SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC

ATTORNEYS AND COUNSELORS AT LAW 500 FLEMING STREET KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR. ERICA HUGHES STERLING ROBERT A. SPOTTSWOOD, JR. RICHARD J. McCHESNEY ROBERT H. GEBAIDE

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 - 1975)

Telephone | 305-294-9556 Facsimile | 305-504-2696



September 16, 2025

James Singelyn, Acting Planning Director City of Key West Planning Department 1300 White Street Key West, Florida 33040

RE: Variance Application 906 Packer Street, Key West, Florida 33040 Property ID# - 00021550-000100

Dear Mr. Singelyn,

Please allow this letter and supporting documentation to serve as my client's, Danielle Hert ("Applicant"), application for variances at 906 Packer Street, Key West, Florida 33040 (the "Property") located in the Historic High Density Residential ("HHDR") zoning district. Pursuant to code Sec. 90-391, this variance request is made in order to accommodate the elevation and second floor renovations of a historic residential structure. Specifically, this application requests a variance to code Section 122-630(6) with regard to the required side setbacks for primary structures. As the attached site plan and surveys will show, the proposed new structure will maintain existing nonconforming setbacks. The current historic structure is only 752 sq. feet in total with the second floor being 144 sq. feet of that total. The proposal is to elevate the structure and modify the second floor in order to add a bedroom. The existing second floor was added to the one-story structure sometime in the 1970s as a second story rear addition. The proposed modifications will increase the structure's three-dimensional envelope, but not beyond existing setbacks.

There are no proposed changes to the other existing nonconformities. Due to the elevation of the structure, the impervious surface has been significantly improved.

	CODE	EXISTING	PROPOSED	VARIANCE
	REQUIREMENT	EMOTING	THOTOGED	REQUIRED
Lot Size	4,000 sq. ft.	1,540 sq, ft,	1,540 sq. ft.	Existing noncompliance
Lot Width	40	22	22	Existing noncompliance
Lot Depth	90	90	90	No
Max Building	770 sq. ft.	799 sq. ft.	799 sq. ft.	Existing noncompliance
Coverage	(50%)	(51%)	(51%)	Existing noncompliance

Max Impervious	924 sq. ft. (60%)	817 sq. ft. (53%)	50 sq. ft. (0.32%)	No	
Min. Open Space	539 sq. ft. (35%)	723 sq. ft. (47%)	703 sq. ft. (45%)	No	
Setbacks:					
Front	10'	9'-6"	9'-6''	Existing noncompliance	
Rear	20'	20'-7"	20'-7"	No	
Side	5'	2'-1:	2'-1"	Yes	
Side	5'	3'-3"	3'-3"	Yes	

In support of the request, the Applicant states as follows:

- 1. Existence of special conditions or circumstances. 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.
 - a. Special conditions exist. The existing lot is less than half the size of the required minimal lot size creating a hardship for the current owners to make any changes to the home without impacting requirements of the LDRs.
- 2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.
 - a. The existing structure is currently noncompliant in front and side setbacks, lot size, lot width and building coverage. The modifications to the existing structure do not further impact these nonconformities except by volume on the second floor. These conditions were not created by the Applicant.
- 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.
 - a. Special privileges are not conferred. The variance process is established in the LDRs to address modifications to a nonconforming structure with city approval. Especially for properties and situations such as this.
- 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.

- a. The hardship for this request lies both in the preservation of a historic structure and its confined location on a lot that is less than half the required minimal size. This hardship challenges the ability to sensitively modify a small 752 sq. ft. historic structure to create adequate living space for today's typical family. The existing construction is not adequate for a person to reasonably live in the space.
- 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.
 - a. The current owner is proposing to modify the second floor within the current setbacks. The variance requested is the minimum necessary to provide reasonable use of the property. The additional square footage gained constitutes a total of 66 square feet, making the space functionally adequate.
- 6. Not injurious to the public welfare. That granting of the variance 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.
 - a. The granting of the variance is not injurious to the area involved or detrimental to the public interest. The variance will allow a reasonable and minimal modification to the small historic structure that will not negatively impact the historic structure or the surrounding area.
- 7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming uses 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.
 - a. The Applicant did not consider other nonconforming uses of other property in developing this application.

If you should have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely.

Richard J. McChesney, Esq.

Enc.:

As stated

Application



VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

Application Fee Schedule

Variance Application Fee	\$ 2,552.56
Advertising and Noticing Fee	\$ 358.87
Fire Department Review Fee	\$ 127.63
Total Application Fee	\$ 3,039.06

After the Fact Application Fee Schedule

After the Fact Variance Application Fee	\$ 5,105.13
Advertising and Noticing Fee	\$ 358.87
Fire Department Review Fee	\$ 127.63
Total Application Fee	\$ 5,591.63

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.

- 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.
- Variances are quasi-judicial hearings, and it is improper to speak to a Planning Board and/or Boardof Adjustment member about the variance outside of the hearing.

Application Process

- Prior to submittal, the applicant will schedule a pre-application meeting with staff to review the
 application and suggest any modifications that may be necessary before submittal. A preapplication meeting is free of charge and should be the final step before submittal. To schedule a
 pre-application meeting, please call the Planning Department at (305) 809-3764.
- After submittal, the application will be reviewed by staff and additional modifications to the site
 plan may be necessary at that time. Any modifications within eight (8) days of the scheduled
 Planning Board meeting may result in the item being postponed till the following Planning Board
 meeting.
- 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 include the following with this application:

- A copy of the most recent 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.
- 3. Sign and Sealed site plan(s) 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 exist, 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. A survey of the property no more than ten years old
- 5. Elevation drawings or 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 version of application and all required materials submitted to the Planning Department

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.

For assistance, please call the Planning Department at (305) 809-3764.



VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

Application Fee Schedule

\$ 2,552.56
\$ 358.87
\$ 127.63
\$ 3,039.06

After the Fact Application Fee Schedule

After the Fact Variance Application Fee	\$ 5,105.13
Advertising and Noticing Fee	\$ 358.87
Fire Department Review Fee	\$ 127.63
Total Application Fee	\$ 5,591.63

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

PROPERTY DESCRIPTION: Site Address: 906 Packer Street
Zoning District: HHDR
Real Estate (RE) #:00021550-000100
Property located within the Historic District?
APPLICANT: □Owner ☑Authorized Representative Name: Spottswood, Spottswood, Spottswood & Sterling, PLLC
City: Key West State: FL Zip: 33040 Home/Mobile Phone: 305-304-3884 Office: 305-294-9556 Fax:
Home/Mobile Phone: 305-304-3884 Office: 305-294-9556 Fax:
Email: Richard@spottswoodlaw.com
PROPERTY OWNER: (if different than above) Name: Danielle Hert City: Key West State: FL Zip: 33040 Home/Mobile Phone: C/O 305-294-9556 Email: C/O Richard@spottswoodlaw.com
Description of Proposed Construction, Development, and Use:
The proposal is to elevate the structure to meet base flood elevation and make modifications to the Second floor to allow for a bedroom.
Second floor to allow for a pedicorn.
List and describe the specific variance(s) being requested:
A variance to code Section 122-630(6) for front and side setbacks

	. 2 🖂	[7N
Are there any easements, deed restrictions or other encumbrances attached to the prop	erty? □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
f yes, provide date of landscape approval, and attach a copy of such approval.		
s 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

The state of the s				
	Code	Existing	Proposed	Variance Request
	Requirement			
Zoning				
Flood Zone	SEE ATTACHED	COVER LETT	ER AND SITE P	PLANS
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback				
F.A.R				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area				
or No. of seats				

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key West under Subpart B.

