

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



To: Chairman and Planning Board Members

Through: Thaddeus Cohen, Planning Director

From: Melissa Paul-Leto, Planner Analyst

Meeting Date: February 18, 2016

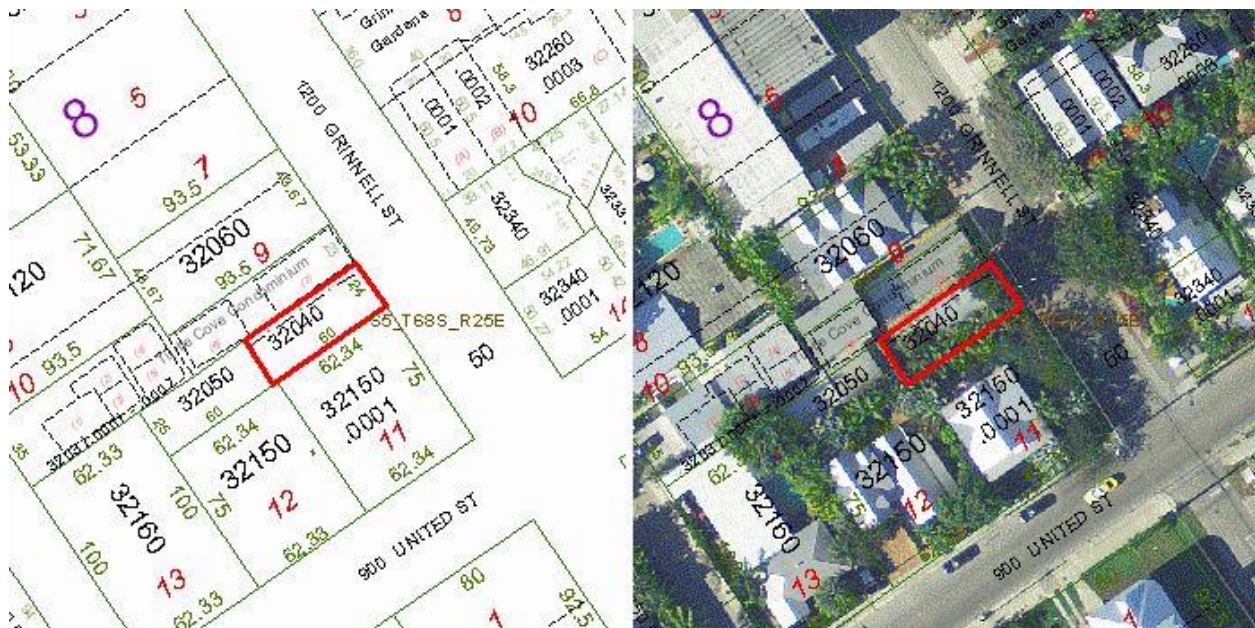
Agenda Item: **Variance – 1222 Grinnell Street (RE # 00032040-000000; AK # 1032824)** – A request for a variance to maximum building coverage, maximum impervious surface and rear yard setback requirements in order to construct a service platform for air conditioning units located within the Historic Medium Density Residential (HMDR) Zoning District pursuant to Section 122-600 (4) A&B, and 122-600(6) c., of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: The applicant is proposing construction of a service platform for

Applicant/Owner: Chester Hauck

Location: 1222 Grinnell Street, (RE # 00032040-000000; AK # 1032824)

Zoning: Historic Medium Density Residential (HMDR) Zoning District



Background/Request:

The property consists of a contributing single family structure on a substandard lot. The applicant was granted a variance for building coverage, front and side yard setback requirements in order to renovate the contributing structure on March 21, 2013, Resolution No. 2013-16. The applicant applied for a building permit in Winter of 2015. The building permit application is for the installation of two mini split air conditioning units. The Building Department per Building Code Section 306.1, requires a platform of at least 30 inches deep and 30 inches wide in front of the control side to service an appliance. The proposed location is to the rear of the structure. The applicant is constructing an elevated platform. The proposed elevated platform will exceed 3.3 % of the building coverage and 4 feet of the rear setback requirements.

Relevant HMDR Zoning District Dimensional Requirements: Code Section 122-600				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Minimum lot size	4,000 SF	1,536.00 SF	1,536.00 SF	No change
Maximum density	16 dwelling units per acre	1 dwelling unit	1 dwelling unit	Complies
Maximum floor area ratio	1.00	N.A.	N.A.	N.A.
Maximum building coverage	40% 614.4 Square Feet	60.5% 930 Square Feet	63.8% 980 Square Feet	Variance request -3.3% -366 Square Feet
Maximum impervious surface	60% 921.6 Square Feet	66.1% 1016 Square Feet	69.4% 1066 Square Feet	Variance request -3.3% -50 Square Feet
Minimum open space	35% 573 Square Feet	23% 353 Square Feet	23% 353 Square Feet	Existing Non-conformity
Maximum height	30 feet	24 feet 1 inch	24 feet 1 inch	Complies
Minimum front setback	10 feet	1 foot 10 inches	1 foot 10 inches	No change
Minimum right side setback	5 feet	4 feet 5 inches	4 feet 5 inches	No change
Minimum left side setback	5 feet	7 inches	7 inches	No change
Minimum rear setback	15 feet	15 feet	11 feet	Variance request -4 feet

Process:

Planning Board Meeting:

February 18, 2016

HARC:

TBD

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.**

The existing conditions of the contributing structure pre-date the dimensional requirements of the current LDRs, and therefore is legally non-conforming to dimensional requirements in the HMDR Zoning District. The request to create a platform was deemed necessary by the Building Department per Building Code Section 306.1. The platform will exceed the allowed building coverage and rear yard setback requirements.
IN COMPLIANCE.

- 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 conditions are not created by the applicant, nor do they result from the action or negligence of the applicant.
IN COMPLIANCE.

- 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.**

There are no special privileges conferred upon the applicant.
IN COMPLIANCE.

- 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.**

Denial of the requested Variance would deprive the applicant of rights commonly enjoyed by other properties in the HHDR Zoning District. The construction of the elevated platform in order to meet Building code Section 306.1 relies on the approval of this Variance.
IN COMPLIANCE.

- 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 variances requested is the minimum required that will make possible the reasonable use of the land, building, or structure.

IN COMPLIANCE.

- 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 proposed elevated platform will be able to meet the Building Code requirements per Section 306.1 for the two appliances. Therefore, the proposed construction is in the public interest and is not detrimental to the welfare of the community.

IN COMPLIANCE.

- 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.**

Existing non-conforming uses of other properties, use of neighboring lands, structures, or buildings in the same district, or other zoning districts, are not the basis for this request.

IN COMPLIANCE.

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

It does not appear that the requested variance will trigger any public facility capacity issues.

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 standards established by Section 90-395 of the City Code have not been fully met by the applicant for the variance requested.

- 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 has not received any public comment for the variance request as of the date of this report.

Pursuant to Code Section 90-392, in granting such application the Planning Board must make specific affirmative findings respecting each of the matters specified in Code Section 90-394.

The planning board shall not grant a variance to permit a use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district.

No use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district would be permitted.

No nonconforming use of neighboring lands, structures, or buildings in the same zoning district and no permitted use of lands, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a variance.

No such grounds were considered.

No variance shall be granted that increases or has the effect of increasing density or intensity of a use beyond that permitted by the comprehensive plan or these LDRs.

No density or intensity of a use would be increased beyond that permitted by the comprehensive plan or these LDRs.

RECOMMENDATION:

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for variance be **approved**.

Application



Application For Variance

City of Key West, Florida • Planning Department

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

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CITY OF KEY WEST
PLANNING DEPT.

Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00
(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 1222 Grinnell Street

Zoning District: HMDR Real Estate (RE) #: 00032040-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Chester Hauck

Mailing Address: 1222 Grinnell Street

City: Key West State: Florida Zip: 33040

Home/Mobile Phone: 614-975-8387 Office: _____ Fax: _____

Email: path@heftyhoist.com

PROPERTY OWNER: (if different than above)

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

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

Email: _____

Description of Proposed Construction, Development, and Use: Construction of a service platform for Air Conditioning units.

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

Rear Yard setback variance for construction of a service platform for Air Conditioning units.

