

Application

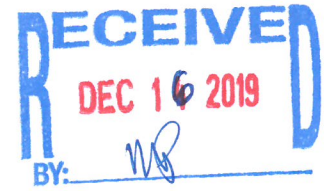
1507 GRINNELL



Variance Information sheet

City of Key West, Florida • Planning Department

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



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

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

Please read the following carefully before filling out the application

This application and all required attachments should be submitted to the City Planning Department at 1300 White Street.

Application Process

- After submittal, the application will be reviewed by Staff and additional modifications to the site plan may be necessary at that time.
- 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 30-day appeal period.
- After the 30-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.

Please include the following with this application:

1. A **copy of the most recent recorded** warranty deed with the Book and Page numbers from the office of the Clerk of Circuit Court for Monroe County containing a legal description of the subject parcel. The application forms must be signed by all owners listed on the deed. For business/corporate ownership, please attach authorization for name of executive authorized to make the application.
2. An application fee is determined according to the attached fee schedule. Make the check payable to the City of Key West and include the site address on the memo portion of the check. Be advised that upon review by the Planning Department, additional or fewer variances may be required necessitating a different fee. It is best to see a Planner before turning in the application.

3. A site plan or site plans (**plans MUST be signed and sealed by an Engineer or Architect**) of the subject site, indicating the following:
 - a. **Existing and proposed** lot coverage including buildings, pools, spas, driveways and other walkways, patios, porches, covered areas and decks.
 - b. Location and identification/names of existing trees of 3.5 inches diameter or greater on the property or extending over the proposed work (including access routes and stormwater areas). Please provide photos.
 - c. All proposed changes to what exists, including those which make the variance(s) necessary.
 - d. Lot dimensions on all drawings and the distance from all property lines of all existing and proposed structures.
 - e. Dimensions (**existing and proposed**) of all the items in (a) above, including the height and number of stories of the structure.
 - f. Parking spaces and dimensions (**existing and proposed**).
 - g. Easements or other encumbrances on the property.
4. One copy of the most recent survey of the property.
5. Elevation drawings of proposed structures, indicating finished height above established grade as measured from crown of road.
6. Floor Plans of **existing and proposed** development.
7. Stormwater management plan.
8. PDF of entire application on Flash Drive

The attached Verification and Authorization Forms must be notarized. This can be done at City Hall or the Planning Department. Identification is required. An out-of-state notarization is acceptable, if necessary.

Make sure that the applicable application and authorization forms are signed by all people listed as owners on the recorded Warranty Deed.

Be advised that the City will not grant a variance unless the City Impact Fees of sewer and solid waste services are paid in full.

If you have any questions, please call the Planning Department. We will be happy to assist you in the application process.



Application for Variance

City of Key West, Florida • Planning Department

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

Application Fee: \$2,300.00 / After-the-Fact: \$4,300.00
(includes \$200.00 advertising/noticing fee and \$100.00 fire review fee)

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

PROPERTY DESCRIPTION:

Site Address: 1507 Grinnell Street

Zoning District: SF

Real Estate (RE) #: 00058340-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Robert L Delaune Architect PA

Mailing Address: 619 Eaton Street, Suite 1, Key West, FL 33040 State: _____ Zip: _____

Home/Mobile Phone: (305) 304-4842 Office: (305) 293-0364 Fax: (305) 293-0364

Email: robdelaune@bellsouth.net

PROPERTY OWNER: (if different than above)

Name: Colin & Paula Cabot

Mailing Address: 7097 Sanborn Rd., Loudon, ^{NH} CT 03307 State: _____ Zip: _____

Home/Mobile Phone: (603) 568-2739 Office: _____ Fax: _____

Email: colin@sanbornmills.org

Description of Proposed Construction, Development, and Use: construct 153 s.f. addition to enlarge exiting bedroom suite

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

Increase existing non-conformity for lot coverage by buildings from 31.9% to 32.7% (30% allowed)

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

If yes, please describe and attach relevant documents: see attached survey

Will any work be within the dripline (canopy) of any tree on or off the property? Yes No
 If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078? Yes No

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	SF			
Flood Zone	AE-6			
Size of Site	11,108 s.f.			
Height	25'	32' +/-	no change	n/a
Front Setback	20'/30'	12.4'	no change	n/a
Side Setback	5'	zero	no change	n/a
Side Setback	n/a	n/a	n/a	n/a
Street Side Setback	10'	29.1'	no change	n/a
Rear Setback	25'	28.4'	no change	n/a
F.A.R	n/a	n/a	n/a	n/a
Building Coverage	30%	31.9%	32.7%	0.8%
Impervious Surface	50%	46.1%	47.4%	n/a
Parking	1 per unit	2	no change	n/a
Handicap Parking	n/a	n/a	n/a	n/a
Bicycle Parking	n/a	n/a	n/a	n/a
Open Space/ Landscaping	35%	44.6%	44.5%	n/a
Number and type of units	1.55	1	no change	n/a
Consumption Area or Number of seats	n/a	n/a	n/a	n/a

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.

This structure has very large roof overhangs (constructed prior to adoption of the current LDR's) that result in a building coverage that would otherwise be well below the maximum for the District (24.5%) being slightly in excess of the maximum (31.9%).

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

The above-referenced conditions pre-date the current ownership and are in no way the result of action or negligence by the owners or 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 resulting 'real' site development will remain well below the maximum allowed in the District (25.8%) resulting in no special privilege being granted.

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 owners wish to create a suitable, first floor bedroom suite for the aging (95 years old) mother/mother-in-law; literal interpretation would extend the current hardship that exists (i.e., the lack of a suitable first floor bedroom suite for an aging parent)

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.

At 150 s.f. of new floor area (84 s.f. of new lot coverage), this variance represents the minimum that will reasonably alleviate the present hardship.

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 requested variance will not harm the public welfare. It is only due to the very large roof overhangs and the fact the property is located in the 'special' SF district that the variance is required at all.

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 such other non-conforming uses are referenced in support of this 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 along with one (1) electronic copy of materials on a flash drive.

- 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
- Monroe County Property record card
- Signed and sealed survey (Survey must be within 10 years from submittal of this application)
- Site plan (plans **MUST** be signed and sealed by an Engineer or Architect)
- Floor plans
- Stormwater management plan

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative 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 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:

1507 Grinnell Street, Key West, Florida

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.

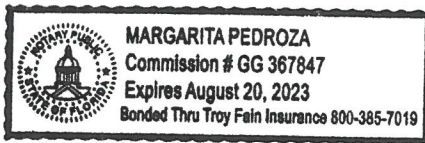
Robert L Delaune
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 12/16/19 by
Robert L. Delaune. *date*
Name of Authorized Representative

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

Margarita Pedroza
Notary's Signature and Seal

Margarita Pedroza
Name of Acknowledger typed, printed or stamped



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, (we), Colin Cabot & Paula Cabot authorize
Please Print Name(s) of Owner(s) as appears on the deed

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.

F. Colin Cabot
Signature of Owner

Paula Cabot
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 12/3/19
Date

by F. Colin Cabot
Name of Owner

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

Mary F. Witschonke
Notary's Signature and Seal

MARY F. WITSCHONKE, Notary Public
State of New Hampshire
My Commission Expires December 23, 2019

Mary Witschonke
Name of Acknowledger typed, printed or stamped

Commission Number, if any

Warranty Deed

Prepared by and return to:

Susan Mary Cardenas

Attorney at Law

Stones & Cardenas

221 Simonton Street

Key West, FL 33040

305-294-0252

File Number: 13-350-Evans

03/17/2014 3:11PM
DEED DOC STAMP CL: KryS \$22,750.00

Doc# 1972806
Bk# 2675 Pg# 1002

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 14th day of March, 2014 between Peyton Evans Budinger, n/k/a Peyton Bibb Evans, a single woman whose post office address is 711 Simonton Street, Key West, FL 33040, grantor, and F. Colin Cabot and Paula Dewey Cabot, husband and wife whose post office address is 7097 Sanborn Road, Loudon, NH 03307, grantee:

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

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

A parcel of land being a part of Lot 20 and a part of Lot 21, both lots in Block 2 of MARTELLO TOWERS, according to the subdivision plat thereof as recorded in Plat Book 1 at Page 140 of the Public Records of Monroe County, Florida; said parcel of land being more particularly described by metes and bounds as follows: COMMENCE at the Northwesterly corner of the aforesaid Lot 21 and run thence SE'ly and along the SW'ly boundary line of the said Lot 21 for a distance of 2.22 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence continue SE'ly and along the SW'ly boundary line of the aforesaid Lot 21 for a distance of 87.78 feet to the beginning of a curve, said curve having a radius of 10 feet and being concave to the North; thence Easterly and along said curve for an arc distance of 15.71 feet to the end of the said curve; thence NE'ly and along the SE'ly boundary line of the aforesaid Lots 20 and 21 for a distance of 104.50 feet to the SE'ly corner of the aforesaid Lot 20; thence NW'ly and parallel with the SW'ly boundary line of the aforesaid Lot 20 for a distance of 98.80 feet; thence SW'ly and parallel with the SE'ly boundary line of the aforesaid Lots 20 and 21 for a distance of 69.15 feet; thence SE'ly and at right angles for a distance of 4.50 feet; thence SW'ly and at right angles for a distance of 13.25 feet; thence NW'ly and at right angles for a distance of 3.48 feet; thence SW'ly and at right angles for a distance of 32.10 feet back to the POINT OF BEGINNING.

