



Application For Variance

City of Key West, Florida • Planning Department

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

RECEIVED

AUG 01 2014

**CITY OF KEY WEST
PLANNING DEPT.**

Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00
(includes \$100.00 advertising/noticing fee and \$50.00 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 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 708 WHITMARSH LANE

Zoning District: HHDR Real Estate (RE) #: 0001500-000000

Property located within the Historic District? ☒ Yes ☐ No

APPLICANT: ☐ Owner ☒ Authorized Representative

Name: PIKE ARCHITECTS INC.

Mailing Address: 471 US HIGHWAY 1 SUITE 101

City: KEY WEST State: FL Zip: 33040

Home/Mobile Phone: _____ Office: 296-1692 Fax: _____

Email: PPRICHKW@AOL.COM

PROPERTY OWNER: (if different than above)

Name: DEHESSIANOS PAUL

Mailing Address: 80 BRIARWOOD AVE APT 1A

City: MIDDLETOWN State: RI Zip: 02842-5860

Home/Mobile Phone: _____ Office: _____ Fax: _____

Email: _____

Description of Proposed Construction, Development, and Use: NEW 2ND STORY OVER EXISTING - 135 SQ. FT. TOTAL

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

REAR (70'-0" EXISTING ON FRONT) 4' IS EXISTING 20' REQUIRED
SIDE 4'-0" / 3'-0" EXISTING WHERE 5'-0" REQUIRED

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

If yes, please describe and attach relevant documents: _____

City of Key West • Application for Variance

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		ZONED HHDR HISTORIC HIGH DENSITY RESIDENTIAL		708 WHITMARSH LN.
ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HHDR			CONFORMING
SITE AREA	4,132 SQ FT	4000 SQ FT	4132 SQ FT	CONFORMING
BUILDING COV.	40%	50%	40%	CONFORMING
IMPERV. RATIO	44.2%	60%	44.2%	CONFORMING
F.A.R.	N.A.	N.A.		
<u>SETBACKS</u>	<u>ALL SETBACKS REMAIN UNCHANGED</u>			
FRONT	66.4'	10.0'		CONFORMING
REAR	4.0'	20.0'		NON CONFORMING
SIDE	4.0'/3.0	5.0'		NON CONFORMING
BUILDING HT.	18.5	30'	18.5	CONFORMING
PARKING				
FLOOD INSURANCE RATE MAP ZONE " X" ZONE:				

*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:

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.

NO SPECIAL EXISTING CONDITIONS PECULIAR TO LAND

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

THERE ARE NO SPECIAL CONDITIONS CREATED BY APPLICANT.

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.

NO SPECIAL PRIVILEGES WILL BE CONFERRED

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

THE HARSHIP CONDITION ENITS THRU COMMON CONDITIONS ENJOYED BY SURROUNDING PROPERTIES

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.

THE EXISTING NOW CONFORMITY IS EXISTING

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.

THERE ARE INJURIOUS CONDITIONS TO PUBLIC WELFARE.

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.

NO FURTHER NONCONFORMING CONDITION REQUESTED

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 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. Check 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 (plans MUST be signed and sealed by an Engineer or Architect)
- ☐ Floor plans
- ☐ Stormwater management plan

Verification

Verification Form

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

I, PETER PIKE, being duly sworn, depose and say
Name(s) of Applicant(s)

that: I am (check one) the _____ Owner X Owner's Legal Representative
for the property identified as the subject matter of this application:

708 WHITMARSH LANE
Street Address and Commonly Used Name (if any)

All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

[Signature]
Signature of Owner/Legal Representative

Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on Aug 1/2014 (date) by
Peter M. Pike (name). He/She is personally known to me or has
presented _____ as identification.

