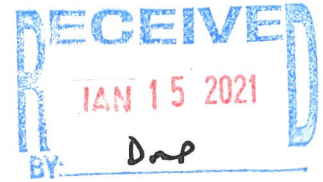


Application



Application for Variance

City of Key West, Florida • Planning Department

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

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

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

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 1115 Grinnel Street

Zoning District: HmOR

Real Estate (RE) #: 00031810-000000

Property located within the Historic District. Yes No

APPLICANT: Owner Authorized Representative

Name: Meridian Engineering LLC Mailing Address: 201 Front St Ste 203

City: Key West FL State: 33040 Home/Mobile 305-491-0400 Phone:

Office: _____ Fax: _____

Email: rmilelli@meflkeys.com

PROPERTY OWNER: (if different than above)

Name: Joseph DeSantis Mailing Address: 22976 Teach Ln

City: Summerland Key FL State: 33042 Home/Mobile _____ Phone:

Office: _____ Fax: _____

Email: _____

Description of Proposed Construction, Development, and Use:

Rear addition of bldg on right side of property

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

Building coverage and open space

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?
 If yes, provide date of landscape approval, and attach a copy of such approval.

Yes No

Is this variance request for habitable space pursuant to Section 122-1078?

Yes No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. *provide square footages and percentages.*

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HMDR			
Flood Zone	X			
Size of Site	4,000 SF			
Height	30 FT			
Front Setback	10 FT			
Side Setback	5 FT		6'-1"	
Side Setback	5 FT		30'-5"	
Street Side Setback	7.5 FT		-	
Rear Setback	15 FT		44'-4"	
F.A.R	1.0	0.468	0.516	
Building Coverage	40%	45.4	50.2	YES
Impervious Surface	60%	47.4	52.5	
Parking	NA			
Handicap Parking	NA			
Bicycle Parking	NA			
Open Space/ Landscaping	35%			YES
Number and type of units	NA			
Consumption Area or Number of seats	NA			

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key_West under Subpart B.

***Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.**

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met: Please print your responses.

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

Project is located on a lot in Old Town. Owners would like to add habitable space.

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

Conditions not created

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.

Privileges not conferred

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

Owner requires additional space to make structure habitable.

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.

Only minimum variance required

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.

Not injurious to public welfare. KWFD has been consulted.

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.

Nonconforming uses were not considered.

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

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

Warranty Deed

Doc# 2078275 06/02/2016 12:46PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

PREPARED BY AND RETURN TO:
RICHARD M. KLITENICK
RICHARD M. KLITENICK, P.A.
1009 SIMONTON STREET
KEY WEST, FL 33040
305-292-4101
FILE NUMBER: RE16-039
RECORDING FEE: \$18.50
DOCUMENTARY STAMPS PAID: \$6,965.00

06/02/2016 12:46PM
DEED DOC STAMP CL: Krys \$6,965.00

Doc# 2078275
Bk# 2799 Pg# 1873

[Space above this line for recording data]

PERSONAL REPRESENTATIVE'S DEED

THIS WARRANTY DEED is made on this 30 day of May, 2016, between PATRICIA HICK, as PERSONAL REPRESENTATIVE OF THE ESTATE OF DOROTHY ARLENE GALLIGAN, deceased; whose address is 405 Pacific Street, Brooklyn, NY 11207, (hereinafter referred to as 'Grantor'), and ERNEST DESANTIS & JOSEPHINE DESANTIS; *husband & wife*, whose address is 22976 Teach Lane, Cudjoe Key, FL 33042 (hereinafter collectively to as "Grantee").

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

WITNESSETH, that said Grantor, for and in consideration of the sum of NINE HUNDRED NINETY-FIVE THOUSAND & 100^{ths} DOLLARS (\$995,000.00) and other good and valuable consideration 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, with the street address of 1113-1115 Grinnell Street, Key West, FL 33040, and more particularly described as:

THE FOLLOWING DESCRIBED PROPERTY SITUATE, LYING AND BEING IN THE CITY OF KEY WEST, COUNTY OF MONROE AND STATE OF FLORIDA, KNOWN ON THE MAP OF SAID CITY OF KEY WEST, DELINEATED IN FEBRUARY 1829 BY WILLIAM A. WHITEHEAD, AS PART OF TRACT NUMBER THIRTEEN (13), BUT BETTER KNOWN AS LOT NUMBER EIGHT (8), IN SQUARE NUMBER SIX (6), OF SAID TRACT NUMBER THIRTEEN (13) ACCORDING TO GEORGE G. WATSON'S SUBDIVISION THEREOF, RECORDED IN DEED BOOK I, PAGE 209, OF THE RECORDS IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, MONROE COUNTY, STATE OF FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHEASTERLY SIDE OF GRINNELL STREET ONE HUNDRED AND SIXTY (160) FEET AND TWO AND TWO-FIFTHS (2- 2/5) INCHES FROM THE EASTERLY CORNER OF SAID GRINNELL STREET AND VIRGINIA STREET, AND RUNNING THENCE ALONG SAID GRINNELL STREET IN A SOUTHEASTERLY DIRECTION FIFTY-THREE (53) FEET FOUR AND FOUR-FIFTHS (4- 4/5) INCHES; THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION ONE HUNDRED AND EIGHT (108) FEET AND SIX (6) INCHES; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION FIFTY-THREE (53) AND FOUR AND FOUR-FIFTHS (4-4/5) INCHES; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION ONE HUNDRED EIGHT (108) FEET AND SIX (6) INCHES TO THE POINT OR PLACE OF BEGINNING.

PARCEL IDENTIFICATION No.: 00031810-000000; ALTERNATE KEY ("AK") No.: 1032590

SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY; HOWEVER, THIS DEED SHALL NOT OPERATE TO RE-IMPOSE THE SAME

GRANTOR, PATRICIA HICK, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DOROTHY ARLENE GALLIGAN, DECEASED, HEREBY REPRESENTS AND WARRANTS PURSUANT TO FLORIDA STATUTES SECTION 733.608, THAT SHE WAIVES ANY AND ALL LIEN RIGHTS WITH RESPECT TO SAID STATUTE AND THE SUBJECT PROPERTY CONVEYED HEREIN AND HEREBY CERTIFIES THAT NO MONIES HAVE BEEN ADVANCED FOR THE BENEFIT OF PROTECTING HOMESTEAD; AND THE INTEREST HEREIN IS TRANSFERRED FREE AND CLEAR OF ANY PERSONAL REPRESENTATIVE'S LIEN.

SUBJECT TO: TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS

GALLIGAN ESTATE TO DESANTIS PR DEED
1113-1115 GRINNELL STREET, KEY WEST, FL
PAGE 1 OF 2

Doc# 2078275
Bk# 2799 Pg# 1874

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

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015, and those items listed above.

In Witness Whereof, Grantor has hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness # 1 signature
Print name: Pamela Bush

Patricia C. Hick
PATRICIA HICK, as Personal Representative
of the Estate of Dorothy Arlene Galligan, deceased

[Signature]
Witness # 2 signature
Print name: John B. Prince

STATE OF New York
COUNTY OF KINGS

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, PATRICIA HICK, who is personally known to me, or who produced _____ as identification, to be the same person who is the named Personal Representative Grantor described in the foregoing Warranty Deed, and she acknowledged to me that she executed the same freely and voluntarily for the purposes therein expressed, with all requisite authority on behalf of the Estate.

WITNESS my hand and official seal at Kings County, State of New York on this 30th day of May, 2016.

