

**THE CITY OF KEY WEST  
PLANNING BOARD  
Staff Report**



**To:** Chairman and Planning Board Members

**From:** Nicole Malo, Planner II

**Through:** Donald Leland Craig, AICP, Planning Director

**Meeting Date:** May 31, 2012  
May 17, 2012 – No quorum  
April 19, 2012 – Postponed by Board  
March 13, 2012 - Postponed by Applicant  
February 16, 2012 – Postponed by Applicant

**Agenda Item:** **Variance - 1107 Grinnell Street (RE# 00031760-000100) - A variance for a rear yard setback and building coverage in the HMDR zoning district per Section 90-391, Section 122-600(4)a. and Section 122-600(6)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West**

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**Request:** Variances for additional building coverage of 1.7% and a rear yard setback of twelve feet for a non-conforming property with two residential units to allow a two storey addition of 340 square feet

**Applicant:** William B. Horn

**Property Owner:** Timothy James Young

**Location:** 1107 Grinnell Street  
RE#00031760-000100

**Zoning:** Historic Medium Density Residential - HMDR



**Project Update:**

This variance request has been postponed three times since February to allow the neighbor additional time to review the plans. Since the last Planning board Meeting the applicant has attempted to obtain an agreement with the neighbor. The applicant has drafted conditions that have been amended by the neighbors council and reviewed by the city attorney and are recommended by staff as follows:

1. The Privacy Shutters, as represented in the submitted plans, on the second floor deck are to be at least 9 feet wide and at least 6 feet high, to be positioned on the rearmost southeast facing portion of deck, in the position represented in the submitted plan, nearest to the southeast property boundary (54.65 feet in length) perpendicular to Grinnell Street (such boundary is referred to in these conditions as the “Southeast Property Boundary”) The Privacy Shutters may only be removed for a reasonable period of time for refurbishment, replacement, repair or maintenance, but must remain a fixture of the property.
2. A Bahama type shutter, intended for privacy as well, is to be installed on the rear wing second story window (existing) facing the Southeast Property Boundary, as represented in the submitted plan, to be maintained and removed for a reasonable period of time only for refurbishment, replacement, repair or maintenance, but must remain a fixture of the property.
3. The contemplated swimming/dip pool equipment is to be located behind and to the rear of the dwelling structure, and not between the dwelling structure and the Southeast Property Boundary. The contemplated swimming/dip pool equipment shall at no time be moved to any other location on the property closer to the Southeast Property Boundary as shown on the revised site plans approved by HARC and submitted with this variance application.
4. The proposed upper deck is not to be expanded such that it is any closer to the neighboring dwelling structures opposite the Southeast Property Boundary as of the effective date of this variance.
5. The total width of the existing second story structural openings for windows and doors facing the Southeast Property Boundary are not to be increased, as represented on the plans submitted with the subject variance application.

6. Conditions one (1) through (5) above, as defined by the terms and limits thereof, shall be met by the property owner, his successors, heirs and assigns taking title to, possession, control, or ownership of the property, and any and all subsequent owner or owners taking title to or ownership of the property subsequent to the effective date of this variance.

It is staff's understanding that with these conditions in place the neighbor is agreeable to the proposed variance request.

**Background:**

The variance request was originally scheduled to be heard on February 16, 2012 and then on March 15, 2012; however, the applicant asked to table the item both times to give the neighbor additional time to review the site plans. Since that time, the applicant revised the site plans that have been approved by HARC (See attached). Louvered privacy screens and Bahama shutters to doors and windows have been added. The A/C unit and pool pump were relocated to the rear yard, and doors on the second floor deck have been removed. Landscaping has been added to the rear yard to provide privacy for the concerned neighbor. The applicant has stated to the department that they have attempted to meet with the neighbor and his attorney; although, it remains unclear what issues may be remaining if any. As of the date of this report the department has not received additional correspondence from the neighbor regarding the application.

The property, located on Grinnell Street adjacent to Truman Avenue, is 3,268 s.f of a two-storey structure with one residential unit on each floor. The floor area of each storey is approximately 700 square feet.

The structure was built some time in the 1960's as part of a multi family complex that was legally subdivided in 2002. The rear yard non-conforming setback was created by the subdivision.

**Request:**

This variance request is for building coverage and a rear setback for a two-storey addition of approximately 340 square feet (170 s.f per floor), the addition is for a new bathroom on the first floor and a bathroom and utility closet on the second floor. A new deck is also proposed although it is not required to be part of this variance request.

The rear structural setback is currently non-conforming (building 5', eave overhang 3') and the addition is proposed along the same building line and will not change the existing three foot rear setback. The addition will expand into the side yard and conforms to the side yard setback. The building coverage request is for 1.7% over the allowed building coverage.

<b>Project Data</b>				
	<b>Required/ Allowed</b>	<b>Existing</b>	<b>Proposed</b>	<b>Request</b>
<b>Zoning</b>	HMDR			
<b>Flood Zone</b>	X			
<b>Size of Site</b>	3,268 s.f			
<b>Front Setback</b>	10'	11'5"	No Change	

<b>East Side Setbacks</b>	5'	13'7"	No Change	
<b>West Side Setback</b>	5'	8'2"	6'	None Required
<b>Rear Setback</b>	15'	3'	3'	12''
<b>FAR</b>	N/A			
<b>Building Coverage</b>	40% (1,307 s.f)	35% (1,144 s.f)	41.7% (1,366 s.f)	1.7% (59 s.f)
<b>Impervious Surface</b>	60% (1,961s.f)	46% (1,517s.f)	60% (1,960 s.f)	None Required
<b>Parking</b>	1per unit	2	2	
<b>Height</b>	30'	19'2"	22'4"	
<b>Open Space/ Landscaping</b>	30% (980 s.f)	54% (1,751s.f)	40% (1,307 s.f)	

**Process:**

**Development Review Committee Meeting:**

December 16, 2011

**HARC Meeting:**

November 23, 2011(H11-01-1520)

**Planning Board:**

February 16, 2012 - postponed

March 15, 2012 - postponed

**Analysis – Evaluation for Compliance With The Land Development Regulations:**

The criteria for evaluating a variance are listed in Section 90-395 of the City Code. The Planning Board before granting a variance must find all of the following:

- 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.**

This complex pre-dates the dimensional requirements of the current City Code, and therefore is legally non-conforming to many dimensional requirements in the HMDR zoning district. Although the applicant is adding building coverage, the applicant is increasing landscaping and stormwater retention. Some special conditions exist which are peculiar to the building involved; however, the request for additional building coverage and a setback does not constitute the existence of a special condition.

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

The applicant did not create the existing nonconformities. However, it is the applicant's wish to modify the existing complex creating additional building coverage. Therefore, this is a condition created by the applicant.

- 3. Special privileges not conferred. That granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.**

Section 122-27 of the Code discourages the expansion of nonconforming structures; therefore, granting variances to building coverage and a rear yard setback confers special privileges upon the applicant.

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.**

Section 122-27 of the Code allows for nonconforming structures to be reconstructed, replaced, repaired or maintained under certain conditions. The applicant has use of the existing development, denying the expansion does not constitute a hardship on the applicant.

5. **Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.**

The applicant is proposing to maintain the existing structural setback and is only requesting 1.7% of additional building coverage than is allowed. The addition appears minimal in scale and is only approximately 170 square feet. Additionally, the applicant has voluntarily incorporated stormwater retention and landscaping into the plan. However, the applicant currently has reasonable use of the land. Therefore, this is not the minimum variance granted.

6. **Not injurious to the public welfare. That the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.**

The granting of this variance is in harmony with the general intent of the local zoning requirements for the HMDR zoning district that allows medium density residential uses in the district. The Fire Marshall's Office commented at the DRC meeting and does not have life safety concerns for the rear setback addition based on the existing structural nonconformity. The site improvements which include new landscaping and drainage are in the public interest and would not be detrimental to the public welfare.

7. **Existing nonconforming uses of other property not the basis for approval. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.**

The applicant is not using other nonconformities as the basis for their approval.

**Concurrency Facilities and Other Utilities or Service (Section 108-233):**

No changes are proposed that affect concurrency management standards. The proposed development plan is in compliance with Section 108-233 of the City Code of Ordinances. Additionally, FCAA and Keys Energy did not comment on the project; however, provided a

letter of approval for the new potable water consumption. Both the Landscape Coordinator as well as the Fire Marshal's office reviewed and approved the proposal.

**The Planning Board shall make factual findings regarding the following:**

- 1. That the standards established by Section 90-395 of the City Code have been met by the applicant for a variance.**

The applicant does not meet all the standards established by Section 90-395 of the City Code for a variance.

- 2. 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.**

The Planning Department became aware that a neighbor wanted more time to review the variance application before the February 15, 2012 Planning Board meeting and again before the March 15, 21012 planning Board Meeting. The applicant then requested postponement from the Board to meet with the neighbor in compliance with the good neighbor policy. Since that time, the applicant has revised the site plans that have been approved by HARC (See attached). Louvered privacy screens and Bahama shutters to doors and windows have been added. The A/C unit and pool pump were relocated to the rear yard, and doors on the second floor deck have been removed. Landscaping has been added to the rear yard to provide privacy for the concerned neighbor. The applicant has stated to the department that they have attempted to meet with the neighbor and his attorney; although, it remains unclear what issues may be remaining if any. As of the date of this report the department has not received additional correspondence from the neighbor regarding the application.

**RECOMMENDATION:**

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for variances to rear yard setback and building coverage be **denied**.

If the Board chooses to approve the variance request the department recommends the following conditions:

1. The Privacy Shutters, as represented in the submitted plans, on the second floor deck are to be at least 9 feet wide and at least 6 feet high, to be positioned on the rearmost southeast facing portion of deck, in the position represented in the submitted plan, nearest to the southeast property boundary (54.65 feet in length) perpendicular to Grinnell Street (such boundary is referred to in these conditions as the "Southeast Property Boundary") The Privacy Shutters may only be removed for a reasonable period of time for refurbishment, replacement, repair or maintenance, but must remain a fixture of the property.

2. A Bahama type shutter, intended for privacy as well, is to be installed on the rear wing second story window (existing) facing the Southeast Property Boundary, as represented in the submitted plan, to be maintained and removed for a reasonable period of time only for refurbishment, replacement, repair or maintenance, but must remain a fixture of the property.
3. The contemplated swimming/dip pool equipment is to be located behind and to the rear of the dwelling structure, and not between the dwelling structure and the Southeast Property Boundary. The contemplated swimming/dip pool equipment shall at no time be moved to any other location on the property closer to the Southeast Property Boundary as shown on the revised site plans approved by HARC and submitted with this variance application.
4. The proposed upper deck is not to be expanded such that it is any closer to the neighboring dwelling structures opposite the Southeast Property Boundary as of the effective date of this variance.
5. The total width of the existing second story structural openings for windows and doors facing the Southeast Property Boundary are not to be increased, as represented on the plans submitted with the subject variance application.
6. Conditions one (1) through (5) above, shall be met by the property owner, his successors, heirs and assigns taking title to, possession, control, or ownership of the property, and any and all subsequent owner or owners taking title to or ownership of the property subsequent to the effective date of this variance.

**Draft  
Resolution**



**PLANNING BOARD RESOLUTION  
No. 2012- xx**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD FOR VARIANCES TO A REAR YARD SETBACK OF TWELVE FEET AND BUILDING COVERAGE FOR 1.7% FOR PROPERTY LOCATED AT 1107 GRINNELL STREET (RE#00031760-000100) IN THE HMDR ZONING DISTRICT PER SECTION 90-391, SECTION 122-600(4)A. AND SECTION 122-600(6)C. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Section 122-660(6) c. of the Code of Ordinances provides that the rear-yard setback in the HMDR zoning district is fifteen feet; and

**WHEREAS**, the existing side-yard setback is three feet; and

**WHEREAS**, the applicant requested a variance to rear-yard setback requirements to allow a two storey addition of approximately 340 square feet; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on February 16, 2012, and again on March 15, 2012 and the applicant requested postponement and on April 19, 2012 the Planning board requested postponement to resolve concerns from the neighbor; and

\_\_\_\_\_ Chairman  
\_\_\_\_\_ Planning Director

**WHEREAS**, this matter came before the Planning Board at a special meeting on May 31, 2012; and

**WHEREAS**, the Planning Board finds 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 district; and

**WHEREAS**, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

**WHEREAS**, the Planning Board finds that granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and

**WHEREAS**, the Planning Board finds 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; and

\_\_\_\_\_ Chairman  
\_\_\_\_\_ Planning Director

**WHEREAS**, the Planning Board finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

**WHEREAS**, the Planning Board finds that the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

**WHEREAS**, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of any variance; and

**WHEREAS**, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the after the fact variance application, and by addressing the objections expressed by those neighbors;

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the City of Key West, Florida:

**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

\_\_\_\_\_ Chairman  
\_\_\_\_\_ Planning Director

**Section 2.** That the request for variances for a rear yard setback of twelve feet and building coverage for 1.7% is granted for property located at 1107 Grinnell Street (RE# 00031760-000100) in the HMDR zoning district per section 90-391, section 122-600(4)a. and section 122-600(6)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West, as shown on the attached plan date stamped April 9, 2012 with the following conditions of approval:

1. The Privacy Shutters, as represented in the submitted plans, on the second floor deck are to be at least 9 feet wide and at least 6 feet high, to be positioned on the rearmost southeast facing portion of deck, in the position represented in the submitted plan, nearest to the southeast property boundary (54.65 feet in length) perpendicular to Grinnell Street (such boundary is referred to in these conditions as the “Southeast Property Boundary”) The Privacy Shutters may only be removed for a reasonable period of time for refurbishment, replacement, repair or maintenance, but must remain a fixture of the property.
2. A Bahama type shutter, intended for privacy as well, is to be installed on the rear wing second story window (existing) facing the Southeast Property Boundary, as represented in the submitted plan, to be maintained and removed for a reasonable period of time only for refurbishment, replacement, repair or maintenance, but must remain a fixture of the property.
3. The contemplated swimming/dip pool equipment is to be located behind and to the rear of the dwelling structure, and not between the dwelling structure and the Southeast Property

\_\_\_\_\_ Chairman  
\_\_\_\_\_ Planning Director

Boundary. The contemplated swimming/dip pool equipment shall at no time be moved to any other location on the property closer to the Southeast Property Boundary as shown on the revised site plans approved by HARC and submitted with this variance application.

4. The proposed upper deck is not to be expanded such that it is any closer to the neighboring dwelling structures opposite the Southeast Property Boundary as of the effective date of this variance.
5. The total width of the existing second story structural openings for windows and doors facing the Southeast Property Boundary are not to be increased, as represented on the plans submitted with the subject variance application.
6. Conditions one (1) through (5) above, as defined by the terms and limits thereof, shall be met by the property owner, his successors, heirs and assigns taking title to, possession, control, or ownership of the property, and any and all subsequent owner or owners taking title to or ownership of the property subsequent to the effective date of this variance.

**Section 3.** It is a condition of this variance that full, complete, and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

\_\_\_\_\_ Chairman

\_\_\_\_\_ Planning Director

**Section 4.** The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to this variance in accordance with the terms of and as described in Section 3 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

**Section 5.** This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

**Section 6.** This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

**Section 7.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit or development order to the Florida Land and

\_\_\_\_\_ Chairman  
\_\_\_\_\_ Planning Director

Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 31th day of May, 2012.

Authenticated by the Chairman of the Planning Board and the Planning Director.

\_\_\_\_\_  
Richard Klitenick, Chairman  
Key West Planning Board

\_\_\_\_\_  
Date

**Attest:**

\_\_\_\_\_  
Donald Leland Craig, AICP, Planning Director

\_\_\_\_\_  
Date

**Filed with the Clerk:**

\_\_\_\_\_  
Cheryl Smith, City Clerk

\_\_\_\_\_  
Date

# Application



Variance Application  
City of Key West Planning Department  
3140 Flagler Avenue, Key West, FL 33040  
(305) 809-3720



Variance Application

Please completely fill out this application and attach all necessary documents. This will help our staff to 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.

