

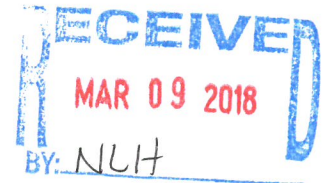
Application



Application For Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3720 • www.cityofkeywest-fl.gov



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: 3713 DONALD AVE Key west FI 33040

Zoning District: _____ Real Estate (RE) #: _____

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: MICHAEL NGOV

Mailing Address: 3713 DONALD AVE

City: Key west State: FI Zip: 33040

Home/Mobile Phone: 626 378 1454 Office: _____ Fax: _____

Email: HOMSOphak @ YAHOO.COM

PROPERTY OWNER: (if different than above)

Name: Same as above

Mailing Address: _____

City: _____ State: _____ Zip: _____

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

Email: _____

Description of Proposed Construction, Development, and Use:

Request to Keep after the fact shed

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

set back

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

If yes, please describe and attach relevant documents: _____

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 (REAR STORAGE SWED)				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	SF			
Flood Zone				
Size of Site	6000 SF			
Height	25'		9'-0	—
Front Setback	30'			—
Side Setback	5'		1.5'	YES
Side Setback	5'			—
Street Side Setback	10'			—
Rear Setback	25' / 5'		2'	YES
F.A.R	—			—
Building Coverage	40% 2400 SF	40% 2418 SF	43% 2578 SF	YES
Impervious Surface	60% 3600 SF	41.1% 2468 SF	43.8% 2628 SF	—
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
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.

I have limit space in the rear yard
that only Best Location

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

FOR storage,

- 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.

N/A

- 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.

N/A

- 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.

Applicant is requesting minimum variance

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.

NO NOT injurious to the public
welfare

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.

I'm not uses of other people property

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

Warranty Deed

Doc# 1884380
Bk# 2571 Pgh 1428

04/26/2012 1:39PM
DEED DOC STAMP CL: DS \$2,513.00

Prepared by and return to:
Barton W Smith, Esq.
Administrator
Barton Smith, P.L.
624 Whitehead Street
Key West, FL 33040
305-296-7227
File Number: 2012-22
Will Call No.:

Doc# 1880251
Bk# 2566 Pgh 2322

\$ 359,000.00

[Space Above This Line For Recording Data]

Trustee's Deed

This Trustee's Deed made this ^{25th} day of April, 2012 between Alan K. Ceier Living Trust dated February 16, 2012 whose post office address is G-31 Miriam Street, Key West, FL 33040, grantor, and Michael K. Ngov and Sophak Ngov, as husband and wife whose post office address is 3713 Donald Avenue, Key West, FL 33040, 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 considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

Lot 13, Block 14, Pearlman Estates Third Addition, according to the plat thereof as recorded in Plat Book 5, Page(s) 125, Public Records of Monroe County, Florida.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

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

Signed, sealed and delivered in our presence:

Alex Manning
Witness Name: ALEX MANNING

Kay A. Brunson
Kay A. Brunson, Successor Trustee

Victor Paul Johnson
Witness Name: VICTOR PAUL JOHNSON

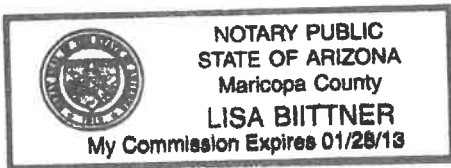
WARRANT CONTAINING DEED AND TO INCORRECT LEGAL DESCRIPTION.

State of Florida ~~Arizona~~
County of Monroe ~~Maricopa~~ AS

The foregoing instrument was acknowledged before me this 24th day of April, 2012 by Alan K. Ceier Living Trust dated February 16, 2012, who is personally known or has produced a driver's license as identification.