^{*}Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met: 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.
_	See attached cover letter
_	
_	
2.	Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.
-	See attached cover letter
_	
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.
	See attached cover letter
_	
1.	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 termsof this ordinance and would work unnecessary and undue hardship on the applicant.
_	See attached cover letter
_	
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.
-	See attached cover letter
_	
_	

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.
_	See attached cover letter
_	
	·
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.
	See attached cover letter
_	
_	
_	

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 and one (1) electronic version in PDF format.

∇	Correct application fee, made payable to "City of Key West."
	Pre-application meeting form
✓	Notarized verification form signed by property owner or authorized representative.
♥	Notarized authorization form signed by property owner, if applicant is not the owner.
Ø	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)
	Sign and sealed site plan (sign and sealed by an Engineer or Architect)
▽ ∕	Floor plans
П	Any additional supplemental information necessary to render a determination related to the variance request

Authorization & Verification



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.

Danielle Hert	authorize
Please Print Name(s) of Owner(s) as appears on the deed
Spottswood, Spottswood, Sp	ottswood & Sterling, PLLC
Please Print Name of	Representative
to be the representative for this application and act on m	y/our behalf before the City of Key West.
Signature of Owner	Signature of Joint/Co-owner if applicable
Subscribed and sworn to (or affirmed) before me on this	August 28, 2025
by Danielle Hert	
Name of Or	wner
He/She is personally known to me or has presented	as identification.
Swaw Ulliams Notary's Signature and Seal	
SUSAN WILLIAMS Name of the knowned commission in the cast of samped EXPIRES: November 16, 2026 HH 289501	
Commission Number, if any	



City of Key West Planning Department Verification Form

(Where Applicant is an entity)

I, Richard J. Micchesney, in my c	apacity as Member
(print name)	(print position: president, managing member)
ofSpottswood, Spotts	wood, Spottswood & Sterling, PLLC
()	print name of entity)
being duly sworn, depose and say that I am t the deed), for the following property identifies	he Authorized Representative of the Owner (as appears on ed as the subject matter of this application:
906 Packer	Street, Key West, FL 33040
Street a	ddress of subject property
Authorized Representative of the property in	perjury under the laws of the State of Florida that I am the avolved in this application; that the information on all plans the statements and answers contained herein are in all respects
In the event the City or the Planning Depart untrue or incorrect, any action or approval ba	ment relies on any representation herein which proves to be used on said representation shall be subject to revocation.
Rignature of Applicant	
Subscribed and sworn to (or affirmed) before Richard McChesney Name of Applicant	me on this $9/9/25$ by date
He/She is personally known to me or has pres	sentedas identification.
Notary's Signature and Seal Adlyn Jernigan Name of Acknowledger typed, printed or stamped	Netary Public State of Flerida Adlyn M. Jernigan My Commission HH 629847 Expires 1/16/2029
Commission Yumber if any	-

Warranty Deed

Doc # 2481107 Bk# 3300 Pg# 1608 Electronically Recorded 11/19/2024 at 1:55 PM Pages 4 Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK

Electronically REC: \$35.50 Deed Doc Stamp \$4,725.00

This Instrument Prepared by and Return to:

Debbie Condella

THE CLOSING DEPARTMENT INC

3432 Duck Avenue

Key West, Florida 33040 Our File No.: CD-7830

Property Appraisers Parcel Identification (Folio) Number: 00021550-00100

Florida Documentary Stamps in the amount of 4,725.00 have been paid hereon.

Consideration paid \$675,000.00

Space above this line for Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made the 13th day of November, 2024 by Donald Schorr, a married man; James Kennedy, a married man and Mark Kennedy, a married man, whose post office address is 14065 West Brookridge Avenue, Goodyear, AZ 85395 herein called the Grantors, to Danielle N. Hert whose post office address is 906 Packer Street, Key West, Florida 33040, hereinafter called the Grantees:

(Wherever 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.)

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Monroe County, State of Florida, viz.:

In the City of Key West, Monroe County, Florida, and is known as a part of Lot 4 in Square 4 of Tract 6:

Commencing at a point on the West side of Packer Street, distant Southeasterly from the corner of Olivia and Packer Streets 58 feet; running thence in a Southeasterly direction along the said Packer Street 22 feet to a point; thence at right angles in a Southwesterly direction 70 feet to a point; thence at right angles in a Northwesterly direction 22 feet to a point; thence at right angles in a Northeasterly direction 70 feet back to the Point of Beginning

Property Address: 906 Packer Street, Key West, Florida 33040

Subject to easements, restrictions and reservations of record and taxes for the year 2024 and thereafter.

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.

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

File No.: CD-7730

AND, the Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2023

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of: Witness #1 Signature OPOIL MOON Witness #1 Printed Name 1559 NLITCHFIELD RO GOODYEALET 853 Witness #2 Signature Witness #2 Printed Name 1559 NLITCHFIELD LO GOODYEALET 8536 Address:	Donald School
State of Art ZONA County of Mart Copp	
The foregoing instrument was acknowledged before online notarization, this 29 day of 000 day are personally known to me or have produced 000 days.	OCC., 2024 by Donald Schorr who
DENISE MACKEDA Notary Public - Arizona MARICOPA County Commission # 680442 My Comm. Expires 01-10-2028	Denise Mackeda

My Commission Expires:

8606-01-10

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

TON TACKSON

13904 Shelbyville Rd. Lowisville,

Address:

13904 Shellbyville 18d. Lowisn'lle, Address: Ky 40145

Address:

State of Kentuck County of TO FFEN.

, 2024 by James Kennedy. who is/are personally known to me or have produced divers license as identification.

SEAL

EMILY J. BEARDEN Notary Public, Kentucky State at Large My Commission Expires Feb. 27, 2027 Notary ID# KYNP67767

My Commission Expires: 02/27 2027

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Ballul J7 Witness #1 Signature	
Booky Willwall SR Witness #1 Printed Name	Mark Kennedy
440 Northgate Rd Address:	Wat R Remietry
Witness #2 Signature	
Courtney Farnon Witness #2 Printed Name	
10607 Way Cross Are, 4 Address:	0229
State of Kentucky County of Jefferson	
online notarization, this $3/3$ day of 00	d before me by means of physical presence or , 2024 by Mark Kennedy, who ced <u>VA Identification</u> as identification.
CB CA THE STATE OF	James Kriske KYNP5721 Notary Public
My Commission Expires: 5.31.2028	Printed Notary Name

File No.: CD-7730

Property Record Card

Monroe County, FL

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 00021550-000100
Account# 1022306
Property ID 1022306
Millage Group 10KW

Millage Group 10KW Location 906 PACKER St, KEY WEST

Address

 Legal
 KW PT LT 4 SQR 4 TR 6 OR617-92 OR758-353 OR872-1237 OR1183-2207 OR1185

 Description
 10 OR1185-11 OR3295-52 OR3295-893 OR3296-2137 OR3300-1608

(Note: Not to be used on legal documents.)

