

**THE CITY OF KEY WEST
PLANNING BOARD
Staff Report**



To: Chairman and Planning Board Members

From: Patrick Wright, Senior Planner

Through: Thaddeus Cohen, Planning Director

Meeting Date: October 20, 2016

Agenda Item: **Variances – 630 Eaton Street (RE# 00006290-000000, AK#1006513) -**
A request for building coverage and impervious surface ratio for the addition of a deck extension, porches and brick pavers for property in the HNC-2 zoning district per Section 90-391, Section 122-840(4) of the Land Development Regulations of the Code of Ordinances of the City of Key West.

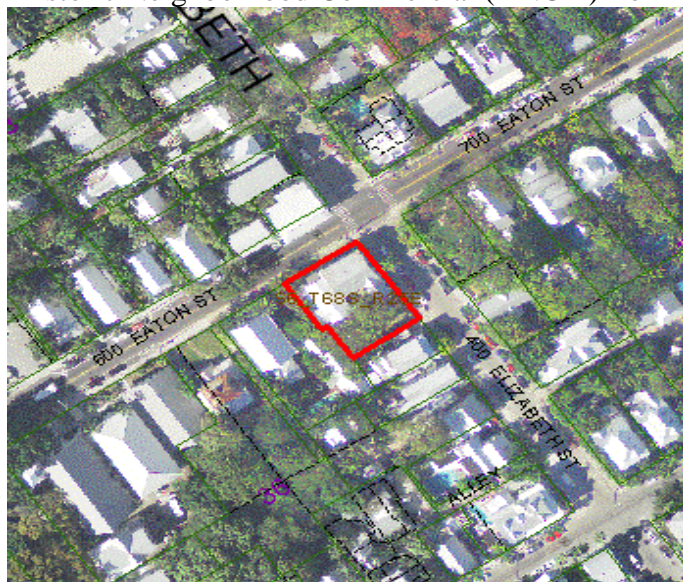
Request: To allow variances to construct a 2nd floor deck extension, porch and a patio.

Applicant: Arnaud Girard d'Albissin

Property Owner: Same

Location: 630 Eaton Street, RE# 00006290-000000, AK#1006513

Zoning: Historic Neighborhood Commercial (HNC-2) Zoning District



Background:

The structure is currently non-conforming to building coverage requirements. A previous variance was granted to increase the non-conforming building coverage from 45.4% to 46.4% for a room addition and exterior stairs (Planning Board Resolution 2011-007). The stairs were installed for safety purposes. The building is comprised of seven apartments and the stairs were needed for secondary egress from the 2nd floor. However, the Fire Department requested that the 3rd floor apartment also be provided with a secondary egress and that the building be sprinkled.

A Variance was granted for this exact scope of work depicted in the plans through Planning Board Resolution 2013-27. For financial reasons, as well as construction time of fulfilling the sprinkler requirement of the Fire Department, actual construction never commenced.

The applicant had originally requested an extension of Resolution 2013-27. The Planning and Legal Departments concluded that an extension was not possible due to the fact that the variance approval had expired. The Planning Department has recognized that conditions have not changed related to the property, underlying zoning and Land Development Regulation requirements. Therefore we have allowed the original application and plans to suffice as a new submittal.

As mentioned this request is for the exact same scope of work and lot coverages.

Request:

As a result of the previous construction, the building is aesthetically unbalanced. The owner would like to rectify this with the new construction which will provide additional outdoor space for the tenants. The patio will replace one that was removed in previous unrelated actions. The applicant is requesting variances to building coverage and impervious surface ratio, to accommodate the construction of these elements. The table below provides site data calculations as proposed by the applicant:

HNC-2 District Dimensional Requirements: Section 122-238			
	Zoning Regulations	Existing Conditions	Proposed Changes
Building Coverage	40% Maximum	46.4%	52.1%
Impervious Surface	60% Maximum	53.8%	61.5%

Process:

Development Review Committee Meeting:	February 28, 2013
Planning Board Meeting:	May 23, 2013
Planning Board Resolution 2013-27 Expired:	May 28, 2015
Planning Board Meeting:	October 20, 2016
Local Appeal Period:	30 days
DEO Review Period:	Up to 45 days

Analysis – Evaluation for Compliance With The Land Development Regulations:

The criteria for evaluating a variance are listed in Section 90-395 of the City Code. The Planning Board before granting a variance must find all of the following:

- 1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.**

The existing structure is nonconforming to building coverage requirements in the HNC-2 zoning district. Legally nonconforming site characteristics are not exceptional in the City, and therefore do not generate the existence of special conditions or circumstances.

NOT IN COMPLIANCE.

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

The additional nonconformities will be created by the applicant due to the nature of the design.

NOT IN COMPLIANCE.

- 3. Special privileges not conferred. 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.**

The granting of the variance would confer upon the applicant special privileges denied by the Land Development Regulations to other lands, buildings, or structures in the same zoning district.

NOT IN COMPLIANCE.

- 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 applicant is not deprived of rights commonly enjoyed by other properties without the variance approval. Therefore, hardship conditions do not exist.

NOT IN COMPLIANCE.

- 5. Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.**

The variances requested are the minimum variances that will make possible the continued use of the land, building, or structure. However, the applicant has reasonable use of the property.

NOT IN COMPLIANCE.

6. **Not injurious to the public welfare. 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.**

The granting of the variances does not appear to be injurious to the area involved or detrimental to the public interest.

IN COMPLIANCE

7. **Existing nonconforming uses of other property not the basis for approval. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.**

Existing conforming or nonconforming uses of other properties, use of neighboring lands, structures, or buildings in the same district, or other zoning districts, are not the basis for this request.

IN COMPLIANCE

Concurrency Facilities and Other Utilities or Service (Section 108-233):

It does not appear that the requested variances will trigger any public facility capacity issues.

The Planning Board shall make factual findings regarding the following:

1. **That the standards established by Section 90-395 of the City Code have been met by the applicant for a variance.**

The standards established by Section 90-395 of the City Code have not been met by the applicant for the granting of variances.

2. **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.**

The applicant has been in contact with adjacent property owners.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for variance be **denied**.

Application

Variance Application
 City of Key West Planning Department
 3140 Flagler Avenue, Key West, FL 33040
 (305) 809-3720



Variance Application

Please completely fill out this application and attach all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3720 to schedule an appointment with a Planner.