[Handwritten Signature]

[Notary Seal]



Notary Public

Printed Name:

L. BIITNER

My Commission Expires:

1/28/13

MONROE COUNTY
OFFICIAL RECORDS

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Michael NGOV, 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:

3713 DONALD AVE Key west FL 33040
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.

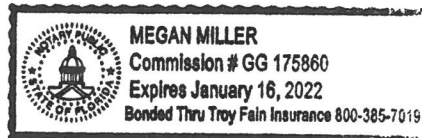
Michael NGOV
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 03-8-18 by

MICHAEL NGOV
Name of Authorized Representative

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

Megan Miller
Notary's Signature and Seal



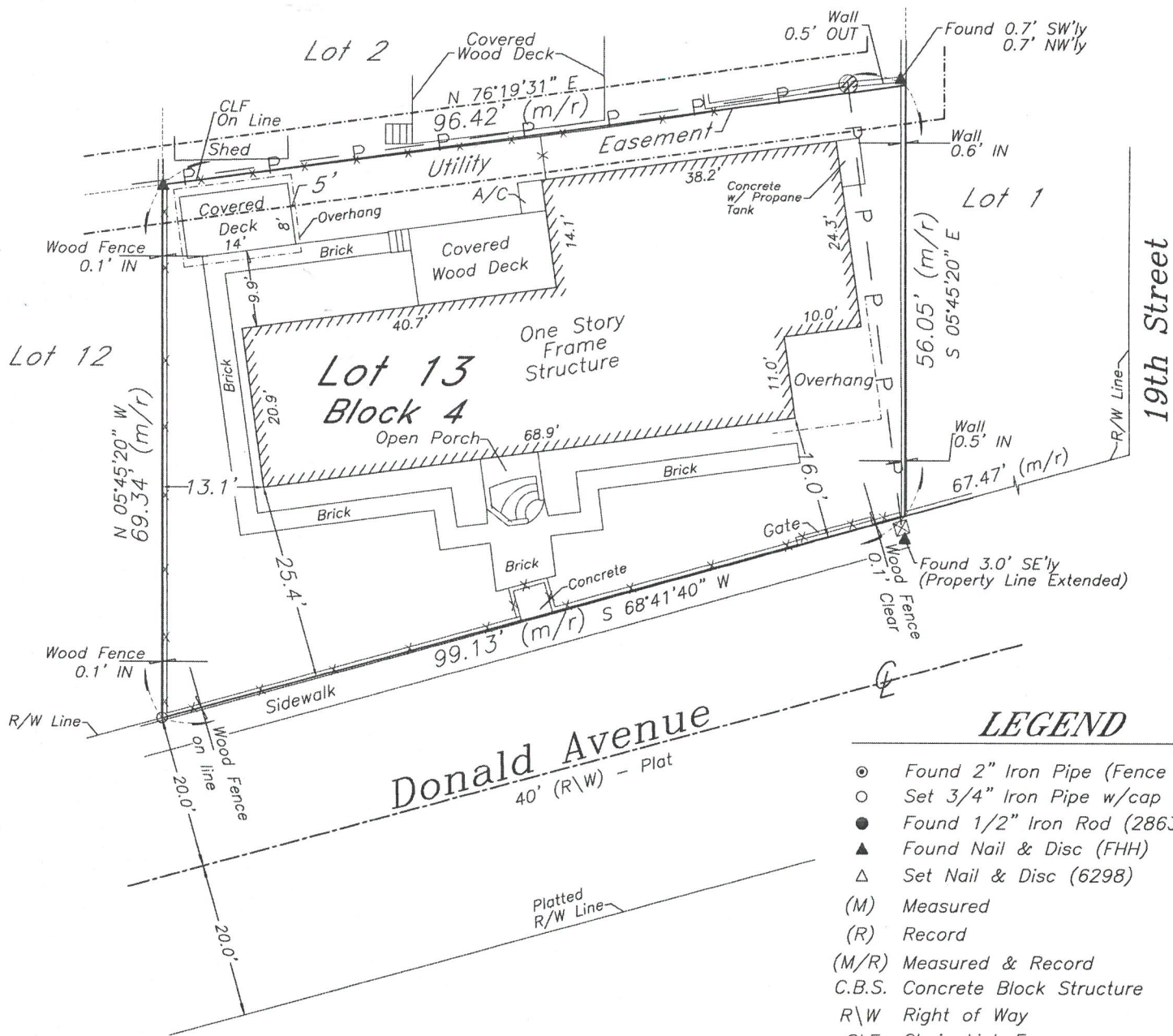
Megan Miller
Name of Acknowledger typed, printed or stamped

