

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



To: Chairman and Planning Board Members
From: Brendon Cunningham, Senior Planner
Through: Donald Leland Craig, AICP, Planning Director
Meeting Date: September 26, 2013
Agenda Item: **After-the-Fact Variances – 2501 Fogarty Avenue (RE# 00050510-000000, AK# 1051110)** - A request for building coverage, impervious surface ratio and side-yard setback requirements for a carport in the HMDR zoning district per Sections 122-238(4) a.1. & b.1. and 122-1182 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Request: The applicant is requesting variances to building coverage, impervious surface ratio and side setback for a carport constructed on the side property line.
Applicant: Elizabeth Ann Warren and Thomas A. Ruffennach, Sr.
Property Owner: Same
Location: 2501 Fogarty Avenue (RE# 00050510-000000, AK 1051110)
Zoning: Single Family Residential (SF) Zoning District



Background:

The property is comprised of a one-story single-family house with an attached carport. The applicant rebuilt the carport in its previous location. Engineering has reviewed the application and requires that a swale be installed to capture rainwater runoff from the roof of the carport.

| Relevant HMDR Zoning District Dimensional Requirements: Section 122-600 | | | |
|--|-------------------------|----------------------------|-----------------|
| Setbacks | Required/Allowed | Existing Conditions | Proposed |
| Building Coverage | 35% | 55.66% | 55% |
| Impervious Surface | 50% | 61.2% | 60% |
| Side Setback* | 1' | 0' | 0' |

*Section 122-1182 allows for carports to be one foot from the front and side property lines.

Process:

Development Review Committee Meeting:

June 27, 2013

Planning Board Meeting:

August 22, 2013

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.**

There are no special conditions or circumstances peculiar to the property that is not representative of other properties in the vicinity.

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

The nonconforming conditions are expressly created by the applicant’s design and construction.

- 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.**

Allowing the structure, as constructed, would confer special privileges upon the applicant.

- 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.

- 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 structure as constructed. However, the applicant has reasonable use of the property otherwise.

- 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. However, the immediate neighbor is impacted due to rain water sheeting off the roof of the structure.

- 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.

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

Based on comments received at the DRC, it does not appear that the requested variance 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 fully met by the applicant for the granting of variances.

- 1. 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**. However, if the Planning Board approves this request, staff would like to require the following condition:

The applicant enter into an easement agreement with the affected neighbor for the purpose of installing an eaves trough to direct rainwater into the swale required by the Engineering Department.

Draft Resolution

**PLANNING BOARD
RESOLUTION No. 2013-**

**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD FOR AN AFTER-THE-
FACT VARIANCE APPROVAL FOR BUILDING
COVERAGE, IMPERVIOUS SURFACE RATIO
AND SIDE-YARD SETBACK REQUIREMENTS
FOR A CARPORT ON PROPERTY LOCATED
AT 2501 FOGARTY AVENUE (RE#00050510-
000000, AK#1051110) IN THE SINGLE FAMILY
RESIDENTIAL ZONING DISTRICT, PER
SECTION 122-238 (4) a. 1 & b.1. AND 122-1182
OF THE LAND DEVELOPMENT
REGULATIONS OF THE CODE OF
ORDINANCES OF THE CITY OF KEY WEST.**

WHEREAS, Section 122-238 (4)a.1. & b.1. of the Code of Ordinances provides that the maximum allowed building coverage and impervious surface ratio are 35% and 50% respectively; and

WHEREAS, the applicant requested variances to allow a building coverage of 55% and an impervious surface ratio of 60%; and

WHEREAS, Section 122-1182 of the Code of Ordinances provides that the minimum allowed side-yard setback for a carport is 1 foot from a side property line; and

WHEREAS, the applicant requested a variance to the proposed to the side-yard setback to

_____ Chairman
_____ Planning Director

WHEREAS, the Planning Board finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

WHEREAS, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of any variance; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by those neighbors;

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

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

_____ Chairman
_____ Planning Director

Section 2. An approval by resolution of the Key West Planning Board for an after-the-fact variance per plans received December 26, 2012, on property located at 2413 Linda Avenue (RE# 00064180-000000) in the SF zoning district per Section 122-238 (6) a. 2. of the Land Development Regulations of the Code of Ordinances of the City of Key West with the following conditions:

The applicant enter into an easement agreement with the affected neighbor for the purpose of installing an eaves trough to direct rainwater into the swale required by the Engineering Department.

Section 3. It is a condition of this variance that full, complete, and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application or shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

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

Section 5. This variance does not constitute a finding as to ownership or right to possession

of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 6. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 7. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 22nd day of August, 2013.

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

_____ Chairman

_____ Planning Director

Richard Klitenick
Planning Board Chairman

Date

Attest:

Donald Leland Craig, AICP, Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

Chairman

Planning Director

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 2501 FOGARTY AVE
2. Name of Applicant Elizabeth Ann Warren & Thomas A Ruffennach Sr
3. Applicant is: Owner X Authorized Representative _____
4. Address of Applicant 2501 FOGARTY AVE Key West FL 33040
5. Phone # of Applicant 305-296-8088 Mobile# _____
6. E-Mail Address KIWIKWKW@Yahoo.com
7. Name of Owner, if different than above _____
8. Address of Owner 2501 FOGARTY AVE
Key West FL 33040
9. Phone # of Owner 305-296-8088
10. Email Address KIWIKWKW@Yahoo.com
11. Zoning District of Parcel _____ RE# 1051110 AK
12. Description of Proposed Construction, Development, and Use
Existing 2 vehicle carport, Existing concrete
pad, Existing concrete wall/fencing -
Permitted demo + rebuild of pillar/posts +
Permitted construction of A-frame roof -
13. List and describe the specific variance(s) being requested:
SIDE SET-BACK of carport 18'2" long from 1 foot
REQUIRED to zero

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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 | multi-fam | | | |
| Flood Zone | AE-7 | | | |
| Size of Site | 5000 SF | | | |
| Height | 30'-0" | 20'-8.5" | | |
| Front Setback | 1'-0" | 0'-0" | 1'-0" | |
| Side Setback | 1'-0" | 0'-0" | 0'-0" | |
| Side Setback | | | | |
| Street Side Setback | | | | |
| Rear Setback | | | | |
| F.A.R | N/A | | | |
| Building Coverage | 35% | 55.66% | 54.98% | |
| Impervious Surface | 50% | 61.2% | 60.04% | |
| Parking | | | | |
| Handicap Parking | | | | |
| Bicycle Parking | | | | |
| Open Space/ Landscaping | | | | |
| Number and type of units | | | | |
| Consumption Area or Number of seats | | | | |

172-
1182

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

Meeting Date _____ HARC Approval # _____

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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

50' x 10' Utility easement at rear of lot

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.**

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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.
Circumstances: H.O. Insurance company Sunshine State is dropping policies on flat roof residences. Flat roof continually leaks, was replaced numerous times over last 40 years. Canvas covering cover replaced twice within last 7 years. Existing concrete Pillars supporting carport cover crumbling.
2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant. I relied on the expertise of ARCHITECTURAL FIRM mbi-k2m to create plans for roof & carport remodel within code to submit to the City of Key West Building Department. IF the City Building Dept. had rejected mbi-k2m's plans, a new carport design would have been submitted that was in compliance before ANY work was started.
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.
We are NOT seeking special privilege or voluntary remodel. Work is necessitated by insurance company requirements. The lot width is only 50 feet instead of the normal width of 60 feet.

Variance Application
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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.

Due to when the house was built in 1963, there is much less space for a carport. We refinanced our existing mortgage to pay for this expensive remodel. My husband is 66 years old and still working a manual labor job. The cost of the refi, the higher monthly mortgage, the legal fees, Variance Application fee of \$2000 -

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

4. (cont'd) are a real financial hardship. If this variance is NOT granted; demolishing & rebuilding the carport at this very late step (95% completed) will cost an additional \$8000. - money we do NOT HAVE.

5. We are only asking for a 0'-0" side setback of 18'2" long. The gutter to be installed is 5" wide & will come just up to the side property line.

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 new carport roof with gutters will be an improvement since rain water will be diverted from neighboring properties and will be contained on our property in rain collection barrels.

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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.

We are not citing any other non-conforming use of neighboring lands, etc!

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."

When my affected neighbor first voiced his concern re the Design of the carport, only the posts & some of the rafters had been installed. His concern as voiced directly to my mbi-k2m ARCHITECT was water run-off into his yard. It was explained that this issue was addressed in the design with a gutter-rain barrel system. Nevertheless, we re-designed the gutter so that in the event of a torrential downpour, no water would overflow into his yard. Seemingly satisfied with this redesign, we proceeded to finish the carport. However, several days later the neighbor then shifted his objection to the lack of a side set back. After the carport was complete and dried-in only lacking the tin roof and critical gutter.

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, Elizabeth Ann Warren & Thomas A Ruffennach Sr authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

Lee Robert Rohe
Please Print Name of Representative

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

Elizabeth Ann Warren
Signature of Owner

Thomas A Ruff
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 23rd day of May 2013 by
date

Lee Robert Rohe
Name of Authorized Representative

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

Gabrielle Brown
Notary's Signature and Seal

Gabrielle Brown
Name of Acknowledger typed, printed or stamped



EE143225
Commission Number, if any

Deed

PREPARED By and Return to:
Robin R. Gedmin
Chicago Title of the Florida Keys
801 Eisenhower Drive
Key West, FL 33040
410780350

Doc# 1665659 10/09/2007 10:04AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

10/09/2007 10:04AM
DEED DOC STAMP CL: PW \$0.70

Doc# 1665639
Bk# 2324 Pg# 2220

Quitclaim Deed

This Quit-Claim Deed executed September ^{28th} 2007, by ELIZABETH ANN WARREN, joined by her husband, THOMAS A. RUFFENNACH, SR., **first party**

to ELIZABETH ANN WARREN and THOMAS A. RUFFENNACH, SR., wife and husband,

whose post office address is: 2501 Fogarty Avenue, Key West, FL 33040,
second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of \$10.00 in hand by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to 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 known on the KEY WEST REALTY CO'S FIRST SUBDIVISION OF PART OF TRACT 21 AND LOTS 1, 2, 3, 4, 5 as Lot 1, Square 43, according to the Plat thereof recorded in Plat Book 1, Page 43, of the Public Records of Monroe County, Florida.

ALSO KNOWN AS:

On the Island of Key West, and known on the KEY WEST REALTY CO'S SUBDIVISION NO. 1, of Tract 21 and Salt Pond Lots 1, 2, 3, 4, and 5, as Lot No. 1, Square 43, according to the Plat thereof recorded in Plat Book 1, Page 43, Public Records of Monroe County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right title, interest, lien equity, and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

PREPARED By and Return to:
Robin R. Gedmin
Chicago Title of the Florida Keys
801 Eisenhower Drive
Key West, FL 33040
410780350

Doc# 1665659
Bk# 2324 Pg# 2221

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

WITNESSETH:

Ken Dale *Elizabeth Ann Warren*
Printed Name: *Ken Dale* ELIZABETH ANN WARREN

Robin R. Gedmin *Thomas A. Ruffenach Sr*
Printed Name: *Robin R. Gedmin* THOMAS A. RUFFENNACH, SR.

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 28th day of September, 2007, by ELIZABETH ANN WARREN and THOMAS A. RUFFENNACH, a/k/a THOMAS A. RUFFENNACH, SR., who are personally known to me or who have produced _____ as identification, and who did/did not take an oath.

