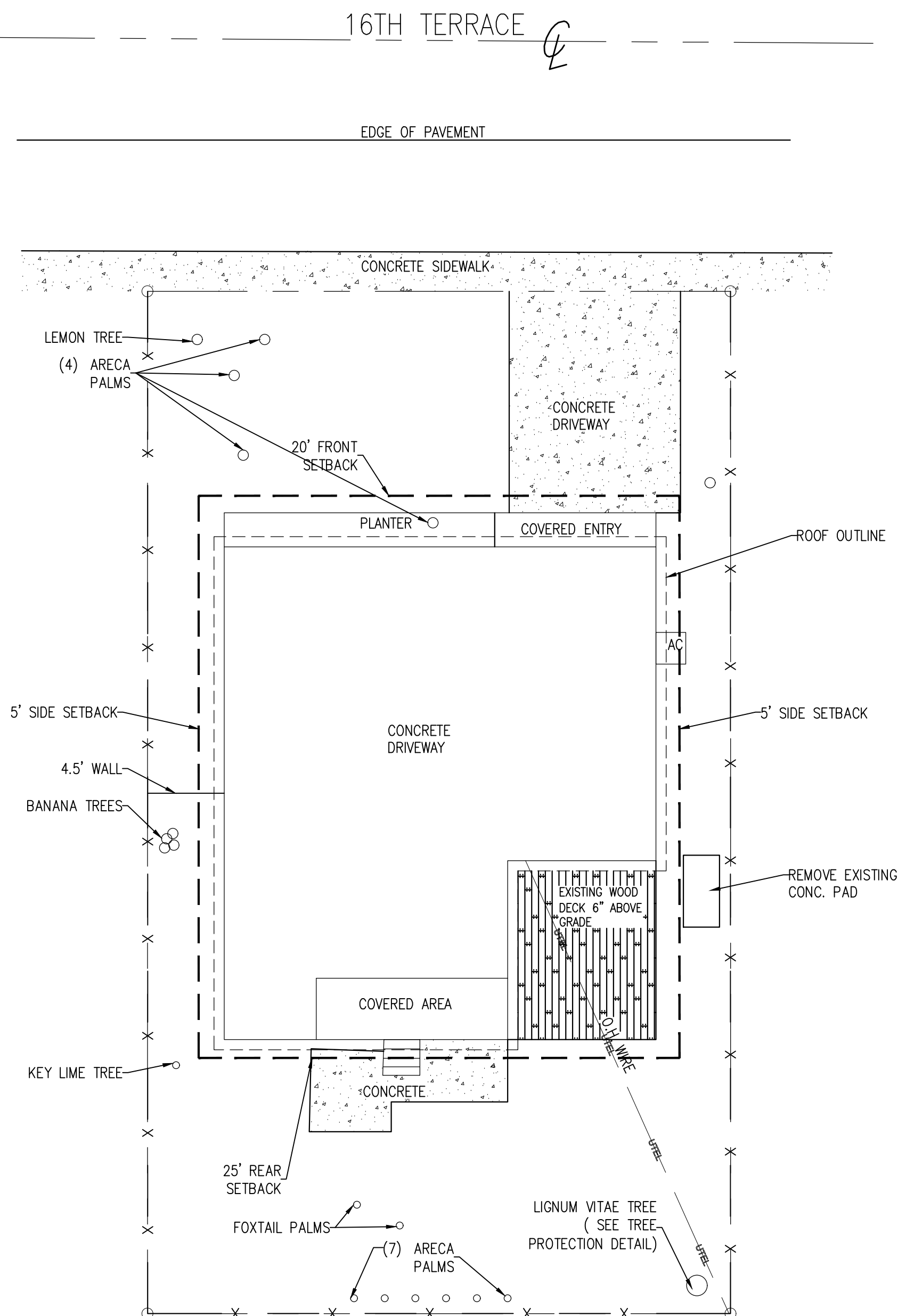
CS-1

SCALE: NTS



CS-1

SCALE: 1" = 10'-0"

