

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



To: Chairman and Planning Board Members

From: Nicole Malo, Planner II, LEED GA

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: August 15, 2013

Agenda Item: **Variance - 613 Margaret Street (RE# 00011290-000000; AK# 1011592)** - A request for a rear yard setback for the reconstruction of a dwelling in the HHDR zoning district per Section 90-391, Section 122-630(6)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Request: The applicant is requesting a variance to the rear-yard setback requirements from 20' to 4.5' for the demolition and reconstruction of a rear unit accessory to the principal unit.

Applicant: Carlos Rojas

Property Owner: Richard N. Bascom 2008 Revocable Trust

Location: 613 Margaret Street (RE# 00011290-000000; AK# 1011592)

Zoning: Historic High Density Residential (HHDR) Zoning District

Background:

The property is comprised of a 1.5 story, single family structure and with a second, single family unit in the rear of the property. Neither of the buildings are historically contributing structures. Both units are legally recognized by the city. The existing structure is currently non-conforming to side yard and rear yard setbacks.

The proposed redevelopment eliminates the side yard setback encroachment and reduces the rear yard setback encroachment allowing for life safety access. The site is conforming to all other dimensional requirements.

Relevant HHDR Zoning District Dimensional Requirements: Section 122-630(6)c.			
	Zoning Regulations	Existing Setback	Proposed Setback
Rear	20'	1'	4.5'

Two conditions of approval are proposed based on comments from the DRC meeting (attached). Because the structure is non-conforming to the rear setback requirement, fire safety access is limited; therefore, as a safety precaution the fire marshal's office has requested that no utilities or other structures be placed in the rear and Eastern side yard setback. The engineering division has requested that the applicant install stormwater retention swales in the side and rear yard setbacks and to direct gutter downspouts into swale areas and plant only ground cover vegetation or sod for swale stabilization; and a certificate of appropriateness is required from HARC if the variance is approved.

Process:

Development Review Committee Meeting:

May 23, 2013

HARC:

Pending PB approval

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.**

No special conditions or circumstances exists that are peculiar to the land or structure involved.

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

The nonconforming aspects of the new development are 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.**

Allowing the new construction, as proposed, would confer 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.**

The applicant is not deprived of rights commonly enjoyed by other properties without the variance approval.

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 are the minimum variances that will make possible the continued use of the land, building, or structure. However, the applicant has reasonable use of the property prior to the new construction.

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 the variances does not appear to be injurious to the area involved or detrimental to the public interest and eliminates several structural encroachments that currently create life safety concerns.

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 conforming or nonconforming 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.

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

Based on comments received at the DRC, 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 granting of variances.

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.**

To date the Planning Department has not received any comments from the neighbors, nor is the department aware of any neighborhood concerns.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for variance be **denied**. However, if the Planning Board approves this request, staff suggests the following conditions:

1. That the setback areas on the eastern side and rear yard are maintained in perpetuity for life safety access and no utilities or structures be erected in the area.
2. That a certificate of appropriateness is obtained from HARC.
3. That stormwater retention swales are installed in the side and rear yard setbacks adjacent to the new unit construction and gutter downspouts are directed into swale areas that are planted with ground cover vegetation or sod for swale stabilization. The system must be approved by the City's Engineer and maintained in perpetuity.
4. Conditional approval permit is applied for within 30 days of Planning Board approval.

Draft Resolution

**PLANNING BOARD
RESOLUTION No. 2013-__**

**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD FOR A VARIANCE
APPROVAL FOR PROPERTY LOCATED AT
613 MARGARET STREET (RE# 00011290-
000000; AK# 1011592) IN THE HISTORIC HIGH
DENSITY RESIDENTIAL (HHDR) ZONING
DISTRICT, FOR REAR YARD SETBACK
REQUIREMENTS FOR THE DEMOLITION
AND RECONSTRUCTION OF A SECOND
UNIT PER SECTION 90-391 and SECTION 122-
630 (6)c. OF THE LAND DEVELOPMENT
REGULATIONS OF THE CODE OF
ORDINANCES OF THE CITY OF KEY WEST.**

WHEREAS, Section 122-630 (6)c of the Code of Ordinances provides that the minimum rear yard setback distance for a building is 20 feet from the property line; and

WHEREAS, Section 90-391 of the Land Development Regulations allows aggrieved property owners to request relief from the requirements of the code through the variance process with seven criteria for approval; and

WHEREAS, the applicant requested variances to the in order to demolish and rebuild a second unit structure at the rear of the property; and

_____ Chairman
_____ Planning Director

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on August 15, 2013; 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 variances 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

WHEREAS, the Planning Board finds that the variances granted are the minimum variances

_____ Chairman
_____ Planning Director

that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the granting of the variances 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; 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 variances; 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 variances 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. An approval by resolution of the Key West Planning Board to allow the demolition and reconstruction of a secondary dwelling unit constructed at 4.5' feet from the property line by granting a variance to rear yard setback requirements per plans dated April 13, 2013 attached herein, on property located at 613 Margaret Street (00011290-000000; AK# 1011592) in the HHDR zoning district per Sections 90-391, and Section 122-630(6)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West with the following conditions:

1. That the setback areas on the eastern side and rear yard are maintained in perpetuity for life safety access and no utilities or structures be erected in the area.
2. That a certificate of appropriateness is obtained from HARC.
3. That stormwater retention swales are installed in the side and rear yard setbacks adjacent to the new unit construction and gutter downspouts are directed into swale areas that are planted with ground cover vegetation or sod for swale stabilization. The system must be approved by the City's Engineer and maintained in perpetuity.
4. Conditional approval permit is applied for within 30 days of Planning Board approval.

Section 3. It is a condition of these variances that full, complete, and final application for all conditions of this approval for any use and occupancy for which these variances are wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application or 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.

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

Section 5. These variances do 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 Economic Opportunity. 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 DEO with all exhibits and

applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DEO can appeal the permit or development order to the Florida Land and 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 duly noticed meeting held this 15th day of August, 2013.

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

Richard Klitenick, Planning Board Chairman

Date

Attest:

Donald Leland Craig, AICP, Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman

_____ Planning Director

Application

RECEIVED
APR 24 2013
CITY OF KEY WEST
PLANNING DEPT.

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 613 Margaret Street Key West
2. Name of Applicant Carlos Rojas AIA
3. Applicant is: Owner _____ Authorized Representative X
4. Address of Applicant 2012 Roosevelt Drive
Key West FL 33040
5. Phone # of Applicant 305 292 4870 Mobile# 305 923 3567
6. E-Mail Address Architect KW @ Hotmail . Com
7. Name of Owner, if different than above Richard Bascom
8. Address of Owner 613 Margaret Street Key West
9. Phone # of Owner ~~703~~ (603) 504-5026
10. Email Address Richardbascom @ Yahoo . com
11. Zoning District of Parcel HHDR RE# 000 11290-000000
12. Description-of Proposed Construction, Development, and Use
Replace existing residential unit with
A New one.
13. List and describe the specific variance(s) being requested:
Rear setback From 20' required to
4'-6" to dripline edge or 5' to
exterior wall

RECEIVED
 APR 24 2013

CITY OF KEY WEST
 PLANNING DEPT.

Variance Application
 City of Key West Planning Department
 400 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	HHDR				
Flood Zone	X				
Size of Site	7670 sqft				
Height	30'	26'	25'	No	
Front Setback	10'	10'	10'	↓	
Side Setback	5'	0	5'		
Side Setback	5.8'	5.8'	5.8'		
Street Side Setback	5'	—	—		
Rear Setback	20'	1'	4.5'		Yes
F.A.R	1.0	.5'	.5'		No
Building Coverage	50%	40%	41%		↓
Impervious Surface	60%	63%	60%		
Parking	—				
Handicap Parking	—				
Bicycle Parking	—				
Open Space/ Landscaping	—				
Number and type of units	2 residential				
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 _____ HARC Approval # _____

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



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

17. Will the work be within the dripline (canopy) of any tree on or off the property?

YES _____ NO X

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, Planning Department archives or at 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.**

RECEIVED

APR 24 2013

CITY OF KEY WEST
PLANNING DEPT.



CARLOS OCTAVIO ROJAS AIA
ARCHITECT

613 Margaret Street
Variance Request Information
April 13, 2013

City of Key West
Planning departmental
Key West, Fl 33040



Dear Sir,

In reference to the variance request for 613 Margaret street, below are the responses to the seven standards in subsection (a) for consideration of a variance.

1. There is a special condition or circumstance that exists; The existing building encroaches on the setbacks on two sides. In order to replace the structure in its current location would require two variances. The proposed replacement structure meets the side setback requirement, and also relieves the rear setback from 12" to 4'-6" to the drip edge and 5'-0" to the side of the structure.
2. The condition was not created by the applicant or the current owner. The structure in place was properly permitted by the city and erected by the previous owner of the property.
3. Special privileges not conferred. The variance requested actually alleviates to a great degree the amount and severity of encroachment upon the setbacks. The existing building was properly permitted by the city in 1999 in its current location.
4. Hardship conditions do exist. The structure in place was properly permitted by the city and erected by the previous owner of the property. Now that it needs to be replaced, attempting to meet the rear setback would destroy several trees on the property, encroach upon the historic residence upon the property, encroach upon the existing pool, and destroy the garden.



CARLOS OCTAVIO ROJAS AIA
ARCHITECT

5. Only the minimum variance is granted. There is only one variance item being requested. The side setback is going from 0 feet to the required 5' eliminating a variance item. The rear setback is being requested from 12" to 4'-6" an improvement of 450%. This is measured from the drip line which is the gutter of the eave, necessary for the storm water management plan. The actual setback to the wall of the building is requested at 5'.

6. Not injurious to the public welfare. The proposed project improves the setback conditions and provides for fire department and utility access where currently there is none. The project is bordered by two other private properties and is not injurious to the public welfare.

7. Existing nonconformities of other property shall not be considered as the basis for approval. No other property has been mentioned in this application and no other property is referenced in this application.

Thank You Sincerely,

Carlos O. Rojas, AIA

Verification

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Carlos Rojas, 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:

613 Margaret 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]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this August 12th 2013 by
date

[Signature]
Name of Authorized Representative

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

FL R220-114 69 058-0

[Signature]
Notary's Signature and Seal



Veronica Cleare
Name of Acknowledger typed, printed or stamped

EE 864395
Commission Number, if any

Authorization

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, RICHARD N. BASCOM 2008 REVOCABLE TRUST ^{authorize}
Please Print Name(s) of Owner(s) (as appears on the deed) RICHARD N. BASCOM TRUSTEE

CARLOS ROJAS

Please Print Name of Representative

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

Richard N Bascom

Signature of Owner

Signature of Joint/Co-owner if applicable

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

Name of Authorized Representative

He/She is personally known to me or has presented N.H. Lic as identification.

Pauline McFadden
Notary's Signature and Seal

Name of Acknowledger to be printed and stamped

Commission Number if Notary Public



Deed

RECEIVED

APR 24 2009

**CITY OF KEY WEST
PLANNING DEPT**

Doc# 1733504 03/09/2009 10:17AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

03/09/2009 10:17AM
DEED DOC STAMP CL: TRINA \$0.70

Prepared by and return to:
Frank F. Harding, Esq.
Attorney at Law
Frank F. Harding, Attorney at Law
P.O. Box 3392
Jupiter, FL 33469
561-339-6088
File Number: 3-09 BASCOM
Will Call No.:

Doc# 1733504
Bk# 2403 Pg# 414

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this ^{2ND} day of MARCH, 2009 between Richard N. Bascom, a married man whose post office address is P.O. Box 1444, Claremont, NH 03743, grantor, and Richard N. Bascom, Trustee of the Richard N. Bascom 2008 Revocable Trust whose post office address is P.O. Box 1444, Claremont, NH 03743, 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 TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Monroe County, Florida to-wit:

Parcel I

On the Island Of Key West and known as part of Lot 3 and 4 in Square 57, according to William A. Whitehead's Map of said Island delineated in February 1829, more particularly described as follows: Commencing at a point on Margaret Street, distant 154 feet from the corner of Margaret and Southard Streets and running thence along Margaret Street in a Southeasterly direction 59 feet; thence at right angles in a Northeasterly direction 130 feet; thence at right angles, in a Northwesterly direction 59 feet; thence at right angles in a Southwesterly direction 130 feet to the Point of Beginning.

PARCEL II

On the Island Of Key West and known on William A. Whitehead's Map of said Island delineated in February 1829, as a part of Lot 3 in Square 57, more particularly described as follows: Commencing at the Easterly right-of-way line of Margaret Street and the Southerly right-of-way Line of Southard Street; thence in a northeasterly direction along said Southerly Right-Of-Way Line of Southard Street for 102.60 Feet; thence at a right angle and in a Southeasterly direction for 101.00 feet; thence at a right angle and in a Southwesterly direction for 3.10 feet; thence at a right angle and in a Southeasterly direction for 49.00 feet to the Point of Beginning; thence continue in a Southeasterly direction for 4.21 feet to a concrete block wall; thence at a right angle and in a Northeasterly direction along the said concrete block wall for 30.01 feet; thence at a right angle and in a Northwesterly direction for 4.21 feet; thence at a right angle and in a Southwesterly direction for 30.01 feet to the Point of Beginning.

Parcel Identification Number: 00011290-000000

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is as set forth above.

The Grantee, as trustee, has the full power and authority to protect, conserve, sell, convey, lease, encumber, and to otherwise manage and dispose of said real property pursuant to F.S. 689.071.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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:

[Signature]
Witness Name: Krista Vias
[Signature]
Witness Name: H. West

[Signature] (Seal)
Richard N. Bascom

RECEIVED
12 13 2013
CITY OF KEY WEST
PLANNING DEPT.

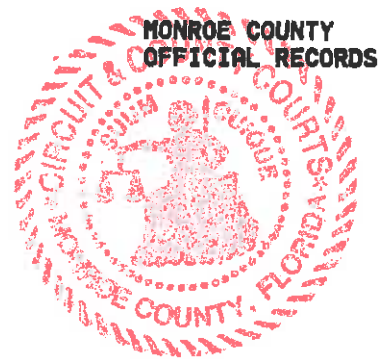
State of New Hampshire
County of Sullivan

The foregoing instrument was sworn to and acknowledged before me this 2 day of March, 2013 by Richard N. Bascom, who is personally known or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public
Printed Name: Melissa Murphy
My Commission Expires: Dec 18 2013



STATE OF FLORIDA
COUNTY OF MONROE
This Copy is a True Copy of the Original on File in this Office. Witness my hand and Official Seal.

This 12th day of April
A.D., 20 13

[Signature]
AMY HEAVILAN
Clerk Circuit Court
D.C.