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

If yes, please describe and attach relevant documents: Access easement along Northwest side of property for ingress/egress to the neighboring property to the rear of 1222 Grinnell Street

City of Key West • Application for Variance

Will any work be within the dripline (canopy) of any tree on or off the property? Yes No
 If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078? Yes No

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HMDR			
Flood Zone	X			
Size of Site	1536 SQ FT			
Height	30'	24'-1"	24'-1"	
Front Setback	10'-0"	1'-10"	1'-10"	
Side Setback	5'-0"	4'-5"	4'-5"	
Side Setback	5'-0"	0'-7"	0'-7"	
Street Side Setback	NA	NA	NA	
Rear Setback	15'-0"	15'-0"	11'-0"	Additional 4'-0"
F.A.R				
Building Coverage	40%	55.7%	59.2%	Additional 3.5%
Impervious Surface	60%	61.1%	64.6%	Additional 3.5%
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping	35%	16%	16%	
Number and type of units				
Consumption Area or Number of seats				

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

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

Standards for Considering Variances

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

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 location of the proposed service platform is the only practical option for placement due to life safety concerns

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

The required service platform requires installation at the proposed locations as existing conditions prohibit placement elsewhere

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.

Placement of mechanical units elsewhere would create life safety issues

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.

Placement of mechanical units elsewhere would create life safety issues

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

The variance is minor and aerial in nature

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 construction of the service platform would not be visible from the street and would not be injurious to the neighboring properties

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.

The construction of the service platform is to address life safety

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

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

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

- Correct application fee. Check may be payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Property record card
- Signed and sealed survey
- Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- Floor plans
- Stormwater management plan

Verification

**City of Key West
Planning Department**



Verification Form
(Where Owner is the applicant)

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

1222 Grinnell Street, Key West, FL
Street address of subject property

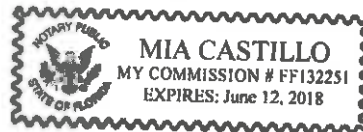
All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect,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

Chester Hauck
Signature of Owner

Subscribed and sworn to (or affirmed) before me on this November 16, 2015 by
date
Chester Hauck
Name of Owner

He/She is personally known to me or has presented Florida Drivers license as identification.

Mia Castillo
Notary's Signature and Seal



Mia Castillo
Name of Acknowledger typed, printed or stamped

FF132251
Commission Number, if any

Deed

Doc# 1905677 11/02/2012 10:15AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Prepared by
Mendy Walden, an employee of
First American Title Insurance Company
3132 Northside Drive, Suite 101, Building C
Key West, Florida 33040
(877)727-5927

11/02/2012 10:15AM
DEED DOC STAMP CL: DS \$700.00

Return to: Grantee

File No.: 1064-2761895
100,000

Doc# 1905677
Bk# 2596 Pg# 1341

WARRANTY DEED

This indenture made on **November 01, 2012** A.D., by

Gilbert F. Acosta, married and Donald L. Canalejo, unmarried as Joint Tenants with Right of Survivorship

whose address is: **2807 Venetian Drive, Key West, FL 33040**
hereinafter called the "grantor", to

Patricia Ann Hauck, Trustee of the Patricia Ann Hauck Trust Agreement dated 2/9/2004

and **Chester J. Hauck, married and Jonathan M. Hauck, unmarried**
whose address is: **P.O. Box 168, Millersport, OH 43046**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Monroe County, Florida**, to-wit:

Lot Nine (9) and part of Lots Eleven (11), Twelve (12) and Seven (7), Square Eight (8), Tract Thirteen (13), in Monroe County, Florida, on the Island of Key West in Tract Thirteen (13), according to William A. Whitehead's map or plan of said Island and known as Lot Nine (9) and part of Lots Eleven (11), Twelve (12) and Seven (7) of Square Eight (8):

Commencing at a point Seventy-five (75) feet from the corner of United and Grinnell Streets and running thence along Grinnell Street in a Northwesterly direction Twenty-four (24) feet; thence at right angles in a Southwesterly direction Sixty-four (64) feet; thence at right angles in a Southeasterly direction Twenty-four (24) feet; thence at right angles in a Northeasterly direction Sixty-four (64) feet, back to the Point of Beginning.

Subject to an Easement for Ingress and egress to the premises known by Real Estate Assessment No. 00032050-000000, to wit:

Beginning at a point one hundred (100) feet from the corner of Grinnell and United Streets; thence at right angles in a SW'ly direction sixty-four (64) feet and eight (8) inches; thence at right angles in a SE'ly direction a distance of four (4) feet; thence at right angles in a NE'ly direction a distance of sixty-four (64) feet and eight (8) inches; thence at right angles along Grinnell Street in a NW'ly direction a distance of four (4) feet to the point of beginning.

Parcel Identification Number: **00032040000000 (AK# 1032824)**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2011.

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

x 

Gilbert F. Acosta

Signed, sealed and delivered in our presence:



Witness Signature

Print Name:

Robert Banks



Witness Signature

Print Name:

Carol Lay

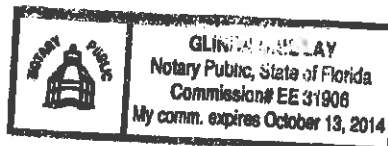
State of FL

County of Nassau

The Foregoing Instrument Was Acknowledged before me on ^{October} ~~September~~ 10th, 2012, by **Gilbert F. Acosta, married** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Glinda Gay Lay
Notary Public

Glinda Gay Lay
(Printed Name)

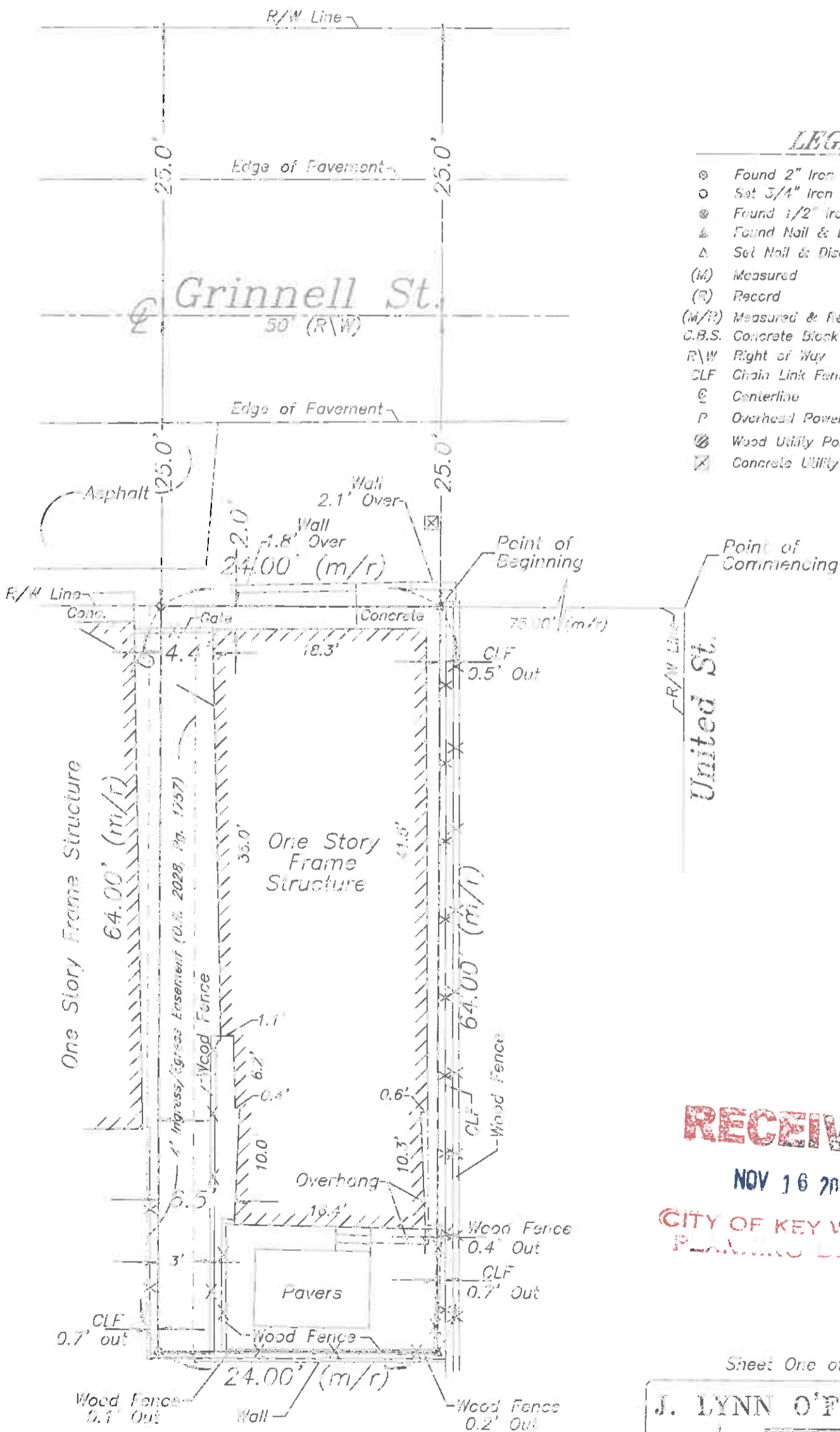
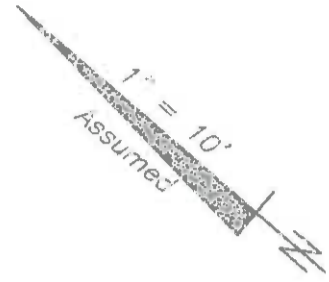


My Commission expires: _____

{Notarial Seal}

Survey

Boundary Survey Map of part of Lots 11 & 12, Square 8, Tract 13 on the Island of Key West, Florida



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- ⊗ Found 1/2" Iron Rod (No 'D')
- ⚡ Found Nail & Disc (PTS)
- △ Set Nail & Disc (6296)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- P Overhead Power Lines
- ⊗ Wood Utility Pole
- ⊗ Concrete Utility Pole

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CITY OF KEY WEST
PLANNING DEPT.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
P.S. #6308

3430 Duck Ave., Key West, Fl. 33040
(305) 290-7422 FAX (305) 290-2244

NOTE:
This Survey Map is not
full and complete without
the attached Survey Report.