Neighborhood 6103

Property Class SINGLE FAMILY RESID (0100)

Subdivision Sec/Twp/Rng 06/68/25 Affordable No

Housing



Owner

HERT DANIELLE N 906 Packer St Key West FL 33040

Valuation

	2025 Preliminary			
	Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$120,016	\$117,685	\$109,088	\$100,868
+ Market Misc Value	\$528	\$416	\$416	\$416
+ Market Land Value	\$676,922	\$666,666	\$641,025	\$410,256
= Just Market Value	\$797,466	\$784,767	\$750,529	\$511,540
= Total Assessed Value	\$797,466	\$130,169	\$126,378	\$122,698
- School Exempt Value	\$0	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$797,466	\$105,169	\$101,378	\$97,698

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$666,666	\$117,685	\$416	\$784,767	\$130,169	\$25,000	\$105,169	\$500,000
2023	\$641,025	\$109,088	\$416	\$750,529	\$126,378	\$25,000	\$101,378	\$500,000
2022	\$410,256	\$100,868	\$416	\$511,540	\$122,698	\$25,000	\$97,698	\$388,842
2021	\$252,991	\$55,929	\$416	\$309,336	\$119,125	\$25,000	\$94,125	\$190,211
2020	\$252,991	\$55,929	\$416	\$309,336	\$117,481	\$25,000	\$92,481	\$191,855
2019	\$247,863	\$56,803	\$416	\$305,082	\$114,840	\$25,000	\$89,840	\$190,242
2018	\$253,696	\$56,803	\$416	\$310,915	\$112,699	\$25,000	\$87,699	\$198,216

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	1,540.00	Square Foot	22	70

Buildings

Building ID 1632 2 STORY ELEV FOUNDATION **Exterior Walls** B&B Style Building Type Year Built 1948 S.F.R. - R1/R1 **EffectiveYearBuilt** 2003 Building Name WD CONC PADS Foundation Gross Sq Ft Finished Sq Ft 816 Roof Type GABLE/HIP 752 **Roof Coverage** METAL Stories 2 Floor Flooring Type SFT/HD WD Condition **AVERAGE Heating Type** NONE with 0% NONE Perimeter 158 Bedrooms **Functional Obs** Full Bathrooms 1 Economic Obs Depreciation % 0 Half Bathrooms 0 30 500 Grade WALL BD/WD WAL Interior Walls Number of Fire PI 0 Code Description Sketch Area Finished Area Perimeter FLA FLOOR LIV AREA 752 752 0 OPF OP PRCH FIN LL 64 0 0 TOTAL 816 752 0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade	
WALLAIR COND	1978	1979	0×0	1	1UT	2	-
FENCES	1979	1980	0 v 0	1	02 CE	7	common

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
11/13/2024	\$675,000	Warranty Deed	2481107	3300	1608
10/18/2024	\$0	Order (to be used for Order Det. Heirs, Probate in	2478018	3296	2137
9/1/1991	\$89,000	Warranty Deed		1185	10
4/1/1978	\$38,500	Conversion Code		758	353

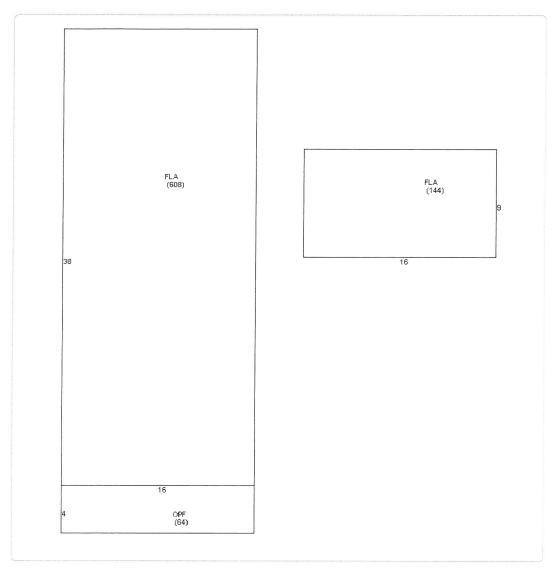
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
24-3035	12/02/2024	Active	\$0	Residential	Remove wood flooring to uncover foundations, sill beams and floor framing to verify condition

View Tax Info

View Taxes for this Parcel

Sketches (click to enlarge)



