

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: 1430 Albury / 901 Pearl Street

Zoning District: HMDR Real Estate (RE) #: 0002424-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Trepanier & Associates, Inc.

Mailing Address: 402 Appelrouth Lane

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: 305-293-8983 Fax: 305-293-8748

Email: lori@owentrepanier.com

PROPERTY OWNER: (if different than above)

Name: Thomas and Monica Cullen

Mailing Address: 12 Milford Drive

City: Marlton State: NJ Zip: 08053

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

Email: tc@newproductsgroup.com

Description of Proposed Construction, Development, and Use: _____

Construction of a two story modular single family residence

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]

City of Key West • Application for Administrative 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.

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	HMDR			
Flood zone				
Land area	3,500 sf			
Front setback	10'		5'	5'
Side setback	5'		12'	
Side setback				
Street side setback	7.5'		7.5'	
Rear setback	15'		16'-10"	
Open space/landscaping				
<i>Height</i>				Not eligible for administrative variance
<i>Floor area ratio (FAR)</i>				
<i>Building coverage</i>				
<i>Impervious 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:

The parcel's depth, at 70ft, is less than 78% of the min. and the lot size, at 3,500 sq. ft., is less than 88% of the min. size contemplated in the zoning district. In addition to the nonconforming dimensional aspects, the lot angles are not square, but oblique. These three physical peculiarities combine to create good and sufficient cause for a front yard variance. Additionally, the average historic setback in the immediate area is significantly less than 10ft.

- (2) Failure to grant the administrative variance would result in exceptional hardship to the applicant: _____
If the applicant was forced into the literal interpretation of the code, with regard to dimensional requirements, The property owner will only be able to have approximately 75% of the habitable area that other properties are permitted.

- (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: _____
The granting of this administrative variance will not result in increased public expenses, create a threat to public safety, or public nuisance, or cause fraud or victimization of the public.

- (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: The subject property is the smallest lot on this block. Length of neighboring parcels range from 87.5' to 106.11'. This lot is also oblique rather than square, thus making this lot irregular in shape and further restricting the traditional building area

- (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: On the contrary. Allowing a 5' front setback allows for continuity of character of the historic district where many homes sit snugly off the right-of-way with front setbacks as minimal as 2.5'.

- (6) Granting the administrative variance is not based on disabilities, handicaps or health of the applicant or members of her/his family: _____
The granting of this administrative variance is not based on disabilities, handicaps or health of the applicant or family members.

- (7) The administrative variance is the minimum necessary to provide relief to the applicant: _____
The 5' setback is approximately average for adjacent homes along Albury. This parcel sits on a corner lot with one contiguous lot which has a side yard setback of approximately 5'.

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: 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 5.9'.
- (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: There are no contiguous lots with building fronts on this block of Albury. However, the 5' setback is approximately average for adjacent blocks on Albury front setbacks.
- (3) The waiver is for an amount not greater than 20% of the zoning district standard as established in Code Chapter 122, Article IV: The setback requested is 5 ft. front setback.
- (4) In the event that a contiguous lot on either side of the subject property is vacant, the zoning district standard shall apply: No adjacent lots are vacant

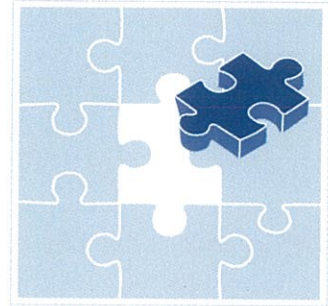
REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

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

May 1, 2014

Donald Leland Craig, AICP, Director
Planning and Zoning Services
City of Key West
3140 Flagler Avenue
Key West, FL 33040

TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

RE: Administrative Front Yard Variance
1430 Albury St./ 901 Pearl St (RE No. 00024240-000000)

Dear Mr. Craig,

The following application is for an administration variance for a new single-family residence at the corner of Albury and Pearl Streets. This parcel's depth, at 70ft, is less than 78% of the minimum depth and the lot size, at 3,500 sq. ft., is less than 88% of the minimum lot size contemplated in the zoning district. In addition to the nonconforming dimensional aspects, the lot angles are not square, but oblique. These three physical peculiarities combine to create good and sufficient cause for a front yard variance.

Setback Study	
Address	Front Setback
1400 Albury	5 ft
1401 Albury	4.5 ft
1403 Albury	4.5 ft
1405 Albury	6.5 ft
1406 Albury	2.5 ft
1407 Albury	11.5 ft
1408 Albury	18 ft ¹
1409 Albury	2.5 ft
1410 Albury	10 ft
1413 Albury	7 ft
1414 Albury	6 ft
1417 Albury	5 ft
Average	5.9 ft

Additionally, the average historic setback in the immediate area is significantly less than 10ft. The proposed 5ft front setback will be in harmony with the existing historic streetscape of the neighborhood.

Thank you for your consideration in this matter.

Best Regards,

Lori Thompson

¹ 1408 is an architectural anomaly in the streetscape. It was built in 1996 and designed to accommodate suburban-style front yard parking and therefore excluded from the historic setback analysis.

Authorization Form

**City of Key West
Planning Department**



**Authorization Form
(Individual Owner)**

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

I, Thomas Cullen and Monica Cullen authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

Trepanier and Associates, Inc.

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 of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 4/28/14 by
date

Tina M. Zipf
Name of Authorized Representative

He/She is personally known to me or has presented FL D. ICA as identification.

Notary's Signature and Seal

Tina M Zipf
Name of Acknowledger typed, printed or stamped

2421896
Commission Number, if any



City of Key West
Planning Department



Authorization Form
(Individual Owner)

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

I, Thomas Cullen and Monica Cullen authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

Trepanier and Associates, Inc.

Please Print Name of Representative

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

Thomas A. Cullen
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this April 30th 2014 by
date

Thomas Cullen
Name of Authorized Representative

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

Winter Codde
Notary's Signature and Seal



Winter Codde
Name of Acknowledger typed, printed or stamped

FE 58829
Commission Number, if any

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, OWEN TREPANIER, in my capacity as PRESIDENT
(print name) (print position; president, managing member)
of TREPANIER & ASSOCIATES, INC.
(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:

1430 Albury St. / 901 Pearl St.

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.