LESS AND EXCEPT:

A parcel of land being a part of Lot 20, Block 2, MARTELLO TOWERS, according to the plat thereof as recorded in Plat Book 1, at Page 140 of the Public Records of Monroe County, Florida; said parcel being described by metes and bounds as follows: COMMENCE at the NW'ly corner of the Lot 21, of the said Block 2, and run thence SE'ly and along the SW'ly boundary line of the said Lot 21 for a distance of 2.22 feet; thence NE'ly and at right angles for a distance of 32.10 feet; thence SE'ly and at right angles for a distance of 3.48 feet; thence NE'ly and at right angles for a distance of 13.25 feet; thence NW'ly and at right angles for a distance of 4.50 feet; thence NE'ly and at right angles for a distance of 49.15 feet to the Point of Beginning of the parcel of land being described herein; thence SE'ly and at right angles for a distance of 4.50 feet; thence NE'ly and at right angles for a distance of 20.00 feet; thence NW'ly and at right angles for a distance of 4.50 feet; thence SW'ly and at right angles for a distance of 20.00 feet back to the Point of Beginning.

Parcel Identification Number: 00058340-000000

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

This property is subject to an easement and restrictions more particularly described in that certain Warranty Deed dated October 14, 1995, filed October 17, 1995 and Official Records Book 1373, at Page 1761, of the Public Records of Monroe County, Florida and is burdened by an Easement more particularly described in that certain Warranty Deed dated October 14, 1995, filed October 17, 1995 and Official Records Book 1373, at Page 1761, of the Public Records of Monroe County, Florida, which Easements have been altered as stated on Quitclaim Deed dated February 11, 1997, filed February 13, 1997 and recorded in Official Records Book 1442, at Page 2482, of the Public Records of Monroe County, Florida.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

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:

Adelle V. Stone
Witness Name: Adelle V. Stone
Mary E. Turso
Witness Name: Mary E. Turso

Peyton Bibb Evans (Seal)
Peyton Bibb Evans

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 14th day of March, 2014 by Peyton Evans Budinger n/k/a Peyton Bibb Evans, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Mary E. Turso
Notary Public
Printed Name: Mary E. Turso
My Commission Expires: 5/16/2017

Property Record Card

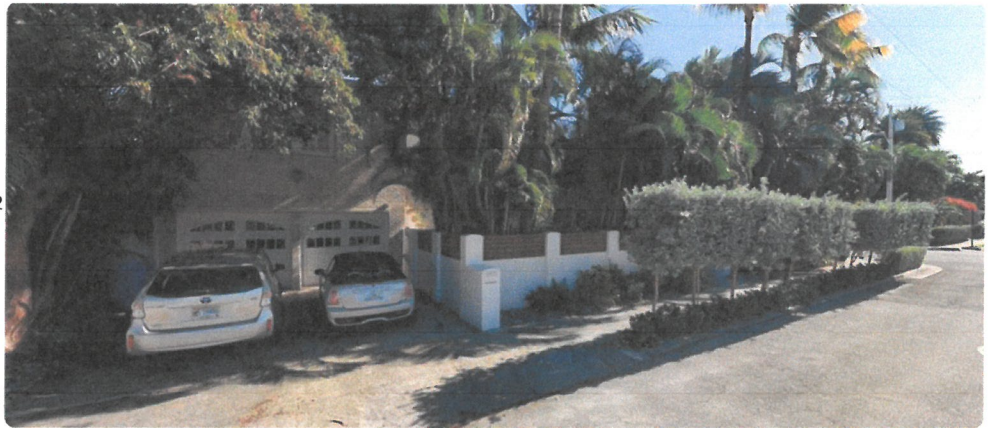
Disclaimer

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 00058340-000000
 Account# 1058823
 Property ID 1058823
 Millage Group 10KW
 Location 1507 GRINNELL St, KEY WEST
 Address
 Legal KW MARTELLO TOWERS PB1-140
 Description PT LT 20-21 SQR 2 TR 27 G20-325
 OR1338-802/4P/R OR1373-1761/2
 OR1436-143/44 OR1489-451/53
 OR1573-1519/29AFFD OR2273-1739/40
 OR2273-1753 OR2273-1755/56
 OR2410-602/05 OR2518-18F/J
 OR2675-1002/03
 (Note: Not to be used on legal documents.)
 Neighborhood 6131
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Martello Towers
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

CABOT F COLIN
 7097 Sanborn Rd
 Loudon NH 03307

CABOT PAULA DEWEY
 7097 Sanborn Rd
 Loudon NH 03307

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$2,435,718	\$2,464,714	\$2,522,708	\$1,602,341
+ Market Misc Value	\$49,569	\$48,686	\$50,190	\$53,194
+ Market Land Value	\$872,422	\$839,432	\$751,456	\$1,316,164
= Just Market Value	\$3,357,709	\$3,352,832	\$3,324,354	\$2,971,699
= Total Assessed Value	\$3,357,709	\$3,352,832	\$3,268,869	\$2,971,699
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,357,709	\$3,352,832	\$3,324,354	\$2,971,699

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	11,108.00	Square Foot	90	114.5

Buildings

Building ID	4837	Exterior Walls	CUSTOM
Style	2 STORY ON GRADE	Year Built	1958
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2015
Gross Sq Ft	4300	Foundation	CONCR FTR
Finished Sq Ft	3542	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	CONC/CLAY TILE
Condition	GOOD	Flooring Type	CONC ABOVE GRD
Perimeter	468	Heating Type	FCD/AIR DUCTED with 0% NONE

Functional Obs 0
 Economic Obs 0
 Depreciation % 3
 Interior Walls WD PANL/CUSTOM

Bedrooms 5
 Full Bathrooms 4
 Half Bathrooms 1
 Grade 700
 Number of Fire Pl 1

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	94	0	0
FLA	FLOOR LIV AREA	3,542	3,542	0
GBF	GAR FIN BLOCK	600	0	0
OUF	OP PRCH FIN UL	64	0	0
TOTAL		4,300	3,542	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1957	1958	1	400 SF	2
FENCES	1969	1970	1	438 SF	4
WALL AIR COND	1994	1995	1	1 UT	2
FENCES	1994	1995	1	1128 SF	5
CUSTOM PATIO	1994	1995	1	1192 SF	4
RES POOL	1994	1995	1	430 SF	3
TILE PATIO	1997	1998	1	160 SF	3
TIKI	1997	1998	1	252 SF	5
BRICK PATIO	2008	2009	1	250 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/14/2014	\$3,250,000	Warranty Deed		2675	1002	02 - Qualified	Improved
3/18/2009	\$100	Quit Claim Deed		2410	602	11 - Unqualified	Improved
2/14/2007	\$3,100,000	Warranty Deed		2273	1753	O - Unqualified	Improved
12/1/1997	\$678,000	Warranty Deed		1489	0451	K - Unqualified	Improved
12/1/1996	\$675,000	Warranty Deed		1436	0143	K - Unqualified	Improved
10/1/1995	\$660,300	Warranty Deed		1373	1761	Q - Qualified	Improved

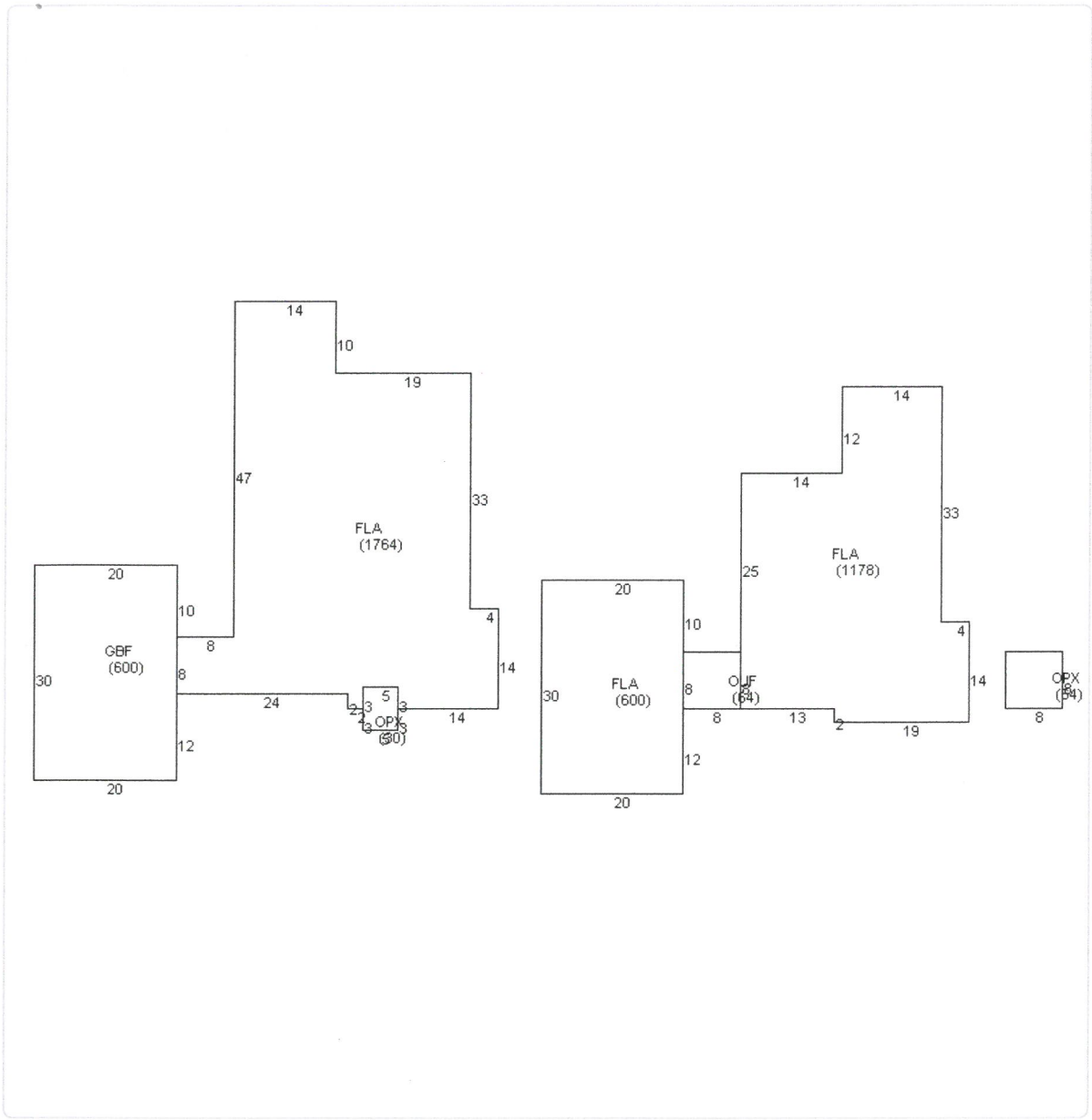
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
07-4107	8/29/2007	11/2/2007	\$100		REVISION TO 07-3186
07-3186	8/1/2007	7/27/2007	\$500	Residential	SET 250 GALL.P TANK ON SLAB BY GENERATOR
07-1729	4/20/2007	7/27/2007	\$2,300	Residential	BUILD CONCRET PAD FOR 25 KW GENERATOR
07-1730	4/20/2007	7/27/2007	\$2,400	Residential	INSTALL 25 KW GENERATOR TO EXISTING HOUSE
05-1197	4/15/2005	11/4/2005	\$600	Residential	ROOF OVER COVERED WALK
03-0728	3/14/2003	9/12/2003	\$1,500	Residential	REPLACE SEWER LINE
98-0206	1/30/1998	11/6/1998	\$215,000	Residential	COMPLETE RENOVATION
97-4344	1/8/1998	11/6/1998	\$9,000	Residential	DEMOLITION ROOF/INTERIOR
96-3292	8/1/1996	11/1/1996	\$9,000	Residential	MECHANICAL
96-2759	7/1/1996	11/1/1996	\$2,000	Residential	PLUMBING
96-2762	7/1/1996	11/1/1996	\$13,000	Residential	ELECTRIC
M95-3208	9/1/1995	12/1/1995	\$2,350	Residential	3 TON AC
E95-1943	6/1/1995	12/1/1995	\$700	Residential	ELECTRICAL
E95-1479	5/1/1995	12/1/1995	\$1,500	Residential	ELECTRICAL
M95-1091	4/1/1995	12/1/1995	\$2,350	Residential	3 TON AC
B95-0377	2/1/1995	12/1/1995	\$20,000	Residential	POOL, DECKING