Please print or type a response to the following:

1. Site Address 1107 GINNELL STREET
2. Name of Applicant WILLIAM P. HORN ARCHITECT, P.A.
3. Applicant is: Owner \_\_\_\_\_ Authorized Representative X
4. Address of Applicant 915 ETON ST.  
KEY WEST, FLORIDA 33040
5. Phone # of Applicant 206-8302 Mobile# \_\_\_\_\_
6. E-Mail Address WPHORN@ADL.COM
7. Name of Owner, if different than above TIMOTHY JAMES YOUNG
8. Address of Owner 1107 GINNELL ST.  
KEY WEST, FL. 33040
9. Phone # of Owner 1-949-374-9920
10. Email Address TIM.YOUNG@FLOR.COM
11. Zoning District of Parcel HMDR RE# 00031760-0001
12. Description of Proposed Construction, Development, and Use  
RENOVATION AND ADDITION TO AN EXISTING 2 STORY  
DUPLEX RESIDENCE. THE REAR YARD ADDITION  
IS 9' X 13' (INTENSION SPACE).
13. List and describe the specific variance(s) being requested:  
WE NEED A REAR YARD SETBACK VARIANCE AND  
A SMALL LOT COVERAGE VARIANCE.

**Variance Application**  
**City of Key West Planning Department**  
**3140 Flagler Avenue, Key West, FL 33040**  
**(305) 809-3720**



14. 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	HMDR			
Flood Zone	X			
Size of Site	3,268 SF.			
Height	30'	19'-2"	22'-4"	-
Front Setback	10'	11'-5"	11'-5"	-
Side Setback - EAST	5'	13'-7"	13'-7"	-
Side Setback - WEST	5'	8'-2"	6'-0"	-
Street Side Setback	-			
Rear Setback	15'	3'-0"	3'-0"	3'-0"
F.A.R	-			
Building Coverage	40%	35%	41.7%	41.7%
Impervious Surface	50%	46%	50%	-
Parking	1 PER UNIT	2	2	-
Handicap Parking	-			
Bicycle Parking	-			
Open Space/ Landscaping	30%	59%	40%	-
Number and type of units	2 RESIDENTIAL UNITS	2	2	-
Consumption Area or Number of seats	-			

15. Is Subject Property located within the Historic District? Yes  No   
 If Yes, attach HARC approval and approved site plans

Meeting Date 11/23/11 HARC Approval # H11-01-1520

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16. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes \_\_\_\_\_ No  If Yes, please describe and attach relevant documents

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17. Will the 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.

This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.

If the applicant would like additional information, electronic version of the City's Code of Ordinances can be found either through [www.keywestcity.com](http://www.keywestcity.com), Planning Department archives or at [www.municode.com](http://www.municode.com). Once there, search Online Library/Florida/Key West/Chapter 122.

**\*Please note, variance approvals are quasi-judicial hearings, and it is improper for the owner or signatory to speak to a Planning Board member or City Commissioner about the hearing.**



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City of Key West Planning Department  
3140 Flagler Avenue, Key West, FL 33040  
(305) 809-3720



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.

THE LOT WAS LEGALLY SUB-DIVIDED BACK IN 2002 .  
THIS CREATED A VERY SMALL SIZE LOT OF 3,268 SF.  
(MINIMUM LOT SIZE IS 9,000 SF.). ALSO THE SUB-DIVISION  
CREATED A REAL PROPERTY LINE ONLY 5' OFF THE EXISTING  
BUILDING (3' OFF OVERHANG). THIS MAKES IT HARD TO ADD  
ON TO THE EXISTING BUILDING WITHOUT A VARIANCE .

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

THE EXISTING SUB-DIVISION OF THIS LOT AND THE  
EXISTING SITE & BUILDING LAYOUT (EXISTING BUILDING  
IS 12' INTO REAR YARD SETBACK) WAS CREATED  
PRIOR TO THIS OWNER OWNING THE PROPERTY .

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.

THIS IS AN UNUSUAL SITUATION (PREVIOUS LOT  
SUB-DIVISION) AND CREATES A UNIQUE HANDSHIP  
FOR THIS PROPERTY. WHAT WE ARE REQUESTING  
WOULD BE SOMETHING THAT MOST OTHER PROPERTIES  
IN THIS ZONING DISTRICT ALREADY HAVE OR WOULD  
BE ABLE TO HAVE WITHOUT VARIANCES .

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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.

SINCE THE EXISTING LOT SIZE IS SO SMALL IT MAKES IT VERY DIFFICULT TO MEET THE LAND DEVELOPMENT REGULATIONS WHEN DOING IMPROVEMENTS. OTHER PROPERTIES WITHIN THIS DISTRICT HAVE BIGGER LOT SIZES AND IT WILL BE EASIER FOR THEM TO MEET REGULATIONS.

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.

WE ARE NOT ASKING TO GO INTO THE REAR SETBACK ANY MORE THAN WHAT EXISTS NOW WITH THE ADDITION AND WE ARE A FOOT AWAY FROM THE SIDE SETBACK WITH THE ADDITION. WE ARE ONLY ADDING 117 SF. TO EACH FLOOR OR UNIT. THE EXISTING UNITS ARE ONLY 843 SF. EACH.

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.

THE VARIANCES REQUESTED WILL NOT BE INJURIOUS OR DETRIMENTAL TO THE PUBLIC.

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Variance Application  
City of Key West Planning Department  
3140 Flagler Avenue, Key West, FL 33040  
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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.

OUR NEED FOR VARIANCES ARE NOT BASED ON  
OTHER PROPERTIES NON CONFORMITIES.

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**The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:**

- That the standards established in subsection (a) 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."

# Verification Form

City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an individual)

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

1107 GAINNELL STREET

Street address of subject property

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

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this

December 1, 2011 by

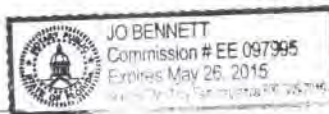
date

WILLIAM P. HORN

Name of Authorized Representative

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

Notary's Signature and Seal



Jo Bennett

Name of Acknowledger typed, printed or stamped

EE097995 / expires 2015

Commission Number, if any



# **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, Timothy James Young authorize  
*Please Print Name(s) of Owner(s) (as appears on the deed)*

WILLIAM HORN under Adelle "Ginny" Stones  
*Please Print Name of Representative*

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

Timothy James Young  
*Signature of Owner*

*Signature of Joint Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this November 30, 2011 by  
*date*

*Name of Authorized Representative*

He/~~She~~ is personally known to me or has presented Calif. Drivers License as identification

Valerie Squibb  
*Notary's Signature and Seal*

Valerie Squibb  
*Name of Acknowledger typed, printed or stamped*

1905016  
*Commission Number, if any*



**Deed**

Doc# 1558994 12/30/2005 10:30AM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

12/30/2005 10:30AM  
DEED DOC STAMP CL: PU \$5,554.50

Prepared by and return to:  
MARCI L. ROSE  
Attorney at Law  
MARCI L. ROSE  
818 WHITE STREET STE. 5  
Key West, FL 33040  
305-293-1881  
File Number: 05-059  
Will Call No.:

Doc# 1558994  
Bk# 2177 Pg# 91

Parcel Identification No. 00031760-000100

[Space Above This Line For Recording Data]

### Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 28th day of December, 2005 between MICHAEL GALLAGHER, A Single Man whose post office address is 875 UNION ROAD, Oregon, WI 53575 of the County of Dane, State of Wisconsin, grantor\*, and Timothy James Young, A Single Man whose post office address is P.O. BOX 732, Dana Point, CA 92629 of the County of Orange, State of California, grantee\*.

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 AND MADE A PART HEREOF.

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

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Tereza R. Gilles  
Witness Name: TEREZA R. GILLES  
Elizabeth S. Kramer  
Witness Name: Elizabeth S. Kramer

Michael Gallagher (Seal)  
MICHAEL GALLAGHER

State of WISCONSIN  
County of DANE

The foregoing instrument was acknowledged before me this 28th day of December, 2005 by MICHAEL GALLAGHER, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

Sue Neller  
Notary Public  
Printed Name: Sue Neller  
My Commission Expires: 2-25-08

# Exhibit A

Deed 1558994  
BKN 2177 Pgn 82

1107 Grinnell Street, Key West, Fl 33040.

On the Island of Key West, Monroe County, Florida and also known as part of Lot 4 and part of Lot 6, Square 6, Tract 13 according to G.G. Watson's diagram of part of tract 13 recorded in Deed Book "1" at Page 209, Monroe County, Florida, Official Records, and being more particularly described as follows:

Commence at the Intersection of the Southeasterly Right-of-Way Line of Virginia Street and the Northeasterly Right-of-Way Line of Grinnell Street; thence in a Southeasterly direction along the said Northeasterly Right-of-Way Line of Grinnell Street for 53.39 feet to the Point of Beginning; thence continue in a Southeasterly direction along the said Northeasterly Right-of-Way Line of Grinnell Street for a distance of 59.80 feet; thence at a right angle leaving the said Northeasterly Right-of-Way Line of Grinnell Street for 54.65 feet; thence at a right angle in a Northwesterly direction for 59.80 feet; thence at a right angle and in a Southwesterly direction for 54.65 feet to the said Northeasterly Right-of-Way Line of Grinnell Street and the Point of Beginning.

Parcel Identification Number: 00031760-<sup>000100</sup>~~000000~~

MONROE COUNTY  
OFFICIAL RECORDS



### ONLINE DATA CENTER

### RECORDS SEARCH

#### PROPERTY INFORMATION FOR:

Alternate Key: 9025886  
RE Number: 00031760-000200

[Print](#) [Search Again](#)

[Email this office about this parcel](#)

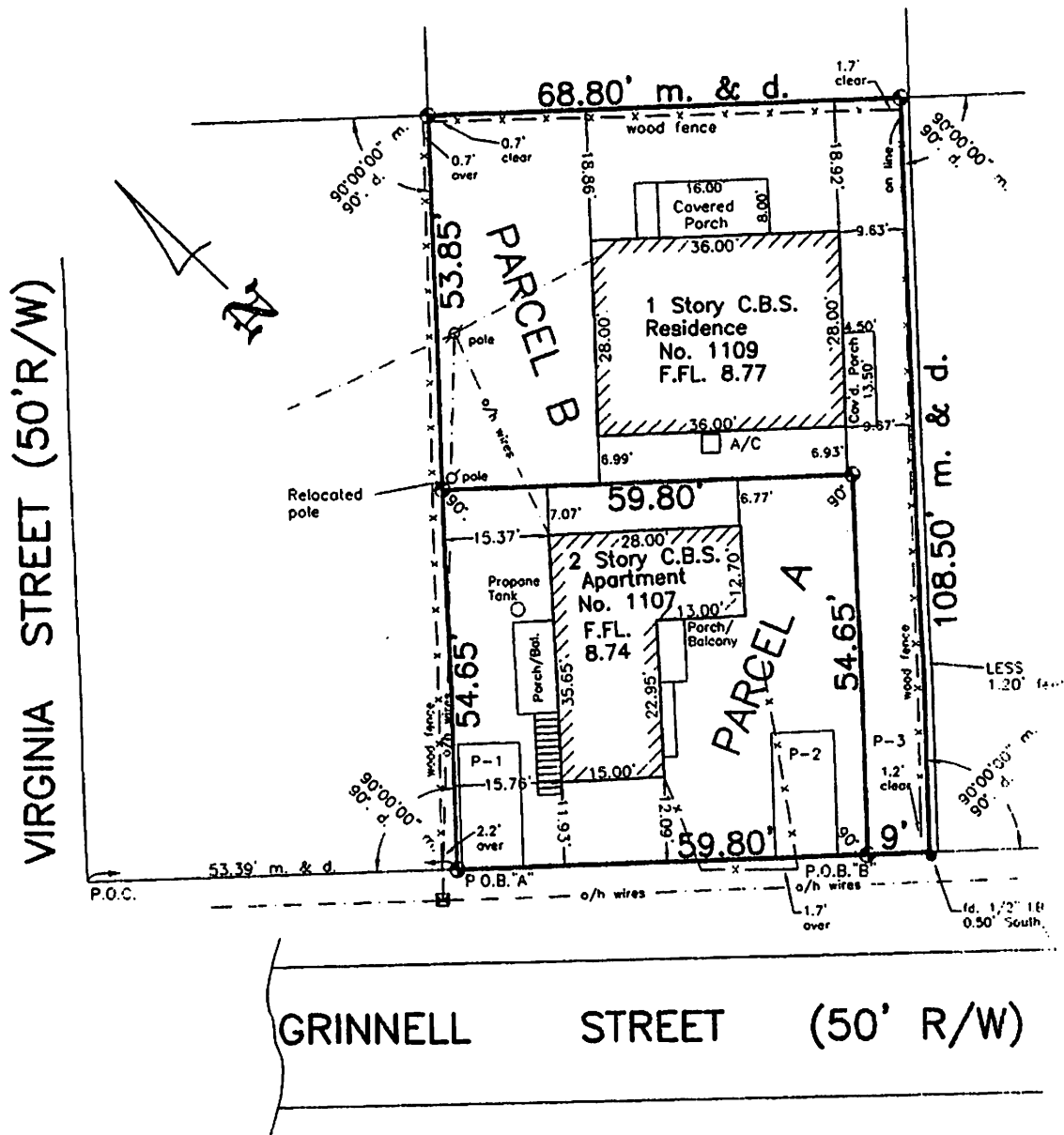
<p><b>Property Details</b></p> <p><b>OWNER OF RECORD</b> GODDIN WELLINGTON AND JANET S 1109 GUNNELL ST KEY WEST FL 33040</p> <p><b>PHYSICAL LOCATION</b> 1109 GUNNELL ST KEY WEST</p> <p><b>LEGAL DESCRIPTION</b> KWATA WATSON SUB 1-209 JT LOTS 4 &amp; 6 SQR 6 TR 11 (AKA PARCEL B) OR 203-53477 OR 577-532-553 OR 685-138 OR 761-263264 OR 803-23672368 OR 1000-2487124 OR 1297- 228284 OR 1527-237982R</p> <p><b>SECTION, TOWNSHIP, RANGE</b> We do not have this information on file</p> <p><b>MILLAGE GROUP</b> 10K W <a href="#">Estimate Taxes</a></p> <p><b>PC CODE</b> 99</p>	<p><b>PROPERTY MAP</b></p> <p>Map Size None Small Medium <b>Large</b></p>								
<p><b>Building Details</b></p> <table border="1"> <tr> <td>NUMBER OF BUILDINGS</td> <td>1</td> <td>TOTAL LIVING AREA</td> <td>1008</td> </tr> <tr> <td>NUMBER OF COMMERCIAL BUILDINGS</td> <td>0</td> <td>YEAR BUILT</td> <td>1961</td> </tr> </table>		NUMBER OF BUILDINGS	1	TOTAL LIVING AREA	1008	NUMBER OF COMMERCIAL BUILDINGS	0	YEAR BUILT	1961
NUMBER OF BUILDINGS	1	TOTAL LIVING AREA	1008						
NUMBER OF COMMERCIAL BUILDINGS	0	YEAR BUILT	1961						

# Survey

# 1107-1109 Grinnell Street

## BOUNDARY SURVEY

### Proposed



Sheet 3 of 8

1107-1109 Grinnell Street Condominium			
1107-1109 Grinnell Street, Key West, Florida 33040			
Condominium Survey		Dwn No.: 01-309	
Scale: 1" = 20'	Ref 160-76 160-67	Flood panel No. 1716H	Dwn. By: F.H.H.
Date: 8/22/01		Flood Zone: X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
8/22/02 Revise boundary division			

**FREDERICK H. HILDEBRANDT**  
ENGINEER PLANNER SURVEYOR

3150 Northside Drive  
Suite 101  
Key West, Fl. 33040  
(305) 293-0466  
Fax. (305) 293-0237



# 1107-1109 Grinnell Street

## Legal Description Parcel "A"

**LEGAL DESCRIPTION:**

On the Island of Key West, Monroe County, Florida and also known as part of Lot 4 and part of Lot 6, Square 6, Tract 13 according to G.C. Watson's diagram of part of Tract 13 recorded in Deed Book "1" at Page 209, Monroe County, Florida, Official Records, and being more particularly described as follows:

Commence at the intersection of the Southeasterly Right-of-Way Line of Virginia Street and the Northeasterly Right-of-Way Line of Grinnell Street; thence in a Southeasterly direction along the said Northeasterly Right-of-Way Line of Grinnell Street for 53.39 feet to the Point of Beginning; thence continue in a Southeasterly direction along the said Northeasterly Right-of-Way line of Grinnell Street for a distance of 59.80 feet; thence at a right angle leaving the said Northeasterly Right-of-Way Line of Grinnell Street for 54.65 feet; thence at a right angle and in a Northwesterly direction for 59.80 feet; thence at a right angle and in a Southwesterly direction for 54.65 feet to the said Northeasterly Right-of-Way Line of Grinnell Street and the Point of Beginning;  
Containing 3268.07 Square Feet, more or less.