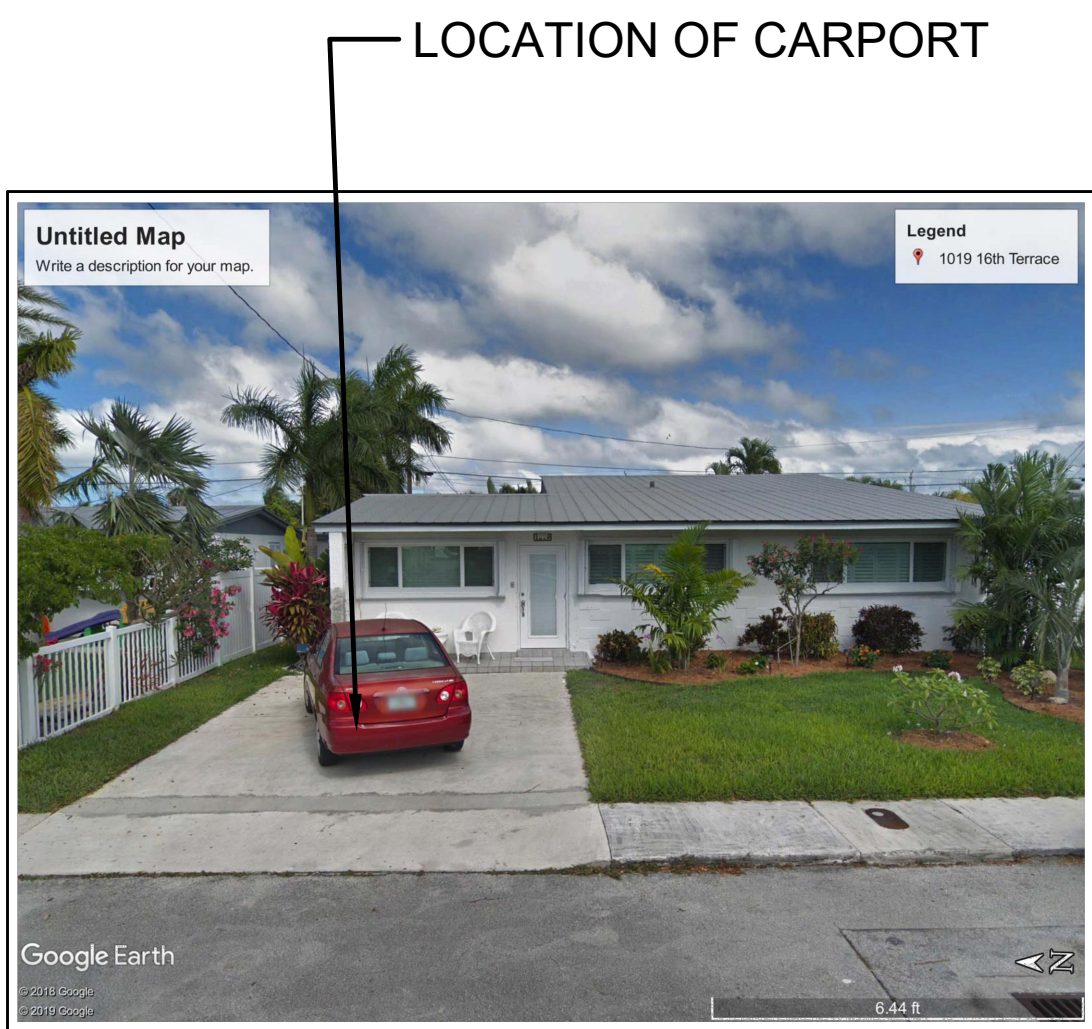


CS-1

SCALE: 1" = 10'-0"



