

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



To: Chairman and Planning Board Members

From: Brendon Cunningham

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: September 20, 2012

Agenda Item: **Variances - 1315 United Street (RE# 00035460-000000)** - A request for front and side-yard setback, building coverage and impervious surface ratio requirements in the HMDR zoning district per Sections 122-600 (4) a. & b. and 122-600 (6) a. & b. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Request: To allow for the construction of a porch to building coverage, impervious surface ratio, front and side-yard setback requirements.

Applicant: William Rowan, Architect

Property Owner: Geoffrey Herter

Location: 1315 United Street, RE# 00035460-000000

Zoning: Historic Medium Density Residential (HMDR) zoning district



BACKGROUND:

This historic structure is legal non-conforming to the current Code of Ordinances. The original front porch was entirely enclosed and converted into a bathroom.

Request:

The applicant would like to construct a new porch and add a front entrance to the building. As the structure does not conform to current code requirements, the applicant requests variances to dimensional requirements as described below.

| Coverage | Required | Existing | Requested |
|--------------------|-----------------|-----------------|------------------|
| Building | 40% | 43% | 45% |
| Impervious Surface | 60% | 66% | 68% |
| Setbacks | - | - | - |
| Front | 10' | 8' | 3' |
| Side | 5' | 3.9' | 4.4' |

Process:

HARC Approval:

#H11-01-832

Development Review Committee Meeting:

June 28, 2012

Planning Board Meeting:

September 20, 2012

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.**

As purchased by the current owner, the house and porch exceeded the required coverages and encroached into required setbacks. Although, special conditions exist that are peculiar to the history of the land and building involved, it is the applicant's decision to construct a new porch on the property which will further encroach into the dimensional requirements.

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

The applicant is not responsible for the existing dimensional encroachments as this is an historic structure. However, the applicant's desire to further exceed required coverages and further encroach into the setbacks is a condition created by the applicant.

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

Granting of a setback variance does confer special privileges upon the applicant. However, as this building is historic and predates the current code, it shares many non-conforming aspects and conditions with other properties within the immediate vicinity.

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.**

In order to bring this structure into conformance with the Land Development Regulations, it would be necessary to demolish and rebuild the existing former porch.

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 request necessary.

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.**

Due to the historic nature of the neighborhood, the addition of the porch structure will be in the public interest by bringing the building into conformance with other similar buildings.

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.**

While the general intent is to better blend with the neighborhood as a whole, the applicant is not using any particular properties as a basis of this request.

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

Not applicable. The applicant is proposing to add an open porch to a single family dwelling.

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.**

Due to the nature of the hardship requirements and the minimum dimensional requirements established in the LDRs, the applicant does not meet all the standards established for a variance.

2. **That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.**

No objections to this project have been submitted to the Planning Department as of the date of this report.

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**.

**Draft
Resolution**

**PLANNING BOARD
RESOLUTION No. 2012-**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD
FOR VARIANCE APPROVAL FOR BUILDING COVERAGE,
IMPERVIOUS SURFACE RATIO, FRONT AND SIDE-YARD
SETBACK REQUIREMENTS ON PROPERTY LOCATED AT
1315 UNITED STREET RE# 00035460-000000) IN THE
HISTORIC MEDIUM DENSITY RESIDENTIAL ZONING
DISTRICT PER SECTIONS 122-600 (4) AND (6) a. & b. OF
THE LAND DEVELOPMENT REGULATIONS OF THE
CODE OF ORDINANCES OF THE CITY OF KEY WEST.**

WHEREAS, Section 90-391 allows an applicant to request a variances if the literal enforcement of the LDR's will cause unnecessary hardship; and

WHEREAS, Section 122-600 (4) of the Code of Ordinances provides that the provides that the building coverage allowed is 40% and the impervious surface ratio not exceed 60%; and

WHEREAS, Section 122-600 (6) a. & b. of the Code of Ordinances provides that the minimum front-yard setback is to be 10 feet and the side-yard setback be 5 feet; and

WHEREAS, the applicant requested variances to the allowed front-yard setback to 3 feet and the side-yard setback to 4.4 feet; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing

Chairman

Planning Director

on September 20, 2012; and

WHEREAS, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

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

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

_____ Chairman

_____ Planning Director

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.