Boundary Survey Report of part of Lots 11 & 12,
Square 8, Tract 13 on the Island of Key West, Florida

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1822 Grinnell Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Adjoiners are not furnished.
9. Date of field work: October 29, 2012
10. Ownership of fences is undeterminable, unless otherwise noted.
11. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: A part of Lots Eleven (11), Twelve (12) and Seven (7), Square Eight (8), Tract Thirteen (13), according to William A. Whitehead's map or plan of said Island and known as part of Lots Eleven (11), and Twelve (12), of Square Eight (8): COMMENCING at a point Seventy-five (75) feet from the corner of United and Grinnell Streets and running thence along Grinnell Street in a Northwesterly direction Twenty-four (24) feet; thence at right angles in a Southwesterly direction Sixty-four (64) feet; thence at right angles in a Southeasterly direction Twenty-four (24) feet; thence at right angles in a Northeasterly direction Sixty-four (64) feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Patricia Ann Hauck, Trustee; and Chester Hauck;
First American Title Insurance Company;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #5296

October 29, 2012

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
FSM #0268

3430 Duck Ave., Key West, FL 33040
(305) 236-7422 FAX (305) 296-2244

Site Plans

SITE DATA

ZONING DISTRICT: HMDR
 FLOOD ZONE: X
 F.I.R.M. - COMMUNITY #125129; PANEL #1516; SUFFIX "K"; DATED: 02-18-2005
 LEGAL DESCRIPTION: KW G G WATSON SUB I-209 PT LOT 11 SQR 8 TR 13

DESIGN DATA

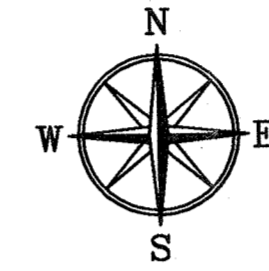
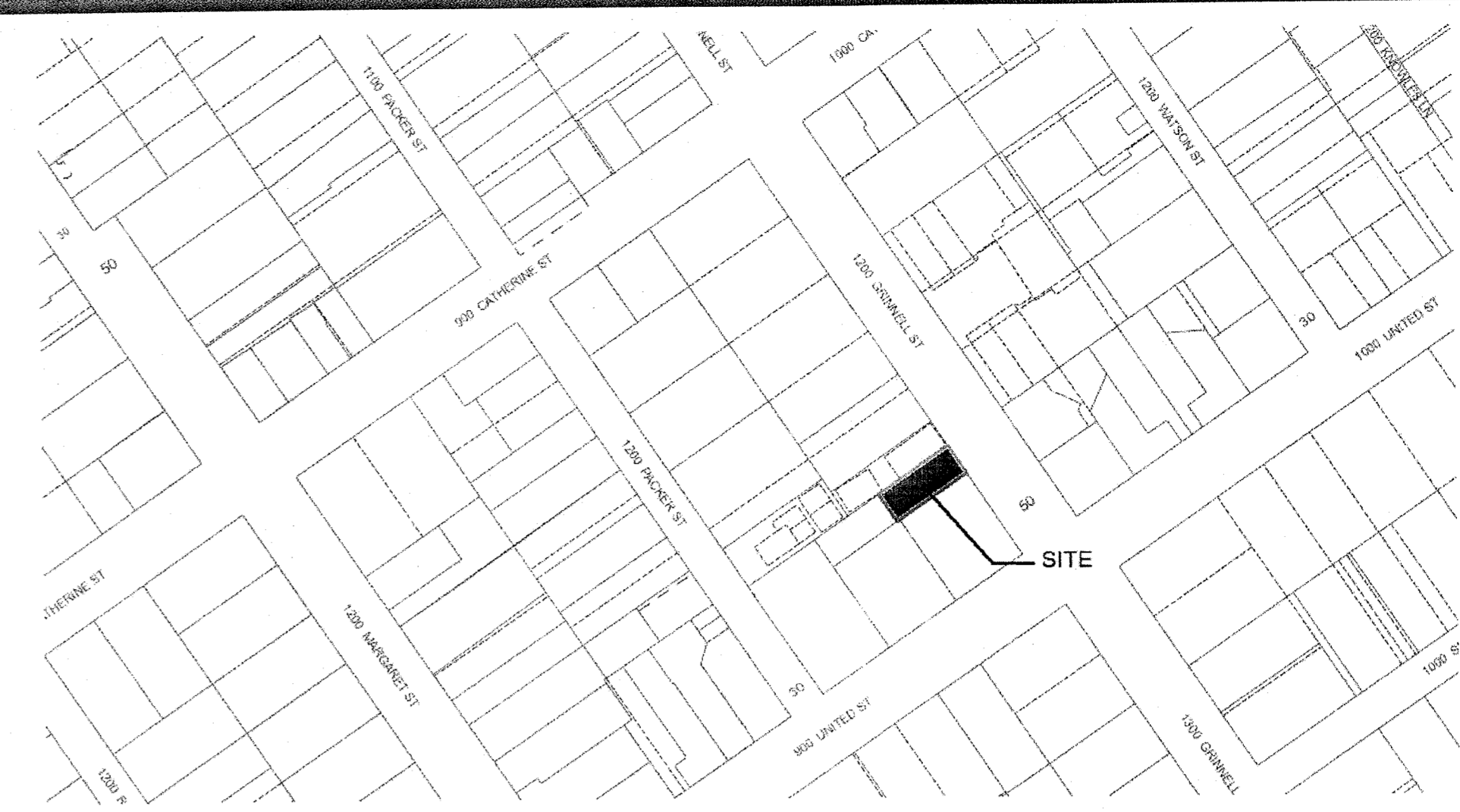
THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, FIFTH EDITION (2014).
 THE WORK DEPICTED HEREIN WILL NOT YIELD ADDITIONAL IMPERVIOUS COVERAGE
 OCCUPANCY CLASSIFICATION: R3
 CONSTRUCTION TYPE: V
 THE FOLLOWING LOADINGS WERE USED:
 WIND LOAD: 180 MPH (ASCE 7-10) EXPOSURE D
 FLOOR LIVE LOAD: 40 PSF

GENERAL NOTES

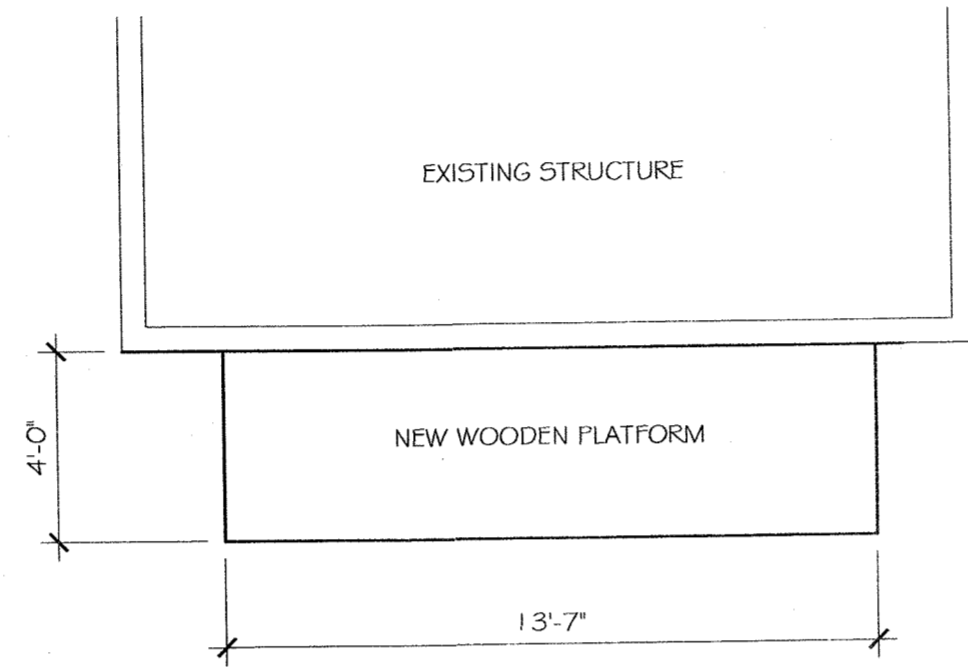
- THESE PLANS ARE FOR THE WORK AT THE LOCATION SO DESIGNATED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
- 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 THERE TO.
- 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, THE FLORIDA BUILDING CODE, FIFTH EDITION (2014), 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 FLORIDA BUILDING CODE, FIFTH EDITION (2014) 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.