#GG 175860
Commission Number, if any

Site Plans

Boundary Survey Map of Lot 13, Block 4, Pearlman Estates - Third Addition

1" = 20'
Assumed



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

- 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: 3713 Donald Avenue, 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. Bearings are assumed and based on the NW'ly R/W line of Donald Avenue as S68°41'40"W.
 8. Date of field work: April 14, 2012; May 9, 2013; May 10, 2018 and May 30, 2018
 9. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: Lot 13, Block 4, of PEARLMAN ESTATES - THIRD ADDITION according to the plat thereof, as recorded in Plat Book 5, at Page 125 of the Public Records of Monroe County, Florida.

BOUNDARY SURVEY FOR: Michael K. Ngov & Sophak Ngov;
Spottswood, Spottswood & Spottswood;
Chicago Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

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

March 16, 2012
Updated 5/9/13
Updated 5/10/18

Revised 5/30/18

THIS SURVEY
IS NOT
ASSIGNABLE

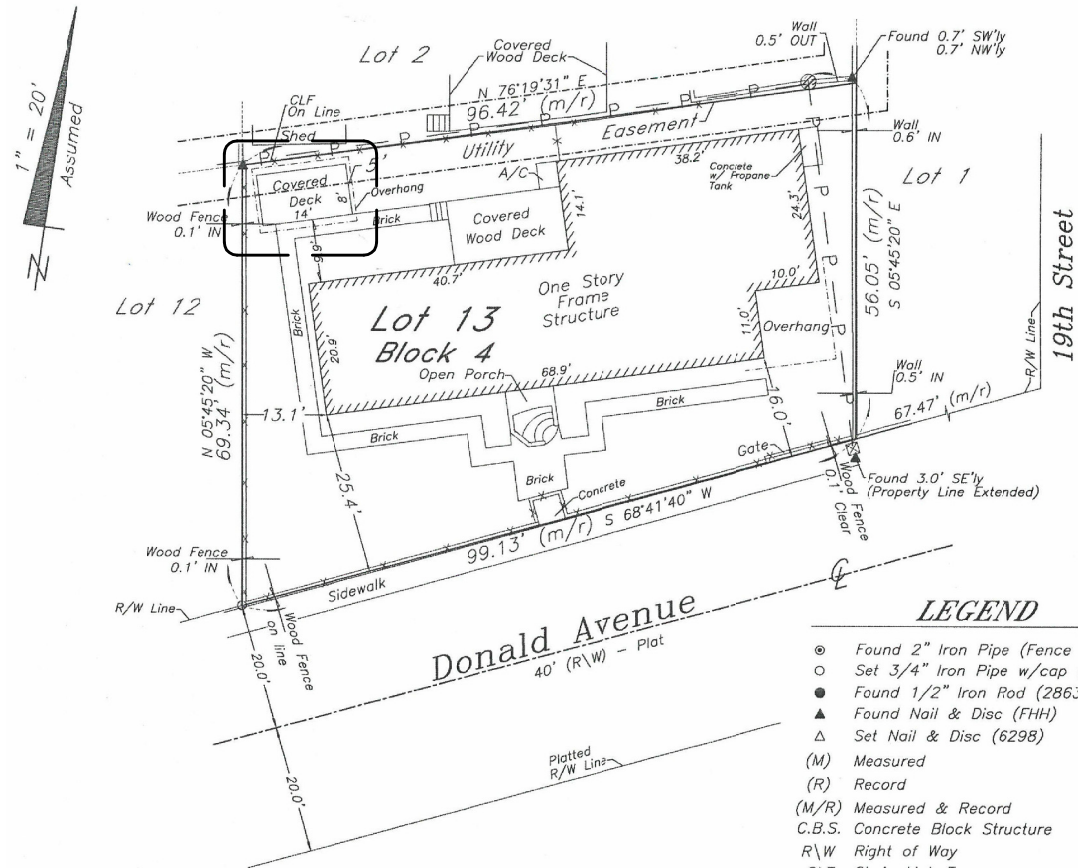
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