3 PHOTO OF REAR OF HOME
A-1 SCALE: NTS



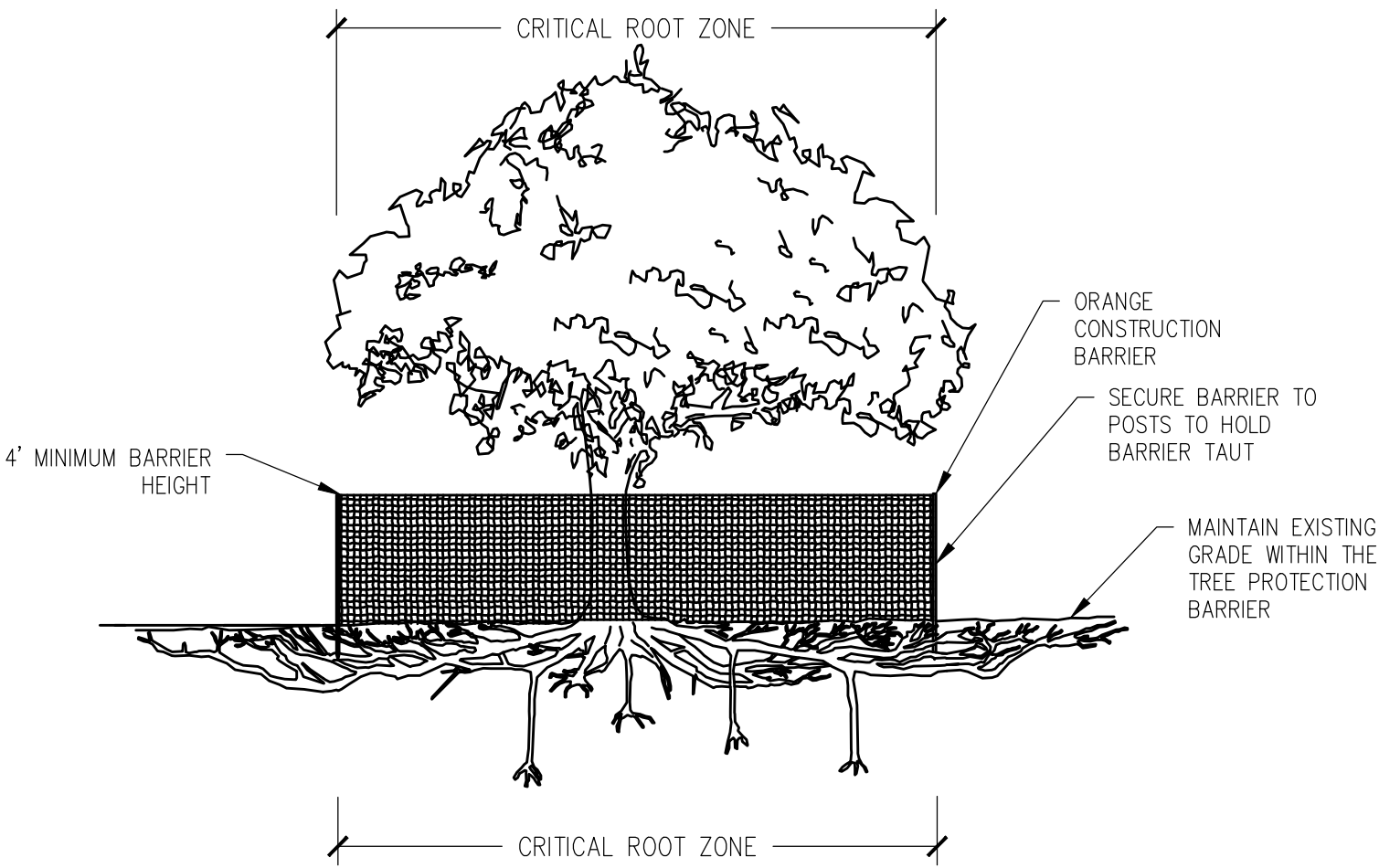
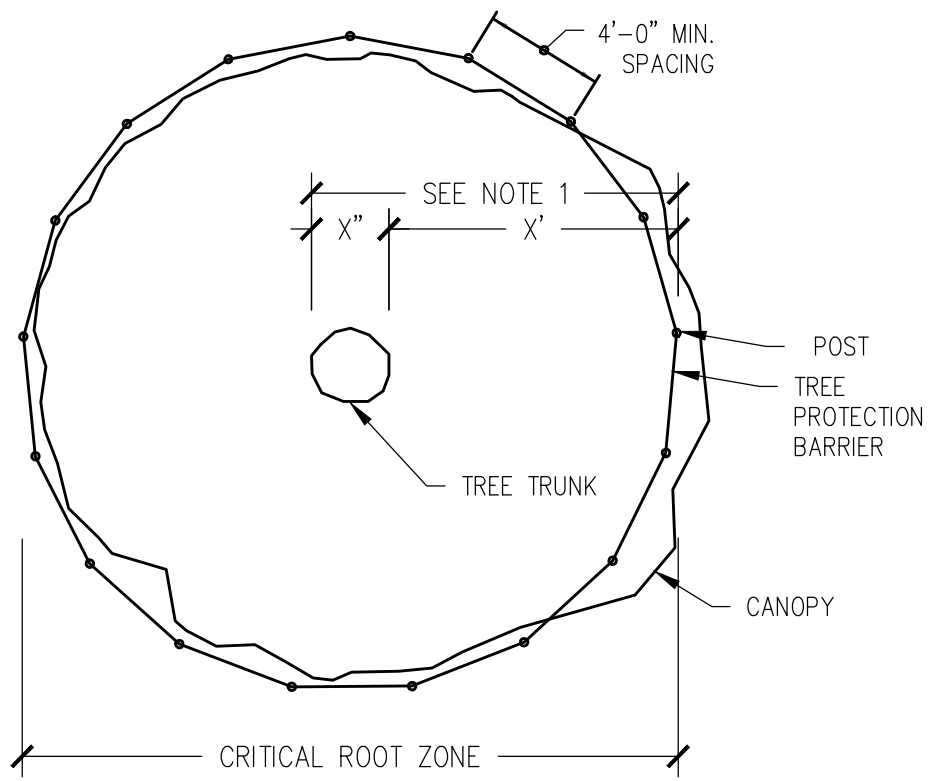
2 PHOTO OF FRONT OF HOME
A-1 SCALE: NTS