Return to: (enclose self addressed stamped envelope)

Name: Keys Title & Abstract Co.
631 Whitehead Street
Address: Key West, FL 33040

MONROE COUNTY
OFFICIAL RECORDS
FILE #1024171
BK#1476 PG#245
RCD Sep 18 1997 11:07AM
DANNY L KOLHAGE, CLERK
DEED DOC STAMPS 3710.00
09/18/1997 DEP CLK

This Instrument Prepared by:

Address: "SAME"

Grantee Name and S.S. #:

Grantee Name and S.S. #:

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

This Indenture,

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 15th day of September A. D. 19 97
Between ****MICHAEL L. COCHRAN and TRACY O. COCHRAN, his wife****

of the County of Monroe in the State of FL
party of the first part, and ****RICHARD BASCOM, a married man****

whose address is: P.O. Box 1444 Claremont, N.H. 03743

of the County of _____ in the State of New Hampshire
party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATION Dollars, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Monroe, State of Florida, to wit:

****SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF****

SUBJECT TO: Taxes for the year 1997 and subsequent years.
SUBJECT TO: Conditions, limitations, easements and restrictions of record.

Property Appraiser's Parcel Identification Number: 1129

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

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:




MICHAEL L. COCHRAN L.S.

W.A. Perkins, III


TRACY O. COCHRAN L.S.



L.S.

YATES, DONALD E

L.S.

RECEIVED
CITY OF KEY WEST
PLANNING DEPT.

RECEIVED

CITY OF KEY WEST
PLANNING DEPT.

SCHEDULE "A"

On the Island Of Key West and known as a part of Lot 3 and 4 in Square 57, according to William A. Whitehead's Map of said Island delineated in February 1829, more particularly described as follows:

COMMENCING at a point on Margaret Street, distant 154 feet from the corner of Margaret and Southard Streets and running thence along Margaret Street in a Southeasterly direction 59 feet; thence at right angles in a Northeasterly direction 130 feet; thence at right angles in a Northwesterly direction 59 feet; thence at right angles in a Southwesterly direction 130 feet to the Point of Beginning.

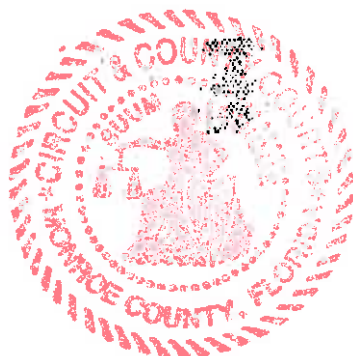
FILE #1024171
BK#1476 PG#247

LESS AND EXCEPT

On the Island of Key West, known on William A. Whitehead's map of said Island delineated in February, A.D. 1829, as a part of Lot 3, Square 57, being more particularly described as follows:

COMMENCE at the Southeast corner of Southard Street; thence South 45 degrees 00'00" East along the Northerly right-of-way boundary line of Margaret Street for 154 feet to the Point of Beginning; thence continue bearing South 45 degrees 00'00" East along the aforesaid Northerly right-of-way line of Margaret Street for a distance of 1.09 feet to a point; thence North 44 degrees 56'45" East for a distance of 100.00 feet to a point; thence North 45 degrees 00'00" West for a distance of 1.09 feet to a point; thence South 42 degrees 56'45" West for a distance of 100 feet back to the point of beginning.

MONROE COUNTY
OFFICIAL RECORDS



STATE OF FLORIDA
COUNTY OF MONROE

This Copy is a True Copy of the
Original on File in this Office. Witness
my hand and Official Seal.

This 12th day of April

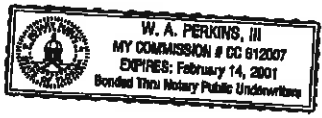
A.D., 20 13

AMY HEAVLIN
Clerk Circuit Court

Victoria C. Garico
By D.C.

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 15th day of
September, 19 97, by MICHAEL L. COCHRAN and TRACY O. COCHRAN,
who is personally known to me or who has produced personally known
as identification and who did (did not) take an oath.



[Signature]
Signature
W. A. Perkins, III
Printed Name
Notary Public
Title
Serial #, if Any

FILE #1024171
BK#1476 PS#246

State of Florida
County of

The foregoing instrument was acknowledged before me this _____ day of
_____, 19 _____, by _____,
who is personally known to me or who has produced _____
as identification and who did (did not) take an oath.

Signature

Printed Name

Title

Serial #, if Any

TITELANK REGISTERED U. S. PATENT OFFICE
TITELANK PRINT, PUBLISHERS, RUTLAND, VT. 05702
FORM 1104 (Statutory Form) REV 11/91

Abstract of Description

TO

Date

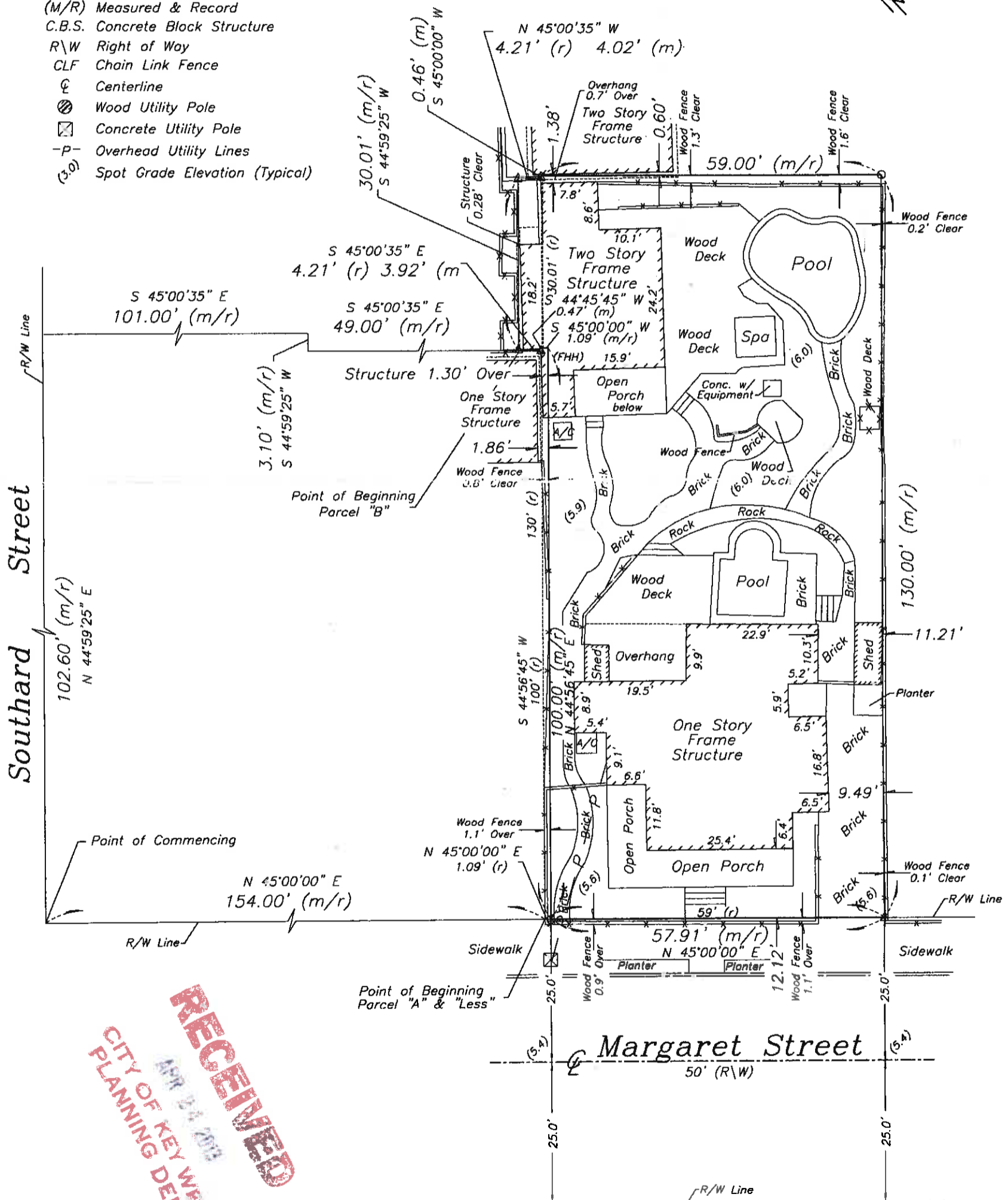
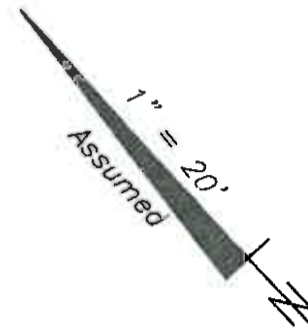
ABSTRACT OF DESCRIPTION

Survey

Boundary Survey Map of part of Lots 3 & 4, Square 57, of Wm. Whitehead's Map of the Island of Key West

LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (FHH)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- (30) Spot Grade Elevation (Typical)



RECEIVED
 APR 24 2013
 CITY OF KEY WEST
 PLANNING DEPT.

Sheet One of Two Sheets

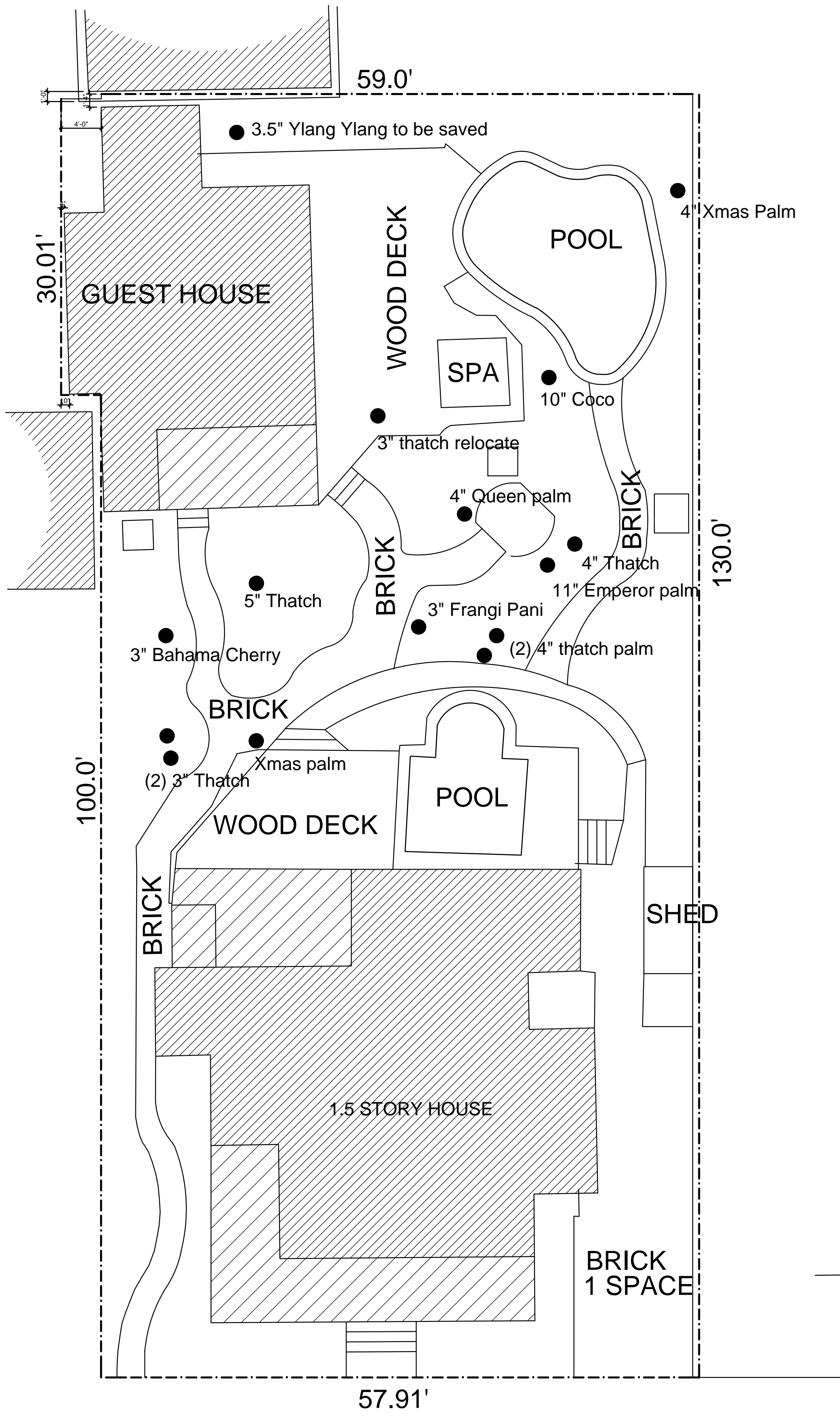
J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298