NEW PLATFORM

1222 GRINNELL STREET KEY WEST, FLORIDA

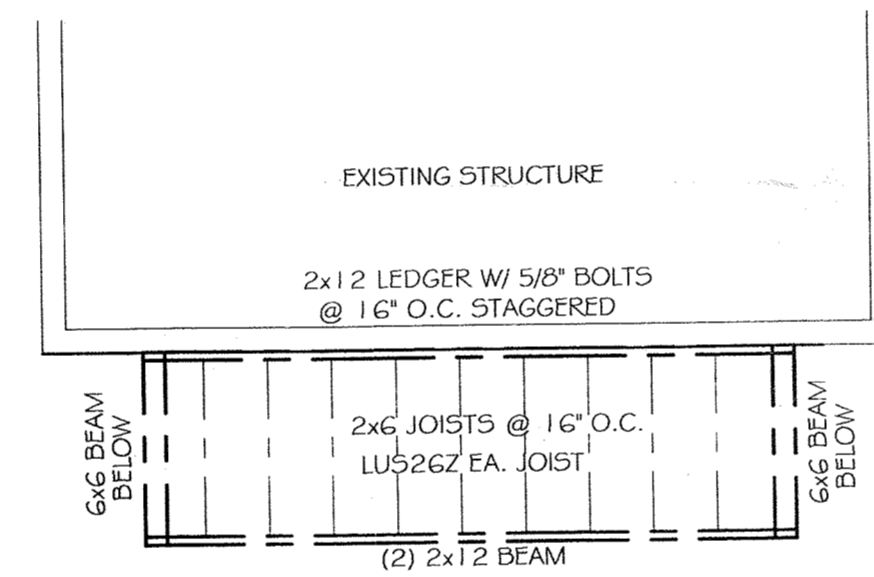


LOCATION MAP



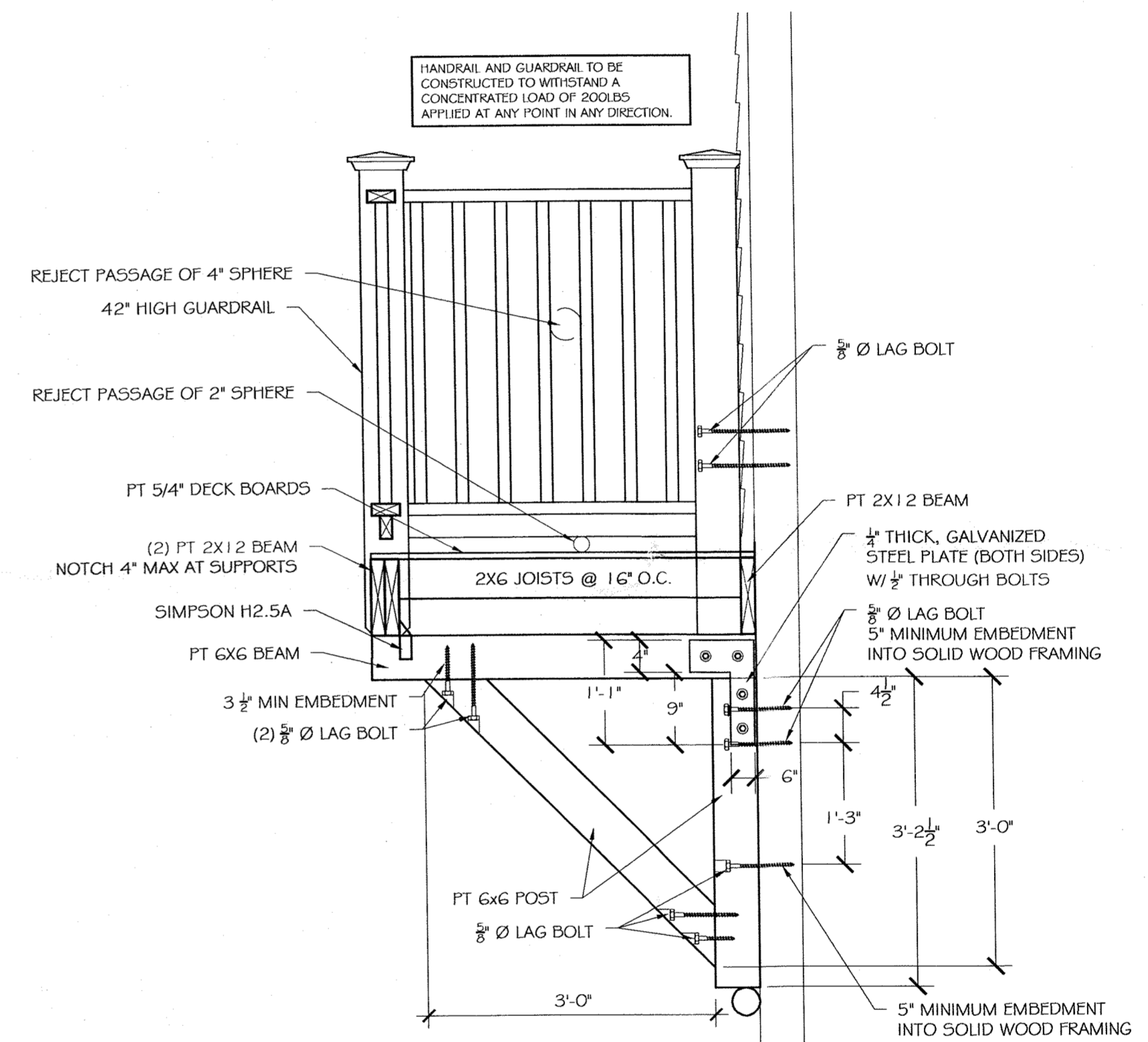
DECK PLAN

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



DECK FRAMING PLAN

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

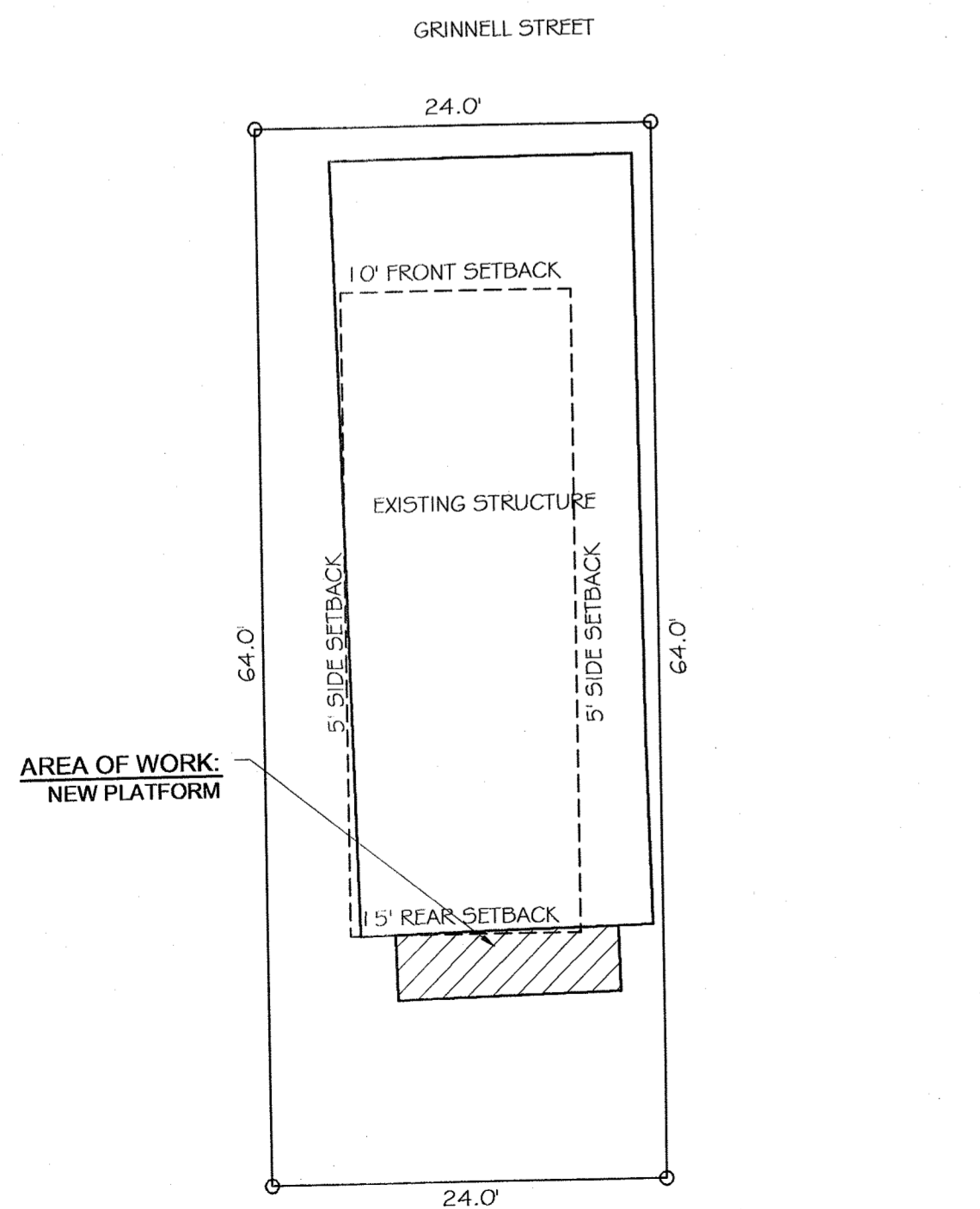


PLATFORM SECTION

SCALE: NTS

WOOD AND FRAMING NOTES

- EXCEPT WHERE NOTED OTHERWISE, ALL FRAMING LUMBER SHALL BE SOUTHERN PINE, MC 15%, NO. 2 DENSE, AS GRADED BY THE SOUTHERN PINE INSPECTION BUREAU
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- ALL WOOD SHALL BE PRESSURE TREATED WITH CHEMICALS TO PROTECT FROM INSECTS AND DECAY AS REQUIRED. ALLOW TO DRY AFTER TREATMENT. PROVIDE CONNECTORS AND FASTENERS COMPATIBLE WITH PRESSURE TREATED WOOD FRAMING. PROVIDE SEPARATION BARRIER SUCH AS BUILDING PAPER FOR NON-COMPATIBLE COMPONENTS SUCH AS ALUMINUM WINDOW FRAMES.
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- CUTTING AND NOTCHING OF FLOOR JOISTS SHALL CONFORM TO THE FOLLOWING:
 - NOTCH DEPTH IN THE TOP OR BOTTOM OF THE JOISTS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. (INCLUDING BIRDS MOUTH CUTS).
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SITE PLAN

SCALE: 1"=10'-0"

NEW BALCONY IN SETBACK APPROVED BY CITY OF KEY WEST



REAR ELEVATION

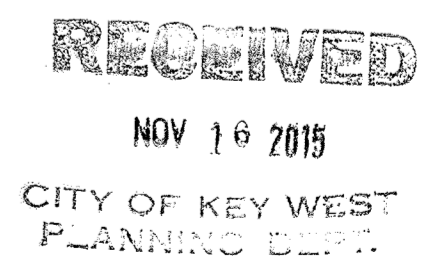
SCALE: 1/4"=1'-0"

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT
PEREZ ENGINEERING
 & DEVELOPMENT, INC.
 TAMPA OFFICE
 1010 EAST KENNEDY DRIVE, SUITE 400
 KEY WEST, FLORIDA 33503
 TEL: (813) 259-8440 FAX: (813) 259-0243
 CONCORRISSE CENTER
 3507 FINE LINE ROAD, SUITE 140
 TAMPA, FLORIDA 33607
 TEL: (813) 879-1616 FAX: (813) 288-0710
 CERTIFICATE OF AUTHORIZATION NO. 8579
 PAUL R. SEMMES, P.E.
 Florida P.E. NO. 44137
 November 13, 2015

REVISIONS:	DATE	DESCRIPTION
1		ORIGINAL
2		
3		
4		
5		
6		

NEW PORCH
 1222 GRINNELL STREET
 KEY WEST, FLORIDA

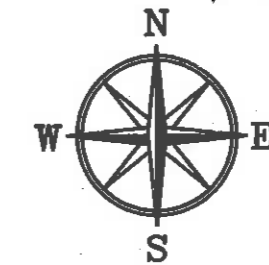
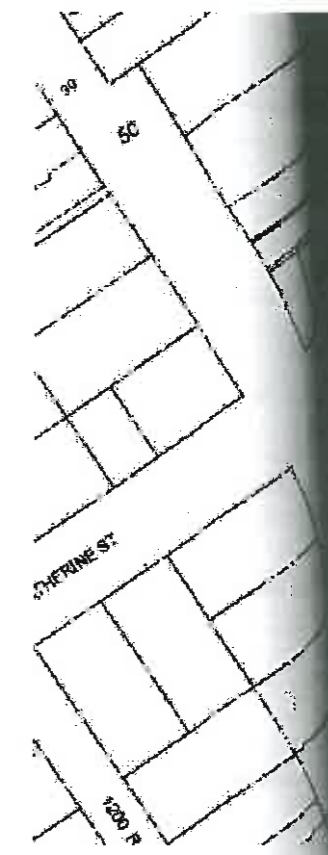
CHET HAUCK
 P.O. BOX 168
 MILLERSPORT, OH 43046



JOB NO.	BGO
DRAWN	BGO
DESIGNED	BGO
CHECKED	AEP
QC	PRS
SHEET	1 OF 1

RENOVATIONS

1222 GRINNELL STREET KEY WEST, FLORIDA



LOCAT

SITE DATA TABLE				
	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	HNC	HNC	HNC	
LOT SIZE	1536 SF	1536 SF	1536 SF	
BUILDING AREA	896 SF	614 SF	855 SF	REDUCED
BUILDING COVERAGE %	58%	40%	56%	REDUCED
IMPERVIOUS COVERAGE	1015 SF	921 SF	855 SF	REDUCED
IMPERVIOUS COVERAGE %	66%	60%	56%	REDUCED
BUILDING HEIGHT	17'-10"	30'-0"	24'-1"	COMPLIES
FRONT SETBACK	1'-10"	10'-0"	1'-10"	UNCHANGED
SOUTHEAST SIDE SETBACK	0'-10"	5'-0"	0'-7"	
NORTHWEST SIDE SETBACK	4'-5"	5'-0"	4'-5"	UNCHANGED
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Melissa:
 I was not able to reach Perry Eng - closed last week. However I had copies of all info they prepared for renovation and first variance. Site data was on first page and I think this is what you ask me to put together. Thanks!

Chit

RECEIVED

614 975 8387

NOV 13 2019

CITY OF KEY WEST
 PLANNING DEPT.

Site Photos

SITE DATA

ZONING DISTRICT: HMDR
 FLOOD ZONE: X
 F.I.R.M. - COMMUNITY #125129; PANEL #1516; SUFFIX "K"; DATED: 02-18-2005
 LEGAL DESCRIPTION: KW G G WATSON SUB I-209 PT LOT 11 SQR 8 TR 13

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, FIFTH EDITION (2014).

THE WORK DEPICTED HEREIN WILL NOT YIELD ADDITIONAL IMPERVIOUS COVERAGE

OCCUPANCY CLASSIFICATION: R3
 CONSTRUCTION TYPE: V

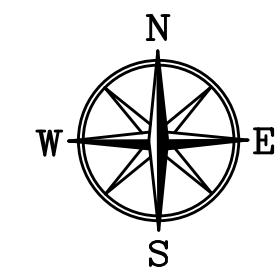
THE FOLLOWING LOADINGS WERE USED:
 WIND LOAD: 180 MPH (ASCE 7-10) EXPOSURE D
 FLOOR LIVE LOAD: 40 PSF

