

Application



Application For Administrative Variance

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com



Application Fee: \$900.00 / After-the-Fact: \$1,650.00
(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

This application is only available for the following variances:

- (1) Reduction in the front yard, rear yard and non-shoreline setback requirements in Code Chapter 122, Article IV by no more than 10 feet, and side yard setback by no more than 20%.
- (2) Reduction in all the street and landscape bufferyard width requirements in Code Chapter 108, Article VI by no more than 10%.
- (3) Reduction in the total area of the landscaping required for off-street parking and loading in Code Chapter 108, Article VII, Subdivision II by no more than 10%.
- (4) Reduction of any yard setback requirement may be granted for an elevator or wheelchair lift or ramp to allow access to the elevated dwelling unit of a disabled applicant or household member.

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 305-809-3720 to schedule an appointment with a planner.

PROPERTY DESCRIPTION:

Site Address: 527 Margaret Street, Key West, FL

Zoning District: HHDR Real Estate (RE) #: _____

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: William Shepler Architect

Mailing Address: 513 Fleming Street, Suite 14

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305-890-6191 Office: 305-890-6191 Fax: _____

Email: will@wshepler.com

PROPERTY OWNER: (if different than above)

Name: PPKW LLC

Mailing Address: 101 Gulfview Drive

City: Islamorada State: FL Zip: 33036

Home/Mobile Phone: _____ Office: 209-793-2232 Fax: _____

Email: misch1225@gmail.com

Description of Proposed Construction, Development, and Use: Remove existing rear 2 story addition, replace with new one story addition - same square footage of lot coverage but configured to be farther away from rear lot line.

6' x 10' dip pool within setback requirements.

List and describe the specific administrative variance(s) being requested pursuant to Code Section 90-398:

Front Setback [Complete Parts A & B] Other Setbacks and/or Landscaping [Complete Part A]

Special Accessibility Setback [Complete Part A, Standards 2 & 3 only]

Rear setback variance requested for 6' (building will be 14' from the property line in a 20' setback).

Are there any easements, deed restrictions or other encumbrances attached to the property? Yes No
 If yes, please describe and attach relevant documents: 3' ingress and egress easement at South side of property which provides access to adjacent property at rear

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.

Please fill out the relevant Site Data in the table below. Italicized items are not eligible for administrative variances, but are requested as relevant background information.

| | Code Requirement | Existing | Proposed | Variance Request |
|--|------------------|----------|-----------|--|
| Zoning district | HHDR | | | |
| Flood zone | AE6 | | | |
| Land area | 4,000 s.f. | | | |
| Front setback | 10' | -2' | NO CHANGE | NA |
| Side setback | 5' | 1.9' | NO CHANGE | NA |
| Side setback | 5' | 3' | 5' | NA |
| Street side setback | 5' | NA | NA | NA |
| Rear setback | 20' | 7' -1" | 14' | YES |
| Open space/landscaping | | | | NA |
| <i>Height</i> | | | | Not eligible for administrative variance |
| <i>Floor area ratio (FAR)</i> | | | | |
| <i>Building coverage</i> | | | | |
| <i>Imperious surface</i> | | | | |
| <i>Parking spaces</i> | | | | |
| <i>Handicap parking</i> | | | | |
| <i>Bicycle parking</i> | | | | |
| <i>Number and type of units</i> | | | | |
| <i>Consumption area or number of seats</i> | | | | |

This application is reviewed pursuant to Section 90-398 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://library.municode.com/index.aspx?clientId=10053> under Subpart B.

The review process for administrative variances is as follows:

1. Complete application submitted to Planning Department.
2. Review by the Development Review Committee (DRC).
3. Within 3 weeks of the DRC meeting, the city planner completes review and renders a proposed decision to approve, approve with conditions or deny in writing, after obtaining the concurrence of the city manager.
4. Planning Department provides written notice of the proposed decision and gives 30 working days to request a public hearing. If a public hearing is not requested, the city planner will issue the written decision to approve or deny. If a public hearing is requested, the Planning Board will review the application according to the procedures for regular variances.
5. If the city planner issues a denial, the applicant may file a written objection, and the Planning Board will review the request according to the procedures for regular variances.