[Handwritten Signature]

Signature of Authorized Representative

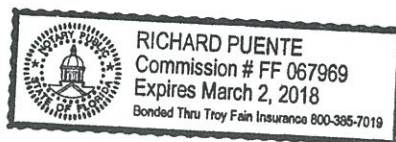
Subscribed and sworn to (or affirmed) before me on this 4-29-2014 by
date

Owen J. Trepazier
Name of Authorized Representative

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

Richard Puente
Notary's Signature and Seal

Richard Puente
Name of Acknowledger typed, printed or stamped



FF 067969
Commission Number, if any

Deed

Prepared by and return to:

Yvette Gort
Legal Assistant
Alexander P. Almazan, P.A.
7550 Red Road Suite 110
Miami, FL 33143
305-665-6681
File Number: SAM13-0099
Will Call No.:

01/02/2014 1:53PM
DEED DOC STAMP CL: Krys \$2,485.00

Doc# 1963558
Bk# 2665 Pg# 1737

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 12 day of December, 2013 between HSBC BANK USA, N.A., AS TRUSTEE FOR THE HOLDERS OF THE DEUTSCHE ALT-A SECURITIES, INC. MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-OA4 WHO ACQUIRED TITLE AS HSBC BANK, N.A. AS TRUSTEE FOR THE HOLDERS OF DEUTSCHE ALT-A SECURITIES MORTGAGE LOAN TRUST, SERIES 2007-OA4 MORTGAGE PASS-THROUGH CERTIFICATES whose post office address is 8742 Lucent Blvd., Suite 575, Denver, CO 80129, grantor, and Thomas Cullen and Monica Cullen, husband and wife whose post office address is 12 Milford Drive, Marlton, NJ 08053 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 Three Hundred Fifty-Five Thousand and 00/100 Dollars(\$355,000.00) 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 THE WILLIAM A. WHITEHEAD'S MAP, DELINEATED IN FEBRUARY, A.D. 1829, AS PART OF TRACT 7, BUT NOW BETTER KNOWN, ACCORDING TO BENJAMIN ALBURY'S DIAGRAM OF A PART OF TRACT 7, AS RECORDED IN DEED BOOK "I" PAGE 389, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AS A PART OF LOT 8 IN SQUARE 3 OF SAID TRACT 7: COMMENCING AT THE CORNER OF PEARL AND ALBURY STREETS AND RUNNING THENCE IN A SE'LY DIRECTION ALONG THE LINE OF SAID PEARL STREET 70 FEET; THENCE AT RIGHT ANGLES IN A NE'LY DIRECTION 50 FEET; THENCE AT RIGHT ANGLES IN A NW'LY DIRECTION 70 FEET; THENCE AT RIGHT ANGLES IN A SW'LY DIRECTION, ALONG THE LINE OF ALBURY STREET 50 FEET TO THE PLACE OF BEGINNING.

Parcel Identification Number: 00024240-000000

PA: 901 Pearl Street, Key West, FL 33040

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 claiming by, through or under grantors.

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:

HSBC BANK USA, N.A., AS TRUSTEE FOR THE
HOLDERS OF THE DEUTSCHE ALT-A SECURITIES
MORTGAGE LOAN TRUST, SERIES 2007-OA4
MORTGAGE PASS THROUGH CERTIFICATES SERIES
2007-OA4

[Signature]
Witness Name: Jeff Dowden
[Signature]
Witness Name: Keith C. Johnson

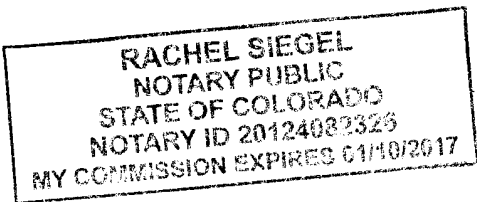
By: [Signature]
Scott R. Keeter, Vice President
Specialized Loan Servicing LLC Attorney in Fact

State of Colorado
County of Douglas

The foregoing instrument was acknowledged before me this 12 day of December, 2013 by Scott R. Keeter of HSBC BANK USA, N.A., AS TRUSTEE FOR THE HOLDERS OF THE DEUTSCHE ALT-A SECURITIES MORTGAGE LOAN TRUST, SERIES 2007-OA4 MORTGAGE PASS THROUGH CERTIFICATES SERIES 2007-OA4, on behalf of the corporation. He/she is personally known to me or [X] has produced a driver's license as identification.

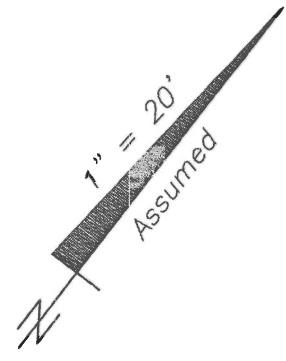
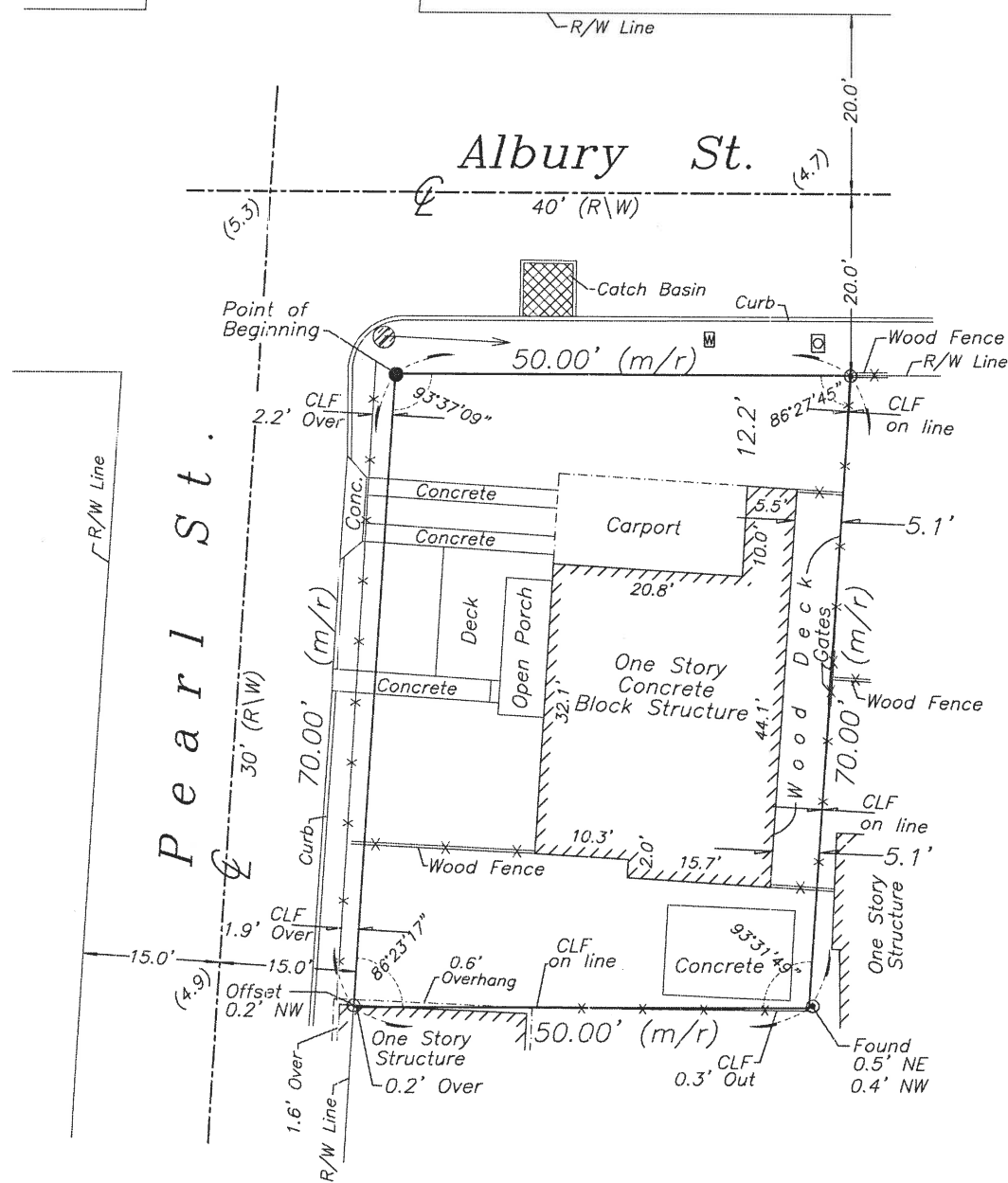
[Notary Seal]