Photos









TRIM	Notice	
- 1		

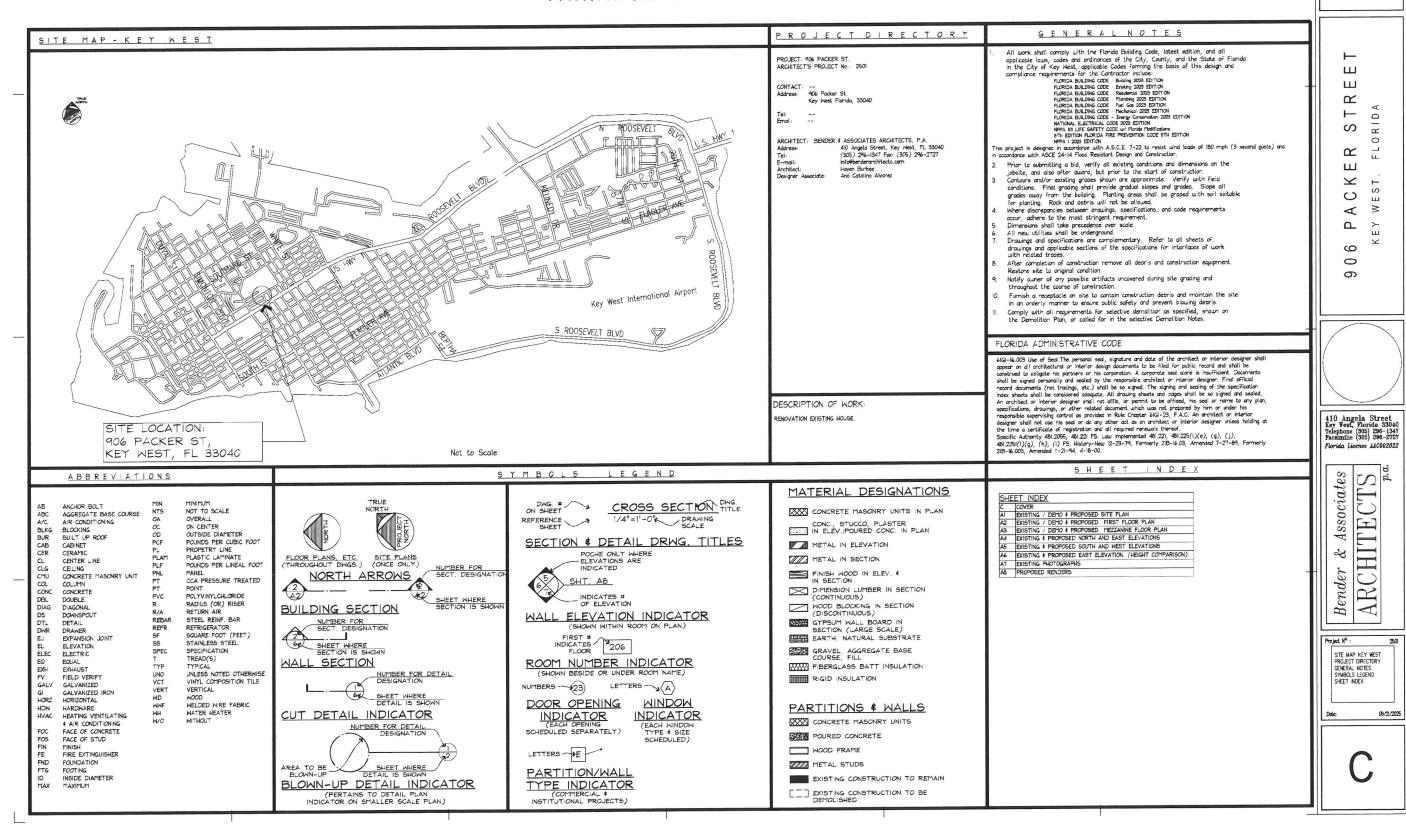


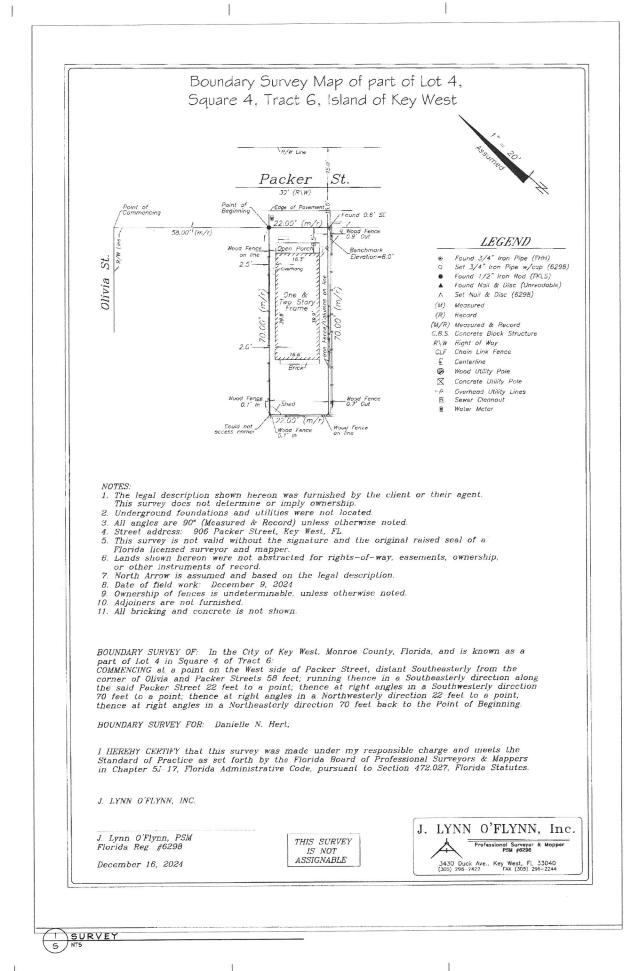
<u>User Privacy Policy</u> <u>GDPR Privacy Notice</u> <u>Last Data Upload: 9/9/2025, 2:09:16 AM</u>

Architectural Plans & Survey

906 PACKER ST.

Key West Florida 33040 VARIANCE APPLICATION





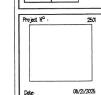
ш ш α RID S FLO α ш \prec ES. \circ > \forall Д 9 0

9

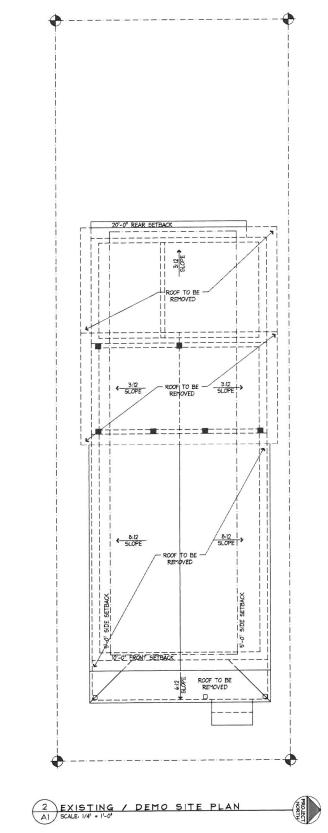


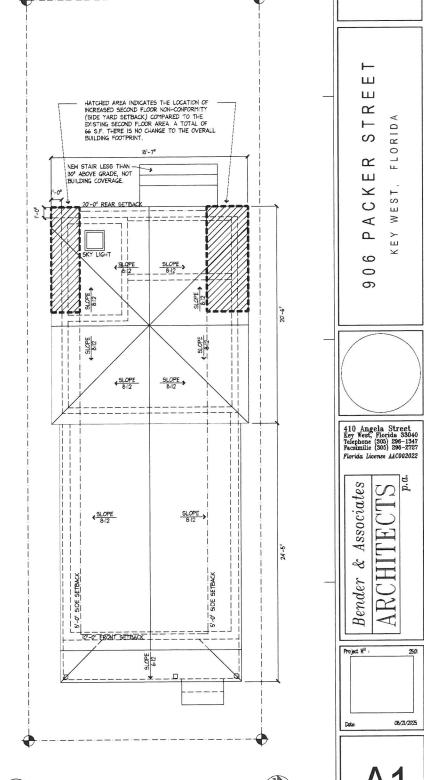
410 Angela Street Key West, Florida 33040 Telephone (305) 296-1347 Facsimilie (305) 296-2727

Associates ARCHITECTS ર્સ્ટ Bender



PROJECT S	STATIST	ICS	
FEMA FLOOD ZONE		R MAP CHANGE 'AE-9' NAVD88	
ZONING DESIGNATION LOT SIZE	HHDR 1,540 S.F.		
OCCUPANCY	SINGLE FAMILY		
DOOD, PARO,	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE 1,540 S.F. X 50%	770 S.F. MAX.	799 S.F.	799 S.F.
IMPERVIOUS SURFACE	924 S.F. MAX.	817 S.F.	50 S.F. BUILDING IS ELEVATED, IMPERVIOUS SURFACE REPRESENTS FOUNDATIONS
BUILDING HEIGHT (CROWN OF ROAD)	30'-0" MAX.	191-011	22'-6"
FRONT SETBACK (PACKER)	10'-0" MIN.	9'-6"	9'-6"
SIDE SETBACK (NORTH)	5'-0" MIN.	2'-1"	2'-1"
SIDE SETBACK (SOUTH)	5'-0" MIN.	3'-3'	3'-3"
REAR SETBACK (NORTH)	201-01 MIN.	20'-7"	20'-7"
OPEN SPACE (35%)	539 S.F. MIN.	723 S.F.	703 S.F.