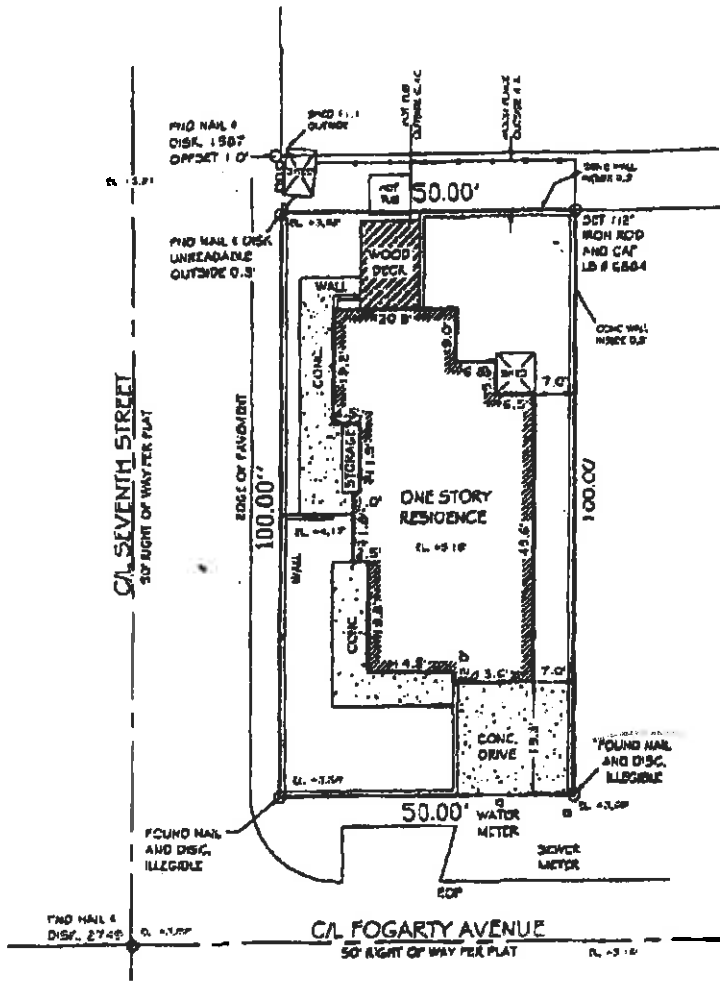
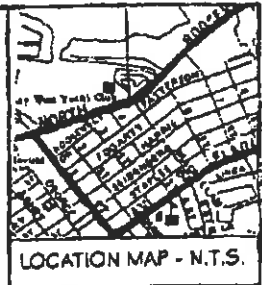
Robin R. Gedmin
Notary Public



MONROE COUNTY
OFFICIAL RECORDS

Survey

MAP OF BOUNDARY SURVEY
 LOT 1, SQUARE 43
 KEY WEST REALTY COMPANY'S
 SUBDIVISION NUMBER ONE OF
 TRACT TWENTY-ONE (21) AND
 SALT POND LOTS (1, 2, 3, 4 AND 5)



SCALE: 1" = 20'
 BEARING BASE:
 DERIVED FROM PLAT
 ALL ANGLES DEPICTED
 ARE 90 DEGREES UNLESS
 OTHERWISE INDICATED
 ADDRESS:
 2501 FOGARTY STREET
 KEY WEST, FLORIDA
 ELEVATIONS SHOWN AS
 EL. +X.XX' REFER TO
 NGVD 1929 VERTICAL
 DATUM ABOVE SEALEVEL
 COMMUNITY NO.: 125129
 MAP NO.: 120168-1717G
 MAP DATE: 03/03/97
 FLOOD ZONE: AE
 BASE ELEVATION: 7'

REVISION 9-27-97. CORRECT SCRAWLER ERROR IN DESCRIPTION

CERTIFIED TO -
 ELIZABETH ANN WARREN

NOTE: LEGAL DESCRIPTIONS HAVE BEEN PLANNED BY THE CLIENT OR OTHER INTERESTED PARTY. THESE RECORDS HAVE NOT BEEN REEXAMINED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS FOR ANY ADDITIONAL PURPOSES BEING RECALLED TO DETERMINE THE VALUE OF LAND.
 FOUNDATIONS BENEATH THE SURFACE ARE NOT KNOWN. MEASURED DIMENSIONS WERE PLATTED ON ASSUMED DIMENSIONS UNLESS INDICATED OTHERWISE.
 THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

LEGAL DESCRIPTION -
 On the Island of Key West, and known as the KEY WEST REALTY COMPANY'S SUBDIVISION NO. 1, of Tract 21 and Salt Pond Lots 1, 2, 3, 4, and 5, as Lot No. 1, Square 43, according to the Plat thereof recorded in Plat Book 1, Page 43, Public Records of Monroe County, Florida.

- | | | |
|---------------------|---------------------|-----------------------|
| W = 50' WIDE ROAD | 12 = 120' WIDE ROAD | 13 = 130' WIDE ROAD |
| 14 = 140' WIDE ROAD | 15 = 150' WIDE ROAD | 16 = 160' WIDE ROAD |
| 17 = 170' WIDE ROAD | 18 = 180' WIDE ROAD | 19 = 190' WIDE ROAD |
| 20 = 200' WIDE ROAD | 21 = 210' WIDE ROAD | 22 = 220' WIDE ROAD |
| 23 = 230' WIDE ROAD | 24 = 240' WIDE ROAD | 25 = 250' WIDE ROAD |
| 26 = 260' WIDE ROAD | 27 = 270' WIDE ROAD | 28 = 280' WIDE ROAD |
| 29 = 290' WIDE ROAD | 30 = 300' WIDE ROAD | 31 = 310' WIDE ROAD |
| 32 = 320' WIDE ROAD | 33 = 330' WIDE ROAD | 34 = 340' WIDE ROAD |
| 35 = 350' WIDE ROAD | 36 = 360' WIDE ROAD | 37 = 370' WIDE ROAD |
| 38 = 380' WIDE ROAD | 39 = 390' WIDE ROAD | 40 = 400' WIDE ROAD |
| 41 = 410' WIDE ROAD | 42 = 420' WIDE ROAD | 43 = 430' WIDE ROAD |
| 44 = 440' WIDE ROAD | 45 = 450' WIDE ROAD | 46 = 460' WIDE ROAD |
| 47 = 470' WIDE ROAD | 48 = 480' WIDE ROAD | 49 = 490' WIDE ROAD |
| 50 = 500' WIDE ROAD | 51 = 510' WIDE ROAD | 52 = 520' WIDE ROAD |
| 53 = 530' WIDE ROAD | 54 = 540' WIDE ROAD | 55 = 550' WIDE ROAD |
| 56 = 560' WIDE ROAD | 57 = 570' WIDE ROAD | 58 = 580' WIDE ROAD |
| 59 = 590' WIDE ROAD | 60 = 600' WIDE ROAD | 61 = 610' WIDE ROAD |
| 62 = 620' WIDE ROAD | 63 = 630' WIDE ROAD | 64 = 640' WIDE ROAD |
| 65 = 650' WIDE ROAD | 66 = 660' WIDE ROAD | 67 = 670' WIDE ROAD |
| 68 = 680' WIDE ROAD | 69 = 690' WIDE ROAD | 70 = 700' WIDE ROAD |
| 71 = 710' WIDE ROAD | 72 = 720' WIDE ROAD | 73 = 730' WIDE ROAD |
| 74 = 740' WIDE ROAD | 75 = 750' WIDE ROAD | 76 = 760' WIDE ROAD |
| 77 = 770' WIDE ROAD | 78 = 780' WIDE ROAD | 79 = 790' WIDE ROAD |
| 80 = 800' WIDE ROAD | 81 = 810' WIDE ROAD | 82 = 820' WIDE ROAD |
| 83 = 830' WIDE ROAD | 84 = 840' WIDE ROAD | 85 = 850' WIDE ROAD |
| 86 = 860' WIDE ROAD | 87 = 870' WIDE ROAD | 88 = 880' WIDE ROAD |
| 89 = 890' WIDE ROAD | 90 = 900' WIDE ROAD | 91 = 910' WIDE ROAD |
| 92 = 920' WIDE ROAD | 93 = 930' WIDE ROAD | 94 = 940' WIDE ROAD |
| 95 = 950' WIDE ROAD | 96 = 960' WIDE ROAD | 97 = 970' WIDE ROAD |
| 98 = 980' WIDE ROAD | 99 = 990' WIDE ROAD | 100 = 1000' WIDE ROAD |

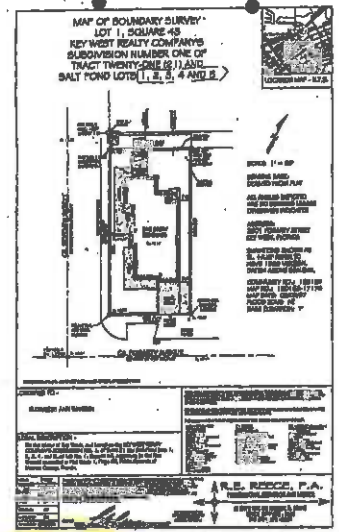
| | |
|------------|----------|
| SCALE | 1" = 20' |
| PLAT BOOK | 0422304 |
| SECTION | 0187107 |
| SHEET | 1 OF 1 |
| DRAWN BY | GR |
| CHECKED BY | RR |
| DATE | 04/26/03 |

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY PERSONAL SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61B17-6, FUTURE ADMINISTRATIVE CODE, PURSUANT TO SECTION 402.027, FLOIDA STATUTES. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF FLORIDA STATUTES REGARDING SURVEYS AND MAPPING. I HEREBY CERTIFY THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF FLORIDA STATUTES REGARDING SURVEYS AND MAPPING. I HEREBY CERTIFY THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF FLORIDA STATUTES REGARDING SURVEYS AND MAPPING.

R.E. REECE, P.A.
 PROFESSIONAL SURVEYOR AND MAPPER
 85 SHIPS WAY, BIG PINE KEY, FL 33043
 OFFICE (305) 872-1348
 FAX (305) 872-5622

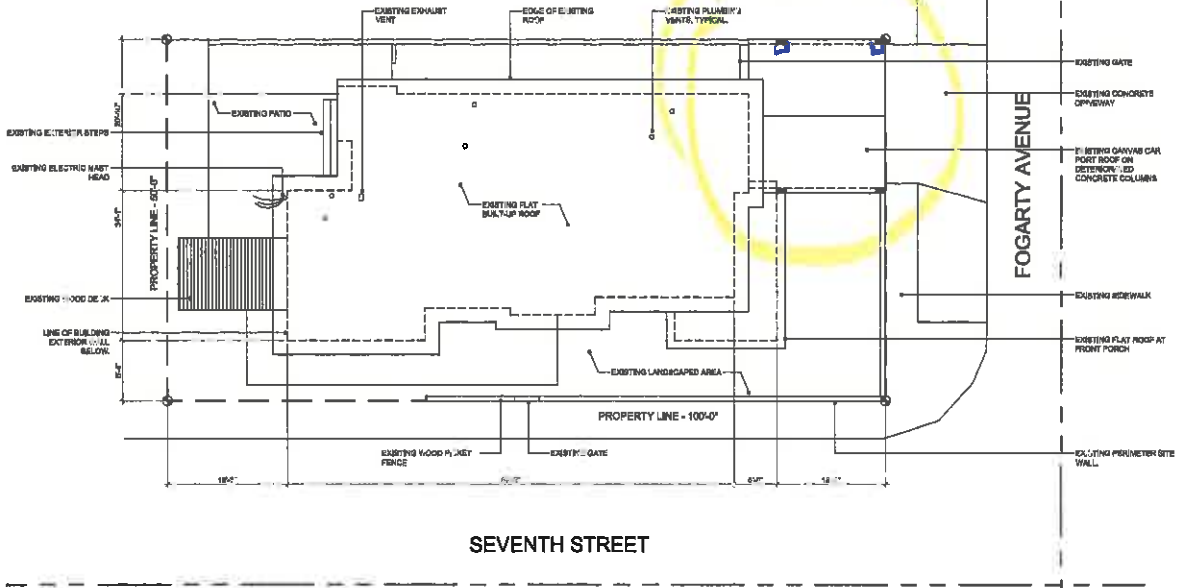
2004

Site Plans

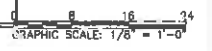


| PROJECT STATISTICS: | | | |
|----------------------------------|----------------|----------------|--------------------|
| PROJECT NAME | PROPERTY ID | EXISTING | VARIANCE REQUESTED |
| PROJECT NAME | 1000 S.Q.F.T. | EXISTING | NONE |
| BUILDING CODE/ZONE (129-790 614) | 2,700 S.Q.F.T. | 2,700 S.Q.F.T. | NONE |

02 BOUNDARY SURVEY
SCALE: NOT TO SCALE



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



Scale:

City/State:

Submitted:

Approved:

By:

For:

WARREN RESIDENCE
2801 Fogarty Avenue, Key West, Florida 33040
ROOF REPLACEMENT

| | |
|----------------|-------------|
| Plotted by: | 10/1/14 |
| Drawing title: | Project #: |
| Drawn by: | Checked by: |
| Plot: | Plot: |

TITLE:
EXISTING SITE PLAN AND BOUNDARY SURVEY

Sheet Number:
AE1.1.1

Date: September 7, 2012
© 2012 by mbi | k2m Architecture, Inc.