(STAMP/SEAL)

Sarah P. Flanagan
Notary Public-State of New York
Commission Expires: 9/16/2018
SARAH P. FLANAGAN
Notary Public, State of New York
No. 02 FL 4999580
Qualified in Kings County 9/16/2018
Commission Expires July 27, 2018

GALLIGAN ESTATE TO DESANTIS PR DEED
1113-1115 GRINNELL STREET, KEY WEST, FL
PAGE 2 OF 2

MONROE COUNTY
OFFICIAL RECORDS

Verification Form

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an Entity)


I, Richard J. Milelli, in my capacity as Principle
(print name) *(print position; president, managing member)*
of Meridian Engineering LLC
(print name of entity serving as Authorized Representative)

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

1115 Grinnell St.

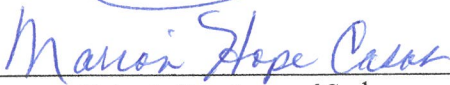
Street Address of subject property

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.


Signature of Authorized Representative

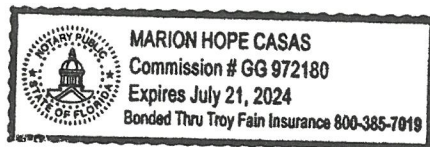
Subscribed and sworn to (or affirmed) before me on this January 15 2021 by
date
Richard Milelli
Name of Authorized Representative

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


Notary's Signature and Seal

MARION HOPE CASAS
Name of Acknowledger typed, printed or stamped

Commission Number, if any



**City of Key West
Planning Department**



Authorization Form
(Individual or Joint Owner)

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

I, Ernest DeSantis authorize
Please Print Name(s) of Owner(s) as appears on the deed

Meridian Engineering LLC
Please Print Name of Representative

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

Ernest DeSantis
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this January 15, 2021
Date

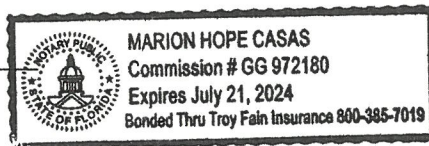
by ERNEST DE SANTIS
Name of Owner

He/She is personally known to me or has presented FL. DL. 253-200-49-402-0 as identification.

Marion Hope Casas
Notary's Signature and Seal

MARION HOPE CASAS
Name of Acknowledger typed, printed or stamped

Commission Number, if any



Site Plans



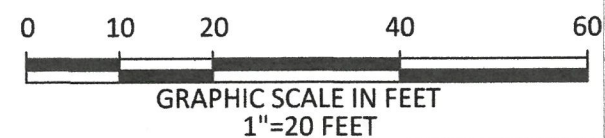
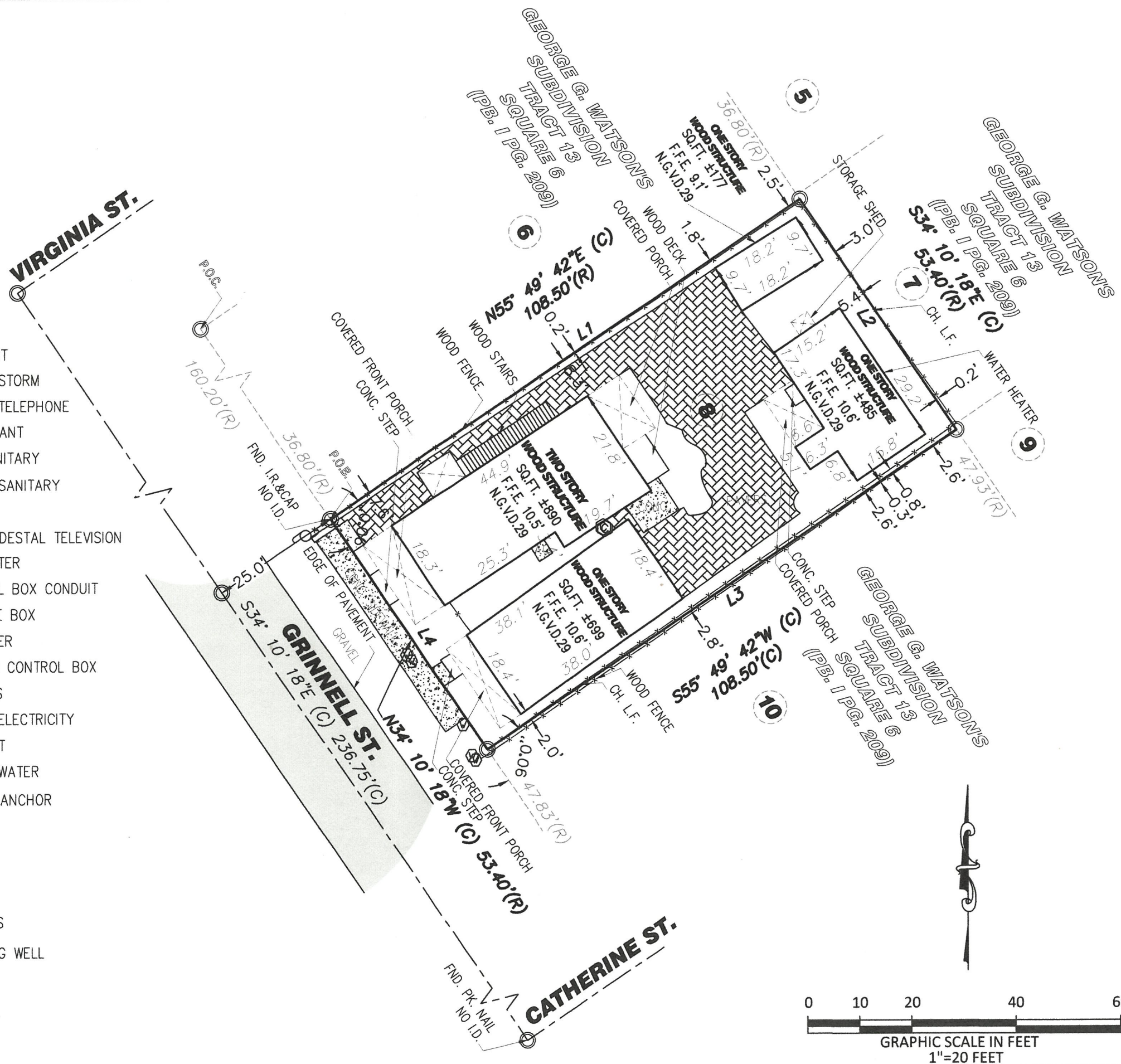
ALWAYS CALL SUNSHINE 811 BEFORE YOU DIG.

