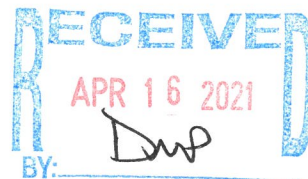


Application



Application for Variance

City of Key West, Florida • Planning Department

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

Application Fee: \$2,415.00 / After-the-Fact: \$4,515.00

(includes \$210.00 advertising/noticing fee and \$105.00 fire review fee)

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: 4 Havana Avenue, Key West, FL 33040

Zoning District: HHDR

Real Estate (RE) #: 00021180-000000

Property located within the Historic District. Yes No

APPLICANT: Owner Authorized Representative

Name: Richard McChesney Mailing Address: 500 Fleming Street

City: Key West State: FL Zip: 33040 Home/Mobile Phone: _____

Office: (305) 293-8791 Fax: (305) 504-2696

Email: richard@spottswoodlaw.com

PROPERTY OWNER: (if different than above)

Name: 1 Havana Lane LLC Mailing Address: 500 Fleming Street

City: Key West, FL State: FL Zip: 33040 Home/Mobile Phone: _____

Office: _____ Fax: _____

Email: _____

Description of Proposed Construction, Development, and Use: Renovation of structure per attached plans
Raise ceiling of bump-out and shift slightly to remove encroachment on rear neighbor.

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

Rear yard and Side yard setback variance

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	HHDR			
Flood Zone	X			
Size of Site	4000			
Height	30'	16'-10 3/4"	No change	N/A
Front Setback	10'	2'-10"	No change	Existing
Side Setback	9'	0'	0'	Existing
Side Setback	9'	0'-4 3/8"	0'-4 3/8"	Existing
Street Side Setback				
Rear Setback	20"	2'-1" over	0'	Improves
F.A.R				
Building Coverage	50% [2,505.93 Sq. Ft.]	40.99% [2,054.12]	38.63% [1,936.19]	Improves
Impervious Surface	60% [3,007.11 Sq. Ft.]	64.7% [3,243.84]	59.9% [3,002.25]	Improves
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping	35% [1,754.15 Sq. Ft.]	26.73% [1,399.65]	31.55% [1,581.24]	Improves
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.

Please see attached letter.

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

Please see attached 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.

Please see attached 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.

Please see attached 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.

Please see attached 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.

Please see attached 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.

Please see attached 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.

[Work in Progress \(WIP\)](#) | [Returned](#) | [Processing Status](#)
Search criteria
[New WIP Package](#)

Please choose the search criteria.

Create From Date:
 Create To Date:
 State:
 Jurisdiction:
 Reference Value:

User:
 Branch:
 Unit:
 Reference Value 2:
 Exact Match:

Default Username:
 Exact Match:

Email a copy to me:

Id	Reference Value	Created Date	Rejected Date	State	Jurisdiction	Username	Docs	Action
5673279	1236-21.00244 RD2 - H amilton -Rerecord UOT	5/11/2021 3:12 PM		FL	Monroe	Danyel	0	Edit Delete

 Result Per Page:

Package Submit Report

Jurisdiction: Monroe County, FL

Document Type	Page Count	Order
Miscellaneous Document	3	1

Report prepared on 05/11/2021 at 3:19PM

****This document is being re-recorded to include the Boundary Line Agreement as noted below.***

PREPARED BY AND RETURN TO:
Richard J. McChesney, Esq.
Attorney At Law
Spottswood, Spottswood, Spottswood
& Sterling PLLC
500 Fleming Street
Key West, FL 33040
305-294-9556

UNITY OF TITLE

WHEREAS, I HAVANA LANE, LLC, a Florida limited liability company, is the owner of the property located in Key West, Monroe County, Florida, and described as:

See Exhibit A attached

RE # 00021310-000000 and 00021250-000000

Also known as: 1 and 3 Havana Avenue, Key West, Florida 33040

and,

WHEREAS, I HAVANA LANE, LLC, a Florida limited liability company, is the owner of the property located in Key West, Monroe County, Florida, and described as:

On the Island of Key West and known on William A. Whitehead's map, delineated in February A.D., 1829, as a part of Tract 6, but better described as Lot 23 and part of Lot 22, according to a survey and subdivision of a part of said Tract 6 made by W.A. Gwynn and recorded in Plat Book 1, Page 46, Monroe County, Florida records:

COMMENCING on the Northeast side of Havana Avenue, distant 127 feet from the corner of Olivia Street and Havana Avenue, running in a Southeasterly direction along Havana Avenue, 24 feet and 6 inches; thence at right angles in a Northeasterly direction 54 feet and 6 inches; thence at right angles in a Northwesterly direction 24 feet and 6 inches; thence at right angles in a Southwesterly direction 54 feet and 6 inches to a Point of Beginning.

Re # 00021180-000000

Also known as: 4 Havana Avenue, Key West, Florida 33040

WHEREAS, the undersigned recognizes and acknowledges that the herein described properties shall be considered as one plot and parcel of land: and

WHEREAS, the undersigned hereby executes this written document to effect the above stated purpose.

NOW, THEREFORE, in consideration of other goods and valuable considerations, the undersigned hereby agrees to the following:

1. That the two parcels of property referred to herein above shall be considered as one plot and parcel of land, and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land.

Both parcels of land described herein shall be subject to that certain Boundary Line Agreement recorded in Official Records Book 2237, Page 1828, in the Public Records of Monroe County, Florida.

2. The undersigned further agree that this condition, restriction, and limitation shall be deemed a covenant running with the land and shall remain in full force and effect and shall be binding upon the undersigned, their heirs, and assigns in perpetuity.

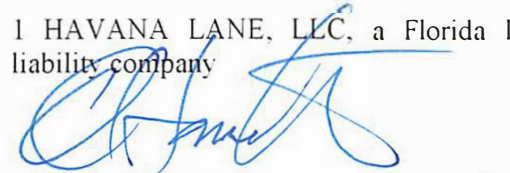
3. The undersigned further agree that this Unity of Title shall be recorded in the Public Records of Monroe County.

SIGNED, SEALED, EXECUTED and acknowledged on this 14th day of April, 2021

Witnesses:

1 HAVANA LANE, LLC, a Florida limited liability company

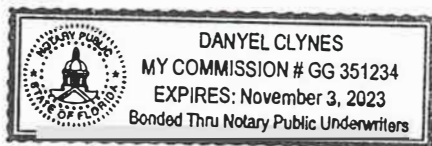

Printed Name: Danyel Clynes


DOUGLAS A. P. HAMILTON


Printed Name: JOANNA RULOWSKA

STATE OF FLORIDA)
)
COUNTY OF MONROE)

Subscribed and acknowledged before me by means of physical presence or online notarization on this 14th day of April 2021, by Douglas A. P. Hamilton, as Manager of 1 Havana Lane, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or who has produced driver's license (type of identification) as identification and who did not take an oath.





Notary Public State of Florida Danyel Clynes
My Commission Expires: 11/3/2023
My Commission Number is: GG 351234.

Exhibit "A"

Parcel A:

On the Island of Key West and known as Lot Thirty Seven (37), according to a subdivision of part of the Tract Six (6), a diagram of which is recorded in Plat Book One (1), Page Forty Six (46), of the Public Records of Monroe County, Florida, in the office of the Clerk of the Circuit Court for said County. Commencing at the corner of Havana Avenue and an alley, and thence Northwesterly along Havana Avenue One Hundred Nine (109) feet for a starting point; thence at right angles to Havana Avenue in a Northeasterly direction Fifty-four (54) feet and Six (6) inches; thence at right angles in a Northwesterly direction Twenty one (21) feet; thence at right angles in a Southwesterly direction Fifty-Four (54) Feet and Six (6) Inches; thence at right angles in a Southeasterly direction along Havana Avenue Twenty One (21) feet to the Point of Beginning.

Parcel B:

William A. Whitehead's map of said Island delineated in February, A.D., 1829, but better described as Lots 29 and 30, according to W.A. Gwynn's plat recorded in Plat Book 1, Page 46, Monroe County, Florida Public Records. Commencing at a point on the Northeast side of Havana Avenue distant Eighty two (82) feet Southeasterly from the corner of Olivia Street and Havana Avenue, runs Southeasterly along Havana Avenue Forty Five (45) feet, more or less; thence at right angles Northeasterly Fifty Four (54) feet Six (6) inches; thence at right angles Northwesterly Forty Five (45) feet, more or less; thence at right angles Southwesterly Fifty Four (54) feet Six (6) inches to the Point of Beginning.

Parcel C:

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 Tract Six (6), also known as part of Lot Thirty Six (36), according to a subdivision of part of the said Tract Six (6), a diagram of which is recorded in Plat Book 1, Page 46, of the Public Records of Monroe County, Florida, being more particularly described as follows: Commencing at the point of intersection of the Southeasterly right of way line of Olivia Street and the Northeasterly right of way line of Havana Avenue and thence South 24°54' 18" East along the said Northeasterly right of way line of Havana Avenue for a distance of 61.00 feet to the Northwesterly corner of lands described in Official Records Book 2446, at Page 940, of the Public Records of Monroe County, Florida; thence North 65°05' 42" East along the Northwesterly boundary line of the said lands described in Official Records Book 2446, at Page 940, of the Public Records of Monroe County, Florida, for a distance of 55.21 feet to the Northeasterly corner of lands described in Official Records Book 2446, at Page 940, of the Public Records of Monroe County, Florida, said point being the Point of Beginning of the land hereinafter described; thence continue North 65°05' 42" East for a distance of 0.50 feet to a point on the Northeasterly face of an existing two story frame house; thence South 24°00' 28" East and along the Northeasterly face of the said existing two story frame house for a distance of 20.79 feet to the Southeasterly corner of the said existing two story frame house; thence South 65°24' 36" West and along the Southeasterly face of the said existing two story frame house for a distance of 0.20 feet to the Northeasterly boundary line of lands described in Official Records Book 2446, at Page 940, of the Public Records of Monroe County, Florida; thence North 24°50' 05" West along the Northeasterly boundary line of the said lands described in Official Records Book 2446, at Page 940, of the Public Records of Monroe County, Florida, for a distance of 20.78 feet back to the Point of Beginning.