Sheet

Consultants

Submittals

Approved: _____
Date: _____

Approved: _____
Date: _____

Approved: _____
Date: _____

Approved: _____
Date: _____

Approved: _____
Date: _____

Approved: _____
Date: _____

Approved: _____
Date: _____

Approved: _____
Date: _____

Approved: _____
Date: _____

Approved: _____
Date: _____

WARREN RESIDENCE
3901 Fogarty Avenue, Fort Worth, Texas 76104
ROOF REPLACEMENT

Plot No. 020012-1101

Drawing Date: 2/1/12 Project No. 020012-1101

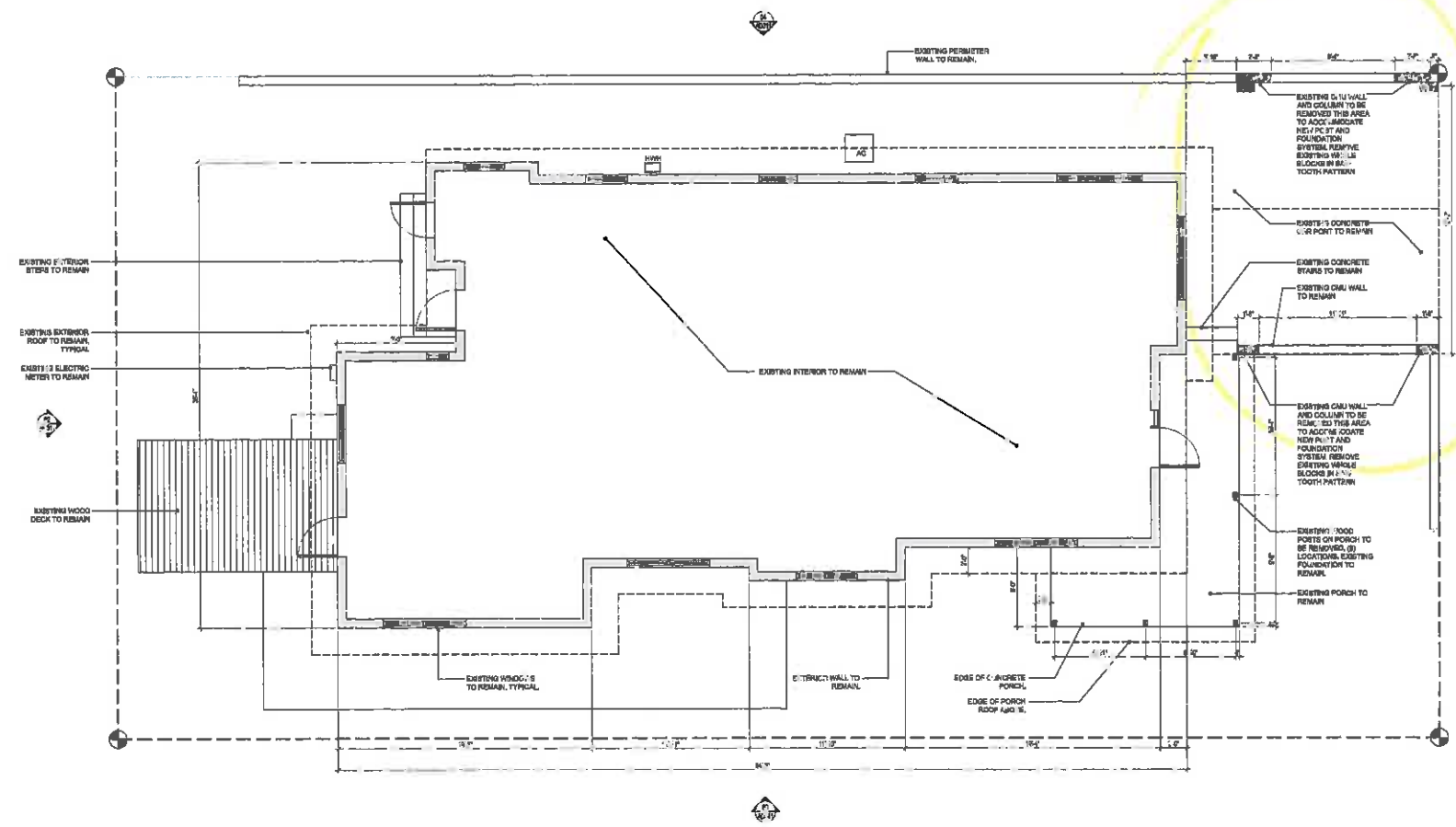
Drawn By: JCS Checked By: JCS

Title: DEMOLITION FIRST FLOOR PLAN

Sheet Name: AD2.1.1

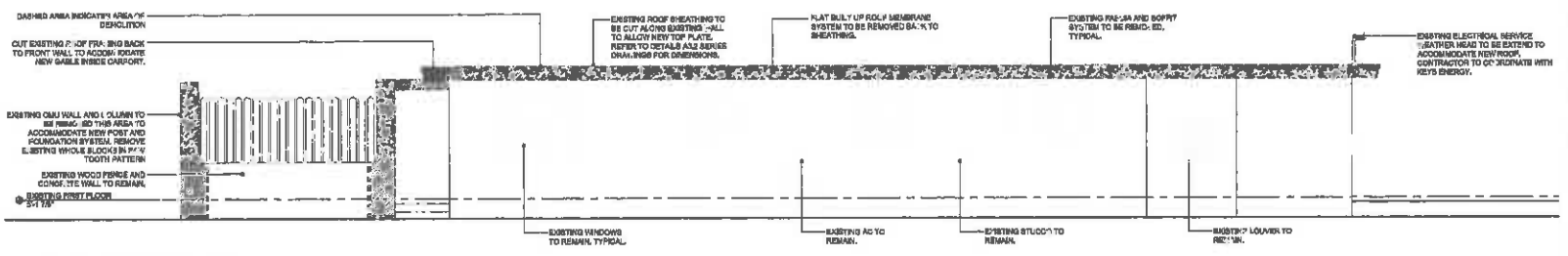
Date: September 7, 2012

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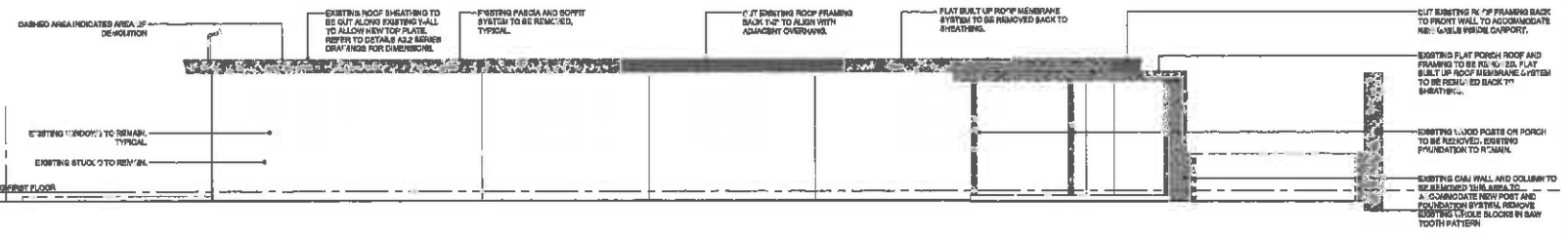


DEMOLITION FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

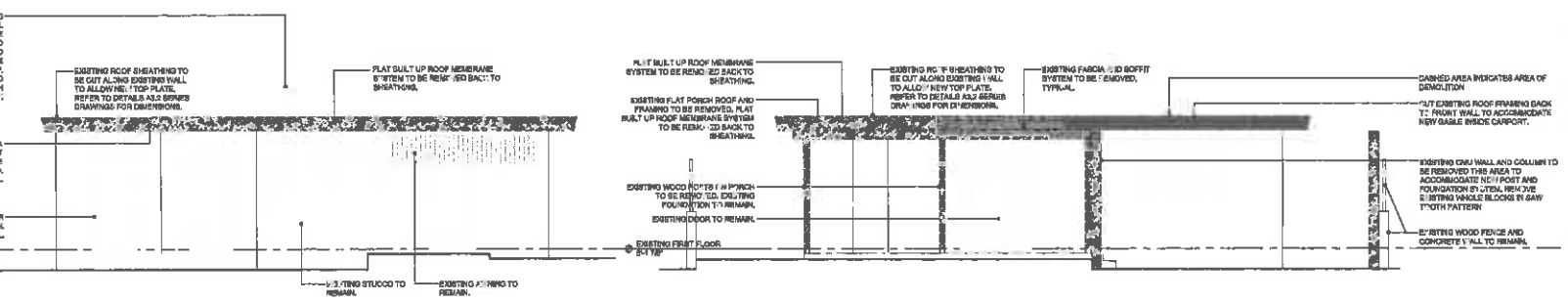




04 EAST ELEVATION
SCALE: 1/4" = 1'-0"



03 WEST ELEVATION - 7TH STREET
SCALE: 1/4" = 1'-0"



02 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

01 SOUTH ELEVATION - FOGARTY AVENUE
SCALE: 1/4" = 1'-0"



Date:

Consultant:

Submittals:

| | |
|------|------------------|
| Item | Description |
| 1 | Roof Replacement |
| 2 | Roof Replacement |
| 3 | Roof Replacement |
| 4 | Roof Replacement |
| 5 | Roof Replacement |
| 6 | Roof Replacement |
| 7 | Roof Replacement |
| 8 | Roof Replacement |
| 9 | Roof Replacement |
| 10 | Roof Replacement |
| 11 | Roof Replacement |
| 12 | Roof Replacement |
| 13 | Roof Replacement |
| 14 | Roof Replacement |
| 15 | Roof Replacement |
| 16 | Roof Replacement |
| 17 | Roof Replacement |
| 18 | Roof Replacement |
| 19 | Roof Replacement |
| 20 | Roof Replacement |

