

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. GEBALDE

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

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)

May 17, 2026

Taylor Brown, Planning Director
City of Key West Planning Department
1300 White Street
Key West, Florida 33040

RE: Variance Application 1107 Fleming Street, Key West, Florida 33040
Property ID# 00005000-000000

Dear Mr. Brown,

My firm represents Charles and Janet Bengel (the "Applicant"), in submitting a variance application at 1107 Fleming Street, Key West, Florida 33040 (the "Property") located in the Historic Medium Density Residential ("HMDR") zoning district. Pursuant to code Sec. 90-391, this variance request is triggered by the Applicant's desire to fully enclose a partially enclosed porch, despite no physical changes to the existing setback. Specifically, the application is to request a variance to code Section 122-600(6) with regard to the required side setback for primary structures.

As the attached site plan will show, the overhang of the first-floor roof and side wall encroaches into the side setback. The exterior wall of the structure sits at 1'-4" from the side property line. The two sides that are currently screened in will be enclosed. This construction does not encroach into the side setback any further than the current condition, nonetheless, a variance is required.

This area has been used as an extension of the interior space which is currently used as living area and the proposed use will remain the same. All other site conditions remain the same.

	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUIRED
Lot Size	4,000 sq. ft.	4,875 sq. ft.	4,875 sq. ft.	No
Lot Width (ft.)	40	47.9	47.9	No
Lot Depth (ft.)	90	100	100	No
Max Building Coverage	1,950 sq. ft. (40%)	1,945 sq. ft. (39%)	No Change	No

Max Impervious	2,925 sq. ft. (60%)	2,915 sq. ft. (59%)	No Change	No
Min. Open Space	1,706 sq. ft. (35%)	1,960 sq. ft. (40%)	No Change	No
Applicable Setbacks:				
Rear	15'	15'-0"	No Change	No
Subject Side	5'	1'-4"	1' - 4"	Existing nonconformity (variance required)

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. This is a historic home with established setbacks. The enclosure of the side wall does not increase the existing nonconformity.
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 with the side setback. This is a condition that has existed for many years and was not created by the applicant, nor is it being expanded or enlarged 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. Although the code does allow nonconforming structures to be maintained and altered without a variance, as long as the nonconformity is not increased, the intent of the LDRs recognize the inconsistent development of our historic district and therefore permits variances for noncomplying lots and structures that exist prior to the creation of the code.
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 space subject to this variance has been used as interior living space for the family. The screened walls do not currently provide the safety and privacy needed. For many years it was established by the planning department and Planning Board that as long as a nonconformity was not increased, improvements could be made, especially in situations where the alteration improved the condition of the structure.
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. Yes, if approved, the minimal variance would be granted allowing the homeowners to improve existing interior space without increasing an existing nonconformity. The footprint of the structure and the existing side setback will remain unchanged.
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 KWFD completed a site visit and found no safety concerns for the proposed wall enclosure.
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 Form



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	\$ 2,680.19
Advertising and Noticing Fee	\$ 376.81
Fire Department Review Fee	\$ 134.01
Total Application Fee	\$ 3,191.01

After the Fact Application Fee Schedule	
After the Fact Variance Application Fee	\$ 5,360.39
Advertising and Noticing Fee	\$ 376.81
Fire Department Review Fee	\$ 134.01
Total Application Fee	\$ 5,871.21

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 Board of 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 pre-application 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:

1. 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

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Fire Department Review Fee	\$ 134.01
Total Application Fee	\$ 5,871.21

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

PROPERTY DESCRIPTION:

Site Address: 1107 Fleming Street

Zoning District: HMDR

Real Estate (RE) #: 00005000-000000

Property located within the Historic District?

☒ Yes

☐ No

APPLICANT:

☐ Owner

☒ Authorized Representative

Name: Richard McChesney/Spottswood Law Firm

Mailing Address: 500 Fleming Street

City: Key West

State: Florida

Zip: 33040

Home/Mobile Phone: 305-304-3884

Office: 305-294-9556

Fax:

Email: Richard@spottswoodlaw.com

PROPERTY OWNER: (if different than above)

Name: Charles and Janet Bengel

Mailing Address: 1107 Fleming Street

City: Key West

State: Florida

Zip: 33040

Home/Mobile Phone:

Office:

Fax:

Email:

Description of Proposed Construction, Development, and Use:

Enclosing an existing exterior wall of a residential structure within the side setback.

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

Code Sec. 122-600(6) with regard to the minimum required side setback for primary structures from 5' to 1'-4".

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

If yes, please describe and attach relevant documents: _____

Will any work be within the dripline (canopy) of any tree on or off the property? ☐ Yes ☒ No

If yes, provide date of landscape approval, and attach a copy of such approval.

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

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning		SEE ATTACHED COVER LETTER		
Flood Zone				
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 Number 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

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.

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.
- ☐ 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
- ☐ Any additional supplemental information necessary to render a determination related to the variance request

Pre-Application Meeting Notes

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

Meeting Date: 5.13.26 Zoning District: HMDR

Address/Location: 1107 Fleming Street

Request: Site visit for porch enclosure

Type of Application: _____

Attendees: Taylor Brown and Haven Burkee

Notes:

[illegible]

Authorization and Verification

May 2026



**City of Key West
Planning Department**

Authorization Form
(Individual or Joint Owner)

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

I, Charles Bengel authorize
Please Print Name(s) of Owner(s) as appears on the deed

Richard McChesney/Spottswood Law Firm

Please Print Name of Representative

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

Charles W Bengel
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this May 15, 2020
Date

by Charles Bengel
Name of Owner

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

[Signature]
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Commission Number, if any



Caitlin Dempsey
Comm.: HH 456193
Expires: Oct. 19, 2027
Notary Public - State of Florida