[Signature]
Notary Public
Printed Name: Rachel Siegel
My Commission Expires: 1/19/2017



Survey

Boundary Survey Map of part of Lot 8, Square 3, Tract 7, Island of Key West, FL



LEGEND

- ⊙ Found 1/2" Iron Pipe (FHH)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (5234)
- ▲ Found Nail & Disc (PTS)
- △ 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
- ⊕ Fire Hydrant
- ⊠ Sewer Cleanout
- ⊠ Water Meter
- (A.5) Spot Elevation (Typical)

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 901 Pearl Street, 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: December 19, 2013.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.
12. Benchmark utilized: D 121

BOUNDARY SURVEY OF: On the Island of Key West and known on the William A. Whitehead's Map, delineated in February, A.D. 1829, as part of Tract 7, but now better known, according to Benjamin Albany's Diagram of a part of Tract 7, as recorded in Deed Book "I", Page 389, of the Public Records of Monroe County, Florida, as a part of Lot 8 in Square 3 of said Tract 7: Commencing at the corner of Pearl and Albany Streets and running thence in a SE'y direction along the line of said Pearl Street 70 feet; thence at right angles in a NE'y direction 50 feet; thence at right angles in a NW'y direction 70 feet; thence at right angles in a SW'y direction, along the line of Albany Street 50 feet to the Place of Beginning.

BOUNDARY SURVEY FOR: Thomas Cullen and Monica Cullen;
HSBC Bank USA, N.A.;
Alexander P. Almazan, P.A.; LSI Title Agency, Inc.;
National Title Insurance of New York, Inc.

J. LYNN O'FLYNN, INC.

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

December 22, 2013
Revised to add elevations May 14, 2014

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.

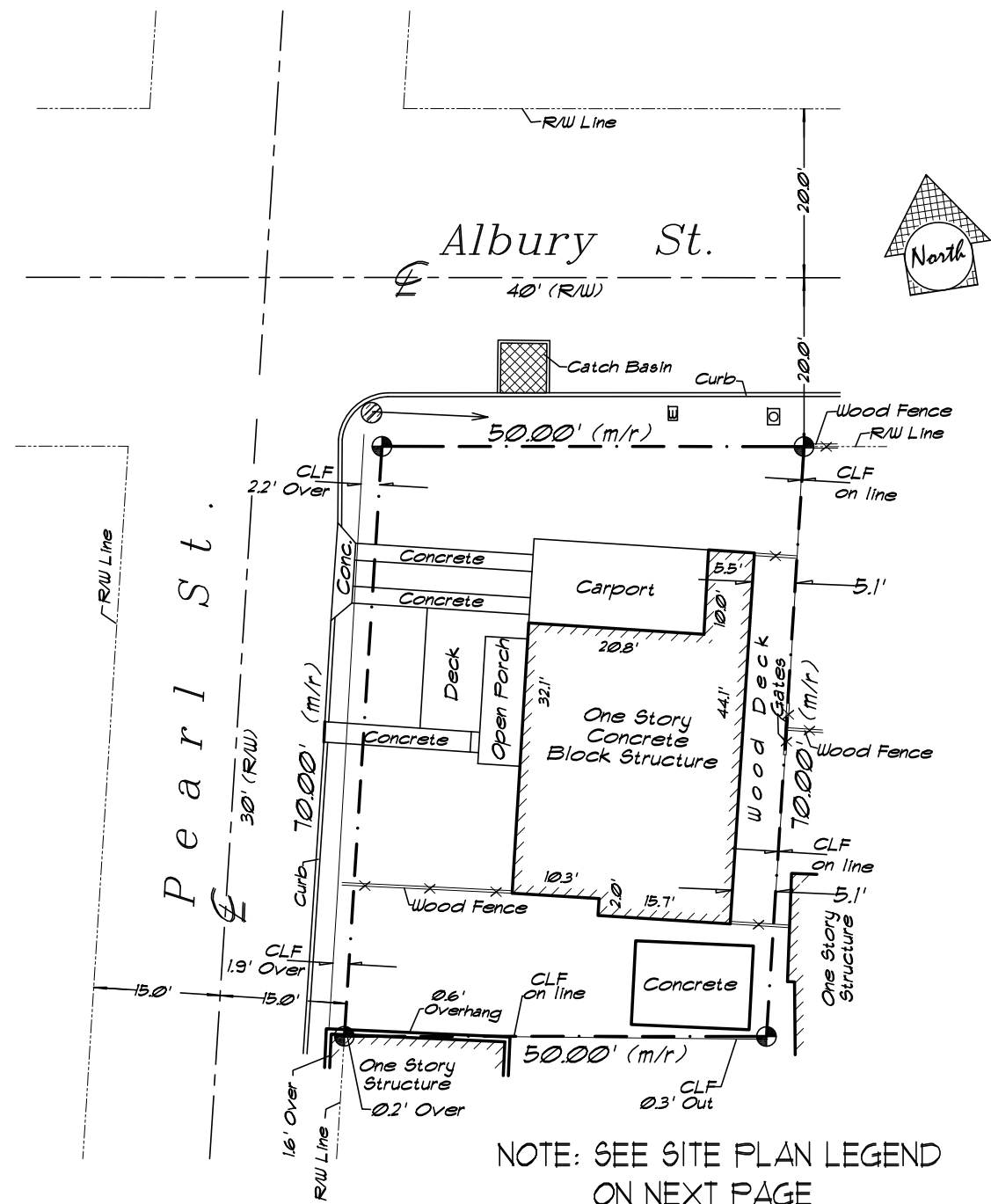


Professional Surveyor & Mapper
PSM #6298

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

Plans

SEAL:



SITE DATA TABLE				
	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	HMDR	HMDR	HMDR	
LOT SIZE	3500 SF	4000 SF	3500 SF	NO CHANGE
BUILDING AREA	931 SF	931 SF	1358 SF	INCREASED
BUILDING COVERAGE %	26.6%	40%	38.8%	ALLOWED
IMPERVIOUS COVERAGE	1844 SF	2100 SF	2091 SF	INCREASED
IMPERVIOUS COVERAGE %	52.6%	60%	59.7%	ALLOWED
BUILDING HEIGHT	-30'-0"	30'-0"	-30'-0"	ALLOWED
FRONT SETBACK	13'-8"	10'-0"	5'-0"	VARIANCE REQUESTED
SIDE SETBACK	13'-4"	5'-0"	10'-9"	ALLOWED
STREET SIDE SETBACK	10'-11"	7'-6"	7'-6"	ALLOWED
REAR SETBACK	5'-0"	15'-0"	16'-10"	ALLOWED



Carlos O. Rojas, Jr.
 AR 0016754
 2012 Roosevelt Drive
 Key West, FL 33040
 (305) 292-4870
 ArchitectKW@hotmail.com

PROJECT TITLE:

RENOVATIONS
 TO
 CULLEN RESIDENCE

901 PEARL STREET
 KEY WEST, FL 33040

SHEET TITLE:

EXISTING SITE PLAN
 AND NOTES

GARY THE CARPENTER

800 Simonton, Key West, Florida 33040
 305-292-0261

SCALE:

AS NOTED

DATE:

04/29/14

DRAWN BY:

JEFF UMLA

SHEET NO:

1 OF 3

EXISTING SITE PLAN

SCALE: 1" = 20'-0"

LEGAL DESCRIPTION

PT LT 8, SQR 3 TR 1 KW BENJ ALBURY'S SUB DIV
 DIAGRAM I-389

BASE FLOOD ELEVATION

FLOOD ELEVATION = AE - 6

SCOPE OF WORK

REMOVE TWO EXISTING WOOD DECKS AND CONCRETE SLAB. REMOVE EXISTING CHAIN LINK FENCES. REPLACE EXISTING DOORS AND WINDOWS WITH NEW. PARTIAL INTERIOR RENOVATIONS INCLUDING NEW KITCHEN. NEW KEY WEST STYLE FENCE AND RAILINGS. NEW METAL ROOF. NEW IN-GROUND POOL.

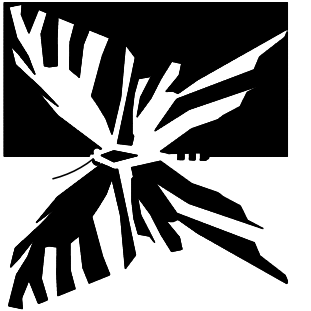
WIND LOADS PER ASCE 7-10

WIND VELOCITY = 120 MPH
 MPH EXPOSURE CATEGORY = C
 BUILDING CATEGORY = 2
 IMPORTANCE FACTOR = 1.00
 Kzt = 1.00

DESIGN LOADS

ROOF DEAD LOAD = 30 PSF
 ROOF LIVE LOAD = 20 PSF
 LIVING AREA LIVE LOAD = 40 PSF
 DECK & BALCONY LIVE LOAD = 40 PSF
 1ST FLOOR DEAD LOAD = 30 PSF
 2ND FLOOR DEAD LOAD = 30 PSF
 SOIL BEARING (ASSUMED) = 2500 PSF

SEAL:



Carlos O. Rojas, Jr.
AR 0016754
2012 Roosevelt Drive
Key West, FL 33040
(305) 292-4870
ArchitectKW@hotmail.com

PROJECT TITLE:

RENOVATIONS
TO
CULLEN RESIDENCE

901 PEARL STREET
KEY WEST, FL 33040

SHEET TITLE:

PROPOSED SITE PLAN

GARY THE CARPENTER

800 Simonton, Key West, Florida 33040
305-292-0261

SCALE:

AS NOTED

DATE:

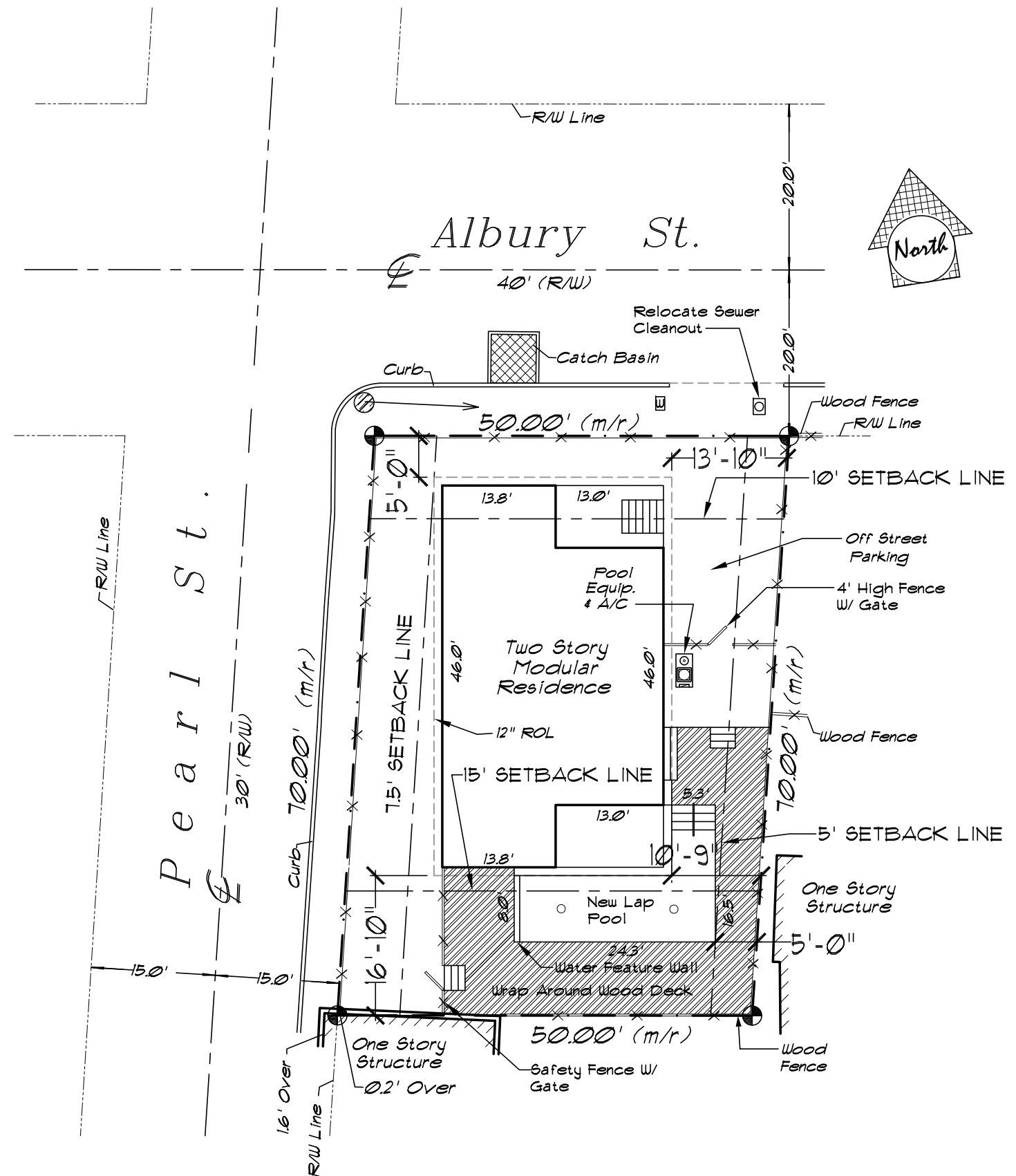
04/29/14

DRAWN BY:

JEFF UMLA

SHEET NO:

2 OF 3



LEGEND

- (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
- ⊕ Fire Hydrant
- ⊠ Sewer Cleanout
- ⊠ Water Meter

PROPOSED SITE PLAN

SCALE: 1/16" = 20'-0"

SEAL:



Carlos O. Rojas, Jr.
AR 0016754
2012 Roosevelt Drive
Key West, FL 33040
(305) 292-4870
ArchitectKW@hotmail.com

PROJECT TITLE:

RENOVATIONS
TO
CULLEN RESIDENCE
901 PEARL STREET
KEY WEST, FL 33040

SHEET TITLE:

STORM WATER
RETENTION CALCS

GARY THE CARPENTER

800 Simonton, Key West, Florida 33040
305-292-0261

SCALE:

AS NOTED

DATE:

04/29/14

DRAWN BY:

JEFF UMLA

SHEET NO:

3 OF 3

STORM RETENTION WORKSHEET

STRUCTURES: BUILDING AREA (FOOTPRINT) NET = 1,376 SQ FT
DECK, STAIRS, EQUIPMENT PAD = 715 SQ FT

LOT AREA = 3,500 SQ FT
TOTAL IMPERVIOUS AREA = 2,091 SQ FT

IMPERVIOUS AREA 2,091 SF / 3,500 SF = 59.7% IMPERVIOUS
FOR A SFR WITH LESS THAN 60% ALLOWED IMPERVIOUS AREA:

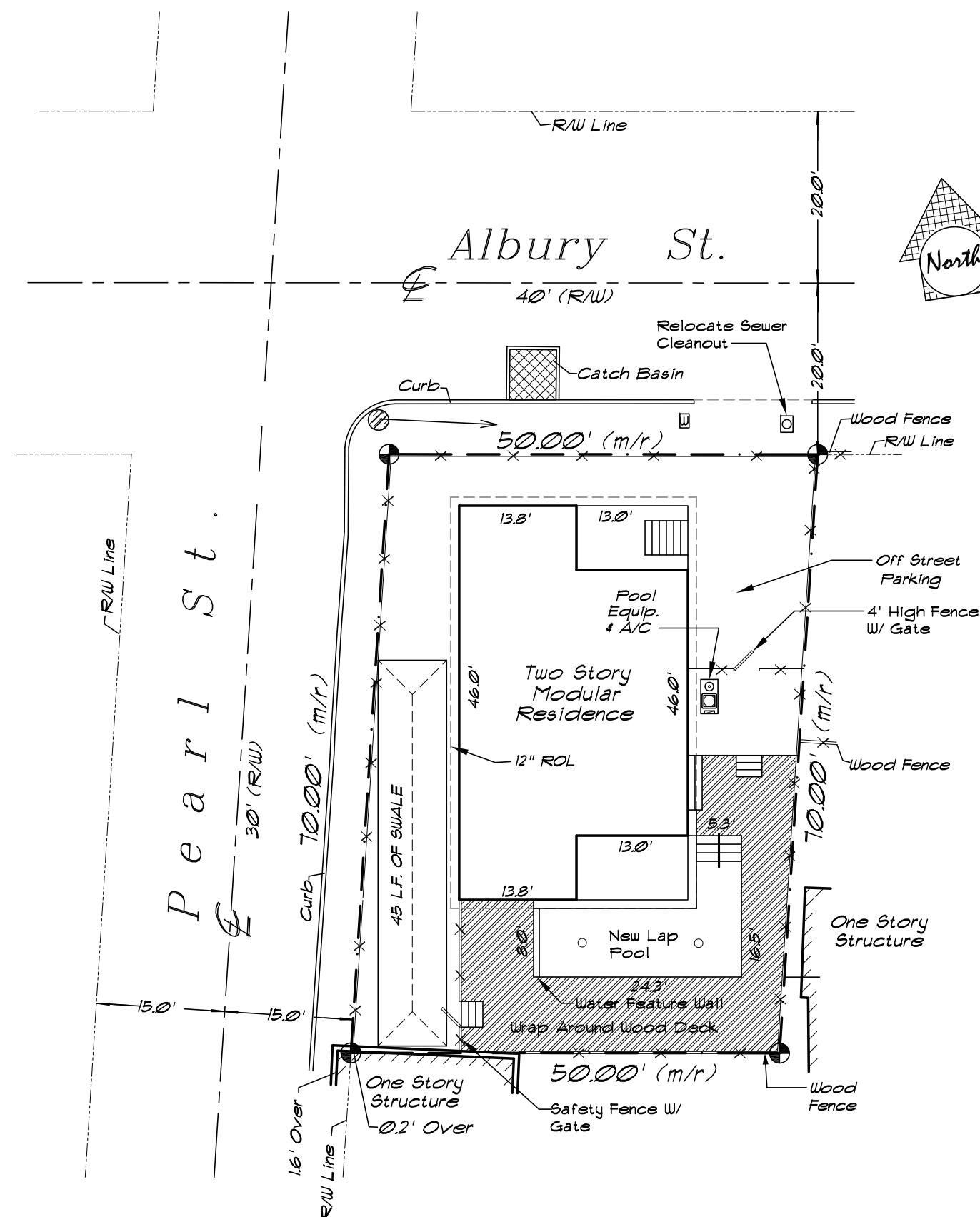
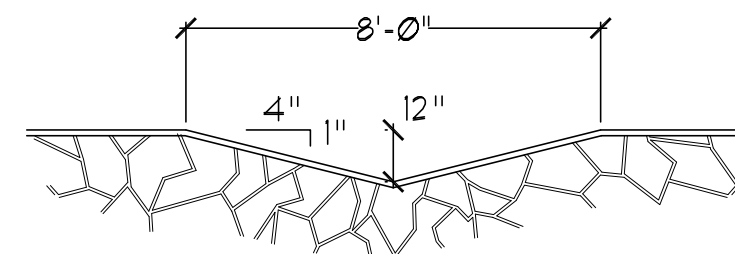
VOLUME = 1" X 2,091 X 144 / 1728 = 174.3 CuFt SWALE VOL.