WARREN RESIDENCE
3501 Fogarty Avenue, Jay West, Florida 33416
ROOF REPLACEMENT

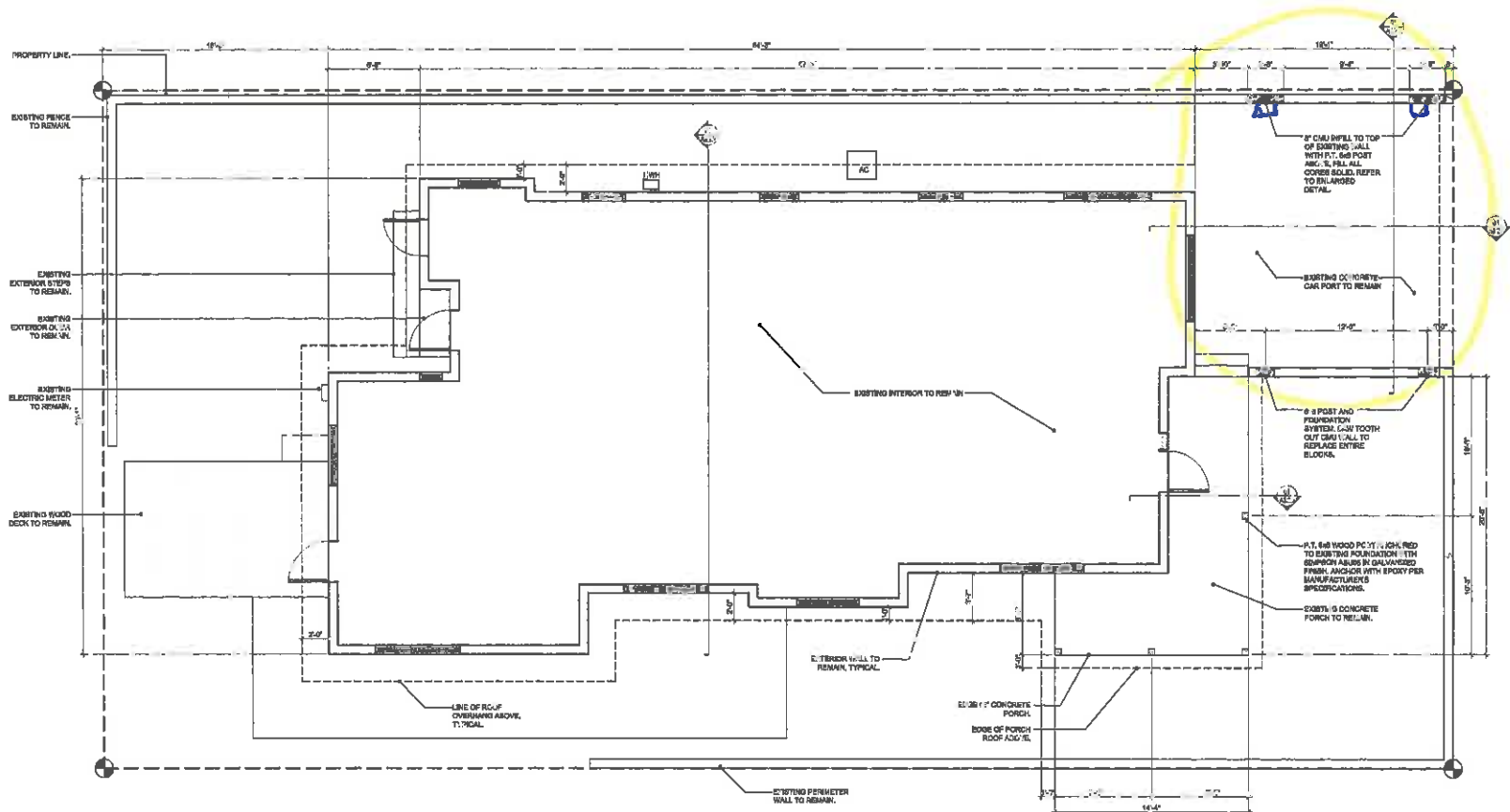
| | |
|---------------|------------------|
| Project: | WARREN RESIDENCE |
| Drawing Date: | 8/27/12 |
| Project No.: | 886-18-1152 |
| Drawn By: | AK |
| Checked By: | AK |

FIRST FLOOR PLAN

Sheet Number

A2.1.1

Date: September 7, 2012
© 2012 by mbl | k2m Architecture, Inc.



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



Sheet:

Consultant:

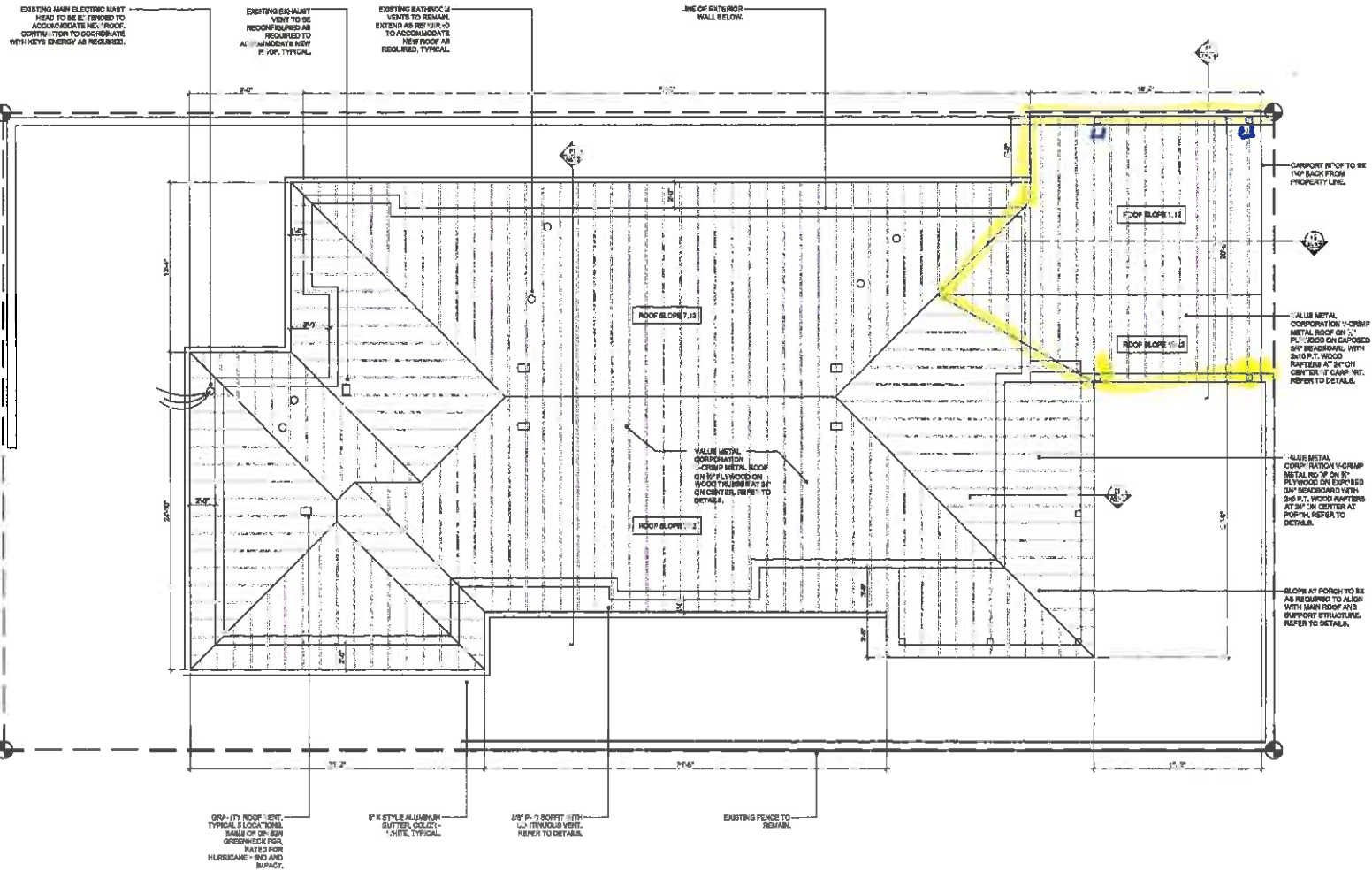
Subplotting:
 Revised: 11/11/14
 By: [Redacted]

WARREN RESIDENCE
 15501 Eaganway Avenue, Key West, Florida 33940
ROOF REPLACEMENT

Plot Date: 07/27/14
 Drawing Size: 24x36 | Project #: 15501RES
 Drawn By: [Redacted] | Checked By: [Redacted]

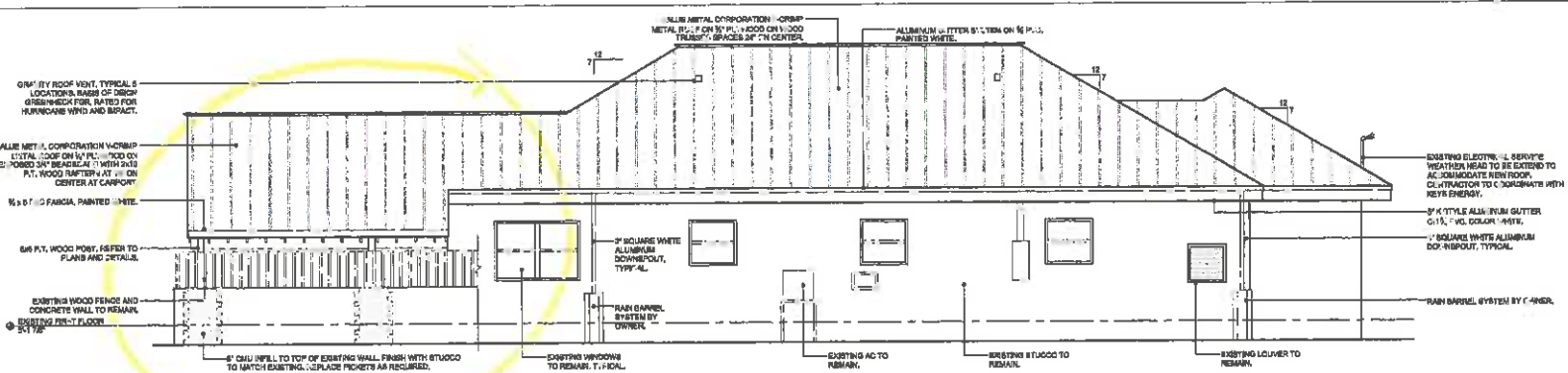
ROOF PLAN

Sheet Name: [Redacted]
A2.3.1
 Date: September 7, 2012
 0211 by mbl | in Architecture, L.L.C.