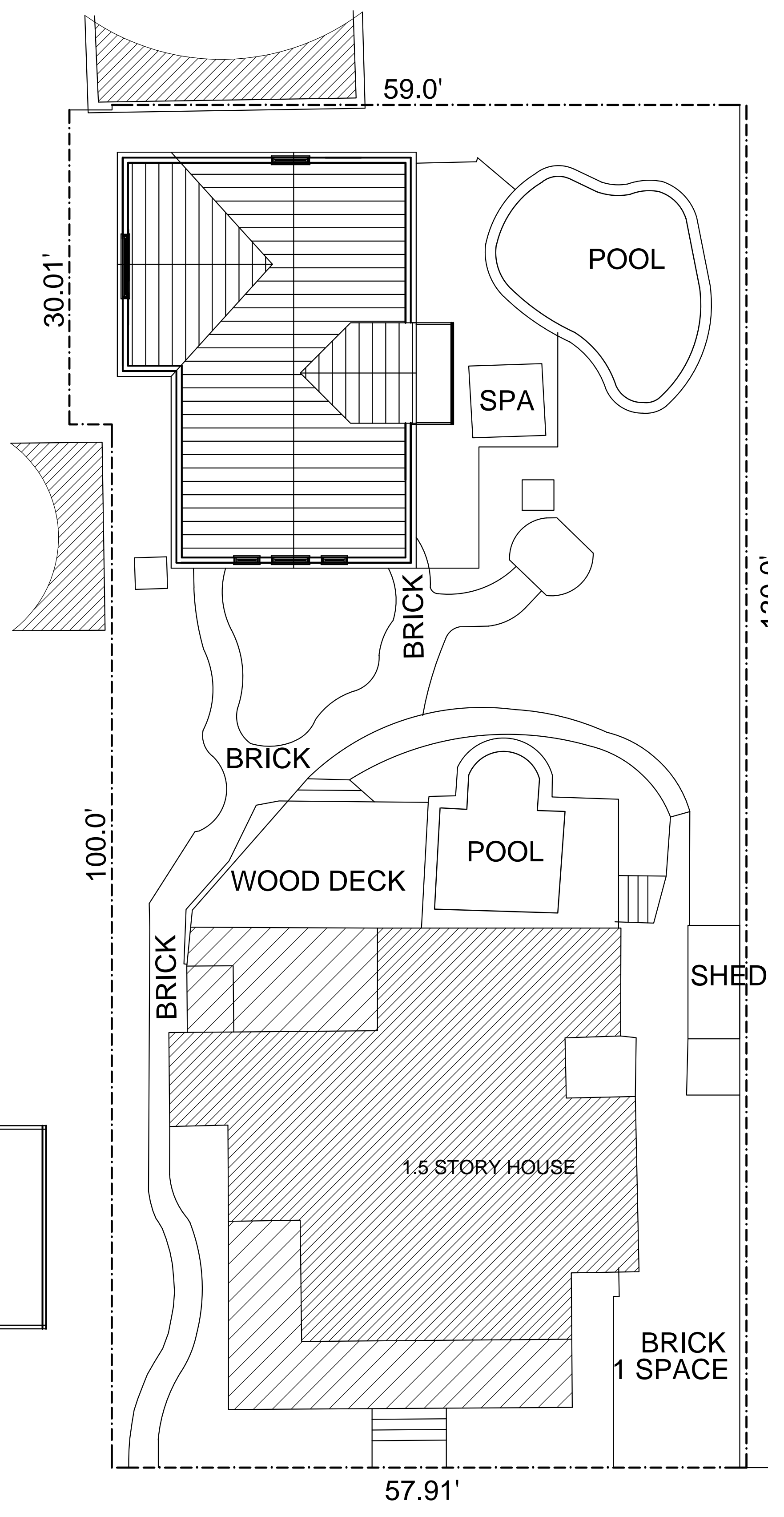
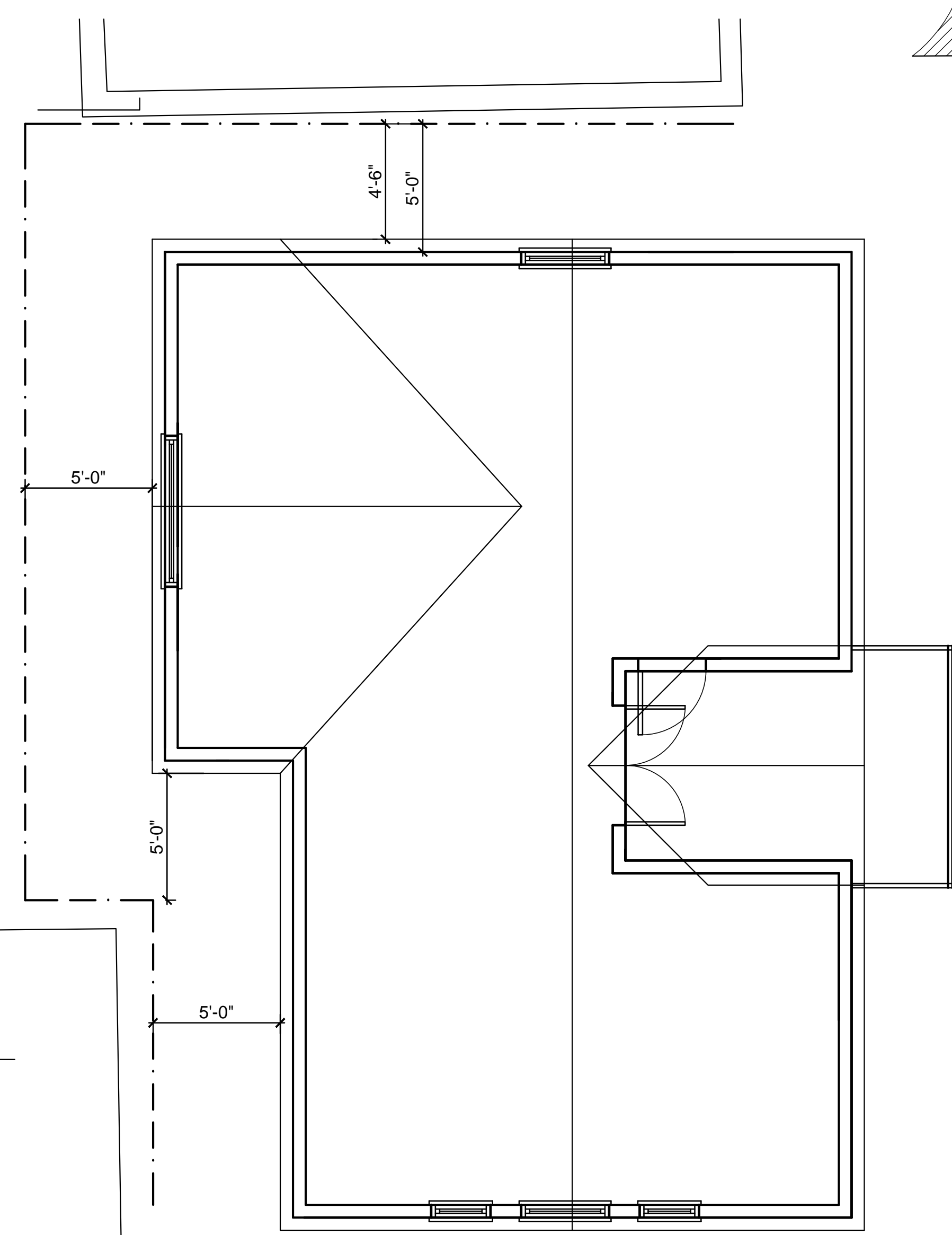
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

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

Site Plans



SITE -DATA	
LAND USE (ZONING) DISTRICT: HHDR	
FLOOD ZONE: X	
GROSS AREA: 7670 SQ. FT	
EXISTING	
HOUSE, OVERHANGS, PORCHES=	2471.5 SF
DECKS, WALKS, POOLS =	2413.1 SF
TOTAL	4884.6 SF
63% LOT COVERAGE	
PROPOSED	
HOUSE, OVERHANGS, PORCHES=	2520.5 SF
DECKS, WALKS, POOLS =	2081.0 SF
TOTAL	4601.5 SF
60% LOT COVERAGE	



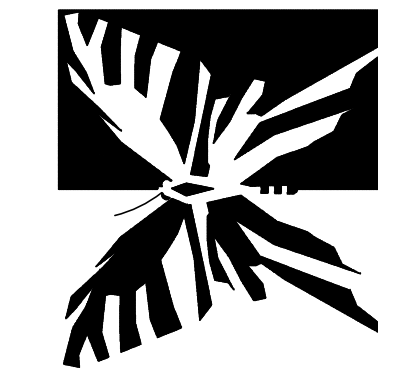
MARGARET ST

MARGARET ST

EXISTING
1/8" = 1'-0"

SETBACK PLAN
1/4" = 1'-0"

PROPOSED
1/8" = 1'-0"

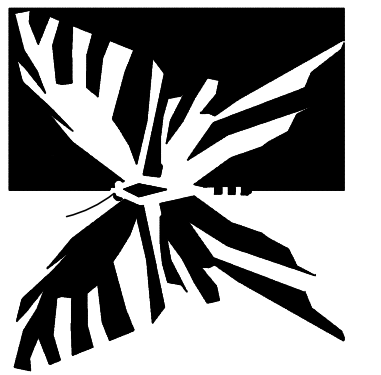


Carlos O. Rojas, Jr.
AR 0016754
2012 Roosevelt Drive
Key West, FL 33040
(305) 923-3567
Architect@CWRJW.com

Carlos O. Rojas, Jr. Architect
613 Margaret Street
Key West, Florida

Project Number
20121120
Date
4/13/13
Drawn By
COR

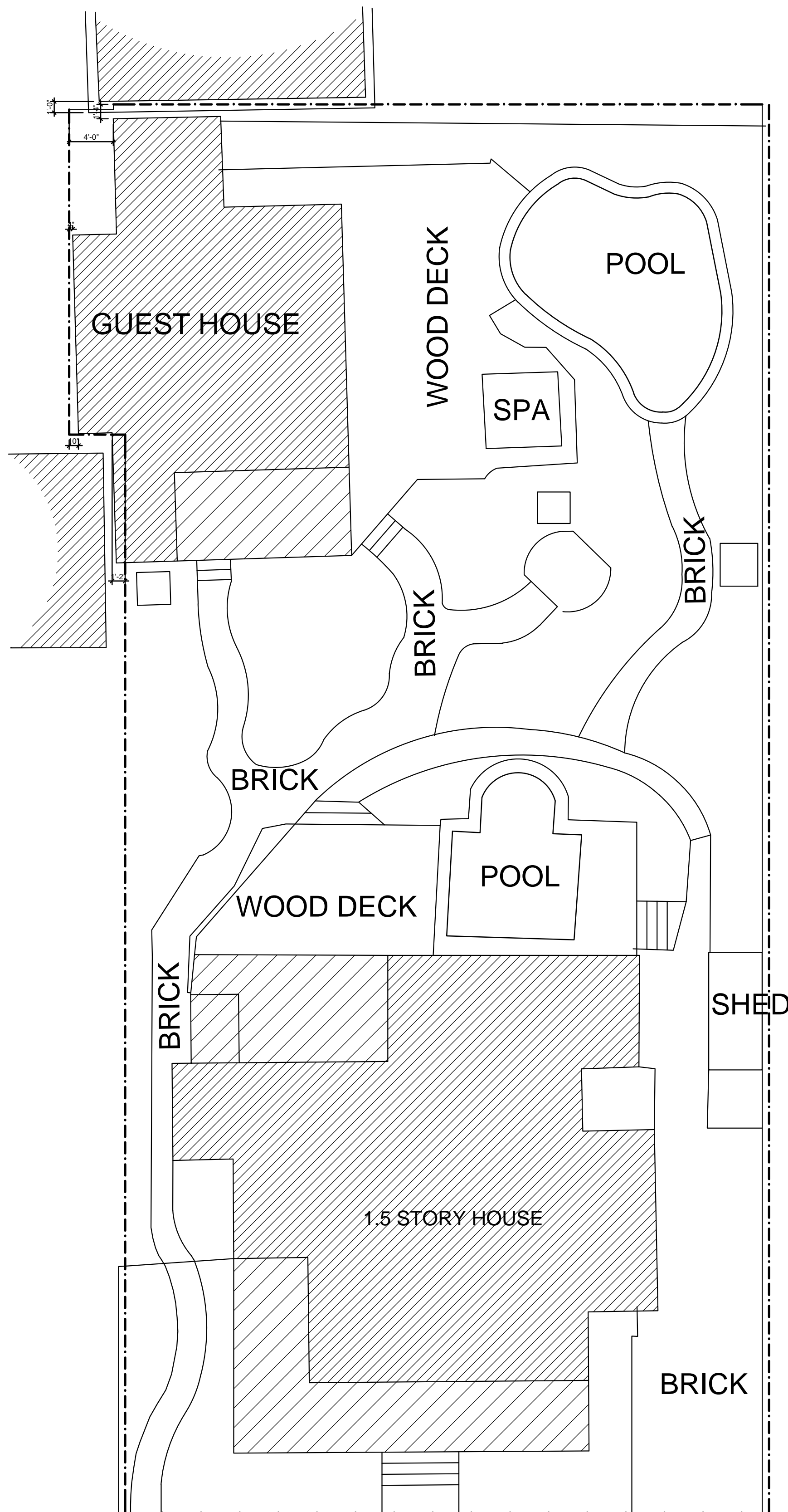
C1



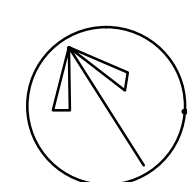
Carlos O. Rojas, Jr.
 AR 0016754
 2012 Roosevelt Drive
 Key West, FL 33040
 (305) 923-3567
 ArchitectKW@hotmail.com

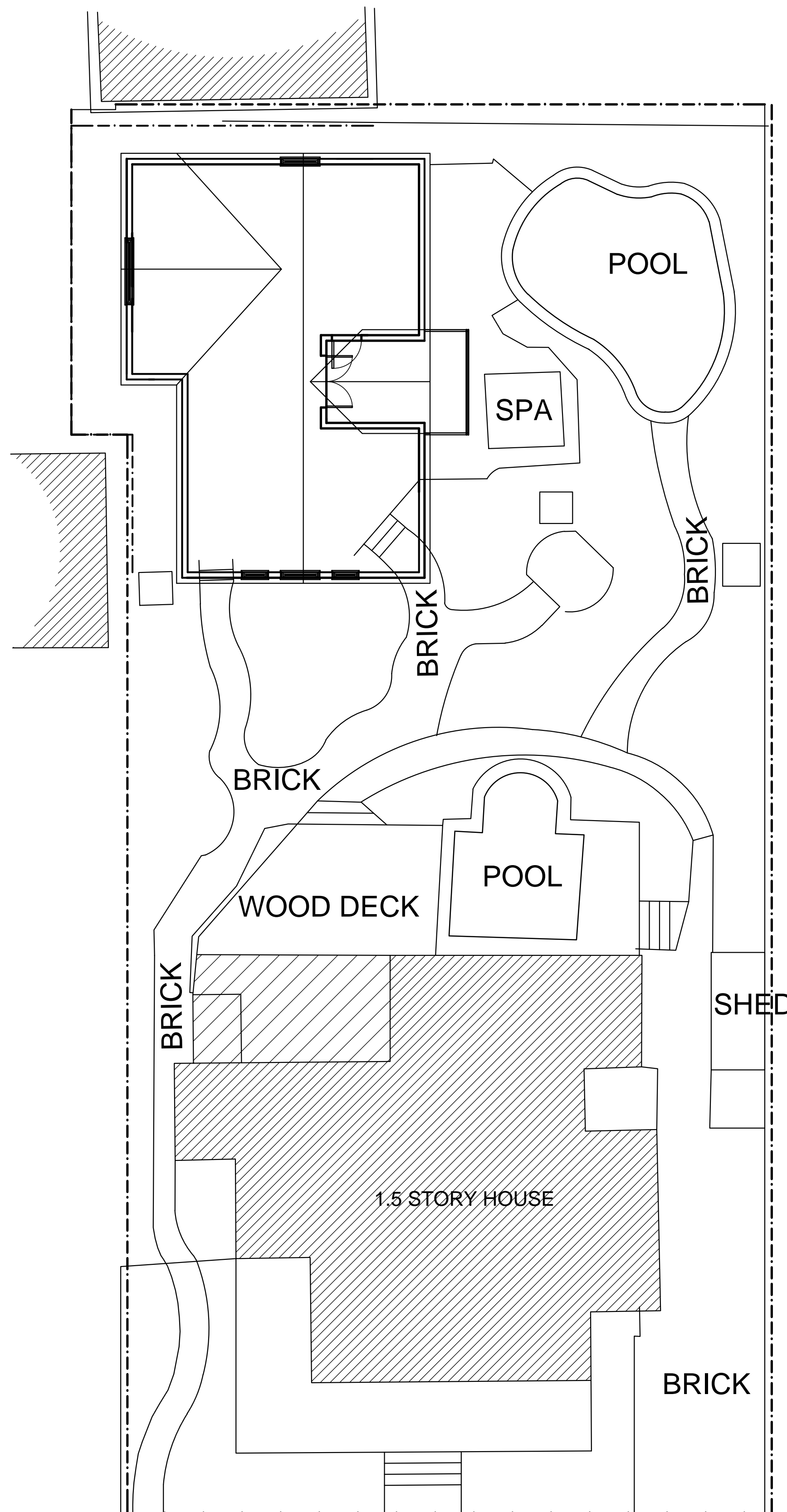
Carlos O. Rojas, Jr. Architect
 613 Margaret Street
 Key West, Florida