**City of Key West
Planning Department
Verification Form**

(Where Applicant is an entity)

I, Richard J. McChesney, in my capacity as Attorney
(print name) *(print position; president, managing member)*
of Spottswood, Spottswood, Spottswood & Sterling, PLLC
(print name of entity)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1107 Fleming Street

Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

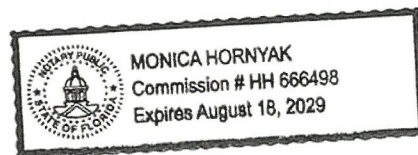
[Signature]
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this May 15, 2026 by
Richard McChesney
Name of Applicant

He/She is personally known to me or has presented _____ as identification.
[Signature]
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Commission Number, if any



Warranty Deed

This Document Prepared By and Return to:
Feldman Koenig Highsmith & Van Loon, P.A.
David Van Loon, Esquire
3158 Northside Drive
Key West, FL 33040
305-296-8851

Doc# 1842147 07/01/2011 3:56PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

07/01/2011 3:56PM
DEED DOC STAMP CL: DIONNE \$6,860.00

Parcel ID Number: 00005000-000000

Warranty Deed

Doc# 1842147
Bk# 2524 Pg# 827

\$900,000.00

This Indenture, Made this 28th day of June, 2011 A.D.,
Robert E. Carlson and Eva-Maria C. Carlson, husband and wife

of the County of Monroe, State of Florida, grantors, and
Charles W. Bengel and Janet A. Bengel, husband and wife

whose address is: 5061 Polk Avenue, Alexandria, VA 22304

of the County of Alexandria City, State of Virginia, grantees.
Witnesseth that the GRANTORS, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Monroe, State of Florida to wit:

On the Island of Key West and known on William A. Whitehead's map of said Island delineated in
February A.D. 1829 as part of Lot 4, Square 31; being a part of a subdivision of said Lot 4 now
particularly designated in a diagram made by Charles Howe and recorded in Book G at Page 485 of the
Public Records of Monroe County, Florida.

COMMENCING at a point on Fleming Street, Fifty (50) feet and Six (6) inches from the corner of
Fleming and Frances Streets and running thence on said Fleming Street Fifty (50) feet; thence parallel
with Frances Street One Hundred (100) feet; thence parallel with Fleming Street Fifty (50) feet; and
thence parallel with Frances Street one Hundred (100) feet to the Point of Beginning.

LESS:
On the Island of Key West, part of Lot 4, Square 31, according to William A. Whitehead's map of said
Island delineated in 1829 and more particularly described as follows: COMMENCE at the intersection
of the Northwesterly right of way boundary line of Fleming Street with the Northeasterly right of way
boundary line of Frances Street and run thence Northeasterly along the said right of way line of
Fleming Street for a distance of 50.25 feet to the Point of Beginning; thence at right angles in a
Northwesterly direction for a distance of 62 feet; thence at right angles in a Northeasterly direction for
a distance of 2.4 feet; thence at right angles in a Southeasterly direction for a distance of 62 feet; thence
at right angles in a Southwesterly direction for a distance of 2.4 feet back to the Point of Beginning.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Printed Name: David Van Loon
Witness

[Signature]
Printed Name: Sheron M. Campbell
Witness

[Signature] (Seal)
Robert E. Carlson
P.O. Address: 1107 Fleming Street, Key West, FL 33040

[Signature] (Seal)
Eva-Maria C. Carlson
P.O. Address: 1107 Fleming Street, Key West, FL 33040

____ (Seal)
P.O. Address:

STATE OF ~~Florida~~ Pennsylvania
COUNTY OF ~~Monroe~~ Montgomery
The foregoing instrument was acknowledged before me this
Robert E. Carlson

28th day of June, 2011 by

who are personally known to me or who have produced his Florida driver's license as identification.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHERON M. CAMPBELL, Notary Public
Lower Gwynedd Twp., Montgomery County
My Commission Expires November 21, 2014

[Signature]
Printed Name: Sheron M. Campbell
Notary Public
My Commission Expires:

Warranty Deed - Page 2

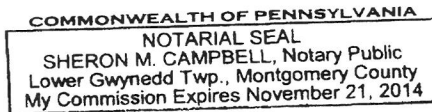
Parcel ID Number: 00005000-000000

Doc# 1842147
Bk# 2524 Pg# 828

COMMONWEALTH OF Pennsylvania
COUNTY OF *Montgomery*

The foregoing instrument was acknowledged before me this **28th** day of **June**, 2011 by

who is personally known to me or who has produced her Pass port as identification.



Sheron M Campbell
Printed Name: *Sheron M Campbell*
Notary Public
My Commission Expires:

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 28th day of June, 2011 by Robert E. Carlson who is personally known to me or who has produced _____ as identification.



Lucille C. Upright
Notary Public - State of FL
Lucille C. Upright
Printed Name

MONROE COUNTY
OFFICIAL RECORDS

Property Record Card

PROPERTY RECORD CARD

Summary

Parcel ID 00005000-000000
 Account# 1005185
 Property ID 1005185
 Millage Group 10KW
 Location 1107 FLEMING St,
 Address KEY WEST
 Legal KW PT LT 4 SQR 31
 Description H2-219 G41-99
 OR670-460 OR726-236/39 OR812-2347
 OR1318-2204/05
 OR2524-827/28
 (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property Class SINGLE FAMILY
 RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