ABBREVIATIONS

- CH.L.F. = CHAIN LINK FENCE
- F.F.E. = FINISHED FLOOR ELEVATION
- FND = FOUND
- L = LENGTH (WHEN USED IN CURVE DATA)
- L.F. = LINEAR FEET
- (C)= CALCULATED DATA
- (R) = RECORD
- B.O.B.= BASIS OF BEARING
- CONC.= CONCRETE
- R.B= REBAR
- R.B.C= REBAR AND CAP
- I.P.=REBAR AND CAP
- O/E=OVERHEAD ELECTRIC LINE
- BLDG = BUILDING
- C.B.= CHORD BEARING
- NO. = NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- (P) = PLAT DATA
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT-OF-WAY
- P.O.C. = POINT OF COMMENCEMENT
- TYP. = TYPICAL
- T.B. = TANGENT BEARING

LEGEND

- SIGN
- LIGHT LIGHT
- MANHOLE STORM
- MANHOLE TELEPHONE
- FIRE HYDRANT
- VALVE SANITARY
- MANHOLE SANITARY
- VALVE
- UTILITY PEDESTAL TELEVISION
- WATER METER
- ELECTRICAL BOX CONDUIT
- TELEPHONE BOX
- POLE POWER
- IRRIGATION CONTROL BOX
- VALVE GAS
- MANHOLE ELECTRICITY
- SPOT LIGHT
- MANHOLE WATER
- GUY WIRE ANCHOR
- TREE
- PALM
- MAIL BOX
- CLEANOUTS
- MONITORING WELL



ORTHOTEK
 GEOSPATIAL SOLUTIONS
 SURVEY BY:
 13460 S.W. 24 ST. MIAMI, FL TEL: 305-877-9721
 ORTHOTEK@ORTEKMAP.COM WWW.ORTEKMAP.COM

TITLE: BOUNDARY SURVEY
CLIENT: ONE CALL CONSTRUCTION
SURVEY DATE: 7/20/2020 SCALE: 1" = 20'
PLOT DATE: 7/20/2020 DRAWN BY: JCM
SHEET SIZE 11" BY 17" CHECKED BY: JCM
FILE NAME: BOUNDARY SURVEY.DWG

REVISION NOTES:	DATE:

SHEET 2 OF 2

SITE DATA

SITE ADDRESS: 1115 GRINNELL ST. KEY WEST, FL 33040
 RE: 00031810-000000
 ZONING: HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL)
 FLOOD ZONE: X
 F.I.R.M. - COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05
 SECTION/TOWNSHIP/RANGE: 5-68-25
 LEGAL DESCRIPTION: KW G G WATSON SUB I-209 LOT 8 SQR 6 TR 13 H3-5
 SETBACKS: FRONT 10 FT; SIDE 5 FT; STREET SIDE 7.5 FT REAR 15 FT
 OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY
 TYPE OF CONSTRUCTION: VB

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.
 THE FOLLOWING LOADINGS WERE USED:
 DESIGN LOADS: ASCE 7-10
 WIND LOAD: 180 mph; 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF, DECK LL 60 PSF
 SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ.FT.
 FEMA FLOOD DESIGN PER ASCE 24-14

INDEX OF DRAWINGS

SHEET CS-1 - SITE PLAN, PROJECT DATA, SITE CALCULATIONS
 SHEET A-1 - PROPOSED FLOOR PLAN AND ELEVATIONS

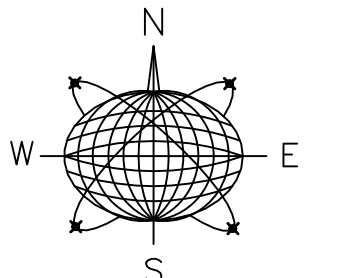
GENERAL NOTES

- THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
- NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.)
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2017 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2017 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
- THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.

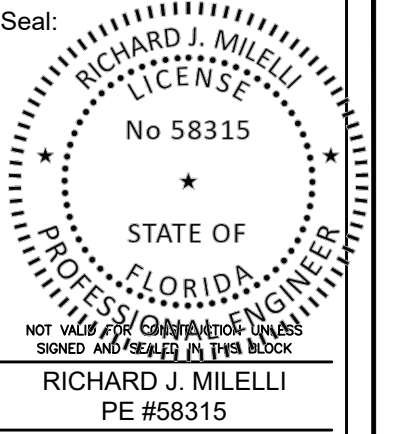
VARIANCE SUBMITTAL

PROJECT DATA		1115 GRINNELL ST. MULTI-FAMILY, HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL)			
RE NO.	PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED	
RE NO.	00031810-000000				
SETBACKS:					
FRONT	NO CHANGE	3'-3 1/2" (FOR HOME ON RIGHT SIDE OF PROPERTY)	10'	NONE	
STREET SIDE	N/A	N/A	7.5'	NONE	
LEFT SIDE	31'-2" (FOR ADDITION)	31'-6 1/2" (FOR HOME ON RIGHT SIDE OF PROPERTY)	5'	NONE	
RIGHT SIDE	5'-0" (FOR ADDITION)	1'-5" (FOR HOME ON RIGHT SIDE OF PROPERTY)	5'	NONE	
REAR	44'-4" (FOR ADDITION)	61'-1" (FOR HOME ON RIGHT SIDE OF PROPERTY)	15'	NONE	
LOT SIZE	NO CHANGE	5,794 SQ. FT.	4000 SF	NONE	
BUILDING COVERAGE	2,911 SQ. FT. 50.4%	2,628 SQ. FT. 45.3%	2,317.6 SF 40% MAX	YES	
FLOOR AREA	3,385 SF .584	3,114 SF .537	1.0	NONE	
BUILDING HEIGHT		N/A	30' MAX	NONE	
IMPERVIOUS AREA	4,167 SF 71.9%	4,336 SF 74.8%	3,478.4 SF 60% MAX	YES	
OPEN SPACE	1,627 SF 28.1%	1,458 SF 25.2%	2,027.9 SF 35% MIN	YES	

NOTE:
 PAVER AREA REMAINING AFTER ADDITION IS: 1,250 SF
 CKW REQUESTS TO REMOVE 15% OF PAVERS: 187.5 SF
 OWNER PROPOSES TO REMOVE: 214 SF OF PAVERS



Meridian Engineering LLC
 201 Front Street, Suite 203
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph.305-293-3263 fax.293-4899



General Notes:

VARIANCE SUBMITTAL

1115 GRINNELL ST.
 KEY WEST, FLORIDA

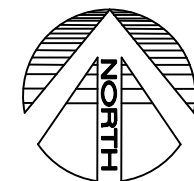
Drawn By: JMT
 Checked By: RJM
 Project No. AS NOTED
 Scale: AS NOTED
 AutoCad File No.

Revisions:

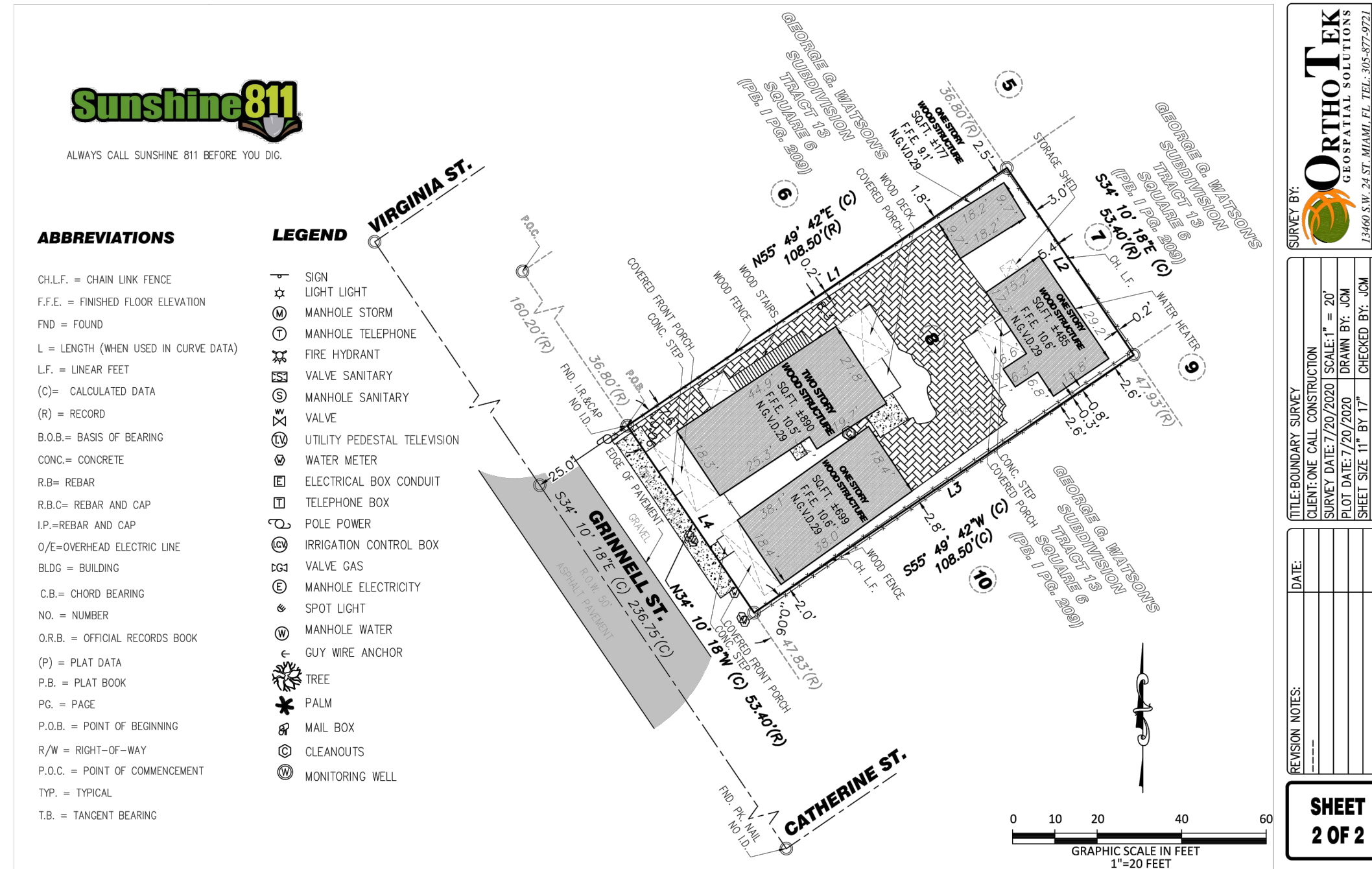
Title:
 COVER SHEET AND SITE PLANS

Sheet Number:
CS-1
 Date: 12-14-2020

SITE



3 LOCATION MAP
 CS-1 SCALE: NOT TO SCALE



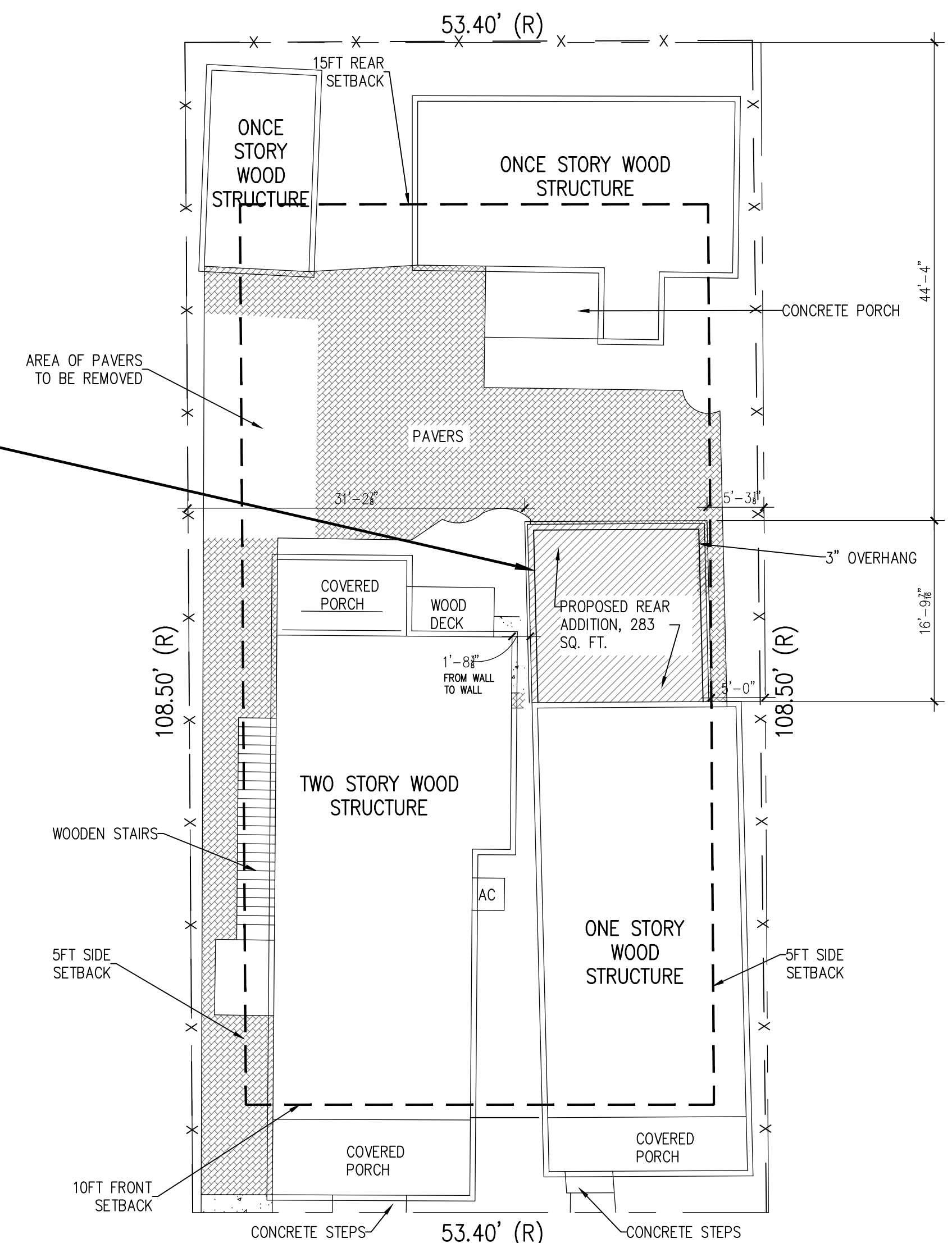
2 SURVEY
 CS-1 SCALE: 1"=30'-0"

ORTHO TEK
 GEOSPATIAL SOLUTIONS
 1115 GRINNELL ST. KEY WEST, FLORIDA 33040
 TEL: 305-293-3263 FAX: 305-293-4899
 WWW.ORTHOTEK.COM

DATE: _____
 PROJECT NO.: _____
 SHEET NO.: _____
 TOTAL SHEETS: _____

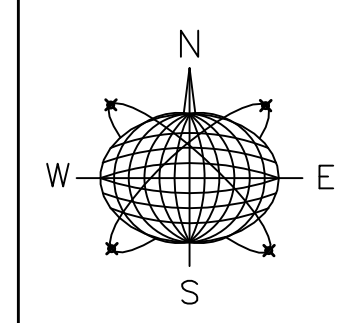
SHEET 2 OF 2

AREA OF WORK



GRINNELL STREET

1 PROPOSED SITE PLAN
 CS-1 SCALE: 1"=10'-0"



Meridian Engineering LLC
 201 Front Street, Suite 203
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph.305-293-3263 fax.293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
 SIGNED AND SEALED BY THIS BLOCK
 RICHARD J. MILELLI
 PE #58315