CUBIC FT OF SWALE REQUIRED = 174.3 CuFt

SWALE RETENTION CALCULATIONS:

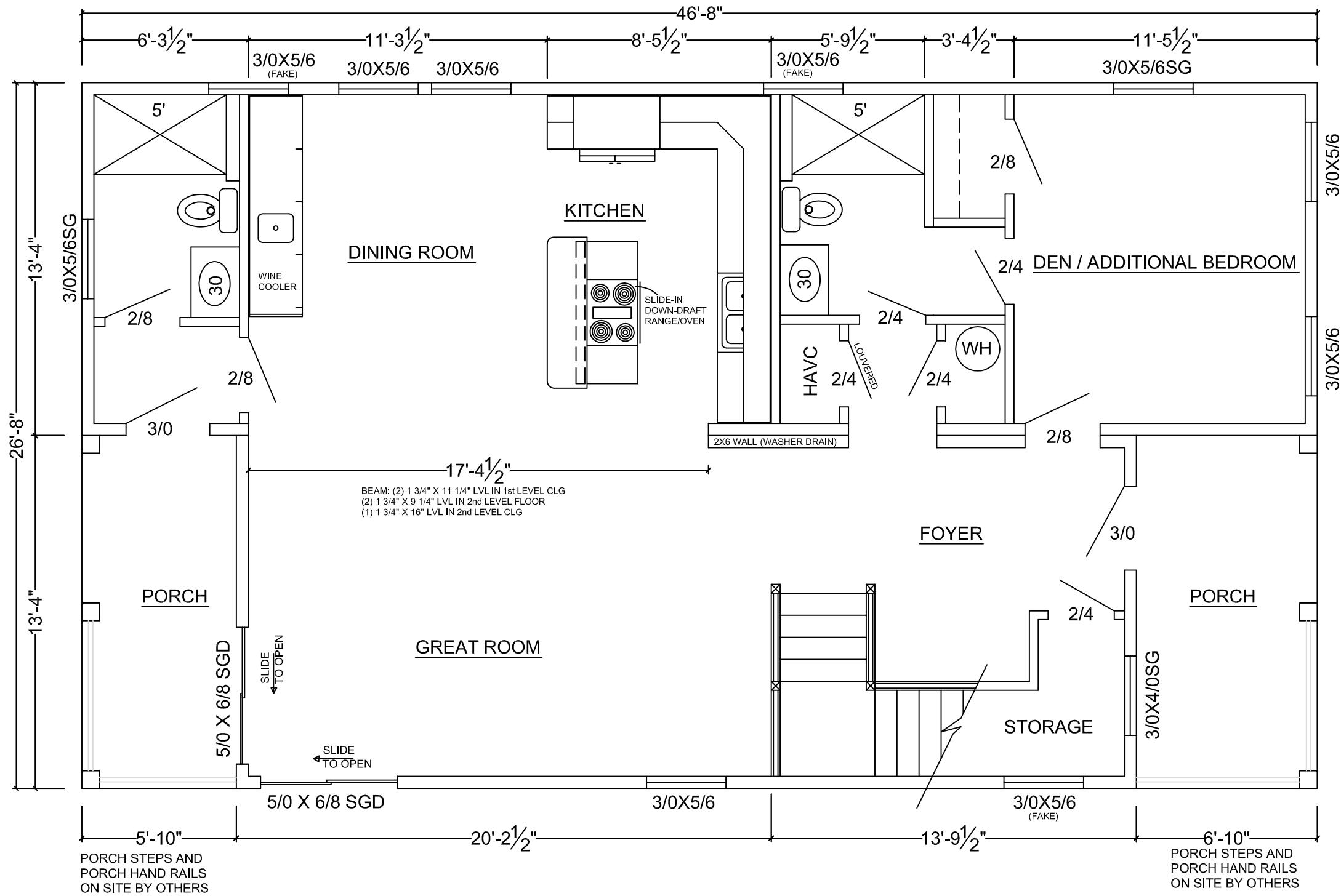
NEW SWALE (45' x 8' x 12" DEEP) = 180.0 CuFt

CUBIC FT PROVIDED = 180.0 CuFt



STORM WATER RETENTION PLAN

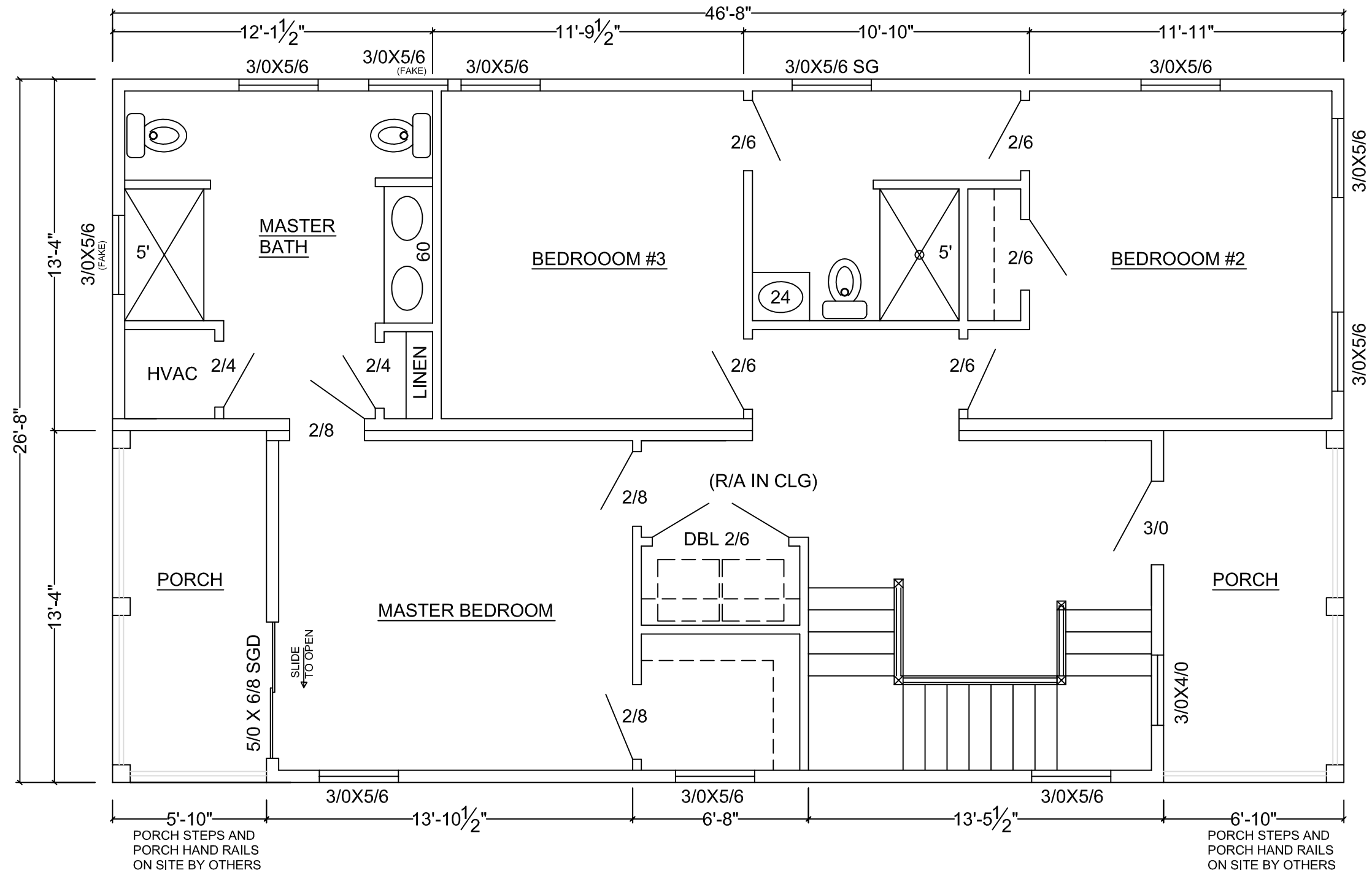
SCALE: 1/16" = 20'-0"