Warranty Deed

Prepared By and Return to:

Monica Hornyak
Spottswood, Spottswood, Spottswood & Sterling, PLLC
500 Fleming St, Key West, FL 33040

\$1,200,000

Warranty Deed

This Warranty Deed made this 9th day of March, 2018 between Timothy Taylor, a single man whose post office address is 86 Golborne Rd, London, UK W10 5 PS, England grantor, and 1 Havana Lane LLC, a Florida limited liability company whose post office address is 221 Simonton Street, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

See Exhibit "A" Attached Hereto

Doc# 2162305 04/03/2018 10:52AM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

00021310-000000 & 00021250-000000 & a
Parcel ID#: portion of 00021240-000000
04/03/2018 10:52AM DEED DOC STAMP CL: Krys \$8,540.00

SUBJECT TO: Taxes for the current and subsequent years.
SUBJECT TO: Conditions, limitations, easements and restrictions of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: VINUTHA DASOUZA

[Signature] (Seal)
Timothy Taylor

[Signature]
Witness Name: JUDITH DE DAVIA

Doc# 2162305
Etk# 2899 Pg# 308

Country of DIFC DUBAI U.A.E.

The foregoing instrument was acknowledged before me this 9th day of March, 2018 by Timothy Taylor, who is personally known or has produced a driver's license as identification.

[Notary Seal]
**SOLICITOR EMPOWERED
TO ADMINISTER OATHS**
AS REGISTERED PRACTITIONER
DIFC COURTS

[Signature]
Notary Public
Printed Name: PARNIKA CHATURVEDI
My Commission Expires: 31 OCTOBER 2018

Exhibit "A"

Doc# 2162305
Ek# 2399 Pg# 309

Parcel A:

On the Island of Key West and known as Lot Thirty Seven (37), according to a subdivision of part of the Tract Six (6), a diagram of which is recorded in Plat Book One (1), Page Forty Six (46), of the Public Records of Monroe County, Florida, in the office of the Clerk of the Circuit Court for said County. Commencing at the corner of Havana Avenue and an alley, and thence Northwesterly along Havana Avenue One Hundred Nine (109) feet for a starting point; thence at right angles to Havana Avenue in a Northeasterly direction Fifty-four (54) feet and Six (6) inches; thence at right angles in a Northwesterly direction Twenty one (21) feet; thence at right angles in a Southwesterly direction Fifty-Four (54) Feet and Six (6) inches; thence at right angles in a Southeasterly direction along Havana Avenue Twenty One (21) feet to the Point of Beginning.

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MONROE COUNTY
OFFICIAL RECORDS

Prepared by and return to:
Richard J. McChesney

Spottswood, Spottswood, Spottswood & Sterling, PLLC
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 1236-20.00475 R
Will Call No.:

Consideration: \$500,000.00 [Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 5th day of March, 2021 between Mitchell Smith, a single man and Cecilia Ann Alfonso, a single woman whose post office address is 640 Raven Avenue, Miami Springs, FL 33166, grantor, and 1 Havana Lane LLC, a Florida Limited Liability Company whose post office address is 221 Simonton Street, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

On the Island of Key West and known on William A. Whitehead's map, delineated in February A.D., 1829, as a part of Tract 6, but better described as Lot 23 and part of Lot 22, according to a survey and subdivision of a part of said Tract 6 made by W.A. Gwynn and recorded in Plat Book 1, Page 46, Monroe County, Florida records:

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Parcel Identification Number: 00021180-000000

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Xavier Hernandez

[Signature] (Seal)
Mitchell Smith

[Signature]
Witness Name: Alexandra

Witness Name: _____

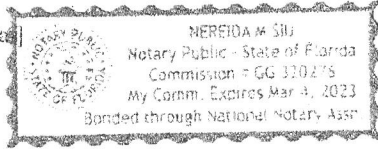
Cecilia Ann Alfonso (Seal)

Witness Name: _____

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of March, 2021 by Mitchell Smith, who is personally known or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: NEREIDA M. SUI

My Commission Expires: 03/04/2023

State of Texas
County of Tarrant

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of March, 2021 by Cecilia Ann Alfonso, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: _____

Mitchell Smith (Seal)

Witness Name: _____

Leah Ann Borcherdt
Witness Name: Leah Ann Borcherdt

Cecilia Ann Alfonso
Cecilia Ann Alfonso

Valerie Salazar
Witness Name: Valerie Salazar

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of March, 2021 by Mitchell Smith, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Notary Public

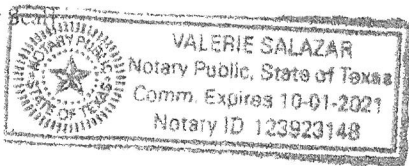
Printed Name: _____

My Commission Expires: _____

State of Texas
County of Tarrant

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3rd day of March, 2021 by Cecilia Ann Alfonso, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Valerie Salazar
Notary Public

Printed Name: Valerie Salazar

My Commission Expires: 10/01/2021

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Richard McChesney, in my capacity as Associate Attorney
(print name) *(print position; president, managing member)*

of Spottswood, Spottswood, Spottswood & Sterling PLLC
(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:

1 and 4 Havana Avenue, Key West, FL 33040

Street Address of subject property

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

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this April 14, 2021 by
date

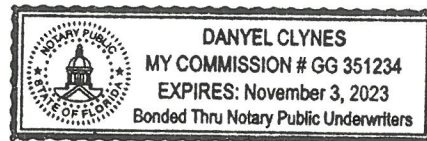
Richard McChesney
Name of Authorized Representative

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

Notary's Signature and Seal

Danyel Clynes
Name of Acknowledger typed, printed or stamped

GG 351234
Commission Number, if any



**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, Douglas A. P. Hamilton as
Please Print Name of person with authority to execute documents on behalf of entity

Manager of 1 Havana Lane LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Richard J. Mcchesney - Spottswood, Spottswood, Spottswood & Sterling
Please Print Name of Representative

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

A handwritten signature in blue ink, appearing to read "Douglas A. P. Hamilton".

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

Subscribed and sworn to (or affirmed) before me on this April 14, 2021
Date

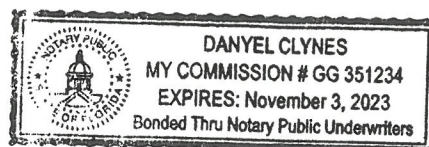
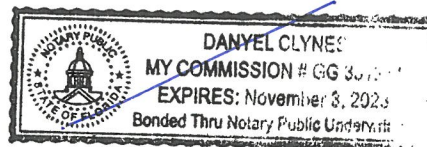
by Douglas A. P. Hamilton
Name of person with authority to execute documents on behalf on entity owner

He/She is personally known to me or has presented FL drivers license as identification.

A handwritten signature in blue ink, appearing to read "Danyel Clynes".
Notary's Signature and Seal

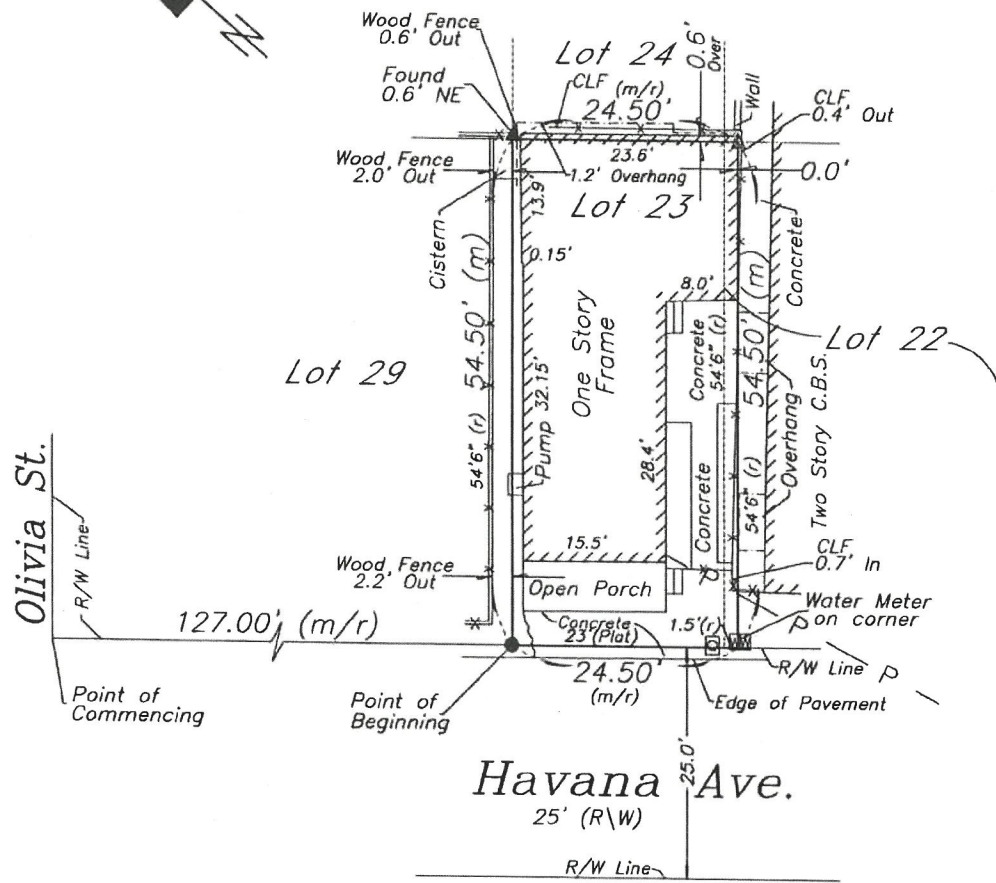
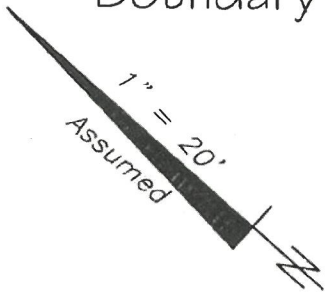
Danyel Clynes
Name of Acknowledger typed, printed or stamped

GG 351234
Commission Number, if any



Site Plans

Boundary Survey Map of Lot 23 and part of Lot 22, Tract 6 Island of Key West



LEGEND

- ⊙ Found 1" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (FKLS)
- ▲ Found Nail & Disc (FKLS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊞ Sewer Cleanout
- ⊞ Water Meter

NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 4 Havana Avenue, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: March 12, 2021
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: On the Island of Key West and known on William A. Whitehead's map, delineated in February A.D. 1829, as a part of Tract 6, but better described as Lot 23 and part of Lot 22 according to a survey and subdivision of a part of said Tract 6 made by W.A. Gwynn and recorded in Plat Book 1, Page 46, Monroe County, Florida records.