BENDEL CHARLES W
 1107 Fleming St
 Key West FL 33040

BENDEL JANET A
 1107 Fleming St
 Key West FL 33040

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$1,199,780	\$1,193,291	\$1,119,039	\$1,143,907
+ Market Misc Value	\$43,601	\$42,675	\$44,360	\$46,045
+ Market Land Value	\$1,551,420	\$1,551,420	\$1,329,924	\$1,007,663
= Just Market Value	\$2,794,801	\$2,787,386	\$2,493,323	\$2,197,615
= Total Assessed Value	\$1,506,108	\$1,463,662	\$1,421,032	\$1,379,643
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$1,481,108	\$1,438,662	\$1,396,032	\$1,354,643

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,551,420	\$1,193,291	\$42,675	\$2,787,386	\$1,463,662	\$25,000	\$1,438,662	\$500,000
2023	\$1,329,924	\$1,119,039	\$44,360	\$2,493,323	\$1,421,032	\$25,000	\$1,396,032	\$500,000
2022	\$1,007,663	\$1,143,907	\$46,045	\$2,197,615	\$1,379,643	\$25,000	\$1,354,643	\$500,000
2021	\$745,290	\$983,449	\$47,730	\$1,776,469	\$1,339,460	\$25,000	\$1,314,460	\$437,009
2020	\$739,586	\$994,024	\$49,443	\$1,783,053	\$1,320,967	\$25,000	\$1,295,967	\$462,086
2019	\$779,513	\$1,004,598	\$51,160	\$1,835,271	\$1,291,268	\$25,000	\$1,266,268	\$500,000
2018	\$686,351	\$1,015,173	\$52,873	\$1,754,397	\$1,267,192	\$25,000	\$1,242,192	\$487,205

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
RESUPERIOR DRY (01SD)	4,875.00	Square Foot	47.9	100

Buildings

Building ID 300
 Style 23 STORY ELEV FOUNDATION
 Building Type M.F. - R2 / R2
 Building Name
 Gross Sq Ft 3923
 Finished Sq Ft 1892

Exterior Walls ABOVE AVERAGE WOOD
 Year Built 1945
 EffectiveYearBuilt 2015
 Foundation WD CONC PADS
 Roof Type IRR/CUSTOM
 Roof Coverage METAL

Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	GOOD	Heating Type	FCD/AIR NON-DC with 0% NONE
Perimeter	272	Bedrooms	4
Functional Obs	0	Full Bathrooms	5
Economic Obs	0	Half Bathrooms	0
Depreciation %	10	Grade	650
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	408	0	0
SPX	EXEC SC PORCH	273	0	0
FHS	FINISH HALF ST	884	0	0
FLA	FLOOR LIV AREA	1,892	1,892	0
OUU	OP PR UNFIN UL	334	0	0
OUF	OP PRCH FIN UL	20	0	0
SBF	UTIL FIN BLK	112	0	0
TOTAL		3,923	1,892	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1964	1965	0 x 0	1	157 SF	2
RES POOL	2002	1984	9 x 27	1	243 SF	4
FENCES	2003	2004	4 x 50	1	200 SF	2
CONC PATIO	2003	2004	6 x 5	1	30 SF	4
WOOD DECK	2011	2012	0 x 0	1	1500 SF	2
FENCES	2012	2013	0 x 0	1	1160 SF	5

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
6/28/2011	\$980,000	Warranty Deed		2524	827
8/1/1994	\$310,000	Warranty Deed		1318	2204
6/1/1980	\$187,000	Warranty Deed		812	2347
2/1/1977	\$27,500	Conversion Code		726	236