Please print or type a response to the following:

1. Site Address 630 Eaton Street
2. Name of Applicant Arnaud GIRARD d'ALBISSIN
3. Applicant is: Owner Authorized Representative
4. Address of Applicant 1214 Newton St.
Key West, FL 33040
5. Phone # of Applicant (305) 296-1816 Mobile# (305) 731-7299
304-6882
6. E-Mail Address najagirard@yahoo.com
7. Name of Owner, if different than above _____
8. Address of Owner _____
9. Phone # of Owner _____
10. Email Address _____
11. Zoning District of Parcel HNC-2 RE# 00006290-000000
12. Description of Proposed Construction, Development, and Use
Construction of 60 SF 2nd FLR deck extension, 80 SF Balcony/Porch and 428 SF of brick pavers (walkway + patio area). BUILDING IS NON-conforming multi-family residential. Owner to reside in ground floor apartment adjacent to back yard.
13. List and describe the specific variance(s) being requested:

	<u>Allowed:</u>	<u>Proposed:</u>
<u>Building Coverage:</u>	<u>3160 SF (40%).</u>	<u>4122 SF (52.1%).</u>
<u>Imperveous Ratio:</u>	<u>4739 SF (60%).</u>	<u>4859 SF (61.5%).</u>



Variance Application
 City of Key West Planning Department
 3140 Flagler Avenue, Key West, FL 33040
 (305) 809-3720



APPLICANT WAS PREVIOUSLY GRANTED A VARIANCE ALLOWING FOR A HEYASON ADDITION, A MINIMAL DECK EXTENSION FOR FIRE STAIR ACCESS, AND THE RECONFIGURATION OF THE FIRE STAIRS AT BACK OF BUILDING. - RES 2011-007

14. 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	HNC-2			
Flood Zone	X-Zone			
Size of Site	7898 SF			
Height				
Front Setback	10.0'	3'4" NC		
Side Setback				
Side Setback	5.0'	3'6" NC		
Street Side Setback	7.5	2'9" NC		
Rear Setback	15.0'	33.0		
F.A.R				
Building Coverage	3159 SF (40%)	3982 SF (50.4%)	4122 SF (52.1%)	✓
Impervious Surface	4739 SF (60%)	4475 SF (56.7%)	4859 SF (61.5%)	✓
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units	7	7		
Consumption Area or Number of seats				

15. Is Subject Property located within the Historic District? Yes No
 If Yes, attach HARC approval and approved site plans (pending)

Meeting Date _____ HARC Approval # _____

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



16. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes _____ No If Yes, please describe and attach relevant documents

17. Will the 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.

This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.

If the applicant would like additional information, electronic version of the City's Code of Ordinances can be found either through www.keywestcity.com, Planning Department archives or at www.municode.com. Once there, search Online Library/Florida/Key West/Chapter 122.

***Please note, variance approvals are quasi-judicial hearings, and it is improper for the owner or signatory to speak to a Planning Board member or City Commissioner about the hearing.**

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



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.

THIS IS A UNIQUE HISTORIC STRUCTURE. ITS CIRCUM-
STANCES ARE THEREFORE UNIQUE AND NOT APPLICABLE
TO OTHER PROPERTIES IN THE DISTRICT.

APPLICANT WAS PREVIOUSLY GRANTED A VARIANCE ALLOWING
FOR A HEXAGON ADDITION, MINOR DECK EXTENSION FOR ACCESS TO
FIRE STAIR AND A NEW CONFIGURATION OF FIRE STAIRS AT BACK.
RES 2011-007.

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

OWNER IS ATTEMPTING TO BRING THIS LONG-NEGLECTED
PROPERTY UP TO SAFETY AND AESTHETIC STANDARDS
THAT ARE ACCEPTABLE AND IN HARMONY WITH OTHER
HOUSES IN THE HISTORIC DISTRICT.

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.

SINCE SIMILAR NON-COMPLIANCES ABOUND IN THE
DISTRICT, NO SPECIAL PRIVILEGE WILL BE
CONFERRED.

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



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 PROPOSED CONSTRUCTION WOULD CURE A DESIGN DEFECT [EXISTING DECK EXTENSION TO FIRESTAIRS CREATES UNUSUAL REAR FACADE - DISHARMONY], THE PORCH/BALCONY WOULD ADD TO ^{OVERALL} APPEARANCE FROM ROW, AND THE BRICK PAVERS WOULD ALLOW CLEAN PATHWAY FROM YARD TO INTERIOR OF OWNER'S APARTMENT.

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

THIS IS THE MINIMAL VARIANCE THAT WOULD MAKE IT POSSIBLE TO ACHIEVE THE GOALS DESCRIBED IN #4.

DECK EXTENSION = 60 SF ADDITIONAL BLDG + IMP. COV.

BALCONY/PORCH = 80 SF ADDITIONAL BLDG + IMP. COV.

BRICK PAVERS = 244 SF ADDITIONAL IMPERV. COVERAGE
(NOT BENEATH DECK)

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 GRANTING OF THIS VARIANCE WILL NOT BE INJURIOUS TO THE PUBLIC WELFARE. THERE WILL BE NO INTENSIFICATION OF USE OF THE PROPERTY OR INCREASED IMPACT ON PUBLIC INFRASTRUCTURE OR SERVICES AS A RESULT OF THIS PROPOSED CONSTRUCTION.

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



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 NON-CONFORMITIES OF OTHER PROPERTIES ARE CITED
AS JUSTIFICATION OF THIS APPLICATION.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in subsection (a) 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."


**EATON STREET APARTMENTS
630 EATON ST.
KEY WEST, FL.**

SITE DATA

**ZONING HNC-2
FLOOD X-ZONE
LOT AREA 7898 S.F.**

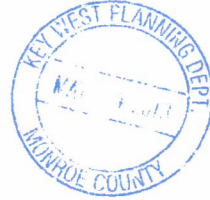
	ALLOWED	EXISTING	PROPOSED
BUILDING COVERAGE	3160 sf / 40%	3982 sf / 50.4%	4122 sf / 52.1%
Building (Existing)	3982 sf		
Proposed Additions			
Porch 1	60 sf		
Porch 2	80 sf		
Total Proposed	4122 sf		
IMPERVIOUS RATIO	4739 sf / 60%	4475 sf / 56.6%	4859 sf / 61.5%
EXISTING			
Building	3982 sf		
Parking	242 sf		
Walkways	70 sf		
Cistern	104 sf		
Gazebo	64 sf		
Retaining Wall	13 sf		
Total Existing	4475 sf		
PROPOSED			
Building	3982 sf		
Impervious (Existing)	493 sf		
Building (New)	140 sf		
Impervious (New)	244 sf		
Brick walkways			
Total Proposed	4859 sf		

WILLIAM ROWAN ARCHITECTURE


SEAL 1-28-13

Verification

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an individual)

I, Arnaud Girard d'Aleiss 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:

630 Eaton St., 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 May 14 2013 by
Arnaud Girard d'Aleiss date
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

Katrina J Cool
Name of Acknowledger typed, printed or stamped



EE 211659
Commission Number, if any

Authorization

**City of Key West
Planning Department**



**Authorization Form
(Individual Owner)**

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

I, Arnaud Girard d'Albissin authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

William Rowan
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

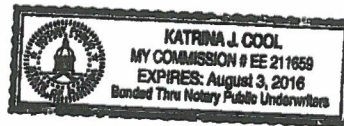
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this May 14 2013 by
date

Arnaud Girard d'Albissin
Name of Authorized Representative

He/She is personally known to me or has presented Florida Driver's License as identification.