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice



2019 Notices Only

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

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

Last Data Upload: 12/16/2019, 2:21:05 AM

Version 2.3.28



Boundary Survey

MAP OF BOUNDARY SURVEY

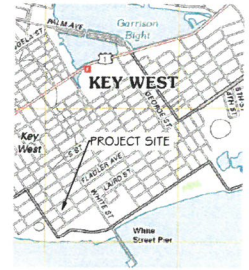
BEARING BASE:
ALL BEARINGS ARE BASED
ON N35°53'17"E ASSUMED
ALONG THE CENTERLINE OF
BAXTER COURT (AKA
JOHNSON STREET).

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

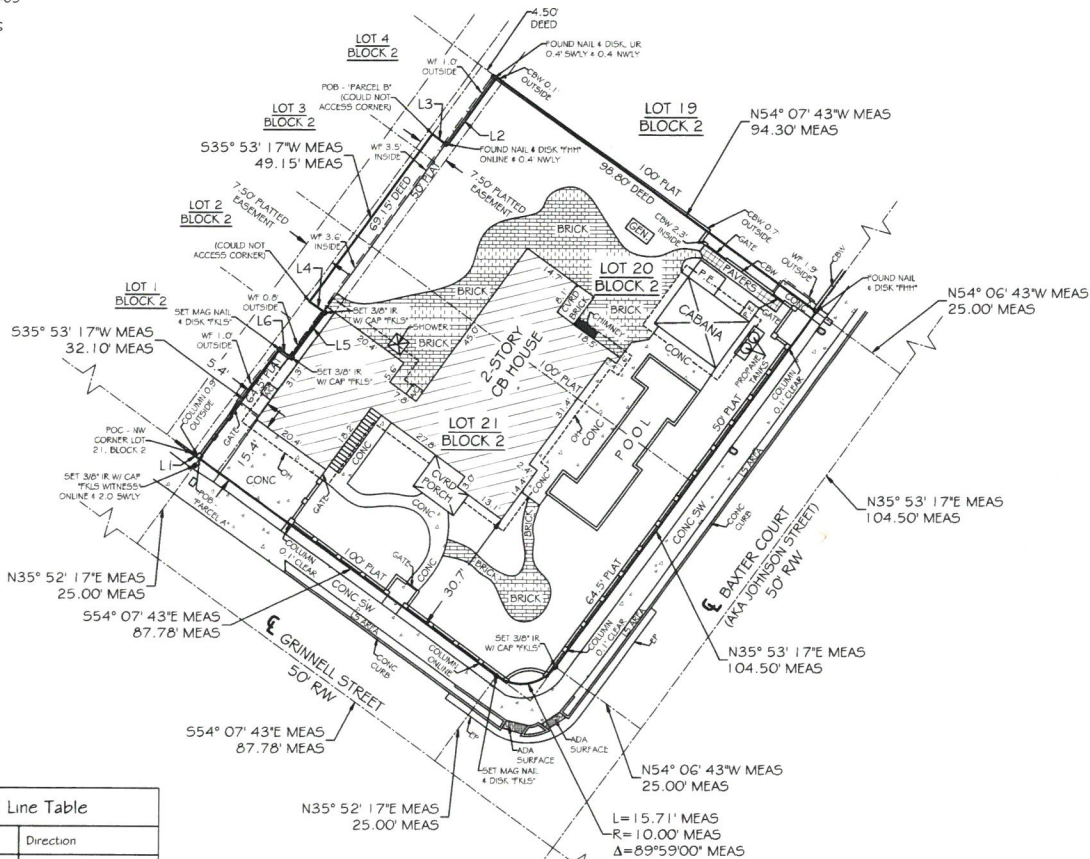
ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
1507 GRINNELL STREET,
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FLOOD ZONE: AE
BASE ELEVATION: 6



LOCATION MAP - NTS
SEC. 05-T685-R25E

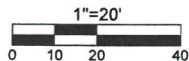


Parcel Line Table

Line #	Length	Direction
L1	2.22' MEAS	554° 07' 43"E MEAS
L2	20.00' MEAS	535° 53' 17"W MEAS
L3	4.50' MEAS	N54° 06' 43"W MEAS
L4	4.50' MEAS	554° 06' 43"E MEAS
L5	13.25' MEAS	535° 53' 17"W MEAS
L6	3.48' MEAS	N54° 06' 43"W MEAS

LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- ⊗ CONCRETE POWER POLE
- P.E. - POOL EQUIPMENT



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.

- BM = BACKSIGHT POINT
- BS = BENCH MARK
- CC = CONCRETE CURB
- CM = CONCRETE MASONRY
- CP = CONCRETE PAVEMENT
- CS = CONCRETE SURFACE
- CSA = CONCRETE SURFACE AREA
- CSM = CONCRETE SURFACE MATERIAL
- CSN = CONCRETE SURFACE NUMBER
- CSO = CONCRETE SURFACE OFFSET
- CSQ = CONCRETE SURFACE QUANTITY
- CSR = CONCRETE SURFACE RATE
- CSU = CONCRETE SURFACE UNIT
- CSV = CONCRETE SURFACE VOLUME
- CSW = CONCRETE SURFACE WEIGHT
- CSX = CONCRETE SURFACE EXTENSION
- CSY = CONCRETE SURFACE YIELD
- CSZ = CONCRETE SURFACE ZONE
- CSAA = CONCRETE SURFACE AREA ADJUSTMENT
- CSAB = CONCRETE SURFACE AREA BOUNDARY
- CSAC = CONCRETE SURFACE AREA CALCULATION
- CSAD = CONCRETE SURFACE AREA DETERMINATION
- CSAE = CONCRETE SURFACE AREA ESTIMATION
- CSAF = CONCRETE SURFACE AREA FACTOR
- CSAG = CONCRETE SURFACE AREA GAIN
- CSAH = CONCRETE SURFACE AREA HEDGING
- CSAI = CONCRETE SURFACE AREA INCREASE
- CSAJ = CONCRETE SURFACE AREA JUMP
- CSAK = CONCRETE SURFACE AREA KICK
- CSAL = CONCRETE SURFACE AREA LOSS
- CSAM = CONCRETE SURFACE AREA MAINTENANCE
- CSAN = CONCRETE SURFACE AREA NET
- CSAO = CONCRETE SURFACE AREA OFFSET
- CSAP = CONCRETE SURFACE AREA POINT
- CSAQ = CONCRETE SURFACE AREA QUANTITY
- CSAR = CONCRETE SURFACE AREA RATE
- CSAS = CONCRETE SURFACE AREA SIGNATURE
- CSAT = CONCRETE SURFACE AREA TOLERANCE
- CSAU = CONCRETE SURFACE AREA UNIT
- CSAV = CONCRETE SURFACE AREA VOLUME
- CSAW = CONCRETE SURFACE AREA WEIGHT
- CSAX = CONCRETE SURFACE AREA EXTENSION
- CSAY = CONCRETE SURFACE AREA YIELD
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- CSAW = CONCRETE SURFACE AREA WEIGHT
- CSAX = CONCRETE SURFACE AREA EXTENSION
- CSAY = CONCRETE SURFACE AREA YIELD
- CSAZ = CONCRETE SURFACE AREA ZONE

LEGAL DESCRIPTION -

"PARCEL A"
A parcel of land being a part of Lot 20 and a part of Lot 21, both lots in Block 2 of MARTELLO TOWERS, according to the subdivision plat thereof as recorded in Plat Book 1 at Page 140 of the Public Records of Monroe County, Florida; said parcel of land being more particularly described by metes and bounds as follows: COMMENCE at the Northwest corner of the aforesaid Lot 21 and run thence 5Ely and along the 5Wly boundary line of the said Lot 21 for a distance of 2.22 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence continue 5Ely and along the 5Wly boundary line of the aforesaid Lot 21 for a distance of 20.00 feet to the beginning of a curve, said curve having a radius of 10 feet and being concave to the North; thence Easterly and along said curve for an arc distance of 15.71 feet to the end of the said curve; thence Nely and along the 5Ely boundary line of the aforesaid Lots 20 and 21 for a distance of 104.50 feet to the 5Ely corner of the aforesaid Lot 20; thence Nwly and parallel with the 5Wly boundary line of the aforesaid Lot 20 for a distance of 59.80 feet; thence 5Wly and parallel with the 5Ely boundary line of the aforesaid Lots 20 and 21 for a distance of 63.15 feet; thence 5Ely and at right angles for a distance of 4.50 feet; thence 5Wly and at right angles for a distance of 13.25 feet; thence Nwly and at right angles for a distance of 3.48 feet; thence 5Wly and at right angles for a distance of 32.10 feet back to the POINT OF BEGINNING.