[Signature]
Notary's Signature and Seal



E. STENNING
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF012833
Expires 4/29/2017

E. Stenning Name of Acknowledger typed, printed or stamped

Notary Title or Rank FF012833 Commission Number (if any)

Authorization

Authorization Form

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

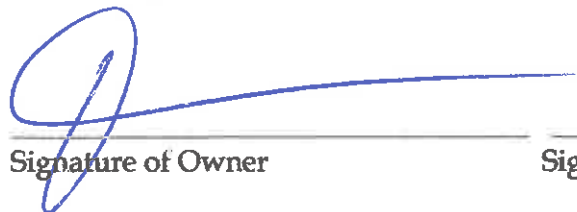
I, PAUL DENESSIONOS authorize

Please Print Name(s) of Owner(s)

PETER PIKE - PIKE ARCHITECTS INC.

Please Print Name of Representative

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



Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on June 3, 2014 (date) by

PAULA PATALANO

Please Print Name of Affiant

He/She is personally known to me or has

presented N/A as identification.



Notary's Signature and Seal

Name of Acknowledger printed or stamped

Title or Rank

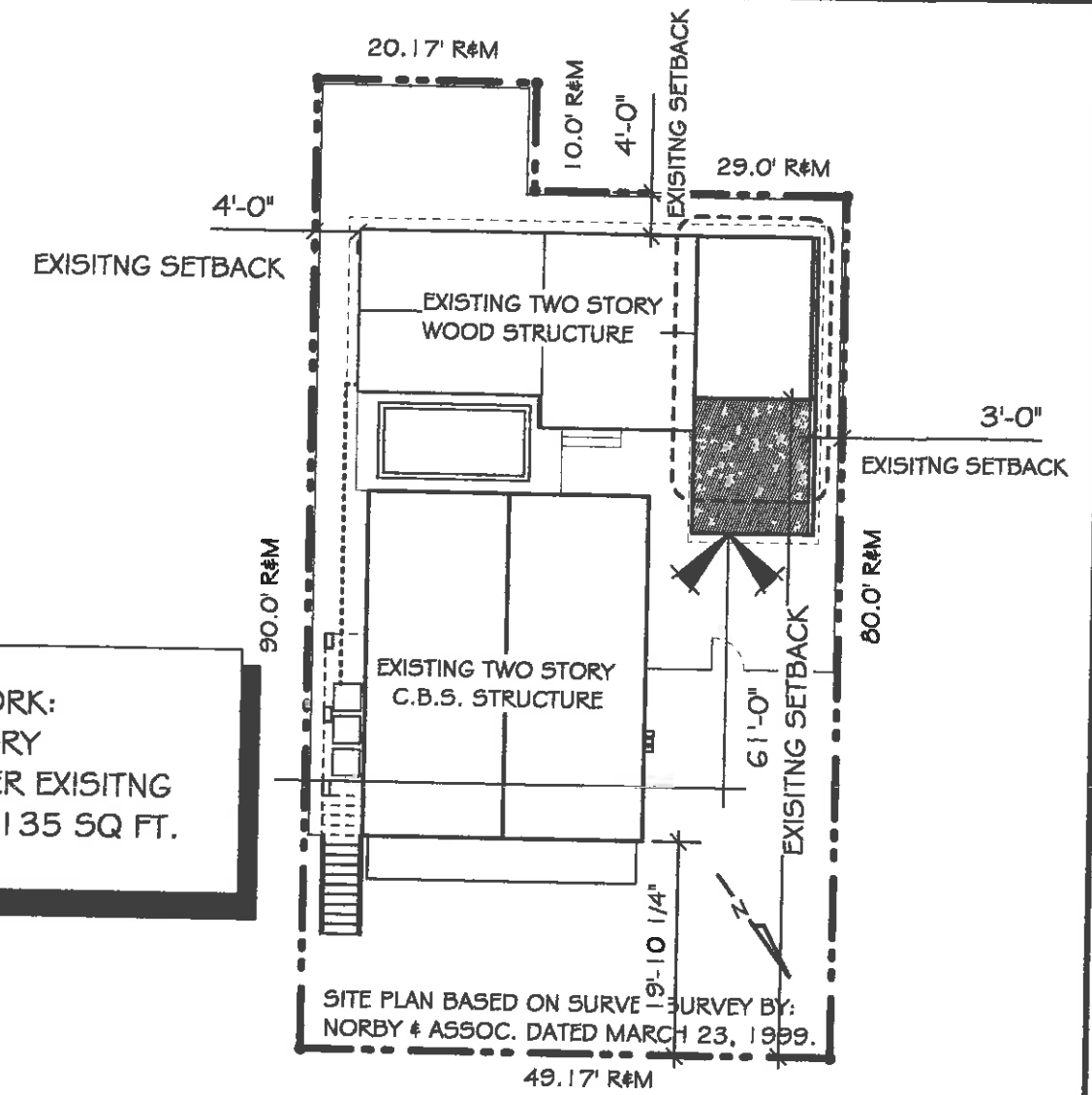
Commission Number (if any)