Project Number
 20121120
 Date
 2/12/13
 Drawn By
 COR

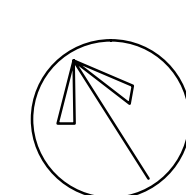


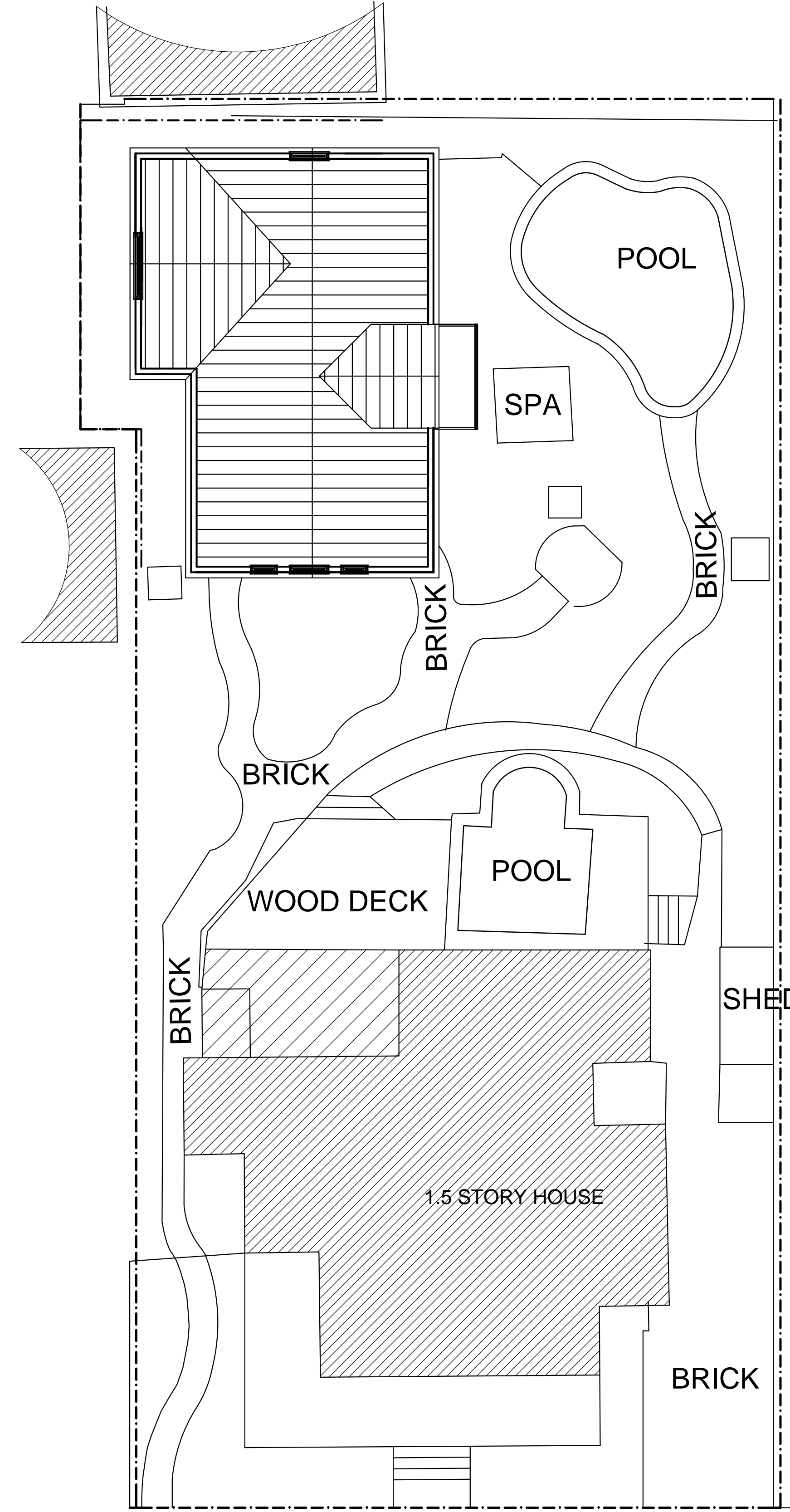
MARGARET ST

 **EXISTING**
 1/8" = 1'-0"

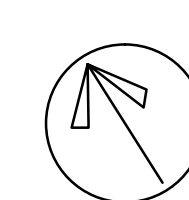


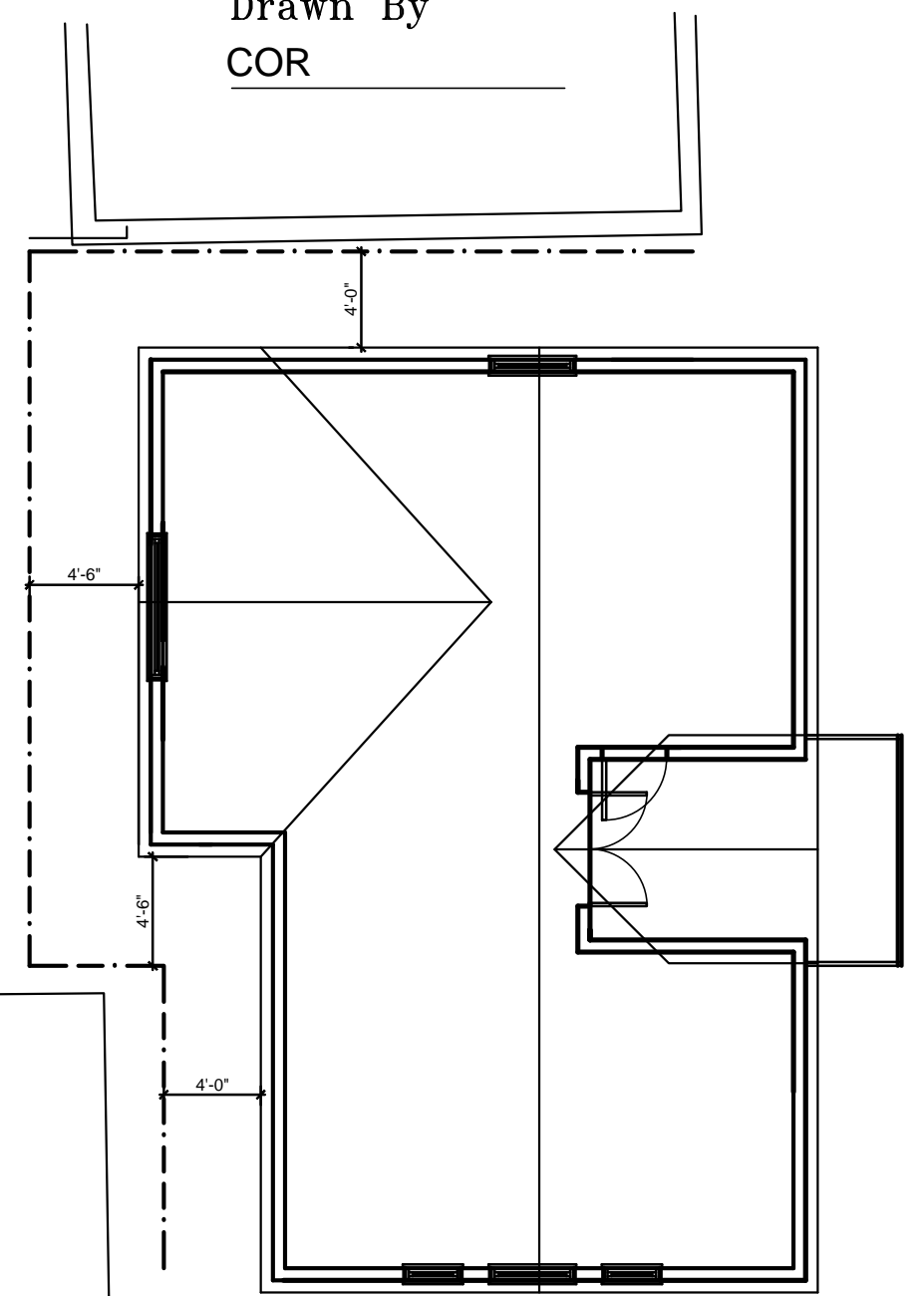
MARGARET ST

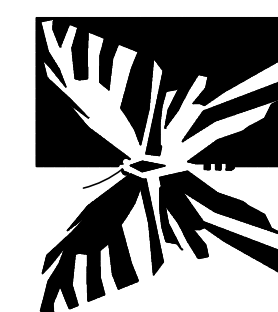
 **TRANSITION**
 1/8" = 1'-0"



MARGARET ST

 **PROPOSED**
 1/8" = 1'-0"



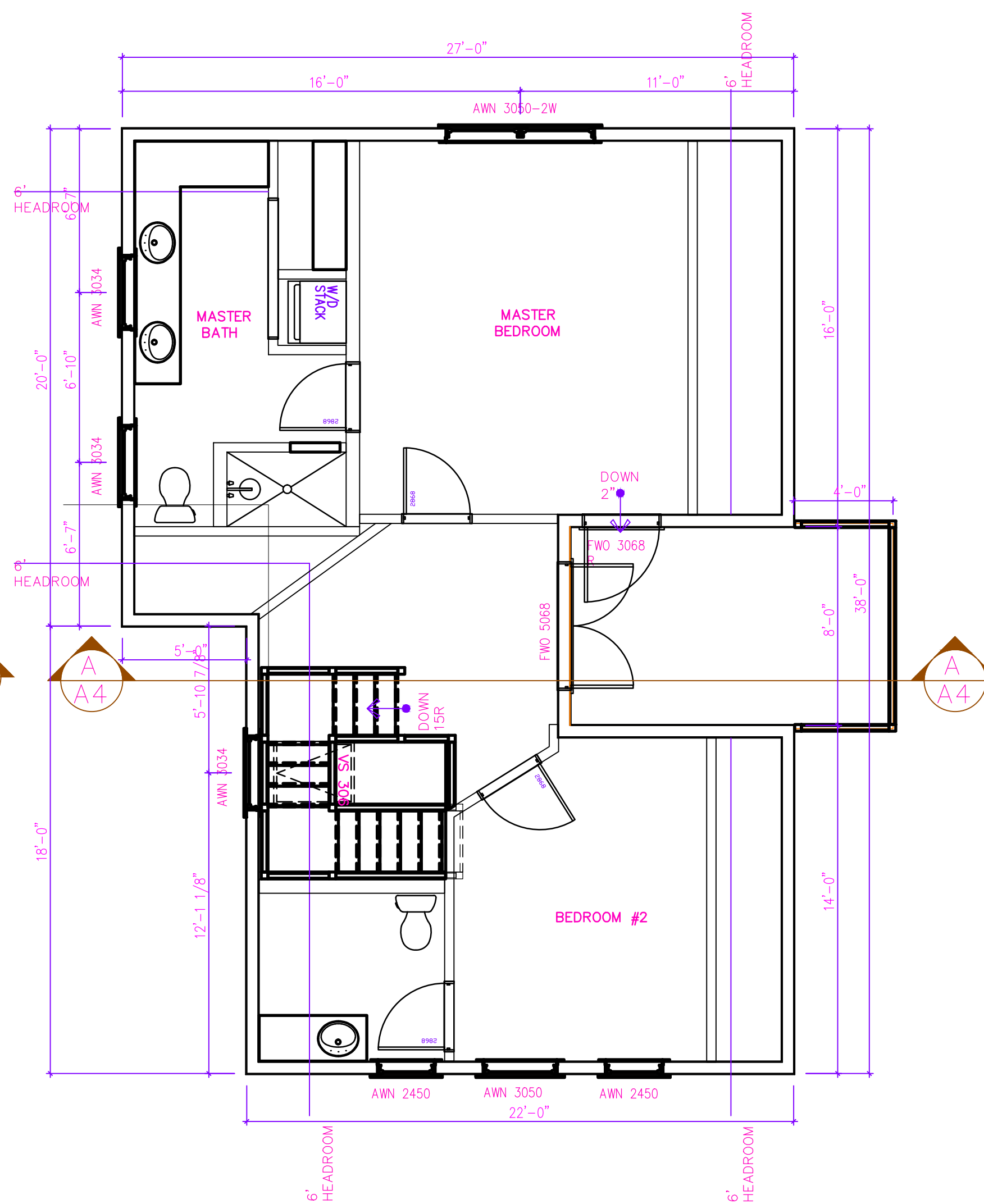
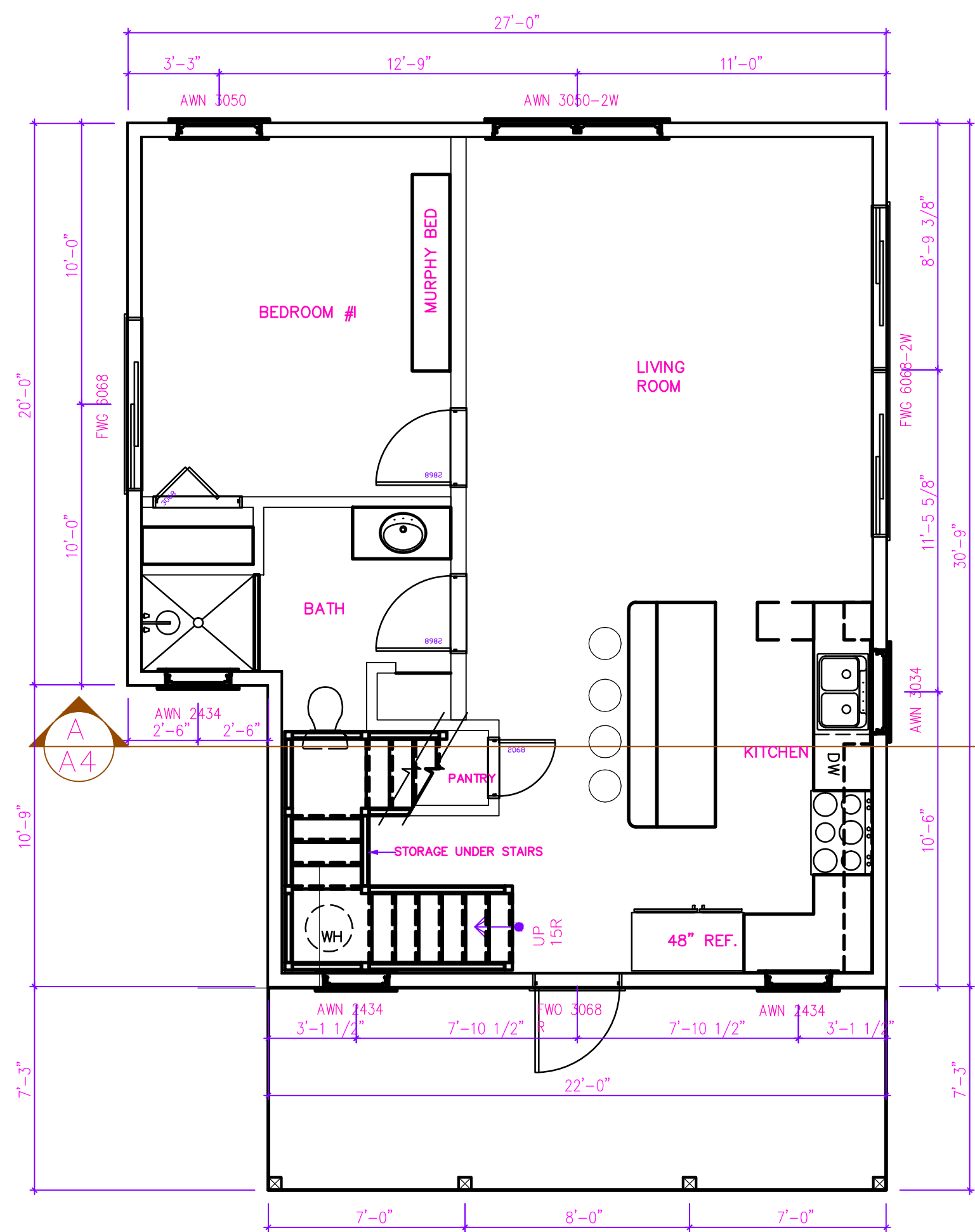