"PARCEL B" - LESS AND EXCEPT:
A parcel of land being a part of Lot 20, Block 2, MARTELLO TOWERS, according to the plat thereof as recorded in Plat Book 1, at Page 140 of the Public Records of Monroe County, Florida; said parcel being described by metes and bounds as follows: COMMENCE at the Nwly corner of the Lot 21, of the said Block 2, and run thence 5Ely and along the 5Wly boundary line of the said Lot 21 for a distance of 2.22 feet; thence Nely and at right angles for a distance of 3.48 feet; thence Nely and at right angles for a distance of 13.25 feet; thence Nwly and at right angles for a distance of 4.50 feet; thence Nely and at right angles for a distance of 49.15 feet to the Point of Beginning of the parcel of land being described herein; thence 5Ely and at right angles for a distance of 4.50 feet; thence Nely and at right angles for a distance of 20.00 feet; thence Nwly and at right angles for a distance of 4.50 feet; thence 5Wly and at right angles for a distance of 20.00 feet back to the Point of Beginning.

CERTIFIED TO - F. Colin Cabot & Paula Dewey Cabot.

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/her REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE NEAREST HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY; THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

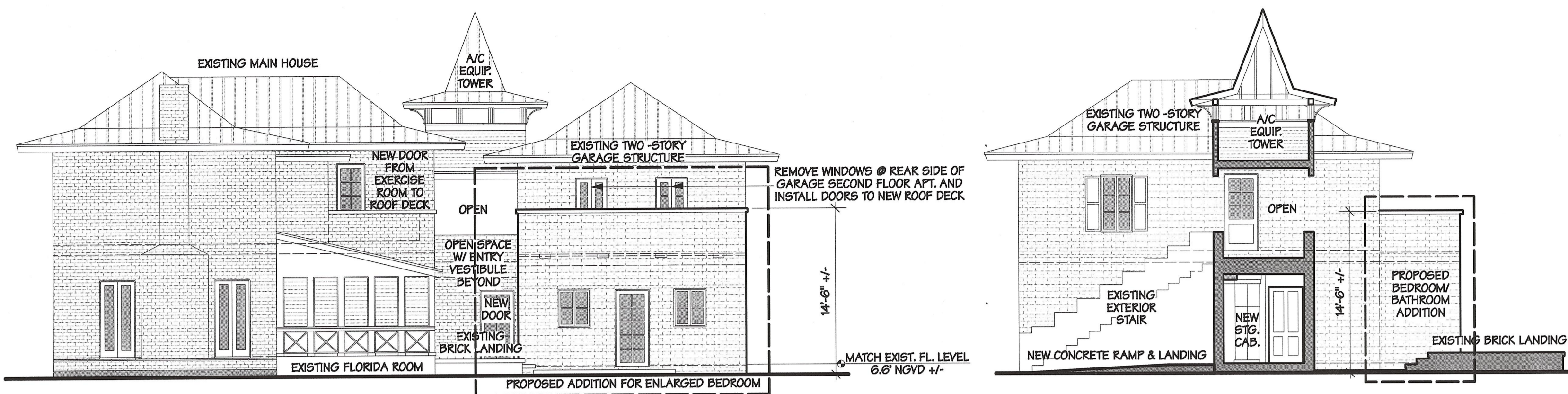
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER AN RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 33, 17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

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

ERIC A. TRAVIS, 10016783, PROFESSIONAL SURVEYOR AND MAPPER, LSW 75647

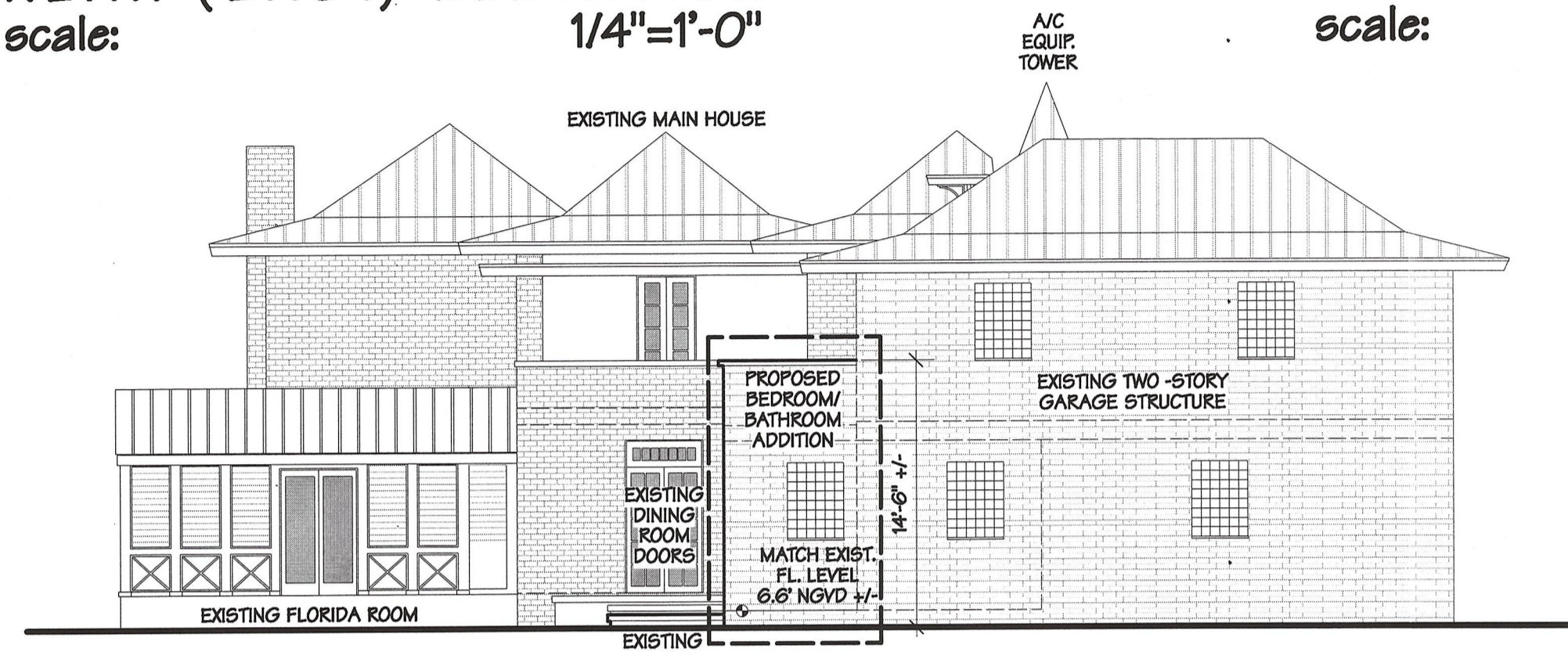
FLORIDA KEYS LAND SURVEYING
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 309-7375
EMAIL: FKLSEmail@gmail.com