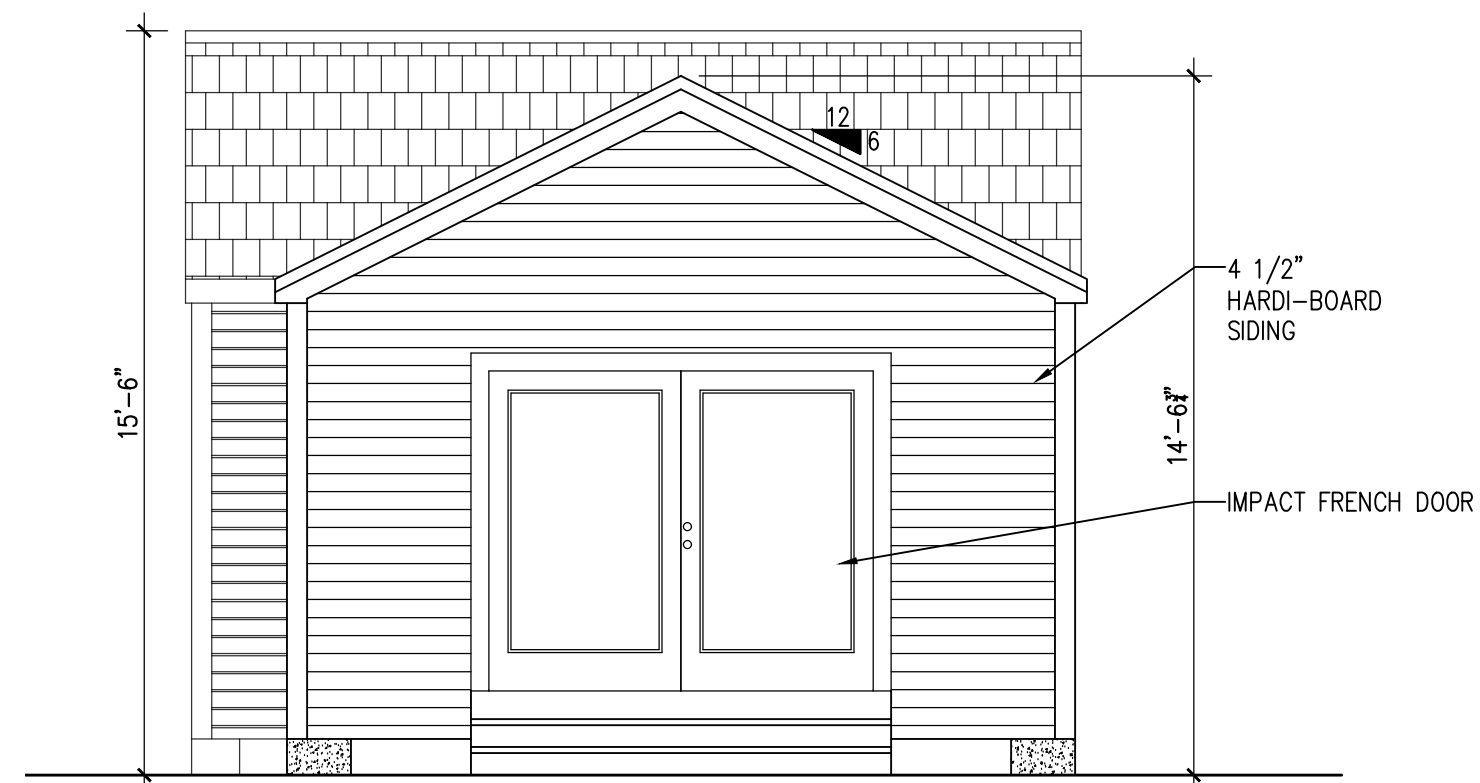
General Notes:

VARIANCE SUBMITTAL
 1115 GRINNELL ST.
 KEY WEST, FLORIDA

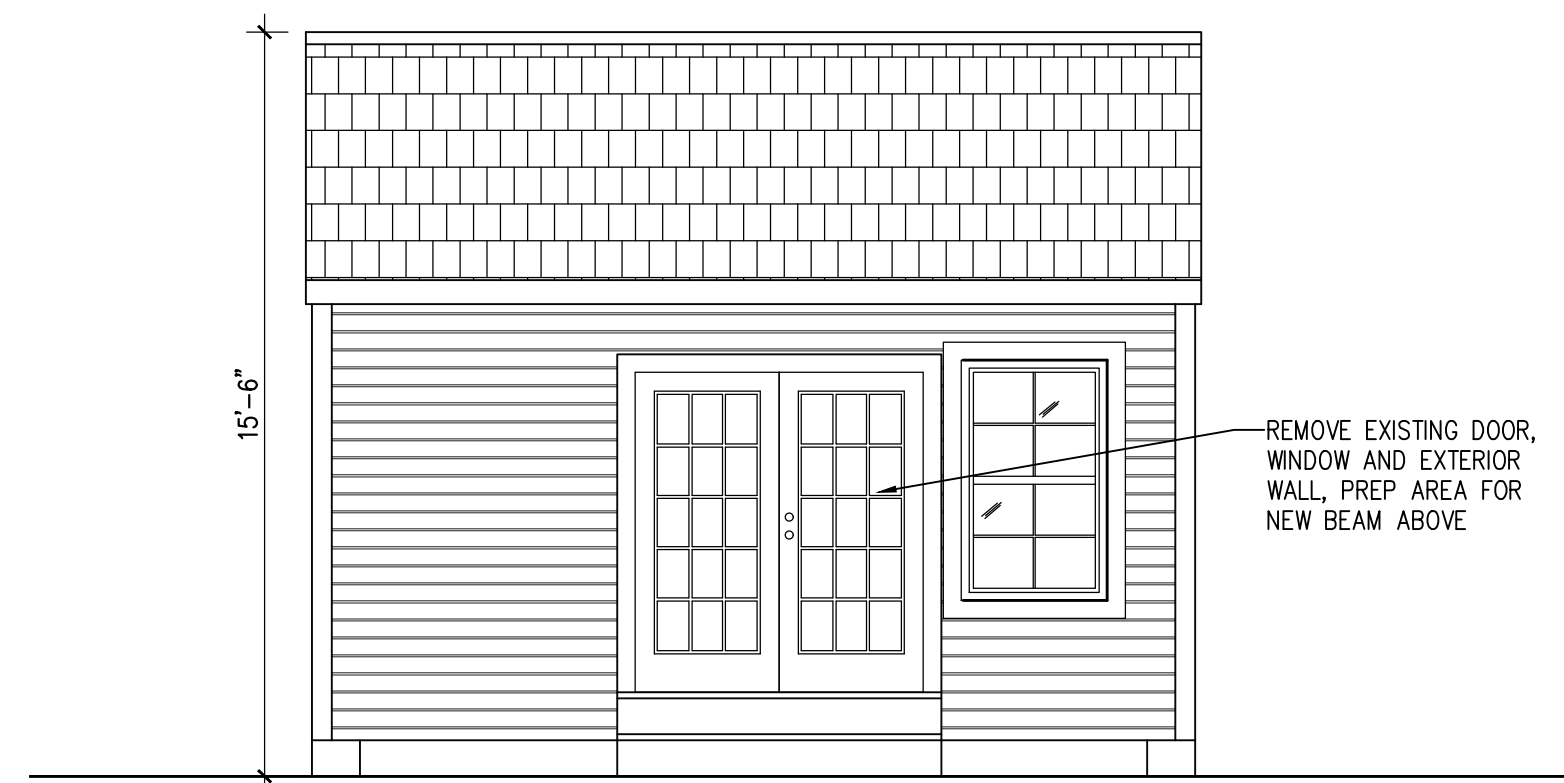
Drawn By: JMT	Checked By: RJM
Project No.	Scale: AS NOTED
AutoCad File No.	