Sheet 6 of 8

1107-1109 Grinnell Street Condominium 1107-1109 Grinnell Street, Key West, Florida 33040			
Condominium Survey			Dwn No.: 01-309
Scale: 1"=20'	Ref. 160-76 160-67	Flood panel No. 1716H Flood Zone: X	Dwn. By: F.H.H. Flood Elev. -
Date: 8/22/01			
REVISIONS AND/OR ADDITIONS			
8/21/02 Revise boundary division			

**FREDERICK H. HILDEBRANDT**  
ENGINEER PLANNER SURVEYOR

3150 Northside Drive  
Suite 101  
Key West, Fl. 33040  
(305) 293-0466  
Fax. (305) 293-0237

# 1107-1109 Grinnell Street

## Legal Description Parcel "B"

**LEGAL DESCRIPTION:**

On the Island of Key West, Monroe County, Florida and also known as part of Lot 4 and part of Lot 6, Square 6, Tract 13 according to G.G. Watson's diagram of part of Tract 13 recorded in Deed Book "1" at Page 209, Monroe County, Florida, Official Records, and being more particularly described as follows:

Commence at the intersection of the Southeasterly Right-of-Way Line of Virginia Street and the Northeasterly Right-of-Way Line of Grinnell Street; thence in a Southeasterly direction along the said Northeasterly Right-of-Way Line of Grinnell Street for 113.19 feet to the Point of Beginning; thence continue in a Southeasterly direction along the said Northeasterly Right-of-Way line of Grinnell Street for a distance of 9.00 feet; thence at a right angle leaving the said Northeasterly Right-of-Way Line of Grinnell Street for 108.50 feet; thence at a right angle and in a Northwesterly direction for 68.80 feet; thence at a right angle and in a Southwesterly direction for 53.85 feet; thence at a right angle and in a Southeasterly direction for 59.80 feet; thence at a right angle and in a Southwesterly direction for 54.65 feet to the said Northeasterly Right-of-Way Line of Grinnell Street and the Point of Beginning;

Containing 4196.73 Square Feet, more or less.

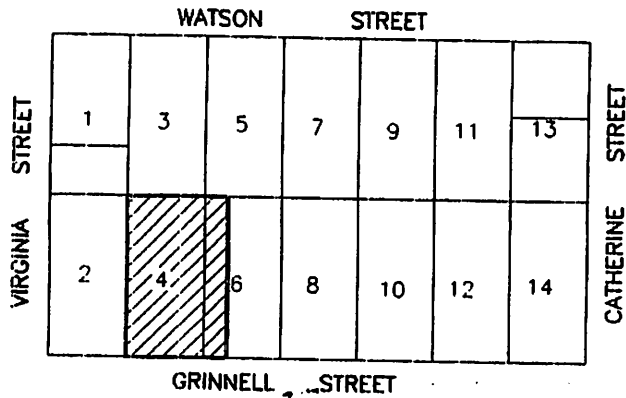
Sheet 7 of 8

1107-1109 Grinnell Street Condominium			
1107-1109 Grinnell Street, Key West, Florida 33040			
Condominium Survey			Dwn No.: 01-309
Scale: 1"=20'	Ref. 160-76 160-67	Flood panel No. 1716H	Dwn. By: F.H.B.
Date: 8/22/01		Flood Zone: x	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
8/21/02: Revise boundary division			

**FREDERICK H. HILDEBRANDT**  
ENGINEER PLANNER SURVEYOR

3150 Northside Drive  
Suite 101  
Key West, Fl. 33040  
(305) 293-0436  
Fax: (305) 293-0277

# 1107-1109 Grinnell Street LOCATION MAP



## LOCATION MAP

Square 6, Tract 13  
City of Key West

Sheet 1 of 8

1107-1109 Grinnell Street Condominium			
1107-1109 Grinnell Street, Key West, Florida 33040			
Condominium Survey		Dwn. No.: 01-309	
Scale: 1" = 20'	Ref: 160-76	Flood pond No.: 1716	Dwn. By: F.H.H.
Date: 8/22/01	160-67	Flood Zone: X	Flood Elev.:
REVISIONS AND/OR ADDITIONS			
1/02 Fwive boundary division			

**FREDERICK H. HILDEBRANDT**  
ENGINEER PLANNER SURVEYOR

3150 Northside Drive  
Suite 101  
Key West, FL 33040  
(305) 293-0466  
Fax: (305) 293-0217

# 1107-1109 Grinnell Street

**SURVEYOR'S NOTES:**

North arrow based on plat assumed median  
 Reference Bearing: R/W Grinnell Street  
 3.4 denotes existing elevation  
 Elevations based on N.G.V.D. 1929 Datum  
 Bench Mark No.: Basic Elevation: 14.324

**Monumentation:**

- ⊙ = set 1/2" Iron Pipe, P.L.S. No. 2749
- ▲ = Set P.K. Nail, P.L.S. No. 2749

**Abbreviations:**

- |                             |                                      |
|-----------------------------|--------------------------------------|
| Sty. = Story                | o/h = Overhead                       |
| R/W = Right-of-Way          | u/g = Underground                    |
| fd. = Found                 | F.F.L. = Finish Floor Elevation      |
| p. = Plat                   | conc. = concrete                     |
| m. = Measured               | I.P. = Iron Pipe                     |
| d. = Deed                   | I.B. = Iron Bar                      |
| N.T.S. = Not to Scale       | C.B.S. = Concrete Block Stucco       |
| ⊕ = Centerline              | cov'd. = Covered                     |
| Elev. = Elevation           | wd. = Wood                           |
| B.M. = Bench Mark           | w.m. = Water Meter                   |
| P.O.C. = Point of Commence  | Bal. = Balcony                       |
| P.O.B. = Point of Beginning | Pl. = Planter                        |
| P.B. = Plat Book            | Hydt. = Fire Hydrant                 |
| pg. = page                  | F.W. = Fire Well                     |
| Elec. = Electric            | A/C = Air Conditioner                |
| Tel. = Telephone            | ☒ = Concrete Utility Pole            |
| Ench. = Encroachment        | ⊙ = Wood utility Pole                |
| O.L. = On Line              | ←⊙ = Wood Utility Pole with Guy wire |
| C.L.F. = Chain Link Fence   | ○ = Water Meter                      |
|                             | ⋈ = Water Valve                      |
|                             | B.P.Z. = Backflow Prevention Valve   |

Field Work performed on: 8/21/02

**CERTIFICATION:**

I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Florida Statute Section 422.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT  
 Professional Land Surveyor & Mapper No. 2749  
 Professional Engineer No. 36810  
 State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Sheet 8 of 8

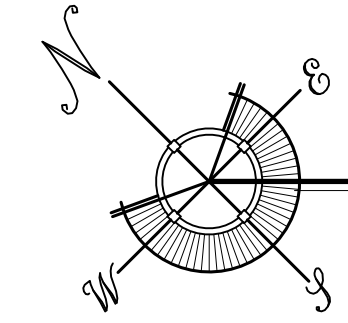
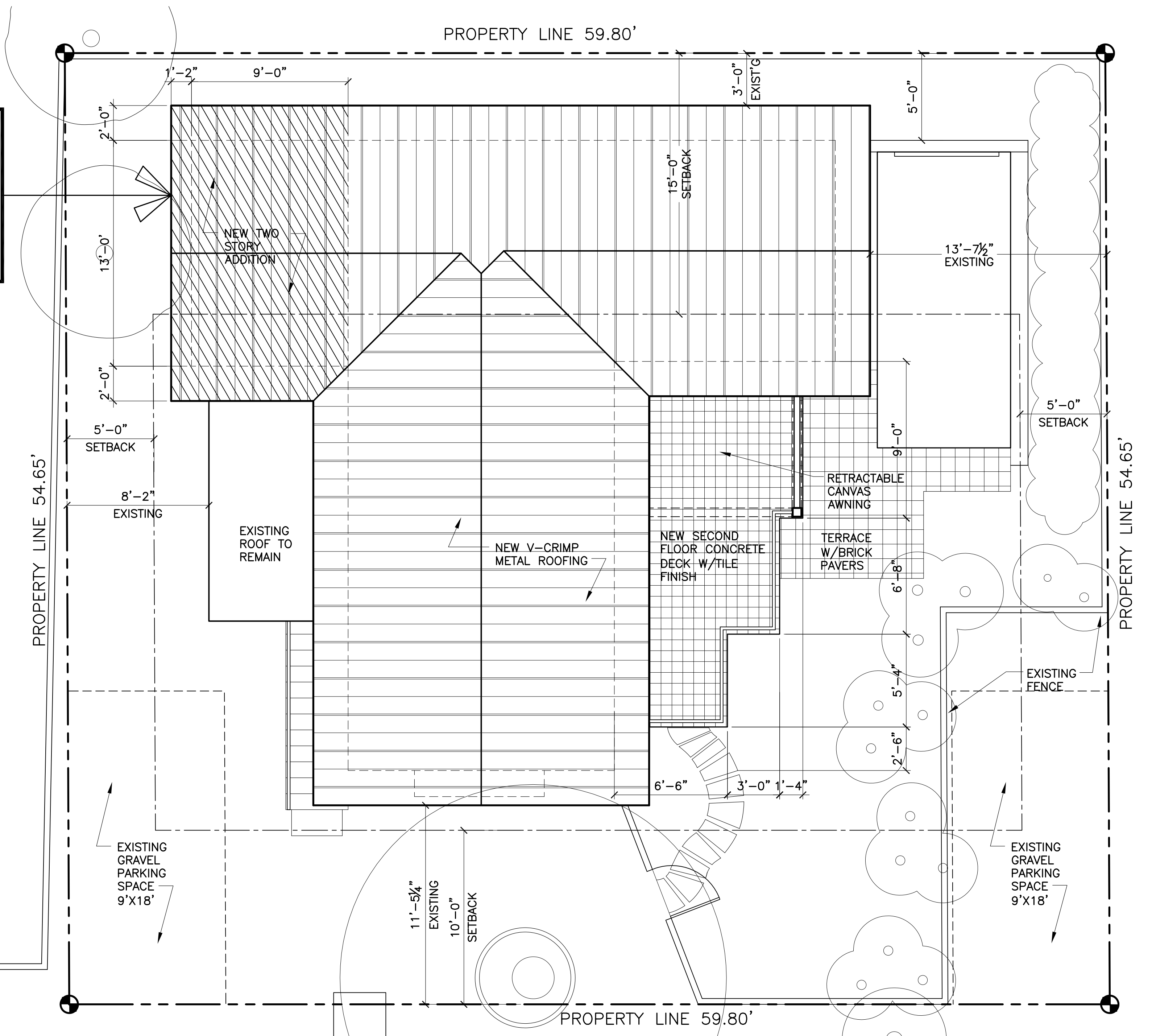
1107-1109 Grinnell Street Condominium			
1107-1109 Grinnell Street, Key West, Florida 33040			
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Scale: 1"=20'	Ref. 160-76 160-67	Flood panel No. 1716H Flood Zone: X	Dwn. By: F.H.H. Flood Elev. -
Date: 8/22/01			
REVISIONS AND/OR ADDITIONS			
8/21/02: Revise boundary division			

**FREDERICK H. HILDEBRANDT**  
**ENGINEER PLANNER SURVEYOR**

3150 Northside Drive  
 Suite 101  
 Key West, FL 33040  
 (305) 293-0466  
 Fax (305) 293-C-37

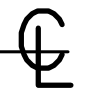
# **Revised Site Plans**

NEW 2 STORY  
ADDITION—NEEDS  
REAR YARD  
SETBACK  
VARIANCE



PROPOSED SITE PLAN

SCALE: 1/4"=1'-0"



SITE DATA	
SITE AREA: 3,268 S.F.	LOT COVERAGE AREA:
LAND USE: HMDR	REQUIRED: 1,307 S.F. (40% MAX.)
FLOOD ZONE: X ZONE	EXISTING: 1,144 S.F. (35%)
SETBACKS:	PROPOSED: 1,366 S.F. (41.7%)
FRONT SETBACK:	IMPERVIOUS AREA:
REQUIRED = 10.0'	REQUIRED: 1,961 S.F. (60% MAX.)
EXISTING = 11'-5"	EXISTING: 1,517 S.F. (46%)
PROPOSED = 11'-5"	PROPOSED: 1,960 S.F. (60%)
EAST SIDE SETBACK:	LANDSCAPE AREA:
REQUIRED = 5.0'	REQUIRED: 980 S.F. (30% MIN.)
EXISTING = 13'-7"	EXISTING: 1,751 S.F. (54%)
PROPOSED = 13'-7"	PROPOSED: 1,307 S.F. (40%)
WEST SIDE SETBACK:	PARKING REQUIREMENTS:
REQUIRED = 5.0'	1 SPACE/UNIT X 2 UNITS = 2 SPACES
EXISTING = 8'-2"	
PROPOSED = 6'-0"	
REAR SETBACK:	PROPOSED BUILDING DATA:
REQUIRED = 15.0'	1ST. FL. ENCLOSED 843 S.F.
EXISTING = 3'-0"	COVERED (PORCHES) 285 S.F.
PROPOSED = 3'-0"	2ND. FL. ENCLOSED 843 S.F.
	COVERED (OVERHANG) 359 S.F.
HEIGHT:	
ALLOWABLE: 30.0' MAX.	
EXISTING: 19'-2"	
PROPOSED: 22'-4"	



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April 9, 2012  
KW Planning Dpt

WILLIAM P. HORN  
ARCHITECT, P.A.  
915 EATON ST.  
KEY WEST,  
FLORIDA  
33040  
TEL (305) 296-8302  
FAX (305) 296-1033  
LICENSE NO.  
AA 0003040

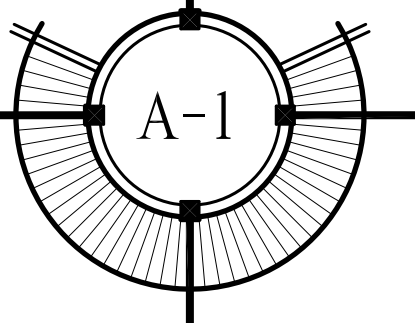
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STREET  
KEY WEST, FLORIDA.