A. ADMINISTRATIVE VARIANCE CRITERIA: Before any administrative variance may be granted by the Planning Director, the applicant must demonstrate that all of the applicable standards in City Code Section 90-398 are met. All applicants must complete Part A. For special accessibility setbacks, complete only standards 2 and 3 below. Applicants for front setback variances must also complete Part B.

- (1) The applicant shall demonstrate a showing of good and sufficient cause as follows:
- a. the request deals solely with the physical characteristics of the property, subdivision lot or land parcel under question; and
 - b. the request is not based on the character of the planned construction or substantial improvement, the personal characteristics of the owner or inhabitants; and
 - c. the request is not based on inconvenience, aesthetic considerations, physical handicaps, personal preferences, the disapproval of neighbors or homeowners' association restrictions: This request does deal solely with the the physical characteristics of the property as shown on attached drawings.
It is an area use issue and not related to character of construction or characteristics of owner or inhabitants.
The request is not based on any criteria as stated in (1)c.
- (2) Failure to grant the administrative variance would result in exceptional hardship to the applicant: It is not necessarily that the hardship would befall the applicant but more the surrounding neighbors as construction without a variance would require constructing a second floor which would be much more imposing in terms of construction and visual obstruction.
- (3) Granting the administrative variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance, or cause fraud or victimization of the public: No,
granting the variance will not affect the public in any negative way outlined in (3).
- (4) The property has unique or peculiar circumstances, which apply to the subject property, but which do not apply to other properties in the same zoning district: It is a very small non-conforming lot with a large Banyan tree in the Northeast corner. There is a 3' ingress and egress easement at South side of property which provides access to adjacent property at rear.
- (5) Granting the administrative variance will not give the applicant any special privilege denied to other properties in the immediate neighborhood in terms of the provisions of this chapter or established development patterns: No
- (6) Granting the administrative variance is not based on disabilities, handicaps or health of the applicant or members of her/his family: No
- (7) The administrative variance is the minimum necessary to provide relief to the applicant: Yes, this variance would be the minimum required to renovate this house into livable space while lessening the mass, scale, and height impact of the current configuration of the structure.

B. FRONT SETBACK CRITERIA: The Planning Director may recommend approval or approve an administrative variance that modifies the minimum front setback requirements provided the applicant demonstrates the following. Please describe how the proposed variance meets each standard. Attach separately, if necessary.

- (1) The existing setback average, as measured pursuant to the definition of "setbacks" in Code Section 86-9, on the block of the street within the zoning district in which the subject property is located is less than the zoning district standard, as established in Code Chapter 122, Article IV: _____

- (2) The waiver will not result in a setback that is less than the existing front yard setback to the furthestmost projection of the main building that is closest to the front lot line on a contiguous lot on either side of the subject property: _____

- (3) The waiver is for an amount not greater than 20% of the zoning district standard as established in Code Chapter 122, Article IV: _____

- (4) In the event that a contiguous lot on either side of the subject property is vacant, the zoning district standard shall apply: _____

REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- Correct application fee. Checks may be payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Property record card
- Signed and sealed survey
- Site plan
- Floor plans
- Stormwater management plan

Verification

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an entity)

I, PAUL MISCH, in my capacity as MANAGER MEMBER
(print name) *(print position; president, managing member)*

of PPKW LLC
(print name of entity serving as Authorized Representative)

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

527 MARGARET STREET
Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 2/28/14 by
date

PAUL MISCH
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

Jennifer G. Sanchez
Name of Acknowledger typed, printed or stamped

Commission Number, if any



Authorization

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

I, Paul Misch PPKWUC as
Please Print Name of person with authority to execute documents on behalf of entity

MANAGING MEMBER of PPKWUC
Name of office (President, Managing Member) Name of owner from deed

authorize Will Shepley
Please Print Name of Representative

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

[Signature]
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 2/28/14 by
date

PAUL MISCH
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

Jennifer G. Sanchez
Name of Acknowledger typed, printed or stamped

Commission Number, if any



Deed

NOTE TO CLERK/TAX EXAMINER: Actual consideration paid is \$ 405,000.00

Doc# 1968679 02/12/2014 1:47PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

This Instrument Prepared by and Return to:
Jennifer G. Sanchez, Esq.
Sanchez & Ashby, P.A.
1223 White Street, Unit 104
Key West, FL 33040
(305) 293-0084