Permits

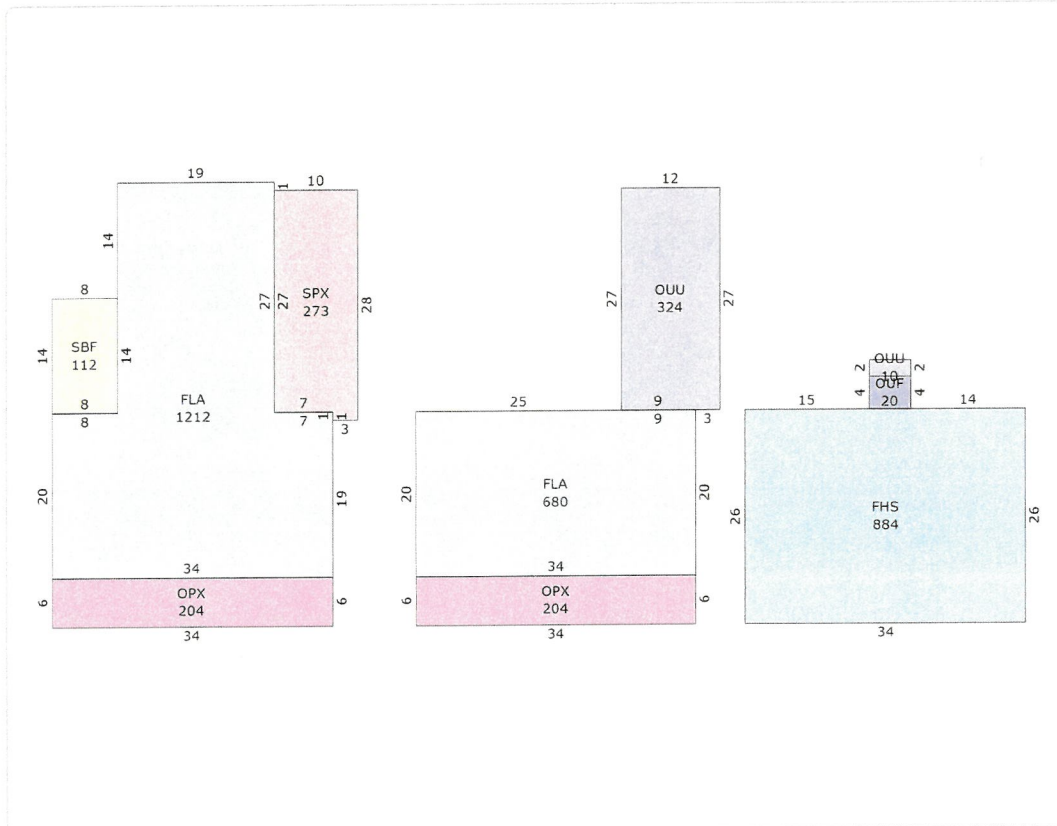
Number	Date Issued	Status	Amount	Permit Type	Notes
26-0470	03/04/2026	Active	\$13,000	Residential	Replace existing plumbing with new for Dishwasher, ice maker & kitchen sink, bathroom to relocate to the opposite side of the room, plumbing fixtures and double sink as per plans.
26-0469	02/26/2026	Active	\$12,340	Commercial	Electrical installation: - Disconnect and remove existing
17-2255	07/05/2017	Completed	\$100,000		REMOVE CEILING IN KITCHEN, LIVING AND VAULT TO BE FINISHED WITH DRYWALL. REMOVE EXISTING SHED ROOF ADN EXTEND GABLE ROOF NEW ANGLE TRANSOM WINDOWS AND DOORS REMOVE PT DECKING ADN REPLACE WITH OPE 220SF ENW WOOD LOUVEREED SHUTTERS
15-0106	01/16/2015	Completed	\$19,400		R & R KITCHEN CABINETS
13-5467	01/02/2014	Completed	\$5,800		REPLACE 3 SKYLIGHTS
13-5399	12/20/2013	Completed	\$9,000		MAIN HOUSE REMOVE EXISTING CONCH SHINGLES INSTALL NEW
13-5073	12/04/2013	Completed	\$4,250		REPLACE DECKING FIRST FLR AND 2ND FLR
13-1041	03/19/2013	Completed	\$3,500	Residential	PLUMBING FOR ONE (1) TOILET, ONE (1) TUB, & ONE (1) LAVATORY. THE PLUMBING DRAIN & WATER LINES ARE ON THE OUTSIDE OF THE HOUSE NOW & WE WILL BE REPLACING THEM & MOVE THEM INSIDE THE WALL.
13-1041	03/19/2013	Completed	\$3,500	Residential	PLUMBING FOR ONE (1) TOILET, ONE (1) TUB, & ONE (1) LAVATORY. THE PLUMBING DRAIN & WATER LINES ARE ON THE OUTSIDE OF THE HOUSE NOW & WE WILL BE REPLACING THEM & MOVING THEM INSIDE THE WALL.
13-0852	03/11/2013	Completed	\$3,800	Residential	BATHROOM REMODEL: REPLACE SIDING ON REAR OR STRUCTURE APPROX. 500 SQ/FT.
13-0799	03/01/2013	Completed	\$500	Residential	INSTALLATION OF 4 RECESSED LIGHTS, 4 RECEPT. FIRE SWITCHES AND VANITY LIGHT AND BATHROOM
12-3229	09/12/2012	Completed	\$4,200	Residential	REPLACE APPROX. 115 SQ. FT. OF 2" X 6" DECK BOARDS & REPAIR JOISTS IN VARIOUS AREAS UPSTAIRS. DOWNSTAIRS REPLACE FRAMING FOR SCREENED PORCH & SCREEN LAY 100 SQ. FT. OF IPE DECKING ON BP OF OLD DECK DOWNSTAIRS.
12-3176	09/04/2012	Completed	\$1,800	Residential	TO TIE IN EXISTING V-CRIMP AND MODIFIED RUBBEE; REMOVE AND REPLACE W/TITANIUM, EAVES DRIP, FLASHING, V-CRIMP AND RIDGE CAP. FLAT ROOF REAR; REMOVE AND INSTALL GLASS BASE, EAVES DRIP, FLASHING AND MODIFIED RUBBER.
11-4635	12/27/2011	Completed	\$7,000		INSTALL 4 TON AC
11-4303	12/06/2011	Completed	\$1,600		ROUGH & FINISH 4 CAN LIGHTS, 2 WALL LIGHTS AND INSTALL SUB PANEL FOR POOL EQUIP
11-4336	12/06/2011	Completed	\$5,200		RESURFACE POOL, CONSTRUCT STONE WISTER FALL, NEW TILE AND COPING
11-4363	12/05/2011	Completed	\$6,000		ROUGH & FINISH SHOWER AND VANITY FOR 1 SHOWER, 1 W/H, 1 TOILET, 1 LAV
11-3455	09/22/2011	Completed	\$14,000	Residential	REBUILD REAR DECK. BATHROOM REMODEL (TILE). POUR NECESSARY SLAB FOR JACUZZI, PROPANE TANK, POOL EQUIP & STAIRS. INSTALL SPIRAL STAIRCASE- 1500 SQ. FT. DECKING
11-3503	09/20/2011	Completed	\$2,330	Residential	INSTALL BURGLER ALARM
11-2931	08/15/2011	Completed	\$3,200		INSTALL HURRICANE CLIPS ON ALL RAFTER ENDS
07-4433	09/20/2007	Completed	\$2,000		INSTALL 1.5SF ROOF OVER MODIFIED RUBBER ROOF TO FLAT SHED AREA

Number	Date Issued	Status	Amount	Permit Type	Notes
03-2808	08/12/2003	Completed	\$1,500		REPLASTER POOL
9603166	07/01/1996	Completed	\$525		RENOVATIONS
9602381	06/01/1996	Completed	\$550		RENOVATIONS
9602043	05/01/1996	Completed	\$3,400		RENOVATIONS
B944013	12/01/1994	Completed	\$2,400		INSTALL FRENCH DOORS
B943771	11/01/1994	Completed	\$7,000		REPAINT HOUSE