LIGNUM VITAE TREE

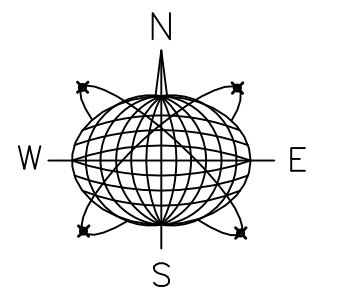


1 ARIAL PHOTO
A-1 SCALE: NTS

- NOTE:
1. CRITICAL ROOT ZONE: EXTENDS IN ALL DIRECTIONS FROM TRUNK OF TREE TO A DISTANCE EQUAL TO ONE FOOT PER INCH OF TRUNK DIAMETER AT BREAST HEIGHT.
 2. STAKING, STORAGE, DUMPING, WASHING AND OPERATION OF EQUIPMENT IS NOT PERMITTED WITHIN THE LIMITS OF THE TREE PROTECTION BARRIER INSTALLATION.
 3. INSTALL ALL TREE PROTECTION PRIOR TO COMMENCEMENT OF CONSTRUCTION. MAINTAIN PROTECTION AT ALL TIMES.
 4. FOR CLOSELY SPACED GROUPS OF TREES, PLACE THE TREE PROTECTION BARRIER AROUND THE ENTIRE GROUP.
 5. INSPECT TRUNK PROTECTION AND TREE QUARTERLY TO PREVENT GROUNDING. ADJUST BANDS TO ALLOW TREE GROWTH AS NEEDED.
 6. ALTERNATE TREE PROTECTION SYSTEMS APPROVED BY THE ENGINEER MAY BE USED IN LIEU OF THE TREE PROTECTION BARRIER DETAILED ON THIS SHEET AS LONG AS THE CRITICAL ROOT ZONE IS PROTECTED.
 7. THE CRITICAL ROOT ZONE MAY BE REDUCED, IN THE FIELD, BY A CERTIFIED ARBORIST OR LANDSCAPE ARCHITECT.



4 TREE PROTECTION DETAIL
A-1 SCALE: NTS



Meridian Engineering LLC
201 Front Street, Suite 203
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED IN THIS BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

VARIANCE APPLICATION

1019 16TH TER.
KEY WEST, FLORIDA

Drawn By:	Checked By:
JMT	RJM
Project No.	Scale:
	AS NOTED
AutoCad File No.	