02/12/2014 1:47PM
DEED DOC STAMP CL: Krys \$2,835.00

Parcel ID Number: 0008020-000300

Doc# 1968679
Bk# 2671 Pg# 75

Warranty Deed

This Indenture, Made this _____ day of **February**, 2014 A.D., **Between**
Samantha S. Adriance aka Samantha S. Hall and Christopher Hall,
wife and husband
of the County of **MONROE**, State of **Florida**, **grantors,** and
PPKW, LLC a Florida limited liability company

whose address is: **101 Gulfview Drive, #205, Islamorada, FL 33036**

of the County of **MONROE**, State of **Florida**, **grantee.**

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 GRANTEE, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of **MONROE** State of **Florida** to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

***Subject to current taxes, easements and restrictions of record.**

Warranty Deed - Page 2

Doc# 1968679
Bk# 2671 Pg# 76

Parcel ID Number: 0008020-000300

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:

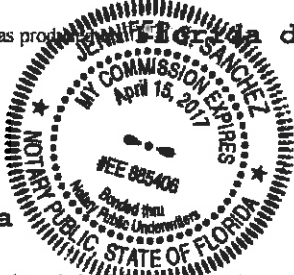
[Signature] (Seal)
Printed Name: Samantha S. Adriance aka
Witness Samantha S. Hall
P.O. Address: 527 Margaret Street

[Signature] (Seal)
Printed Name: Christopher Hall
Witness Christopher Hall
P.O. Address: 527 Margaret Street, KEY WEST, FL 33040

STATE OF Florida
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 5th day of **February**, 2014 by
Samantha S. Adriance aka Samantha S. Hall

She is personally known to me or he has produced his **Florida driver's license** as identification.



[Signature]
Printed Name: Jennifer G. Sanchez
Notary Public
My Commission Expires:

STATE OF Florida
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 5th day of **February**, 2014 by
Christopher Hall

he is personally known to me or she has produced his **Florida driver's license** as identification.



[Signature]
Printed Name: Jennifer G. Sanchez
Notary Public
My Commission Expires:

EXHIBIT "A"

Doc# 1968679
Bk# 2671 Pg# 77

LEGAL DESCRIPTION:

527 Margaret Revisade:

Prepared by undersigned:

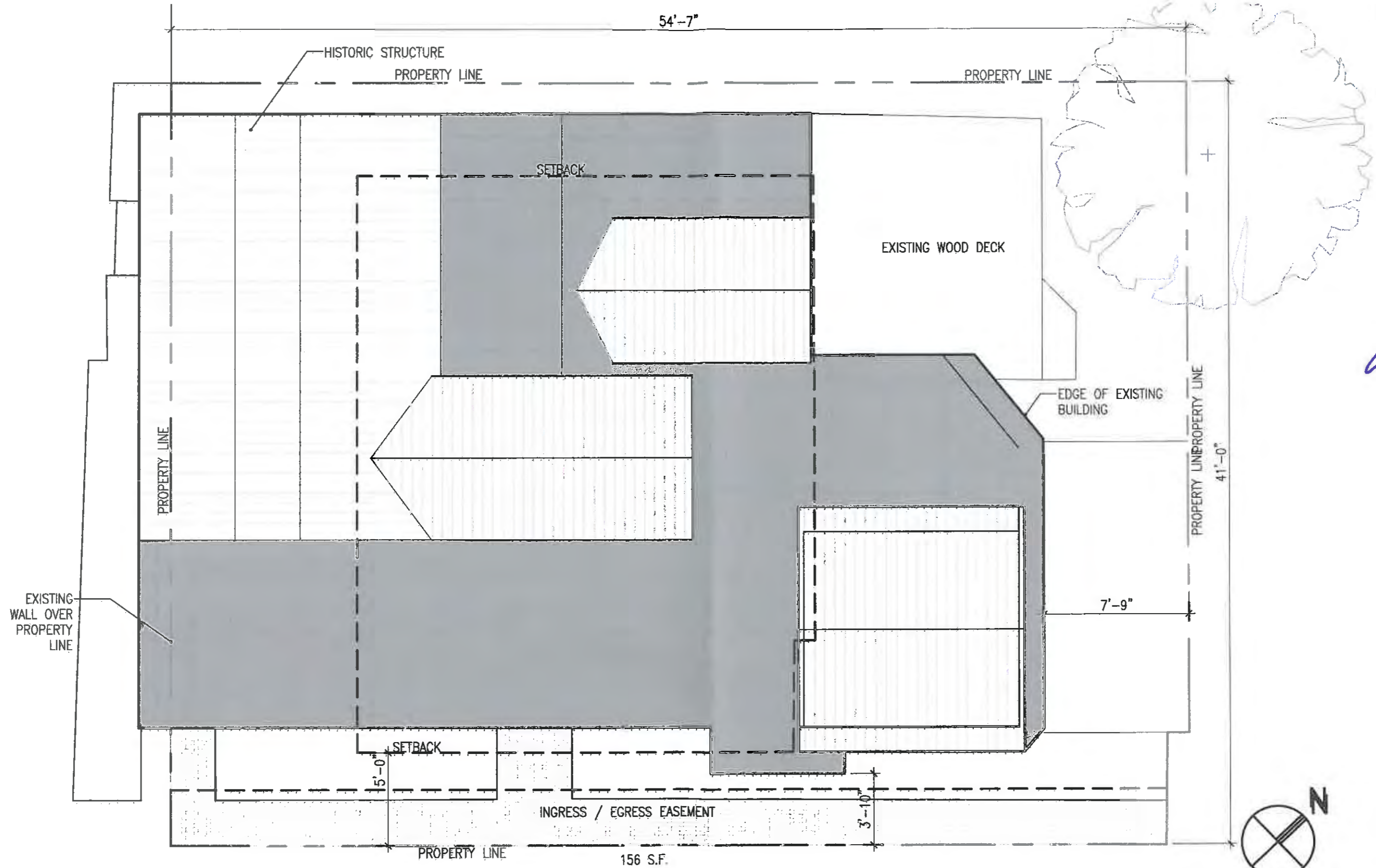
On the Island of Key West, Monroe County, Florida and being known as part of Lot 4, in Square 46, according to William A. Whitehead's Map of said Island delineated in February, 1829 and being more particularly described as follows: Commence at the intersection of the Northeasterly Right-of-Way line of Margaret Street and the Northwesterly Right-of-Way line of Southard Street; thence in a Northwesterly direction along the said Northeasterly Right-of-Way line of Margaret Street for 74.00 feet to the Point of Beginning; thence continue in a Northwesterly direction along the said Northeasterly right-of-way Line of Margaret Street for 41.00 feet; thence at a right angle and in a Northeasterly direction for 54.50 feet; thence at a right angle and in a Southeasterly direction for 35.00 feet; thence at a right angle and in a Southwesterly direction for 1.30 feet; thence at a right angle and in a Southeasterly direction for 6.00 feet; thence at a right angle and in a Southwesterly direction for 53.20 feet to the said Northeasterly Right of Way line of Margaret Street and the Point of Beginning. Containing 2226,70 square feet, more or less.

Ingress and Egress Easement:

On the Island of Key West, Monroe County, Florida and being known as a part of Lot 4 in Square 46, according to William A. Whitehead's Map of said Island, delineated in February, 1829 and being more particularly described as follows: Commence at the intersection of the Northeasterly Right-of-Way line of Margaret Street and the Northwesterly Right-of-Way line of Southard Street; thence in a Northwesterly direction along the said Northwesterly Right-of-Way line of Margaret Street for 74.00 feet to the Point of Beginning; thence continue in a Northwesterly direction along the said Northeasterly Right-of-Way line of Margaret Street for 3.00 feet; thence at a right angle and in a Northeasterly direction for 53.20 feet; thence at a right angle and in a Southeasterly direction for 3.00 feet; thence at a right angle and in a Southwesterly direction for 53.20 feet to the said Northeasterly Right-of-Way line of Margaret Street and the Point of Beginning.