Revisions:

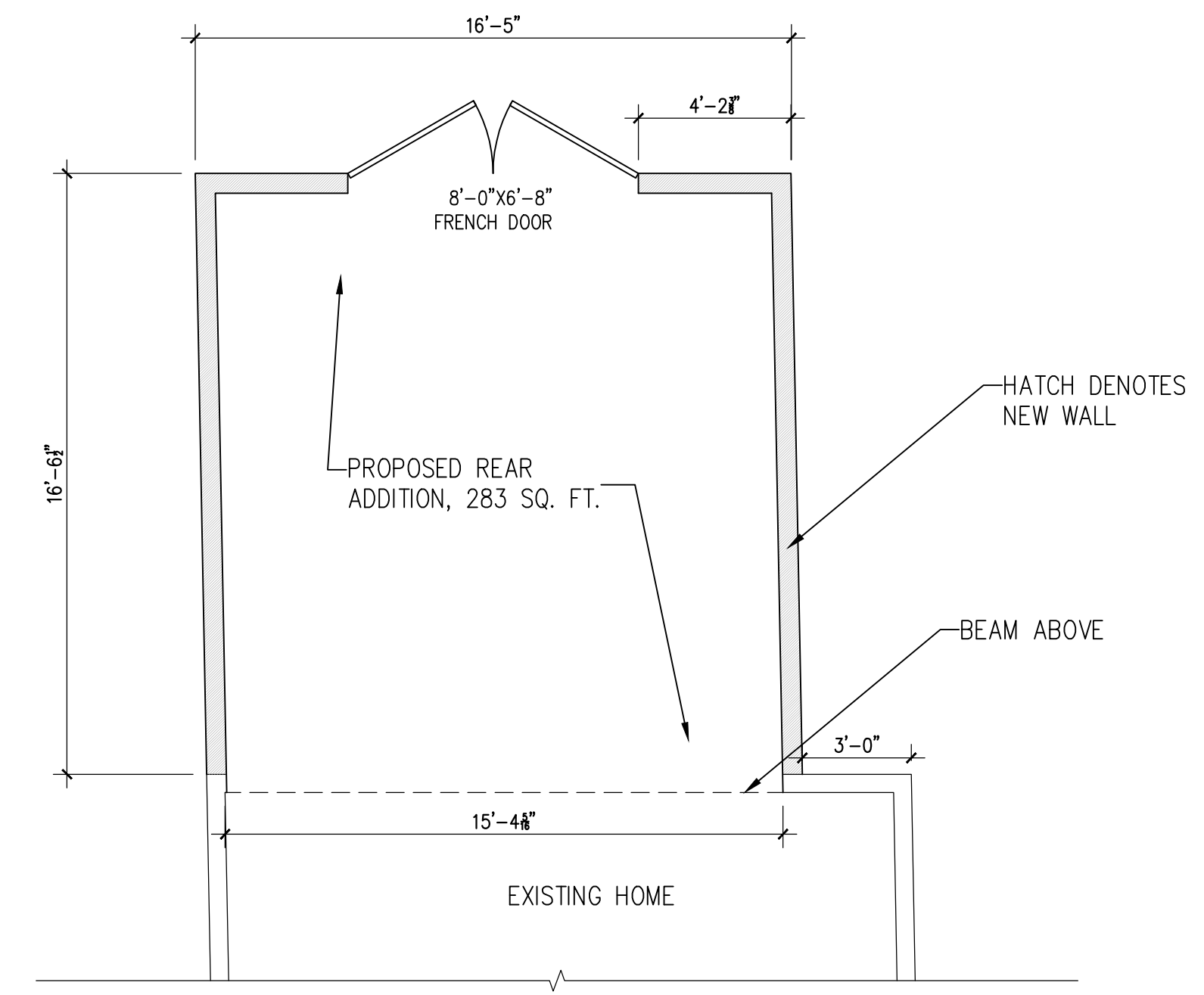
Title:
 PROPOSED
 ADDITION PLAN,
 ELEVATIONS
 Sheet Number:
A-1
 Date: 12-14-2020



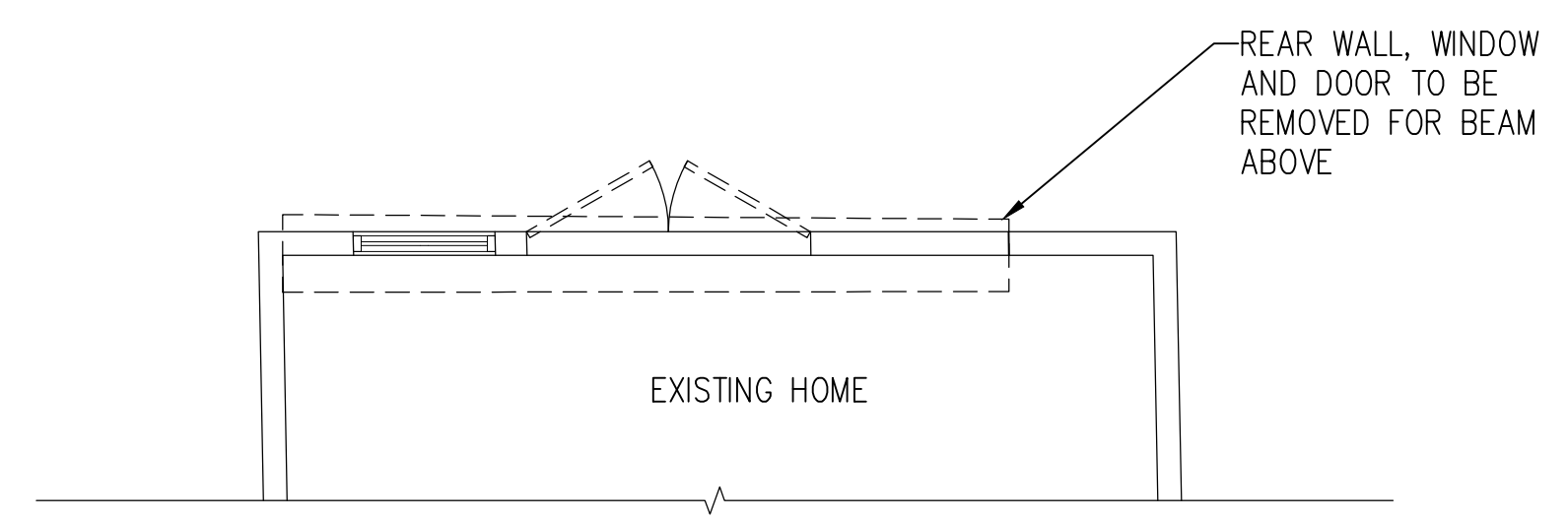
4 PROPOSED REAR ELEVATION
 A-1 SCALE: 1/4"=1'-0"