ш ш

 α

 \vdash S α

ш

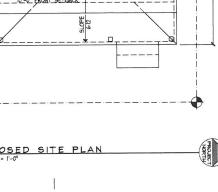
 \circ \forall

Δ. 9

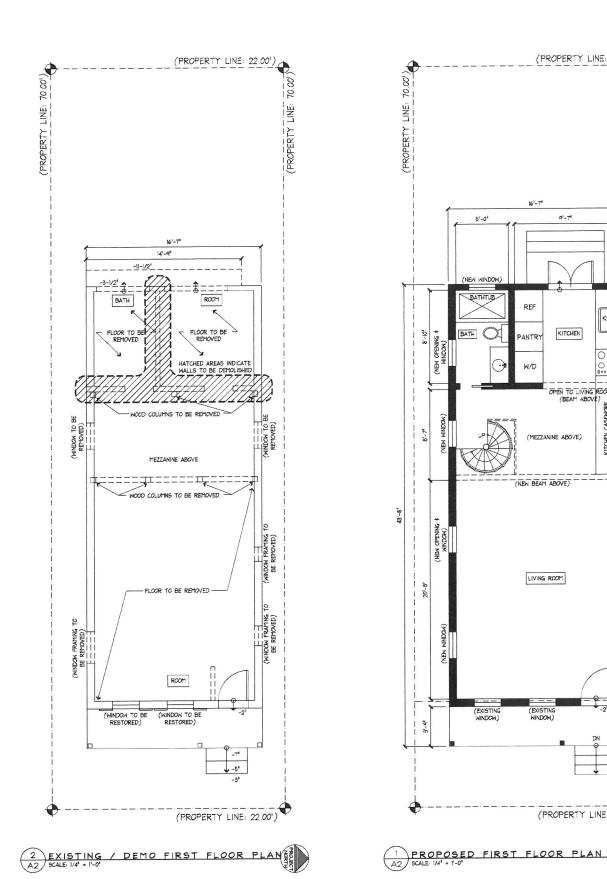
0 9 FLORIDA

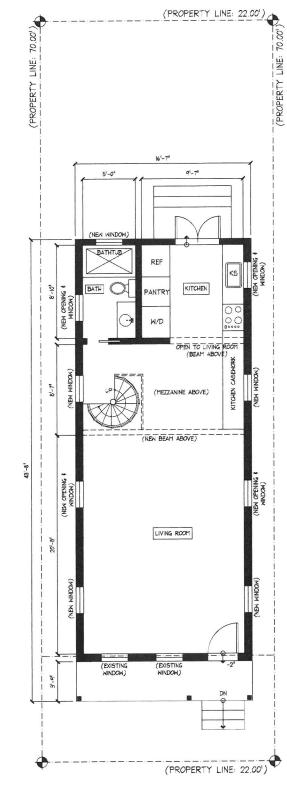
WEST, \prec

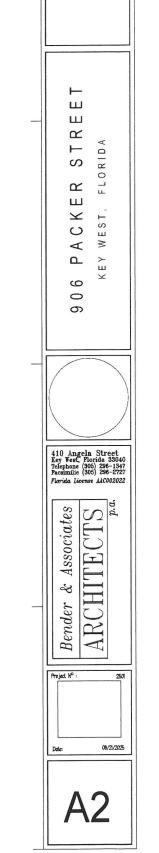
06/21/2025

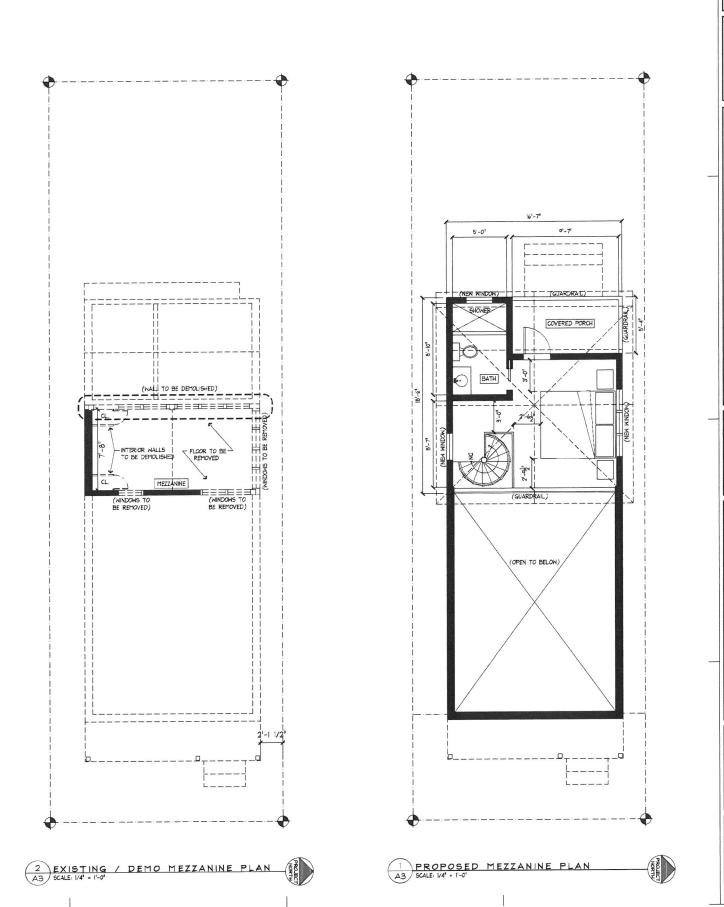


PROPOSED SITE PLAN
SCALE: 1/4" = 1'-0"