COMMENCING on the Northeast side of Havana Avenue, distant 127 feet from the corner of Olivia Street and Havana Avenue, running in a Southeasterly direction along Havana Avenue, 24 feet and 6 inches; thence at right angles in a Northeasterly direction 54 feet and 6 inches; thence at right angles in a Northwesterly direction 24 feet 6 inches; thence at right angles in a Southwesterly direction 54 feet and 6 inches to a point of beginning.

BOUNDARY SURVEY FOR: 1 Havana Lane LLC;
Spottswood, Spottswood, Spottswood & Sterling PLLC;
Chicago Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

March 17, 2021

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

MAP OF BOUNDARY SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON S24°54'18"E ASSUMED
ALONG THE CENTERLINE OF
HAVANA AVENUE.

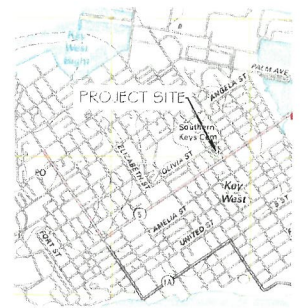
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

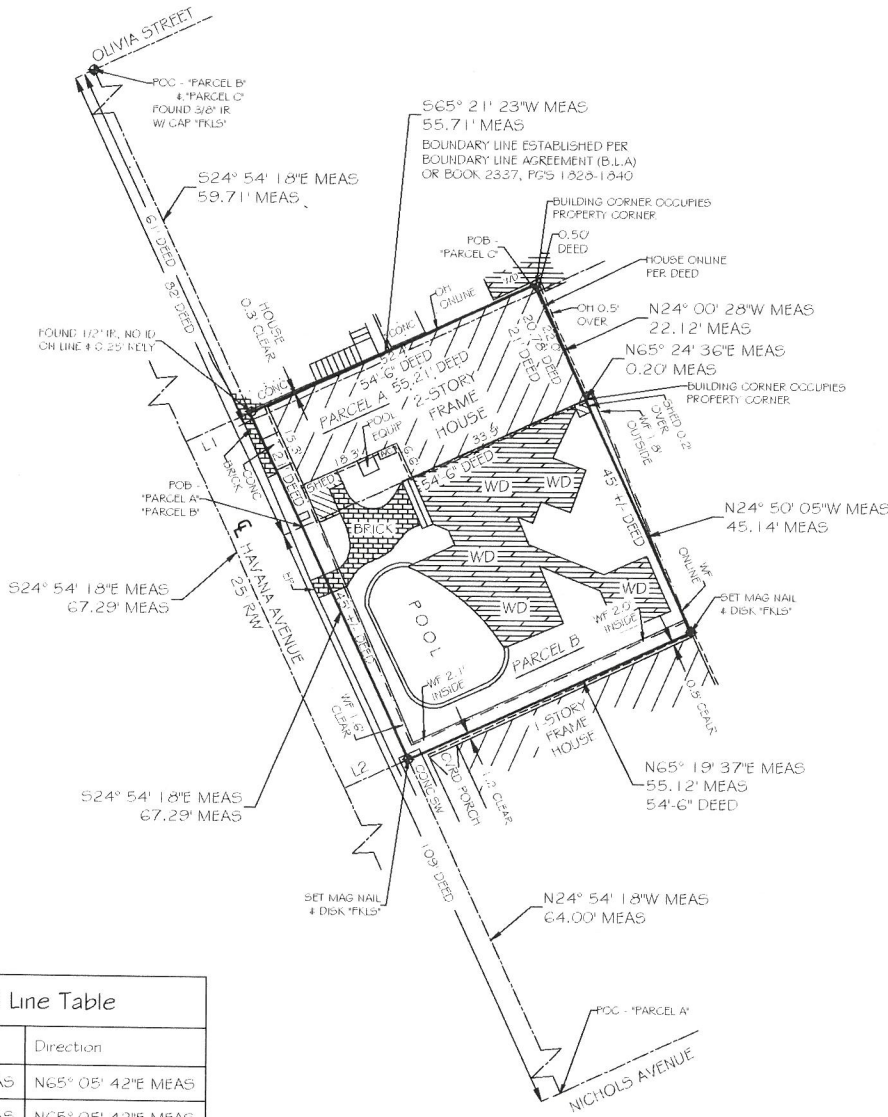
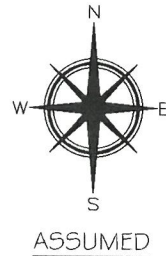
ADDRESS:
1 & 3 HAVANA AVE.
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: X SHADED

- LEGEND**
- - WATER METER
 - - SANITARY SEWER CLEAN OUT
 - - MAILBOX
 - ⊙ - WOOD POWER POLE
 - ⊠ - CONCRETE POWER POLE
 - ⊕ - WATER VALVE
 - ⊖ - SANITARY SEWER MAN-HOLE

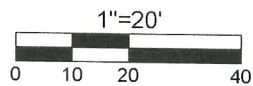


LOCATION MAP - NTS
SEC. 05-T685-R25E



Parcel Line Table

Line #	Length	Direction
L1	12.50' MEAS	N65° 05' 42"E MEAS
L2	12.50' MEAS	N65° 05' 42"E MEAS



TOTAL AREA = 3,718.41 SQFT±

REVISION (1) - 03/08/2018 - REVISED TO INCLUDE "PARCEL C"

CERTIFIED TO -

1 Havana Lane LLC, a Florida limited liability company;
Spottswood, Spottswood, Spottswood & Sterling, PLLC;
Chicago Title Insurance Company;

NOTES: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN, MEASURED DIMENSIONS EQUAL PER 200 OR 2008S UNLESS OTHERWISE INDICATED. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE INDICATED. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET:

DF = DEED	DU = DEED UNDER	EA = EASEMENT	EB = EASEMENT	EC = EASEMENT	ED = EASEMENT	EE = EASEMENT	EF = EASEMENT	EG = EASEMENT	EH = EASEMENT	EI = EASEMENT	EJ = EASEMENT	EK = EASEMENT	EL = EASEMENT	EM = EASEMENT	EN = EASEMENT	EO = EASEMENT	EP = EASEMENT	EQ = EASEMENT	ER = EASEMENT	ES = EASEMENT	ET = EASEMENT	EU = EASEMENT	EV = EASEMENT	EW = EASEMENT	EX = EASEMENT	EY = EASEMENT	EZ = EASEMENT
-----------	-----------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------

SCALE: 1"=20'
REC'D WORK DATE: 02/09/2018
MAP DATE: 02/13/2018
REVISION DATE: 03/08/2018
SHEET: 1 OF 1
DRAWN BY: MPB
JOB NO.: 18-146

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND ENGINEERS, II.C. AFTER SU 17, FLORIDA STATUTES CODE, FURNISH TO SECTION 472.027, FLORIDA STATUTES AND CHAPTER 17, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE SEALED SEAL OF A FLORIDA SURVEYOR AND ENGINEER



FLORIDA KEYS LAND SURVEYING
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5mail@gmail.com

LEGAL DESCRIPTION -

"PARCEL A"
On the Island of Key West and known as Lot Thirty Seven (37), according to a subdivision of part of the Tract Six (6), a diagram of which is recorded in Flat Book One (1), Page Forty Six (46), of the Public Records of Monroe County, Florida, in the office of the Clerk of the Circuit Court for said County, Commencing at the corner of Havana Avenue and an alley, and thence Northwesterly along Havana Avenue one hundred nine (109) feet for a starting point; thence at right angles to Havana Avenue in a Northeasterly direction Fifty-four (54) feet and Six (6) inches; thence at right angles in a Northwesterly direction Twenty-one (21) feet; thence at right angles in a Southwesterly direction Fifty-four (54) Feet and Six (6) inches; thence at right angles in a Southeasterly direction along Havana Avenue Twenty One (21) feet to the Point of Beginning.