Site Plans

MARGARET STREET



WS
 william shepler
 architect

513 Fleming St., Suite 14
 Key West, FL 33040
 Tel: 305.890.8191
 Email: info@wshepler.com

William Shepler
 3/3/14

527 MARGARET STREET
 KEY WEST, FL
 RESIDENTIAL REMODELING
 PROJECT

Drawing Size: 11X17 | Project #: 13-020

Title:
EXISTING SITE PLAN

Scale:
 Sheet Number:

AE-1

Date: MARCH 3, 2014
 ©2014 by William Shepler Architect

1
AE1 **EXISTING SITE PLAN**
 SCALE: 3/16"=1'-0"

Property Appraiser Information



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

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-1130

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 8743611 Parcel ID: 00008020-000300

Ownership Details

Mailing Address:

ADRIANCE SAMANTHA S
527 MARGARET ST
KEYWEST, FL 33040

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 527 MARGARET ST KEYWEST

Legal Description: KW PT LOT 4 SQR 46 OR1004-951/955(RES NO 87-23) OR1049-2303/2304 OR1068-600/601 OR1612-1262/63G/C OR1612-1265/66(L/S)

Click Map Image to open interactive viewer





Exemptions

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

Land Details

| Land Use Code | Frontage | Depth | Land Area |
|------------------------|----------|-------|-------------|
| 010D - RESIDENTIAL DRY | 41 | 55 | 2,227.00 SF |

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1443
 Year Built: 1938

Building 1 Details

Building Type R1
 Effective Age 14
 Year Built 1938
 Functional Obs 0

Condition G
 Perimeter 202
 Special Arch 0
 Economic Obs 0

Quality Grade 450
 Depreciation % 15
 Gmd Floor Area 1,443

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP
 Heat 1 NONE
 Heat Src 1 NONE

Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation CONC BLOCK
 Bedrooms 3

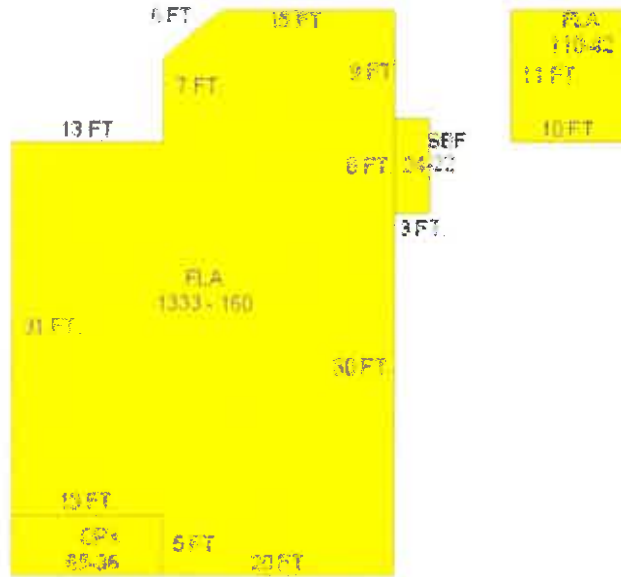
Extra Features:

2 Fix Bath 0
 3 Fix Bath 0

Vacuum 0
 Garbage Disposal 0

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

Compaacter 0
 Security 0
 intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic A/C | Basement % | Finished Basement % | Area |
|-----|------|-----------------------|-----------|------------|-----------|------------|---------------------|-------|
| 1 | FLA | 12:ABOVE AVERAGE WOOD | 1 | 1989 | N N | 0.00 | 0.00 | 1,333 |
| 2 | OPX | | 1 | 1989 | N N | 0.00 | 0.00 | 65 |
| 5 | SRF | | 1 | 1989 | N N | 0.00 | 0.00 | 24 |
| 6 | FLA | 12:ABOVE AVERAGE WOOD | 1 | 1989 | N N | 0.00 | 0.00 | 110 |

Misc Improvement Details

| Nbr | Type | # Units | Length | Width | Year Built | Roll Year | Grade | Life |
|-----|-------------------|---------|--------|-------|------------|-----------|-------|------|
| 1 | WD2:WOOD DECK | 243 SF | 0 | 0 | 2002 | 2003 | 2 | 40 |
| 2 | PT2:BRICK PATIO | 144 SF | 48 | 3 | 0 | 2002 | 2 | 50 |
| 3 | FN2:FENCES | 488 SF | 61 | 8 | 1988 | 1989 | 5 | 30 |
| 4 | FN2:FENCES | 90 SF | 30 | 3 | 2001 | 2002 | 5 | 30 |
| 5 | AC2:WALL AIR COND | 2 UT | 0 | 0 | 1983 | 1984 | 1 | 20 |
| 6 | PT5:TILE PATIO | 354 SF | 59 | 6 | 1975 | 1976 | 3 | 50 |

Appraiser Notes

2004-10-19 BEING OFFERED FOR \$1,200,000 3 UNITS.-SKI TPP AK-8748515.