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



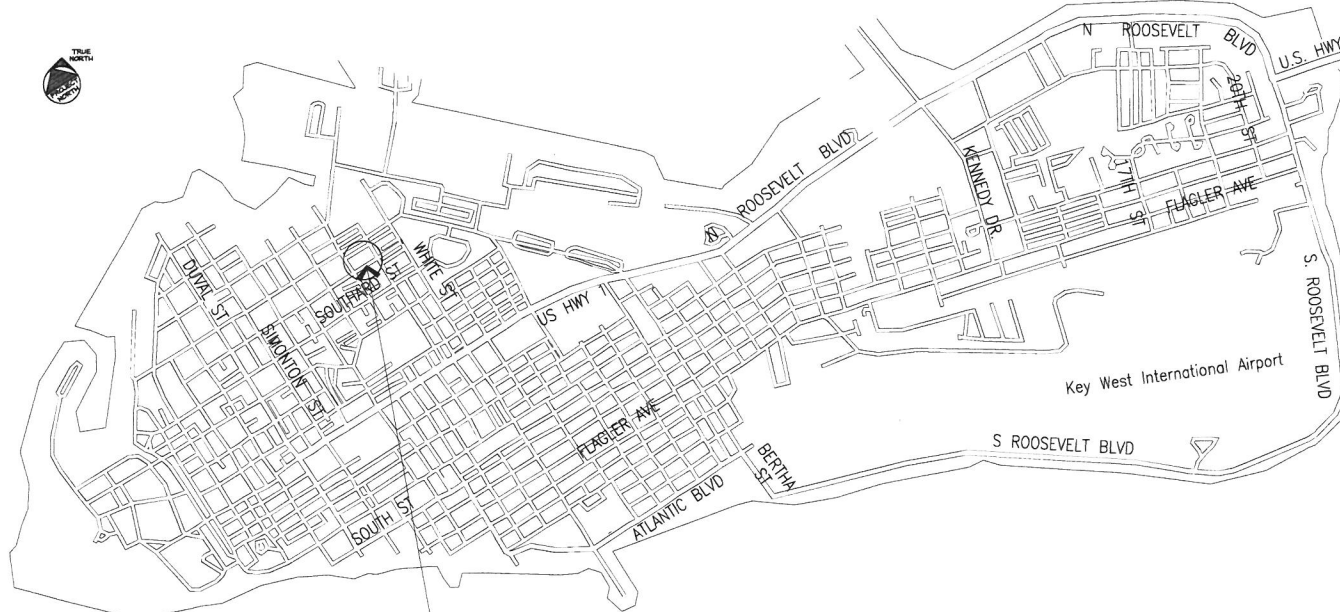
TRIM Notice



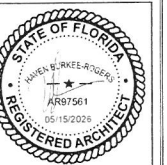
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1107 FLEMING STREET

Key West Florida 33040
VARIANCE APPLICATION

SITE MAP - KEY WEST		PROJECT DIRECTORY		GENERAL NOTES																																																																																																															
 SITE LOCATION: 1107 FLEMING STREET KEY WEST, FL 33040 Not to Scale		PROJECT: 1107 FLEMING STREET ARCHITECT'S PROJECT No.: 1705 CONTACT: CHARLIE & JANET BENGEL Address: 1107 Fleming Street Key West Florida, 33040 Tel: ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A. Address: 410 Angela Street, Key West, FL 33040 Tel: (305) 296-1347 Fax: (305) 296-2727 E-mail: info@benderarchitects.com Architect: Haven Burkee Designer Associate: Ana Catalina Alvarez ENGINEERING CONSULTANT: STRUCTURAL: KEISTER WEBB STRUCTURAL ENGINEERS LLC. Address: 6501 Arlington Expressway, Building B, Suite 156 Jacksonville, FL 32211 Tel: (904) 619-2333 Representative: Mark J. Keister, P.E.,		1. All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include: FLORIDA BUILDING CODE - Building 2023 EDITION FLORIDA BUILDING CODE - Existing 2023 EDITION FLORIDA BUILDING CODE - Residential 2023 EDITION FLORIDA BUILDING CODE - Plumbing 2023 EDITION FLORIDA BUILDING CODE - Fuel Gas 2023 EDITION FLORIDA BUILDING CODE - Mechanical 2023 EDITION FLORIDA BUILDING CODE - Energy Conservation 2023 EDITION NATIONAL ELECTRICAL CODE 2023 EDITION NFPA 101 LIFE SAFETY CODE w/ Florida Modifications 8TH EDITION FLORIDA FIRE PREVENTION CODE 8TH EDITION NFPA 1 2023 EDITION This project is designed in accordance with A.S.C.E. 7-22 to resist wind loads of 180 mph (3 second gusts) and in accordance with ASCE 24-14 Flood Resistant Design and Construction. 2. Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction. 3. Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide gradual slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed. 4. Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement. 5. Dimensions shall take precedence over scale. 6. All new utilities shall be underground. 7. Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades. 8. After completion of construction remove all debris and construction equipment. Restore site to original condition. 9. Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction. 10. Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris. 11. Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes.																																																																																																															
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1107 FLEMING STREET
KEY WEST, FLORIDA, 33040