Section 2. An approval by resolution of the Key West Planning Board for variances to allow the construction of a front porch on property located at 1315 United Street (RE# 00035460-000000) in the HMDR zoning district per Section 122-600 (4) and (6) a.& b. of the Land Development Regulations of the Code of Ordinances of the City of Key West per the plan set received February 1, 2012, with the following conditions:

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 this variances is 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 this 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 regularly scheduled meeting held this 20th day of September, 2012.

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

_____ Chairman

_____ 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

Draft

Chairman

Planning Director

Application

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



Variance Application

Please completely fill out this application and attach all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3720 to schedule an appointment with a Planner.

Please print or type a response to the following:



1. Site Address 1315 UNITED ST.
2. Name of Applicant WILLIAM ROWAN
3. Applicant is: Owner _____ Authorized Representative ✓
4. Address of Applicant 321 PEACOCK LN., KEY WEST
5. Phone # of Applicant 305 296 3784 Mobile# _____
6. E-Mail Address wrowan@gmail.com
7. Name of Owner, if different than above GEOFFERT HERTER
8. Address of Owner 32 INGHAM HILL RD.
ESSEX, CT. 06426
9. Phone # of Owner 860.391.3183
10. Email Address gherter@mac.com
11. Zoning District of Parcel _____ RE# 35460
12. Description of Proposed Construction, Development, and Use
RECONSTRUCT HISTORIC FRONT PORCH
13. List and describe the specific variance(s) being requested:
ENCROACHMENT OF FRONT SETBACK
EXISTING 8' PROPOSED 3' ALLOWED 10'

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

| Site Data Table | | | | |
|--|------------------|----------|----------|------------------|
| | Code Requirement | Existing | Proposed | Variance Request |
| Zoning | HMDR | | | |
| Flood Zone | X | | | |
| Size of Site | 4055 SF | | | |
| Height | 30 FT | 17 FT | 11.5 FT | NO |
| Front Setback | 10 | 8 FT | 3 FT | YES |
| Side Setback | 5 | 3.9 FT | 4.4 FT | YES |
| Side Setback | 5 | 3.2 | NA | |
| Street Side Setback | | | | |
| Rear Setback | 15 | 1.1 FT | | |
| F.A.R | | | | |
| Building Coverage | 40% | 43% | 45% | YES |
| Impervious Surface | 60% | 66% | 68% | YES |
| Parking | | | | |
| Handicap Parking | | | | |
| Bicycle Parking | | | | |
| Open Space/ Landscaping | | | | |
| Number and type of units | | | | |
| 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 # H11-01-832

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City of Key West Planning Department
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16. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes _____ No ☒ If Yes, please describe and attach relevant documents

17. Will the work be within the dripline (canopy) of any tree on or off the property?
YES _____ NO ☒

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



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

If the applicant would like additional information, electronic version of the City's Code of Ordinances can be found either through www.keywestcity.com, 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.**

Variance Application
City of Key West Planning Department
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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 INITIAL CIRCUMSTANCE WAS THE REMOVAL OF THE
FRONT PORCH. THE THREE ADJACENT RESIDENCES HAVE
FRONT PORCHES AND APPLICANT WOULD LIKE THEIR
RESIDENCE TO FIT IN WITH THE ADJOINING STRUCTURES.

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 CONDITION WAS DONE BY
PREVIOUS OWNER.

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.

THE GRANTING OF THIS VARIANCE WILL NOT
CONFER ANY SPECIAL PRIVILEGES TO THE
APPLICANT.

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
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4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.