1st LEVEL FLOOR PLAN

2152 SQ FT HEATED / COOLED
 2489 SQ FT UNDER ROOF

DATE: 4-28-2014	REVISION:
MODEL: ABS-14-04-003	REVISION:
DWG: 1st LEVEL FLOOR PLAN	REVISION:
AFFINITY BUILDING SYSTEMS PO BOX 188 LAUREL, GA 31855	
ENGINEERING AND PLAN DEVELOPMENT: Kevin M. Finn P.E., Inc. 1716 Elkhart Rd., Ste. 1 Gosport, IN 46526 FL Lic. No. 41622 Florida COA # 29887	PAGE:



2nd LEVEL FLOOR PLAN

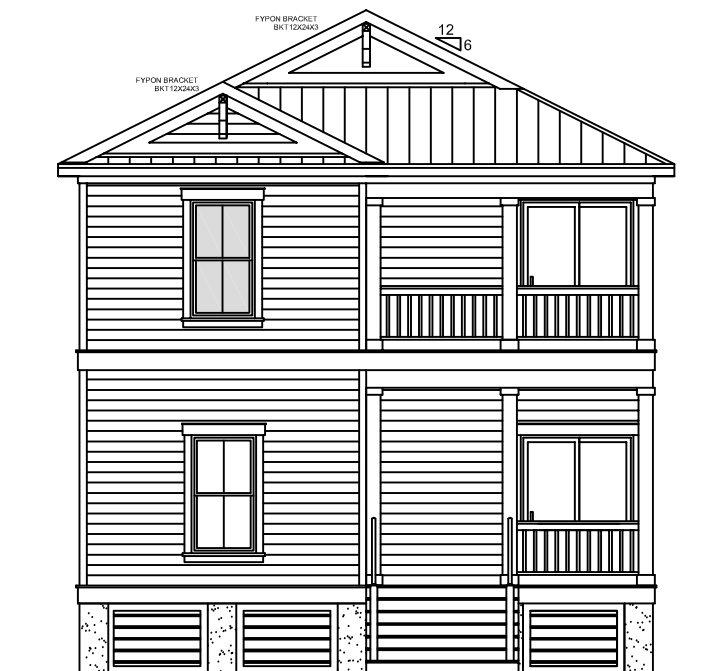
<p>DATE: 4-28-2014</p> <p>REVISION:</p> <p>REVISION:</p> <p>REVISION:</p>	<p>MODEL: ABS-14-04-003</p> <p>DWG: 2nd LEVEL FLOOR PLAN</p>
<p>SCALE BAR</p> <p>4'-0"</p>	
<p>AFFINITY BUILDING SYSTEMS</p> <p>PO BOX 186 LAVELAND, GA 30155</p>	
<p>ENGINEERING AND PLAN DEVELOPMENT:</p> <p>Kevin M. Finn P.E., Inc. 1716 Elkhart Rd. Ste. 1 Goshen, IN 46526 FL Lic. No. 41622 Florida COA # 29887</p>	
<p>PAGE:</p>	



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

DATE: 12-10-2013
REVISION:
REVISION:
REVISION:
REVISION:

MODEL: ABS-14-04-003
DWG: ELEVATIONS



AFFINITY BUILDING SYSTEMS
 PO BOX 186
 LAVELAND, GA 30555

ENGINEERING AND
 PLAN DEVELOPMENT:
 Kevin M. Finn P.E., Inc.
 1716 Elkhart Rd. Ste. 1
 Gosport, IN 46526
 FL Lic. No. 41622
 Florida COA # 29887

PAGE:

Site Photos

1417 Albury Street



1404 Albury Street



1403- 1405 Albury Street



1401 Albury Street



**Property Appraiser
Record Card**



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

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

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: **1025038** Parcel ID: **00024240-000000**