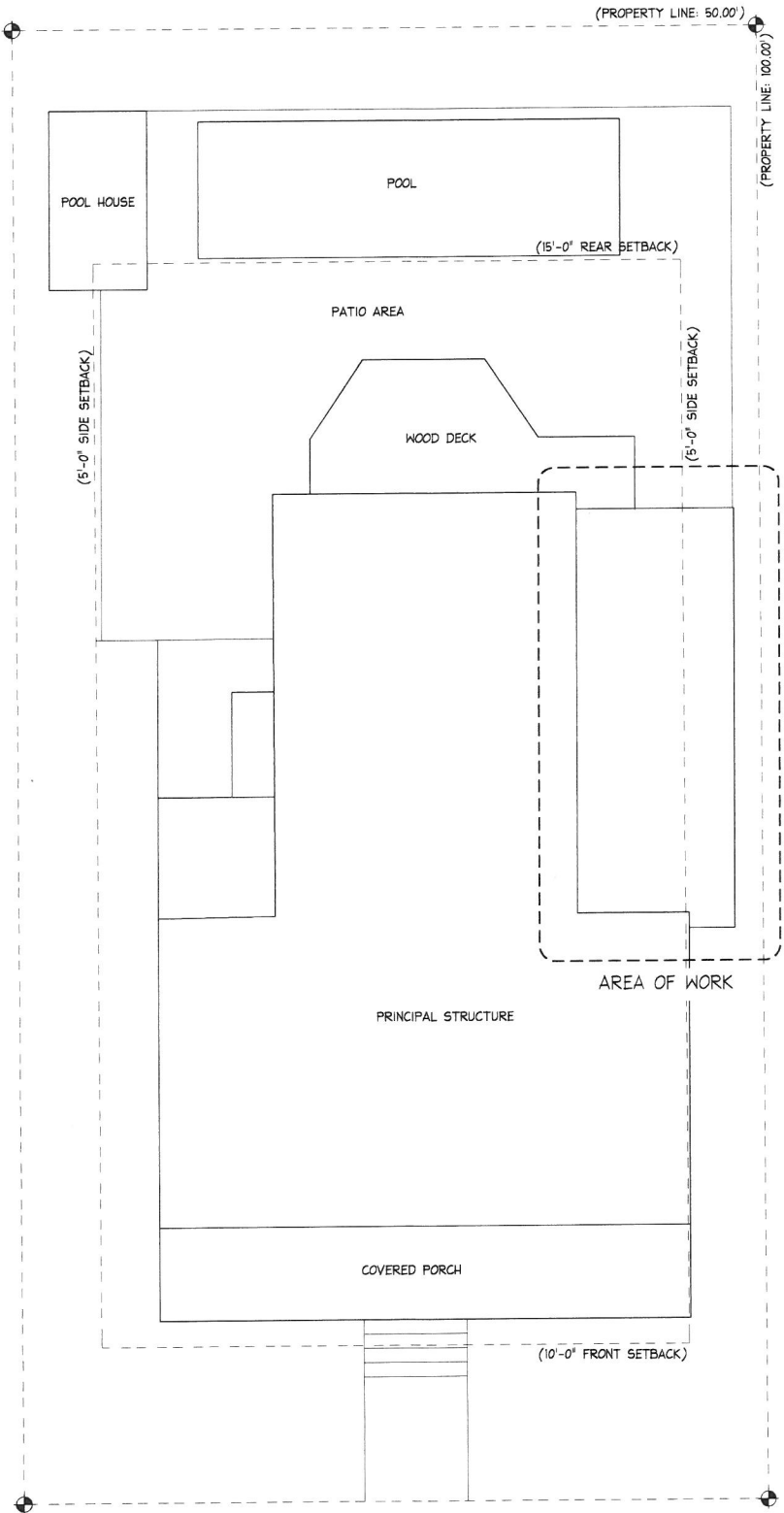
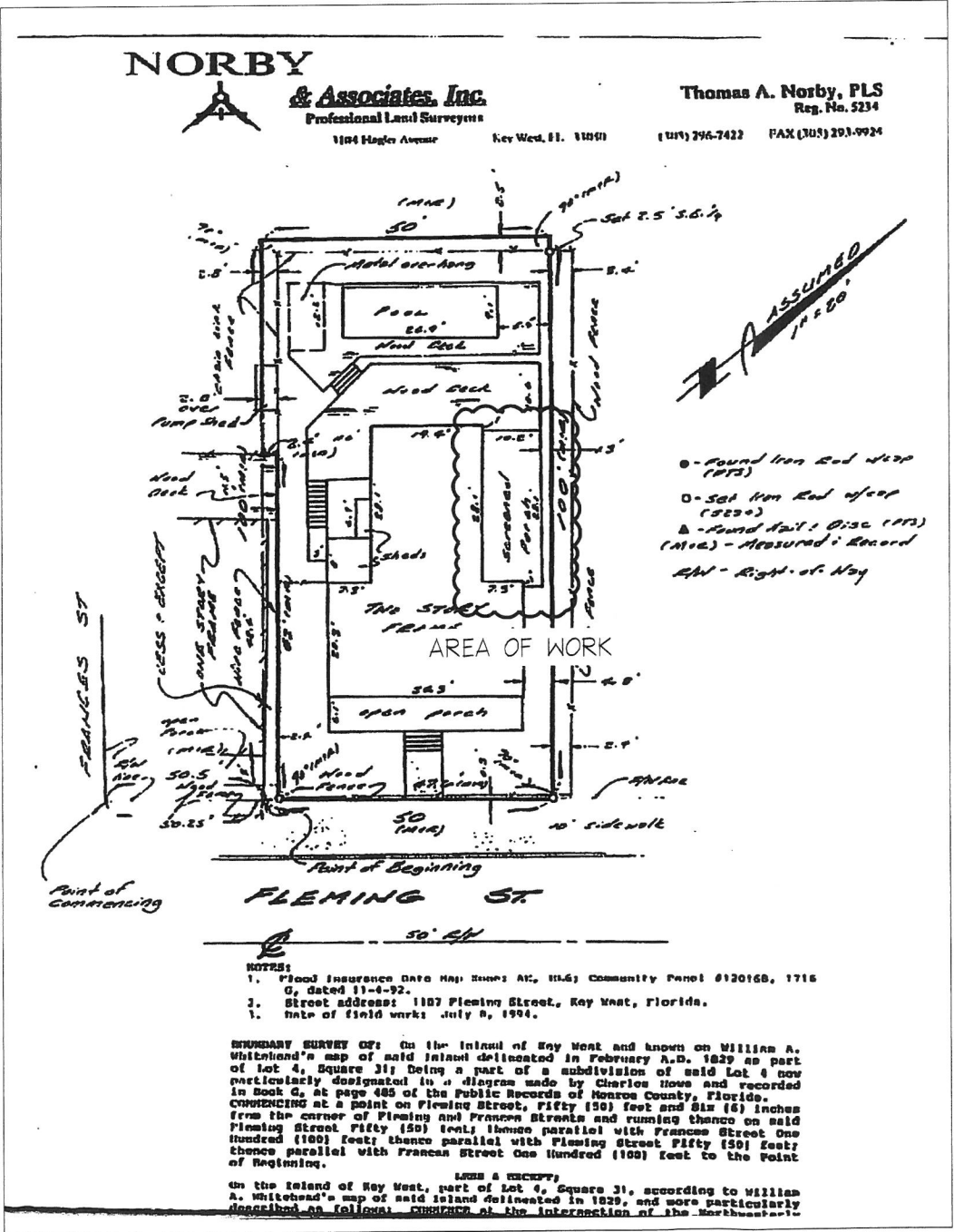
410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1347
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS

Project No.: 1705
SITE MAP KEY WEST
PROJECT DIRECTORY
GENERAL NOTES
SYMBOLS LEGEND
SHEET INDEX
Date: 05/15/2025

C

PROJECT STATISTICS			
FEMA FLOOD ZONE	ZONE 'AE6'		
ZONING DESIGNATION	HPDR		
LOT SIZE	4,875 S.F.		
OCCUPANCY	SINGLE FAMILY		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	1,950 S.F. MAX.	1,945 S.F.	NO CHANGE
4,875 S.F. X 40%			
IMPERVIOUS SURFACE	2,925 S.F. MAX.	2,915 S.F.	NO CHANGE
4,875 S.F. X 60%			
BUILDING HEIGHT (CROWN OF ROAD)	30'-0" MAX.	N/A	NO CHANGE
FRONT SETBACK (FLEMING)	10'-0" MIN.	11'-8"	NO CHANGE
SIDE SETBACK (EAST)	5'-0" MIN.	1'-4"	NO CHANGE
SIDE SETBACK (WEST)	5'-0" MIN.	5'-2"	NO CHANGE
REAR SETBACK (NORTH)	15'-0" MIN.	24'-10"	NO CHANGE
OPEN SPACE (35%)	1,706 S.F. MIN.	1,960 S.F.	NO CHANGE