GENERAL NOTES

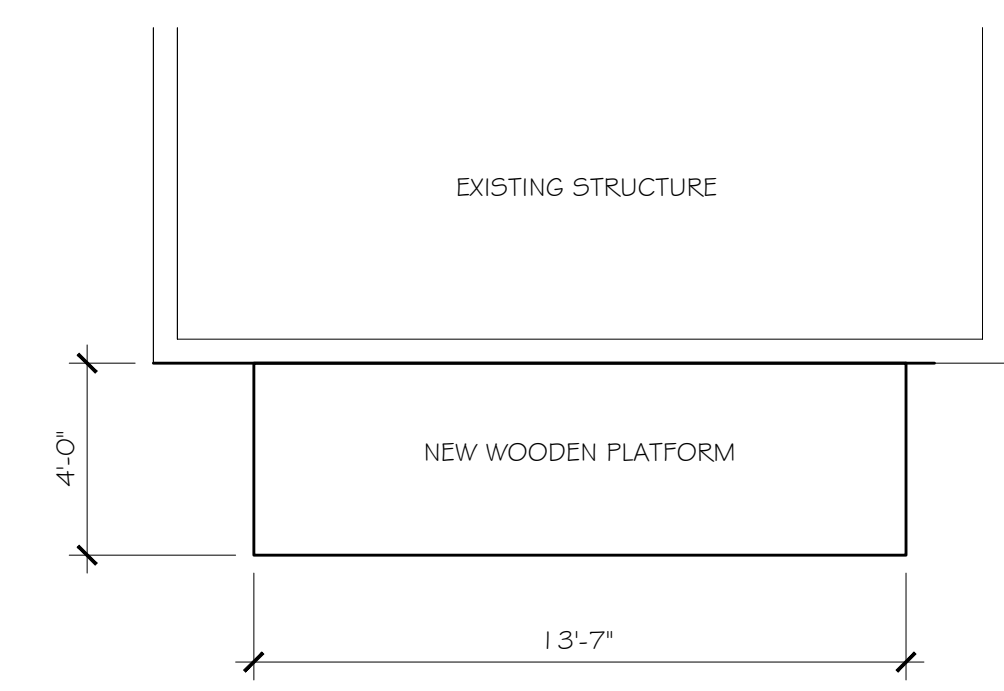
- THESE PLANS ARE FOR THE WORK AT THE LOCATION SO DESIGNATED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
- 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, THE FLORIDA BUILDING CODE, FIFTH EDITION (2014), 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 FLORIDA BUILDING CODE, FIFTH EDITION (2014) 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.