3 EXISTING REAR ELEVATION
 A-1 SCALE: 1/4"=1'-0"



2 PROPOSED ADDITION PLAN
 A-1 SCALE: 1/4"=1'-0"



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

Site Visit

Additional Information

qPublic.net™ Monroe County, FL

Disclaimer

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

Summary

Parcel ID 00031810-000000
 Account# 1032590
 Property ID 1032590
 Millage Group 10KW
 Location 1115 GRINNELL St, KEY WEST
 Address
 Legal KW G G WATSON SUB I-209 LOT 8 SQR 6 TR 13 H3-5 OR554-596
 Description OR699-611/13 OR721-41 OR724-33/34 OR1277-356/58
 OR1517-2308/09 OR1529-401/02 OR2752-286 OR2799-1873/74
 (Note: Not to be used on legal documents.)
 Neighborhood 6096
 Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

DESANTIS ERNEST
 22976 Teach Ln
 Summerland Key FL 33042

DESANTIS JOSEPH
 22976 Teach Ln
 Summerland Key FL 33042

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$509,865	\$516,936	\$527,607	\$425,733
+ Market Misc Value	\$9,683	\$9,849	\$10,014	\$4,120
+ Market Land Value	\$427,887	\$423,831	\$377,189	\$377,189
= Just Market Value	\$947,435	\$950,616	\$914,810	\$807,042
= Total Assessed Value	\$947,435	\$950,616	\$887,746	\$807,042
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$947,435	\$950,616	\$914,810	\$807,042

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	5,794.00	Square Foot	52.3	103

Buildings

Building ID	2495	Exterior Walls	ABOVE AVERAGE WOOD
Style	2 STORY ON GRADE	Year Built	1938
Building Type	M.F. - R2 / R2	EffectiveYearBuilt	2010
Gross Sq Ft	1856	Foundation	
Finished Sq Ft	1358	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	MIN/PAINT CONC
Condition	AVERAGE	Flooring Type	CONC ABOVE GRD
Perimeter	222	Heating Type	FCD/AIR NON-DC with 0% NONE
Functional Obs	0	Bedrooms	3
Economic Obs	0	Full Bathrooms	2
Depreciation %	10	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	550

Code	Description	Sketch Area	Finished Area	Number of Fire PI Perimeter
OPX	EXC OPEN PORCH	216	0	0
FLA	FLOOR LIV AREA	1,358	1,358	0
OPU	OP PR UNFIN LL	70	0	0
OOU	OP PR UNFIN UL	56	0	0
OPF	OP PRCH FIN LL	156	0	0
TOTAL		1,856	1,358	0

Building ID	2496	Exterior Walls	ABOVE AVERAGE WOOD
Style	GROUND LEVEL	Year Built	1938
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2005
Gross Sq Ft	882	Foundation	WD CONC PADS
Finished Sq Ft	684	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	PLYWD/PR BD
Perimeter	112	Heating Type	FCD/AIR NON-DC with 0% NONE
Functional Obs	0	Bedrooms	2
Economic Obs	0	Full Bathrooms	1
Depreciation %	18	Half Bathrooms	0
Interior Walls	DRYWALL	Grade	450
		Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	90	0	0
FLA	FLOOR LIV AREA	684	684	0
OPU	OP PR UNFIN LL	108	0	0
TOTAL		882	684	0

Building ID	2497	Exterior Walls	ABOVE AVERAGE WOOD
Style	1 STORY ELEV FOUNDATION	Year Built	1923
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2002
Gross Sq Ft	711	Foundation	CONC BLOCK
Finished Sq Ft	645	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	CONC S/B GRND
Perimeter	156	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	2
Economic Obs	0	Full Bathrooms	1
Depreciation %	26	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	450
		Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	645	645	156
OPF	OP PRCH FIN LL	66	0	34
TOTAL		711	645	190

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1979	1980	1	690 SF	2
WOOD DECK	1979	1980	1	80 SF	2
CONC PATIO	979	980	1	80 SF	2
BRICK PATIO	2016	2017	1	872 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
5/30/2016	\$995,000	Warranty Deed		2799	1873	01 - Qualified	Improved
10/1/1993	\$270,000	Warranty Deed		1277	0356	Q - Qualified	Improved
2/1/1977	\$47,500	Conversion Code		724	33	Q - Qualified	Improved

Permits

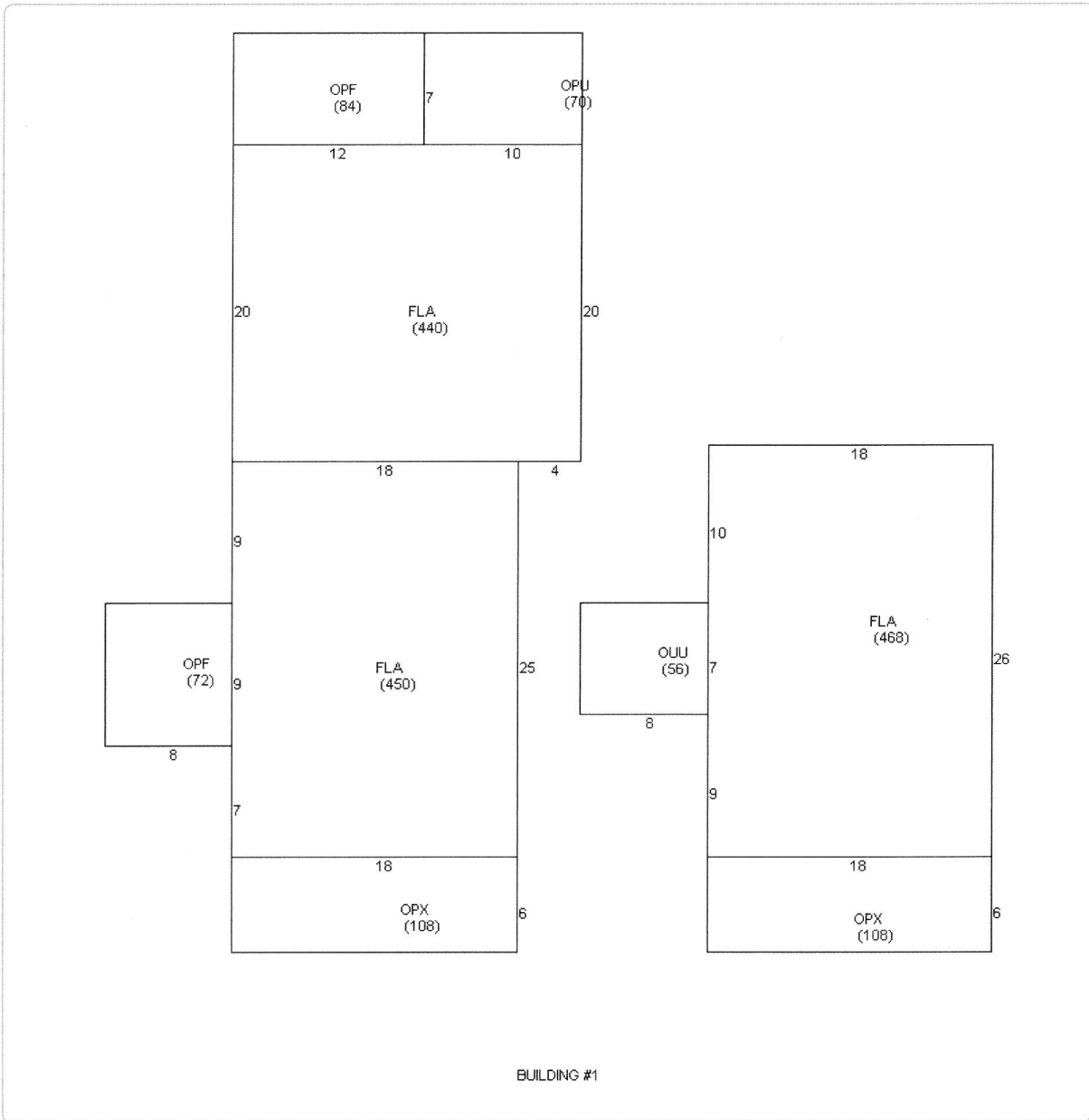
Number	Date Issued	Date Completed	Amount	Permit Type	Notes