1107 FLEMING STREET
KEY WEST, FLORIDA, 33040

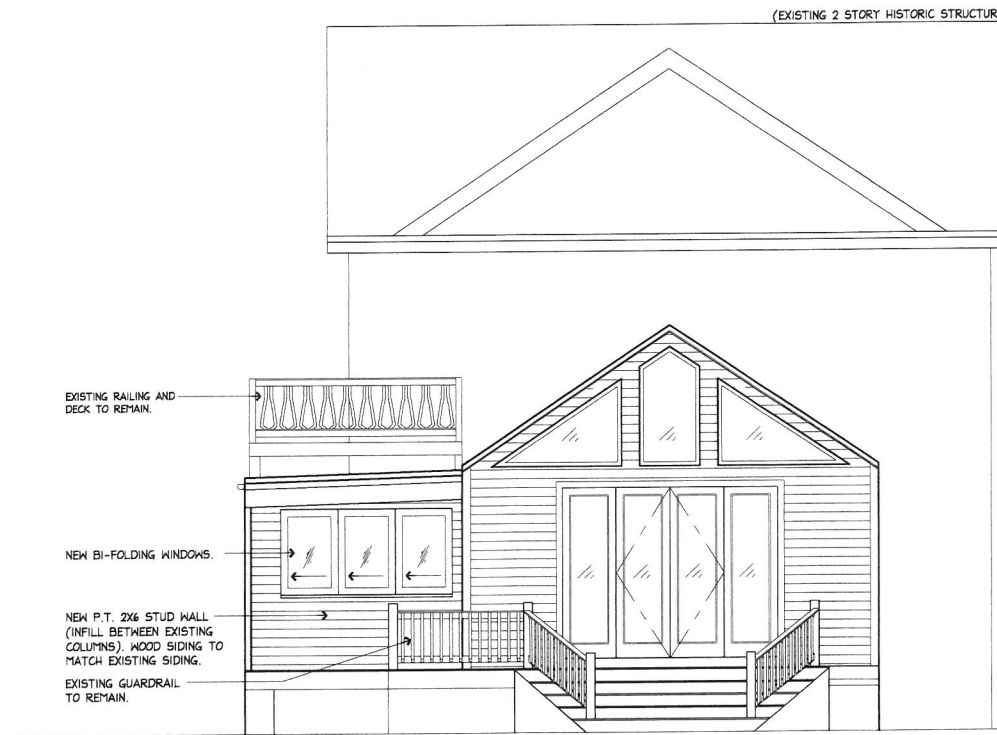


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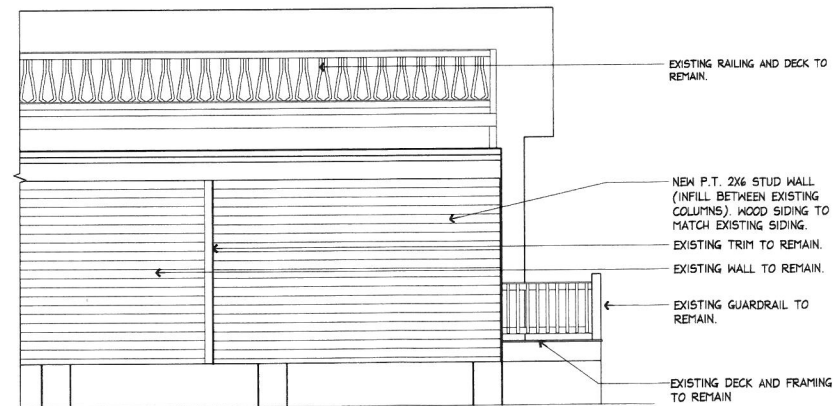
Bender & Associates
ARCHITECTS
p.a.

Project No: 1705
EXISTING SITE PLAN
Date: 05/15/2026

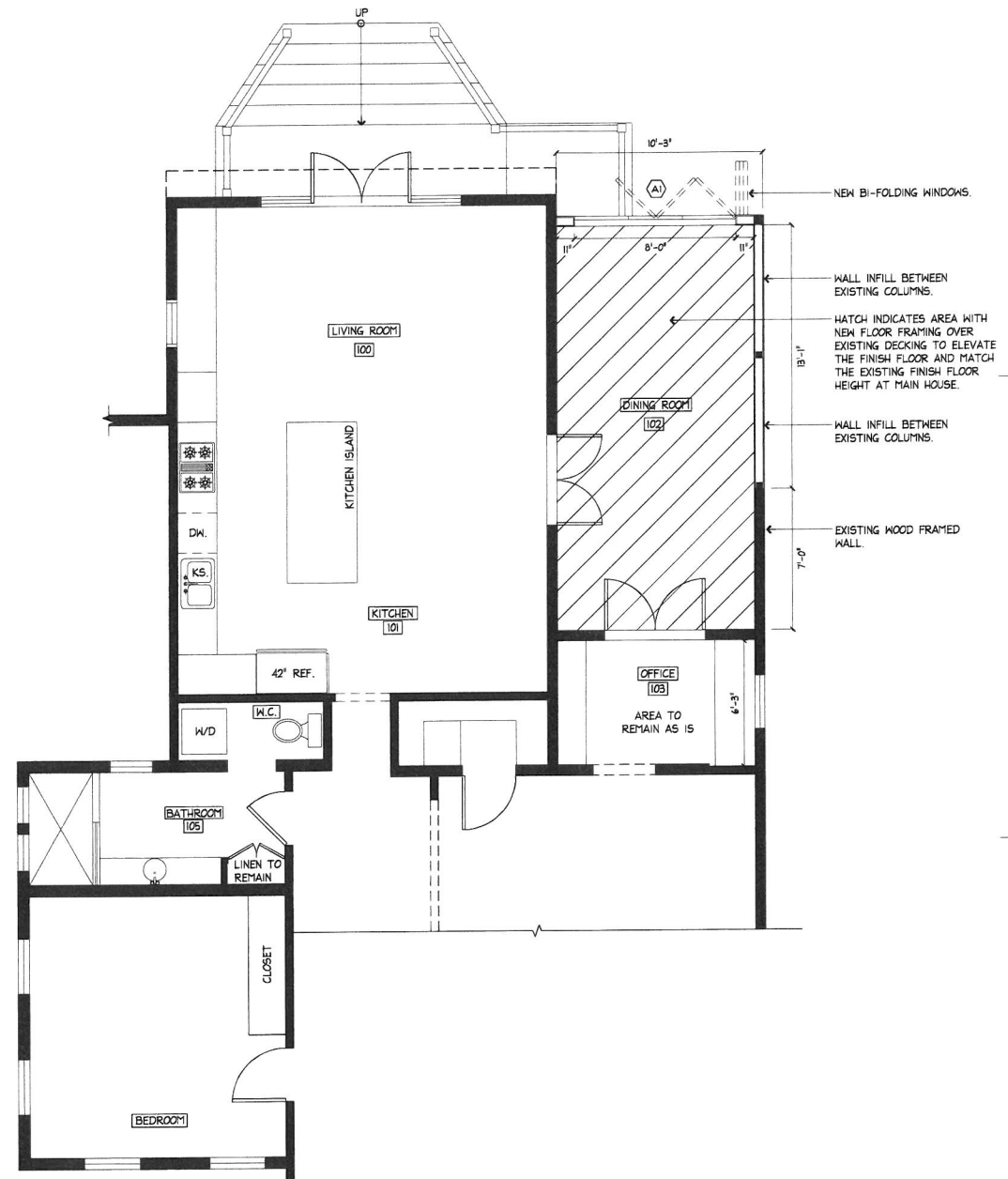
A0



2 PROPOSED NORTH ELEVATION
A2 SCALE: 1/4"=1'-0"

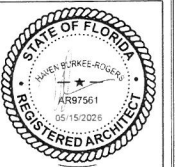


2 EXISTING/DEMO EAST ELEVATION
A2 SCALE: 1/4"=1'-0"



1 PROPOSED FIRST FLOOR PLAN
A2 SCALE: 1/4"=1'-0"

1107 FLEMING STREET
KEY WEST, FLORIDA, 33040



410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1947
Facsimile (305) 296-2727
Florida License AAC002022

Bender & Associates
ARCHITECTS
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Project No: 1705
EXISTING / DEMO PLAN
PROPOSED FLOOR PLAN
Date: 05/15/2026

A2