Site Plans

SITE DATA		ZONED HHDR HISTORIC HIGH DENSITY RESIDENTIAL		708 WHITMARSH LN.
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PARKING				

FLOOD INSURANCE RATE MAP ZONE:	ZONE "X"
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SCOPE OF WORK:
NEW 2ND STORY
ADDITION OVER EXISTING
STRUCTURE - 135 SQ FT.



1 SITE PLAN
A-1 Scale: 1/16" = 1'-0"
WHITMARSH LANE

PROJECT INFORMATION		SITE SPECIFICATIONS		SCOPE OF WORK:	DESIGN NOTES:	DRAWING SCHEDULE:
		708 WHITMARSH LN.			THIS STRUCTURE DESIGNED TO MEET THE FOLLOWING: FBC 2010 A.S.C.E. 07-10 REGULATIONS LIVE LOAD 40 PSF WIND LOAD 180 M.P.H. * *PER FBC 07/ASCE 07-10 EXPOSURE 'D'	A-1 SITE PLAN/PROJECT INFO.
SURVEYOR:		LEGAL DESCRIPTION:			SEAL - ARCHITECT	
SITE PLAN IS BASED ON SURVEY BY: NORBY		SEE SURVEY		ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT/ENGINEER AND MUST BE RETURNED ON REQUEST. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S/ENGINEER WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER		

REVISIONS: DATE

PETER PIKE ARCHITECT

471 US HIGHWAY 1
SUITE 101
KEY WEST FLORIDA
33040

PROJECT: SITE SPECIFICATIONS
708 WHITMARSH LN.