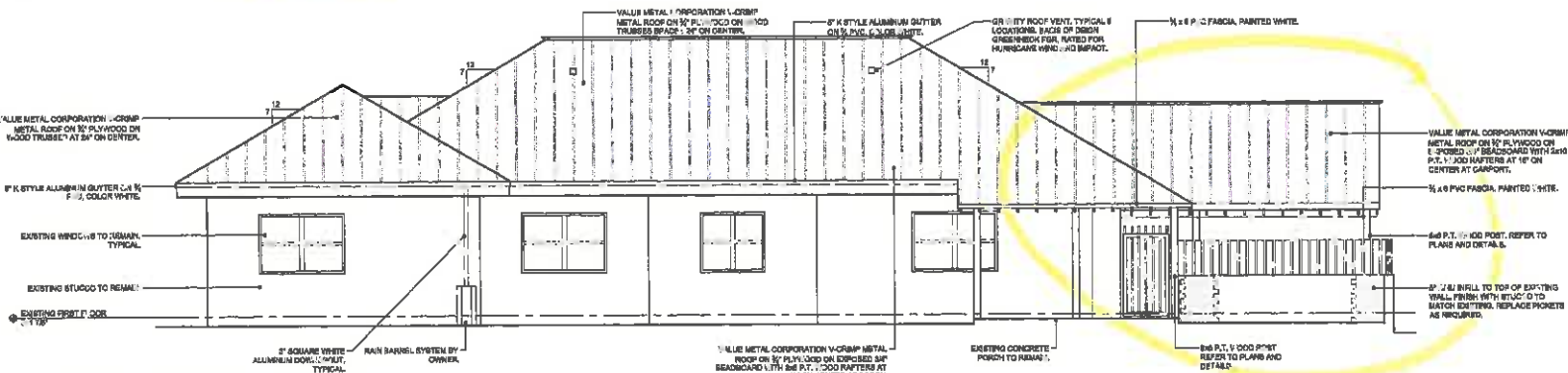
01 ROOF PLAN
 SCALE: 1/4" = 1'-0"





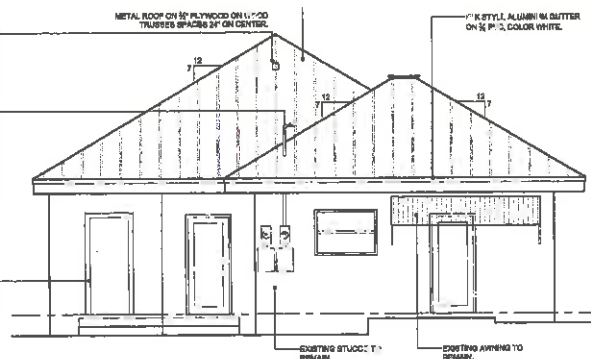
04 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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



03 WEST ELEVATION - 7TH STREET
SCALE: 1/4" = 1'-0"

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

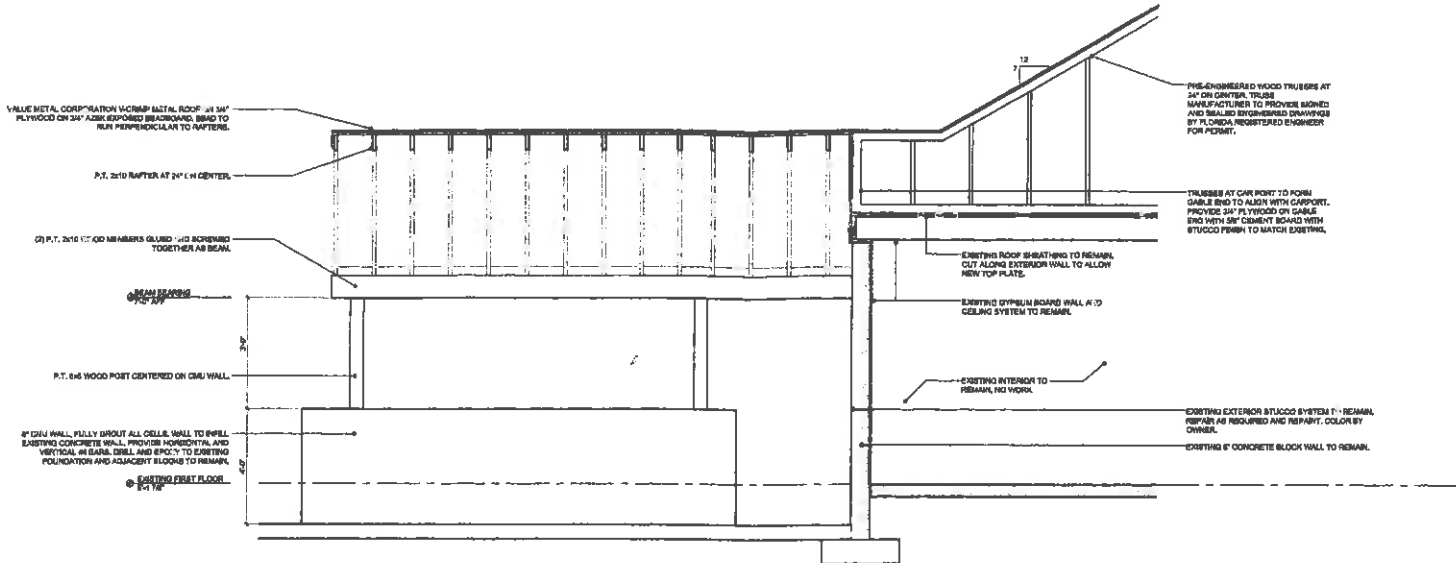


02 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



01 SOUTH ELEVATION - FOGARTY AVENUE
SCALE: 1/4" = 1'-0"

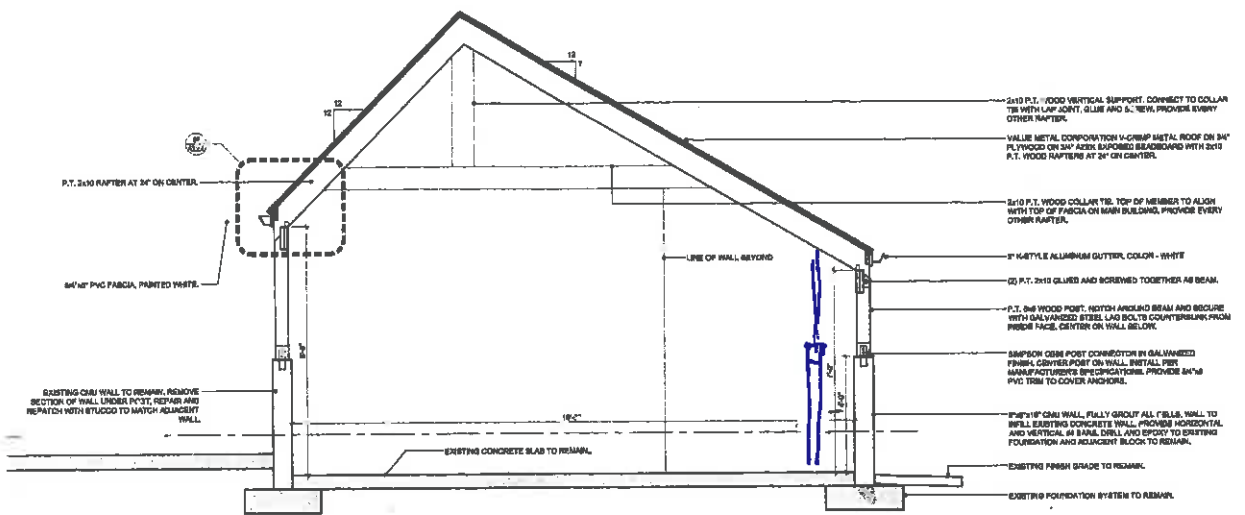
GRAPHIC SCALE: 1/4" = 1'-0"



02
A3.2.2
BUILDING SECTION THROUGH CAR PORT
 SCALE: 1/2" = 1'-0"

0 1 2 3 4 5 6
 GRAPHIC SCALE: 1/2" = 1'-0"

GRAVITY ROOF VENT. BASIS OF DESIGN GREENCHECK
 BASED ON 1/2" RAINFALL AND IMPACT.



per Building Dept instructions supports on Right side of carport were NOT built within existing wall, but were moved 1'-0" to the left of Existing Wall.

01
A3.2.1
BUILDING SECTION AT CAR PORT
 SCALE: 1/2" = 1'-0"

0 1 2 3 4 5 6
 GRAPHIC SCALE: 1/2" = 1'-0"

Revisions:

| No. | Date | Description |
|-----|------|-------------|
| | | |
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WARREN RESIDENCE
 2801 Copony Avenue, Key West, Florida 33040
ROOF REPLACEMENT

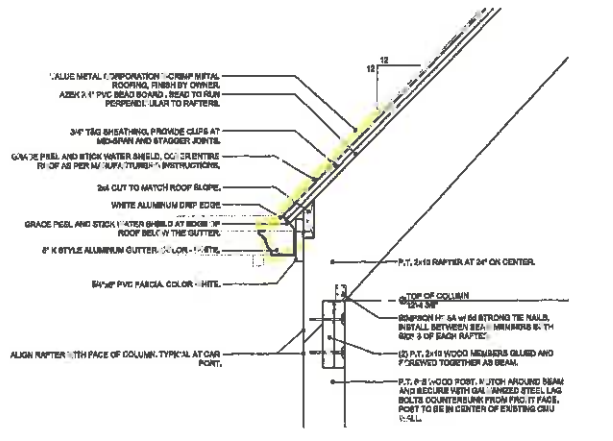
Plotter: mbl/2/14 PM
 Drawing Size: 11x17
 Project #: 446-13183
 Drawn By: mbl
 Checked By: mbl

Sheet Number:
A3.2.2

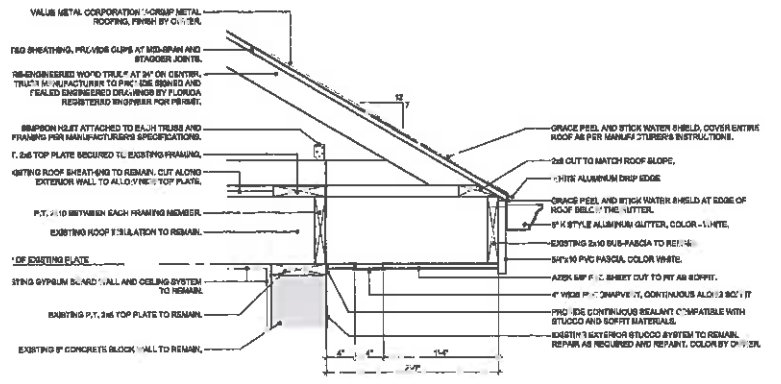
Date: September 7, 2012
 DWG by mbl | k2m | ARCH | JWS 1.2

Sheet Number:
A3.2.1

Date: September 7, 2012
 DWG by mbl | k2m | ARCH | JWS 1.2



02 A3.2.4
SCALE: 1 1/2" = 1'-0"
GRAPHIC SCALE: 1 1/2" = 1'-0"



01 A3.2.4
SCALE: 1 1/2" = 1'-0"
GRAPHIC SCALE: 1 1/2" = 1'-0"

Blank revision table with columns for Date, Description, and User.

WARREN RESIDENCE
3901 Fogarty Avenue, Key West, Florida 33440
ROOF REPLACEMENT

PLOTTED: 07 OCT 2012 10:00 AM
Drawing Size: 840x1100
Project #: 100412102
Drawn By: mbl
Checked By: k2m

ENLARGED DETAILS
Sheet Number:
A3.2.4

Date: September 7, 2012
0:12:15 mbl Key West, FL

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1 - 7.

SECTION A - PROPERTY OWNER INFORMATION

BUILDING OWNER'S NAME
Elizabeth Ann Warren

BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO.
2501 Fogarty Street

CITY
Key West

STATE
FL

ZIP CODE
33040

PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Lot 1, Square 43, Key West Subdivision Number One of Tract Twenty-one and Salt Pond Lots 1, 2, 4 and 5, Plat Book 1, Page 43

BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use a Comments area, if necessary.)
Residential

LATITUDE/LONGITUDE (OPTIONAL)
(##° - ##' - ##.###" or ###.####")

HORIZONTAL DATUM:
 NAD 1927 NAD 1983

SOURCE: GPS (Type): _____
 USGS Quad Map

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER
City of Key West 120168

B2. COUNTY NAME
Monroe County

B3. STATE
Florida

| | | | | | |
|---|-----------------|-------------------------------|---|-------------------------|------------------------------|
| B4. MAP AND PANEL NUMBER 12087C-1717 | B5. SUFFIX G | B6. FIRM INDEX DATE 3/3/97 | B7. FIRM PANEL EFFECTIVE/REVISED DATE 3/3/97 | B8. FLOOD ZONE(S) AE | B9. BASE FLOOD (Zone AO, use |
|---|-----------------|-------------------------------|---|-------------------------|------------------------------|

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9.
 FIS Profile FIRM Community Determined Other (Describe): _____

B11. Indicate the elevation datum used for the BFE in B9: NGVD 1929 NAVD 1988 Other (Describe): _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No Designation Date: _____

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.