Revisions:

Title:

PHOTOS

Sheet Number:

A-1

Date: JULY 3,2019

Site Visit

1019 16th Terrace, Key West, Florida 33040
SITE VISIT



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SITE VISIT



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Additional Information



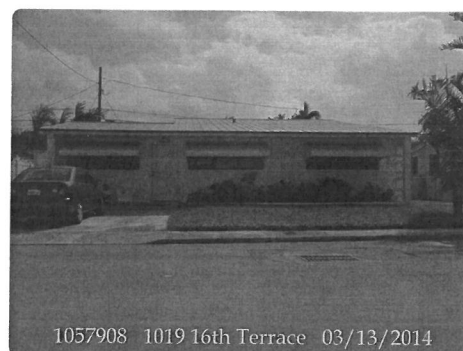
Disclaimer

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 00057420-000000
 Account# 1057908
 Property ID 1057908
 Millage Group 10KW
 Location 1019 16TH Ter, KEY WEST
 Address
 Legal BK 6 LT 4 KW PEARLMAN HEIGHTS PB4-85 OR284-182/83 OR654-468D/C OR2283-2115TR
 Description OR2283-2116M/T OR2703-749D/C OR2703-753 OR2705-1824/25C OR2707-1227/28
 (Note: Not to be used on legal documents.)
 Neighborhood 6223
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Pearlman Heights
 Sec/Twp/Rng 34/67/25
 Affordable No
 Housing



Owner

THORN ISABEL MARLENE
 5237 River Rd
 # 262
 Bethesda MD 20816

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$171,833	\$171,833	\$146,905	\$150,823
+ Market Misc Value	\$2,714	\$2,789	\$2,941	\$2,624
+ Market Land Value	\$247,551	\$236,037	\$251,345	\$220,262
= Just Market Value	\$422,098	\$410,659	\$401,191	\$373,709
= Total Assessed Value	\$419,282	\$410,659	\$401,191	\$373,709
- School Exempt Value	(\$25,000)	(\$25,000)	\$0	\$0
= School Taxable Value	\$394,282	\$385,659	\$401,191	\$373,709

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	5,700.00	Square Foot	57	100

Buildings

Building ID 4752
 Style
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 1854
 Finished Sq Ft 1638
 Stories 1 Floor
 Condition AVERAGE
 Perimeter 170
 Functional Obs 0
 Economic Obs 0
 Depreciation % 33
 Interior Walls WD PANL/CUSTOM
 Exterior Walls C.B.S.
 Year Built 1965
 EffectiveYearBuilt 1992
 Foundation CONCR FTR
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CONC ABOVE GRD
 Heating Type FCD/AIR DUCTED with 0% NONE
 Bedrooms 3
 Full Bathrooms 2
 Half Bathrooms 0
 Grade 500
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	114	0	0
FLA	FLOOR LIV AREA	1,638	1,638	0
OPF	OP PRCH FIN LL	48	0	0
SBF	UTIL FIN BLK	54	0	0
TOTAL		1,854	1,638	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1964	1965	1	110 SF	5
CH LINK FENCE	1964	1965	1	400 SF	1
FENCES	1964	1965	1	56 SF	3
CONC PATIO	1989	1990	1	374 SF	2