NEW PLATFORM

1222 GRINNELL STREET KEY WEST, FLORIDA

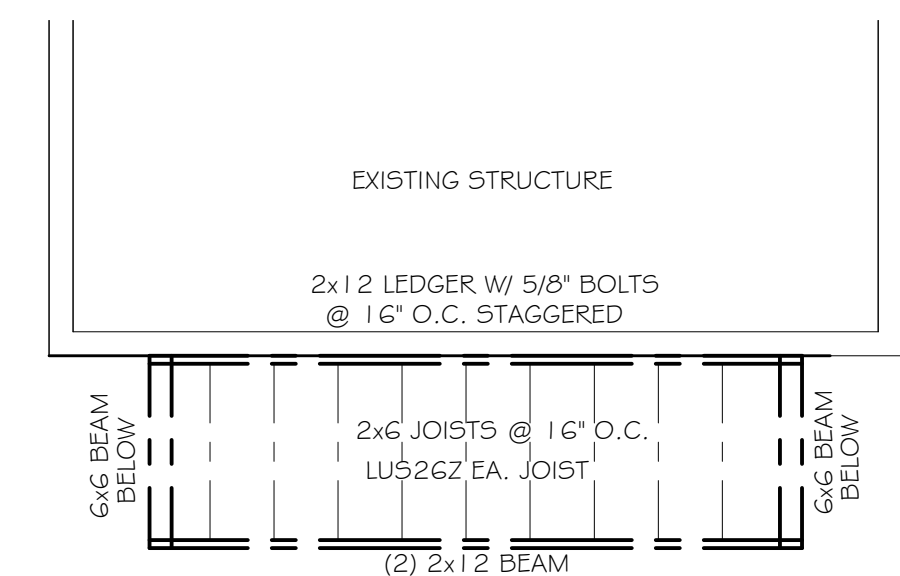


LOCATION MAP



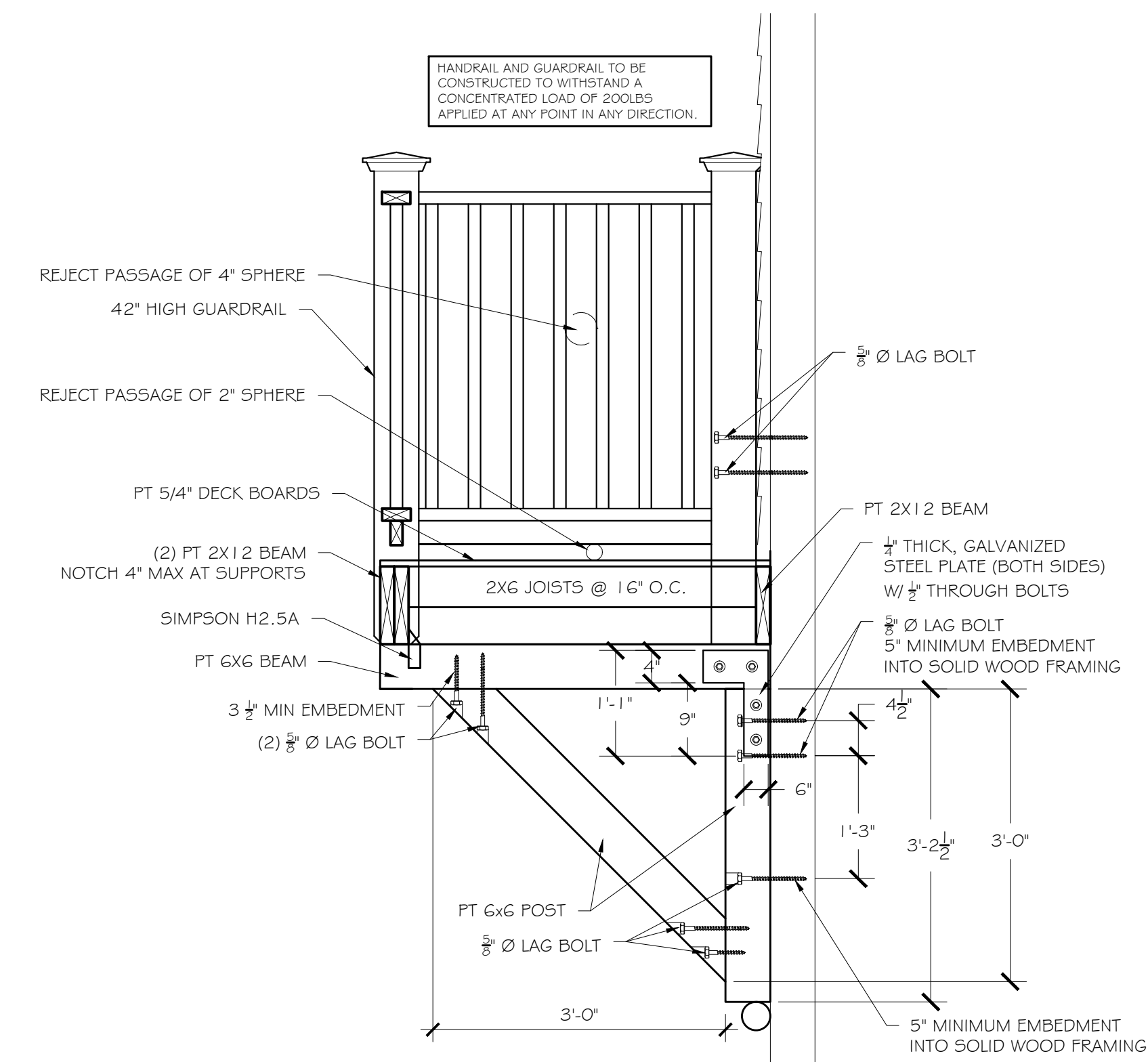
DECK PLAN

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



DECK FRAMING PLAN

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

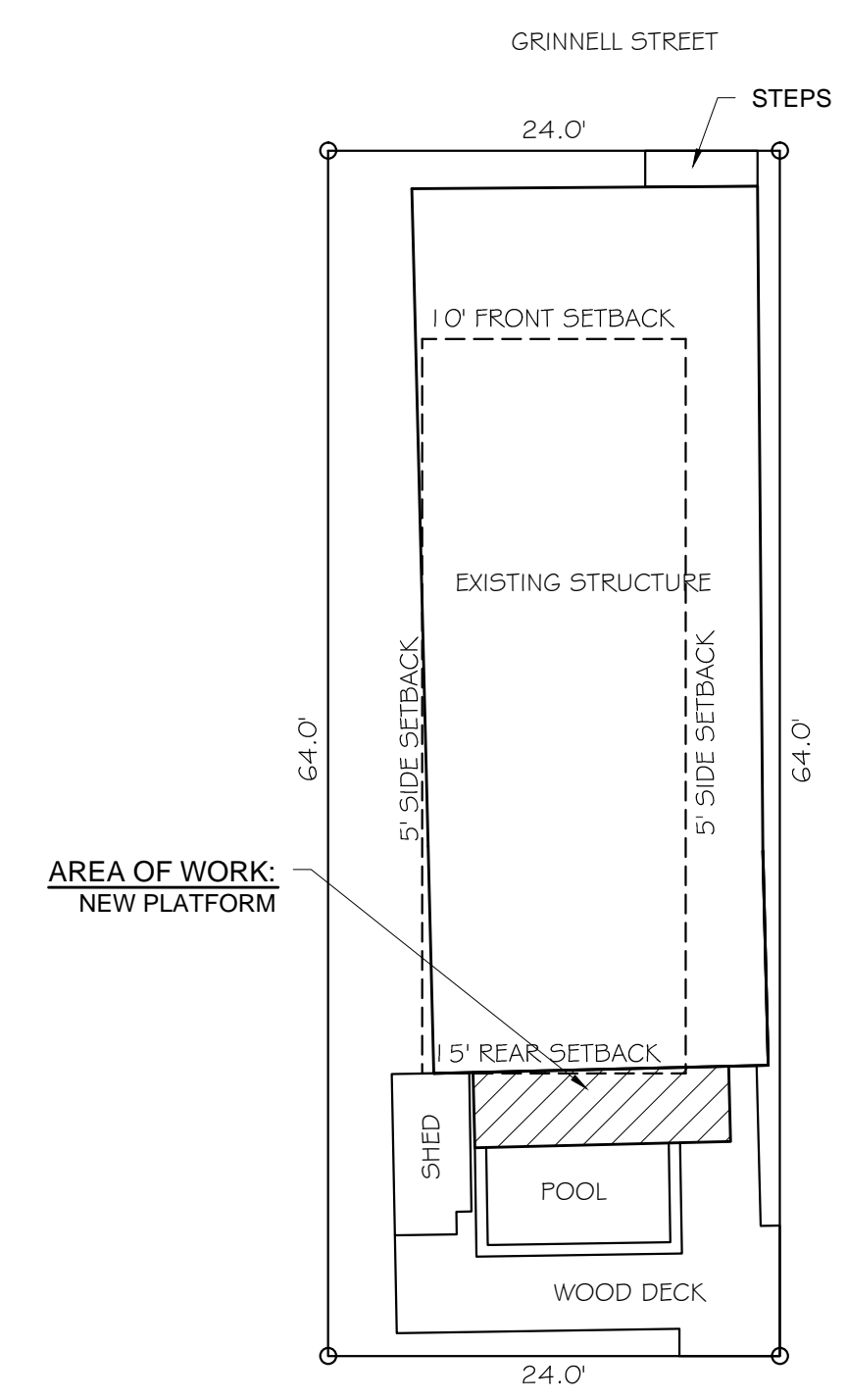


PLATFORM SECTION

SCALE: NTS

WOOD AND FRAMING NOTES

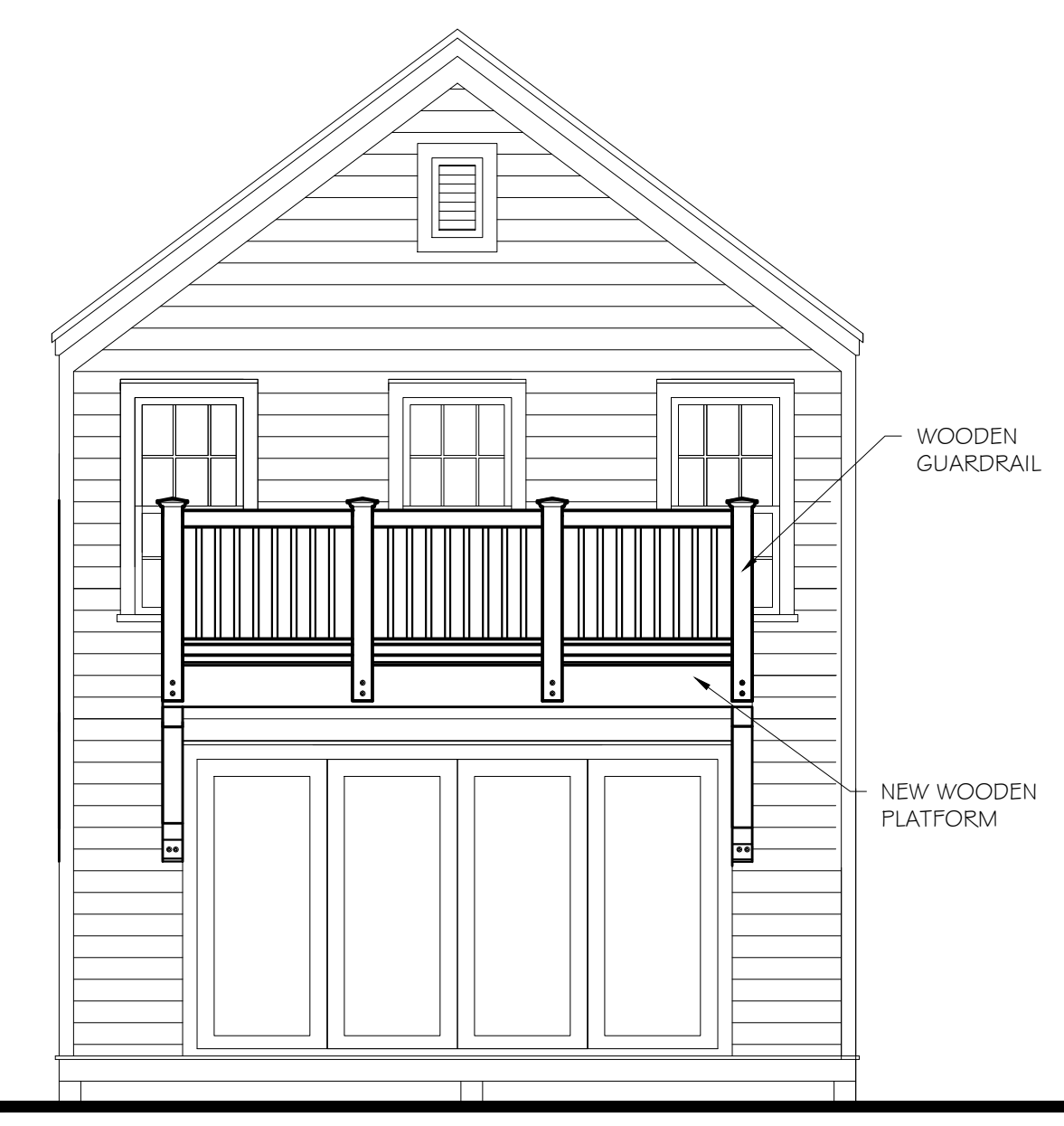
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SITE PLAN

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NOTE: NEW BALCONY IN SETBACK APPROVED BY CITY OF KEY WEST



REAR ELEVATION

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

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PEREZ ENGINEERING
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 CERTIFICATE OF AUTHORIZATION NO. 8879