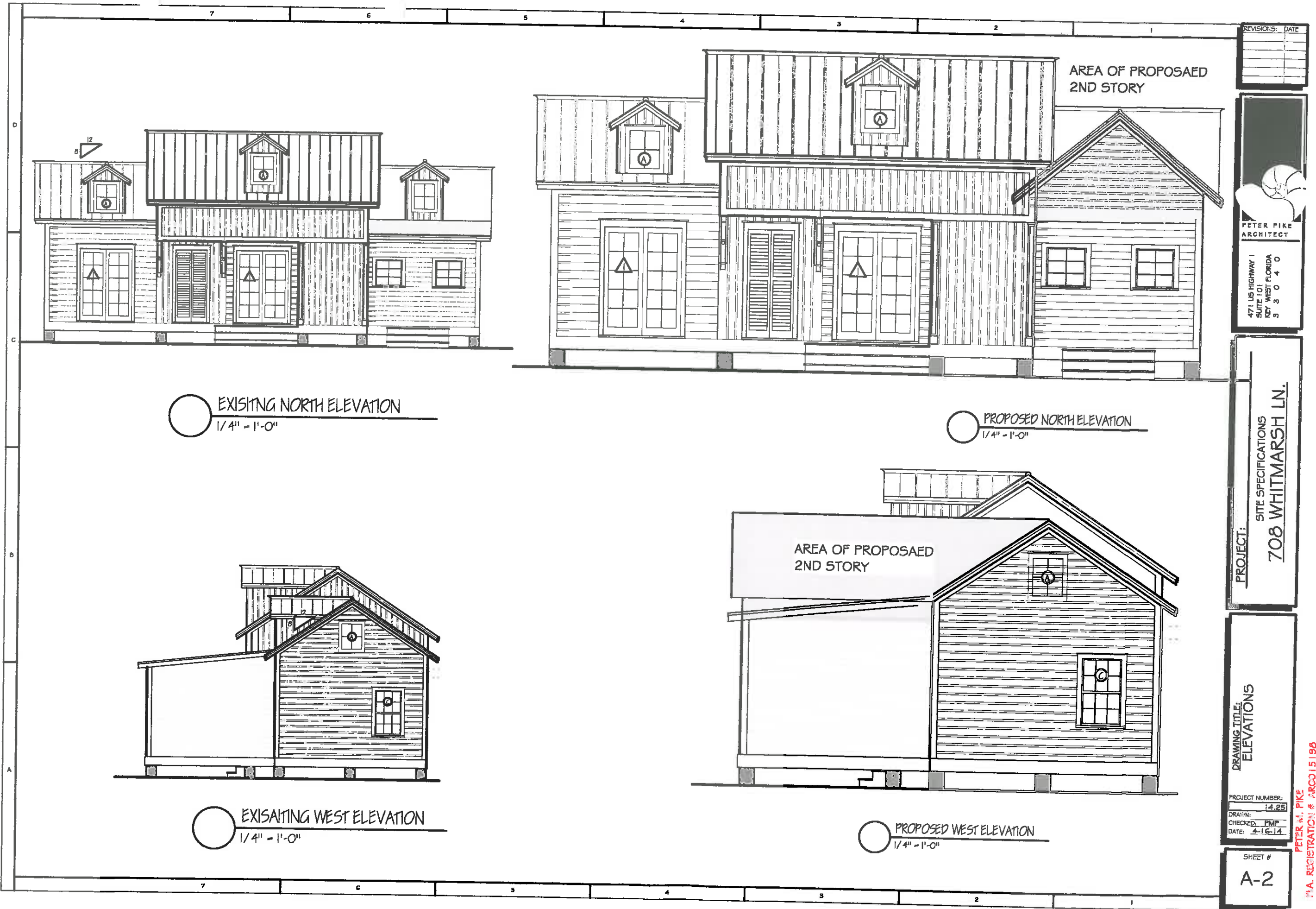
DRAWING TITLE:
PROPOSED
SITE PLAN / DATA

PROJECT NUMBER:
14.25

DRAWN:
CHECKED: PMP
DATE: 4-16-14

SHEET #
A-1

PETER M. PIKE
FLA. REGISTRATION # A00015183



REVISIONS:	DATE

PETER PIKE
ARCHITECT

471 US HIGHWAY 1
SUITE 101
KEY WEST FLORIDA
33040

PROJECT: SITE SPECIFICATIONS
708 WHITMARSH LN.

DRAWING TITLE:
ELEVATIONS

PROJECT NUMBER:
14.25

DRAWN:
CHECKED: PMP
DATE: 4-16-14

SHEET #
A-2

PETER M. PIKE
P.A. REGISTRATION # ARCO15198

Property Appraiser Information



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

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version.

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1015873 Parcel ID: 00015500-000000

Ownership Details

Mailing Address:

DEMESSIANOS PAUL
80 BRIARWOOD AVE APT 1A
MIDDLETOWN, RI 02842-5860

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS

Millage Group: 10KW

**Affordable
Housing:** No

**Section-Township-
Range:** 06-68-25

Property Location: 708-710 WHITMARSH LN KEY WEST
708 WHITMARSH LN KEY WEST
710 WHITMARSH LN APT: 101 KEY WEST

Legal Description: KW PT LOT 1 SQR 1 TR 4 OR313-72/73 OR968-1584D/C OR1080-1766/70Q/C OR1265-2098/99C/T
OR1272-425/26 OR1570-798/799F/J OR1581-512/14 OR1581-1163/64R/S OR1687-2315/18-C OR2229-
179/81