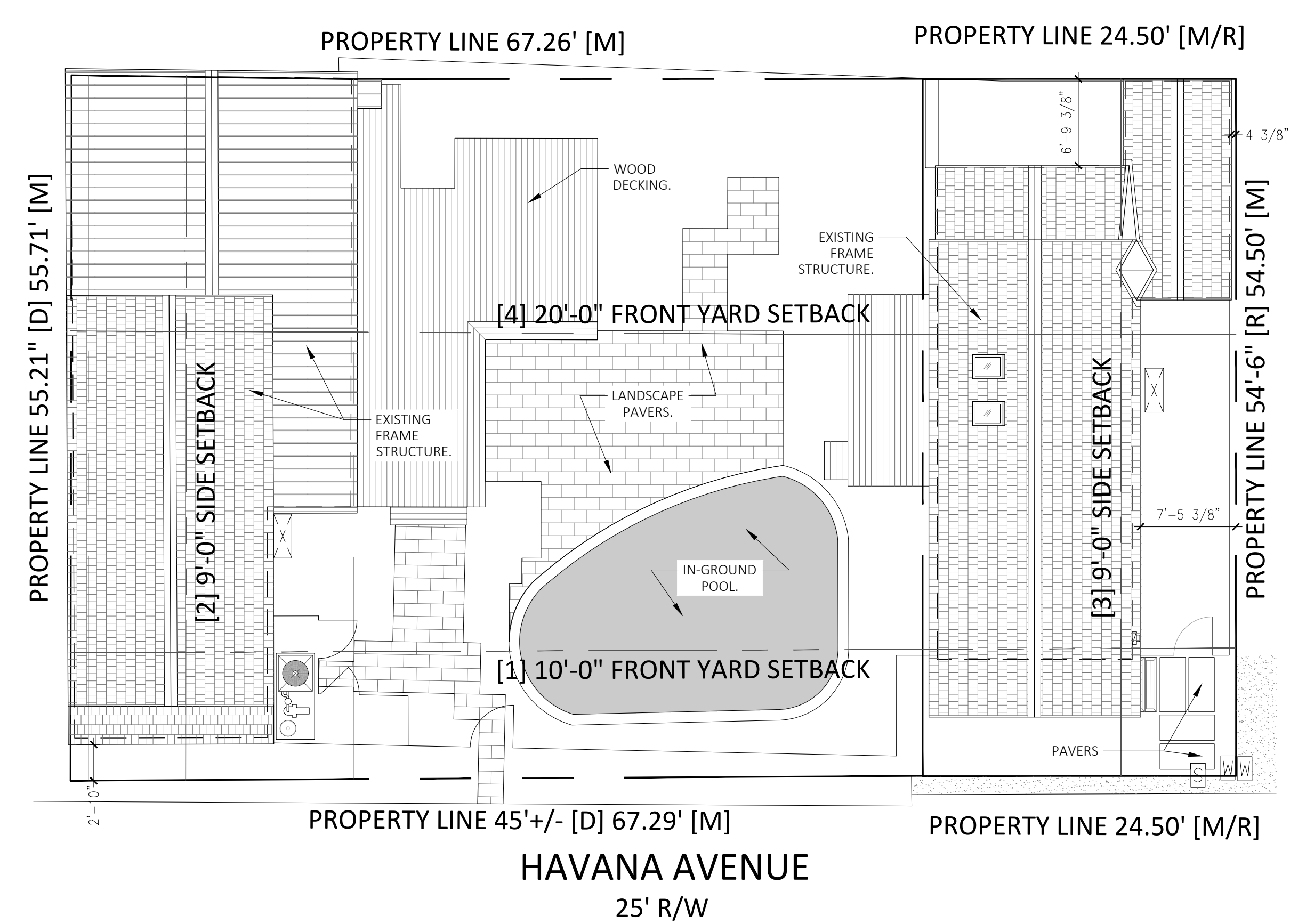
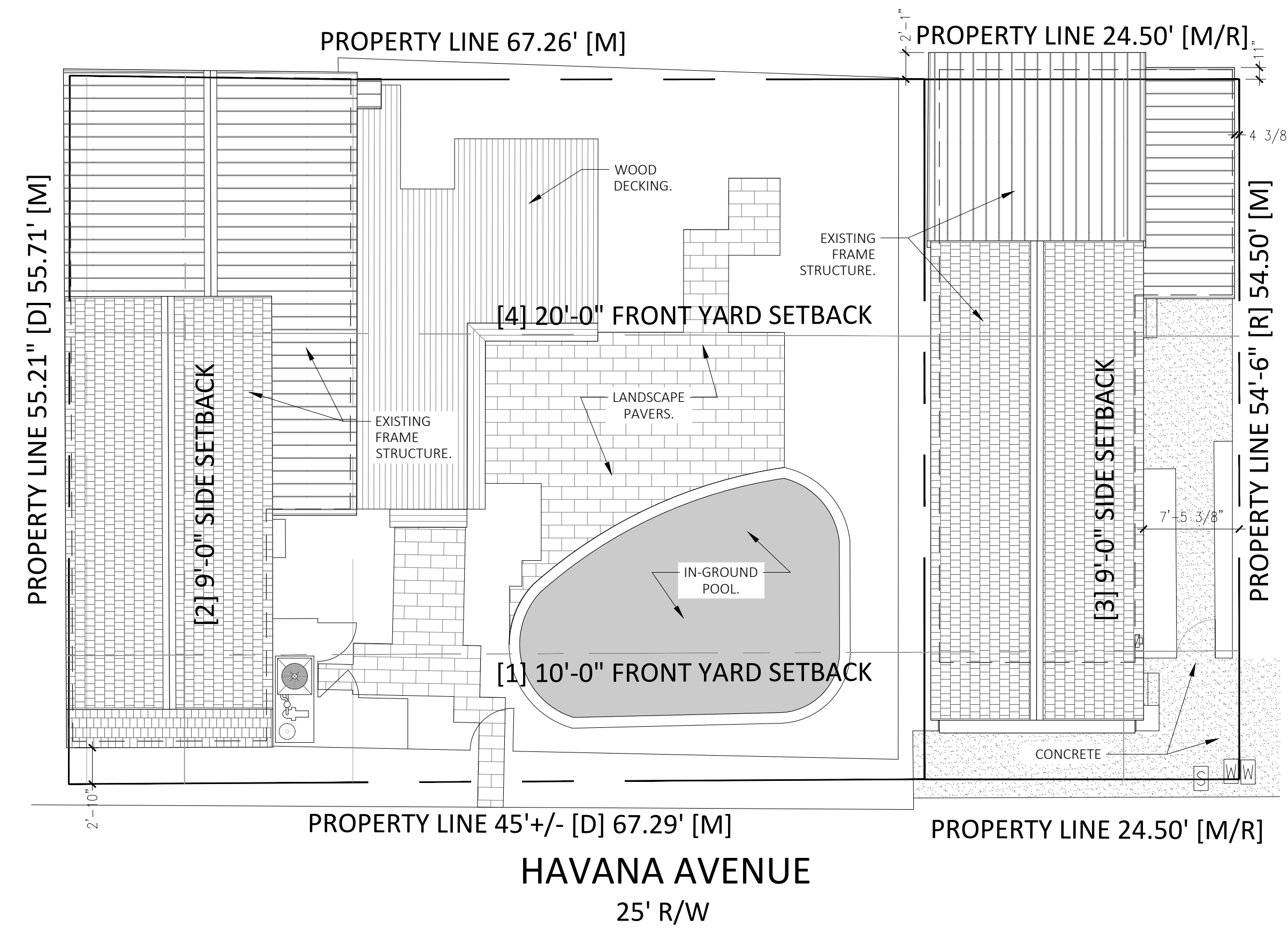
"ALSO"

"PARCEL B"
William A. Whitehead's map of said Island delineated in February, A.D., 1819, but better described as Lots 29 and 30, according to W.A. Gwynn's plat recorded in Flat Book 1, Page 46, Monroe County, Florida Public Records. Commencing at a point on the Northeast side of Havana Avenue distant Eighty two (82) feet Southeasterly from the corner of Olivia Street and Havana Avenue, runs Southeasterly along Havana Avenue Forty Five (45) feet, more or less; thence at right angles Northeasterly Fifty Four (54) feet Six (6) inches; thence at right angles Northwesterly Forty Five (45) feet, more or less; thence at right angles Southwesterly Fifty Four (54) feet Six (6) inches to the Point of Beginning.

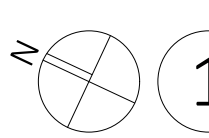
"ALSO"

"PARCEL C" - LEGAL DESCRIPTION (AUTHORED BY THE UNDERSIGNED)
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 Tract 6, also known as part of Lot Thirty Six (36), according to a subdivision of part of the said Tract Six (6), a diagram of which is recorded in Flat Book One (1), Page Forty Six (46), of the Public Records of Monroe County, Florida, in the office of the Clerk of the Circuit Court for said County, being more particularly described as follows:

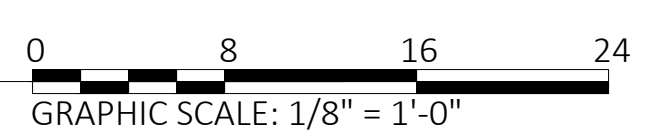
Commencing at the point of intersection of the Southeasterly right of way line of Olivia Street and the Northeasterly right of way line of Havana Avenue and thence S24°54'18"E along the said Northeasterly right of way line of Havana Avenue for a distance of 61.00 feet to the Northwesterly corner of lands described in Official Records Book 2446, at Page 940 of the Public Records of Monroe County, Florida; thence N65°05'42"E along the Northwesterly boundary line of the said lands described in Official Records Book 2446, at Page 940 of the Public Records of Monroe County, Florida, for a distance of 55.21 feet to the Northeasterly corner of lands described in Official Records Book 2446, at Page 940 of the Public Records of Monroe County, Florida, said point being the Point of Beginning of the land hereinafter described; thence continue N65°05'42"E for a distance of 0.50 feet to a point on the Northeasterly face of an existing two story frame house; thence S24°00'28"E and along the Northeasterly face of the said existing two story frame house for a distance of 20.79 feet to the Southeasterly corner of the said existing two story frame house; thence S65°24'36"W and along the Southeasterly face of the said existing two story frame house for a distance of 0.20 feet to the Northeasterly boundary line of lands described in Official Records Book 2446, at Page 940 of the Public Records of Monroe County, Florida; thence N24°50'05"W along the Northeasterly boundary line of the said lands described in Official Records Book 2446, at Page 940 of the Public Records of Monroe County, Florida, for a distance of 20.78 feet back to the Point of Beginning. Said parcel of land contains 7.27 square feet, more or less.



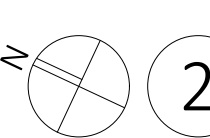
PL-N
NOTE: PLAN REFERENCES THIS COMPASS FOR DIRECTIONS.



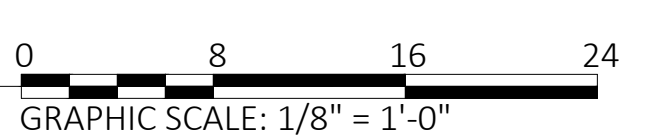
1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



PL-N
NOTE: PLAN REFERENCES THIS COMPASS FOR DIRECTIONS.