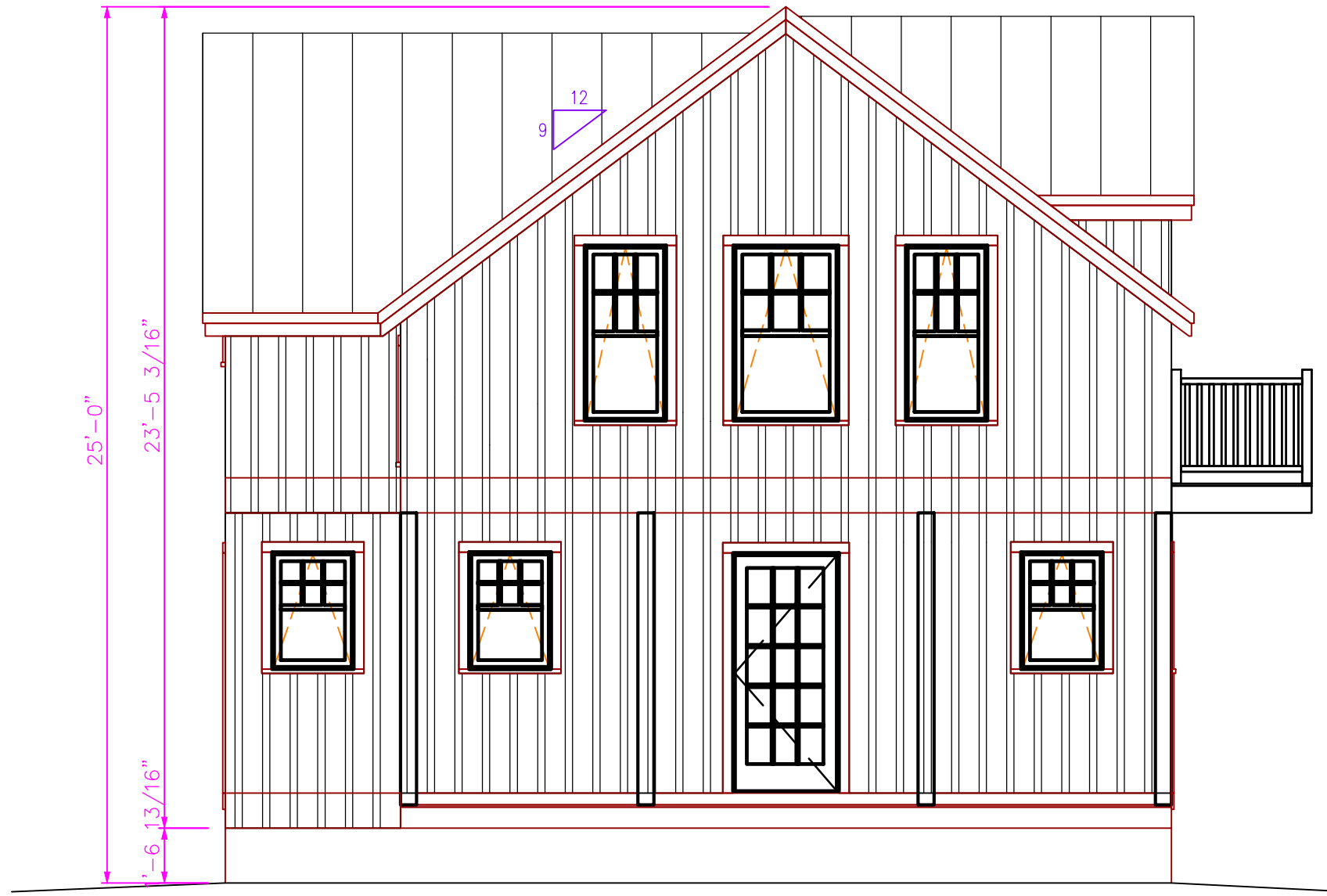
Carlos O. Rojas, Jr.
 AR 0016754
 2012 Roosevelt Drive
 Key West, FL 33040
 (305) 923-3567
 ArchitectKW@hotmail.com

Carlos O. Rojas, Jr. Architect 613 Margaret Street Key West, Florida

Project Number
 20121120
 Date
 2/12/13
 Drawn By
 COR

A1





FRONT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

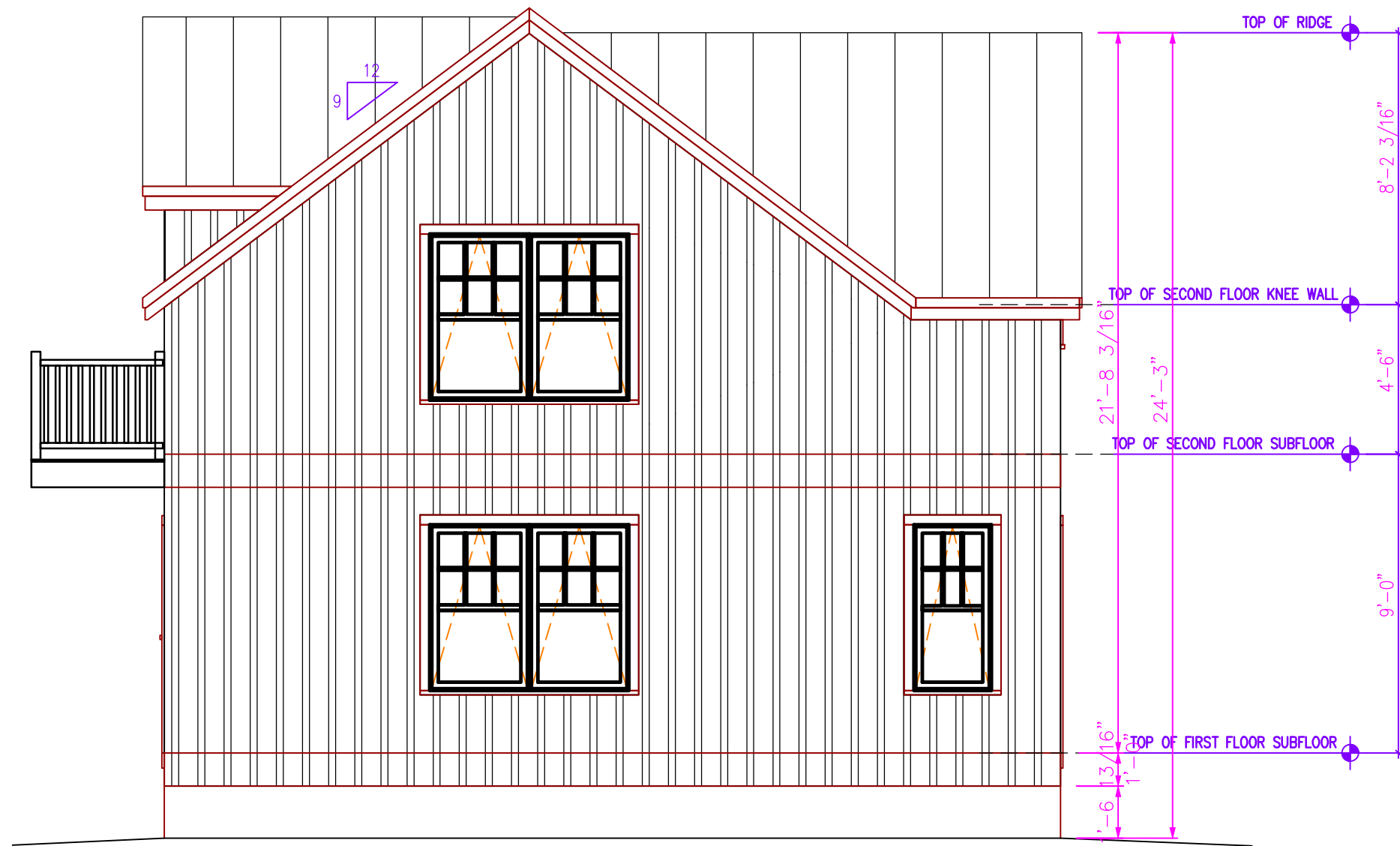


Carlos O. Rojas, Jr.
AR 0016754
2012 Roosevelt Drive
Key West, FL 33040
(305) 923-3567
ArchitectKW@hotmail.com

Carlos O. Rojas, Jr. Architect
613 Margaret Street
Key West, Florida

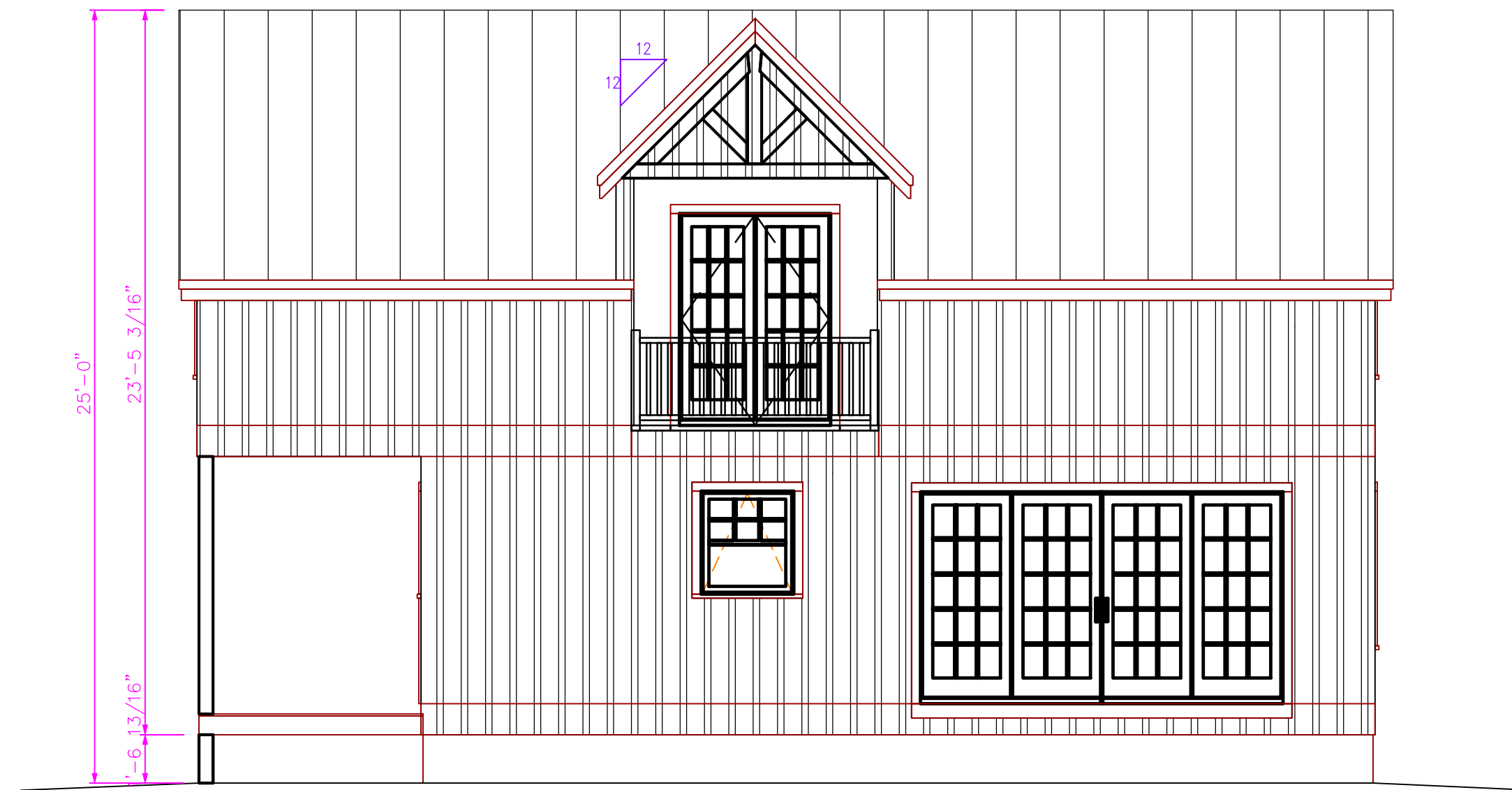
Project Number
20121120
Date
11/20/12
Drawn By
COR