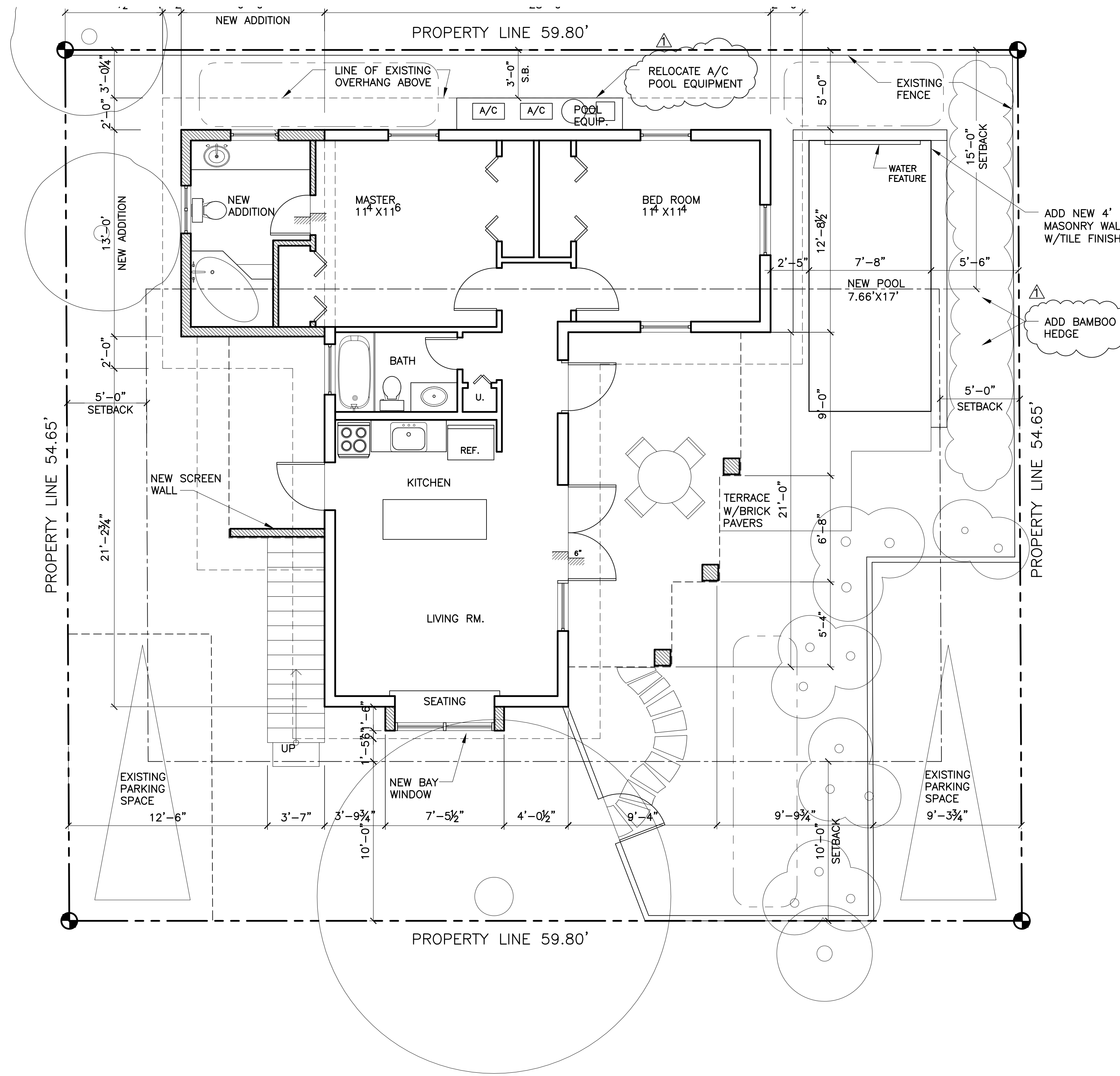
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DATE  
11-11-11 HARC  
12-01-11 VARIANCE

REVISIONS  
04-06-12 PL. BD. REV.

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EMA  
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PROJECT  
NUMBER  
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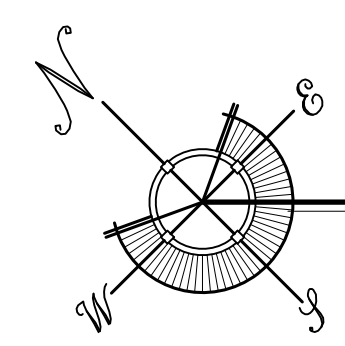
1107 GRINNELL STREET  
 KEY WEST, FLORIDA.

SEAL \_\_\_\_\_

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REVISIONS  
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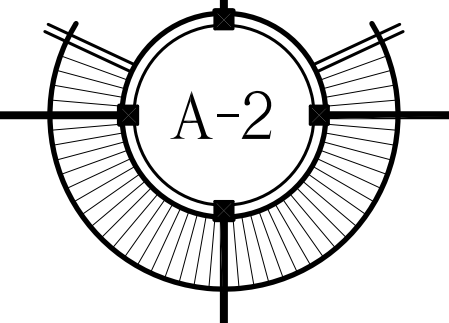
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 EMA  
 F.H.  
 PROJECT NUMBER  
 1121



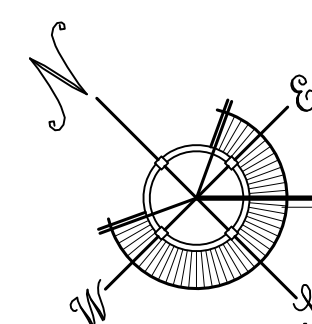
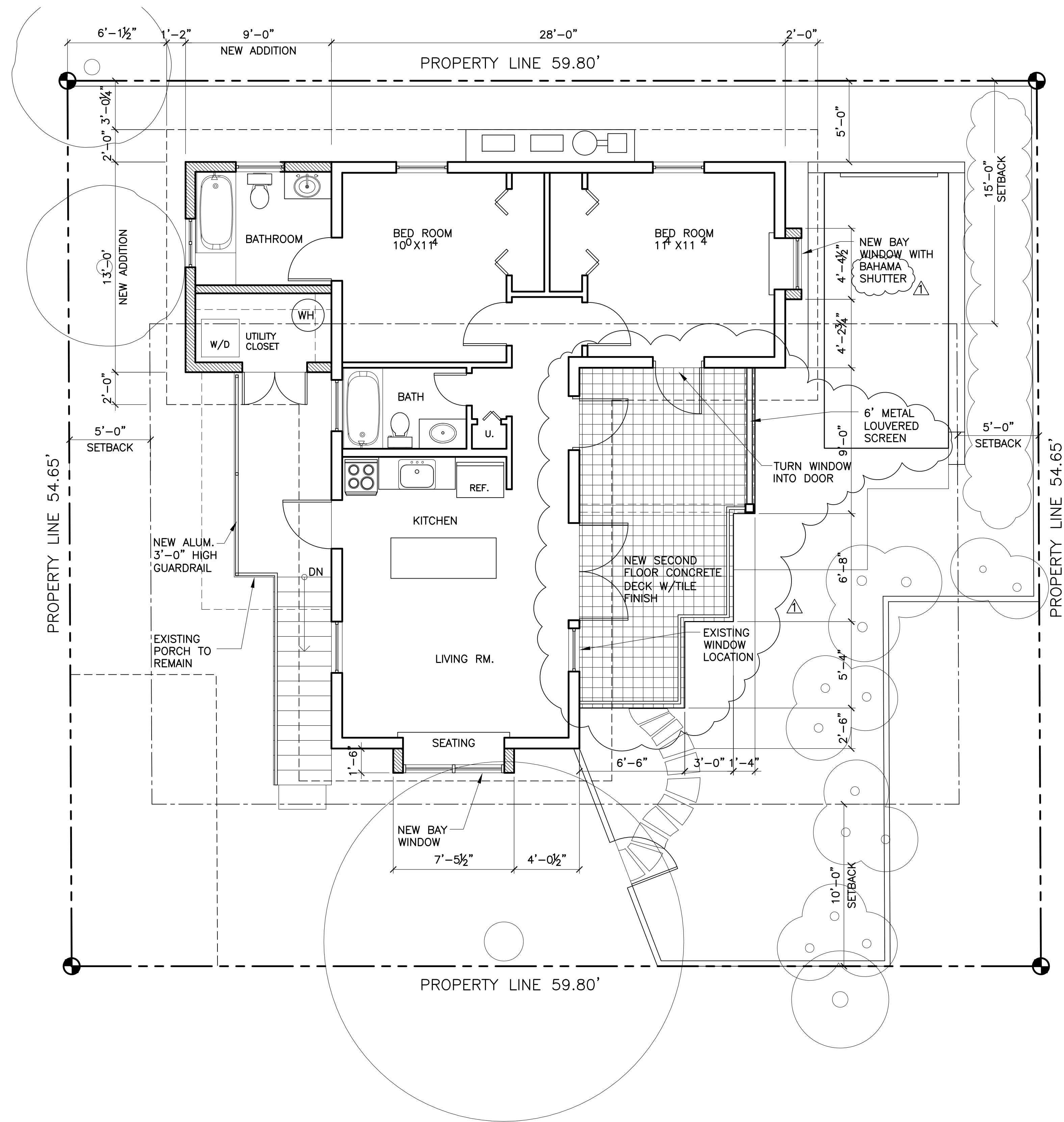
**PROPOSED 1ST. FLOOR PLAN**

SCALE: 1/4"=1'-0"

1107 GRINNELL STREET  
 KEY WEST, FLORIDA







PROPOSED 2ND. FLOOR PLAN

SCALE: 1/4"=1'-0"

1107 GRINNELL STREET  
KEY WEST, FLORIDA



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WILLIAM P. HORN  
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FLORIDA  
33040

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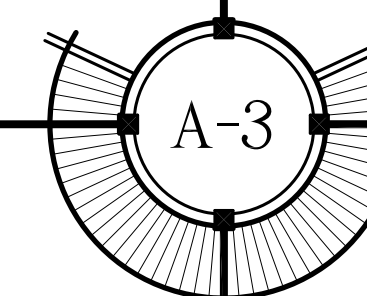
1107 GRINNELL  
STREET  
KEY WEST, FLORIDA

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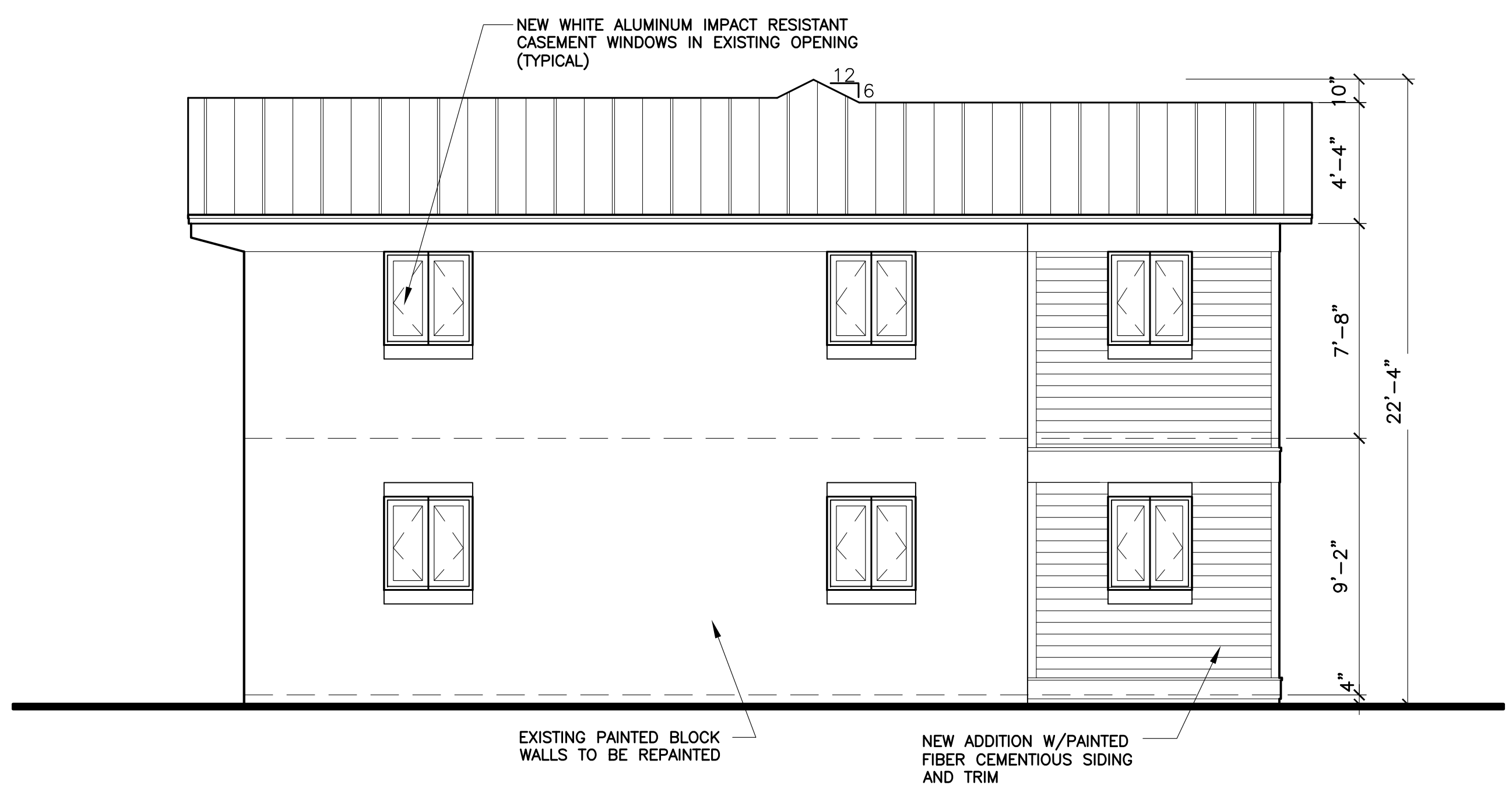
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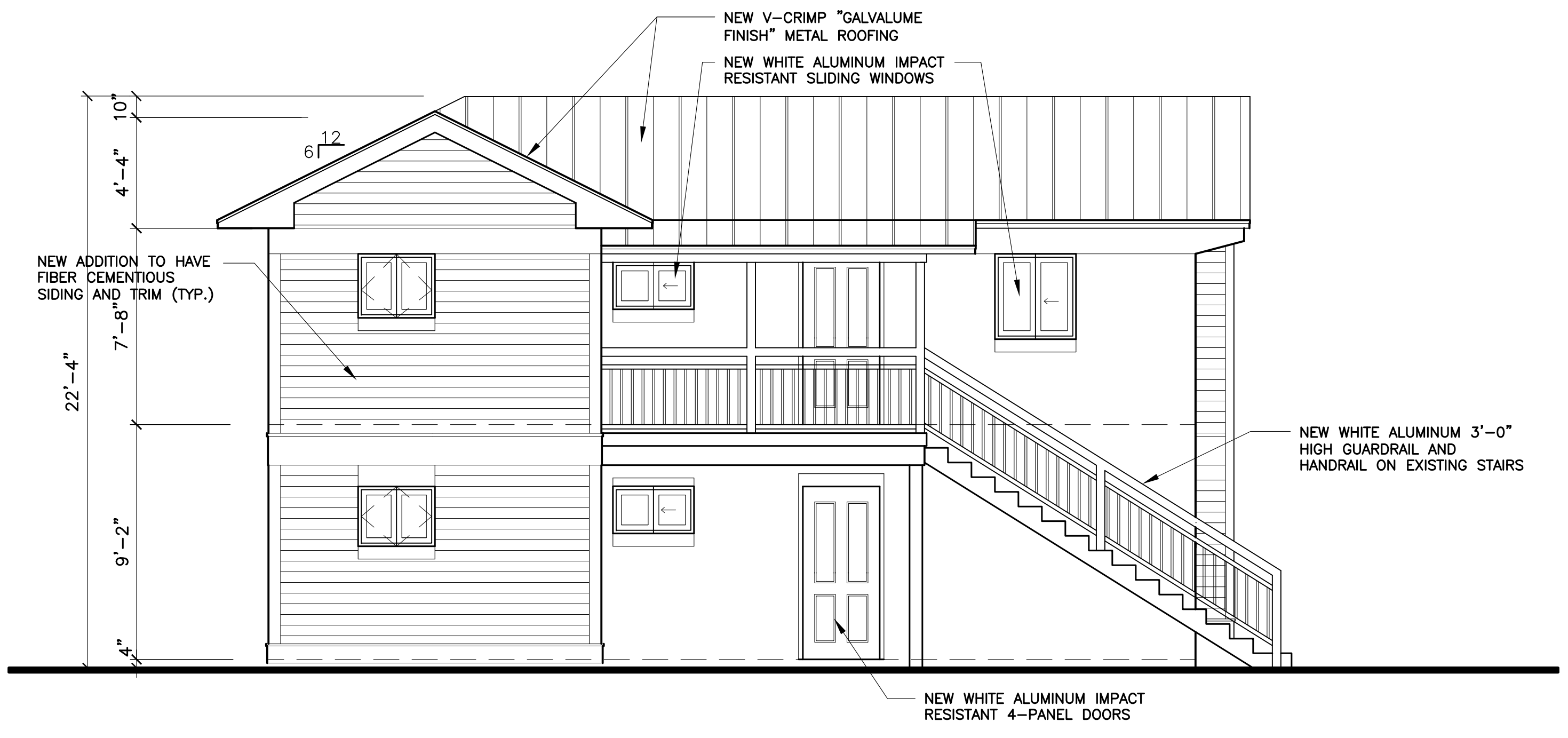
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SCALE: 1/4"=1'-0"