2 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



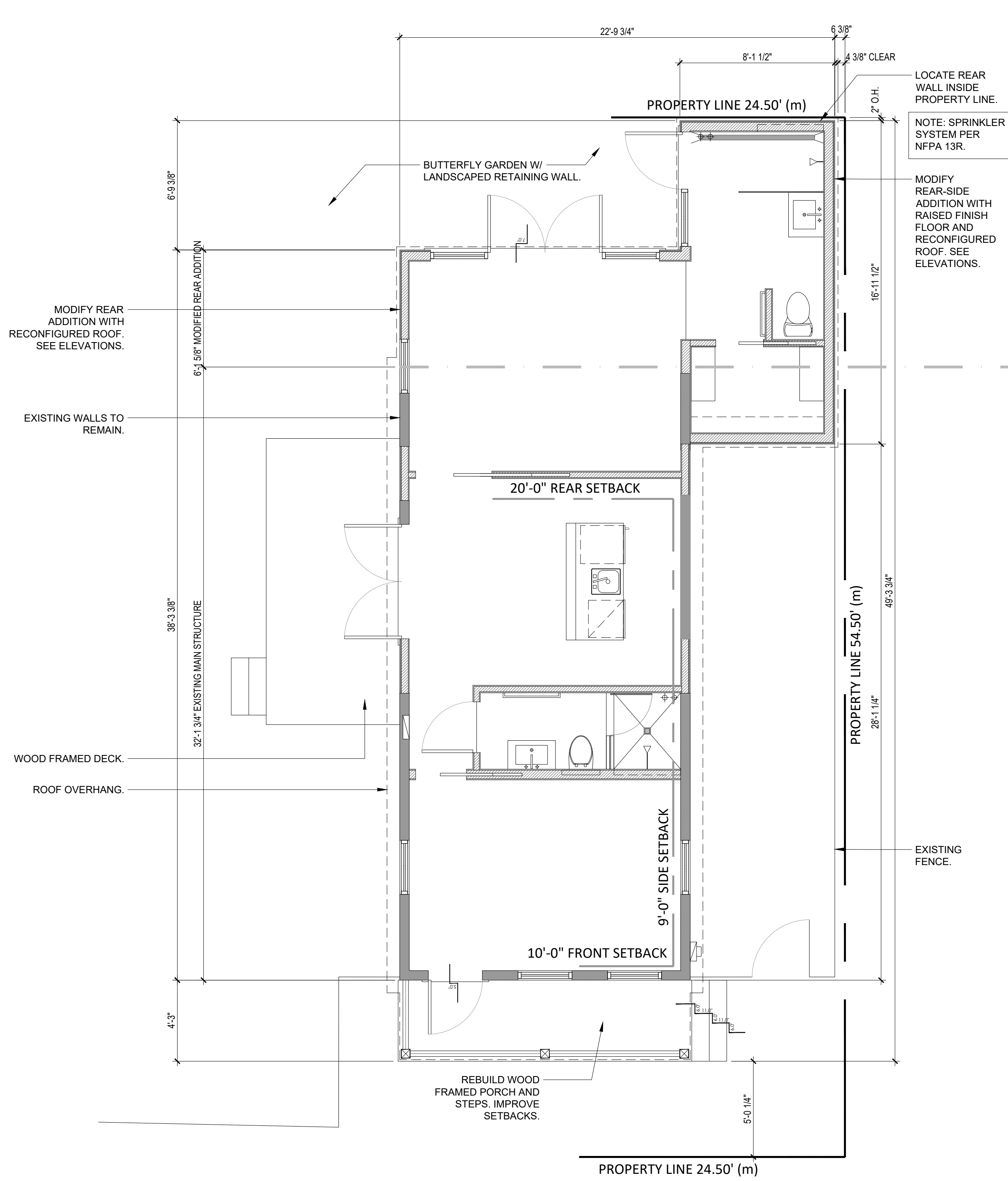
PROJECT SITE DATA TABLE				
1 & 4 HAVANA AVE., KEY WEST, FLORIDA 33040				
REAL ESTATE NO.: 00021310-000000 / 00021250-000000 / 00021180-000000				
ZONING DISTRICT	HHDR			
FLOOD ZONE	X			
CODE REQUIREMENTS:	REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANCE
LOT SIZE [TOTAL]	4,000 SF	5,011.85 SF	NO CHANGE	N/A
HEIGHT	30'-0"	16'-10 3/4"	16'-10 3/4"	COMPLIES
SETBACKS				
[1] FRONT YARD: PL-W	10'-0"	2'-10"	2'-10"	EXISTING
[2] SIDE YARD: PL-N	9'-0" ¹	0'-0"	0'-0"	EXISTING
[3] SIDE YARD: PL-S	9'-0" ¹	0'-4 3/8"	0'-4 3/8"	EXISTING [VAR. REQ.]
[4] REAR YARD: PL-E	20'-0"	2'-1" OVER	0'-0"	IMPROVES [VAR. REQ.]
BUILDING COVERAGE	50% MAX [2,505.93 SF]	40.99% [2,054.12 SF]	38.63% [1,936.19 SF]	COMPLIES
IMPERVIOUS COVERAGE	60% MAX [3,007.11 SF]	64.72% [3,243.84 SF]	59.90% [3,002.25 SF]	COMPLIES
OPEN SPACE	35% MIN [1,754.15 SF]	26.73% [1,339.65 SF]	31.55% [1,581.24 SF]	IMPROVES

DATA TABLE NOTES:

- WHEN COMBINING THE PARCELS, SIDE YARD SETBACKS INCREASE FROM 5'-0" TO 9'-0" PER CITY OF KEY WEST LDR. SEC. 122-630. - DIMENSIONAL REQUIREMENTS, [6].
- REQUESTED SETBACK VARIANCES REFER TO #4 HAVANA AVE. [SOUTHEAST CORNER OF PARCEL]. ONLY. THE SETBACKS FOR #1 HAVANA AVE. ARE AN EXISTING CONDITION AND WILL NOT BE MODIFIED AS A PART OF THIS PROJECT.

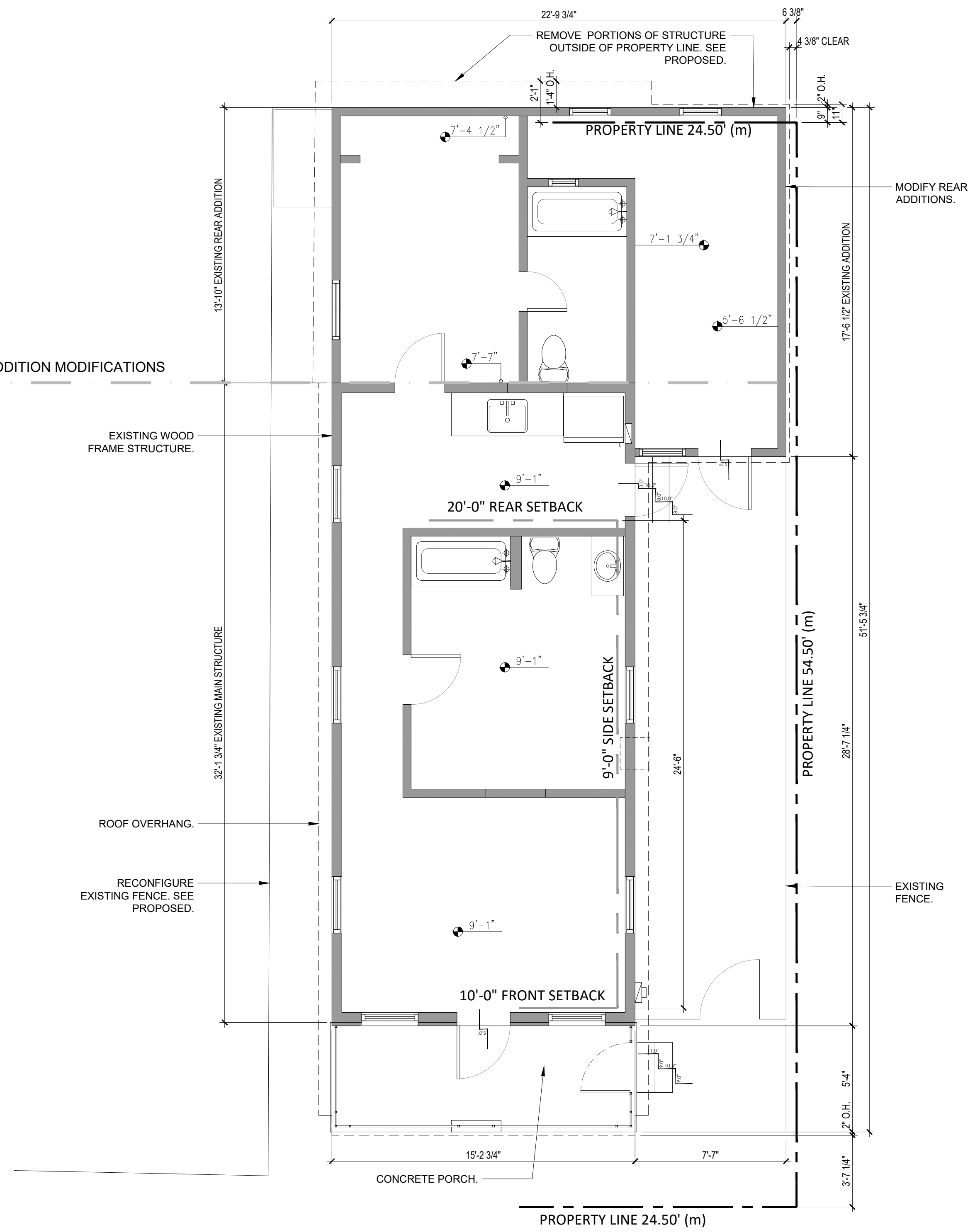
SITE PLAN NOTES:

- SITE PLAN FOR 1 & 3 HAVANA AVE. BASED ON SURVEY DATED 03/08/2018 BY FLORIDA KEY S LAND SURVEYING, AND FIELD MEASUREMENTS BY A2O ARCHITECTURE.
- SITE PLAN FOR 4 HAVANA AVE. BASED OFF OF SURVEY DATED 03/17/2021 BY J. LYNN O'FLYNN, INC., AND FIELD MEASUREMENTS BY A2O ARCHITECTURE.