A2



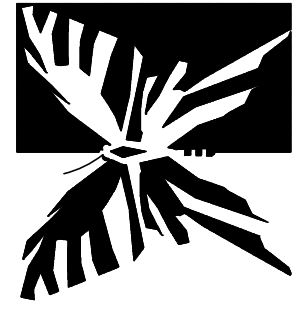
REAR ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

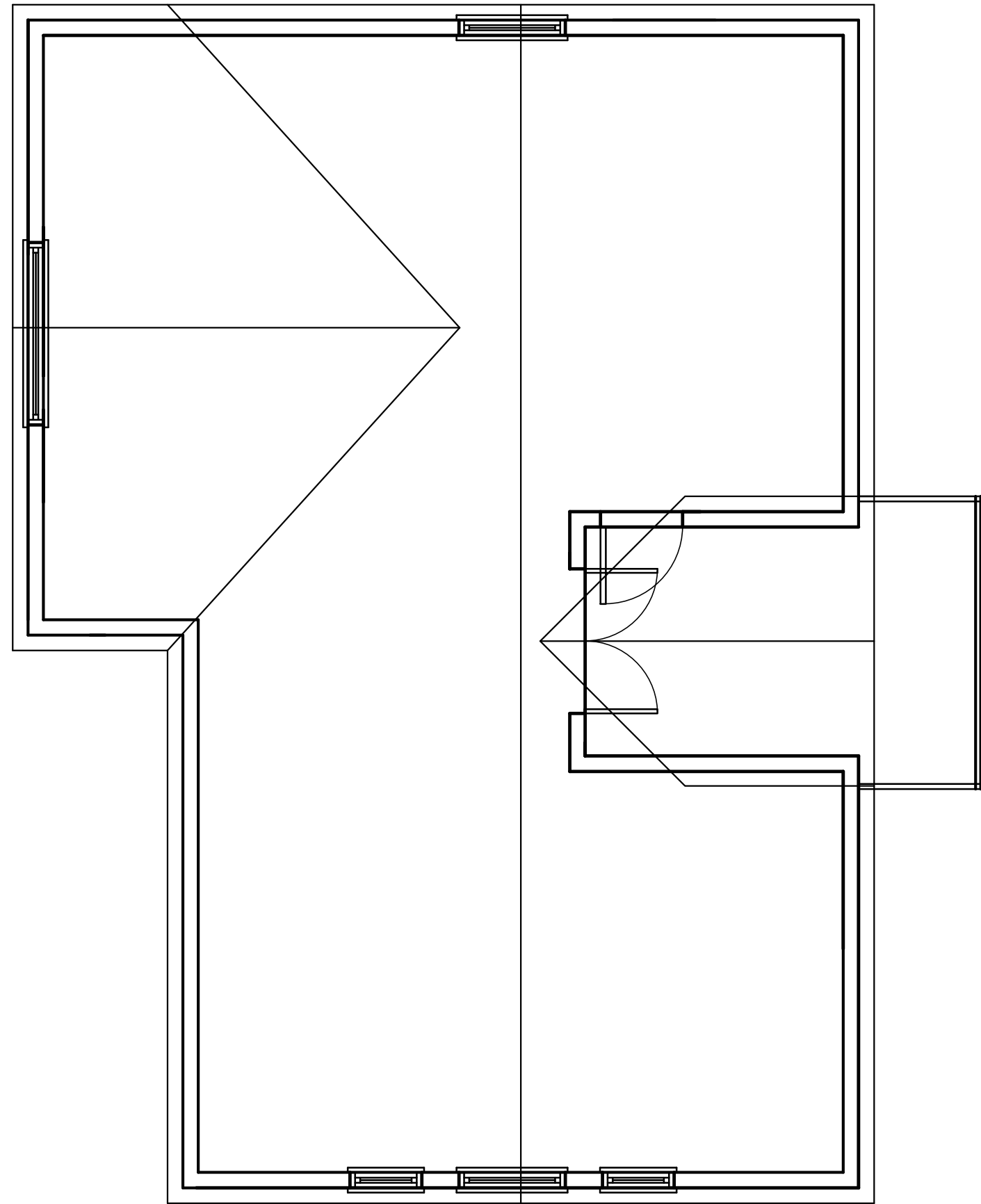


Carlos O. Rojas, Jr.
AR 0016754
2012 Roosevelt Drive
Key West, FL 33040
(305) 923-3567
ArchitectKW@hotmail.com

Carlos O. Rojas, Jr. Architect
613 Margaret Street
Key West, Florida

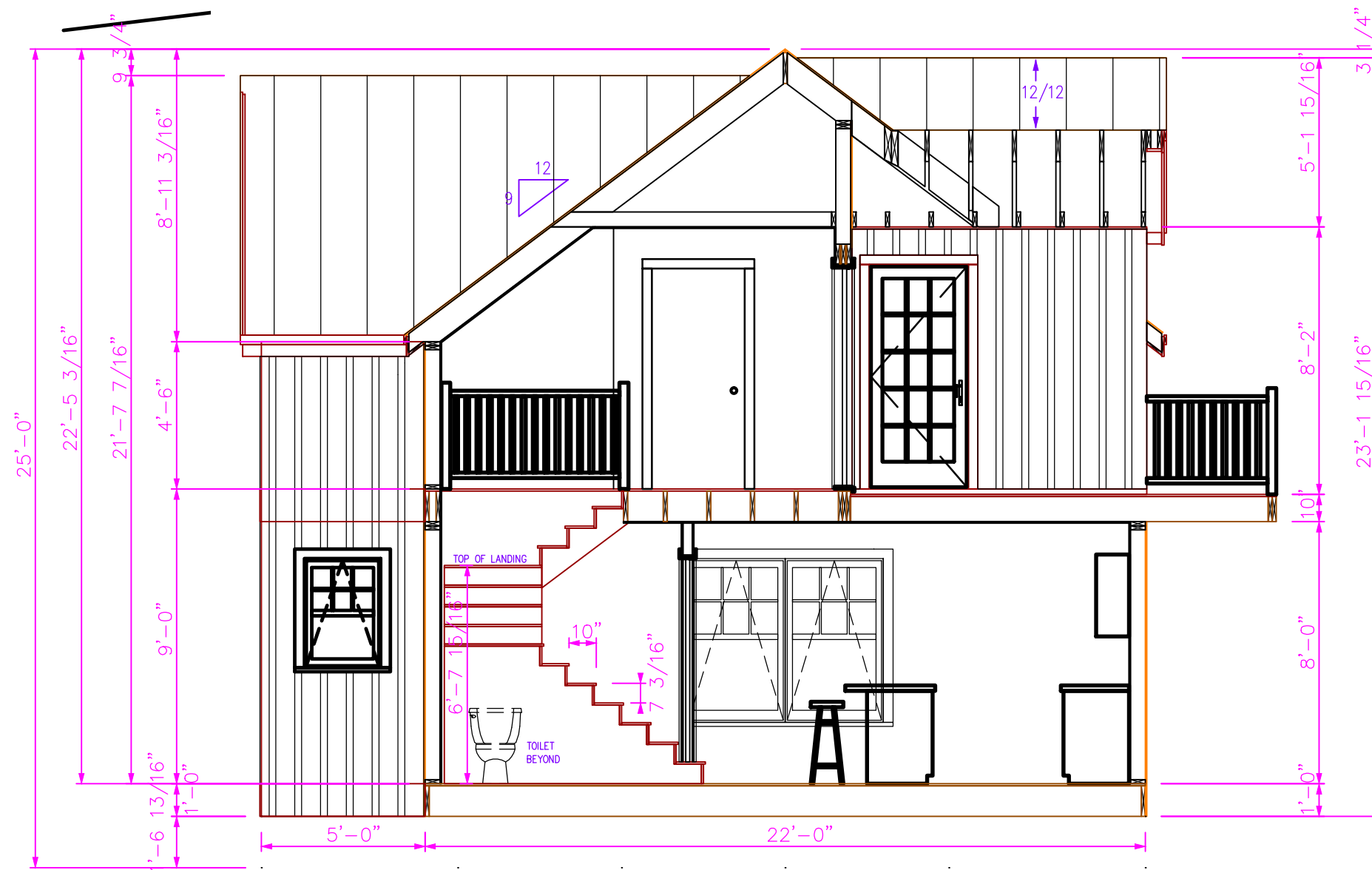
Project Number
20121120
Date
11/20/12
Drawn By
COR

A3



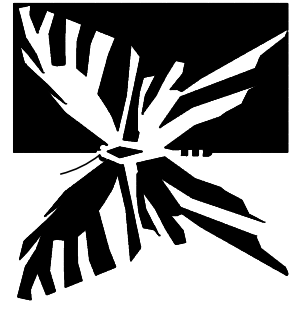
ROOF PLAN

1/4" = 1'-0"



SECTION A4

1/4" = 1'-0"



Carlos O. Rojas, Jr.
 AR 0016754
 2012 Roosevelt Drive
 Key West, FL 33040
 (305) 923-3567
 ArchitectKW@hotmail.com

Carlos O. Rojas, Jr. Architect
613 Margaret Street
Key West, Florida

Project Number
 20121120
 Date
 2/12/13
 Drawn By
 COR

A4

DRC
Minutes & Comments

Minutes of the Development Review Committee

May 23, 2013

Approved June 27, 2013

SUSTAINABILITY COORDINATOR:

Ms. Higgins requested that the applicant consider a blower door to help save energy when doors are open and would be willing to meet with applicant. The manager of Island Dogs installed one similar door with cost savings seen in three months.

ART IN PUBLIC PLACES:

No comments.

4. **After-the-Fact Variances – 2922 Flagler Avenue (RE# 00069210-000000, AK# 1073105) – A request for rear and side yard setbacks and building coverage for detached habitable space in the SF zoning district per Section 90-391, Section 122-238(6)a3, 122-238(6)a2, and 122-238(4)a and 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Item postponed until a future date.

5. **Variance – 613 Margaret Street (RE# 00011290-000000; AK# 1011592) – A request for a rear yard setback for the reconstruction of a dwelling in the HHDR zoning district per Section 90-391, Section 122-630(6)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Mr. Cunningham gave members an overview of the variance request.

The architect for the applicant, Carlos Rojas, was available for questions.

DRC Member Comments:

URBAN FORESTER:

Ms. DeMaria stated applicant will need to ensure tree protection during construction.

FIRE DEPARTMENT:

Mr. Barroso requested that no utilities be placed in setback and that applicant provide a 5ft. setback from rear of property since this would improve life safety with increased accessibility.

HARC PLANNER:

Ms. Torregrosa noted structure not listed as contributing.

ENGINEERING:

Ms. Ignaffo requested applicant should construct stormwater retention swales in the side and rear yard setbacks to direct gutter downspouts into swale areas and plant only ground cover vegetation or sod for swale stabilization.

ADA COORDINATOR:

No comments.

PLANNING DIRECTOR:

No comments.

SUSTAINABILITY COORDINATOR:

Ms. Higgins requested that the applicant consider a Keys Energy audit and consulting with a LEED certified AP to reduce costs, either FGBC certified or LEED homes.

Minutes of the Development Review Committee

May 23, 2013

Approved June 27, 2013

ART IN PUBLIC PLACES:

No comments.

The following member of the public spoke on the matter:

- Jesse Anderson, 612 Griffin

6. **Variance – 612 Griffin Lane (RE# 00011230-000000; AK# 1011533) – A request for rear yard setback for the addition of a second story addition and porches in the HHDR zoning district per Section 90-391, Section 122-630(6)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Mr. Cunningham gave members an overview of the variance request.

The applicant, Jesse Anderson, gave members an overview of the request.

DRC Member Comments:

URBAN FORESTER:

Ms. DeMaria stated applicant will need to ensure tree protection during construction and that any tree to be removed must come before the Tree Commission and to allow enough time for review. Applicant stated that no trees would be affected.

FIRE DEPARTMENT:

Mr. Barroso had concerns with life safety issues as the plan makes accessibility difficult. Applicant will need to work with the Fire Department regarding zero setback. If possible, sprinkle system installation would be desired. Also, for safety concerns due to the secluded location of the property, a larger and more visible house number is recommended.

HARC PLANNER:

Ms. Torregrosa stated that this project will require HARC approval.

ENGINEERING:

Ms. Ignaffo requested that applicant direct gutter downspouts back onto the property and into landscaped areas. Would like to have seen room made for stormwater swales.

ADA COORDINATOR:

No comments.

PLANNING DIRECTOR:

Mr. Craig was concerned with easement as per survey. He also emphasized the need for owner to meet with Fire Department as soon as possible on safety issues. Applicant stated that survey shows zero lot line; however, if neighboring property at 613 Margaret is approved, it would create a 5ft. rear setback.

SUSTAINABILITY COORDINATOR:

Ms. Higgins requested that the applicant consider a Keys Energy audit and, with the new construction, consulting with a LEED certified AP to reduce costs, either FGBC certified or LEED homes.

ART IN PUBLIC PLACES:

No comments.

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

Home Departments Exemptions Save Our Homes Portability Homestead Fraud Contact Us

Property Search Tax Estimator GIS/Maps Millages/Taxroll Info Appeals/VAB Forms Office Requirements

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

Property Record Card -

Maps are now launching the new map application version.