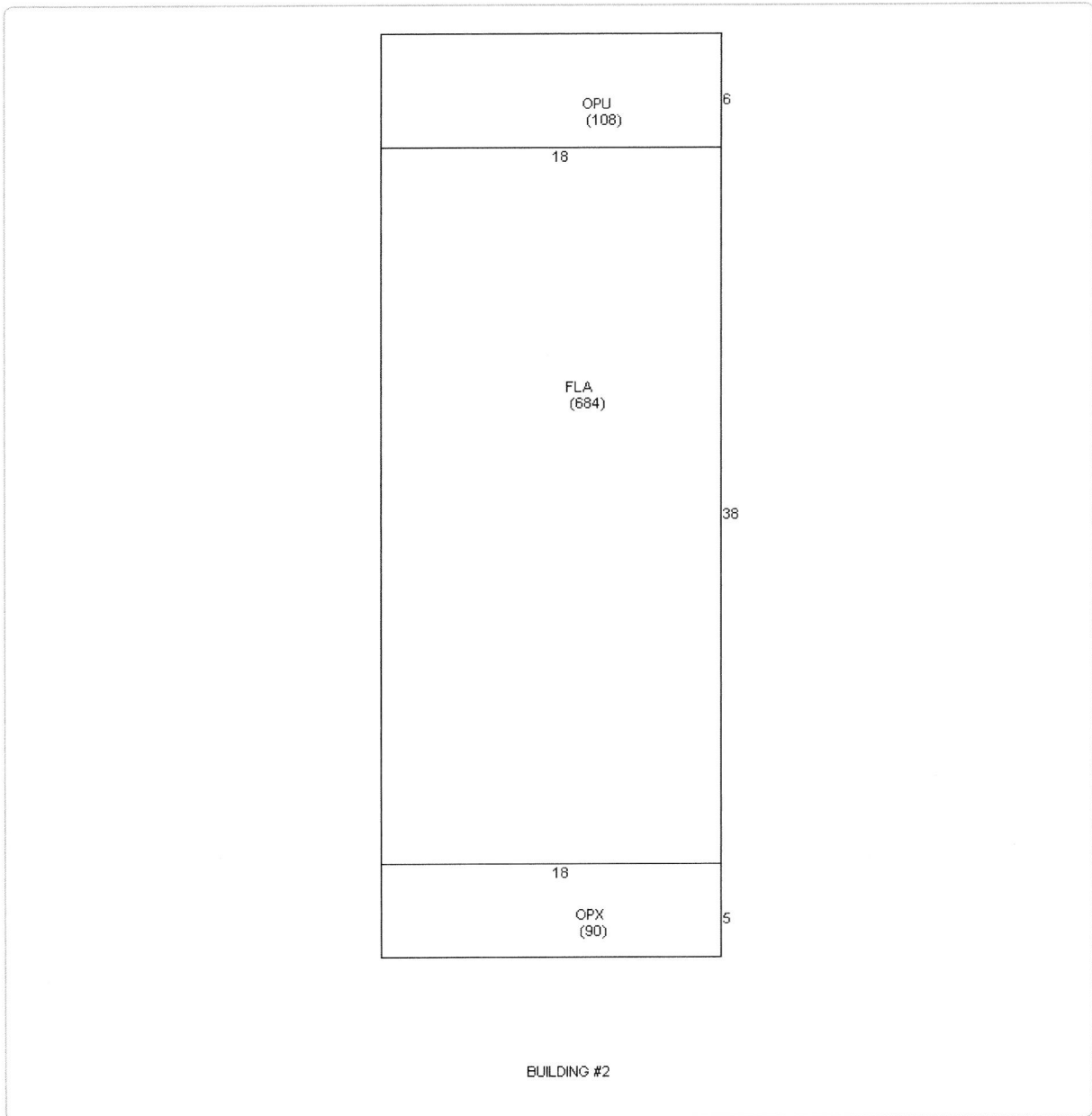
17-568	2/28/2017	2/28/2017	\$600		DEMO OF ROOF AND SHED STRUCTURE
16-2469	9/22/2016	10/31/2016	\$13,500		REV#1 ATF:R & R 4 FOOTERS 100SF DECKING
16-2469	7/5/2016	10/31/2016	\$10,000		R & R APPORX 150SF SIDING AND TRIM PAINT WHITE. PORCH CEILING PAINTED
16-2471	6/30/2016	10/31/2016	\$14,000		R & R APPROX 800SF OF VCRMIP ROOFING
14-0168	1/29/2014	12/16/2014	\$6,225		R & R 825 SF OF VCRIMP
13-0354	3/14/2013	10/24/2013	\$2,700	Residential	ADD LEDGER FOR SUPPORT ON BOTH ENDS. REPLACE 3/4 PT. PLYWOOD 72 SQ. 6' X 12' BATHROOM.
13-0354	1/31/2013	10/24/2013	\$2,000	Residential	72 SQ/FT BATHROOM. REMOVE OLD FLOOR TILE UNDELAYMENT PLYWOOD. REPLACE UNDERLAYMENT, TILE FLOOR & TILE ON TWO SIDES OF SHOWER AREA.
13-0355	1/31/2013	10/24/2013	\$800	Residential	REMOVE OLD BATHROOM FLOR & FIXTURES. REPLACE ABOVE TOILET, SHOWER & SINK IN APPROX. SAME LOCATION. MINIMAL NEW PIPING.
11-1109	4/12/2011	5/14/2011	\$5,200		INSTALL COMPLETE 2.5 TON SEER SPLIT SYSTEM WITH HEAT UPT TO 7 SUPPLY VETNS
11-1108	4/6/2011	5/14/2011	\$5,800		UPGRADE SVC IN FIRST FLOOR FROM 100 TO 200 AMPS HOOK UP CENTRAL A/C
10-1843	6/8/2010	7/7/2010	\$3,600		3 TON AC WITH 8 DROPS
08-4435	12/8/2008	6/17/2009	\$700		R&R 45SF WOOD SIDING & 22LF WOOD TRIM
07-3501	7/13/2007	3/4/2008	\$2,200		INSTALL WINDOWS 6\6 GRILL PATTERN, V MATCH WOOD SHUTTERS
06-5817	10/30/2006	12/26/2006	\$6,500		R & R EXISTG STAIRWELL
06-5845	10/23/2006	12/26/2006	\$900		RELO 200 AMP PANEL
05-1297	4/22/2005	11/4/2005	\$7,800		RE-ROOF 12SQS V-CRIMP ROOF COVER
04-1409	5/3/2004	12/10/2004	\$2,400	Residential	REPLACE SEWER LINE FOR REAR
04-1383	4/29/2004	12/10/2004	\$50	Residential	REATTACH OLD & NEW STILES TO RAIL
04-0446	2/17/2004	12/10/2004	\$2,700	Residential	INSTALL TILE IN TWO BEDROOMS
04-0395	2/10/2004	12/10/2004	\$400	Residential	ELECTRIC
9803229	10/16/1998	11/5/1998	\$1,000	Residential	FENCE

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)







Photos



Map



TRIM Notice

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

2020 Notices Only

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

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