**Proposed / Existing
Site Plans**

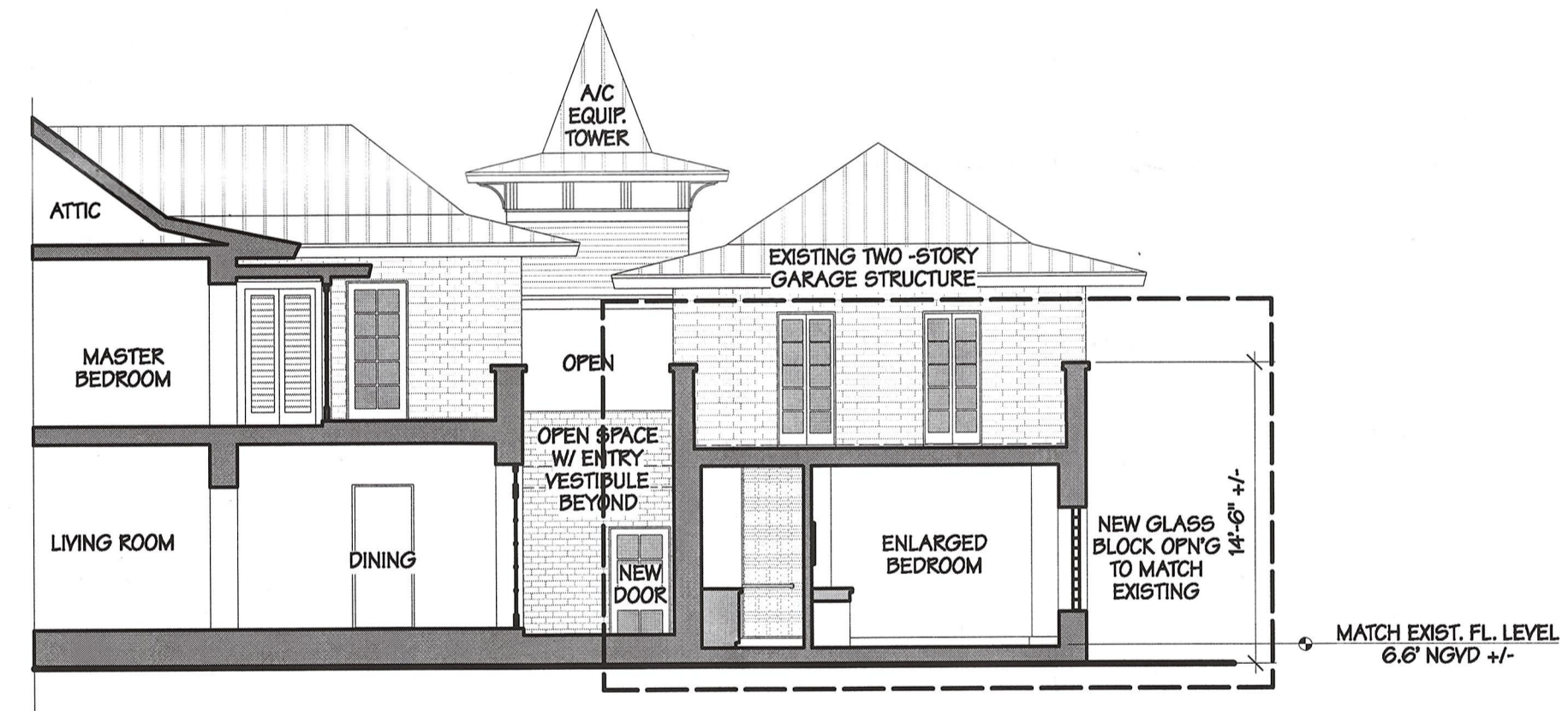


REAR (EAST) ELEVATION
scale: 1/4"=1'-0"

SECTION THRU TOWER LOOKING NORTH
scale: 1/4"=1'-0"



LEFT SIDE (NORTH) ELEVATION
scale: 1/4"=1'-0"



SECTION THRU DINING & BEDROOM ADDITION LOOKING WEST
scale: 1/4"=1'-0"

SITE DATA (WITH ROOF OVERHANGS EXCLUDED FROM BUILDING AREA) -- FOR ILLUSTRATION PURPOSES ONLY:

LOT AREA: 11,100 S.F.
LAND USE DISTRICT: SINGLE FAMILY* (SFM)
FEMA FLOOD ZONE: AE-6 (NOTE: STRUCTURE IS PRE-FIRM)

	ALLOWED/REQUIRED	EXISTING	PROPOSED
BLDG. AREA:	3332 S.F. (30%)	2710 S.F. (24.5%)	2861 S.F. (25.8%)
IMPERVIOUS SURFACE RATIO:			
BLDG. AREA:		2710 S.F.	2861 S.F.
POOL & POOL DECK:		1206	
CONC. PAVING & WALKS:		713	
EQUIPMENT PADS:		89	
TOTAL IMPERVIOUS:	5654 S.F. (50%)	4726 S.F. (42.5%)	4869 S.F. (43.8%)
OPEN SPACE RATIO:			
TOTAL IMPERVIOUS:		4726 S.F.	4869 S.F.
PERVIOUS BRICK:		1079	
TOTAL NON-OPEN:		5805 S.F.	5940 S.F.
OPEN SPACE:	3688 S.F. (33%)	5305 S.F. (47.7%)	5160 S.F. (46.5%)

SITE DATA (WITH ROOF OVERHANGS INCLUDED IN BUILDING AREA) -- ACTUAL SITE DATA CALCULATIONS:

LOT AREA: 11,100 S.F.
LAND USE DISTRICT: SINGLE FAMILY* (SFM)
FEMA FLOOD ZONE: AE-6 (NOTE: STRUCTURE IS PRE-FIRM)

	ALLOWED/REQUIRED	EXISTING	PROPOSED
BLDG. AREA:	3332 S.F. (30%)	3546 S.F. (31.9%)	3630 S.F. (32.7%)
IMPERVIOUS SURFACE RATIO:			
BLDG. AREA:		3546 S.F.	3630 S.F.
POOL & POOL DECK:		923	
CONC. PAVING & WALKS:		645	
EQUIPMENT PADS:		84	
TOTAL IMPERVIOUS:	5654 S.F. (50%)	5179 S.F. (46.1%)	5282 S.F. (47.4%)
OPEN SPACE RATIO:			
TOTAL IMPERVIOUS:		5179 S.F.	5282 S.F.
PERVIOUS BRICK:		972	
TOTAL NON-OPEN:		6150 S.F.	6128 S.F.
OPEN SPACE:	3688 S.F. (33%)	4950 S.F. (44.6%)	4980 S.F. (44.5%)

SETBACKS (PRIMARY STRUCTURE):

	EXISTING	PROPOSED
FRONT	30'/20'	15.4'
STREET SIDE	10'	32.1'
L. SIDE	5'	5'
REAR	25'	31.4'

SETBACKS (ACCESSORY STRUCTURES):

	EXISTING	PROPOSED
FRONT	N/A	8' +/-
STREET SIDE	10'	10'
L. SIDE	5'	6' +/-
REAR	5'	10'

SETBACKS (PRIMARY STRUCTURE):

	EXISTING	PROPOSED
FRONT	30'/20'	12.4'
STREET SIDE	10'	23.1'
L. SIDE	5'	ZERO'
REAR	25'	28.4'

SETBACKS (ACCESSORY STRUCTURES):

	EXISTING	PROPOSED
FRONT	N/A	8' +/-
STREET SIDE	10'	10'
L. SIDE	5'	6' +/-
REAR	5'	10'

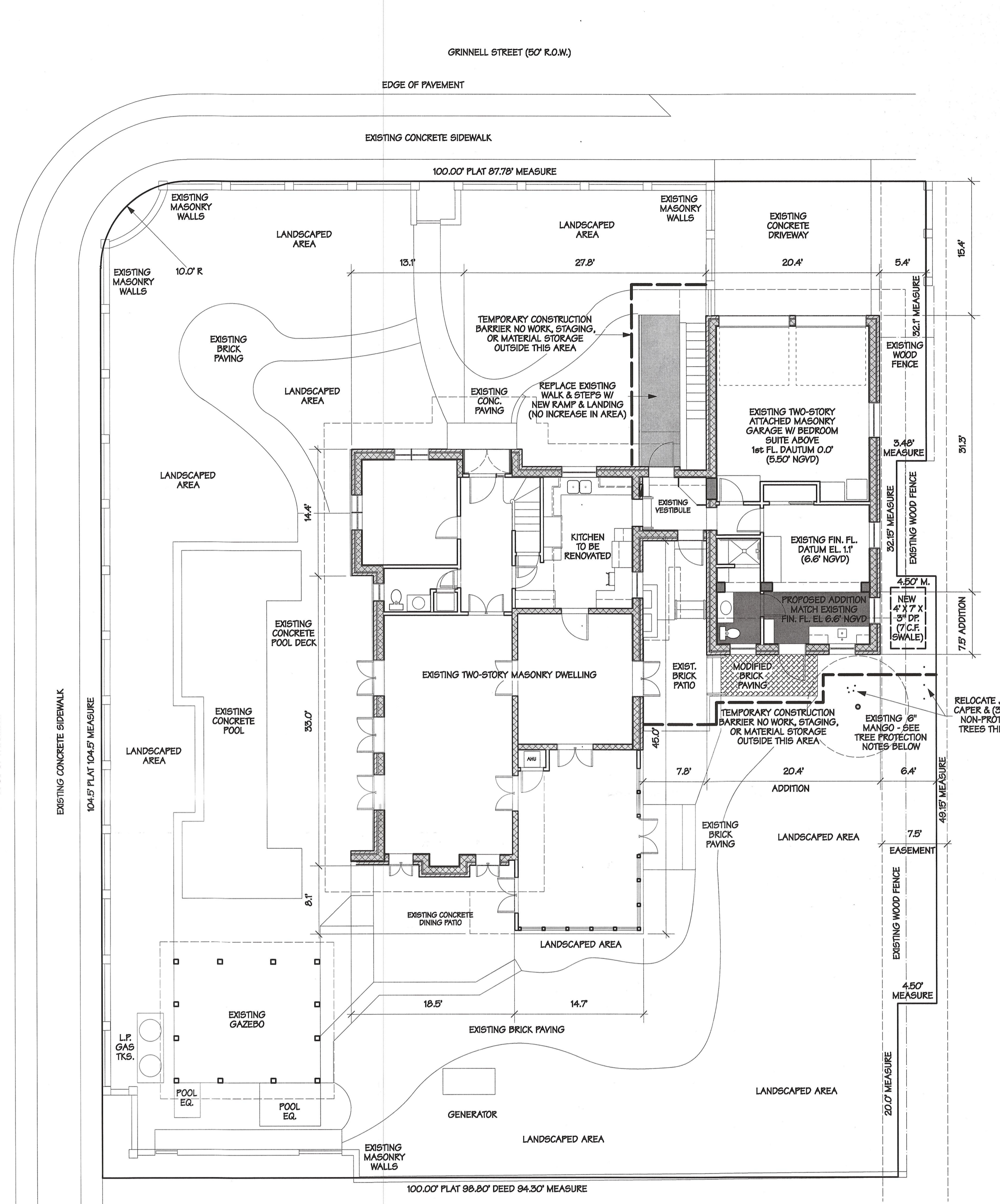
HEIGHT:

	EXISTING	PROPOSED
PRIMARY STRUCTURE:	25'	32' +/-
ACCESSORY STRUCTURE:	25'	7'

HEIGHT:

	EXISTING	PROPOSED
PRIMARY STRUCTURE:	25'	32' +/-
ACCESSORY STRUCTURE:	25'	7'

SITE DRAINAGE CALCULATIONS: 84 S.F. INCREASE IN IMPERVIOUS AREA / 1" RAINFALL = 7 C.F. SWALE VOLUME REQUIRED



PROPOSED SITE PLAN
scale: 1/8"=1'-0"