[Return to Search Results](#) | [Modify Search](#) | [New Search](#) | [Send Email to MCPA Regarding this Parcel](#) | [Estimate Taxes on this Parcel](#)

[Previous Record](#) **Alternate Key: 1011592 Parcel ID: 00011290-000000** [Next Record](#)

Ownership Details

Mailing Address:

BASCOM RICHARD N REV TRUST
C/O BASCOM RICHARD N TRUSTREE
PO BOX 1444
CLAREMONT, NH 03743

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 613 MARGARET ST KEY WEST

Legal Description: KW PT LOTS 3 AND 4 SQR 57 A5-159 B2-288 C2-188 OR570-651 OR970-250 OR1401-1383/84 OR1401-1385/86Q/C OR1476-245/247 OR1476-248/250Q/C OR1513-1192Q/C OR2359-2321Q/C OR2395-334Q/C OR2403-414/15Q/C

Click Map Image to open interactive viewer

Monroe County Links

- » [Monroe County Home Page](#)
- » [BOCC](#)
- » [Growth Management](#)
- » [Building Dept.](#)
- » [Code Compliance](#)
- » [FEMA Flood Insurance Info](#)

Monroe County Constitutional Officers

- » [Clerk of the Courts](#)
- » [Sheriff's Office](#)
- » [Elections Supervisor](#)
- » [Tax Collector](#)

Monroe County Cities

- » [City of Key West](#)
- » [City of Marathon](#)
- » [City of Key Colony Beach](#)
- » [City of Layton](#)
- » [Islamorada, Village of Islands](#)

First Time Home Buyer (IRS)

- » [Cancellation of Debt Flyer \(English\)](#)
- » [Cancellation of Debt Flyer \(Spanish\)](#)
- » [1st Time Homebuyers Fact Sheet](#)
- » [1st Time Homebuyers Basic Information](#)
- » [1st Time Homebuyers Scenarios](#)
- » [1st Time Homebuyers Q&A's](#)

IRS Links

- » [Make Work Pay Credit](#)
- » [Energy Conservation Credit](#)

Other Links

- » [FL Dept Rev - Property Tax Oversight](#)
- » [Census Info](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	63	130	7,796.00 SF

Building Summary

Number of Buildings: 2
Number of Commercial Buildings: 0
Total Living Area: 1841
Year Built: 1900

Building 1 Details

Building Type R1
 Effective Age 9
 Year Built 1900
 Functional Obs 0

Condition G
 Perimeter 178
 Special Arch 0
 Economic Obs 0

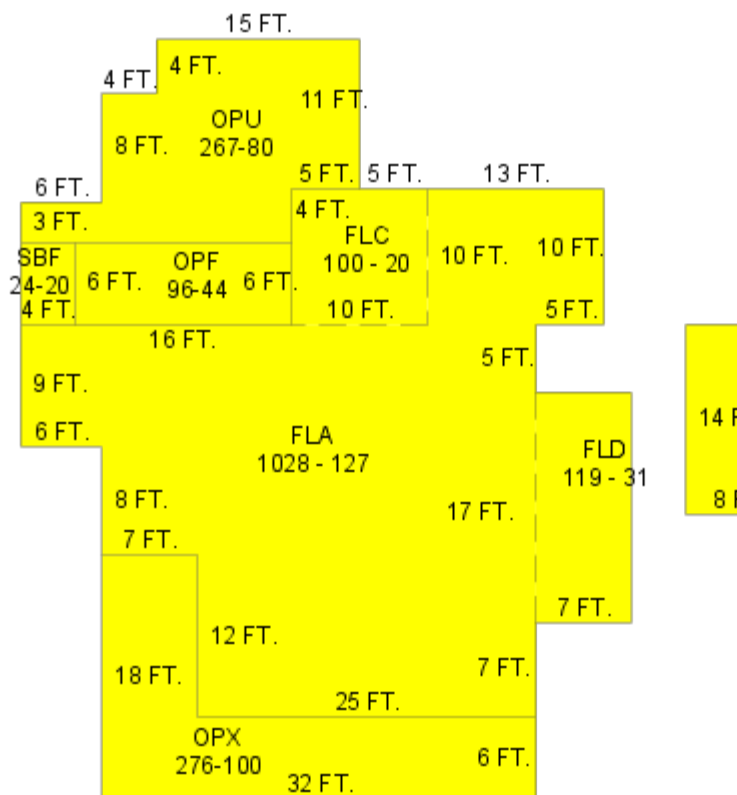
Qu
 Dep
 Grnd

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

Roof Type GABLE/HIP Roof Cover METAL
 Heat 1 NONE Heat 2 NONE
 Heat Src 1 NONE Heat Src 2 NONE

Extra Features:

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %
1	<u>OPX</u>	2:B & B	1	1990	N	Y	0.00
2	<u>FLA</u>	2:B & B	1	1990	N	Y	0.00

3	OPF	2:B & B	1	1990	N	Y	0.00
4	OPU	2:B & B	1	1990	N	Y	0.00
5	FLC	2:B & B	1	2000	N	Y	0.00
6	SBF	1:WD FRAME/COMPOSITE	1	1990	N	Y	0.00
7	FLD	2:B & B	1	2000	N	Y	0.00
8	FAT		1	1990	N	Y	0.00

Building 2 Details

Building Type R1
Effective Age 17
Year Built 1990
Functional Obs 0

Condition A
Perimeter 108
Special Arch 0
Economic Obs 0

Qu
Dep
Grnc

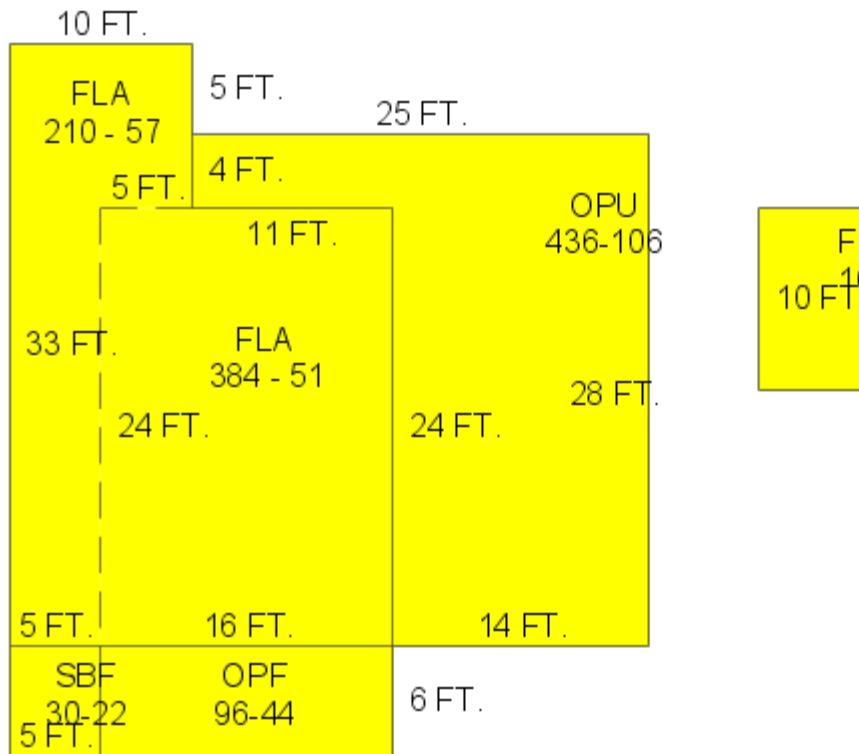
Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE

Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Extra Features:

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement
1	FLA	1:WD FRAME/COMPOSITE	1	1990	N	Y	0.00
2	OPF	1:WD FRAME/COMPOSITE	1	1990	N	Y	0.00
3	SBF	1:WD FRAME/COMPOSITE	1	1990	N	Y	0.00
4	FLA	1:WD FRAME/COMPOSITE	1	2000	N	Y	0.00
5	OPU	1:WD FRAME/COMPOSITE	1	1990	N	Y	0.00
6	FAT		1	1990	N	Y	0.00

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB2:UTILITY BLDG	55 SF	11	5	1979	1980	3	50
2	PT2:BRICK PATIO	56 SF	14	4	1979	1980	4	50
3	PT2:BRICK PATIO	424 SF	0	0	1969	1970	2	50
4	WD2:WOOD DECK	50 SF	10	5	1979	1980	1	40
5	PO4:RES POOL	144 SF	12	12	1979	1980	5	50

6	AC2:WALL AIR COND	1 UT	0	0	1994	1995	2	20
7	AC2:WALL AIR COND	2 UT	0	0	2000	2001	1	20
8	FN2:FENCES	396 SF	0	0	1994	1995	2	30
9	PO4:RES POOL	228 SF	12	19	1979	1980	5	50

Appraiser Notes

2001-03-16 - PROPERTY HAS 2 POOLS TPP8978003-RENTAL

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
9600829	02/01/1996	08/01/1996	1,000		ELECTRICAL
9602444	06/01/1996	08/01/1996	3,495		ROOF
9602624	06/01/1996	08/01/1996	1,500		MECHANICAL
9801352	04/28/1998	08/01/2000	10,000		RENOVATION
9801091	07/16/1998	08/01/2000	8,000		ADDITION
9803565	11/12/1998	08/01/2000	1,000		ELECTRICAL
9803033	12/11/1998	08/01/2000	35,000		ADDITION TO REAR HSE.
9900390	02/09/1999	08/01/2000	20,000		POOL
9901984	06/11/1999	08/01/2000	5,000		ROOF, 10 SQRS
9901947	06/10/1999	08/01/2000	500		6' FENCE
9902100	06/21/1999	08/01/2000	6,000		ELECTRICAL

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
2012	243,241	18,304	519,687	781,232	545,998	0	781,232
2011	259,337	18,399	239,821	517,557	496,362	0	517,557
2010	262,219	18,481	170,539	451,239	451,239	0	451,239
2009	292,481	19,351	501,369	813,201	813,201	0	813,201
2008	268,771	20,232	779,600	1,068,603	1,068,603	0	1,068,603
2007	357,307	16,508	1,286,340	1,660,155	1,660,155	0	1,660,155
2006	638,865	17,201	740,620	1,396,686	1,396,686	0	1,396,686
2005	638,865	17,910	584,700	1,241,475	1,241,475	0	1,241,475
2004	358,626	18,604	545,720	922,950	922,950	0	922,950
2003	384,023	19,308	272,860	676,191	676,191	0	676,191
2002	421,473	20,022	233,880	675,375	675,375	0	675,375

2001	362,787	20,434	233,880	617,101	617,101	0	617,101
2000	389,742	17,931	148,124	555,797	555,797	0	555,797
1999	329,611	15,777	148,124	493,512	493,512	0	493,512
1998	239,413	11,894	148,124	399,431	399,431	0	399,431
1997	207,125	9,374	132,532	349,031	349,031	25,000	324,031
1996	123,398	6,704	132,532	262,634	255,581	25,000	230,581
1995	112,429	5,817	132,532	250,778	246,939	25,000	221,939
1994	100,547	5,356	132,532	238,435	238,435	25,000	213,435
1993	100,547	5,513	132,532	238,592	238,592	25,000	213,592
1992	100,547	5,668	132,532	238,747	238,747	25,000	213,747
1991	100,547	5,824	130,951	237,322	237,322	25,000	212,322
1990	30,815	3,978	102,065	136,858	136,858	25,000	111,858
1989	28,014	3,616	100,139	131,769	131,769	25,000	106,769
1988	22,834	3,616	88,585	115,035	115,035	25,000	90,035
1987	22,581	3,616	52,766	78,963	78,963	25,000	53,963
1986	22,703	3,616	50,840	77,159	77,159	25,000	52,159
1985	22,083	3,616	31,217	56,916	56,916	25,000	31,916
1984	20,686	3,616	31,217	55,519	55,519	25,000	30,519
1983	20,686	3,616	31,217	55,519	55,519	25,000	30,519
1982	21,057	3,616	31,217	55,890	55,890	25,000	30,890

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
3/2/2009	2403 / 414	100	QC	11
12/25/2008	2395 / 334	100	QC	J
9/1/1997	1476 / 0245	530,000	WD	Q
4/1/1996	1401 / 1383	450,000	WD	Q
2/1/1974	570 / 651	25,000	00	Q

This page has been visited 92,386 times.

Monroe County Monroe County Property Appraiser
 Scott P. Russell, CFA
 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., August 15, 2013 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

Variance - 613 Margaret Street (RE# 00011290-000000; AK# 1011592) - A request for a rear yard setback for the reconstruction of a dwelling in the HHDR zoning district per Section 90-391, Section 122-630(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 <http://keywest.legistar.com/Calendar.aspx>

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

Variance - 613 Margaret Street (RE# 00011290-000000; AK# 1011592) - A request for a rear yard setback for the reconstruction of a dwelling in the HHDR zoning district per Section 90-391, Section 122-630(6)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant: Carlos Rojas **Owner:** Rev Richard N Bascom Trust
c/o Richard N Bascom Trustee

Project Location: 613 Margaret Street

Date of Hearing: Thursday, August 15, 2013 **Time of Hearing:** 6:00 PM

Location of Hearing: Old City Hall, 510 Greene, City Commission Chambers

Interested parties may appear at the public hearing and be heard with respect to the applications. Packets can be viewed online at 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 Jo Bennett at jbennett@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.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

Variance - 613 Margaret Street (RE# 00011290-000000; AK# 1011592) - A request for a rear yard setback for the reconstruction of a dwelling in the HHDR zoning district per Section 90-391, Section 122-630(6)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant: Carlos Rojas **Owner:** Rev Richard N Bascom Trust
c/o Richard N Bascom Trustee

Project Location: 613 Margaret Street

Date of Hearing: Thursday, August 15, 2013 **Time of Hearing:** 6:00 PM

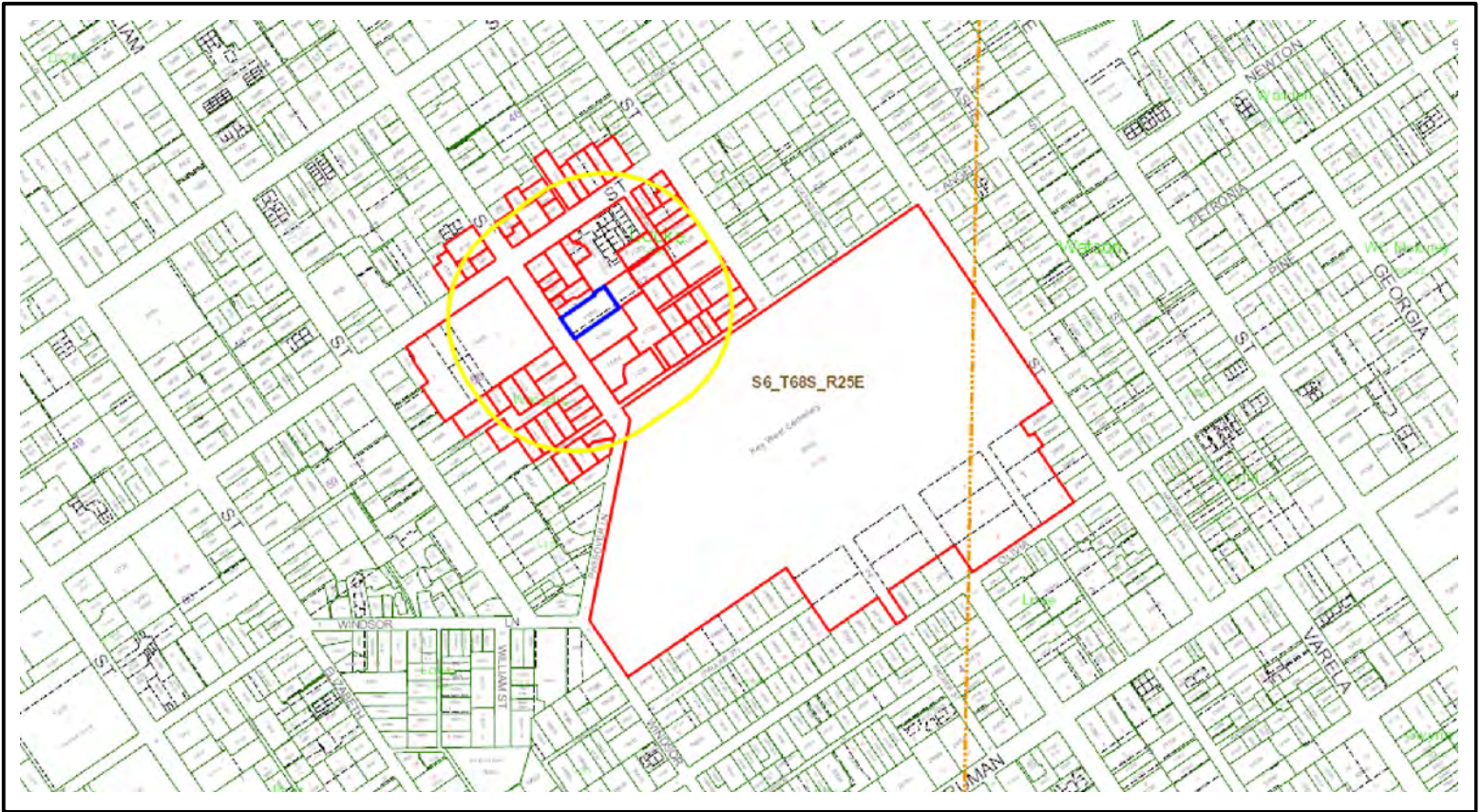
Location of Hearing: Old City Hall, 510 Greene, City Commission Chambers

Interested parties may appear at the public hearing and be heard with respect to the applications. Packets can be viewed online at 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 Jo Bennett at jbennett@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.