[Signature]
Notary's Signature and Seal



Katrina J Cool
Name of Acknowledger typed, printed or stamped

EE 211659
Commission Number, if any

Deed

THIS DOCUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Orsessa, Esq.
FELDMAN KOENIG HIGHSMITH
& VAN LOON, P.A.
3158 Northside Drive
Key West, Florida 33040

Deed 1727633 01/21/2009 11:22AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE
01/21/2009 11:22AM
DEED DOC STAMP CL: TRIM \$7,000.00
Deed 1727633
Bk# 2397 P# 106

Folio Number:
Grantee(s) S.S. #(s):

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

1,000,000

THIS INDENTURE, made this 15th day of January, 2009, between **ROBERT T. FELDMAN, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT W. TOWNSHEND**, Grantors, and **ARNAUD GIRARD d'ALBISSIN**, Grantee:

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

WITNESSETH, that said Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described lot, piece or parcel of land, situate, lying and being in the County of Monroe, State of Florida, to wit:

On the Island of Key West, and being a part of Lot 2, Square 36, according to William A. Whitehead's map of said Island, delineated in February, A.D. 1829, described by metes and bounds as follows: COMMENCING at the corner of Eaton and Elizabeth Streets and running thence along Eaton Street in a Southwesterly direction 81 feet; thence at right angles in a Southeasterly direction 60 feet; thence at right angles in a Northeasterly direction 6 feet; thence at right angles in a Southeasterly direction 40 feet, 6 inches; thence at right angles in a Northeasterly direction 75 feet to Elizabeth Street; thence at right angles in a Northwesterly direction along Elizabeth Street 100 feet, 6 inches to the Point or Place of Beginning.

AND GRANTOR 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, Grantor has signed and sealed these presents the day and year first written above.

Robert Elkins
Witness Signature
Robert Elkins
Printed Name
Walt Lee
Witness Signature
Walt Lee
Printed Name

Robert T. Feldman
ROBERT T. FELDMAN, AS P.R. OF THE
ESTATE OF ROBERT W. TOWNSHEND

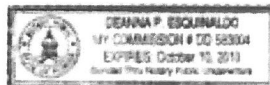
STATE OF FLORIDA)
COUNTY OF MONROE)

On this 15th day of January, 2009, before me personally came **ROBERT T. FELDMAN AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT W. TOWNSHEND**, who is personally known to me (yes) (no) or who has produced _____ as identification to me, and who acknowledged execution of the foregoing instrument.



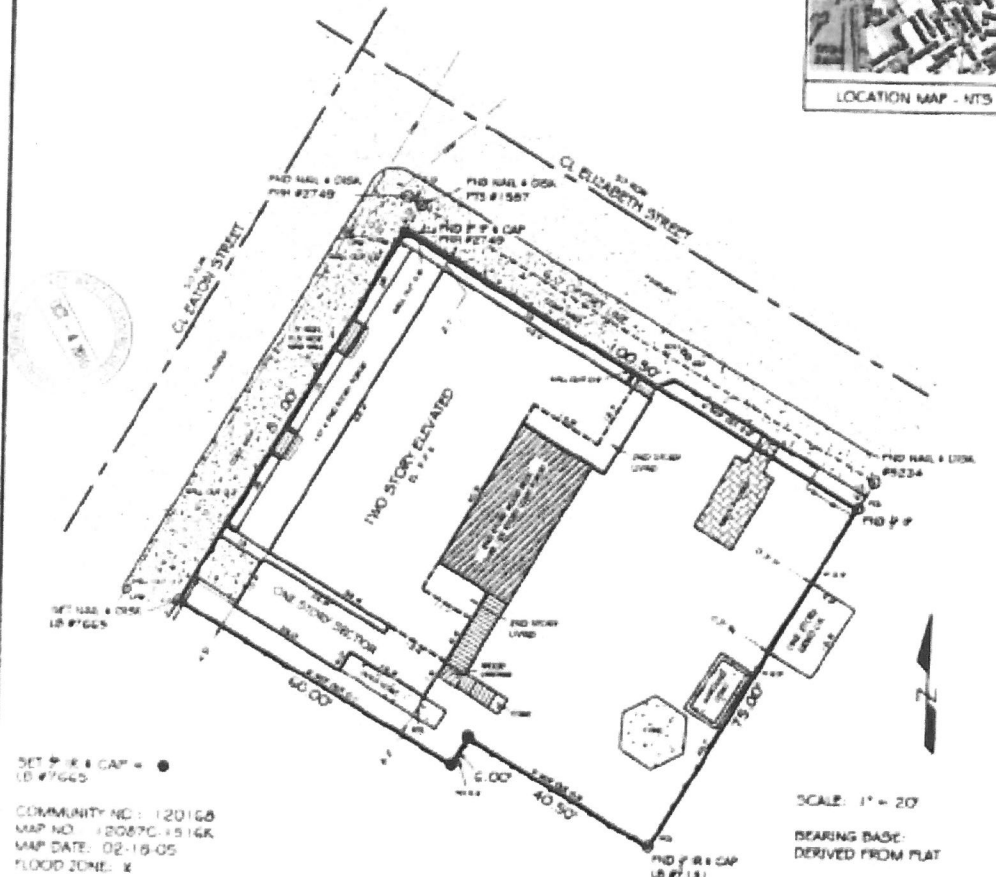
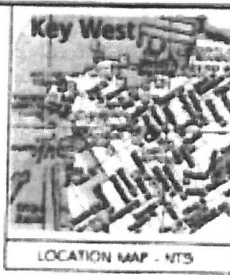
Deanna P. Esquinola
Notary Public
Name: Deanna P. Esquinola
(Print Name)

MONROE COUNTY
OFFICIAL RECORDS



Survey

MAP OF BOUNDARY SURVEY
PART OF LOT 2, SQUARE 36
WILLIAM A. WHITEHEAD'S MAP
OF KEY WEST



COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-19-05
FLOOD ZONE: X

SCALE: 1" = 20'
BEARING BASE:
DERIVED FROM PLAT
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
630 EATON STREET
KEY WEST, FL
33040

LEGAL DESCRIPTION

On the Island of Key West, and being a part of Lot 2, Square 36, according to William A. Whitehead's map of said island, delineated in February, A. D. 1829, described by notes and bounds as follows:
COMMENCING at the corner of Eaton and Elizabeth Streets and running thence along Eaton Street in a Southeastery direction 81 feet, thence at right angles in a Southeastery direction 60 feet; thence at right angles in a Northeastery direction 6 feet; thence at right angles in a Southeastery direction 40 feet, 6 inches; thence at right angles in a Northeastery direction 75 feet to Elizabeth Street; thence at right angles in a Northeastery direction along Elizabeth Street 100 feet, 6 inches to the Point or Place of Beginning.