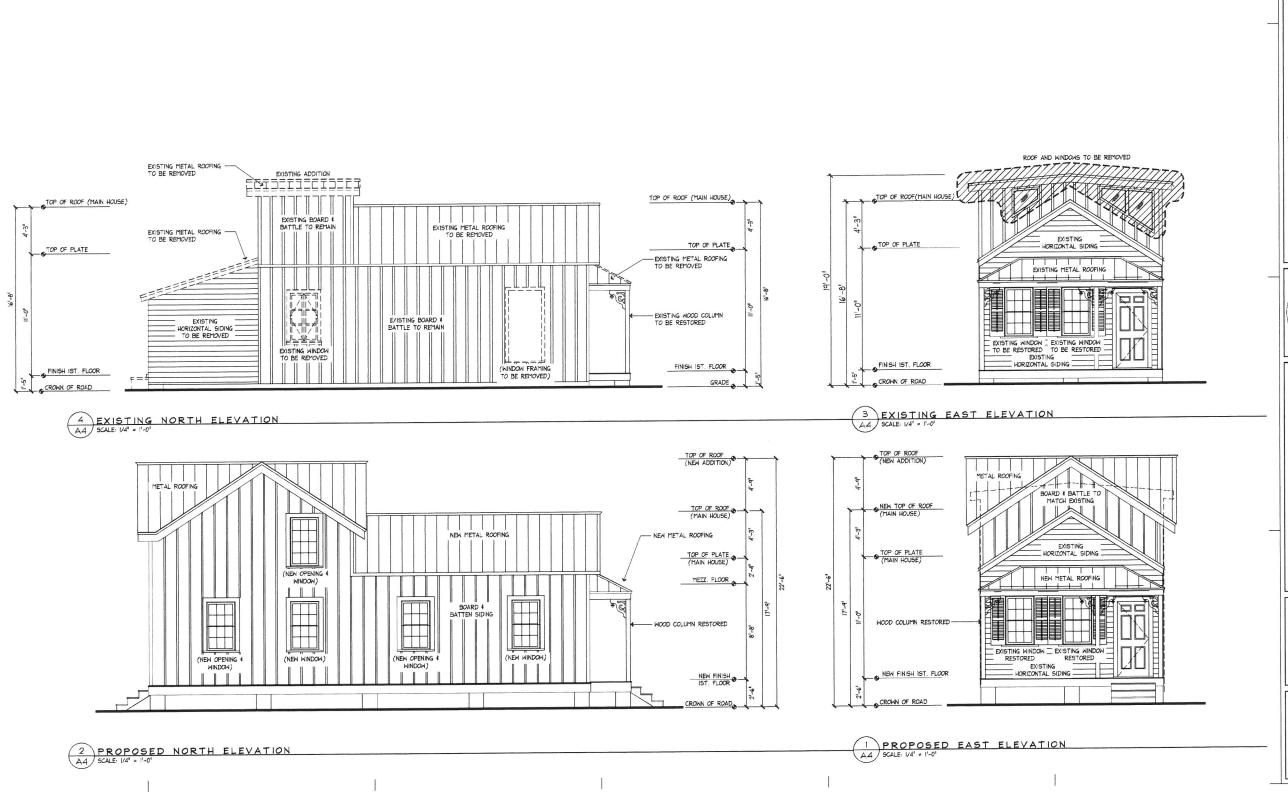








ш ш α FLORIDA \vdash S CKER A C K E WEST, Д 9 0 0 Bender & Associates
ARCHITECTS
p.a.



ш Ш α \vdash S 2 0 α ш \leq S \circ \forall \geq Δ. E 9 0 6

410 Angela Street Key West, Florida 33040 Telephone (305) 296-1347 Facsimilie (305) 296-2727 Florida License AAC002022

TECTS Associates ARCHI શ્ર Bender





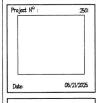
ш Ш α RID S 0 α ш \prec \sim \circ ш \forall \geq F Д 9 0 6

410 Angela Street Key West, Florida 33040 Telephone (305) 296-1347 Facsimilie (305) 296-2727 Florida License AAC002022

HITECTS

p.a. p.a.

Bender & A.
ARCHIT



TOP OF ROOF (NEW ADDITION) NEW TOP OF ROOF (MAIN HOUSE) TOP OF ROOF (MAIN HOUSE) TOP OF PLATE (MAIN HOUSE) TOP OF PLATE SECOND FLOOR LEVEL FINISH IST. FLOOR PROPOSED EAST ELEVATION

SCALE: 3/8" = 1-0" 2 EXISTING EAST ELEVATION
A6 SCALE: 3/8" - 1'-0"

ш Ш α ORIDA S α ш EST, \leq \circ \forall ≥ ℩ **≻** 9 0 6

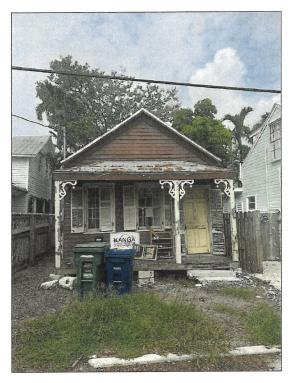
410 Angela Street Key West, Florida 33040 Telephone (305) 296-1347 Facsimilie (305) 296-2727 Florida License AAC002022

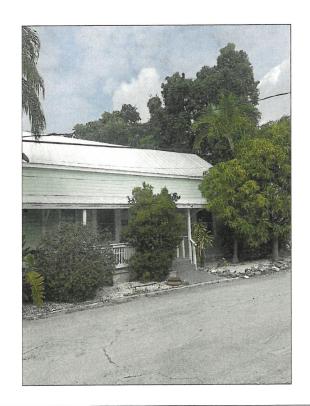
: Associates ITECTS

ARCHI સ્ Bender

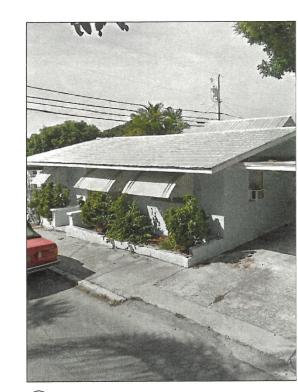
08/21/2025

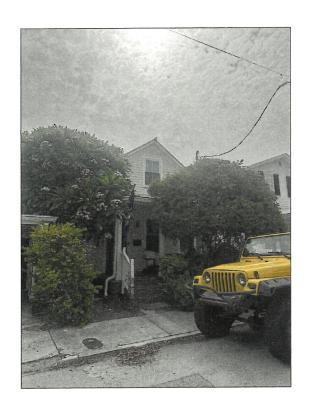






2 PACKER STREET VIEW - SHOWN PROJECT SITE AND ADJACENT PROPERTIES
A7 SCALE: N.T.S.







906 PACKER STREET KEY WEST, FLORIDA

410 Angela Street Key West, Florida 3304 Telephone (305) 296-134 Facsimilie (305) 296-272 Florida License AlC00202

Bender & Associates

ARCHITECTS

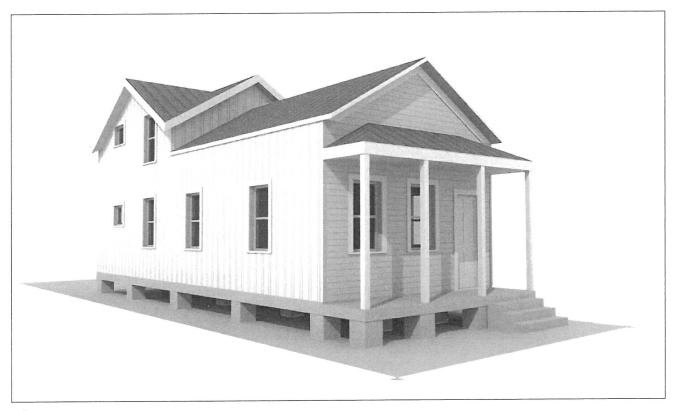
p.a.