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 CONCOURSE CENTER
 TAMPA, FLORIDA 33607
 TEL: (813) 579-1616 FAX: (813) 288-0710
 KEY WEST OFFICE
 1010 EAST KENNEDY DRIVE, SUITE 400
 KEY WEST, FLORIDA 33040
 TEL: (805) 293-9440 FAX: (305) 296-0243

PAUL R. SEIMES, P.E.
 Florida P.E. NO. 44137
 February 5, 2016

ORIGINAL	REVISIONS
	1
	2
	3
	4
	5
	6

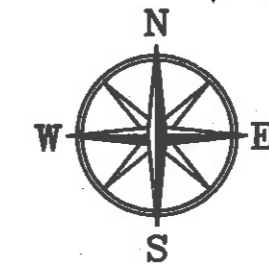
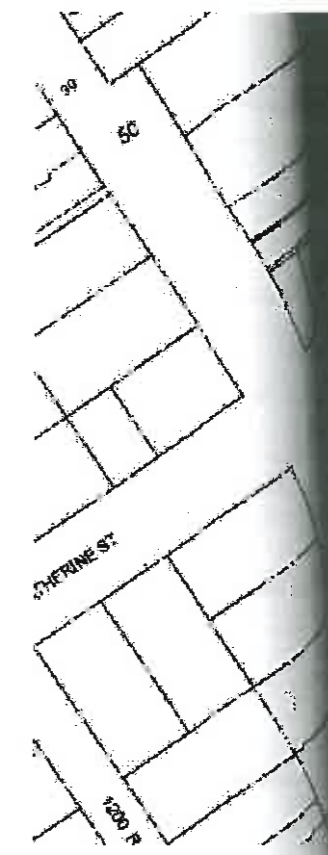
NEW PORCH
 1222 GRINNELL STREET
 KEY WEST, FLORIDA

CHET HAUCK
 P.O. BOX 168
 MILLERSPORT, OH 43046

JOB NO.	BGO
DRAWN	BGO
DESIGNED	BGO
CHECKED	AEP
QC	PRS
SHEET	1 OF 1

RENOVATIONS

1222 GRINNELL STREET KEY WEST, FLORIDA



LOCAT

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Chit

RECEIVED

614 975 8387

NOV 13 2019

CITY OF KEY WEST
 PLANNING DEPT.