CERTIFIED TO -
DALDISON ARNAUD GIRARD

NOTE: FURTHER DEFINITION OF THE SURFACE AREA AND THE BEARING BASE SHOWN ON THIS PLAT OR DESCRIBED THEREIN HAVE BEEN DERIVED FROM THE FOLLOWING IS A LIST OF OBSERVATIONS THAT MAY BE FOUND ON THIS PLAT

SP - BUILDING SPREAD	SI - SETBACK	SM - PROPERTY STRATEGY
ST - SURFACE TIE	SP - SETBACK	ST - SURFACE TIE
TD - PROPERTY TIE	ST - SURFACE TIE	TD - PROPERTY TIE
... [Remaining symbols and abbreviations follow in a similar pattern]		

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/her REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN SEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJACENT PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR ENCUMBRANCES.

1" = 20'

R.E. REECE, P.A.
PROFESSIONAL SURVEYOR AND MAPPER

30364 QUAIL ROOST TRAIL, BIG PINE KEY, FL 33043
OFFICE (305) 872-1348
FAX (305) 872-5622

NOT VALID UNLESS THE SURVEYOR HAS THE SIGNATURE OF THE SURVEYOR.

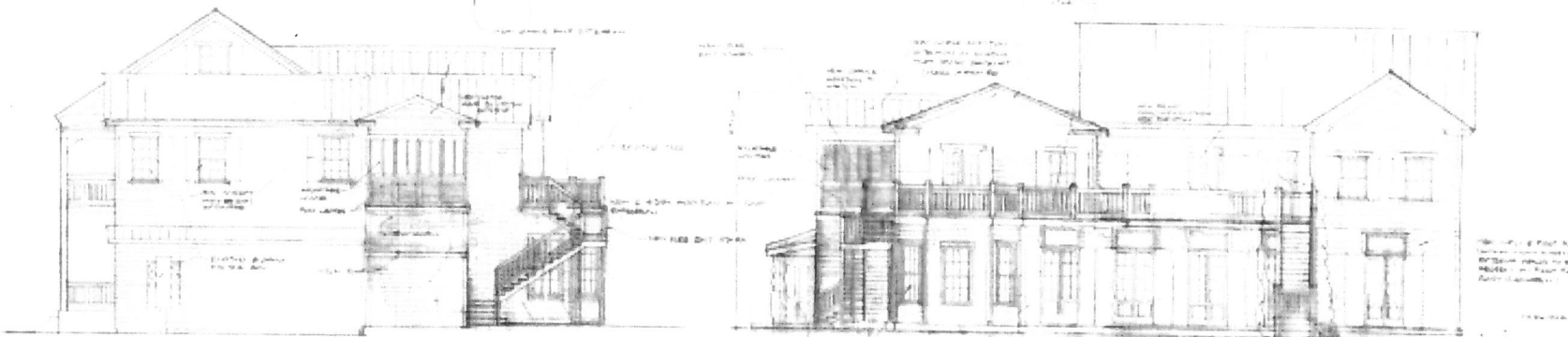
Site Plans

EATON STREET APARTMENTS
 RENOVATION OF APARTMENT #2



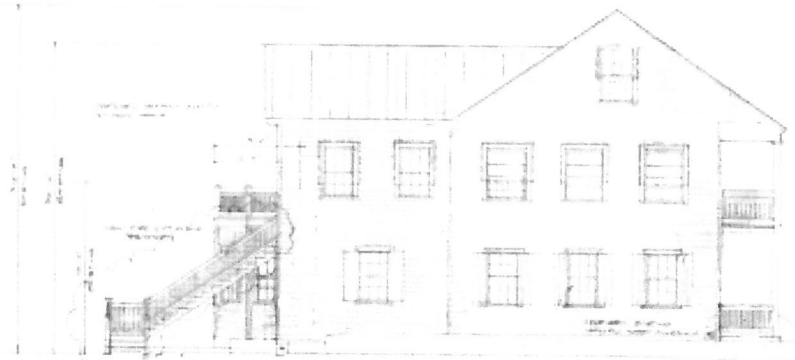
WILLIAM B. O'CONNEL
 ARCHITECTURE
 12345 MAIN ST.
 NEW YORK, NY 10001
 (212) 555-1234
 www.williamboconnell.com