Boundary Survey Map of Lot 13, Block 4,
Pearlman Estates - Third Addition



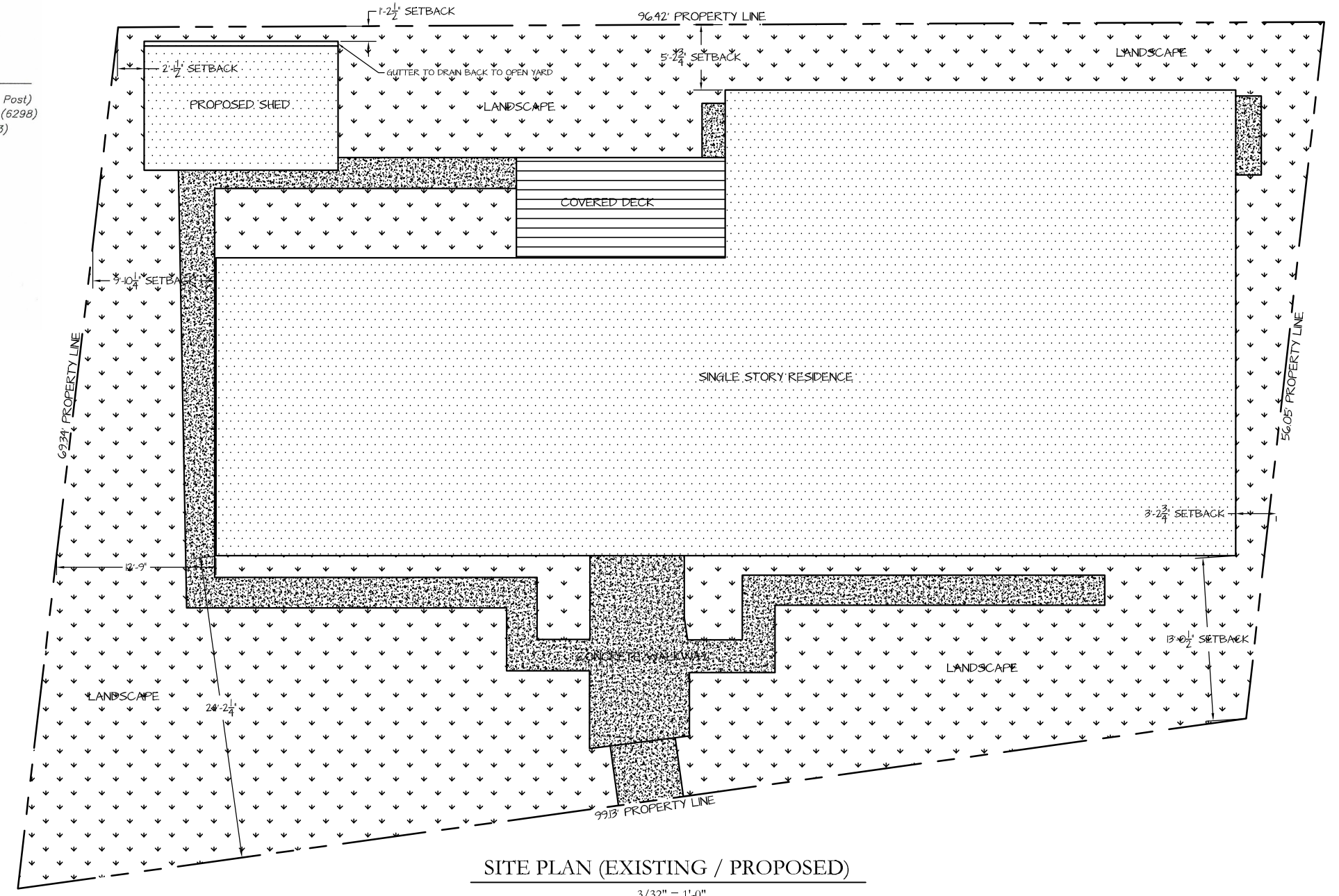
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SURVEY
NTS