Site Photos



2015/02/24 15:09

YARD WASTE



929

2015/02/24 15:09



2015/02/24 15:08



WARNING
at&t
UNDERGROUND
CABLE
CALL 811
BEFORE YOU DIG

2015/02/24 15:08



2015/02/24 15:08



2015/02/24 15:07



2015/02/24 15:07



2015/02/24 15:07

Property Appraiser Information



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

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1032824 Parcel ID: 00032040-000000

Ownership Details

Mailing Address:

HAUCK PATRICIA ANN TRUST AGREEMENT 2/9/2004
PO BOX 168
MILLERSPORT, OH 43046-0168

All Owners:

HAUCK CHESTER J, HAUCK JONATHAN M T/C, HAUCK
PATRICIA ANN TRUST AGREEMENT 2/9/2004

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

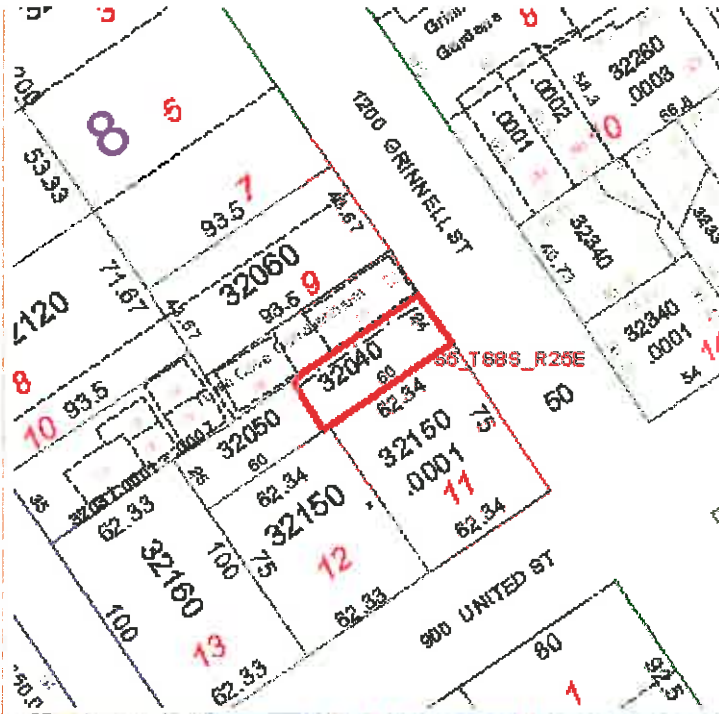
Affordable Housing: No

**Section-Township-
Range:** 05-68-25

Property Location: 1222 GRINNELL ST KEY WEST

Legal Description: KW G G WATSON SUB I-209 PT LOT 11 SQR 8 TR 13 OR162-549-550 OR2177-2424/25
OR2596-1341/44

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	24	64	1,536.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1230
 Year Built: 1918

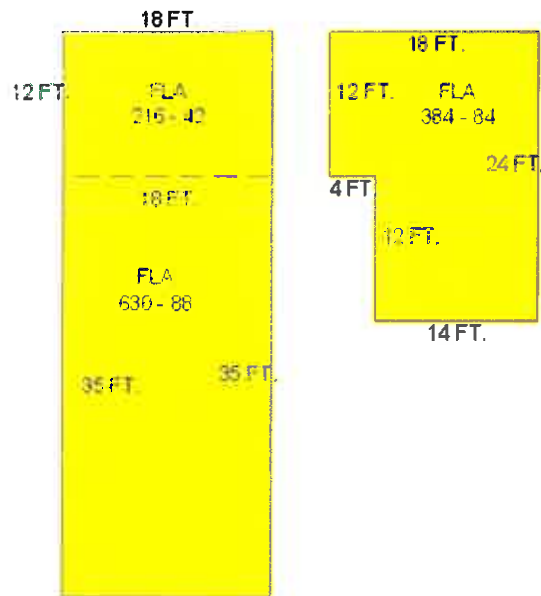
Building 1 Details

Building Type R1	Condition E	Quality Grade 550
Effective Age 5	Perimeter 214	Depreciation % 3
Year Built 1918	Special Arch 0	Grnd Floor Area 1,230
Functional Obs 0	Economic Obs 0	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.
Roof Type GABLE/HIP **Roof Cover** METAL **Foundation** WD CONC PADS
Heat 1 NONE **Heat 2** NONE **Bedrooms** 1
Heat Src 1 NONE **Heat Src 2** NONE

Extra Features:

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	FLA	10:HARDIE BD	1	2014		Y			216

0	FLA	10:HARDIE BD	1	2014	Y			384
1	FLA	10:HARDIE BD	1	1993	N Y	0.00	0.00	630

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PO4:RES POOL	66 SF	11	6	2014	2015	5	50
0	WD2:WOOD DECK	250 SF	0	0	2014	2015	2	40
0	FN2:FENCES	264 SF	44	6	2014	2015	2	30

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	13-2023	05/06/2013	12/16/2014	8,000 Residential	DEMO PORTION OF EXISTING REAR ADDITION, AS PER PLANS.
14-1783	05/08/2014	12/16/2014	8,500		BUILD 6X11 POOL AT REAR
14-1777	05/08/2014	12/16/2014	8,500		BUILD DECK AT REAR AROUND POOL 250 SF
14-1788	05/08/2014	12/16/2014	0		BUILD NEW 6'H PICKET FENCE AT REAR 44LF
13-2370	06/04/2013	12/16/2014	8,500		INSTALL FOOTERS AND PIERS PER PLANS
13-2885	07/12/2013	12/16/2014	3,500		INSTALL 6 SQRS OF VCRIMP
13-2880	07/12/2013		85,000		RENOVATE EXISTING STRUCTURE
13-4420	10/21/2013	12/16/2014	5,500		REPLACE EXISTING METAL SHINGLES WITH METAL SHINGLES
13-2882	07/12/2013	12/16/2014	6,800		WIRE UP ENTIRE HOUSE TO CODE PER PRINTS

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
2015	188,003	11,942	396,578	596,523	307,490	0	596,523
2014	12,204	0	166,868	179,072	179,072	0	179,072
2013	14,218	0	195,223	209,441	209,441	0	209,441
2012	71,878	0	133,754	205,632	205,632	0	205,632
2011	70,772	0	144,133	214,905	214,905	0	214,905
2010	71,878	0	122,838	194,716	194,716	25,000	169,716
2009	80,202	0	157,198	237,400	237,400	25,000	212,400
2008	70,397	0	274,744	345,141	339,664	25,000	314,664
2007	111,760	0	213,120	324,880	324,666	25,000	299,666
2006	193,658	0	122,880	316,538	316,538	25,000	291,538
2005	139,019	0	130,560	269,579	269,579	0	269,579

2004	109,740	0	95,232	204,972	204,972	0	204,972
2003	88,530	0	35,328	123,858	123,858	0	123,858
2002	72,089	0	35,328	107,417	107,417	0	107,417
2001	61,093	0	35,328	96,421	96,421	0	96,421
2000	61,826	0	26,112	87,938	87,938	0	87,938
1999	67,262	0	19,584	86,846	86,846	0	86,846
1998	58,188	0	25,344	83,532	83,532	0	83,532
1997	55,763	0	23,040	78,804	78,804	0	78,804
1996	41,217	0	23,040	64,257	64,257	0	64,257
1995	29,821	0	23,040	52,861	52,861	0	52,861
1994	26,670	0	23,040	49,710	49,710	0	49,710
1993	26,876	0	23,040	49,916	49,916	0	49,916
1992	26,876	0	23,040	49,916	49,916	0	49,916
1991	26,876	0	23,040	49,916	49,916	0	49,916
1990	27,749	0	15,744	43,493	43,493	0	43,493
1989	16,171	0	15,360	31,531	31,531	0	31,531
1988	14,164	0	12,288	26,452	26,452	0	26,452
1987	13,994	0	8,294	22,288	22,288	0	22,288
1986	14,070	0	8,294	22,364	22,364	0	22,364
1985	13,666	0	5,530	19,196	19,196	0	19,196
1984	12,743	0	5,530	18,273	18,273	0	18,273
1983	12,743	0	5,530	18,273	18,273	0	18,273
1982	13,006	0	4,792	17,798	17,798	0	17,798

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
10/10/2012	2596 / 1341	100,000	<u>WD</u>	<u>38</u>

This page has been visited 17,605 times.

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