Project Nº : 2501

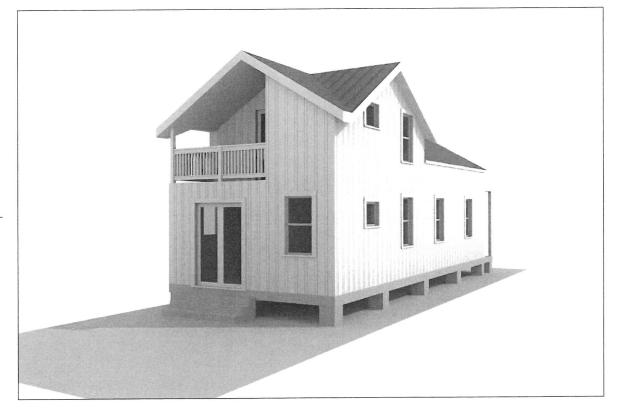
Date: 08/21/2025

A7

PACKER STREET - OPPOSITE VIEW OF PROJECT SITE
SCALE: NT.S.



3 NORTH-EAST ELEVATION RENDER AS N.T.S.



2 NORTH-WEST ELEVATION RENDER A8 NT.5.



AB NTS.

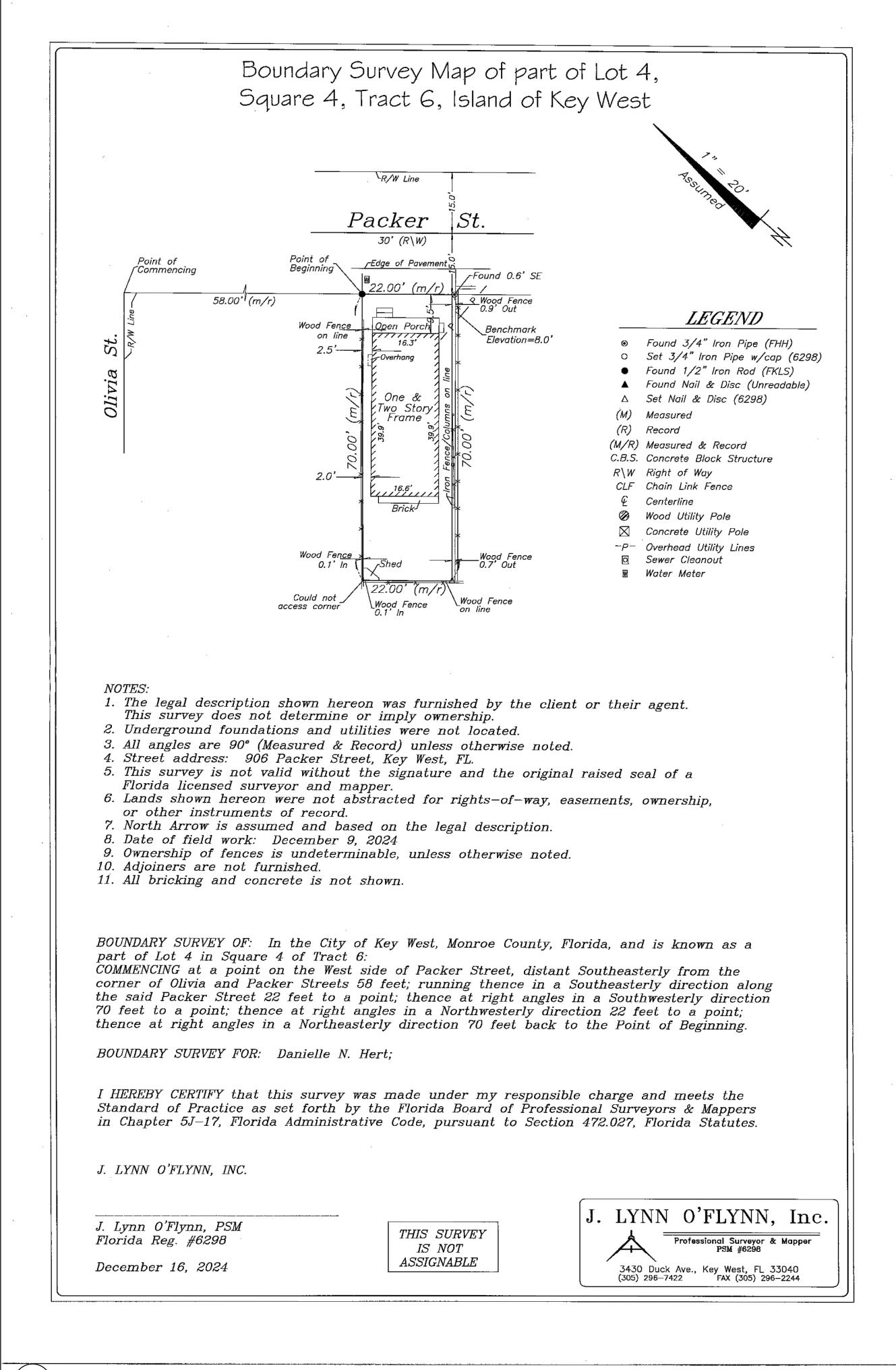
906 PACKER STREET KEY WEST, FLORIDA

ARCHITECTS

Angela Street
Ee Keet Florida 33040
Lefebone (305) 586-1345
Lefebo

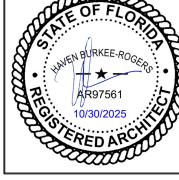
Project N° : 2501

Date: 08/21/2025



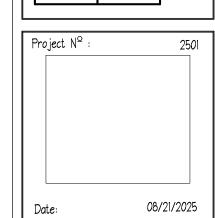
SURVE

906 PACKER STREET



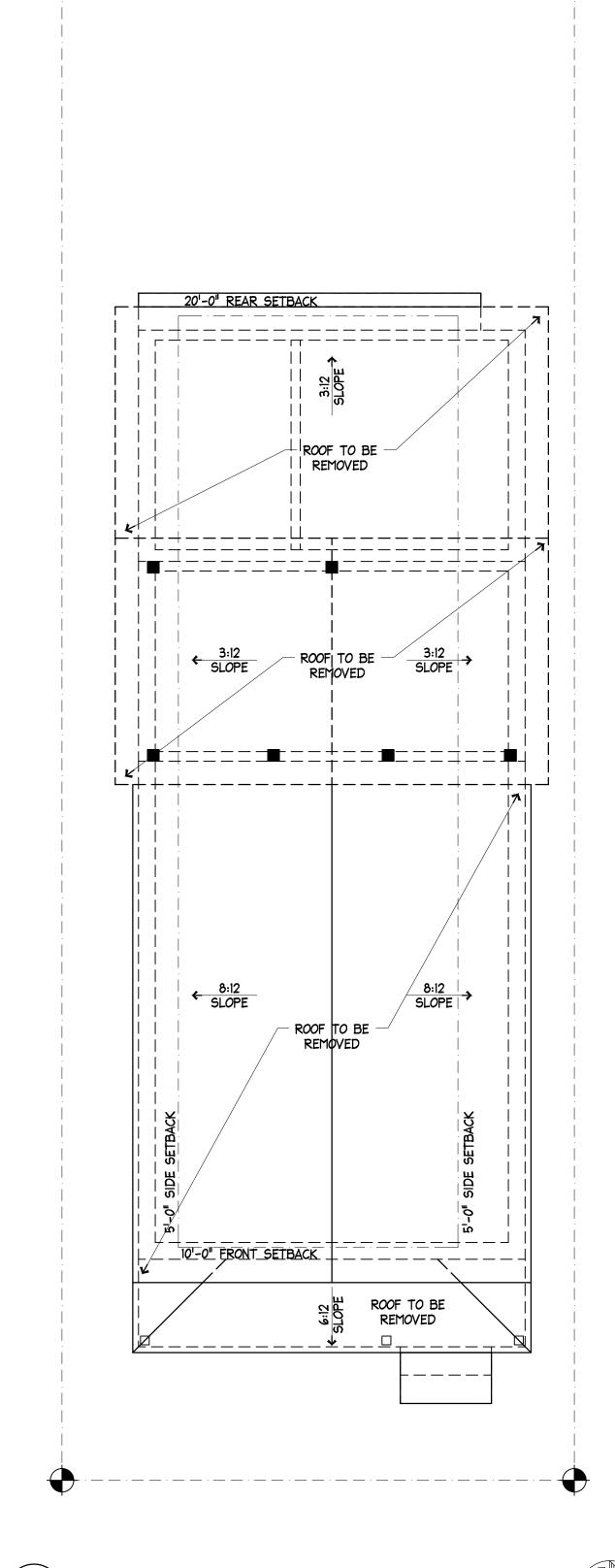
410 Angela Street Key West, Florida 33040 Telephone (305) 296-1347 Facsimilie (305) 296-2727 Florida License AAC002022