A6
 1/16/11



SOUTH ELEVATION

EAST ELEVATION

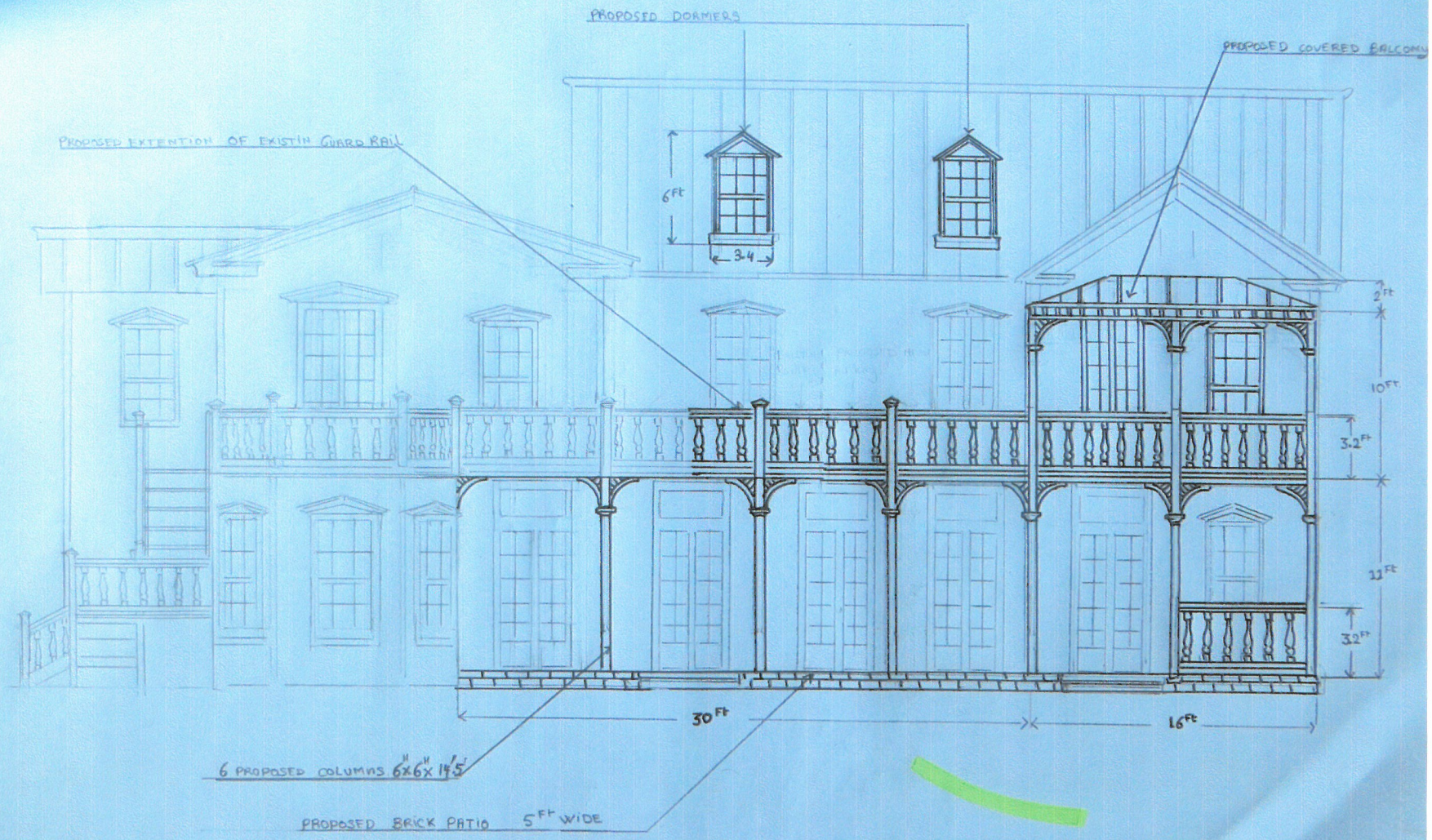


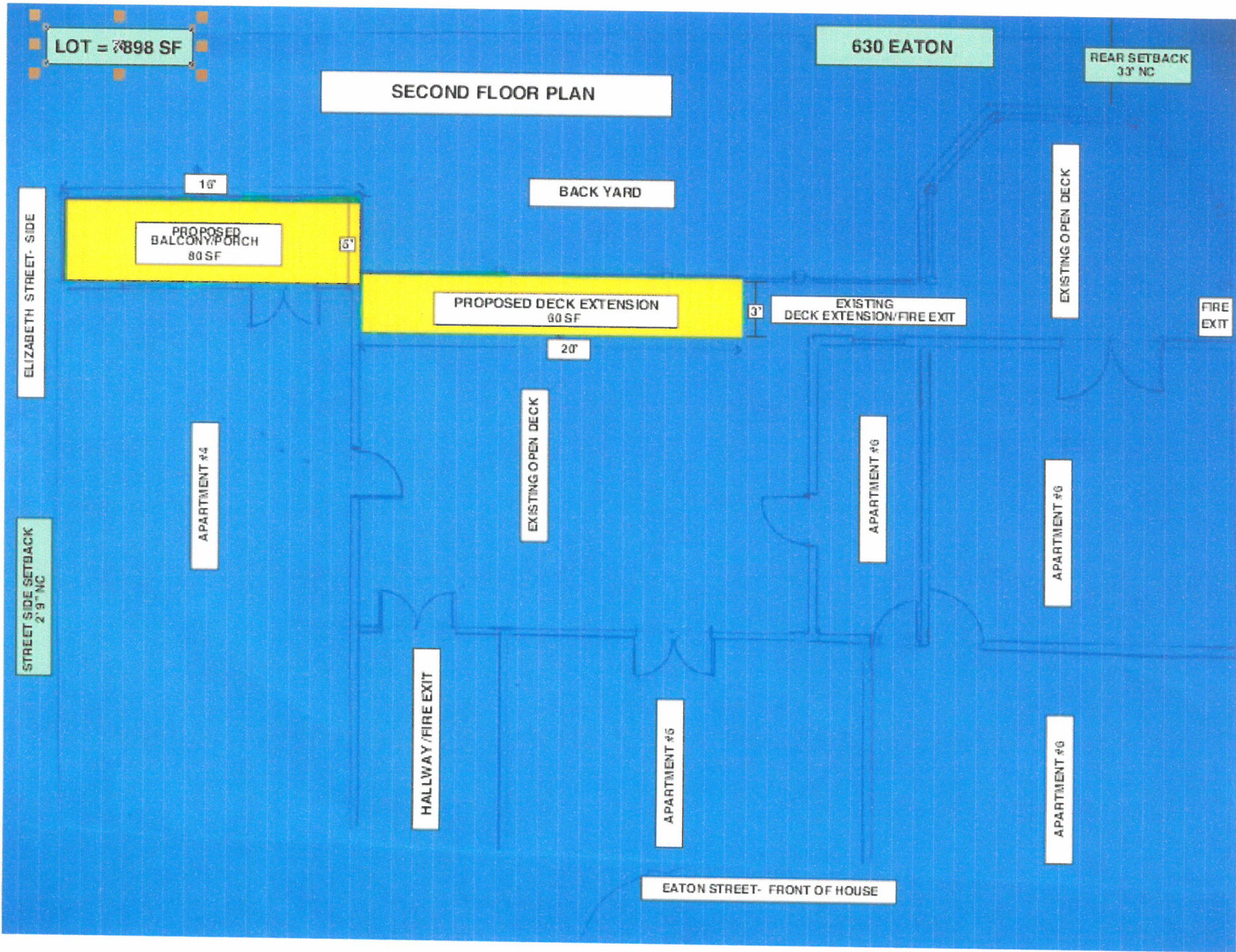
NORTH ELEVATION



WEST ELEVATION

PROPOSED
 1/16/11





LOT = 7898 SF

SECOND FLOOR PLAN

630 EATON

REAR SETBACK
3' NC

BACK YARD

PROPOSED
BALCONY/PORCH
80 SF

PROPOSED DECK EXTENSION
80 SF

EXISTING
DECK EXTENSION/FIRE EXIT

EXISTING OPEN DECK

FIRE
EXIT

ELIZABETH STREET- SIDE

STREET SIDE SETBACK
2' 9" NC

APARTMENT #4

EXISTING OPEN DECK

APARTMENT #6

APARTMENT #8

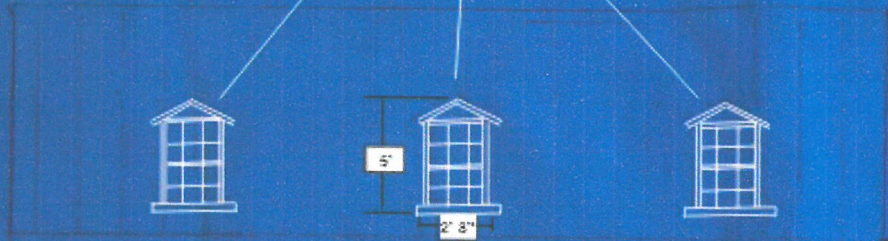
HALLWAY/FIRE EXIT

APARTMENT #5

APARTMENT #9

EATON STREET- FRONT OF HOUSE

PROPOSED DORMERS



EXISTING WINDOW IS WOODEN DOUBLE HUNG TRUE DIVDED LITE (DESIGN WAS CHANGED WITH HARD APP)