C2. Building Diagram Number 1 (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)

C3. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, ARIA, ARIA/E, ARIA1-A30, ARIA/H, ARIA/O
Complete items C3.-a-i below according to the building diagram specified in item C2. State the datum used. If the datum is different from the datum used for Section B, convert the datum to that used for the BFE. Show field measurements and datum conversion calculation. Use the space provided or the Comments Section D or Section G, as appropriate, to document the datum conversion.
Datum NGVD Conversion/Comments Local Source

Elevation reference mark used g Does the elevation reference mark used appear on the FIRM? Yes No

- a) Top of bottom floor (including basement or enclosure) 5.15 ft.(m)
- b) Top of next higher floor NA ft.(m)
- c) Bottom of lowest horizontal structural member (V zones only) NA ft.(m)
- d) Attached garage (top of slab) NA ft.(m)
- e) Lowest elevation of machinery and/or equipment servicing the building (Describe in a Comments area) NA ft.(m)
- f) Lowest adjacent (finished) grade (LAG) 4.17 ft.(m)
- g) Highest adjacent (finished) grade (HAG) 4.17 ft.(m)
- h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade 0
- i) Total area of all permanent openings (flood vents) in C3.h 0 sq. in. (sq. cm)

License Number, Embossed Seal, Signature, and Date



Robert E. Reece,
Date: 4/29/04

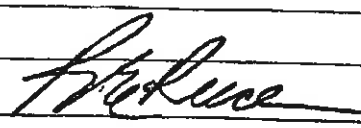
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information.
I certify that the information in Sections A, B, and C on this certificate represents my best efforts to interpret the data available.
I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

CERTIFIER'S NAME Robert E. Reece LICENSE NUMBER 5632

TITLE Professional Surveyor & Mapper COMPANY NAME R.E. REECE, P.A.

ADDRESS #5 Ships Way CITY Big Pine Key STATE FL ZIP 33041

SIGNATURE  DATE 4/29/04 TELEPHONE 305-872-1348

Site Photos



250

WMA

Gabrielle
+ baby 23



250

Gabrielle
baby 93



Gabrielle
& baby 43

250



250

WMA

Gabrielle
+ baby 23

DRC
Minutes & Comments



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

TO: Ginny Haller, Planner I

CC: Doug Bradshaw, Senior Project Manager

FROM: Elizabeth Ignoffo, E.I., Permit Engineer

DATE: June 28, 2013

**SUBJECT: 2501 Fogarty Avenue Carport
Variance Application**

In accordance with Sec. 122-1182, carport roof runoff shall be contained on the site. The applicant proposes to install a stormwater retention swale in the front yard and utilize rain barrels. The carport gutter downspouts will be directed to the swale and into rain barrels.

The swale will be six inches deep, five feet wide, sloped on the sides with a one-foot wide bottom. The swale will parallel to the front and side of the residence building. To compensate for soil and planting material, the swale will be over excavated four inches, to a minimum 10-inch depth. The swale volume will be 88 cubic feet.

The swale is designed to contain a 5-year rain event. The requirement of Sec. 122-1182 to contain the carport roof runoff on site shall be met by construction of the swale and directing the gutter downspouts into the swale and rain barrel.

Minutes of the Development Review Committee

June 27, 2013 **DRAFT**

KEYS would like to have a utility easement and to have full truck access to our power lines that run in front of 2516 Linda Avenue.

The following member of the public spoke on the matter:

- Jose Gonzalez, 2519 Linda

4. **Variations – 1317 Thompson Street (RE# 00043460-000000, AK# 1044091) – A request for side yard, rear yard, street side setbacks, impervious surface ratio, building coverage requirements and detached habitable space for an after-the-fact conversion of accessory shed and construction of new enclosed entrance hallway to join habitable space to principal structure in the SF zoning district per Section 90-391, Sections 122-238(6)a 2, 122-238(6)a 3, 122-238(6)a 4, 122-238(4)a, 122-238(4)b and 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Item was postponed to the July 25th meeting.

5. **After-the-Fact Variations – 2501 Fogarty Street (RE# 00050510-000000, AK# 1051110) – A request for side yard setback for a shed, and impervious surface ratio and building coverage requirements for an after-the-fact construction of new carport in the SF zoning district per Section 90-391, Sections 122-1182, 122-238(4)a, 122-238(4)b of the Land Development Regulations of the Code of Ordinances of the City of Key West. – 613 Margaret Street (RE# 00011290-000000; AK# 1011592) – A request for a rear yard setback for the reconstruction of a dwelling in the HHDR zoning district per Section 90-391, Section 122-630(6)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Ms. Haller gave members an overview of the Variance request.

The applicant's attorney, Lee Rohe, gave members an overview of the request.

DRC Member Comments:

URBAN FORESTER:

No comments.

FIRE DEPARTMENT:

Mr. Blanco stated that accessibility would not be affected by just one foot over setback requirements and had no objections.

HARC PLANNER:

No comments.

ENGINEERING:

No comments.

ADA COORDINATOR:

No comments.

PLANNING DIRECTOR:

Mr. Craig stated that variations would be required for proposed permanent accessory structure setback and impervious surfaces. Code does specify for one foot allowance.

**Minutes of the Development Review Committee
June 27, 2013 DRAFT**

ART IN PUBLIC PLACES:

No comments.

6. **Transient License Transfer – 1901 Venetia Street (RE# 00063400-000000, AK# 1063835) to 913 Duval Street (RE# 00017630-000000, AK# 1018104) – A request for a Transient License Transfer from property in the SF zoning district to property in the HRCC-3 zoning district per Section 122-1339(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Mr. Cunningham gave members an overview of the TLT request.

The attorney for the applicant, Susan Cardenas, Stones & Cardenas, gave an overview of the request.

DRC Member Comments:

URBAN FORESTER:

No comments.

FIRE DEPARTMENT:

Mr. Blanco stated that applicant needs to verify unit meets all fire safety requirements.

HARC PLANNER:

No comments.

ENGINEERING:

No comments.

ADA COORDINATOR:

No comments.

PLANNING DIRECTOR:

No comments.

ART IN PUBLIC PLACES:

No comments.

7. **Transient License Transfer – 1903 & 1905 Venetia Street (RE# 00063400-000000, AK# 1063835) to 1306 Villa Mill Alley (RE# 00036630-000100, AK# 18866798 and RE# 00036620-000000, AK# 1037460) – A request for two Transient Unit & License Transfers from property in the SF zoning district to property in the HRO zoning district per Section 122-1338(1) & (3) of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Item was postponed to the July 25th meeting.

8. **Variiances – 717 White Street (RE# 00022780-000000, AK# 1023574) - A request for side, street side and rear-yard setback requirements and detached habitable space to construct two buildings for use as a primary residence and satellite guest quarters with an art studio**

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 - Website tested on IE8, IE9, & Firefox.
Maps are now launching the new map application version. Requires Adobe Flash 10.3 or higher

Alternate Key: 1051110 Parcel ID: 00050510-000000

Ownership Details

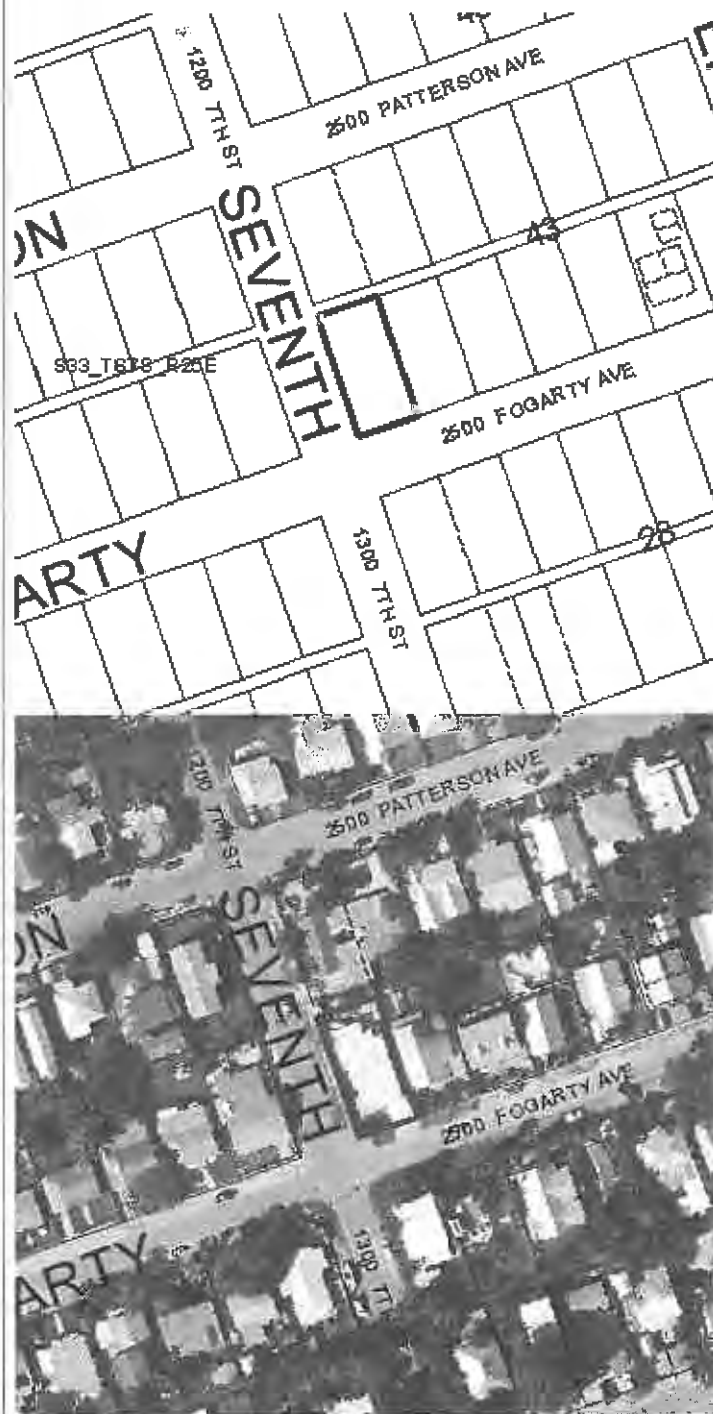
Mailing Address:
WARREN ELIZABETH ANN
2501 FOGARTY AVE
KEY WEST, FL 33040

All Owners:
RUFFENNACH THOMAS A SR WIFE, WARREN ELIZABETH ANN

Property Details

PC Code: 03 - MULTI FAMILY LESS THAN 10 UNITS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 33-07-25
Property Location: 2501 FOGARTY AVE KEY WEST
Subdivision: Key West Realty Co's First Sub
Legal Description: KW KW REALTY COS FIRST SUB PB1-43 LOT 1 SQR 43 TR 21 OR80-241/42 OR450-485 CASE#73-326 OR809-1340Q/C OR1105-1197Q/C CASE#91-155-FR-04F/J OR1180-1299Q/C OR2324-2220Q/C

Click Map Image to open interactive viewer



Exemptions

| Exemption | Amount |
|----------------------|-----------|
| 44 - ADDL HOMESTEAD | 25,000.00 |
| 39 - 25000 HOMESTEAD | 25,000.00 |

Land Details

| Land Use Code | Frontage | Depth | Land Area |
|------------------------|----------|-------|-------------|
| 010D - RESIDENTIAL DRY | 50 | 100 | 5,000.00 SF |

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1822
 Year Built: 1963

Building 1 Details

Building Type R2
 Effective Age 17
 Year Built 1963
 Functional Obs 0

Condition A
 Perimeter 211
 Special Arch 0
 Economic Obs 0

Quality Grade 550
 Depreciation % 22
 Grnd Floor Area 1,822

Inclusions: R2 includes 2 3-fixture baths and 2 kitchens.