[Click Map Image to open interactive viewer](#)



Exemptions

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

Land Details

Land Use Code	Frontage	Depth	Land Area
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01LN - SFR LANE

49

80

3,933.00 SF

Building Summary

Number of Buildings: 2
 Number of Commercial Buildings: 0
 Total Living Area: 3080
 Year Built: 1928

Building 1 Details

Building Type R2
 Effective Age 15
 Year Built 1953
 Functional Obs 0

Condition G
 Perimeter 248
 Special Arch 0
 Economic Obs 0

Quality Grade 600
 Depreciation % 16
 Grnd Floor Area 1,904

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

Roof Type GABLE/HIP
 Heat 1 FCD/AIR DUCTED
 Heat Src 1 ELECTRIC

Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation CONCR FTR
 Bedrooms 2

Extra Features:

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

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
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1	FLA	5:C.B.S.	1	1953	N	Y	0.00	0.00	952
2	FLA	5:C.B.S.	1	1953	N	Y			952
3	OUU		1	2001			0.00	0.00	140
4	OUU		1	1953			0.00	0.00	48

Building 2 Details

Building Type R1
Effective Age 22
Year Built 1928
Functional Obs 0

Condition G
Perimeter 218
Special Arch 0
Economic Obs 0

Quality Grade 550
Depreciation % 30
Grnd Floor Area 1,176

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

Roof Type IRR/CUSTOM

Roof Cover METAL

Foundation CONCR FTR

Heat 1 FCD/AIR DUCTED

Heat 2 NONE

Bedrooms 2

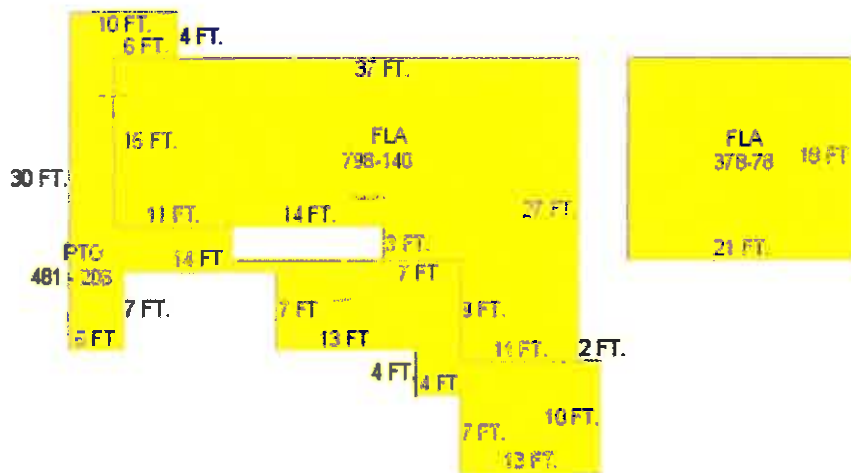
Heat Src 1 ELECTRIC

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0
3 Fix Bath 1
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	FLA	12: ABOVE AVERAGE WOOD	1	2001	Y			378

1	FLA	12:ABOVE AVERAGE WOOD	1	2001	N	Y	0.00	0.00	798
2	PTO		1	2001					481

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	420 SF	70	6	1986	1987	2	30
2	FN2:FENCES	912 SF	152	6	2001	2002	2	30
3	PO2:LOW COST POOL	98 SF	14	7	2001	2002	5	40
4	PT2:BRICK PATIO	800 SF	40	20	1990	2007	2	50

Appraiser Notes

TPP AK-8511787

PER FINAL JUDGMENT RECORDED IN OR1570-798/799 THIS PARCEL HAS DECREASED IN LAND SIZE BY 290 SQ FT. DONE FOR THE 2007 TAX ROLL.