WEST ELEVATION

WEST STREET ELEVATION

630 EATON ST

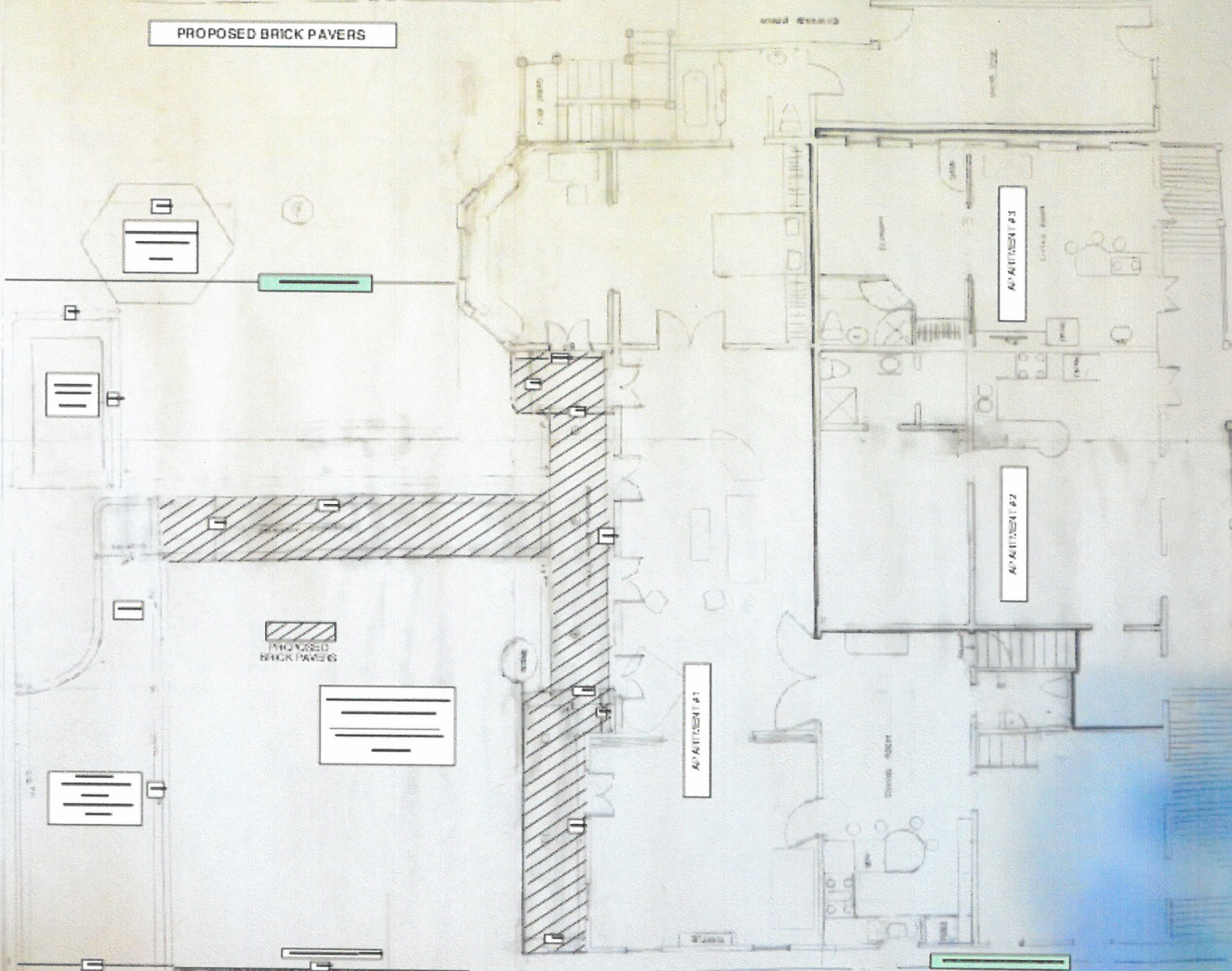
PROPOSED

LOT = 7898 SF

FIRST FLOOR PLAN

630 EATON STREET

PROPOSED BRICK PAVERS



PROPOSED BRICK PAVERS

APARTMENT #3

APARTMENT #2

APARTMENT #1

EATON STREET

FIRST FLOOR PLAN

CLAZGET HIST REST

Site Photos









Additional Information

**EATON STREET APARTMENTS
630 EATON ST.
KEY WEST, FL.**

SITE DATA

**ZONING HNC-2
FLOOD X-ZONE
LOT AREA 7898 S.F.**

	ALLOWED	EXISTING	PROPOSED
BUILDING COVERAGE	3160 sf / 40%	3982 sf / 50.4%	4122 sf / 52.1%
Building (Existing)	3982 sf		
Proposed Additions			
Porch 1	60 sf		
Porch 2	80 sf		
Total Proposed	4122 sf		
IMPERVIOUS RATIO	4739 sf / 60%	4475 sf / 56.6%	4859 sf / 61.5%

EXISTING

Building	3982 sf
Parking	242 sf
Walkways	70 sf
Cistern	104 sf
Gazebo	64 sf
Retaining Wall	13 sf

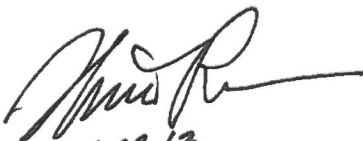
 Total Existing 4475 sf

PROPOSED

Building	3982 sf
Impervious (Existing)	493 sf
Building (New)	140 sf
Impervious (New)	244 sf
Brick walkways	

 Total Proposed 4859 sf

WILLIAM ROWAN ARCHITECTURE


SEAL 1-26-13

Property Appraiser Information

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

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

Property Record Card -
Maps are now launching the new map application version 1.0

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

Alternate Key: 1006513 Parcel ID: 00006290-000000

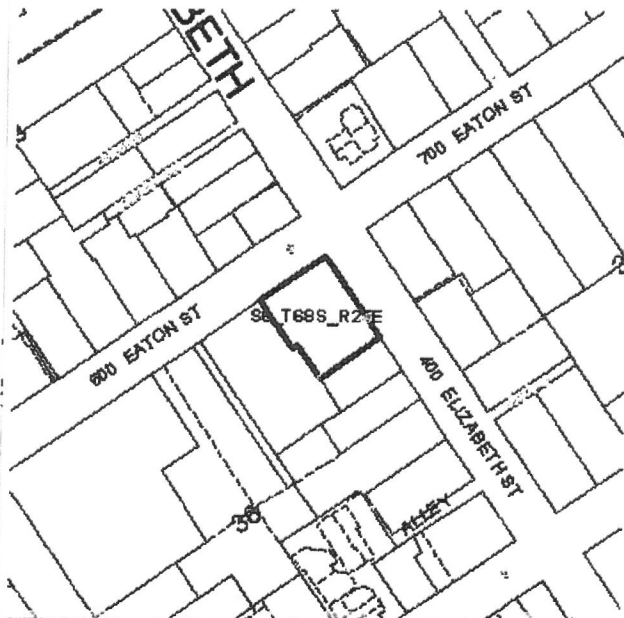
Ownership Details

Mailing Address:
DALBISSIN ARNAUD GIRARD
1214 NEWTON ST
KEY WEST, FL 33040

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 630 EATON ST KEY WEST
Legal Description: KW PT LOT 2 SQR 36 OR283-567/68 OR527-7 OR837-721/722 OR907-1001 OR1074-844Q/C (PROB44-07 -CP-018-K) OR2272-2265ORDER OR2358-1627(ORDER) OR2397-106P/R

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	7,898.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 4566
Year Built: 1939

Building 1 Details

Building Type R8
Effective Age 32
Year Built 1939
Functional Obs 0

Condition G
Perimeter 506
Special Arch 0
Economic Obs 0

Quality Grade 550
Depreciation % 35
Grnd Floor Area 4,566

Inclusions: R8 includes 8 3-fixture baths and 8 kitchens.