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

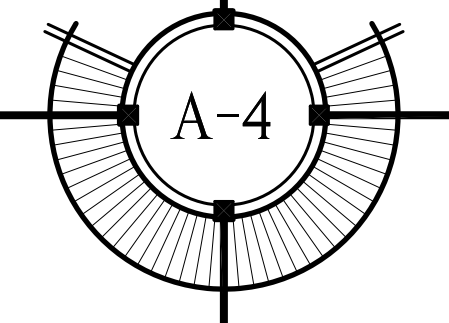


3 PROPOSED BACK ELEVATION  
SCALE: 1/4"=1'-0"



4 PROPOSED SIDE ELEVATION  
SCALE: 1/4"=1'-0"

1107 GRINNELL STREET  
KEY WEST, FLORIDA



## STORMWATER DATA-NEW COVERED AREAS

SITE AREA= 3,268 S.F.  
NEW IMPERVIOUS AREA = 395 S.F.  
395 S.F. IMPERVIOUS / 3,268 S.F. LOT = 12% IMPERVIOUS COVERAGE  
3,268 S.F. x 0.104 x 12% = 41 C.F. (REQUIRED SWALE VOLUME)

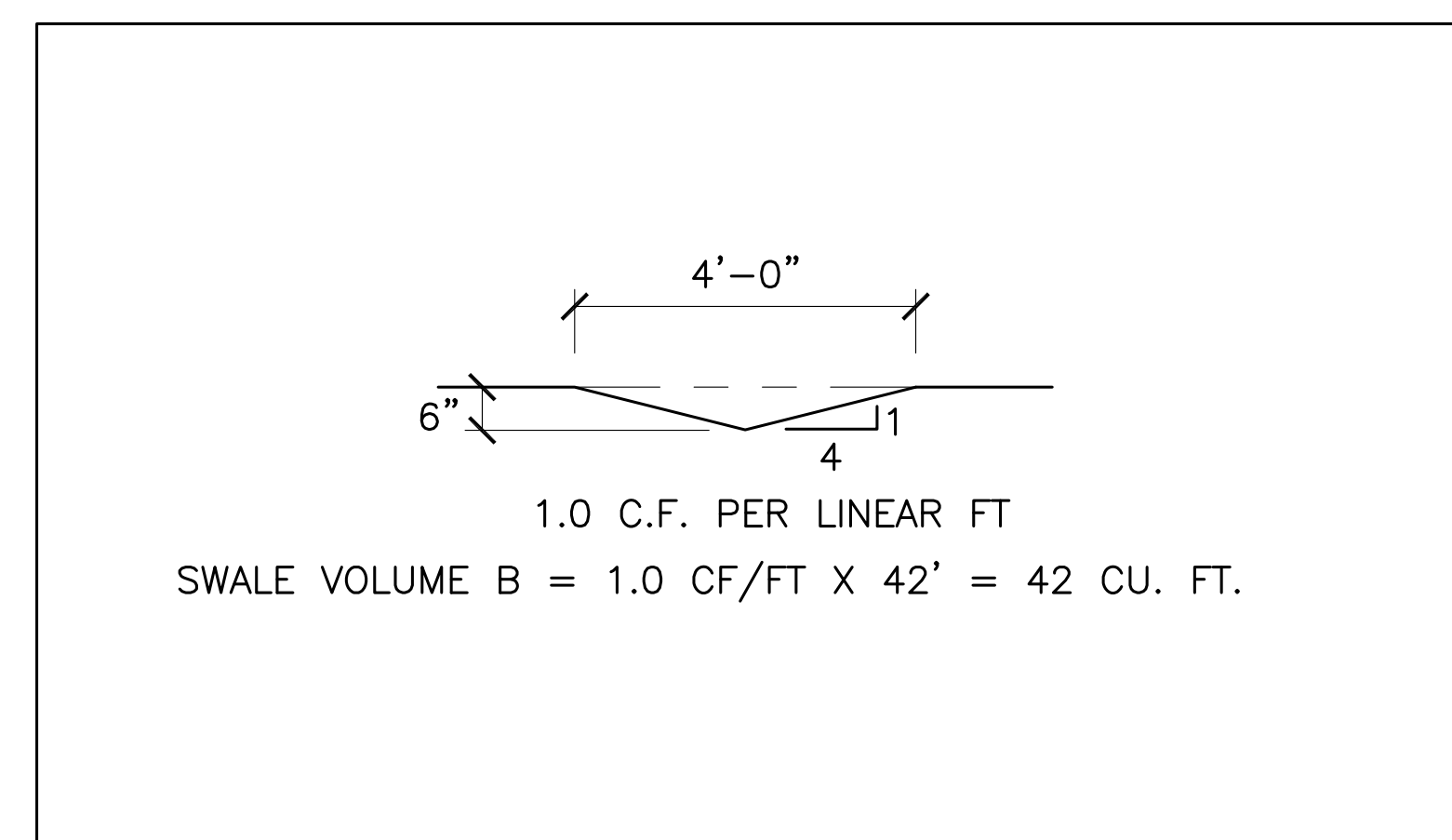
SWALE A = 42.0 CU. FT.  
SWALE TOTAL = 42.0 CU. FT. (SWALE VOLUME PROVIDE)

## ADDITIONAL IMPERVIOUS AREA

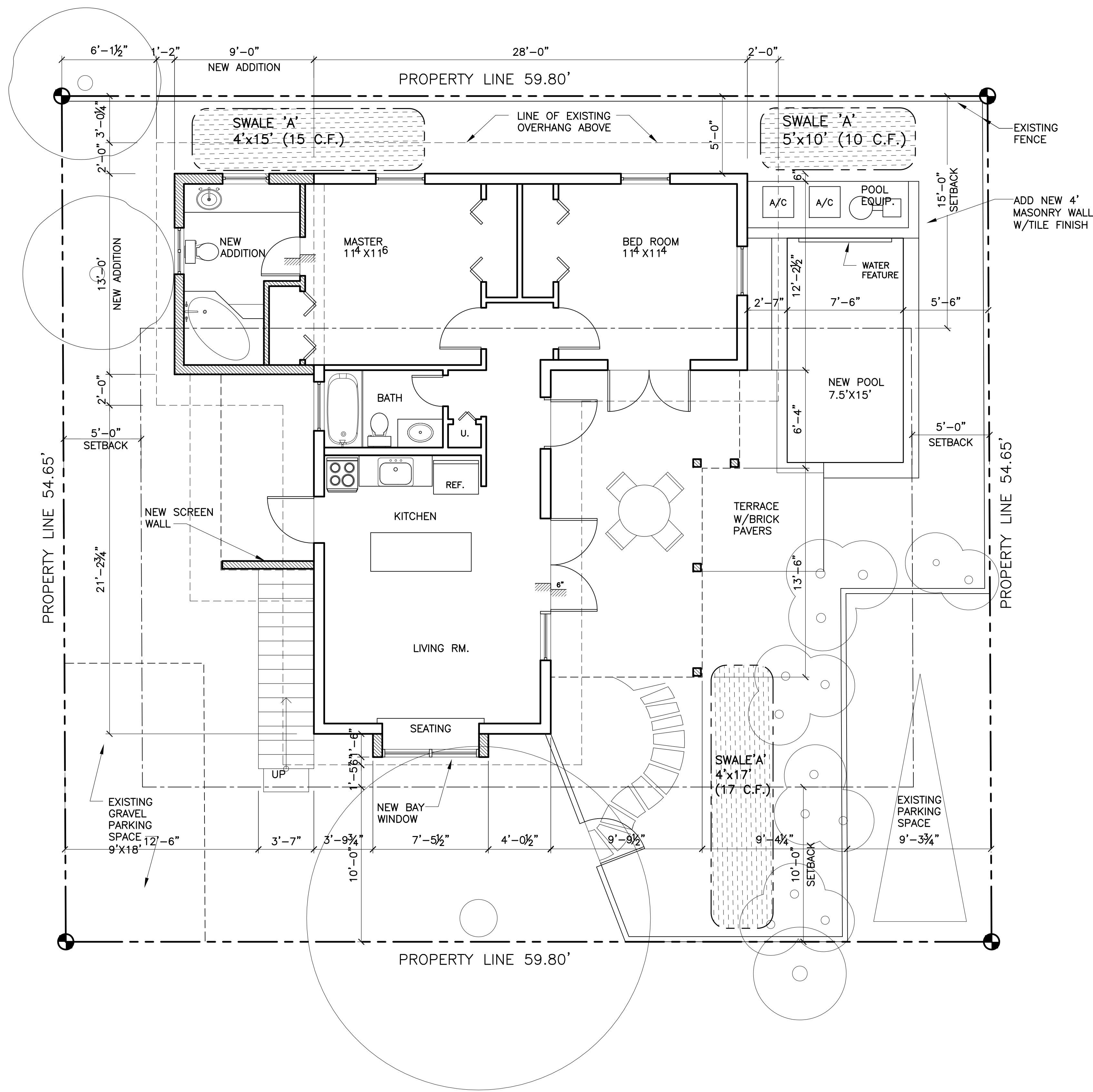
126	S.F.	ADDITION
173.33	S.F.	POOL
95	S.F.	DECK AREA
395	S.F.	NEW IMPERVIOUS AREA



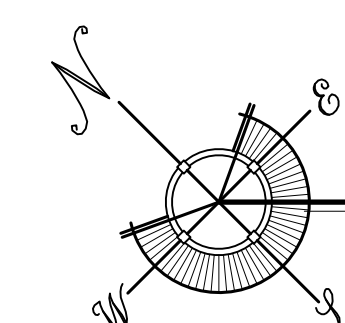
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## SWALE PROFILE



GRINNELL STREET



### PROPOSED DRAINAGE FLOOR PLAN

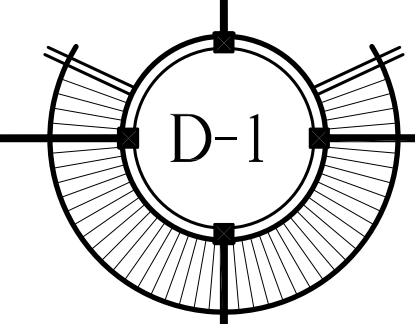
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1107 GRINNELL STREET  
KEY WEST, FLORIDA

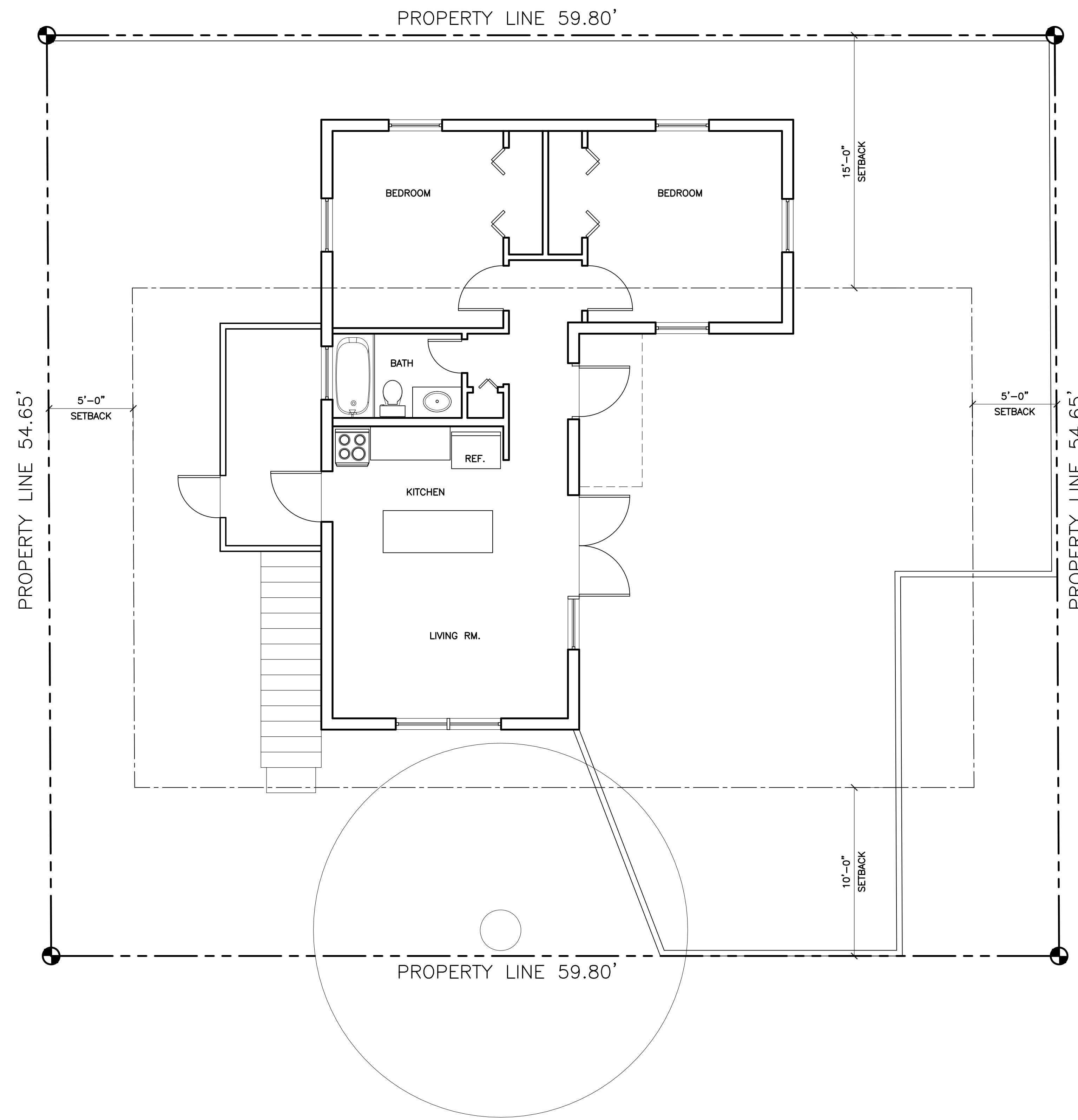
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11-11-11 HARC  
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REVISIONS

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 April 9, 2012  
 KW Planning Dpt

WILLIAM P. HORN  
 ARCHITECT, P.A.

915 EATON ST.  
 KEY WEST,  
 FLORIDA  
 33040

TEL. (305) 296-8302  
 FAX (305) 296-1033

LICENSE NO.  
 AA 0003040

1107 GRINNELL  
 STREET  
 KEY WEST, FLORIDA.

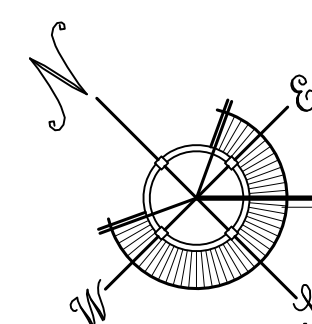
SEAL \_\_\_\_\_

DATE  
 11-11-11 HARC  
 12-01-11 VARIANCE

REVISIONS \_\_\_\_\_

DRAWN BY  
 EMA  
 F.H.