3713 DONALD AVE.

PROJECT DATA	3713 DONALD AVE		FLOOD: AE-8		ZONE: SF		VARIANCE REQ.
	PROPOSED (W/ SHED)	EXISTING	ALLOWED				
RE NO.	00056750-000000						
SETBACKS							
FRONT	14.25'	14.25'	30'				NO (EXISTING)
STREET SIDE	3.25'	3.25'	5'				NO (EXISTING)
SIDE	9.8' @ HOUSE	21' @ SHED	9.8'	10'			YES (21' @ SHED)
REAR	5.2' @ HOUSE	12' @ SHED	5.2'	25'			YES (12' @ SHED)
LOT SIZE	5,987 S.F.		5,987 S.F.		6,000 S.F. MIN		NO
BUILDING COVERAGE	2,781 S.F.		46%		2,095 S.F.		35% YES (2,781 S.F. ~ 46%)
BUILDING HEIGHT	15.5'		15.5'		30'		NO
IMPERVIOUS AREA	3,269 S.F.		55%		3,100 S.F.		52% YES (3,269 S.F. ~ 55%)
OPEN SPACE	2,718 S.F.		45%		2,887 S.F.		48% NO

NOTE:
All new construction to meet 2017 FBC 6th edition.
New gutter and downspout to be directed back to open space on property



SITE PLAN (EXISTING / PROPOSED)
3/32" = 1'-0"

SITE DATA

3713 DONALD AVE. KEY WEST, FLORIDA 33040

WILLIAM ROWAN ARCHITECTURE
321 PEACOCK LANE
305 296 3784
KEY WEST, FLORIDA
FLORIDA LICENSE AR-001751

PROJECT NO:

DATE 6/14/2018

Site Visit



After-the-Fact Shed



3713 Donald Avenue, Key West, Florida 33040
SITE VISIT



After-the-Fact shed setbacks



3713 Donald Avenue, Key West, Florida 33040

SITE VISIT



3713 Donald Avenue, Key West, Florida 33040
SITE VISIT



After-the-Fact Roof over existing wood deck

Additional Information



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.

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

Summary

Parcel ID 00056750-000000
 Account # 1057240
 Property ID 1057240
 Millage Group 10KW
 Location 3713 DONALD Ave , KEY WEST
 Address
 Legal BK 4 LT 13 KW PB5-125 PEARLMAN ESTATES THIRD ADDITION OR682-83
 Description OR693-543 OR835-2152 OR1245-1343/43A OR2530-100D/C OR2558-1395/96 OR2566-2322/23 OR2571-1428/29C
 (Note: Not to be used on legal documents)
 Neighborhood 6223
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Pearlman Estates Third Addition
 Sec/Twp/Rng 34/67/25
 Affordable No
 Housing