Roof Type GABLE/HIP

Roof Cover METAL

Foundation WD CONC PADS

Heat 1 NONE

Heat 2 NONE

Bedrooms 7

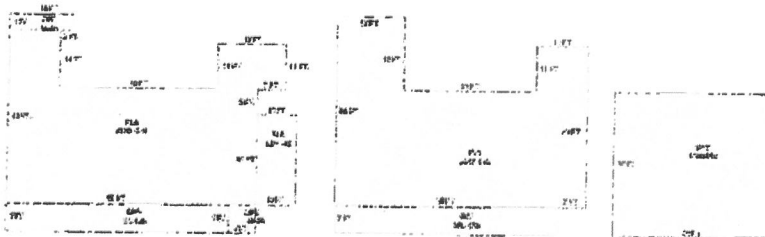
Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	OPF	12:ABOVE AVERAGE WOOD	1	1991	N N	0.00	0.00	392
2	OPU	12:ABOVE AVERAGE WOOD	1	1991	N N	0.00	0.00	49
3	FLA	12:ABOVE AVERAGE WOOD	1	1991	N N	0.00	0.00	2,133

5	OPF	12:ABOVE AVERAGE WOOD	1	1991	N	N	0.00	0.00	64
6	FLA	12:ABOVE AVERAGE WOOD	1	1991	N	N	0.00	0.00	2,213
8	OUF	12:ABOVE AVERAGE WOOD	1	1991	N	N	0.00	0.00	392
9	FAT	12:ABOVE AVERAGE WOOD	1	1991	N	N	0.00	0.00	1,400
10	FLA	12:ABOVE AVERAGE WOOD	1	1991	N	N	0.00	0.00	220

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
2	PT3:PATIO	190 SF	0	0	1969	1970	1	50
3	PT2:BRICK PATIO	146 SF	0	0	1972	1973	2	50
4	FN2:FENCES	172 SF	43	4	1969	1970	2	30
5	RW2:RETAINING WALL	234 SF	117	2	1969	1970	3	50
6	PT2:BRICK PATIO	90 SF	15	6	1984	1985	4	50

Appraiser Notes

622-630 EATON ST 8 METERS TPP8529686- RENTALS

2011-01-10 SPOKE TO OWNER ONSITE. FULL REHAB IN PROGRESS. ONE UNIT IS BEING OCCUPIED AS OF THIS DATE. ONCE REHAB IS COMPLETE THERE WILL BE 7 UNITS. WILL ADJUST QG/EFF AGE TO REFLECT STATE OF REHAB 1/1/10.DKRAUSE

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
09-1330	05/19/2009		2,800	REPLACE 5 FIXTURES, WH, KITCHEN SINK, DW,LAV AND TOILET	
09-0986	05/19/2009		10,000	REVISION-NEW FRENCH DOOR TO MATCH EXISTING ON FRONT OF HSE.REMOVE MIDDLE STEPS AND RELO TO PLAN, REMOVE 151SF OF WALL BETWEEN LR AND KITCHEN -INSTALL NEW TRIPLE 2X12 BEAM TO CARRY LOAD OF DEMOED WALL, REFRAME KITCHEN FLR.	
08-2421	07/23/2008		1,000	REPLACE 2 PORCH COLUMNS 8X8 WITH SAME	
09-0986	04/13/2009		10,000	RED TAGGED-REHAB WINDOWSADD EXT WOOD SCREEN DOO -REPLACE 553.5SF OF DRYWALL-REMOVE LINOLEUM REPLACE W/WOOD FLOOR,REPLACE MOULDING ,BUILD SHELVES PAINT INTERIOR-REMOVE DROP CEILING IN KITCHEN	
09-1317	05/14/2009		2,000	INSTALL NEW SVC 400AMP	
09-3596	10/22/2009		5,000	APT #6 REPAIR BROKEN SEWER LINE-REMOVE OLD SINK,TOILET,SHOWER-R&R PIPES-REINSTALL NEW.- REMOVE EXISTING KITCHEN SINK REPLACE W NEW-	
09-4264	12/16/2009		5,000	APT#5 INTERIOR REHAB SEE 09-3596	
09-3562	11/30/2009		20,000	APT#5 DEMO KITCHEN ,BATHROOM,NEW FLOOR 242sf,CEILING DRYWALL, WALL DRYWALL-INSTALL NEW BATHROOM-RENOVATE KITCHEN W/CABINETS,CLOSETS---	