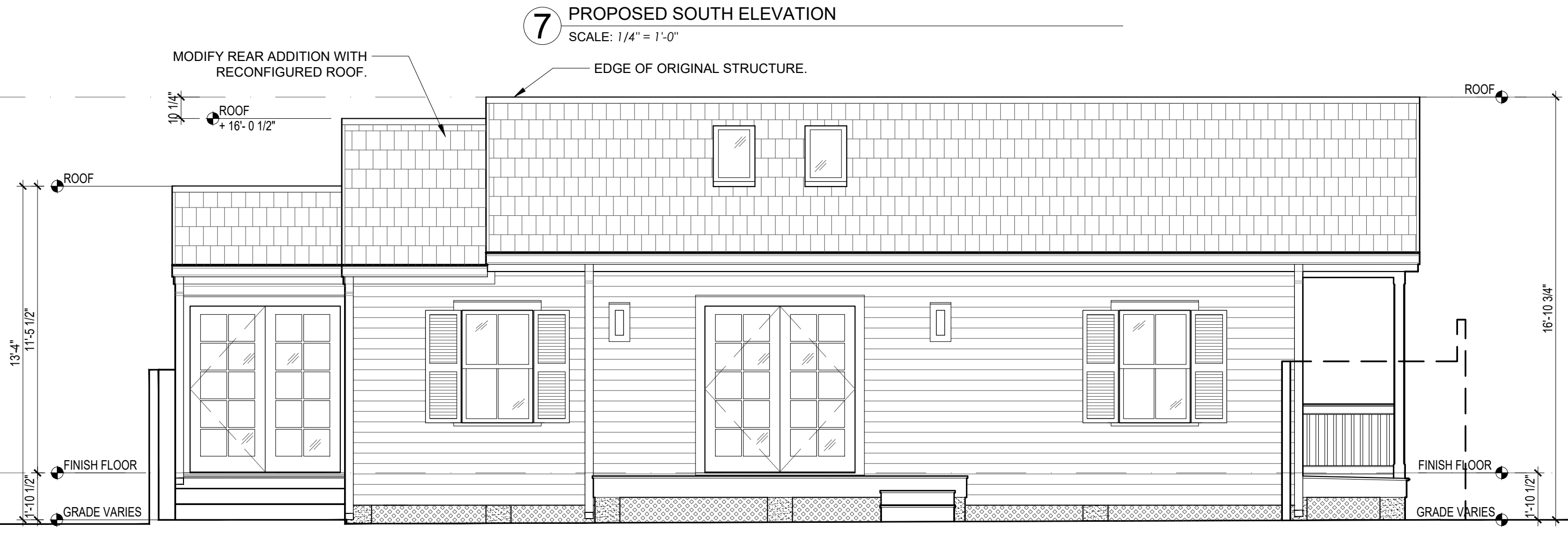
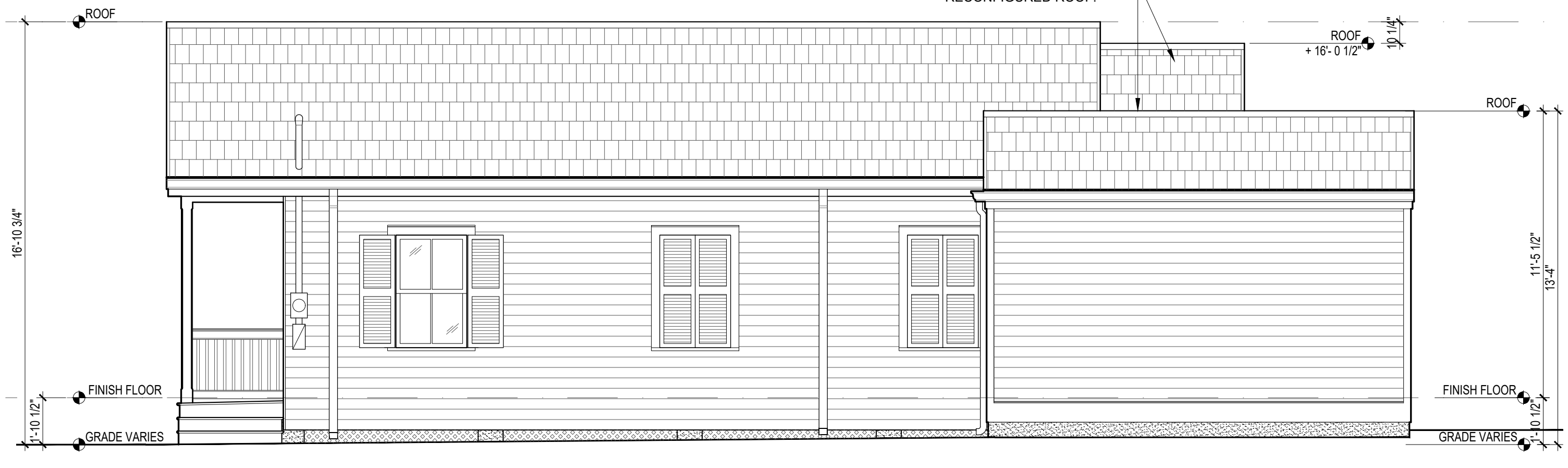
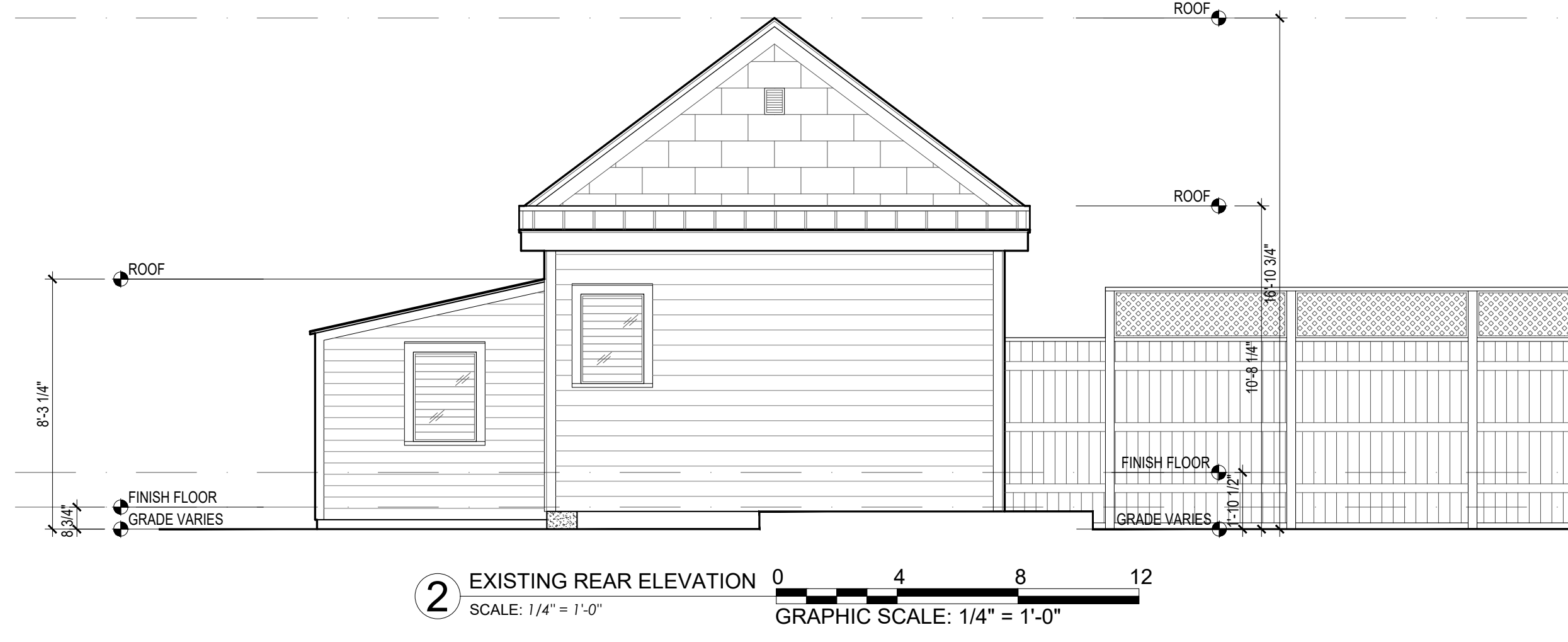
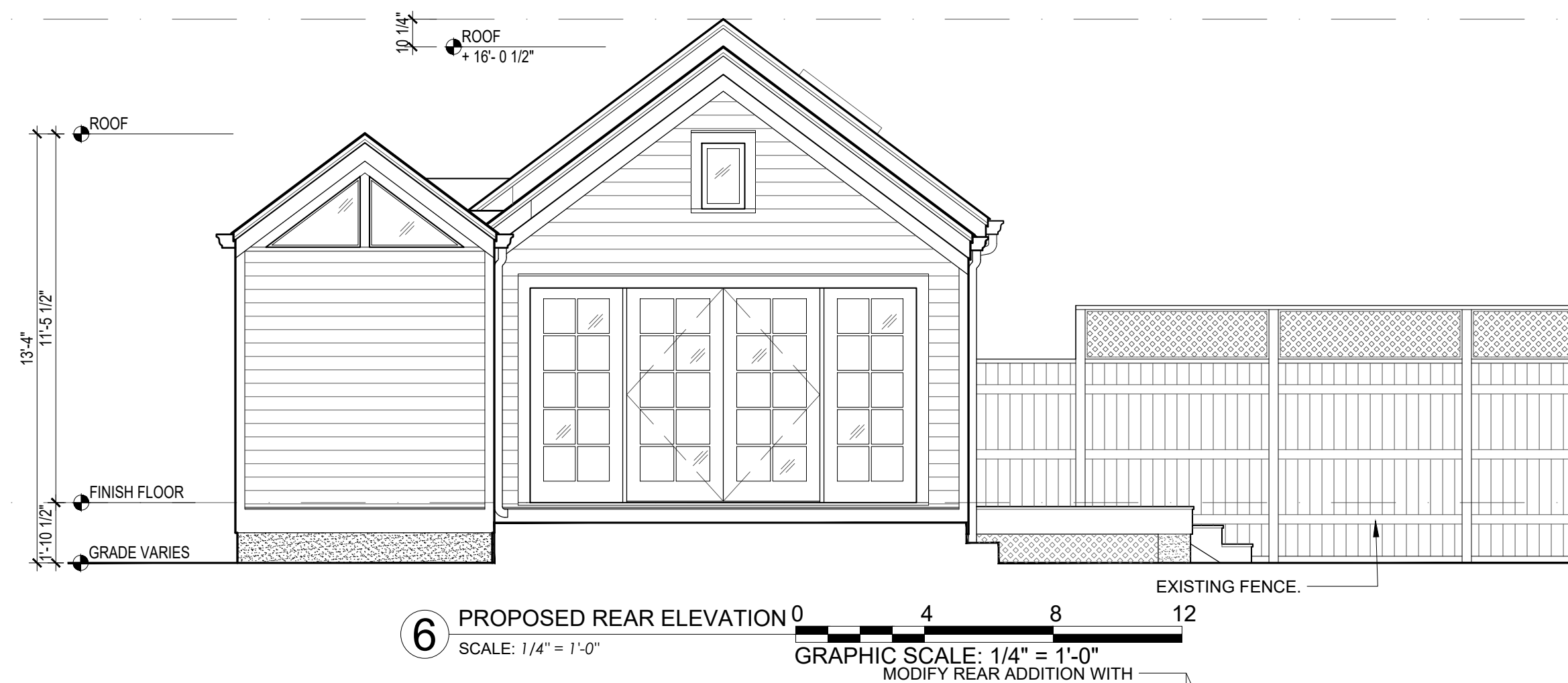
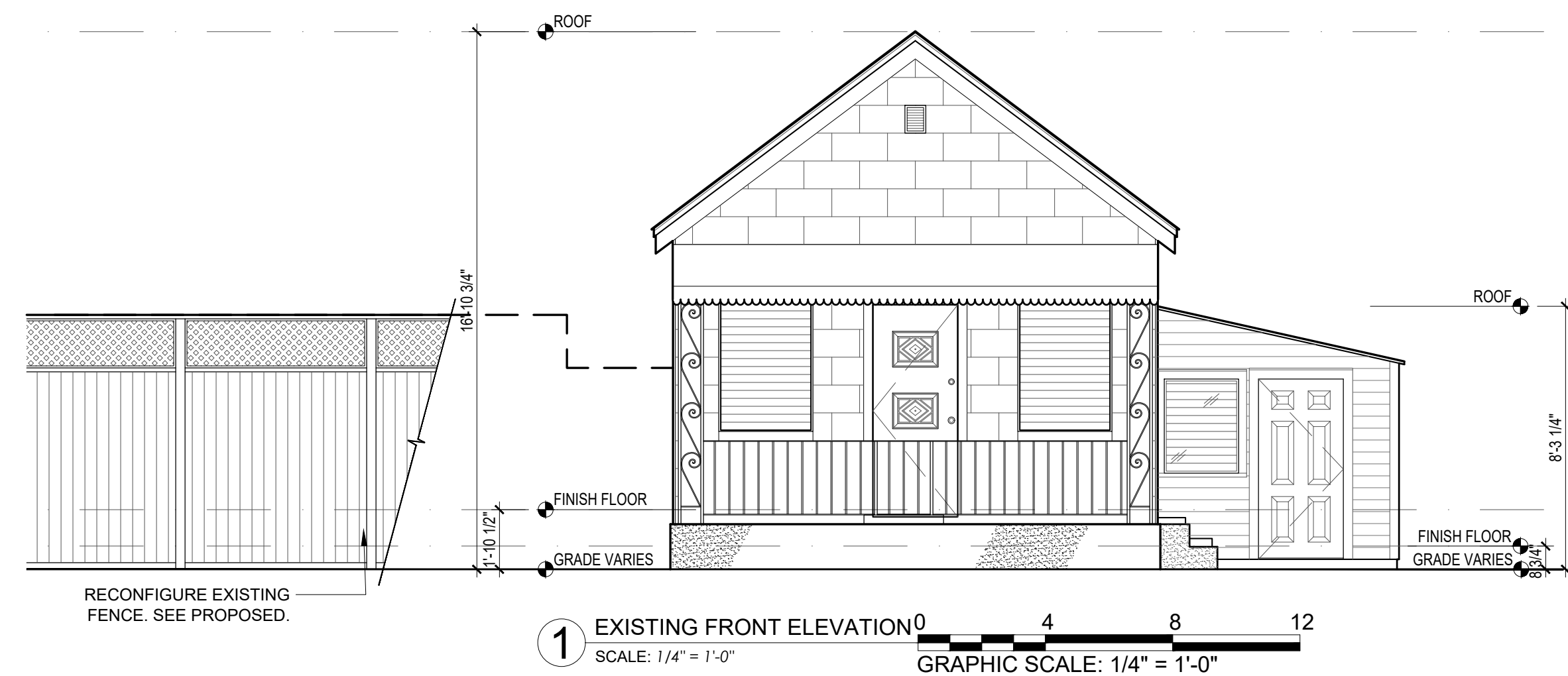
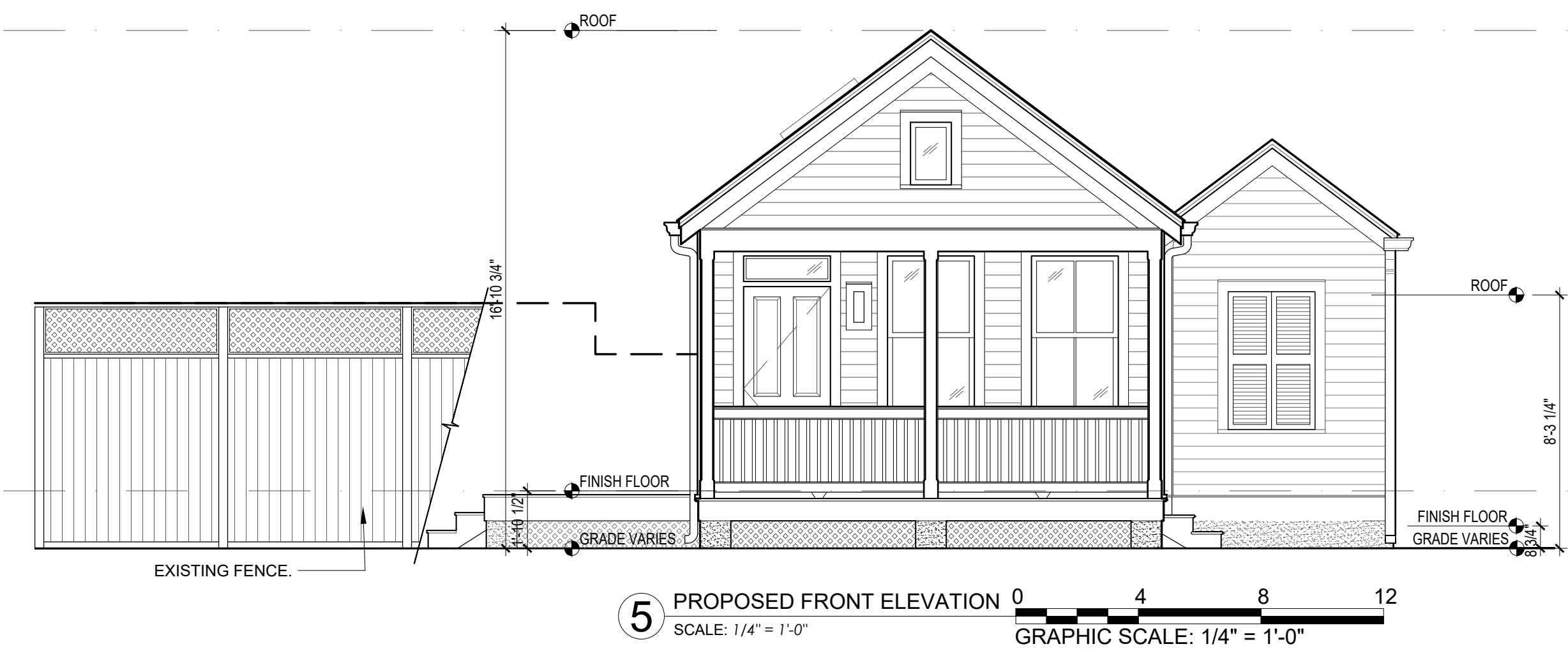