Building Permits

| Bldg Number | Date Issued | Date Completed | Amount | Description | Notes |
|-------------|-------------|----------------|--------|-------------|------------------------------------|
| 0103873 | 12/26/2001 | 09/10/2002 | 3,000 | | RENOVATIONS |
| 06-5790 | 10/19/2006 | 12/28/2006 | 3,000 | | REPLACE 2 WINDOWS AND ROTTEN SILLS |

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 |
|-----------|------------------|------------------------------|------------------|---------------------------|----------------------|---------------------|----------------------|
| 2013 | 152,645 | 6,985 | 253,408 | 413,038 | 302,748 | 25,000 | 277,748 |
| 2012 | 154,399 | 7,116 | 202,384 | 363,899 | 297,687 | 25,000 | 272,687 |
| 2011 | 198,730 | 4,247 | 112,201 | 315,178 | 281,392 | 25,000 | 256,752 |
| 2010 | 200,845 | 4,274 | 79,780 | 284,899 | 272,463 | 25,000 | 247,464 |
| 2009 | 223,032 | 4,310 | 226,984 | 454,326 | 300,684 | 25,000 | 275,684 |
| 2008 | 204,868 | 4,337 | 222,700 | 431,905 | 295,990 | 25,000 | 270,990 |
| 2007 | 238,927 | 4,364 | 367,455 | 610,746 | 325,653 | 25,000 | 300,653 |
| 2006 | 409,781 | 4,546 | 211,565 | 625,892 | 323,718 | 25,000 | 298,718 |
| 2005 | 409,781 | 4,836 | 167,025 | 581,642 | 309,085 | 25,000 | 284,085 |
| 2004 | 224,489 | 5,077 | 155,890 | 385,456 | 274,317 | 25,000 | 249,317 |
| 2003 | 242,115 | 5,326 | 77,945 | 325,386 | 258,626 | 25,000 | 233,626 |
| 2002 | 234,558 | 5,616 | 77,945 | 318,119 | 252,636 | 25,000 | 227,636 |
| 2001 | 180,887 | 5,470 | 77,945 | 264,302 | 233,130 | 25,000 | 208,130 |
| 2000 | 162,808 | 8,248 | 42,313 | 213,369 | 213,369 | 25,000 | 188,369 |
| 1999 | 155,021 | 8,156 | 42,313 | 205,490 | 205,490 | 0 | 205,490 |
| 1998 | 136,140 | 7,122 | 42,313 | 185,575 | 185,575 | 0 | 185,575 |
| 1997 | 125,101 | 6,758 | 37,859 | 169,718 | 169,718 | 0 | 169,718 |
| 1996 | 94,613 | 5,553 | 37,859 | 138,025 | 138,025 | 0 | 138,025 |
| 1995 | 91,109 | 5,563 | 37,859 | 134,531 | 134,531 | 0 | 134,531 |
| 1994 | 77,092 | 4,888 | 37,859 | 119,840 | 119,840 | 0 | 119,840 |
| 1993 | 77,092 | 5,085 | 41,769 | 123,947 | 123,947 | 0 | 123,947 |
| 1992 | 94,054 | 5,268 | 41,769 | 141,091 | 141,091 | 0 | 141,091 |
| 1991 | 94,054 | 5,448 | 41,769 | 141,272 | 141,272 | 0 | 141,272 |
| 1990 | 94,054 | 5,645 | 32,555 | 132,255 | 132,255 | 0 | 132,255 |
| 1989 | 39,009 | 2,436 | 31,954 | 73,399 | 73,399 | 0 | 73,399 |
| 1988 | 33,166 | 2,226 | 27,038 | 62,430 | 62,430 | 0 | 62,430 |

Parcel Sales History

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

| Sale Date | Official Records Book/Page | Price | Instrument | Qualification |
|-----------|----------------------------|---------|------------|---------------|
| 1/3/2000 | 1612 / 1285 | 307,000 | WD | Q |

This page has been visited 73,982 times.

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