Owner

NGOV MICHAEL K
 425 A Greene St
 Key West FL 33040

NGOV SOPHAK H/W
 425 A Greene St
 Key West FL 33040

Valuation

	2017	2016	2015	2014	2013	2012
+ Market Improvement Value	\$203,898	\$179,485	\$185,708	\$167,237	\$171,460	\$180,253
+ Market Misc Value	\$2,284	\$2,466	\$2,220	\$2,105	\$434	\$434
+ Market Land Value	\$245,467	\$262,036	\$227,543	\$180,501	\$142,033	\$145,518
= Just Market Value	\$451,649	\$443,987	\$415,471	\$349,843	\$313,927	\$326,205
= Total Assessed Value	\$330,225	\$323,433	\$321,185	\$318,636	\$313,927	\$221,724
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,500)
= School Taxable Value	\$305,225	\$298,433	\$296,185	\$293,636	\$288,927	\$196,224

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	5,987.00	Square Foot	0	99

Buildings

Building ID	4688	Exterior Walls	WD FRAME with 14% HARDIE BD
Style		Year Built	1976
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1995
Gross Sq Ft	2293	Foundation	CONCRETE SLAB
Finished Sq Ft	1883	Roof Type	GABLE/HIP
Stories	3 Floor	Roof Coverage	ASPHALT SHINGL
Condition	AVERAGE	Flooring Type	CONC S/B GRND
Perimeter	275	Heating Type	FCD/AIR DUCTED with 0% NONE
Functional Obs	0	Bedrooms	3
Economic Obs	0	Full Bathrooms	3
Depreciation %	30	Half Bathrooms	0

Interior Walls		WALL BD/WD WAL		Grade	450
Code	Description	Sketch Area	Finished Area	Number of Fire PI	0
CPU	CARPORT UNFIND	121	0	Perimeter	0
FLA	FLOOR LIV AREA	1,883	1,883		
OPU	OP PR UNFIN LL	25	0		
SBF	UTIL FIN BLK	264	0		
TOTAL		2,293	1,883		0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	2012	2013	1	620 SF	2