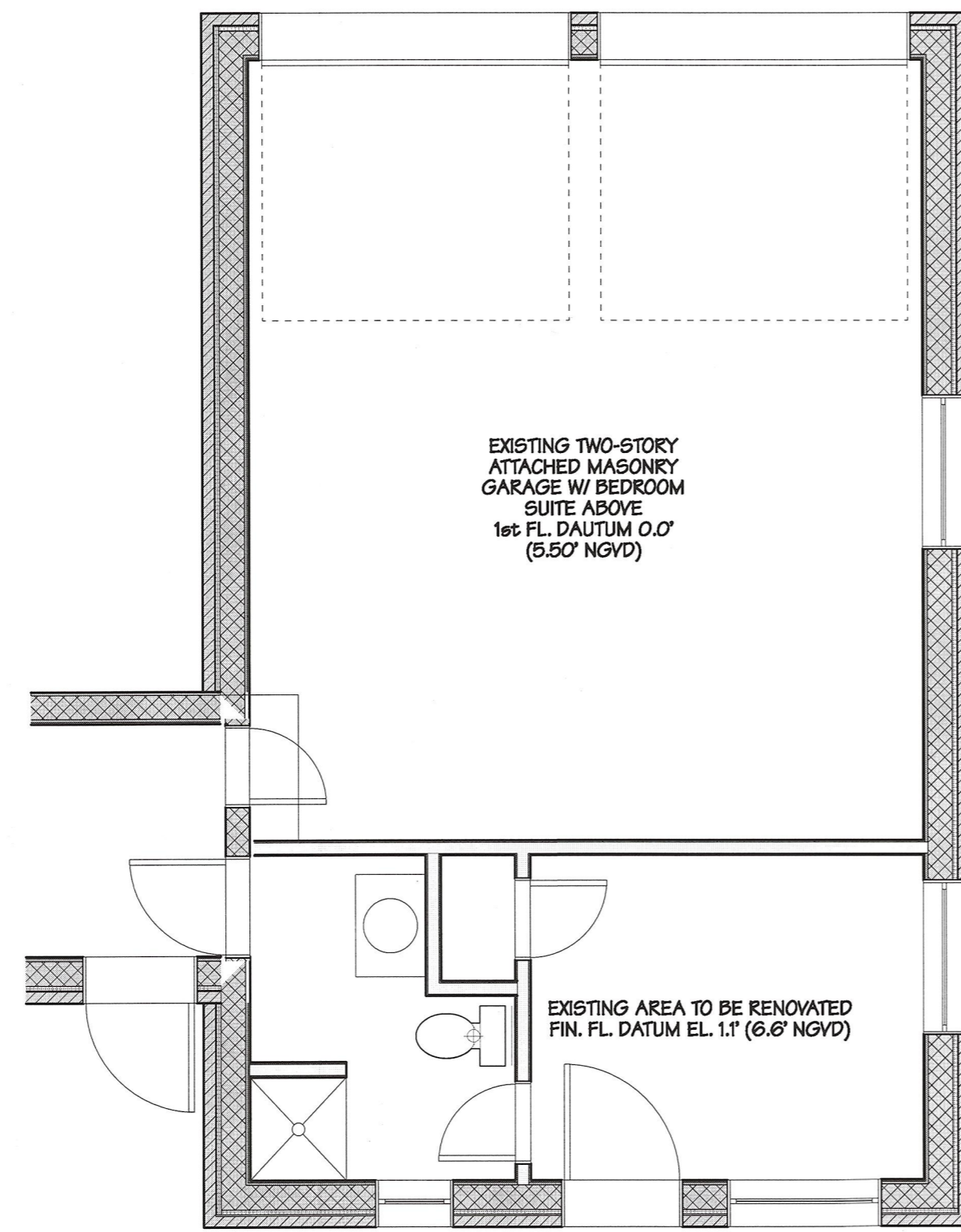
IMPORTANT TREE PROTECTION NOTES (APPLIES TO ALL TREES WITHIN DESIGNATED WORK AREA):

1. SURROUND THE CRITICAL ROOT ZONE WITH 6' HIGH FENCING THROUGHOUT THE CONSTRUCTION PERIOD. LOCATE FENCE POSTS/STAKES TO AVOID TREE ROOT DAMAGE. INSTALL FENCING SIGNAGE TO READ: "TREE PROTECTION AREA, ENTRANCE PROHIBITED. REPORT VIOLATIONS TO CITY CODE ENFORCEMENT OFFICE OR OFFICE OF URBAN FORESTRY". SUCH SIGNAGE TO BE PLACED EVERY 15' ALONG THE FENCE.
2. CAREFULLY EXCAVATE IN AREAS OF PROPOSED DEMOLITION AND CONSTRUCTION TO REVEAL MAJOR ROOTS AND MODIFY FOUNDATION LAYOUT AS REQUIRED TO AVOID CUTTING AND/OR DAMAGE TO ROOTS. ANY ROOTS OVER 1" IN DIAMETER DAMAGED DURING DEMOLITION/CONSTRUCTION SHALL BE CLUT CLEAN AND STRAIGHT AND COVERED WITH WET BURLAP AND SOIL AS SOON AS POSSIBLE.
3. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE TREE PROTECTION AREA. WORK INSIDE THE TREE PROTECTION AREA SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF A CERTIFIED ARBORIST AND WITH PRIOR APPROVAL OF THE CITY OF KEY WEST URBAN FORESTER.

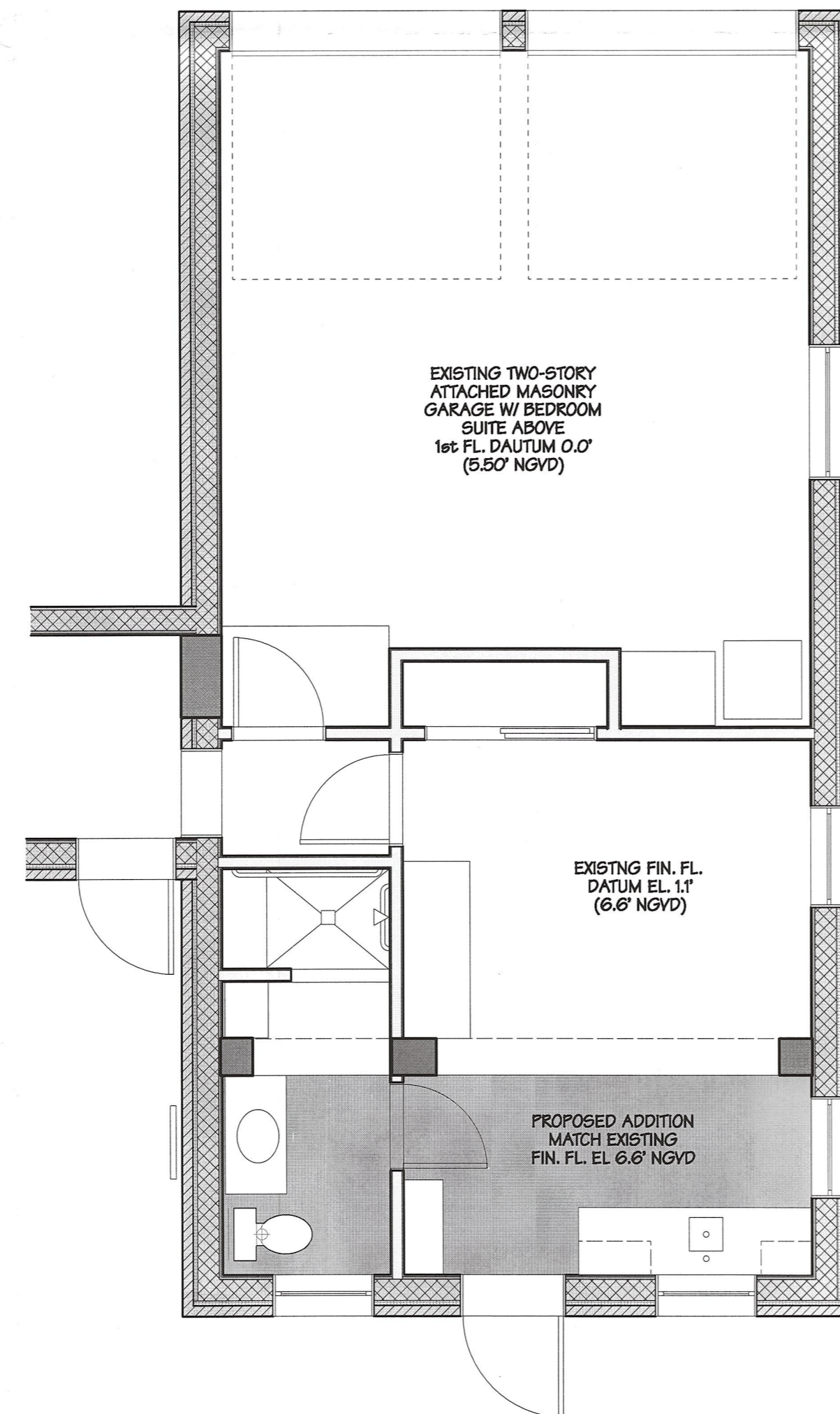
renovations & additions to
1507 GRINNELL STREET
KEY WEST, FLORIDA