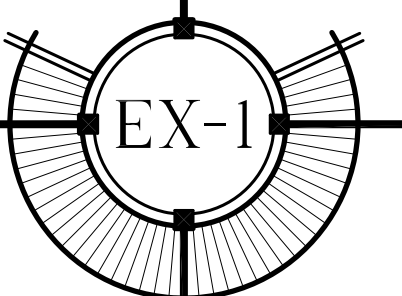
PROJECT  
 NUMBER  
 1121



EXISTING SITE 1ST. FLOOR PLAN

SCALE: 1/4"=1'-0"

1107 GRINNELL STREET  
 KEY WEST, FLORIDA

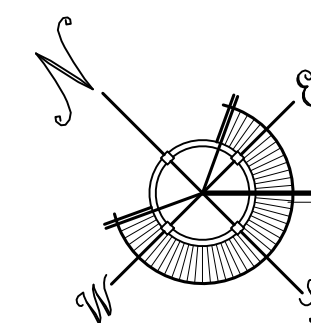
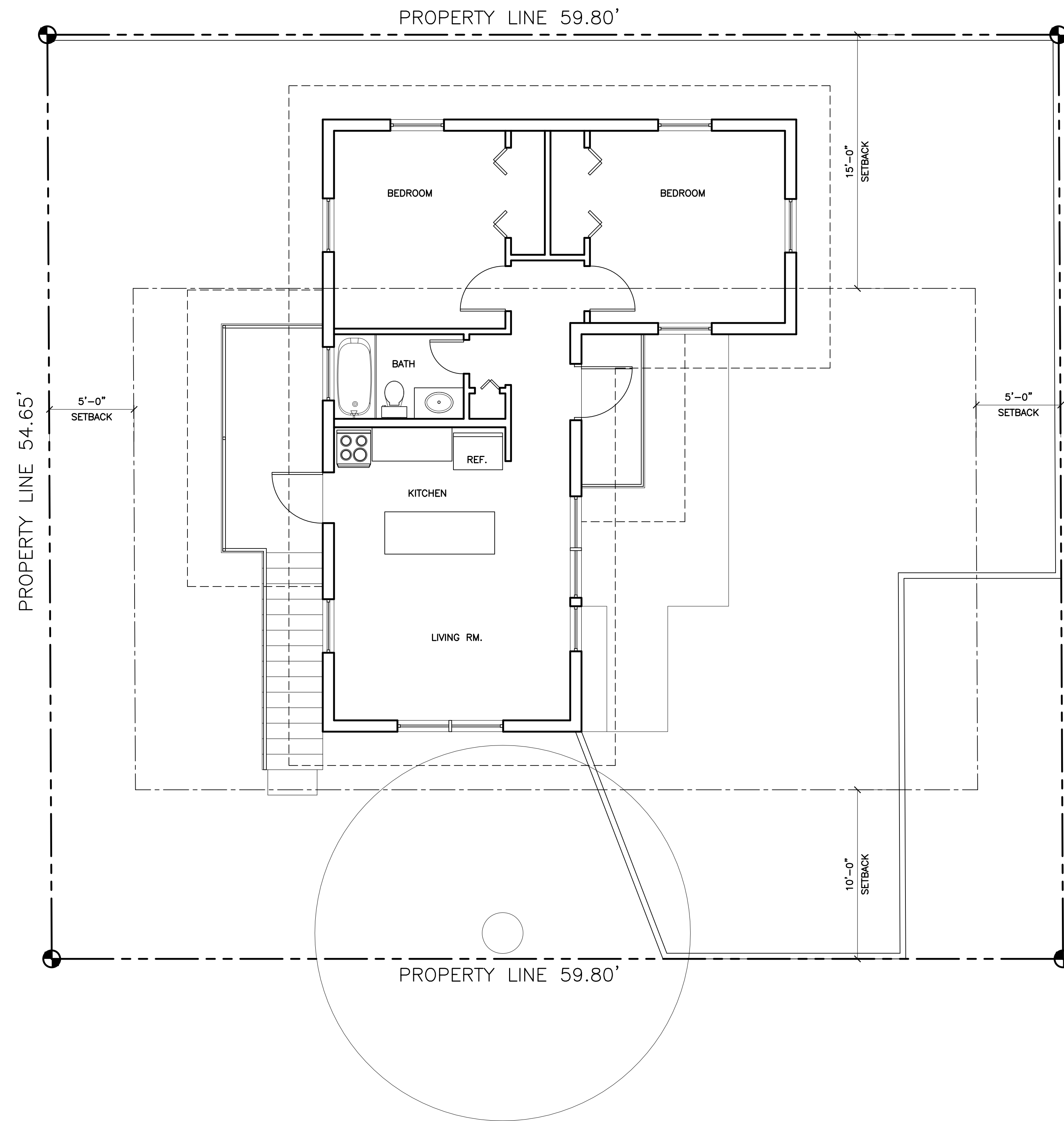




**RECEIVED**

April 9, 2012

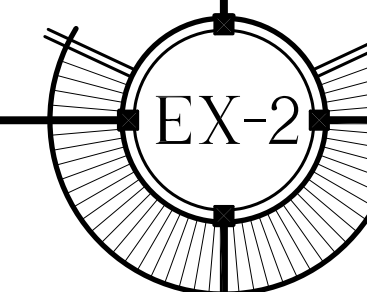
**KW Planning Dpt**



**EXISTING 2ND. FLOOR PLAN**

SCALE: 1/4"=1'-0"

1107 GRINNELL STREET  
KEY WEST, FLORIDA





RECEIVED

April 9, 2012

KW Planning Dpt

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STREET  
KEY WEST, FLORIDA



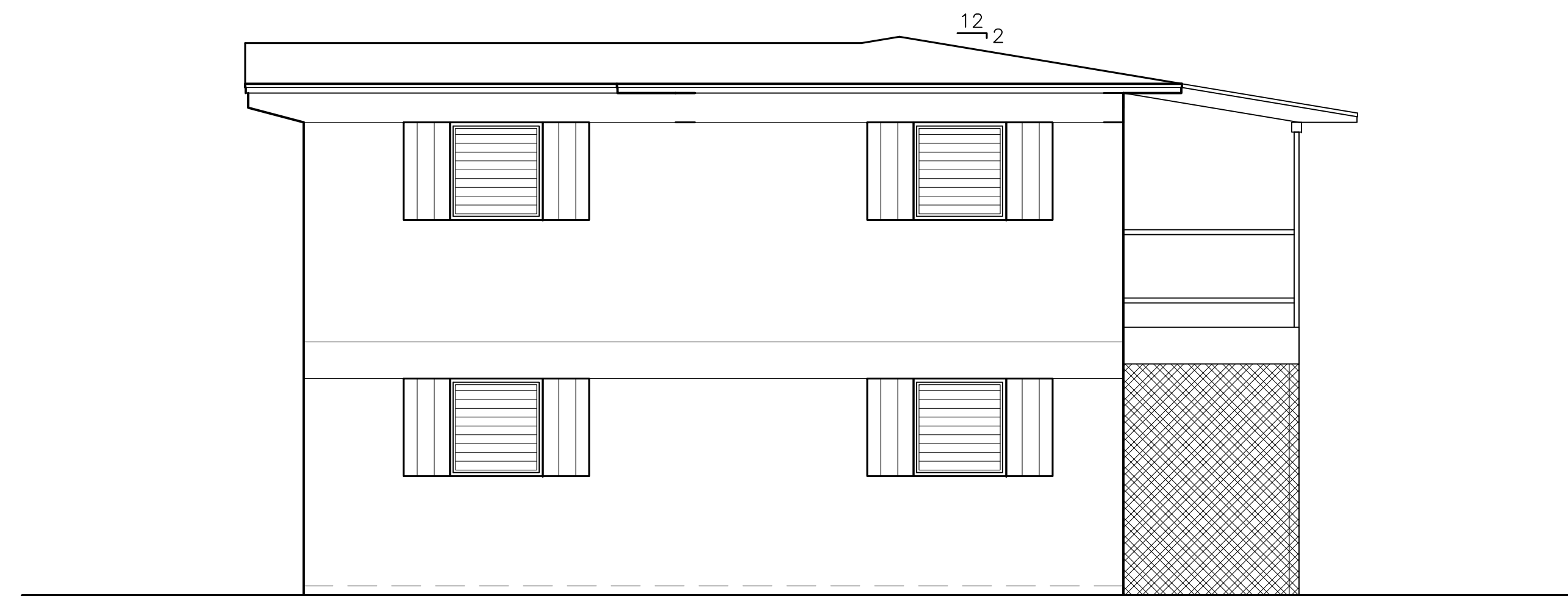
1 EX-3 EXISTING FRONT ELEVATION

SCALE: 1/4"=1'-0"



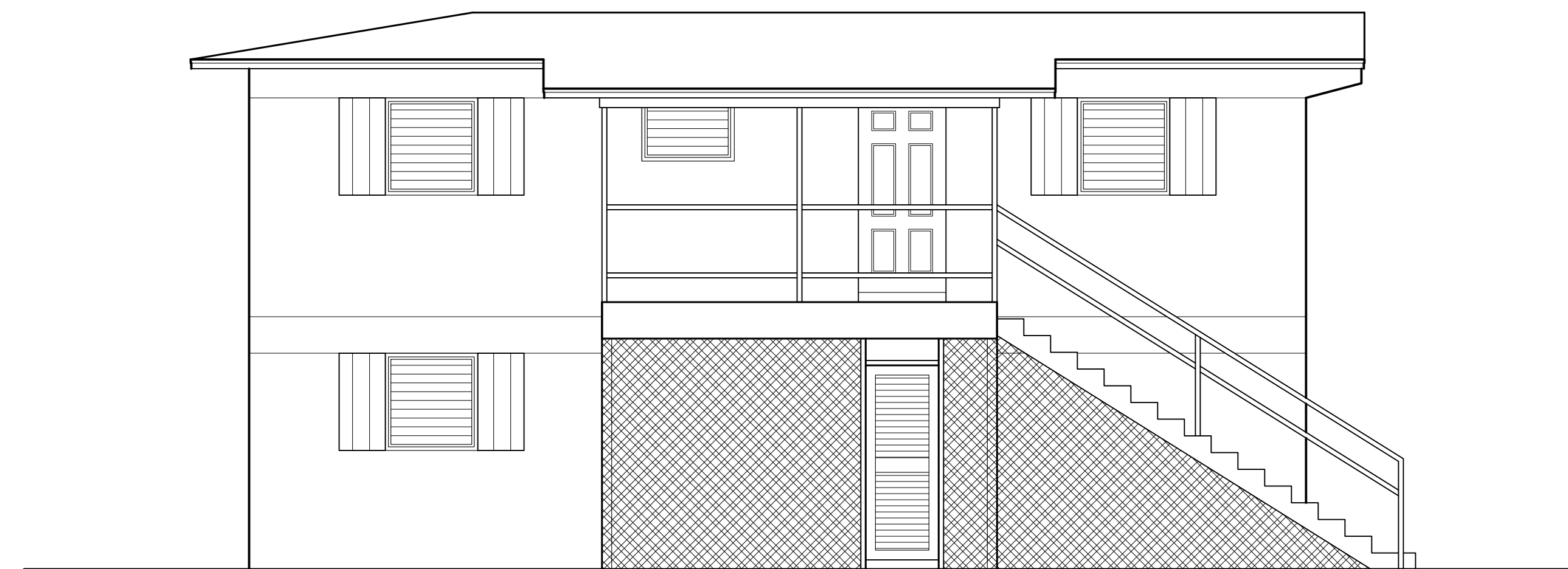
2 EX-3 EXISTING SIDE ELEVATION

SCALE: 1/4"=1'-0"



3 EX-3 EXISTING BACK ELEVATION

SCALE: 1/4"=1'-0"



4 EX-3 EXISTING SIDE ELEVATION

SCALE: 1/4"=1'-0"

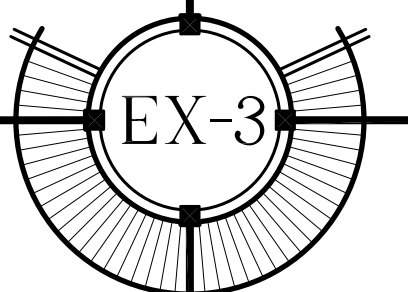
SEAL \_\_\_\_\_

DATE  
11-11-11 HARC  
12-01-11 VARIANCE

REVISIONS \_\_\_\_\_

DRAWN BY  
EMA  
F.H.  
PROJECT  
NUMBER  
1121

1107 GRINNELL STREET  
KEY WEST, FLORIDA



# **Site Photos**











# **Prior Approvals**

\* OLD VARIANCE

Cheryl Smith  
City Clerk

THE CITY OF KEY WEST  
P.O. BOX 309  
KEY WEST, FLORIDA 33040-4009  
WWW.KEYWESTFL.COM

525 Angela Street  
(305) 292-8193  
Fax (305) 292-8133

CERTIFIED MAIL 7001 2510 6008 0310 5760

November 12, 2002

Mr. Robert Chaplin  
Mr. Michael Gallagher  
1109 Grinnell Street  
Key West, FL 33040

Dear Mr. Chaplin and Mr. Gallagher:

Enclosed is a copy of Resolution No. 02-347, granting variances to the dimensional and building setback regulations for property in the HMDR, on the property known as 1107 AND 1109 Grinnell Street, that was passed and adopted by the Board of Adjustment of the City of Key West at a regular meeting held November 7, 2002.

Please take the time to read and become familiar with the terms and conditions of the zone variance granted to you by the Board of Adjustment. It is particularly important that you note Section 2 of the Resolution, which places a 12-month time limitation for performance under the zone variance. If you are unable to complete whatever act is required or permitted within the 12 months, you may apply for an extension by contacting the City Planner or City Attorney. This must be done prior to the expiration of the zone variance.