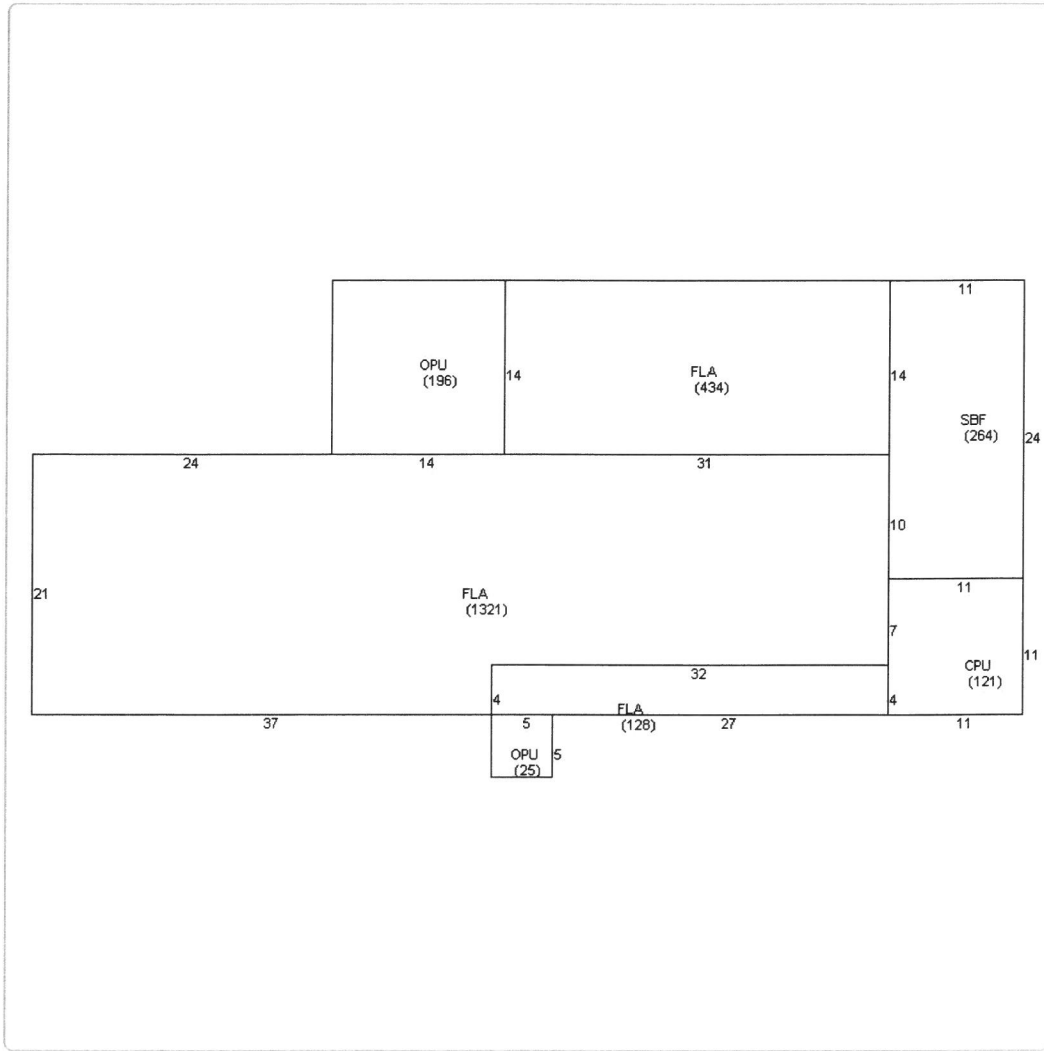
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/24/2012	\$359,000	Warranty Deed		2566	2322	38 - Unqualified	Improved
4/24/2012	\$0	Quit Claim Deed		2571	1428	11 - Unqualified	Improved
2/16/2012	\$100	Warranty Deed		2558	1395	11 - Unqualified	Improved
2/1/1993	\$146,000	Warranty Deed		1245	1343	Q - Qualified	Improved
6/1/1981	\$69,500	Warranty Deed		835	2152	Q - Qualified	Improved
2/1/1977	\$10,900	Conversion Code		693	543	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
12-3838	11/20/2012	9/11/2013	\$6,200	Residential	INSTALL 41 LF FROM BACK FENCE 6' HI, 4' HI 29 LF FROM FRONT OF HOUSE 10' FROM PROPERTY LINE WEST SIDE, 4' HI, 97 LF LONG ACROSS FRONT OF HOUSE, 28 LF GATE AND 14 LF GATE
04-3272	12/3/2004	12/3/2004	\$2,232		BAHAMA STORM SHUTTERS
04-1399	4/29/2004	12/3/2004	\$2,450		REPLACE A/C
02-2118	10/21/2002		\$1		UPGRADE ELECTRIC 200AMP
02-2118	8/21/2002	12/3/2004	\$40,850		ADDITION FOR STORAGE
9602066	5/1/1996	8/1/1996	\$150		ELECTRIC
9602123	5/1/1996	8/1/1996	\$3,000		MECHANICAL

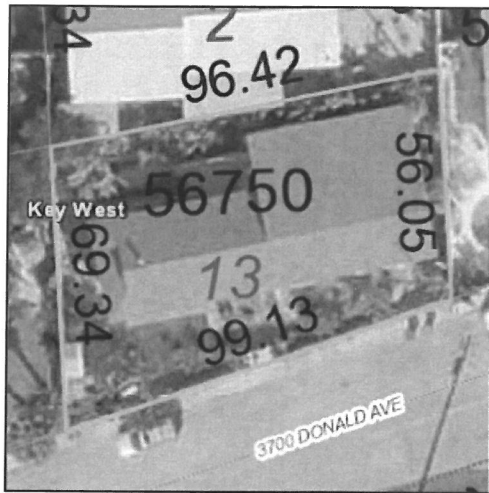
Sketches (click to enlarge)



Photos



Map



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

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Developed by

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