613 Margaret

300'

Printed: Jul 31, 2013

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.



613 Margaret - 300' Radius Noticing

07/31/13

page 1 of 3

Owner Name	Physical Location	Address1	Address2	City	State	Zip	Country
LADHA ISSA F	529 MARGARET ST		12178 4TH ST	RANCHO CUCAMONGA	CA	91730-6127	
KINGSBURY GLENN M	825 SOUTHARD ST		2140 WOODLAND AVE	HAMMONTON	NJ	08037-3731	
SYMONS DAVID	921 ANGELA ST		921 ANGELA ST	KEY WEST	FL	33040	
DARBY CHRISTOPHER A AND KIMBERLEY	822 CARSTEN LN		PO BOX 808	JACKSON	NH	03846-0808	
DWIGHT ANTHONY W	628 MARGARET ST		628 MARGARET ST	KEY WEST	FL	33040	
MACHETIN HOLDINGS LLC	2 HUNTS LN		3804 ALHAMBRA CIR	CORAL GABLES	FL	33134-6220	
FAZEKAS KURT AND DANIELE	818 CARSTEN LN		818 CARSTEN LN	KEY WEST	FL	33040-7102	
GINSBERG PETER M	619 CANFIELD LN		619 CANFIELD LANE	KEY WEST	FL	33040	
DELLAPASTA GABRIEL AND LYNN	622 CANFIELD LN		29694 SOUTHWOOD LN	OLMSTED FALLS	OH	44138	
808 SOUTHARD STREET LLC	400 BLK MARGARET ST		1413 SOUTH ST	KEY WEST	FL	33040-3407	
SCHAEFFER PHILIP P AND MARGARET M	923 SOUTHARD ST		923 SOUTHARD ST	KEY WEST	FL	33040	
HUMES ELIZABETH HERSHEY REVOCABLE TRUST 1/31/2001	925 SOUTHARD ST		427 EAGLE RD	WAYNE	PA	19087-3249	
BENNETT EDWARD H III AND MARCIA O	907 SOUTHARD ST		636 S BUCKINGHAM CT	LAKE FOREST	IL	60045-4839	
KARA ARTHUR ROBERT LIVING TRUST	915 SOUTHARD ST		918 CORNISH LN	KEY WEST	FL	33040	
KLINGER HARVEY	618 CANFIELD LN		PO BOX 189	CARVERSVILLE	PA	18913	
BARON AUDREY E TRUST FOR MINORS	608 GRIFFIN LN	C/O BARON ELLIOT TRUSTEE	205 TOBACCO FARM WAY	CHAPEL HILL	NC	27516-8420	
BASCOM RICHARD N REV TRUST	613 MARGARET ST	C/O BASCOM RICHARD N TRUSTREE	PO BOX 1444	CLAREMONT	NH	3743	
FULLER REBECCA ANN	905 ANGELA ST		111 CASCADE AVE	WINSTON SALEM	NC	27127-2026	
WHELAN PETER A	626 CANFIELD LN		626 CANFIELD LN	KEY WEST	FL	33040-7115	
SPROGELL ROBERT M	622 GRINNELL ST		622 GRINNELL ST UP	KEY WEST	FL	33040	
ANDERSON JESSE K	612 GRIFFIN LN		800 CAROLINE ST	KEY WEST	FL	33040	
EIGHT LLC	605 MARGARET ST		900 SOUTHARD ST	KEY WEST	FL	33040	
JENSEN CLAUS	625 MARGARET ST		RENTEMESTERVEJ 23 A	COPENHAGEN		2400	DENMARK
WRR KING HOLDINGS LLC	917 SOUTHARD ST		56 FRONT ST	KEY WEST	FL	33040-8308	
COTE MICHELE P	626 GRINNELL ST		626 GRINNELL ST	KEY WEST	FL	33040	
BARRY SCOTT B	923 ANGELA ST		923 ANGELA ST	KEY WEST	FL	33040-7106	
PITTS EDWARD G EORGE REV TR 5/24/2011	621 MARGARET ST		621 MARGARET ST	KEY WEST	FL	33040-7103	
ARESTY WENDY REVOCABLE TRUST 2/3/2011	811 CAREY LN		814 CAREY LN	KEY WEST	FL	33040-7101	
DAVIS CHARLES E AND JOAN F	704 PASSOVER LN		704 PASSOVER LN	KEY WEST	FL	33040-7104	
MCDAVITT JOSEPH E	909 SOUTHARD ST		909 SOUTHARD ST	KEY WEST	FL	33040	
KIRWIN FRANCIS T AND PEGGY A	614 GRINNELL ST		614 GRINNELL ST	KEY WEST	FL	33040-7129	
LEAKE SUSAN D REV TR 8/1/1996	611 MARGARET ST		611 MARGARET ST	KEY WEST	FL	33040	

613 Margaret - 300' Radius Noticing

07/31/13

page 2 of 3

RIDDLES ANDREW M	621 CANFIELD LN		10 EVERGREEN PARKWAY	WESTPORT	CT	6880	
GOLDFARB JASON	926 SOUTHARD ST		1 O'DONNELL RD	MIDDLETOWN	RI	02842-5941	
EIGHT LLC	900 SOUTHARD ST		900 SOUTHARD ST	KEY WEST	FL	33040	
PATRI MARY DENISE AND THOMAS JUDE JR	924 SOUTHARD ST		183 BURNT PINE DR	NAPLES	FL	34119	
WINTER GLENN M & TOOL THERESA A R/S	918 SOUTHARD ST		2 TROON CT	MOORESTOWN	NJ	8057	
GINSBERG PETER M LIVING TRUST 12/28/94	610 GRIFFIN LN		610 GRIFFIN LN	KEY WEST	FL	33040	
HOGAN MICHAEL T	915 ANGELA ST		129 KEYES RD	SUNAPEE	NH	03782-3304	
808 SOUTHARD STREET LLC	808 SOUTHARD ST	C/O BRAUN PETER NELSON	PO BOX 1486	KEY WEST	FL	33041-1486	
JENKINS RICHARD A AND BEVERLY J	808 CAREY LN		3720 NE 30TH AVE	LIGHTHOUSE POINT	FL	33064-8420	
MANCIOLI ANA MARIA PRATO	534 MARGARET ST		534 MARGARET ST	KEY WEST	FL	33040-7134	
NYGREN J HAMILTON AND MARGARET A	918 SOUTHARD ST		918 SOUTHARD ST APT 107	KEY WEST	FL	33040-7190	
BARNETT MARK	918 SOUTHARD ST		3111 NW 18TH PL	GAINESVILLE	FL	32605	
WINSTON JONES H	918 SOUTHARD ST		P O BOX 534	BLOWING ROCK	NC	28605	
HELLMUT HANK D W BAUER TRUST	908 SOUTHARD ST		1000 METFIELD RD	BALTIMORE	MD	21286	
BRENNAN PATRICIA	918 SOUTHARD ST		PO BOX 4524	KEY WEST	FL	33041-4524	
BILSA INTERNATIONAL LLC	918 SOUTHARD ST		17 RUE DUPHOT	PARIS		75001	FRANCE
808 SOUTHARD STREET LLC	800 BLK CARSTEN LN		1413 SOUTH ST	KEY WEST	FL	33040-3407	
EARDLEY CHARLES B REV TR DTD 4/8/08	918 SOUTHARD ST		16860 DRIFTWOOD LN	SUGARLOAF KEY	FL	33042	
GUARINIELLO TRACI DILL	606 GRINNELL ST		PSC 817 BOX 51	FPO	AE	9622	
FLYNN JOSEPH E	607 MARGARET ST		607 MARGARET ST	KEY WEST	FL	33040	
BRUNO CARL J	630 MARGARET ST		630 MARGARET STREET	KEY WEST	FL	33040	
LAMACCHIA MICHAEL CHARLES AND THERESA	610 GRINNELL ST		1912 HIGHLAND DR	BEDFORD	TX	76021-6170	
SIBLEY GAIL M AND JOHN G	918 SOUTHARD ST		918 SOUTHARD ST APT 201	KEY WEST	FL	33040-7191	
808 SOUTHARD STREET LLC	800 BLK CARSTEN LN		1413 SOUTH ST	KEY WEST	FL	33040-3407	
SANTORO PAUL	626 MARGARET ST		626 MARGARET ST	KEY WEST	FL	33040-7162	
BANEY MIJA	609 1/2 MARGARET ST		609 MARGARET ST	KEY WEST	FL	33040	
BREATHING SPACE LLC	903 SOUTHARD ST		3939 HOUMA BLVD STE 6	METAIRIE	LA	70006-2921	
808 SOUTHARD STREET LLC	400 BLK MARGARET ST		1413 SOUTH ST	KEY WEST	FL	33040-3407	
MARIO CHRISTOPHER B 2011 TWTY YR QUAL PER RES TR	618 GRINNELL ST		20 GREENHOUSE DR	PRINCETON	NJ	08540-4801	
SOUTHARD SQUARE CONDOMINIUM	908 SOUTHARD ST					33040	
LARSEN NANCY H	827 SOUTHARD ST		827 SOUTHARD ST	KEY WEST	FL	33040-7140	
HOLE JAMES WESTON	918 SOUTHARD ST		3307 N 2ND ST	HARRISBURG	PA	17110-1402	
CROWLEY KAREN	616 CANFIELD LN		616 CANFIELD LANE	KEY WEST	FL	33040	

613 Margaret - 300' Radius Noticing

07/31/13

page 3 of 3

BOST LAWRENCE M AND CATHI KILLINGWORTH	918 SOUTHARD ST	PO BOX 710	LEWES	DE	19958-0710
BALLANTINE BARBARA	918 SOUTHARD ST	835 AYER RD	BUFFALO	NY	14221-2744
BRAMLAGE MAUREEN A TRUST AGREE 3/8/1993	812 CARSTEN LN	812 CARSTEN LN	KEY WEST	FL	33040-7102
PAEZ HERIBERTO SR AND CARIDAD	930 SOUTHARD ST	27180 ANGELFISH RD	SUMMERLAN D KEY	FL	33042
SCHOCK SUSAN	820 CARSTEN LN	820 CARSTEN LN	KEY WEST	FL	33040
BANEY MIJA	609 MARGARET ST	609 MARGARET ST	KEY WEST	FL	33040
CAROW RICHARD A	3 HUNTS LN	3 HUNTS LN	KEY WEST	FL	33040
HALEY STEVE AND LYNDA	918 SOUTHARD ST	605 SEA GROVE AVE	CAPE MAY	NJ	8204
SUN STATE CHILL LLC	918 SOUTHARD ST	7601 NE SPANISH TRAIL CT	BOCA RATON	FL	33487-1715
CURRY JOHN PATRICK	918 SOUTHARD ST	1501 OCEAN AVE UNIT 2702	ASBURY PARK	NJ	07712-9307
VAVRINA CHARLENE Y	918 SOUTHARD ST	PO BOX 623	BERRYVILLE	VA	22611
LUNN PATRICK C	608 GRINNELL ST	1320 SAN REMO AVE	CORAL GABLES	FL	33146
MARTIN RUSSELL R AND DAWN B	906 SOUTHARD ST	906 SOUTHARD ST	KEY WEST	FL	33040
808 SOUTHARD STREET LLC	800 BLK CARSTEN LN	1413 SOUTH ST	KEY WEST	FL	33040
BARNETT MARILYN	918 SOUTHARD ST	918 SOUTHARD ST APT 102	KEY WEST	FL	33040-7185
MUENCH PETER KARL	700 MARGARET ST	4111 NORFOLK ST	HOUSTON	TX	77027-6827
ROONEY DAVID L AND MARY JO GRAZIANO H/W	806 CAREY LN	806 CAREY LN	KEY WEST	FL	33040
MANCIOLI MAURIZIO DEC TR 9/23/1997	532 MARGARET ST	534 MARGARET ST	KEY WEST	FL	33040-7134
COGGINS THOMAS M III	917 ANGELA ST	605 2ND AVE	BEESELEYS POINT	NJ	8223
GLASS PETER S AND SABRINA U	919 SOUTHARD ST	28 MOTTS HOLLOW RD	PORT JEFFERSON	NY	11777-1023
SCHWARZ PETER M TRUST 5/24/2004	628 GRINNELL ST	2281 S SHORE DR	MACATAWA	MI	49434-9800
DELONGCHAMP CINDY W	604 GRINNELL ST	C/O MONTGOMERY AUTOMOTIVE GROUP INC	MONTGOMER Y	AL	36108-2201
808 SOUTHARD STREET LLC	CARSTEN LN	1413 SOUTH ST	KEY WEST	FL	33040-3407
BRADDISH KEVIN AND BARBARA D	531 MARGARET ST	207 W ISLIP RD	WEST ISLIP	NY	11795-4550
DARBY JOHN PRESTON	908 SOUTHARD ST	403 W LINCOLN HWY STE 101	EXTON	PA	19341-2559