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

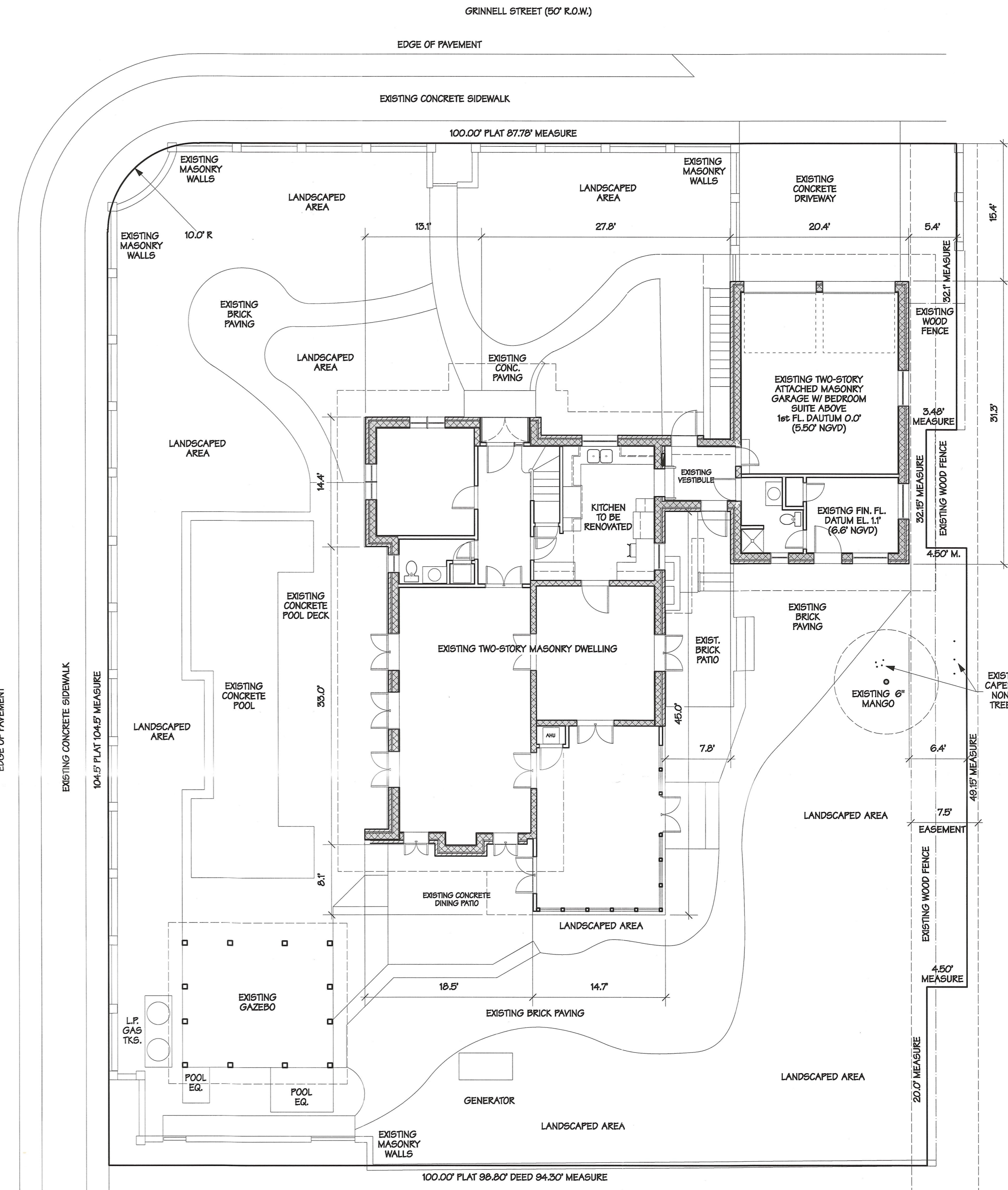
sheet
1
of
1



EXISTING FLOOR PLAN @ GARAGE
scale: 1/4"=1'-0"



PROPOSED FLOOR PLAN @ GARAGE
scale: 1/4"=1'-0"



EXISTING SITE PLAN
scale: 1/8"=1'-0"



renovations & additions to
1507 GRINNELL STREET
KEY WEST, FLORIDA

Robert L. Delaune
Architect

Robert L. Delaune, Architect, p.a.
619 Eaton Street, Suite 1, Key West, FL 33040
ph/fax: (305) 293-0364 FL Lic. #AA00035594

sheet
2
of
2

Site Visit
January 21, 2020







Comments from City Staff

Angela Budde

From: Karen DeMaria
Sent: Thursday, February 6, 2020 12:05 PM
To: Angela Budde
Subject: RE: Comments requested on proposed request for Variance

I have no issues with the variance. The yard is a very landscaped yard and I have been on site with the architect and mapped out the regulated trees in the immediate area.

Sincerely,

Karen

From: Angela Budde <abudde@cityofkeywest-fl.gov>
Sent: Sunday, February 2, 2020 5:15 PM
To: Elizabeth Ignoffo <eignoffo@cityofkeywest-fl.gov>; Karen DeMaria <kdemaria@cityofkeywest-fl.gov>; Terrence Justice <tjustice@cityofkeywest-fl.gov>; Timothy Anson <tanson@cityofkeywest-fl.gov>; Ian McDowell <cimcdowell@cityofkeywest-fl.gov>
Cc: Donna Phillips <donna.phillips@cityofkeywest-fl.gov>
Subject: Comments requested on proposed request for Variance

Good Afternoon,

I am kindly requesting your comments on the following Variance package submitted to the Planning Department. I would greatly appreciate if you would submit your comments, in a return e-mail to me, no later than February 6th.

Attached to this message is the application, existing and proposed site plans and survey for the property located at 1507 Grinnell Street. The request is to construct an addition to the existing two-story residence, triggering a variance to exceed the maximum building coverage of 30%, in the Single Family (SF) zoning district (see below No.2).

(4) Maximum lot coverage:

- a. Maximum building coverage: 35 percent, except that in the following area building coverage shall be 30 percent:**
- 1. The Venetian Subdivision located south of the Riviera Canal; and**
 - 2. The area bounded on the north by Flagler Drive, on the south by Cas on the east by White Street and on the west by Reynolds Street.**

The Applicant's request will be heard at the February 20th Planning Board meeting.

Best regards,

Angela Budde, CPPT, MMC
Planner I
Planning Department

Angela Budde

From: Ian McDowell
Sent: Wednesday, February 5, 2020 3:28 PM
To: Angela Budde
Subject: RE: Comments requested on proposed request for Variance

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon, Angela,

I looked this over and verified the numbers provided. The 84 SF appears to be correct, when accounting for the existing roof coverage. I was not aware of this zoning district, and looked into the portion of the City code supporting it. Sec. 122-231.(c) explains the purpose and intent of the SF district, which I believe gives something to judge this variance on aside from the objective percentage allowed. In terms of an addition, I don't think Engineering has much concern over the proposed construction itself, except for the drainage which is already being addressed, but I will still try to weigh in on the variance in question:

- (1) Protect the quality and character of existing single-family neighborhoods; *This house is 62 years old and this does not seem to be a significant change affecting the outward appearance or character.*
- (2) Preserve open space; *The open space % is still significantly more than the minimum at 46.5% proposed versus 35% required.*
- (3) Encourage densities which are compatible with existing and anticipated future developments; *I'm not sure how are numbers were determined, but the 32% proposed is between our 30% and 35% requirements, so it doesn't seem to be excessive.*
- (4) Promote compatibility with natural features of the land; and *This house features a good deal of landscaping and the proposed expansion is an already developed area of the lot.*
- (5) Minimize the burden on supportive public services and facilities in the area. *I'm not sure whether this is considering the impact of home and family size on public facilities, like parks, or whether this has more to do with emergency services, but I don't think the addition significantly impacts either.*

So, on the one hand, I don't think this is a big ask and it doesn't appear to fly in the face of the purpose of the code in question, but it wouldn't be very difficult to offset this change. I understand that the owners likely want to keep their property otherwise as-is, and probably feel it is worthwhile to obtain a variance. Additionally, if the overhang could be reduced to result in no additional coverage, it would be impacting a character of the original home.

Please note that the additional drawings submitted are not signed and sealed, as required in the application.

Ian McDowell, E.I.
Assistant Engineer
City of Key West
(305) 809-3753



Angela Budde

From: Timothy Anson
Sent: Tuesday, February 4, 2020 11:22 AM
To: Angela Budde
Subject: RE: Comments requested on proposed request for Variance 1507 Grinnell

No fire concerns.

From: Angela Budde
Sent: Sunday, February 02, 2020 5:15 PM
To: Elizabeth Ignoffo <eignoffo@cityofkeywest-fl.gov>; Karen DeMaria <kdemaria@cityofkeywest-fl.gov>; Terrence Justice <tjustice@cityofkeywest-fl.gov>; Timothy Anson <tanson@cityofkeywest-fl.gov>; Ian McDowell <cimcdowell@cityofkeywest-fl.gov>
Cc: Donna Phillips <donna.phillips@cityofkeywest-fl.gov>
Subject: Comments requested on proposed request for Variance

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Attached to this message is the application, existing and proposed site plans and survey for the property located at 1507 Grinnell Street. The request is to construct an addition to the existing two-story residence, triggering a variance to exceed the maximum building coverage of 30%, in the Single Family (SF) zoning district (see below No.2).

(4) Maximum lot coverage:

- a. **Maximum building coverage: 35 percent, except that in the following area building coverage shall be 30 percent:**
- 1. The Venetian Subdivision located south of the Riviera Canal; and**
 - 2. The area bounded on the north by Flagler Drive, on the south by Cas on the east by White Street and on the west by Reynolds Street.**

The Applicant's request will be heard at the February 20th Planning Board meeting.

Best regards,

Angela Budde, CPPT, MMC
Planner I
Planning Department
City Hall
1300 White Street
(305) 809-3722
abudde@cityofkeywest-fl.gov

Angela Budde

From: Karen DeMaria
Sent: Thursday, February 6, 2020 12:05 PM
To: Angela Budde
Subject: RE: Comments requested on proposed request for Variance

I have no issues with the variance. The yard is a very landscaped yard and I have been on site with the architect and mapped out the regulated trees in the immediate area.