2 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE: 1/4" = 1'-0"

REAR ADDITION MODIFICATIONS



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



A2O ARCHITECTURE
P: 352.741.7678 | T: 352.741.7679 | E: INFO@A2OARCH.COM
10100 N. UNIVERSITY BLVD., SUITE 100, GAITHERSBURG, MD 20878

ARCHITECT:
CONSULTANTS:
HAMILTON RESIDENCE
4 HAVANA AVENUE
KEY WEST, FLORIDA 33040

RESIDENTIAL RENOVATION

SUBMISSIONS:
APPROVALS:

TITLE: **EXISTING & PROPOSED EXTERIOR ELEVATIONS**
PROJECT #: 21-11

A3.7

SHEET:
MAY 10, 2021
© 2021 BY A2O ARCHITECTURE, LLC

Site Visit



VENT

**NO
TRESPASSING**
Violators Will Be Prosecuted

LOT JOB









Additional Information



Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00021180-000000
 Account# 1021920
 Property ID 1021920
 Millage Group 10KW
 Location 4 HAVANA Ave, KEY WEST
 Address
 Legal KW PB 1-46 PT LT 22 ALL LOT 23 OF TR 6 A4-463 B2-174 C2-330 F1-105 G28-353
 Description G43-421 G74-440 OR281-363/64 OR313-202/03 OR606-15 OR2236-1494/95 OR3079-1872
 (Note: Not to be used on legal documents.)
 Neighborhood 6108
 Property SINGLE FAMILY RESID (0100)
 Class
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

1 HAVANA LANE LLC
 221 Simonton St
 Key West FL 33040

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$101,960	\$103,553	\$103,553	\$103,553
+ Market Misc Value	\$192	\$192	\$192	\$192
+ Market Land Value	\$314,186	\$331,147	\$291,571	\$291,571
= Just Market Value	\$416,338	\$434,892	\$395,316	\$395,316
= Total Assessed Value	\$416,338	\$434,848	\$395,316	\$386,994
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$416,338	\$434,892	\$395,316	\$395,316

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	1,335.00	Square Foot	23	54.5

Buildings

Building ID	1601	Exterior Walls	WD FRAME	
Style	1 STORY ELEV FOUNDATION	Year Built	1928	
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1999	
Gross Sq Ft	925	Foundation	WD CONC PADS	
Finished Sq Ft	850	Roof Type	GABLE/HIP	
Stories	1 Floor	Roof Coverage	METAL	
Condition	AVERAGE	Flooring Type	SFT/HD WD	
Perimeter	198	Heating Type		
Functional Obs	0	Bedrooms	2	
Economic Obs	0	Full Bathrooms	1	
Depreciation %	30	Half Bathrooms	0	
Interior Walls	WALL BD/WD WAL	Grade	450	
		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	850	850	178
OPF	OP PRCH FIN LL	75	0	40
TOTAL		925	850	218

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	216 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/5/2021	\$500,000	Warranty Deed	2307046	3079	1872	03 - Qualified	Improved
2/1/1975	\$6,000	Conversion Code		606	15	Q - Qualified	Improved