Roof Type FLAT OR SHED
 Heat 1 NONE
 Heat Src 1 NONE

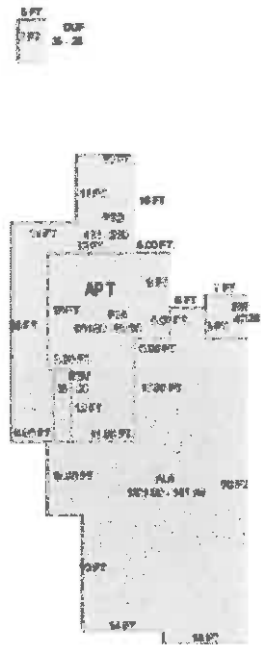
Roof Cover TAR & GRAVEL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation CONCR FTR
 Bedrooms 3

Extra Features:

2 Fix Bath 0
 3 Fix Bath 2
 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 |
|-----|------|----------|-----------|------------|-------|-----|------------|---------------------|-------|
| 0 | DUF | | 1 | 1990 | | | | | 35 |
| 0 | SBU | | 1 | 1963 | | | | | 36 |
| 2 | FLA | 5:C.B.S. | 1 | 1990 | N | N | 0.00 | 0.00 | 501 |
| 3 | SBF | 5:C.B.S. | 1 | 1990 | N | N | 0.00 | 0.00 | 49 |
| 4 | PTO | | 1 | 1990 | N | N | 0.00 | 0.00 | 413 |
| 5 | FLA | 5:C.B.S. | 1 | 1990 | N | N | 0.00 | 0.00 | 1,321 |

Misc Improvement Details

| Nbr | Type | # Units | Length | Width | Year Built | Roll Year | Grade | Life |
|-----|-------------------|----------|--------|-------|------------|-----------|-------|------|
| 1 | FN2:FENCES | 1,530 SF | 255 | 6 | 1989 | 1990 | 5 | 30 |
| 2 | PT5:TILE PATIO | 168 SF | 0 | 0 | 1990 | 1991 | 5 | 50 |
| 3 | PT3:PATIO | 624 SF | 0 | 0 | 1990 | 1991 | 1 | 50 |
| 4 | PT3:PATIO | 306 SF | 0 | 0 | 1964 | 1965 | 2 | 50 |
| 5 | FN2:FENCES | 288 SF | 48 | 6 | 2005 | 2006 | 2 | 30 |
| 6 | AC2:WALL AIR COND | 2 UT | 0 | 0 | 1984 | 1985 | 3 | 20 |
| 7 | AC2:WALL AIR COND | 2 UT | 0 | 0 | 1984 | 1985 | 2 | 20 |
| 8 | FN2:FENCES | 210 SF | 35 | 6 | 2002 | 2003 | 2 | 30 |

Appraiser Notes

2005-11-15 - INSPECTED THIS DAY, INTERIOR WALLS WERE INCORRECT, OWNER LIVES IN 74% OF HOUSE. BCS

Building Permits

| Bldg Number | Date Issued | Date Completed | Amount | Description | Notes |
|-------------|-------------|----------------|------------|--------------------|--|
| 1 | 11-1673 | 05/20/2011 | 03/20/2012 | 2,000 Residential | INSTALL 11 IMPACT WINDOWS ALTER 1 OPENING TO ACCOMADATE 1 WINDOW, STUCCO AROUND WINDOWS DRYWALL IF NECESSARY |
| 1 | 12-4224 | 11/29/2012 | | 80,000 Residential | FLAT ROOF STRUCTURE TO HIP ROOF USING TRUSSES; 2770 SQ FT |
| 1 | 12-4227 | 11/29/2012 | | 13,000 Residential | INSTALL GRACE AND VCRIMP, 3' DROP EDGE TO NEW CONSTRUCTION; 2770 SQ FT |
| 1 | 9803002 | 10/01/1998 | 12/31/1998 | 5,000 | CARPORT ROOF - EXPIRED |
| 1 | 0201763 | 07/01/2002 | 11/25/2002 | 2,000 | FENCE |
| 1 | 0202335 | 08/28/2002 | 11/25/2002 | 1,700 | PLUMBING |
| 1 | 03-0760 | 03/18/2003 | 08/12/2003 | 400 | ATF PLUMBING |
| 1 | 03-0884 | 03/20/2003 | 08/12/2003 | 1,200 | ATF DECKS |
| 1 | 04-3842 | 12/22/2004 | 08/15/2005 | 7,500 | RUBBER ROOFING |
| 1 | 05-3010 | 01/27/2006 | 01/27/2006 | 1,500 | FENCE |
| 1 | 04-3695 | 12/03/2004 | | 2,000 | BUILD 12 X 18 SHED |

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 | 214,167 | 12,690 | 82,500 | 309,357 | 309,356 | 25,000 | 284,357 |
| 2011 | 230,427 | 9,353 | 90,000 | 329,780 | 329,780 | 25,000 | 304,780 |
| 2010 | 233,075 | 9,422 | 130,000 | 372,497 | 368,226 | 25,000 | 343,226 |
| 2009 | 259,037 | 9,474 | 130,000 | 398,511 | 368,571 | 25,000 | 343,571 |
| 2008 | 240,780 | 9,526 | 257,500 | 507,806 | 397,405 | 25,000 | 372,405 |
| 2007 | 270,679 | 10,055 | 250,000 | 530,734 | 293,564 | 25,000 | 268,564 |
| 2006 | 338,953 | 10,720 | 300,000 | 649,673 | 251,270 | 25,000 | 226,270 |
| 2005 | 310,266 | 11,588 | 225,000 | 546,854 | 368,894 | 25,000 | 343,894 |
| 2004 | 213,165 | 12,151 | 165,000 | 390,316 | 342,023 | 25,000 | 317,023 |
| 2003 | 204,036 | 12,862 | 75,000 | 291,898 | 291,898 | 25,000 | 266,898 |
| 2002 | 172,583 | 13,479 | 70,000 | 256,062 | 256,062 | 0 | 256,062 |
| 2001 | 128,655 | 14,079 | 70,000 | 212,734 | 212,734 | 0 | 212,734 |
| 2000 | 124,699 | 9,375 | 50,000 | 184,074 | 184,074 | 0 | 184,074 |
| 1999 | 120,362 | 9,399 | 50,000 | 179,761 | 179,761 | 0 | 179,761 |
| 1998 | 107,092 | 8,343 | 50,000 | 165,435 | 165,435 | 0 | 165,435 |
| 1997 | 98,637 | 8,038 | 40,000 | 146,675 | 146,675 | 0 | 146,675 |
| 1996 | 72,469 | 6,438 | 40,000 | 118,908 | 118,908 | 0 | 118,908 |
| 1995 | 69,785 | 6,432 | 40,000 | 116,218 | 111,897 | 25,000 | 86,897 |
| 1994 | 59,049 | 5,700 | 40,000 | 104,749 | 104,749 | 25,000 | 79,749 |
| 1993 | 59,049 | 5,910 | 40,000 | 104,959 | 104,959 | 25,000 | 79,959 |
| 1992 | 72,039 | 6,120 | 40,000 | 118,159 | 118,159 | 25,000 | 93,159 |
| 1991 | 72,039 | 6,379 | 40,000 | 118,418 | 118,418 | 0 | 118,418 |
| 1990 | 62,258 | 718 | 37,500 | 100,476 | 100,476 | 0 | 100,476 |
| 1989 | 56,598 | 653 | 36,250 | 93,501 | 93,501 | 0 | 93,501 |
| 1988 | 47,505 | 653 | 27,500 | 75,658 | 75,658 | 0 | 75,658 |
| 1987 | 46,898 | 653 | 19,550 | 67,101 | 67,101 | 0 | 67,101 |
| 1986 | 47,162 | 653 | 18,300 | 66,115 | 66,115 | 0 | 66,115 |
| 1985 | 45,137 | 653 | 18,250 | 64,040 | 64,040 | 25,000 | 39,040 |
| 1984 | 42,040 | 653 | 18,250 | 60,943 | 60,943 | 25,000 | 35,943 |
| 1983 | 42,315 | 653 | 18,250 | 61,218 | 61,218 | 25,000 | 36,218 |
| 1982 | 43,290 | 653 | 13,050 | 56,993 | 56,993 | 25,000 | 31,993 |

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.

There are no sales to display for this parcel.

This page has been visited 68,268 times.

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

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing at **6:00 p.m., August 22, 2013 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

After-the-Fact Variances – 2501 Fogarty Street (RE# 00050510-000000, AK# 1051110) – A request for side yard setback for a shed, and impervious surface ratio and building coverage requirements for an after-the-fact construction of new carport in the SF zoning district per Section 90-391, Sections 122-1182, 122-238(4)a, 122-238(4)b of the Land Development Regulations of the Code of Ordinances of the City of Key West.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3720, or visit <http://keywest.legistar.com/Calendar.aspx>

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing:

After-the-Fact Variances – 2501 Fogarty Street (RE# 00050510-000000, AK# 1051110) – A request for side yard setback for a shed, and impervious surface ratio and building coverage requirements for an after-the-fact construction of new carport in the SF zoning district per Section 90-391, Sections 122-1182, 122-238(4)a, 122-238(4)b of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant: Elizabeth Ann Warren
Thomas A. Ruffennach, Sr.

Owner: Elizabeth Ann Warren
Thomas A. Ruffennach, Sr.

Project Location: 2501 Fogarty Street

Date of Hearing: Thursday, August 22, 2013

Time of Hearing: 6:00 PM

Location of Hearing: Old City Hall, 510 Greene, City Commission Chambers

Interested parties may appear at the public hearing and be heard with respect to the applications. Packets can be viewed online at www.keywestcity.com. Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Stacy Gibson at sgibson@keywestcity.com.