Sincerely,

Cheryl Smith, CMC  
City Clerk

Enclosure

CS/sph  
Res 02-347 Chaplin for 1107-1109 Grinnell

**RESOLUTION NO. 02-347**

**VARIANCE: 1107 AND 1109 GRINNELL ST**

**A RESOLUTION OF THE KEY WEST BOARD OF ADJUSTMENT TO ALLOW THE SUBDIVISION OF TWO EXISTING STRUCTURES AND ALLOW RENOVATION OF THE PORCH ON EACH STRUCTURE BY GRANTING VARIANCES TO THE DIMENSIONAL AND BUILDING SETBACK REGULATIONS FOR PROPERTY IN THE HMDR, HISTORIC MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT, UNDER THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING A CONDITION. FOR PROPERTY LOCATED AT 1107 AND 1109 GRINNELL STREET, KEY WEST, FLORIDA (RE# 00031760-000000)**

**WHEREAS,** the Board of Adjustment finds that a literal enforcement of the land development regulations will involve or result in an unnecessary hardship to the applicant with reference to the applicant's property; and

**WHEREAS,** the Board of Adjustment finds that circumstances peculiar to the land or its structures are the basis for the hardship and such hardship is not created by the applicant; and

**WHEREAS**, the Board of Adjustment finds that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure; and

**WHEREAS**, the Board of Adjustment finds that a variance would be in harmony with the general purpose and intent of the land development regulations, and would not be injurious to the neighborhood or otherwise detrimental to the public welfare; and

**WHEREAS**, the Board of Adjustment finds that the applicant has demonstrated a "good neighbor policy" by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by those neighbors.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Adjustment of the City of Key West, Florida:

**Section 1.** A variance to **DIMENSIONAL AND BUILDING SETBACK** regulations in the **MDR, HISTORIC MEDIUM DENSITY RESIDENTIAL Zoning**

**District**, under the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: **FOR PROPOSED LOT A TO SECTION 122-600(5) OF 732 SQUARE FEET, FROM THE 4,000 SQUARE FEET MINIMUM LOT SIZE REQUIRED TO THE 3,268 SQUARE FEET PROPOSED; TO SECTION 122-600(5)b, OF 35.3 FEET, FROM THE 90 FEET MINIMUM LOT DEPTH REQUIRED TO THE 54.7 FEET PROPOSED; AND TO SECTION 122.600(6)c OF 7.9 FEET FROM THE 15 FEET REAR YARD SETBACK REQUIRED TO THE 7.1 FEET PROPOSED, COMMENCING 9 FEET FROM THE LEFT SIDE (NW) PROPERTY LINE AND EXTENDING 44 FEET; AND FOR PROPOSED LOT B TO SECTION 122-600(6)a, OF 3.1 FEET, FROM THE 10 FEET FRONT YARD SETBACK REQUIRED TO THE 6.9 FEET PROPOSED, COMMENCING 9.7 FEET FROM THE RIGHT SIDE (SE) PROPERTY LINE AND EXTENDING 36 FEET; AND TO SECTION 122-600(6)c, OF 4 FEET FROM THE 15 FEET REAR YARD SETBACK REQUIRED TO THE 11 FEET PROPOSED, COMMENCING 19 FEET FROM THE RIGHT SIDE (SE) PROPERTY LINE AND EXTENDING 16 FEET; PROVIDING A CONDITION. THE PURPOSE OF THE REQUEST IS TO ALLOW THE SUBDIVISION OF A PROPERTY WITH TWO EXISTING STRUCTURES (ONE SINGLE-FAMILY AND ONE DUPLEX) AND TO ALLOW RENOVATION OF THE PORCH ON EACH STRUCTURE, FOR PROPERTY LOCATED AT 1107 AND 1109 GRINNELL STREET, KEY WEST, FLORIDA (RE# 00031760-000000).**

**Section 2.** It is a condition of this variance that full, complete, and final application for all permits required for any new construction for any use and occupancy for which this variance is wholly or partly necessary, whether or not such construction is suggested or proposed in the documents presented in support of this variance, shall be submitted in its entirety within 12 months after the date hereof; and further, that no application or reapplication for new construction for which the variance is wholly or partly necessary shall be made after expiration of the 12-month period without the applicant obtaining an extension from the Board of Adjustment and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

**Section 3.** The failure to submit a full and complete application for permits for new construction for which this variance is wholly or partly necessary, or the failure to complete new construction for use and occupancy pursuant to this variance in accordance with the terms of a City building permit issued upon timely application as described in Section 2 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

**Section 4.** This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

**Section 5.** The variance is granted upon the condition that Parcel B shall have a recorded deed restriction at the time of subdivision demonstrating that only one dwelling unit exists on this parcel.

**Section 6.** This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Read and passed on first reading at a regular meeting held this 7th day of November, 2002.

Authenticated by the presiding officer and Clerk of the Board on 8th day of November, 2002.

Filed with the Clerk on November 8, 2002.

  
JIMMY WEEKLEY, CHAIRMAN  
BOARD OF ADJUSTMENT

ATTEST:

  
CHERYL SMITH, CITY CLERK

**DRC**  
**Minutes & Comments**



# Minutes of the Development Review Committee of the City of Key West

December 16, 2011

Approved – March 22, 2012

Page 6 of 8

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*122-600(6)c of the Land Development Regulations of the Code of Ordinances of the City of Key West."*

**Keys Energy** - Mr. Craig read the comments submitted by Matthew Alfonso from Keys Energy Services submitted by into the record – *"Keys has no objections to the Variance."*

There were no additional Committee member comments for the record.

## **Public Comments:**

There were no public comments.

## **6 Variance - 1107 Grinnell Street (RE Number 00031760-000100) - A variance for rear yard setback and building coverage in the HMDR zoning district per Section 90-391, Section 122-600(4)a and Section 122-600(6)c of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida**

### **Staff Report:**

Nicole Malo presented the request, stating it is for a couple of small variances. Ms. Malo stated she has been working and coordinated the request with the applicant. Ms. Malo stated she no problem with the site plans.

### **Applicant:**

Bill Horn gave a brief overview of the project and remained present to respond to any questions.

### **DRC Member Comments:**

**General Services/Engineering** – Ms. Ignoffo inquired if the pavers were existing. Mr. Horn responded that they would be new. Ms. Ignoffo stated that they need to discuss the calculation for impervious surface. Mr. Horn responded that if necessary they will also request an impervious surface request.

**Landscaping** – Ms. DeMaria stated the vegetation needs to be reviewed and addressed as appropriate.

**HARC** – Ms. Torregrosa stated that HARC has already approved the project.

**Fire** – Mr. Averette inquired as to how much access space was available. Mr. Horn responded 5 feet. Mr. Averette stated that Fire needs 5 feet all the way around.

**Planning Director** – Mr. Craig requested a signed and sealed survey.

**Florida Keys Aqueduct Authority** - Mr. Craig read the comments submitted by Marnie Walterson from Florida Keys Aqueduct Authority into the record – *"The FKAA has no objection for the request for a variance for a rear yard setback, impervious surface and open space in the HRO zoning district per Section 90-391, Section 122-600(4)a and Section 122-600(6)c of the Land Development Regulations of the Code of Ordinances of the City of Key West."*

**Keys Energy** - Mr. Craig read the comments submitted by Matthew Alfonso from Keys Energy Services submitted by into the record – *"Customer will need to submit plans and coordinate with Keys for electrical service upgrade."*

There were no additional Committee member comments for the record.

# Minutes of the Development Review Committee of the City of Key West

December 16, 2011

Approved – March 22, 2012

Page 7 of 8

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## Public Comments:

There were no public comments.

## 7 Major Development Plan - 201 William Street (00072082-004200) - A Major Development Plan for addition of outdoor commercial activity at the Waterfront Market in the HRCC-2 zoning district per Section 108-91A(2)c of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

### Staff Report:

Nicole Malo presented the project, which is for a major development at the old Waterfront Market building. Ms. Malo stated the proposal is for a micro brewery, restaurant, and bar which have already been reviewed and approved by HARC. Ms. Malo requested the applicant to provide a summary of the proposed removal and addition of any floor area. Ms. Malo also requested that the applicant include demolition plans. Ms. Malo stated she spoke with the FEMA Coordinator who has supplied a letter stating he saw no issue with this plan. Ms. Malo concluded that she has already coordinated with the project planners concerning Section 108 needing to be addressed and written statements are needed.

### Applicant:

Bill Horn along with Chris Schultz presented a PowerPoint presentation for the project. Mr. Horn stated that there will some changes to the roof top area to accommodate a request from Pritam Singh to move the potential of any noise away from the direction of his proposed new project location. Mr. Horn and Marilyn Wilbarger remained available to respond to any questions.

### DRC Member Comments:

**Engineering** – Ms. Ignoffo requested parking plans, stating that the head-on parking needs to be addressed. Ms. Ignoffo stated that the Fire Zone Access needs to be maintained. Ms. Ignoffo mentioned the access way to the Public Restrooms needs to be maintained. Ms. Ignoffo also mentioned that the transformer pads need to be screened if at all possible. Ms. Wilbarger responded that the Keys Energy transformers will need to remain but potentially landscape around them.

**Landscaping** - Ms. DeMaria reviewed the vegetation currently on the site. Ms. DeMaria stated that the Thatch palms will need a permit to be removed or relocated. All other landscaping does not need permits.

**HARC** – Ms. Torregrosa stated that the correct HARC number and correct HARC application date needs to be corrected on the application. Mr. Torregrosa stated that she will be supplying a HARC letter of approval to be included in the package going forward.

**ADA** – Ms. Nicklaus stated she would withhold ADA review until such time as permitting plan review takes place. Ms. Nicklaus inquired concerning additional ADA baths to accommodate future expansion and different hours of operation for the main building and the roof top may impact access to the ADA restrooms.

**Fire** – Mr. Averette stated that the sprinkler system satisfies his concerns and that he only other concern is with the turn-a-round which is not part of this project.

**Planning** - Mr. Craig asked the applicant to clarify the interaction of the two restaurant areas including hours of operation, kitchen use and ADA access. Mr. Craig also requested

**From:** Enid Torregrosa  
**Sent:** Monday, April 09, 2012 11:29 AM  
**To:** WPHORN@aol.com  
**Cc:** Nicole Malo  
**Subject:** Re: 1107 Grinnell Revision

**Follow Up Flag:** Follow up  
**Flag Status:** Red

Dear Bill:

Thanks for the email. I review the plans and staff approve them since they are minimum changes to what the Commission approved.

Hope you have a great day!

*Enid Torregrosa-Silva*, MSHP  
Historic Preservation Planner  
City of Key West  
3140 Flagler Avenue  
Key West, Florida 33040  
305.809.3973 Direct  
305.809.3978 Fax

On Mon, Apr 9, 2012 at 10:39 AM, <[WPHORN@aol.com](mailto:WPHORN@aol.com)> wrote:

William P. Horn , LEED® AP, BD&C  
Principal

WILLIAM P. HORN ARCHITECT, PA  
915 Eaton Street  
Key West, FL 33040  
Phone: [305-296-8302](tel:305-296-8302)  
Fax: [305-296-1033](tel:305-296-1033)  
Website: [www.williamphornarchitectpa.com](http://www.williamphornarchitectpa.com)

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**From:** [WPHORN@aol.com](mailto:WPHORN@aol.com)  
**To:** [etorregrosa@keywestcity.com](mailto:etorregrosa@keywestcity.com), [nmalo@keywestcity.com](mailto:nmalo@keywestcity.com)  
**CC:** [tim.young@fluor.com](mailto:tim.young@fluor.com)  
**Sent:** 4/9/2012 10:36:41 A.M. Eastern Daylight Time  
**Subj:** [Fwd: 1107 Grinnell Revision](#)

-  
Enid & Nicole,

Attached are minor changes we made to make the neighbor happy so that we can move forward with the variance. The changes are similar to what I went over with you (Enid) a week ago. I am still hoping they can be staff approved as we discussed because we are scheduled to go back to the Planning Board on the 19th.

Thanks, Bill

-  
William P. Horn , LEED® AP, BD&C  
Principal

WILLIAM P. HORN ARCHITECT, PA



**CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS  
APPLICATION # \_\_\_\_\_**

OWNER'S NAME: TIM YOUNG DATE: 4/9/12

OWNER'S ADDRESS: 1107 GRINNELL ST. PHONE #: 741-7437

APPLICANT'S NAME: WILLIAM P. HORN ARCHITECT, P.A. PHONE #: 296-8302

APPLICANT'S ADDRESS: 915 EATON ST.

ADDRESS OF CONSTRUCTION: 1107 GRINNELL ST. # OF UNITS: 2

**THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT**

DETAILED DESCRIPTION OF WORK: REVISION TO PREVIOUS APPROVAL # H11-01-1520  
MINOR CHANGES TO WORK WITH NEIGHBOR FOR VARIANCE.  
ADD LOUVERED PRIVACY SCREEN, RELOCATE A/C + POOL PUMP TO NEAR  
YARD, LESS DOORS ON 2ND FLOOR DECK, ADD BALCONY SHUTTER TO  
WINDOW

*Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083*

\*\*\*\*\*

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 4/9/12  
 Applicant's Signature: [Signature]

**Required Submittals**

✓	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
-	TREE REMOVAL PERMIT (if applicable)
✓	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
✓	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

**Staff Use Only**

Date: \_\_\_\_\_  
 Staff Approval: \_\_\_\_\_  
 Fee Due: \$ \_\_\_\_\_

HISTORIC ARCHITECTURAL REVIEW APPLICATION





City Of Key West  
Planning Department  
3140 Flagler Avenue  
Key West, Florida 33040

November 29, 2011

Arch. William P. Horn  
915 Eaton Street  
Key West, Florida 33040

**RE: RENOVATIONS AND ADDITIONS TO AN EXISTING TWO  
STORY MASONRY NON HISTORIC BUILDING. ADD NEW POOL  
AND DECK  
FOR: #1107 GRINNELL STREET - HARC APPLICATION # H11-01-1520  
KEY WEST HISTORIC DISTRICT**

Dear Architect Horn:

This letter is to notify you that the Key West Historic Architecture Review Commission **approved** the above mentioned project on the public hearing held on Wednesday, November 23, 2011. The Commissioners motioned to approve the project based on the submitted documents and your presentation.

You may now apply for the necessary permits and approvals. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:

A handwritten signature in black ink, appearing to read "Enid Torregrosa", is written over a horizontal line.

Enid Torregrosa, MSHP  
Historic Preservation Planner  
City of Key West  
3140 Flagler Avenue  
Key West, Florida 33040

305.809.3973

[etorregr@keywestcity.com](mailto:etorregr@keywestcity.com)

# **Property Appraiser Information**

**Karl D. Borglum**  
**Property Appraiser**  
**Monroe County, Florida**

office (305) 292-3420  
 fax (305) 292-3501  
 Website tested on Internet Explorer

----- GIS Mapping requires Adobe Flash 10.3 or higher. -----

## Property Record View

Alternate Key: 9025875 Parcel ID: 00031760-000100

### Ownership Details

**Mailing Address:**  
 YOUNG TIMOTHY JAMES  
 P O BOX 732  
 DANA POINT, CA 92629

### Property Details

**PC Code:** 08 - MULTI FAMILY LESS THAN 10UNITS  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 05-68-25  
**Property Location:** 1107 GRINNELL ST KEY WEST  
**Legal Description:** KW G G WATSON SUB I-209 PT LOTS 4 & 6 SQR 6 TR 13 (A/K/A PARCEL A) OR205-534/37 OR577-552/53 OR655-138 OR761-263/64 OR803-2367/68 OR1000-2487Q/C OR1297-2282/84 OR1327-2379/82R/S OR1522-2240/42 OR1655-28/30Q/C OR1770-415/418Q/C OR1860-10/11 OR2177-91/92

Show Parcel Map - Must have Adobe Flash Player 10.3 or higher

### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	70	109	3,268.07 SF

### Building Summary

**Number of Buildings:** 1  
**Number of Commercial Buildings:** 0  
**Total Living Area:** 1418  
**Year Built:** 1963

## Building 1 Details

**Building Type** R2  
**Effective Age** 14  
**Year Built** 1963  
**Functional Obs** 0

**Condition** A  
**Perimeter** 256  
**Special Arch** 0  
**Economic Obs** 0

**Quality Grade** 550  
**Depreciation %** 16  
**Grnd Floor Area** 1,418

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

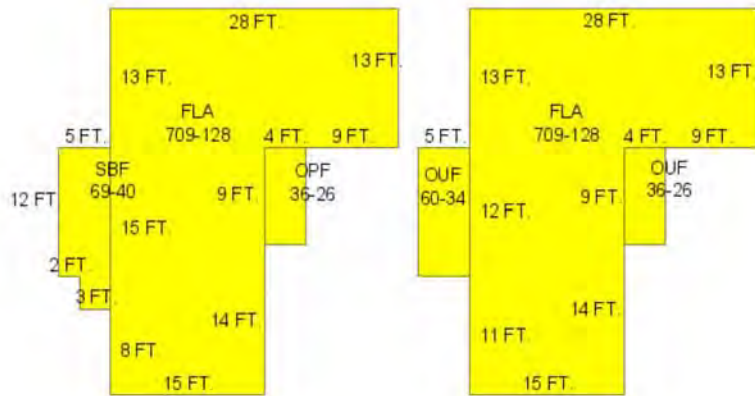
**Roof Type** IRR/CUSTOM  
**Heat 1** NONE  
**Heat Src 1** NONE

**Roof Cover** ASPHALT SHINGL  
**Heat 2** NONE  
**Heat Src 2** NONE

**Foundation** CONCR FTR  
**Bedrooms** 2

**Extra Features:**

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



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	5:C.B.S.	1	1962	N	N	0.00	0.00	709



2	<u>OPF</u>	1	1962	N	N	0.00	0.00	36
3	<u>SBF</u>	1	1962	N	N	0.00	0.00	69
4	<u>FLA</u>	5:C.B.S.	1	1962	N	N	0.00	709
5	<u>OUF</u>	1	1962	N	N	0.00	0.00	36
6	<u>OUF</u>	1	1962	N	N	0.00	0.00	60

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	5,760 SF	960	6	1994	1995	2	30
2	FN2:FENCES	124 SF	31	4	1994	1995	2	30
3	PT5:TILE PATIO	27 SF	0	0	1994	1995	1	50

### Appraiser Notes

2004-28-03 - THE NEW OWNER LIVES IN BOTTOM...50% 2004-08-23 - THIS WAS A SPLIT OUT IN 2003.

### Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
8-891	03/28/2008	10/31/2008	8,000		REMOVE 3 JEALOUSY WINDOWS, ONE DOOR REPLACE WITH PGT WINDOW AND A FRENCH DOOR
8-1790	05/20/2008	10/31/2008	1,000		BRICK PAVER PATIO 160SF

### 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
2011	200,560	9,798	155,037	365,395	365,395	0	365,395
2010	202,892	10,420	128,136	341,448	341,448	0	341,448
2009	225,521	11,041	239,412	475,974	475,974	0	475,974
2008	207,349	11,868	277,786	497,003	497,003	0	497,003
2007	275,611	12,489	375,828	663,928	663,928	0	663,928
2006	396,470	13,111	261,446	671,027	671,027	0	671,027
2005	346,911	13,938	196,084	556,933	505,630	25,000	480,630

<b>2004</b>	230,449	14,560	196,084	441,093	441,093	25,000	416,093
<b>2003</b>	207,286	15,182	75,166	297,634	297,634	0	297,634

## 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
<b>12/28/2005</b>	2177 / 91	793,000	<u>WD</u>	<u>Q</u>
<b>2/10/2003</b>	1860 / 0010	208,100	<u>WD</u>	<u>Q</u>

This page has been visited 44,899 times.

Monroe County Property Appraiser  
 Karl D. Borglum  
 P.O. Box 1176  
 Key West, FL 33041-1176

**Public Notices**  
**(radius map & mailing list)**

# Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., May 31, 2012 at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

**Variance - 1107 Grinnell Street (RE# 00031760-000100)** - A request for rear yard setback and building coverage in the HMDR zoning district per Section 90-391, Section 122-600(4)a and Section 122-600(6)c of the Land Development Regulations of the Code of Ordinances of the City of Key West.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3720 or visit our website at [www.keywestcity.com](http://www.keywestcity.com).

## **YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY**

The City of Key West Planning Board will be holding a Public Hearing:

**Request: Variance - 1107 Grinnell Street (RE# 00031760-000100)** - A request for rear yard setback and building coverage in the HMDR zoning district per Section 90-391, Section 122-600(4)a and Section 122-600(6)c of the Land Development Regulations of the Code of Ordinances of the City of Key West.

<b>Applicant:</b>	William P. Horn Architect, P.A.	<b>Owner:</b>	Timothy James Young
<b>Project Location:</b>	1107 Grinnell	<b>Date of Hearing:</b>	Thursday, May 31, 2012
<b>Time of Hearing:</b>	6:00 PM	<b>Location of Hearing:</b>	Old City Hall, 510 Greene City Commission Chambers

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. Packets can be viewed online at [www.keywestcity.com](http://www.keywestcity.com). Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

**Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Carlene Smith at [cesmith@keywestcity.com](mailto:cesmith@keywestcity.com) .**

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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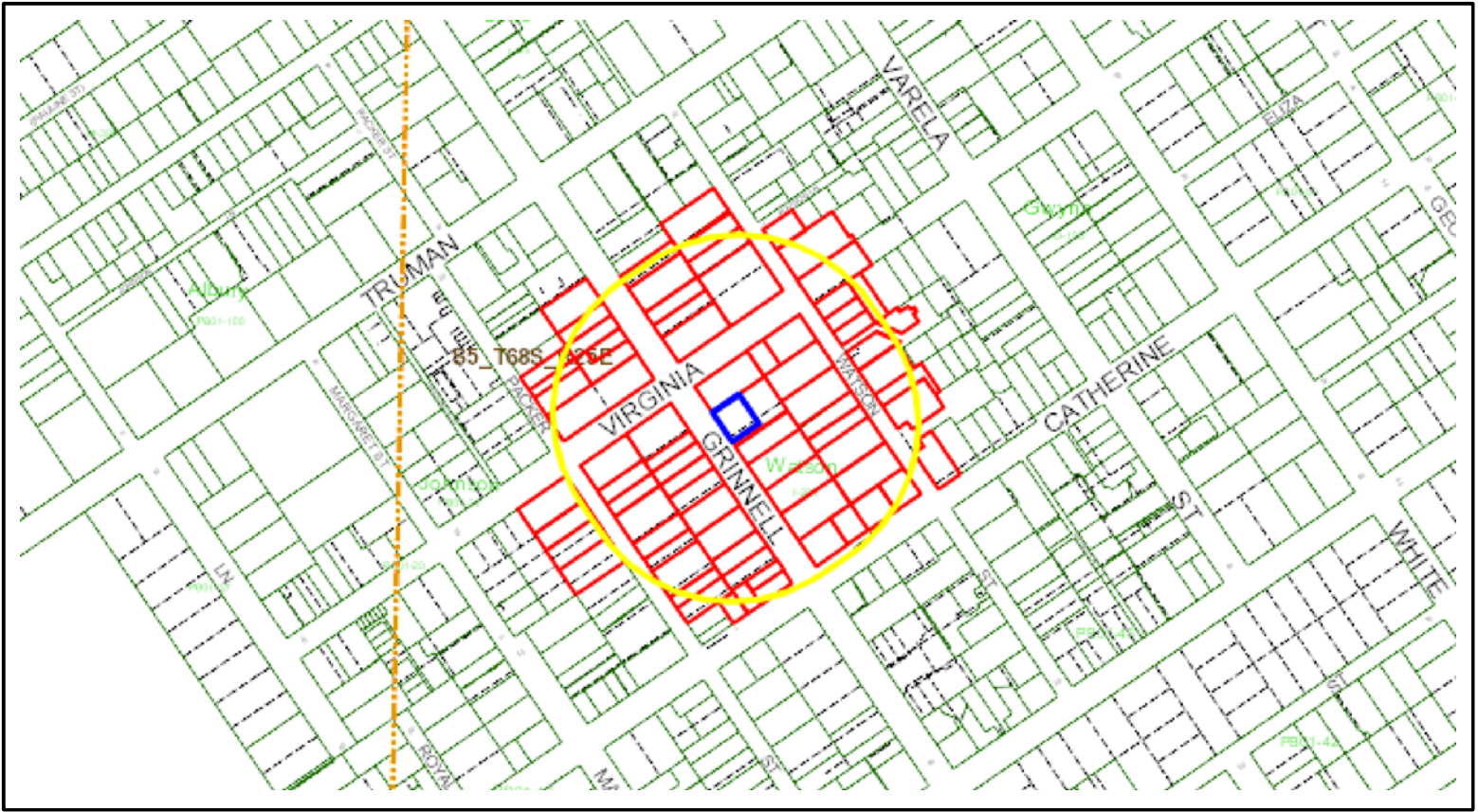
<b>Applicant:</b>	William P. Horn Architect, P.A.	<b>Owner:</b>	Timothy James Young
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# Monroe County, Florida

## 1107 Grinnell

Printed: May 17, 2012

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.



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 THOMAS JAMES B AND ROSALIE M	1105 PACKER ST		KEY WEST	FL	33040	
2 WILLIS GUY A	1111 GRINNELL ST		KEY WEST	FL	33040	
3 MYERS TRAVIS C	1400 NE 15TH ST		FORT LAUDERDA	FL	33304-4814	
4 DEANDREA ALBERTO	1112 WATSON ST		KEY WEST	FL	33040	
5 RUSSELL CHRISTIE B	1014 GRINNELL ST		KEY WEST	FL	33040	
6 MASON STEPHEN E L/E	1018 WATSON ST		KEY WEST	FL	33040	
7 FERNANDEZ OLIVIERIO O	1021 GRINNELL ST		KEY WEST	FL	33040	
8 BUSAM MARTIN	917 DUVAL ST		KEY WEST	FL	33040-7407	
9 SCHLUTER FREDRIC E	309 LOUISA ST		KEY WEST	FL	33040	
10 KEY WEST BANK FSB	970 RINEHART RD		LAKE MARY	FL	32746-1555	
11 HAMMOND WAYNE D AND KRISTINE R	1124 GRINNELL ST		KEY WEST	FL	33040	
12 MACHIN NORMA L/E	927 CATHERINE ST		KEY WEST	FL	33040	
13 MEYER DOUGLAS D AND CYNTHIA J	1108 PACKER ST		KEY WEST	FL	33040	
14 CATHRALL YATES	2000 OLD DOMINION RD		ATLANTA	GA	30350	
15 GILL VICKY L	1120 GRINNELL ST		KEY WEST	FL	33040	
16 MALBY CHARLES R JR	1119 GRINNELL ST		KEY WEST	FL	33040	
17 DUNNE EITHNE M	1506 ROSE ST		KEY WEST	FL	33040	
18 KRINITT DENNIS	PO BOX 4235		KEY WEST	FL	33041-4235	
19 WATKINS JESSIE	1023 GRINNELL ST		KEY WEST	FL	33040	
20 RENEDO SILVIA	1119 PACKER ST		KEY WEST	FL	33040	
21 GALLIGAN DOROTHY ARLENE	1115 GRINNELL ST		KEY WEST	FL	33040-3205	
22 CORRA LINDA M	247 E PARKWOOD RD		DECATUR	GA	30030	
23 BROWN JAMES A	1116 GRINNELL ST		KEY WEST	FL	33040-3206	
24 HUBER JAMES DAVID	1106 PACKER ST		KEY WEST	FL	33040-3263	
25 LAUGHLIN MICHAEL L	PO BOX 323		AIKEN	SC	29802	
26 KEENAN TERANCE E AND GWEN L	5008 BRILL POINT RD		TALLAHASSEE	FL	32312	
27 HOBBS JOHN AND SUSAN	951 SAINT PAUL ST		DENVER	CO	80206-3939	
28 RODRIGUEZ JOSE A L/E	1019 GRINNELL ST		KEY WEST	FL	33040	
29 FOSTER DANIEL W	419 LITTLE BROOK RD		BERWYN	PA	19312	
30 HIGLEY ARLYN J AND AURORA Z	1110 GRINNELL ST		KEY WEST	FL	33040	
31 CITY OF KEY WEST	P O BOX 1409		KEY WEST	FL	33041	
32 EVERINGHAM FAMILY TRUST 04/06/2009	54 ALYCE LANE		VOORHEES	NJ	8043	
33 DIVITA THOMAS JOHN	P O BOX 1211		KEY WEST	FL	33041	
34 RODRIGUEZ AMERICA L/E	1018 GRINNELL ST		KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 GERKE JERRE E LIVING TRUST	1021 PACKER ST		KEY WEST	FL	33040-3260	
36 FATICA MICHAEL A AND KATHERINE L	1104 PACKER ST		KEY WEST	FL	33040	
37 MADIEDO JOE R L/E	1108 GRINNELL ST		KEY WEST	FL	33040-3206	
38 NOE ROBERT ALVA	1067 OLD ALBANY POST RD		GARRISON	NY	10524	
39 VANBOURGONDIEEN MATTHEW J JR AND AUNDRIA P	1106 GRINNELL ST		KEY WEST	FL	33040-3206	
40 TARANTINO JOANNE	1002 WASHINGTON ST		KEY WEST	FL	33040-4865	
41 AQUIAR ROLANDO	1100 PACKER ST		KEY WEST	FL	33040	
42 ALLISON EDNA A	19311 W MOWRY ST		HOMESTEAD	FL	33030	
43 VANBOURGONDIEEN AUNDRIA PORTNER	1106 GRINNELL ST		KEY WEST	FL	33040-3206	
44 1121 PACKER STREET LLC	607 MARKET ST	STE 900	KNOXVILLE	TN	37902	
45 PERAZA LINDA ORIETTE	543 TWIN LAKES DR		TITUSVILLE	FL	32780	
46 NAUGLER FREDERICK S	PO BOX 303		KEY WEST	FL	33041-0303	
47 VAN LEUVEN RICHARD	1075 DUVAL ST	PMB 190	KEY WEST	FL	33040	
48 FRAGA OSCAR JR AND ALICE L/E	1103 WATSON ST		KEY WEST	FL	33040	
49 GERKE JERRE E TRUSTEE	1021 PACKER ST		KEY WEST	FL	33040-3260	
50 UNITY OF THE KEYS INC	1011 VIRGINIA ST		KEY WEST	FL	33040-3315	
51 SONI DAXA	1000 VIRGINIA ST		KEY WEST	FL	33040	
52 MAYER ALLISON T	1108 18TH ST		KEY WEST	FL	33040	
53 MCMANUS JAMES J JR AND SUSAN WILLIAMS TR 9/27/11	1013 GRINNELL ST		KEY WEST	FL	33040-3203	
54 VALDEZ CHRISTOPHER D	926 VIRGINIA ST		KEY WEST	FL	33040	
55 MANN DAVID K	1023 PACKER ST		KEY WEST	FL	33040	
56 FERRILL DARCY	1020 GRINNELL ST		KEY WEST	FL	33040-3204	
57 STORANDT ANN K REVOCABLE TRUST	1011 CATHERINE ST		KEY WEST	FL	33040	
58 WILSON C RICHARD	1024 VIRGINIA ST		KEY WEST	FL	33040	
59 RIVERA ROLANDO JR	1019 WATSON ST		KEY WEST	FL	33040	
60 COCONUT DEVELOPMENT CORP	PO BOX 1076		AIKEN	SC	29802	
61 MURPHY MICHAEL J	PO BOX 126		SALEM	NH	3079	
62 GASPARI GRAZIELLA	1125 GRINNELL ST		KEY WEST	FL	33040	
63 SPROUT ROSALEE A TRUST 12/28/1994	1021 CATHERINE ST		KEY WEST	FL	33040-3344	
64 ENGELSON ELLEN	1217 PEARL ST		KEY WEST	FL	33040-3460	
65 BATTY PETER H	912 GEORGIA ST		KEY WEST	FL	33040	
66 MCELDERRY JAMES R	1117 WATSON ST		KEY WEST	FL	33040-3319	
67 CITY OF KEY WEST FLA	PO BOX 1409		KEY WEST	FL	33041	
68 KEY WEST TREASURE EXHIBIT INC	200 GREENE ST		KEY WEST	FL	33040	



<b>NAME</b>	<b>ADDRESS</b>	<b>UNIT</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>	<b>COUNTRY</b>
69 FRAGA CHARLES M AND ZAIDA D	1105 WATSON ST		KEY WEST	FL	33040	
70 GAY CYNTHIA L	1113 WATSON ST		KEY WEST	FL	33040-3319	
71 RAYMON BRUCE C AND GENA L	362 GULF BREEZE PKWY	UNIT 103	GULF BREEZE	FL	32561	
72 RICKS KEITH O AND LAURA E	2923 STAPLES AVE		KEY WEST	FL	33040-4042	
73 SOUSA GREGORY	1117 GINNELL ST	UNIT 2	KEY WEST	FL	33040	
74 CAPINJOLA SUE ANN	12520 EDGEWATER DR	APT 603	LAKWOOD	OH	44107	
75 PERETTE JON A	193 OLD OAKEN BUCKET RD		SCITUATE	MA	02066-4434	
76 GRINNELL SQUARE CONDOMINIUM	1117 GRINNELL ST		KEY WEST	FL	33040	
77 YOUNG TIMOTHY JAMES	P O BOX 732		DANA POINT	CA	92629	
78 GODDIN WELLINGTON AND JANET S	1109 GRINNELL ST		KEY WEST	FL	33040	
79 ROY THEODORE ALEXANDER	1117 GRINNELL ST	APT 4	KEY WEST	FL	33040	