Sales

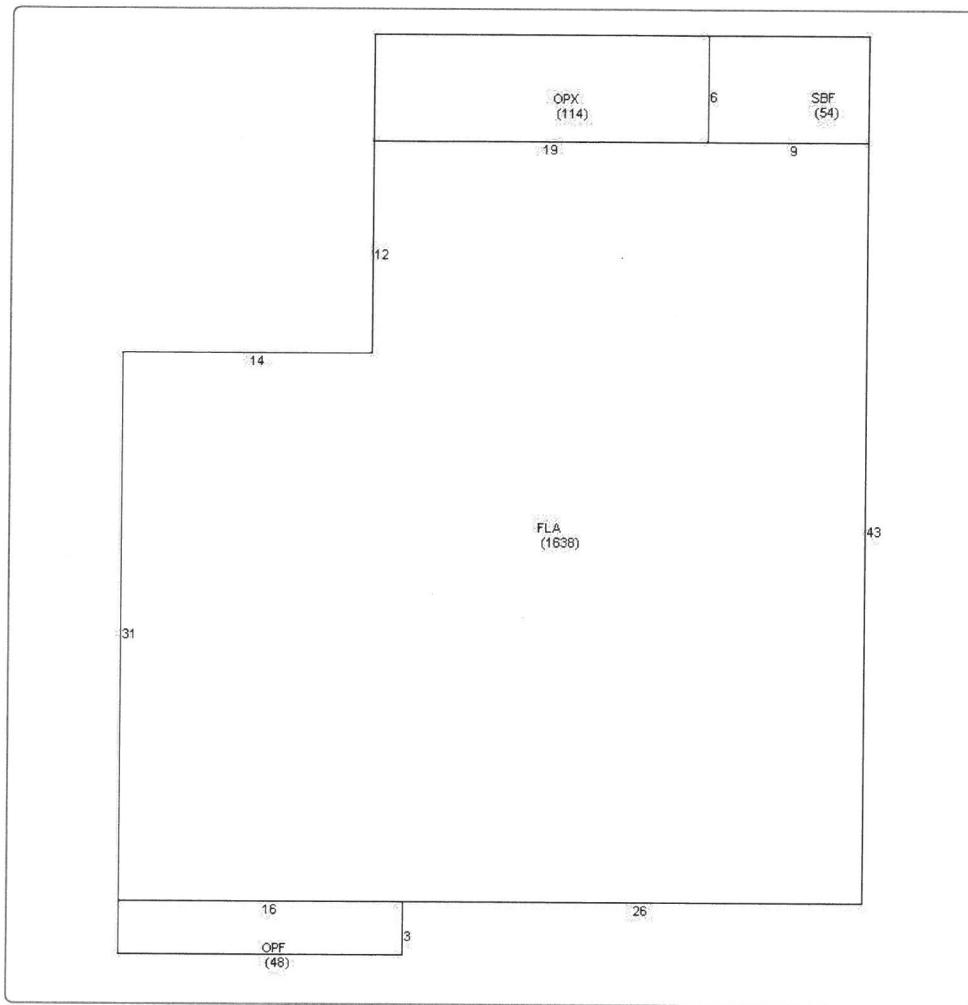
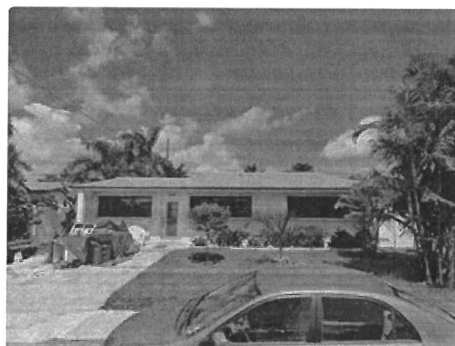
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
10/8/2014	\$197,500	Warranty Deed		2707	1227	16 - Unqualified	Improved
9/11/2014	\$100	Warranty Deed		2703	753	11 - Unqualified	Improved
9/11/2014	\$100	Warranty Deed		2705	1824	11 - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-1927	9/26/2017		\$40,000	Residential	KITCHEN RENOV. BATHROOM RENOV. FLOOR REFINISHING AND RE-ROUTING OF WATER AND SEWAGE LINE PER ENGINEERS DRAWINGS. REMOVE PORTION OF KITCHEN WALL TO EXPAND ROOM INTO EXISTING UTILITY ROOM. REMOVE PORTION OF REAR EXTERIOR WALL TO INSTALL NEW SLIDING DOORS.
17-3528	9/25/2017		\$1,500	Residential	FURNISH INSTALL 9 NEW LIGHTS & SWITCHES INSTALL KITCHEN CIRCUITS.
17-1814	5/5/2017	12/11/2017	\$9,000	Residential	INSTALL APPROX 100' OF NEW PVC SANITARY SEWER LIN INSTALL 1 LAVATORY W/ FAUCET 1 TOILET 1 SHOWER PAN, SHOWER DRAIN WITH VALVE. 1 NEW WASHER BOX.
16-0382	2/5/2016		\$1,500	Residential	TAKE DOWN WIRE LONG FENCE AND REPLACE WITH WHITE FENCE (RESIN). FENCE TO MATCH NEIGHBORS. 30" W FENCE, 2" & 4" POST.
14-0529	2/18/2014	3/13/2014	\$3,866	Residential	CHANGE OUT A 3 1/2 TON A.C. SYSTEM USING EXISTING ELECTRICAL.
0004124	11/30/2000	1/5/2001	\$1,900	Residential	CHANGEOUT AC
9900942	3/18/1999	7/7/1999	\$4,500	Residential	REPLACE ROOF

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**Photos**

Map



TRIM Notice

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2018 Notices Only

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

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