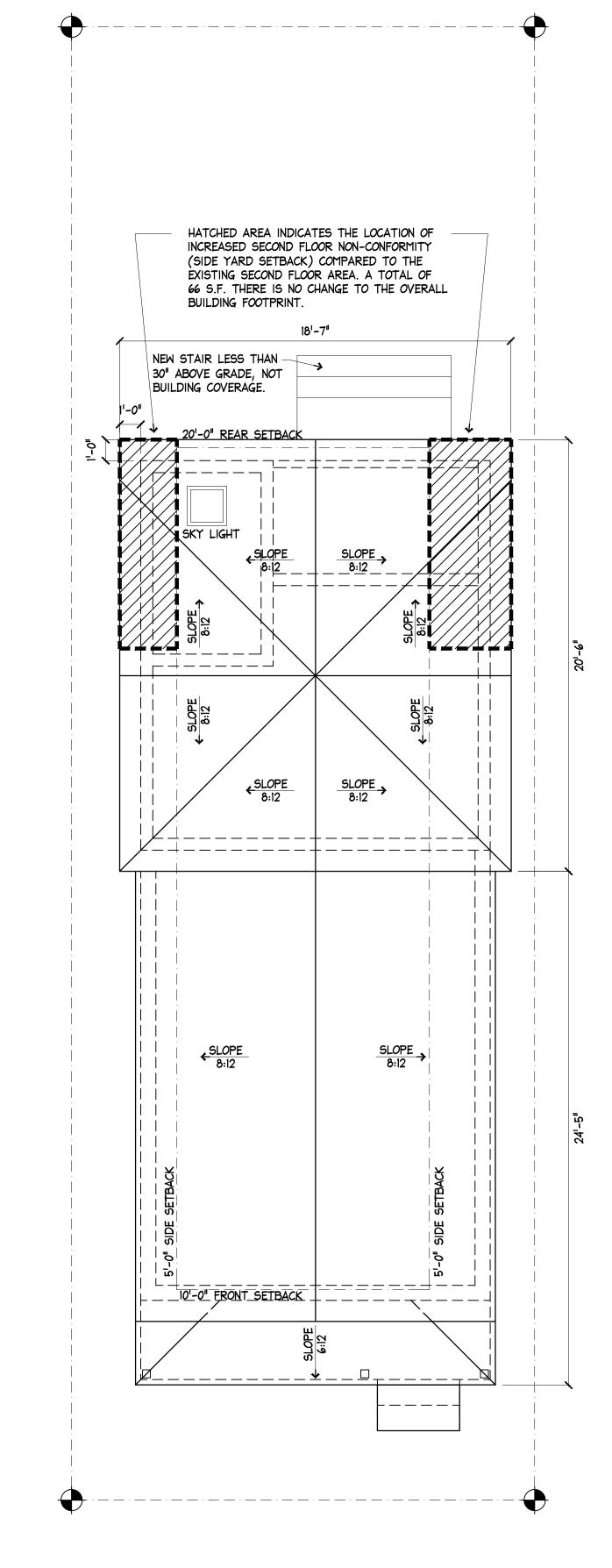
Bender & Associates $\mathbb{ARCHITECTS}$ p.a.

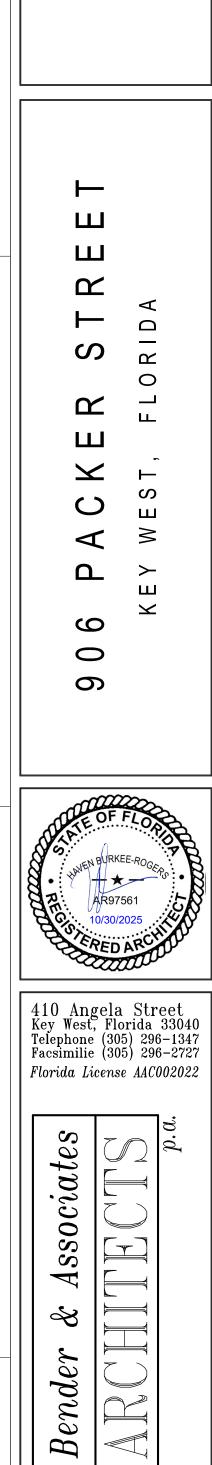


S

PROJECT STATISTICS			
FEMA FLOOD ZONE ZONING DESIGNATION LOT SIZE OCCUPANCY	ZONE 'X' NGVD29 TO FLOOR MAP CHANGE 'AE-9' NAVD88 HHDR 1,540 S.F. SINGLE FAMILY		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE 1,540 S.F. X 50%	770 S.F. MAX.	799 S.F.	799 S.F.
IMPERVIOUS SURFACE 1,540 S.F. X 60%	924 S.F. MAX.	817 S.F.	50 S.F. BUILDING IS ELEVATED. IMPERVIOUS SURFACE REPRESENTS FOUNDATIONS
BUILDING HEIGHT (CROWN OF ROAD)	30'-0" MAX.	19'-0"	22'-6"
FRONT SETBACK (PACKER)	10'-0" MIN.	9'-6"	9'-6"
SIDE SETBACK (NORTH)	5'-0" MIN.	2'-1"	2'-1"
SIDE SETBACK (SOUTH)	5'-0" MIN.	3'-3"	3'-3"
REAR SETBACK (NORTH)	20'-0" MIN.	20'-7"	20¹-7 "
OPEN SPACE (35%)	539 S.F. MIN.	723 S.F.	703 S.F.







2 EXISTING / DEMO SITE PLAN

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

1 PROPOSED SITE PLAN

A1 SCALE: 1/4" = 1'-0"

A1

08/21/2025

Project Nº :