				APT#6 DEMO KITCHEN WALL, BATHROOM, NEW WOOD FLOOR, RENOVATE KITCHEN, BUILD CLOSETS
09-3593	12/01/2009	4,000		WIRE LIVING ROOM, KITCHEN AND PROVIDE STUB OUTS FOR 2 FUTURE BATHROOMS #6 ONLY
09-4327	12/21/2009	5,500		INSTALL 1 NEW INTERIOR 100 A PANEL & CONNECT NEW SVC SWITCHES & FIXTURES AND 2 WINDOW UNIT AC'S, SMOKE DETECTORS, LIGHTS AS PER FIRE DEPT.
10-0388	02/05/2010	3,000		FRONT DOOR-RPLC WINDOW, REPLC WINDOW WITH FRENCH DOOR. SHUTTERS FOR ALL WINDOWS AND DOORS WOOD PANEL
10-0387	02/05/2010	3,000		REPLACE 3 SIDE WINDOWS WITH ORIGINAL WOODEN TRUE DIVIDED LIGHT DOUBLE SASH, ON FRONT WINDOW WOOD SLAT SIDE LOUVER
10-0975	04/26/2010	75,000		DEMOLISH WALLS OF BACK BEDROOM REMOVE COLUMNS & SIDING ON BACK PORCH, RELO EXISTING FIRE STAIRS, INSTALL 6 SETS OF DOORS, BUILD MASTER BEDROOM AT FORMER LOCATION OF GARAGE KITCHEN, TILE FLOOR, 4110SF DRYWALL 5/8 FIREWALL GREADE WALL & CEILINGS WOOD FLOORS AS PER HARC
10-0972	04/26/2010	1,000		INTERIOR DEMO PERMIT APT 3 ONLY. REMOVE OLD DRYWALL AND FLOORING, REMOVE NON STRUCTURAL PARTITION WALL AND TG BOARDS
10-0977	04/20/2010	3,000		COVER WALL WITH WOOD AND DRYWALL 270SF, INSULATE CONSTRUCT 2X4 WALL BETWEEN APT5 AND 6 210SF REPLACE SUBFLOOR, ADD FLOORING 9300SF, REMOVE TG AND RE INSTALL OVER PLYWOOD
10-0973	04/26/2010	15,000		DEMO KITCHEN & RELO, NEW COUNTER MOVE DIVIDER WALL BACK, SLIDING DOORS, ENLARGE BATHROOM, BUILD STORAGE REPLACE FLOORS, INSTALL NEW HURRICANE SHUTTERS, REPLACE WINDOWS, REPAIR 2 FRONT DOUBLE DOORS & SHUTTERS & BUILD BATHROOM CLOSET.
10-0974	04/27/2010	4,000		REWIRE APT 3
10-1062	05/17/2010	5,000		RELO EXISTING KITCH, INSTALL NEW KITCH SINK, ADD D/W, LINE FOR REFRIGERATOR ICEMAKER, RELO BATHROOM, INSTALL OF NEW SINK, SHOWER, TOILET, CHANGE GARAGE KITCHEN TO BATHROOM FOR UNIT #1, INSTALL NEW SHOWER, TUB, SINK, TOILET, RELO W/H
10-1061	05/17/2010	5,000		RELO EXISTING KITCHEN FROM BACK TO FRONT OF APARTMENT, INSTALL KITCH SINK, LINE FOR FRIDGE ICEMAKER AT NEW LOCALE, ENLARGE EXISTING BATHROOM, INSTALL NEW SHOWER, SINK, TOILET,
10-1651	05/21/2010	100		REMOVE BROKEN METAL CONDUIT BEING SURFACE MOUNTED ON BLDG AND FEEDING EXISTING UPSTAIRS #7, PROVIDE NEW 1 1/4 CONDUIT AND ELECTRICAL FEED FOR UNIT #7 RUNNING IT INSIDE OF WALLS
10-0373	03/15/2010	15,000		ADDITION OF NEW 13R FIRE SPRINKLER SYSTEM
10-1363	05/06/2010	2,000		REFURBISH EXISTING BRICK DRIVEWAY
10-0977	04/27/2010	3,000		DEMO BACK BEDROOM (WALL&ROOF) AND ENLARGING 162FT, ERECTING 2ND BEDROOM ON BACK DECK 121SF, RELO BATHROOM, CRYWALL, ERECT DECK OFF BEDROOM#1 INSTALL ONE WINDOW EACH BR
10-2921	09/17/2010	7,500		INSTALL FIRE SPRINKLERS 34 HEADS
10-1082	02/18/2011	3,000		ADD WIRING FOR 2 BR'S WITH EXTERIOR LIGHTING ON 2 OUTDOOR DECKS INCLUDING 2 AC WALL UNITS
11-0320	02/01/2011	9,976		INSTALL 1300sf, 13 sqrs OF VCRIMP METAL ROOFING
1	10-0975	08/24/2012	98,500 Residential	REVISION #3 - ELIZABETH ST. SIDE BOTTOM FLOOR, DEMO 500 SF SIDING, INSTALL 550 SF PLYWOOD SHEATHING, 550 S.F. SIDING. REPLACE FOUR (4) WOODEN DOUBLE-HUNG WINDOWS W/5 NEW SAME, PLYWOOD SHUTTERS (4 SETS) WITH 5 SETS BOARD AND BATTEN SHUTTERS, PAINT SIDING WHITE & SHUTTERS BLACK.

13-0300	02/20/2013		8,000	Residential	EXTENSION OF 10-975; WORK NOT YET COMPLETED. BASEMENT WORK IS REMOVED TO COMPLETE: REPLACE WALLS ; CEILINGS; SIDING; FLOORS; WINDOWS; SHUTTERS; FOUNDATION PIERS; SLAB; BAR & CABINETS.	
1	0001933	08/29/2000	10/11/2001	2,500	Residential	REPLACE STAIRS AT REAR
1	0002968	09/20/2000	10/11/2001	6,500	Residential	REPAIR PORCHES
1	0003676	11/20/2000	10/11/2001	3,000	Residential	CONSTRUCT 40SF UPSTAIRS
1	0003239	10/06/2000	10/11/2001	850	Residential	ROOF REPAIRS
1	0102833	08/14/2001	10/11/2001	6,000	Residential	PAINTING EXTERIOR
	02-2432	09/08/2002	10/28/2002	7,220		ROOFING

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	291,170	2,412	174,392	467,974	467,974	0	467,974
2011	297,500	2,431	241,430	541,361	541,361	0	541,361
2010	524,997	2,450	171,684	699,131	699,131	0	699,131
2009	592,304	2,468	505,713	986,487	986,487	0	986,487
2008	677,289	2,487	789,800	1,469,576	1,469,576	0	1,469,576
2007	844,076	2,506	1,303,170	2,149,752	2,149,752	0	2,149,752
2006	1,194,140	2,525	750,310	1,946,975	1,946,975	0	1,946,975
2005	1,119,829	2,544	631,840	1,754,213	1,754,213	0	1,754,213
2004	863,870	2,563	473,880	1,340,313	1,340,313	0	1,340,313
2003	831,875	2,582	276,430	1,110,887	1,110,887	0	1,110,887
2002	781,929	2,623	276,430	1,060,982	1,060,982	0	1,060,982
2001	458,546	2,341	276,430	737,317	737,317	0	737,317
2000	438,990	2,368	167,833	609,191	609,191	0	609,191
1999	414,602	2,326	167,833	584,761	584,761	0	584,761
1998	338,056	1,896	167,833	507,785	507,785	0	507,785
1997	304,250	1,768	152,037	458,055	458,055	0	458,055
1996	217,322	1,374	152,037	370,733	370,733	0	370,733
1995	198,004	1,296	152,037	351,338	351,338	0	351,338
1994	177,077	1,198	152,037	330,312	330,312	0	330,312
1993	177,077	1,239	152,037	330,353	330,353	0	330,353
1992	216,034	1,275	152,037	369,346	369,346	0	369,346
1991	229,614	458	152,037	382,109	382,109	0	382,109
1990	193,277	458	152,037	345,771	345,771	0	345,771
1989	175,706	416	150,062	326,184	326,184	0	326,184
1988	153,923	416	150,062	304,401	304,401	0	304,401
1987	151,944	416	67,725	220,085	220,085	0	220,085
1986	152,685	416	66,343	219,444	219,444	0	219,444

1985	148,188	416	35,549	184,153	184,153	0	184,153
1984	139,537	416	35,549	175,502	175,502	0	175,502
1983	139,537	416	35,549	175,502	175,502	0	175,502
1982	141,981	416	35,549	177,946	177,946	0	177,946

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
1/15/2009	2397 / 106	1,000,000	WD	Q2
3/1/1984	907 / 1001	235,000	WD	Q
8/1/1981	837 / 721	250,000	WD	Q
2/1/1973	527 / 7	65,000	00	Q

This page has been visited 20,020 times.

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