THE CITY OF KEY WEST LETTER DATED 7/20/2011 HAS VERIFIED THAT THIS PROPERTY'S PHYSICAL ADDRESSES ARE LISTED AS FOLLOWS: THE REAR UNIT IS KNOWN AS 708 WHITMARSH LANE THE 2 UNIT STRUCTURE AT THE FRONT OF THE PROPERTY IS KNOWN AS 710 WHITMARSH LANE (APT 101 IS DOWNSTAIRS AND APARTMENT 201 IS UPSTAIRS). TO VIEW A COPY OF THIS LETTER PLEASE GO INTO LASERFICHE TO SEE SCANNED COPY.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
09-0352	02/13/2009	03/04/2011	2,286		REPLACE ASPHALT SHINGLES WITH SAME AS EXISTING
1 0000815	04/04/2000	04/26/2001	6,500	Residential	RENOVATIONS/ADD BALCONY
2 0002436	08/21/2000	04/26/2001	3,000	Residential	PLUMBING
2 0001031	07/24/2000	04/26/2001	56,000	Residential	RENOVATIONS/POOL
0100419	01/29/2001	12/26/2001	700	Residential	WOOD FENCE
05-0127	02/03/2005	09/27/2006	550	Residential	ATF - RAISE WATER METER BOX, INSTALL SECURITY CAMERA & FLOOD LIGHT.

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	390,095	9,629	236,594	636,318	574,540	25,000	580,329
2012	397,930	9,978	128,155	536,063	536,062	25,000	511,063
2011	397,930	10,343	177,445	585,718	581,064	25,000	556,065
2010	387,974	10,660	163,644	562,278	562,277	25,000	537,278
2009	435,715	11,059	335,743	782,517	712,229	25,000	687,230
2008	400,364	11,375	393,300	805,039	727,831	25,000	702,831

2007	531,597	10,594	648,945	1,191,136	1,037,353	25,000	1,012,353
2006	640,253	6,717	403,275	1,050,245	807,232	25,000	782,232
2005	640,253	6,924	318,375	965,552	754,505	25,000	729,505
2004	350,746	7,139	297,150	655,035	509,683	25,000	484,683
2003	348,618	7,437	148,575	504,630	425,556	25,000	400,556
2002	397,247	7,651	99,758	504,656	421,983	25,000	396,983
2001	237,773	2,075	99,758	339,606	317,604	25,000	292,604
2000	205,706	2,165	72,165	280,037	280,037	25,000	255,037
1999	168,052	1,839	72,165	242,056	242,056	0	242,056
1998	144,074	1,584	72,165	217,823	217,823	0	217,823
1997	136,870	1,569	63,675	202,115	202,115	0	202,115
1996	85,059	1,052	63,675	149,786	149,786	0	149,786
1995	85,059	1,087	63,675	149,822	149,822	0	149,822
1994	76,069	1,009	63,675	140,753	140,753	0	140,753
1993	74,421	481	63,675	138,576	138,576	0	138,576
1992	88,298	498	63,675	152,471	152,471	0	152,471
1991	88,298	522	63,675	152,496	152,496	0	152,496
1990	84,665	540	68,981	154,186	154,186	0	154,186
1989	51,572	508	67,920	120,000	120,000	0	120,000
1988	55,796	367	42,450	98,613	98,613	0	98,613
1987	55,107	0	23,878	78,985	78,985	0	78,985
1986	55,416	0	22,923	78,339	78,339	0	78,339
1985	53,153	0	12,180	65,333	65,333	0	65,333
1984	49,991	0	12,180	62,171	62,171	0	62,171
1983	50,030	0	12,180	62,210	62,210	0	62,210
1982	51,002	0	11,802	62,804	62,804	0	62,804

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
5/27/1999	1581 / 0512	330,000	WD	Q
8/1/1993	1272 / 425	140,000	WD	Q

This page has been visited 6,298 times.

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