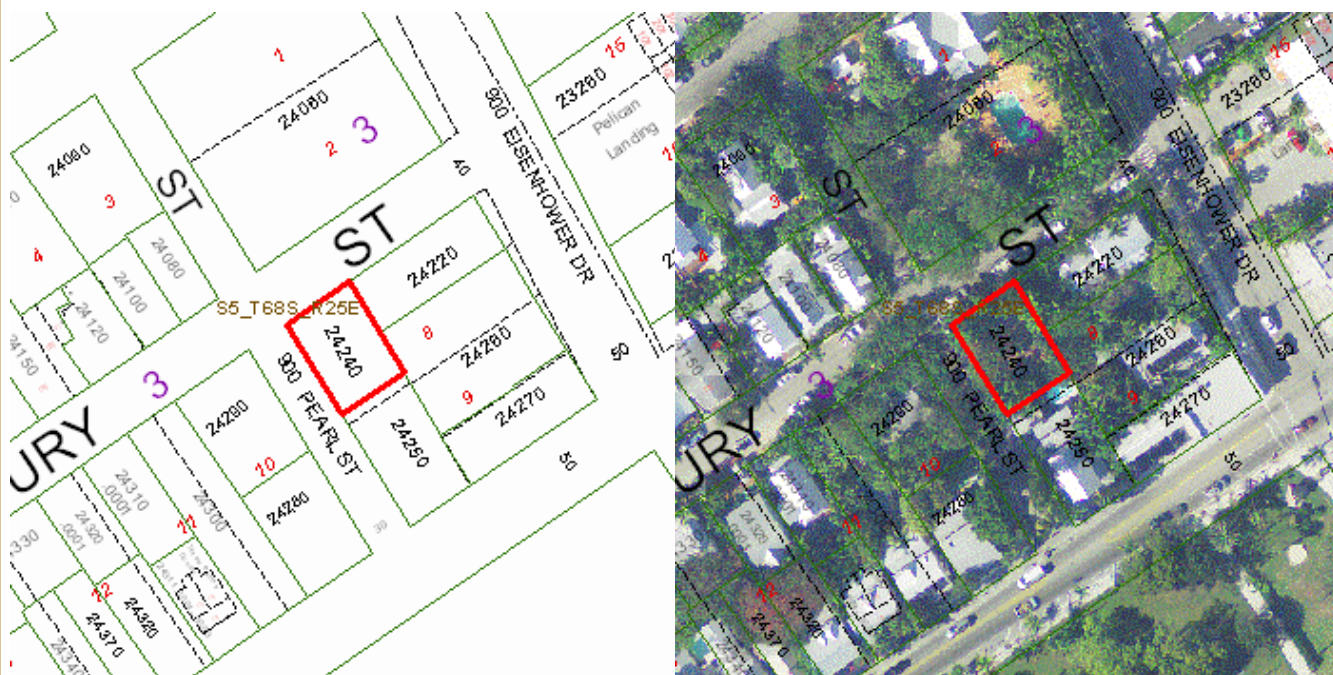
Ownership Details

Mailing Address:
 CULLEN THOMAS AND MONICA
 12 MILFORD DR
 MARLTON, NJ 08053-5409

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 901 PEARL ST KEY WEST
Legal Description: KW BENJ ALBURY'S SUBD DIAGRAM I-389 PT LOT 8 SQR 3 TR 7 OR619-84 OR947-1261D/C OR1448-1665P/R OR2636-1830/31C/T OR2665-1737/38

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



Land Details

Land Use Code	Frontage	Depth	Land Area
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010D - RESIDENTIAL DRY

50

70

3,500.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 770
 Year Built: 1953

Building 1 Details

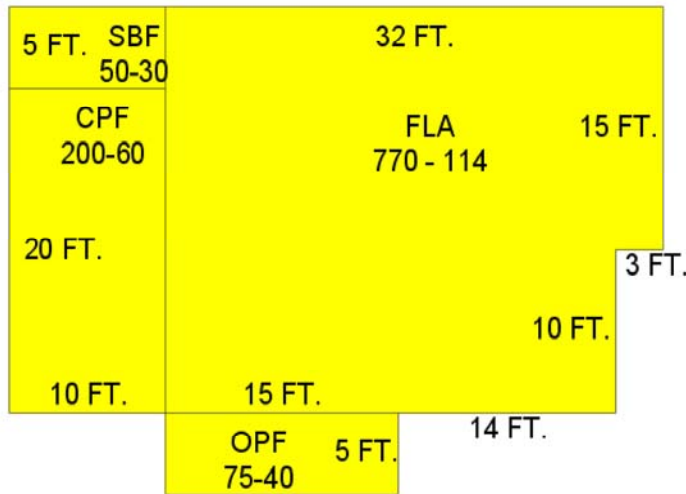
Building Type R1	Condition A	Quality Grade 500
Effective Age 32	Perimeter 114	Depreciation % 35
Year Built 1953	Special Arch 0	Grnd Floor Area 770
Functional Obs 0	Economic Obs 0	

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

Roof Type GABLE/HIP	Roof Cover CONC/CLAY TILE	Foundation CONCR FTR
Heat 1 NONE	Heat 2 NONE	Bedrooms 2
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	5:C.B.S.	1	1952	N	Y	0.00	0.00	770
2	OPF	5:C.B.S.	1	1952	N	N	0.00	0.00	75
3	CPF	5:C.B.S.	1	1952	N	N	0.00	0.00	200
4	SBF	5:C.B.S.	1	1952	N	N	0.00	0.00	50

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	65 SF	0	0	1952	1953	1	50
2	CL2:CH LINK FENCE	880 SF	0	0	1964	1965	1	30

Appraiser Notes

2014-04-24 IMPROVEMENT HAS BEEN 100% DEMOLISHED.DKRAUSE

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
14-1264	04/03/2014	04/24/2014	2,000	DEMOLITION OF EXISTING STRUCTURE.	STRUCTURE HAS BEEN CONDEMNED

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	79,026	772	362,086	441,884	378,290	0	441,884
2012	80,188	772	262,940	343,900	343,900	0	343,900
2011	81,350	772	255,652	337,774	337,774	0	337,774
2010	81,350	772	320,110	402,232	402,232	0	402,232
2009	90,673	772	486,567	578,012	578,012	0	578,012
2008	84,427	772	542,500	627,699	627,699	0	627,699
2007	87,674	705	595,000	683,379	683,379	0	683,379
2006	221,089	705	350,000	571,794	571,794	0	571,794
2005	225,424	705	245,000	471,129	471,129	0	471,129
2004	121,381	705	245,000	367,087	367,087	0	367,087
2003	121,381	705	108,500	230,587	230,587	0	230,587
2002	104,034	705	92,750	197,489	197,489	0	197,489
2001	119,713	705	92,750	213,168	213,168	0	213,168
2000	119,713	1,001	66,500	187,214	187,214	0	187,214
1999	109,843	884	66,500	177,226	144,555	25,000	119,555
1998	75,115	665	66,500	142,279	142,279	25,000	117,279
1997	48,479	606	59,500	108,585	108,585	0	108,585
1996	40,660	508	59,500	100,668	98,916	25,000	73,916
1995	38,471	70	59,500	98,041	96,504	25,000	71,504
1994	34,405	63	59,500	93,967	93,967	25,000	68,967
1993	34,483	0	59,500	93,983	93,983	25,000	68,983
1992	28,735	0	59,500	88,235	88,235	25,000	63,235
1991	28,735	0	59,500	88,235	88,235	25,000	63,235
1990	29,322	0	46,375	75,697	75,697	25,000	50,697
1989	26,656	0	45,500	72,156	72,156	25,000	47,156

1988	22,801	0	40,250	63,051	63,051	25,000	38,051
1987	22,549	0	23,975	46,524	46,524	25,000	21,524
1986	22,671	0	23,100	45,771	45,771	25,000	20,771
1985	21,801	0	14,245	36,046	36,046	25,000	11,046
1984	20,595	0	14,245	34,840	34,840	25,000	9,840
1983	20,619	0	14,245	34,864	34,864	25,000	9,864
1982	20,979	0	14,245	35,224	35,224	0	35,224

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
12/12/2013	2665 / 1737	355,000	WD	12
6/27/2013	2636 / 1830	100	CT	12
3/1/1997	1448 / 1665	183,700	WD	Q
2/1/1975	619 / 84	20,000	00	Q

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