Sincerely,

Karen

From: Angela Budde <abudde@cityofkeywest-fl.gov>
Sent: Sunday, February 2, 2020 5:15 PM
To: Elizabeth Ignoffo <eignoffo@cityofkeywest-fl.gov>; Karen DeMaria <kdemaria@cityofkeywest-fl.gov>; Terrence Justice <tjustice@cityofkeywest-fl.gov>; Timothy Anson <tanson@cityofkeywest-fl.gov>; Ian McDowell <cimcdowell@cityofkeywest-fl.gov>
Cc: Donna Phillips <donna.phillips@cityofkeywest-fl.gov>
Subject: Comments requested on proposed request for Variance

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 - 2. The area bounded on the north by Flagler Drive, on the south by Cas on the east by White Street and on the west by Reynolds Street.**

The Applicant's request will be heard at the February 20th Planning Board meeting.

Best regards,

Angela Budde, CPPT, MMC
Planner I
Planning Department

Angela Budde

From: Elizabeth Ignoffo
Sent: Monday, February 3, 2020 8:58 AM
To: Angela Budde
Subject: RE: Comments requested on proposed request for Variance

Good morning Angela,
Utilities Department has no comments for the variance request to increased building coverage at 1507 Grinnell Street.

Respectfully,
Elizabeth

Elizabeth Ignoffo, E.I.
Contract and Permit Engineer
P.O. Box 1409
Key West, FL 33041
305.809.3966

From: Angela Budde <abudde@cityofkeywest-fl.gov>
Sent: Sunday, February 2, 2020 5:15 PM
To: Elizabeth Ignoffo <eignoffo@cityofkeywest-fl.gov>; Karen DeMaria <kdemaria@cityofkeywest-fl.gov>; Terrence Justice <tjustice@cityofkeywest-fl.gov>; Timothy Anson <tanson@cityofkeywest-fl.gov>; Ian McDowell <cimcdowell@cityofkeywest-fl.gov>
Cc: Donna Phillips <donna.phillips@cityofkeywest-fl.gov>
Subject: Comments requested on proposed request for Variance

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(4) Maximum lot coverage:

- a. **Maximum building coverage: 35 percent, except that in the following areas building coverage shall be 30 percent:**
 1. **The Venetian Subdivision located south of the Riviera Canal; and**
 2. **The area bounded on the north by Flagler Drive, on the south by Cas on the east by White Street and on the west by Reynolds Street.**

The Applicant's request will be heard at the February 20th Planning Board meeting.

**Public
Notice**

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 5:00 PM, February 20, 2020, City Commission Chambers, 1300 White Street, Key West, Florida, the purpose of the hearing will be to consider a request for:

Variance - 1507 Grinnell Street (RE #00058340-000000) - A request for a variance to the maximum allowed building coverage in order to construct an addition on an existing structure at a property located within the Single-Family (SF) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street or call 305-809-3764 or visit our website at www.cityofkeywest-fl.gov.



The City of Key West, Florida
Planning Department
P.O. Box 1409
Key West, FL 33041-1409

↑
Feed one sheet at a time

↑
Sens d'introduction une feuille à la fois

PUBLIC MEETING NOTICE



The City of Key West, Florida
Planning Department
P.O. Box 1409
Key West, FL 33041-1409

Front Side

Recto

PUBLIC MEETING NOTICE



YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will hold a Public Hearing to consider the following request:

Variance - 1507 Grinnell Street (RE# 00058340-000000) - A request for a variance to the maximum allowed building coverage in order to construct an addition on an existing structure at a property located within the Single Family (SF) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Date of Hearing: February 20, 2020 Time of Hearing: 5:00 PM

Location of Hearing: City Commission Chambers, 1300 White Street, Key West, FL 33040

Interested parties may appear at the public hearing and be heard with respect to the application. Packets can be viewed online, that Friday before the meeting at www.cityofkeywest-fl.gov. Click on Agendas & Minutes. A copy of the corresponding application is available from the City of Key West Planning Department located at 1300 White Street, Key West, Florida, Monday through Friday between the hours of 8:00 AM and 5:00 PM

Please provide written comments to: City of Key West City Clerk's Office Email: cityclerk@cityofkeywest-fl.gov, Phone: (305) 809-3832 or Mail: P.O. Box 1409, Key West, FL 33041-1409

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes a testimony and evidence upon which the appeal is based.

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at (305) 809-1000 or the ADA Coordinator at (305) 809-3811 at least five (5) business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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Back Side

Verso

REIMER TIMOTHY S
924 FLAGLER AVE
KEY WEST, FL 33040

CABOT F COLIN & PAULA
7097 SANBORN RD
LOUDON, NH 03307

MONROE COUNTY FLORIDA
500 WHITEHEAD ST
KEY WEST, FL 33040

DIBERT SAMUEL C & SUSANNE
13723 HICKORY NUT
MIDLOTHIAN, VA 23112

WOLKOWSKY DAVID W LIVING TRUST
C/O KARIN GREENFIELD-SANDERS
116 W SHORE DR
PUTNAM VALLEY, NY 10579

EVANS PEYTON BIBB REVOCABLE TRUST
1019 FLAGLER AVE
KEY WEST, FL 33040

MANSOUR HEATHER L & PAUL
920 JOHNSON ST
KEY WEST, FL 33040

LUJAN LAUREN L
903 CASA MARINA CT
KEY WEST, FL 33040

SLAVEN JAMES ANDREW
21127 SHURLEY DR
GROSSE ILE, MI 48138

ZAJAC CARLA REGINA
21127 SHURLEY DR
GROSSE ILE, MI 48138

ZAJAC MARY
21127 SHURLEY DR
GROSSE ILE, MI 48138

CORMORANT CORP OF THE KEYS INC
C/O HISTORIC HIDEAWAYS LLC
1109 DUVAL ST
KEY WEST, FL 33040

ROBINSON NIKKI SOLITA REVOCABLE
TRUST 12/30/2000
1012 JOHNSON ST
KEY WEST, FL 33040

JONES APRIL J
1023 JOHNSON ST
KEY WEST, FL 33040

JONES TERRY MARK
1023 JOHNSON ST
KEY WEST, FL 33040

SKII INC
500 FLEMING ST
KEY WEST, FL 33040

BUCKHEIM RICHARD A AND SUSAN H
BAILEY REV TR 6/14/2016
900 JOHNSON ST
KEY WEST, FL 33040

COKER FITZ LEE H REV TR 12/6/2004
6533 JACKSON CREEK RD
BOZEMAN, MT 59715

TYCLAY LP
3908 RYALWOOD CT
VALRICO, FL 33596

LUCKIE GIRL INC
910 17TH TER
KEY WEST, FL 33040

WRIGHT DONALD E
909 FLAGLER AVE
KEY WEST, FL 33040

MCCOOK ANNETTE M
1019 CASA MARINA CT
KEY WEST, FL 33040

POPE PHYLLIS D & THOMAS
1015 FLAGLER AVE
KEY WEST, FL 33040

OTT DEBORAH & TIMOTHY
1424 GRINNELL ST
KEY WEST, FL 33040

NICOWSKI HENRY FAMILY TRUST
1003 CASA MARINA CT
KEY WEST, FL 33040

GOBLE FREDERICK A & SUSAN
54 SHANNON DR
CLARION, PA 16214

VAN ROOY ADAM
1030 N COLLEGE AVE
INDIANAPOLIS, IN 46202

GRANT KARLEEN ANN
1033 FLAGLER AVE
KEY WEST, FL 33040

ASELIN LINDA
923 JOHNSON ST
KEY WEST, FL 33040

ALEXANDER BRENDA SUE
8323 SPRINGS RD
WARRENTON, VA 20186

TRAMMELL JANE W TRUST
901 JOHNSON ST
KEY WEST, FL 33040

BARNABY ALAN RAY & TAMARA
1021 JOHNSON ST
KEY WEST, FL 33040

ALEA DAVID JOSE DECL OF TRUST
1025 JOHNSON ST
KEY WEST, FL 33040

FOSTER TRUST
901 FLAGLER AVE
KEY WEST, FL 33040

TAYLOR RHONDA S & RICHARD
150 E PONCE DE LEON AVE
DECATUR, GA 30030

SHEPANZYK FAMILY LIVING TRUST
410 CANADA ST
LAKE GEORGE, NY 12845

STEARNS JEAN
1015 CASA MARINA CT
KEY WEST, FL 33040

KAUFELT LYNN H
900 FLAGLER AVE
KEY WEST, FL 33040

GROSSMAN QUALIFIED PERSONAL
RESIDENCE TR 5/29/2015
1016 FLAGLER AVE
KEY WEST, FL 33040

ALEXANDER CAREY A
1200 4TH ST
KEY WEST, FL 33040

BASSETT CHRISTINE
1200 4TH ST
KEY WEST, FL 33040

MOORE CHARLOTTE REV TRUST
C/O BARBARA C MOORE TRUSTEE
4185 E 16TH SQUARE
VERO BEACH, FL 32967

MOORE RICHARD REV TRUST
4185 E 16TH
VERO BEACH, FL 32967

GRAY JEANNIE & TREVOR
1000 JOHNSON ST
KEY WEST, FL 33040

HALTERMAN JERRY L
1025 CASA MARINA CT
KEY WEST, FL 33040

LAUGHLIN DEBRA H & JOHN
641 FOX GROVE CT E
VIRGINIA BEACH, VA 23464

BRAY FAMILY TRUST AGREEMENT
906 JOHNSON ST
KEY WEST, FL 33040

MARGOLIN LAURIE A
1010 VON PHISTER ST
KEY WEST, FL 33040

SCHUMANN STEPHEN R
1010 VON PHISTER ST
KEY WEST, FL 33040

THOMAS ELLEN D & JOHN
278 QUAKER LN N
WEST HARTFORD, CT 06119

LUCKIE GIRL INC
910 17TH TERRACE
KEY WEST, FL 33040

1507

Public Meeting Notice



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