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 the testimony and evidence upon which the appeal is to be 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 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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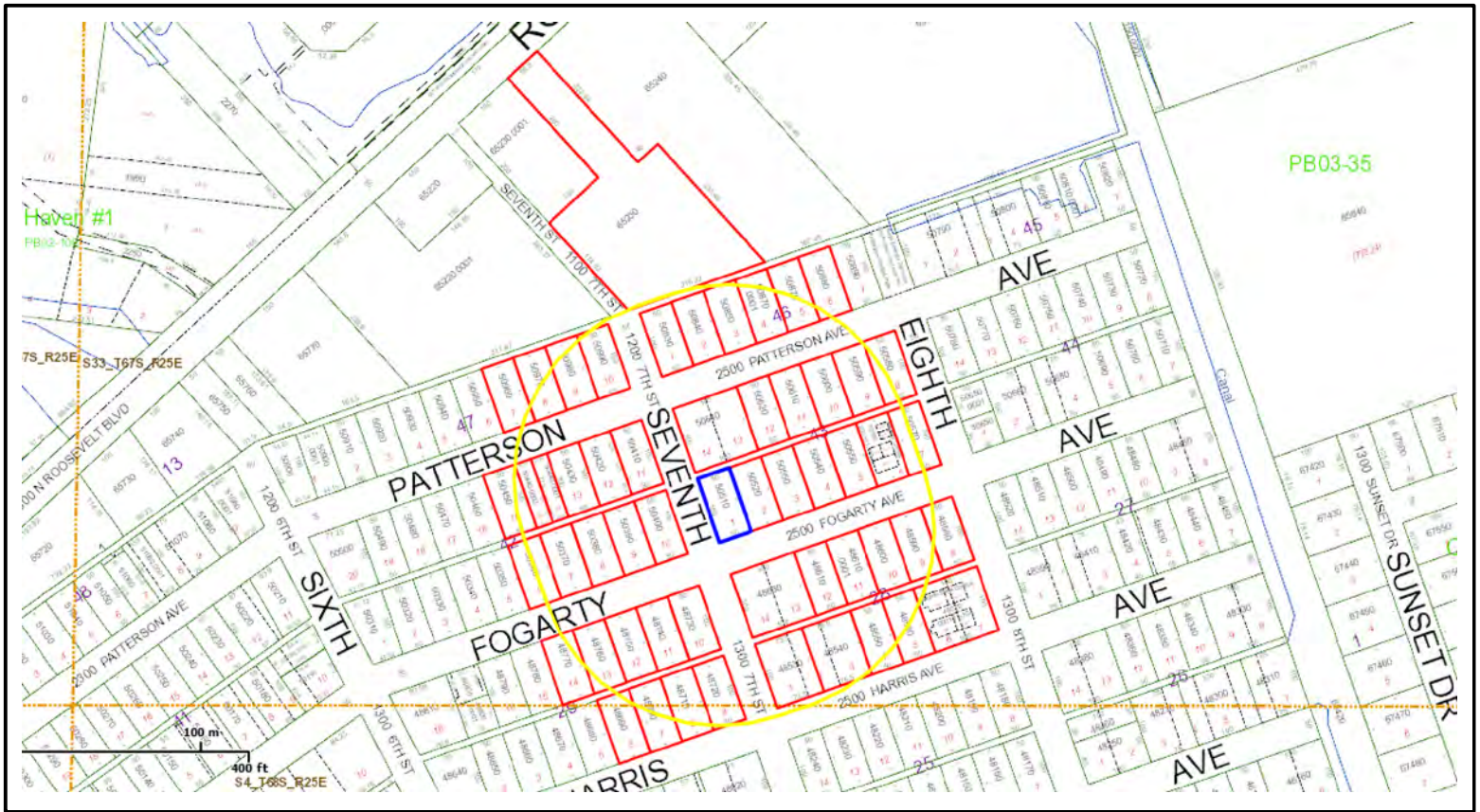
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Monroe County, Florida

2501 Fogarty

Printed: Aug 12, 2013

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.



300' Radius Noticing
List Generated 08/12/2013

| NAME | ADDRESS | UNIT | CITY | STATE | ZIP | COUNTRY |
|--|-----------------------------|--------|----------------|-------|------------|---------|
| 1 CONVERTITO CORIANN | 717 SAMARITAN LN APT 6 | | KEY WEST | FL | 33040-7469 | ENGLAND |
| 2 GOMEZ KATERINA | 2524 FOGARTY AVE | | KEY WEST | FL | 33040-3915 | |
| 3 SUNDERMAN ROBERT E AND HEATHER M | PO BOX 387 | | KEY WEST | FL | 33041-0387 | |
| 4 JANALIK ROBERT | 2425 PATTERSON AVE | | KEY WEST | FL | 33040 | |
| 5 THORNEWELL GEORGE D III | 2420 PATTERSON AVE UNIT B | | KEY WEST | FL | 33040-3818 | |
| 6 CONCH PLAZA LLC | 513 FLEMING ST | UNIT 1 | KEY WEST | FL | 33040 | |
| 7 BREWER LLOYD P JR AND LETA P FAMILY TR 2/27/2009 | 3340 N ROOSEVELT BLVD STE 6 | | KEY WEST | FL | 33040-8021 | |
| 8 LUJAN LILIA F IRREVOCABLE TR AGR 1/3/2001 | 8760 E 102ND ST | | TULSA | OK | 74133-6990 | |
| 9 WRIGHT DAVID HARRISON | 2507 HARRIS AVE | | KEY WEST | FL | 33040 | |
| 10 JOHNSON STREET INVESTMENTS LIMITED | 2520 PATTERSON AVE | | KEY WEST | FL | 33040-3919 | |
| 11 KILLION GERARD M AND GALE LABBATE | 2430 PATTERSON AVE | | KEY WEST | FL | 33040 | |
| 12 BROWN KATHERINE S | PO BOX 2327 | | KEY WEST | FL | 33045-2327 | |
| 13 WILBUR WRIGHT 725 LLC | 1331 DUNCAN ST | | KEY WEST | FL | 33040-3446 | |
| 14 ALFANO LINDA | 540 WAYSIDE RD | | PORTOLA VALLEY | CA | 94028-7232 | |
| 15 KONGOS SUSAN MARIE | 1301 7TH ST | | KEY WEST | FL | 33040-3941 | |
| 16 COMMANDER MICHAEL A JR AND DEBRA J | 2438 PATTERSON AVE | | KEY WEST | FL | 33040 | |
| 17 BUDDE MICHAEL J AND ANGELA | 2429 HARRIS AVE | | KEY WEST | FL | 33040 | |
| 18 OGLESBEE DWIGHT W | 2434 FOGARTY AVE | | KEY WEST | FL | 33040 | |
| 19 SCHONECK DAN H II AND JOANNA A | 2525 PATTERSON AVE | | KEY WEST | FL | 33040-3918 | |
| 20 2503 HARRIS AVENUE LLC | 1319 DUVAL ST | | KEY WEST | FL | 33040 | |
| 21 MAYOR DAYREL AND ZAYLI | 2437 FOGARTY AVE | | KEY WEST | FL | 33040 | |
| 22 DE BAAR JACK | 789 BRYDEN RD | | COLUMBUS | OH | 43205 | |
| 23 ATKINSON CHARLES W AND CATHERINE M | 2520 FOGARTY AVE | | KEY WEST | FL | 33040 | |
| 24 NASEIRO LORENZO JR AND DAISY M | 2521 PATTERSON AVE | | KEY WEST | FL | 33040 | |
| 25 REED PATRICIA | 2501 HARRIS AVE | | KEY WEST | FL | 33040 | |
| 26 WALSH JOSEPH H | 909 16TH TERR | | KEY WEST | FL | 33040 | |
| 27 MONZON EMELINA L/E | 2508 PATTERSON AVE | | KEY WEST | FL | 33040-3919 | |
| 28 TETREULT JOSEPH M AND ELLEN M | 2406 HARRIS AVE | | KEY WEST | FL | 33040-3851 | |
| 29 ROBERTS AMELIA | 1210 8TH ST | | KEY WEST | FL | 33040 | |
| 30 BETHEL LEONARD W | 2519 PATTERSON AVE | | KEY WEST | FL | 33040-3918 | |
| 31 TARANTINO JOANNE | 1002 WASHINGTON ST | | KEY WEST | FL | 33040-4848 | |
| 32 HERR THOMAS J AND TARYN GS | 2242 ESSEX ST | | BALTIMORE | MD | 21231-3211 | |
| 33 FRANKEL MATTHEW P | 2430 FOGARTY AVE | | KEY WEST | FL | 33040-3812 | |
| 34 WARREN ELIZABETH ANN | 2501 FOGARTY AVE | | KEY WEST | FL | 33040 | |

300' Radius Noticing
List Generated 08/12/2013

2501 Fogarty
Page 2 of 2

| NAME | ADDRESS | UNIT | CITY | STATE | ZIP | COUNTRY |
|---------------------------------------|---------------------------|--------|--------------|-------|------------|---------|
| 35 BROWN PAUL A AND ALISON | 9816 KERRIES CT | | PERRY HALL | MD | 21128-9833 | |
| 36 HARRIS AND ALMONTE HOLDINGS LLC | 714 SOUTH ST | | KEY WEST | FL | 33040-4770 | |
| 37 RUSSELL SANDRA LORRAINE | 2416 FOGARTY AVE | | KEY WEST | FL | 33040-3812 | |
| 38 RUSSELL SCOTT P AND MARILYN DIANNE | 2505 FOGARTY AVE | | KEY WEST | FL | 33040 | |
| 39 TARANTINO JOANNE | 1002 WASHINGTON ST | | KEY WEST | FL | 33040-4848 | |
| 40 MIZELLE HOWARD LELAND | 5737 OAK LAKE TRL | | OVIEDO | FL | 32765-7366 | |
| 41 TARANTINO JOANNE | 1002 WASHINGTON ST | | KEY WEST | FL | 33040-4848 | |
| 42 ARENA PAMELA | 2423 PATTERSON AVE | | KEY WEST | FL | 33040 | |
| 43 ESPINOZA INGRID | 2420 PATTERSON AVE UNIT A | | KEY WEST | FL | 33040-3818 | |
| 44 SOUTHERNMOST HOMES INC | 3720 N ROOSEVELT BLVD | | KEY WEST | FL | 33040-4533 | |
| 45 REINHOLD JAMES A AND JAMI L | 2437 HARRIS AVE | | KEY WEST | FL | 33040-3850 | |
| 46 LINDER GEORGE W JR AND PAMELA L | 15 W CYPRESS TER | | KEY WEST | FL | 33040-6234 | |
| 47 VALDES ALBERTO | 2420 FOGARTY AVE | | KEY WEST | FL | 33040 | |
| 48 SMITH-MARTIN ROBIN | 2503 FOGARTY AVE | | KEY WEST | FL | 33040 | |
| 49 ZHANG SHI XING | 209 KEY DEER BLVD | | BIG PINE KEY | FL | 33043-4905 | |
| 50 THRASHER LAYNE | 2427 HARRIS AVE | | KEY WEST | FL | 33040 | |
| 51 OTTO SUZANNE C | 2524 PATTERSON AVE | | KEY WEST | FL | 33040-3919 | |
| 52 HODGE JAN E | 2520 PATTERSON AVE | | KEY WEST | FL | 33040-3919 | |
| 53 TARANTINO JOANNE | 1002 WASHINGTON ST | | KEY WEST | FL | 33040-4848 | |
| 54 KEENAN TERANCE E AND GWEN L H/W | 5008 BRILL POINT RD | | TALLAHASSEE | FL | 32312 | |
| 55 SPENCER ROBERT E AND JERRY | PO BOX 2672 | | KEY WEST | FL | 33045-2672 | |
| 56 NYSTROM FRANCES H REV TR 9/14/2009 | 3417 RIVIERA DR | | KEY WEST | FL | 33040 | |
| 57 LEONARD BERT C AND SHARON K | 8795 STREAMCREST DR | | BOULDER | CO | 80302 | |
| 58 BROWN PAUL A AND ALISON | 9816 KERRIES CT | | PERRY HALL | MD | 21128-9833 | |
| 59 FINEGAN SEAN T B | 2521 FOGARTY AVE | UNIT 3 | KEY WEST | FL | 33040 | |
| 60 RUSSELL SCOTT P AND MARILYN DIANNE | 2507 FOGARTY AVE | | KEY WEST | FL | 33040 | |
| 61 LANASA FRANCIS A | 2509 FOGARTY AVE | | KEY WEST | FL | 33040-3914 | |