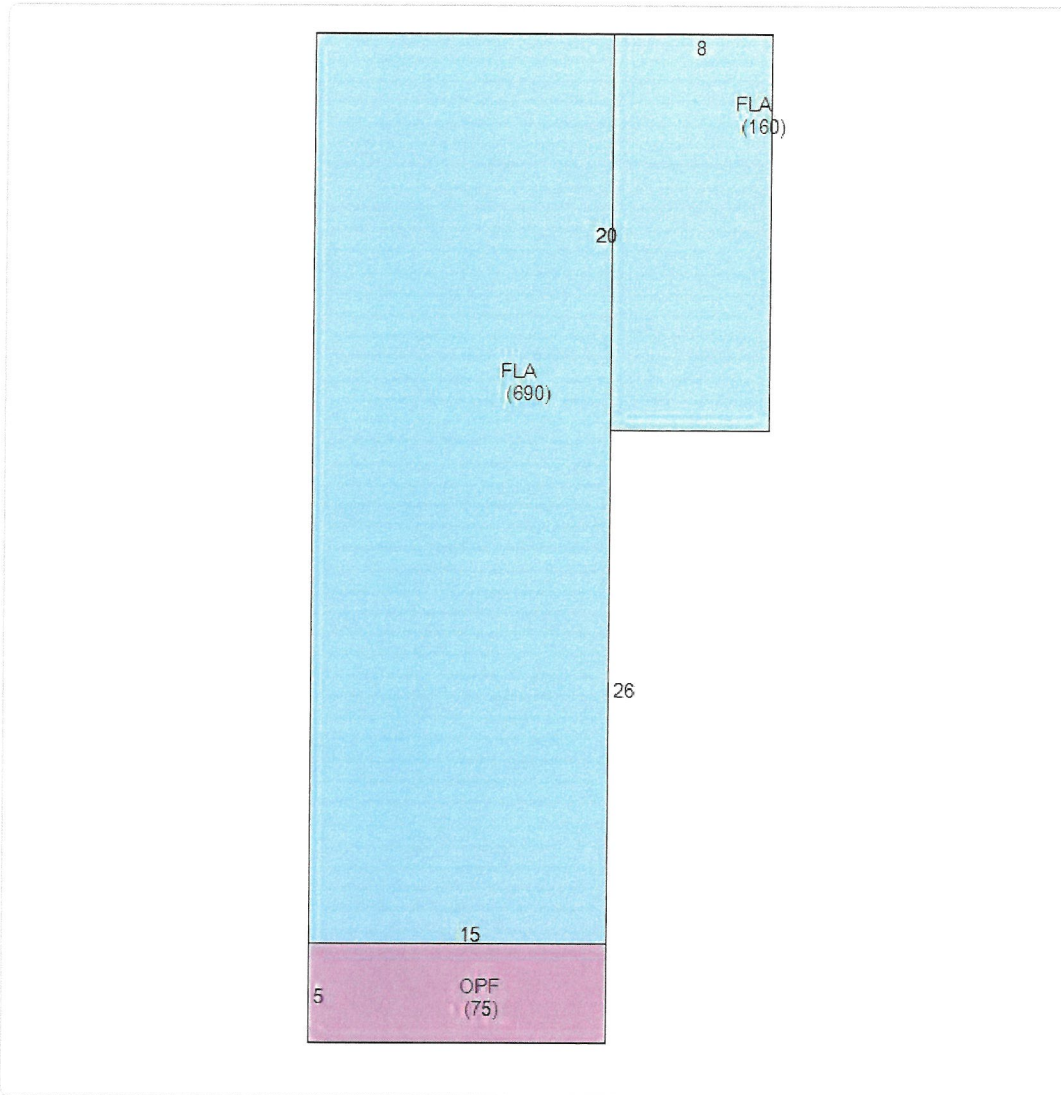
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
21-0646	4/9/2021		\$0	Residential	Remove approx 300 sq feet of drywall to determine condition of wood underneath. Demo kitchen cabinets, drywall and 2 bathrooms, tile, flooring etc. **NOC required**
21-0802	4/9/2021		\$0	Residential	remove interior wood lapboard from walls and ceilings to studs, approx 2500 sq ft. plans to be submitted for full renovation.
21-0839	4/9/2021		\$0	Residential	Remove top layer of siding, front only. Remove top layer of siding to expose original. ****Not for removing any other elements but just first layer of siding at front. ET****
21-0903	4/9/2021		\$0	Commercial	Removal of sub floors. Removal of approx 4 layers of sub flooring though out house to joists. Bottom layer completely rotted. Complete engineering plans forthcoming. **NOC exempt**
03-0666	3/6/2003	12/2/2003	\$1,500	Residential	RUBBER ROOFING

View Tax Info

[View Taxes for this Parcel](#)

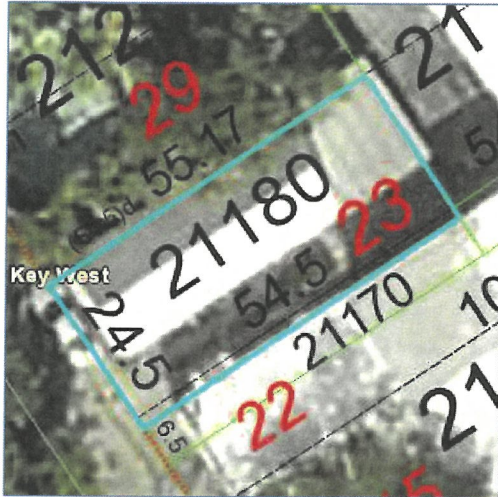
Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

2020 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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

[User Privacy Policy](#)
[GDPR Privacy Notice](#)



Last Data Upload: [4/14/2021, 3:17:36 AM](#)

Version 2.3.116



Disclaimer

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By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID	00021250-000000
Account#	1021997
Property ID	1021997
Millage Group	10KW
Location	3 HAVANA Ave, KEY WEST
Address	
Legal	KW PB1-46 PT LOT 29-30 OF TR 6 C4-355 OR15-292 OR679-248/49 OR682-603/04 OR760-1978/79 OR825-1300/01 OR1696-314/15 OR2337-
Description	1828/40 OR2446-940/91 OR2899-308/09 <i>(Note: Not to be used on legal documents.)</i>
Neighborhood	6103
Property Class	VACANT RES (0000)
Subdivision	
Sec/Twp/Rng	05/68/25
Affordable	No
Housing	

Owner

[1 HAVANA LANE LLC](#)
221 Simonton St
Key West FL 33040

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$34,758	\$26,568	\$27,267	\$27,965
+ Market Land Value	\$365,721	\$196,927	\$191,812	\$191,812
= Just Market Value	\$400,479	\$223,495	\$219,079	\$219,777
= Total Assessed Value	\$254,733	\$223,495	\$168,265	\$152,969
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$400,479	\$223,495	\$219,079	\$219,777

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	2,483.00	Square Foot	0	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1979	1980	1	300 SF	2
RES POOL	2001	2002	1	350 SF	3
WOOD DECK	2019	2020	1	0 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/9/2018	\$1,220,000	Warranty Deed	2162305	2899	308	05 - Qualified	Improved
11/13/2009	\$334,000	Warranty Deed		2446	940	30 - Unqualified	Vacant
4/25/2001	\$1	Warranty Deed		1696	0314	M - Unqualified	Improved

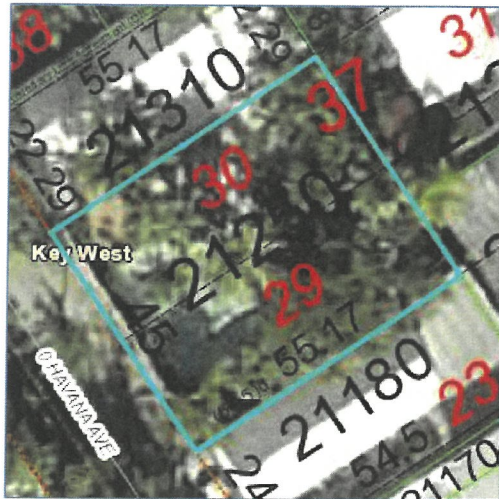
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
0202732	10/4/2002	10/28/2002	\$2,500	Residential	REPLASTER POOL

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Map



TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

2020 Notices Only

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Exemptions, Sketches (click to enlarge), Photos.

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

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By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00021310-000000
 Account# 1022055
 Property ID 1022055
 Millage Group 10KW
 Location 1 HAVANA Ave, KEY WEST
 Address
 Legal KW PB 1-46 LOT 37 OF TR 6 AND PT LT 36 E1-286 OR679-248/49 OR682-603/04 OR760-1978/79 OR825-1300/01 OR1696-314/15 OR2337-1828/40 OR2446-940/41 OR2899-306/07 OR2899-308/09
 Description (Note: Not to be used on legal documents.)
 Neighborhood 6103
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

1 HAVANA LANE LLC
 221 Simonton St
 Key West FL 33040

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$612,285	\$499,826	\$388,163	\$298,064
+ Market Misc Value	\$26,631	\$25,319	\$25,891	\$26,464
+ Market Land Value	\$214,081	\$202,105	\$185,637	\$184,549
= Just Market Value	\$852,997	\$727,250	\$599,691	\$509,077
= Total Assessed Value	\$799,975	\$727,250	\$469,188	\$426,535
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$852,997	\$727,250	\$599,691	\$509,077

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	1,237.25	Square Foot	21	54.5

Buildings

Building ID	1609	Exterior Walls	CUSTOM	
Style	1 STORY ELEV FOUNDATION	Year Built	1929	
Building Type	S.F.R. - R1/ R1	EffectiveYearBuilt	2016	
Gross Sq Ft	1108	Foundation	WD CONC PADS	
Finished Sq Ft	1018	Roof Type	GABLE/HIP	
Stories	1 Floor	Roof Coverage	METAL	
Condition	AVERAGE	Flooring Type	CONC S/B GRND	
Perimeter	148	Heating Type	FCD/AIR NON-DC with 0% NONE	
Functional Obs	0	Bedrooms	2	
Economic Obs	0	Full Bathrooms	2	
Depreciation %	3	Half Bathrooms	0	
Interior Walls	WALL BD/WD WAL	Grade	600	
		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FAT	FINISHED ATTIC	90	0	42
FLA	FLOOR LIV AREA	1,018	1,018	148
TOTAL		1,108	1,018	190

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1994	1995	1	1 UT	2
RES POOL	2015	2016	1	175 SF	4
WOOD DECK	2015	2016	1	330 SF	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/9/2018	\$1,220,000	Warranty Deed	2162305	2899	308	05 - Qualified	Improved
11/13/2009	\$334,000	Warranty Deed		2446	940	30 - Unqualified	Improved
4/25/2001	\$201,500	Warranty Deed		1696	0314	M - Unqualified	Improved
2/1/1981	\$100,000	Warranty Deed		825	1300	U - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18-1214	11/25/2019		\$0	Residential	SQ front awning: remove existing roofing, install grace, eaves trim/drip, berridge metal shingle roofing, ridge cap/j-clip, ss screws. Remainder of roof: perform routine maintenance. **New metal shingles to match existing (KP
18-2842	11/25/2019		\$0	Residential	Replace (1) 2 over 2 wood window w/like. **NOC RECV'D 11/8/18
18-0975	1/7/2019	11/5/2019	\$22,000	Residential	DEMO WALKWAY REPLACE DECKING LAY STONE PATIO NEW TRASH ENCLOSURE NEW POOL EQUIP ENCLOSURE
14-5588	12/15/2014	3/8/2016	\$1,800		BUILD DECK AROUND OLD SPA AREA, 2 BENCHES TO MATCH EXISTING DECK
13-1189	4/9/2013	4/16/2014	\$5,000	Residential	RE-PLASTER 78 LF RESIDENTIAL POOL. REPLACE & BENCH TILE. INSTALL POOL SAFETY NET.
08-3909	11/4/2008	3/25/2009	\$2,500		RE SURFACE POOL
0004065	1/22/2001	11/29/2001	\$74,063	Residential	REBUILD FIRE DAMAGE
0002966	9/20/2000	9/30/2000	\$300	Residential	FIRE DAMAGE
9901922	6/8/1999	11/9/1999	\$500	Residential	ELECTRIC REPAIRS

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