THE FRONT AND SIDE SETBACKS AS INTERPRETED
WOULD DEPRIVE THE APPLICANT OF A FRONT PORCH
(HISTORICAL) FOUND ON ALL OF THE RESIDENCES ALONG
THE SUBJECT BLOCK OF UNITED ST. ALMOST ALL FALL
WITHIN THE LDR SETBACK OF 10 FEET.

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 MINIMUM VARIANCE IS REQUESTED TO
CONSTRUCT A SMALL 5' X 18' PORCH

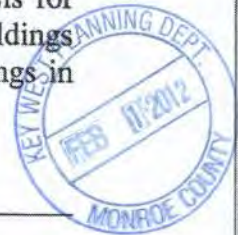
6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

THE GRANTING OF THESE VARIANCES:
(FRONT 8' TO 3' AND SIDE 3.9' TO 4.4')
WILL BE IN HARMONY WITH ADJACENT STRUCTURES.

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
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7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.



*THE APPROVAL OF THESE VARIANCES WOULD
BE SINGULAR AND WOULD JUST ALLOW
NEW PORCH STRUCTURE TO FIT IN.*

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

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

Verification Form

City of Key West
Planning Department

Verification Form
(Where Authorized Representative is an Entity)



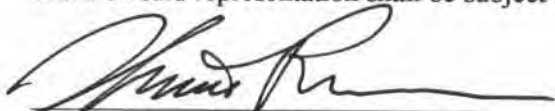
I, WILLIAM ROWAN, in my capacity as ARCHITECT
(print name) (print position; president, managing member)
of WILLIAM ROWAN ARCHITECTURE
(print name of entity serving as Authorized Representative)

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

1315 UNITED ST.

Street Address of subject property

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

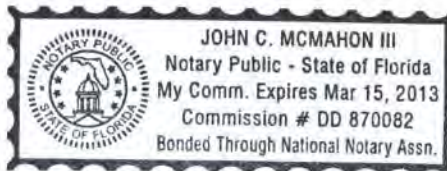

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 2/8/2012 by
date

WILLIAM ROWAN
Name of Authorized Representative

He/She is personally known to me or has presented FL. DR. LIC. as identification.


Notary's Signature and Seal



JOHN C. MCMAHON III
Name of Acknowledger typed, printed or stamped

Authorization Form

City of Key West
Planning Department



Authorization Form
(Individual Owner)

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

I, Geoffrey + Lisa Hertel authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

William Rowan
Please Print Name of Representative

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

[Signature]
Signature of Owner

[Signature]
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this April 20, 2012 by
date

Sheryl A. Mala
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

my commission expires May 31, 2015

Sheryl A. Mala
Name of Acknowledger typed, printed or stamped

Commission Number, if any

Deed

Prepared by and return to:

True Title Agency, Inc.
PO Box 420321
Summerland Key, FL 33042
305-872-4005 File Number: 2009-240

Grantee S.S. No.
Parcel Identification No. 00035460-000000



[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 16th day of October, 2009 between Gregory A. MacLaren, a married man whose post office address is PO Box 420148, Summerland Key, FL 33042 of the County of Monroe, State of Florida, grantor*, and Geoffrey E. Herter and Lisa Herter, husband and wife whose post office address is 32 Ingham Hill Road, Essex, CT 06426 of the County of Middlesex, State of Connecticut, grantee*.

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County Florida, to-wit:

Lot 10, Block 4, Tract 14, MOFFAT'S SUBDIVISION, according to the Plat thereof as recorded in Plat Book 1, Page 12, of the Public Records of Monroe County, Florida.

Subject to taxes for 2009 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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.

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

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

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

Signed, sealed and delivered in our presence:

Richard F. Zeller
Witness Name: RICHARD F. ZELLER
Candice S. Zeller
Witness Name: CANDICE S. ZELLER

Gregory A. MacLaren
(Seal)

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 15th day of October, 2009 by Gregory A. MacLaren, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Richard F. Zeller
Notary Public

Printed Name: _____

My Commission Expires: _____

Survey

NORBY



& Associates, Inc.

Professional Land Surveyors

3104 Flagler Avenue

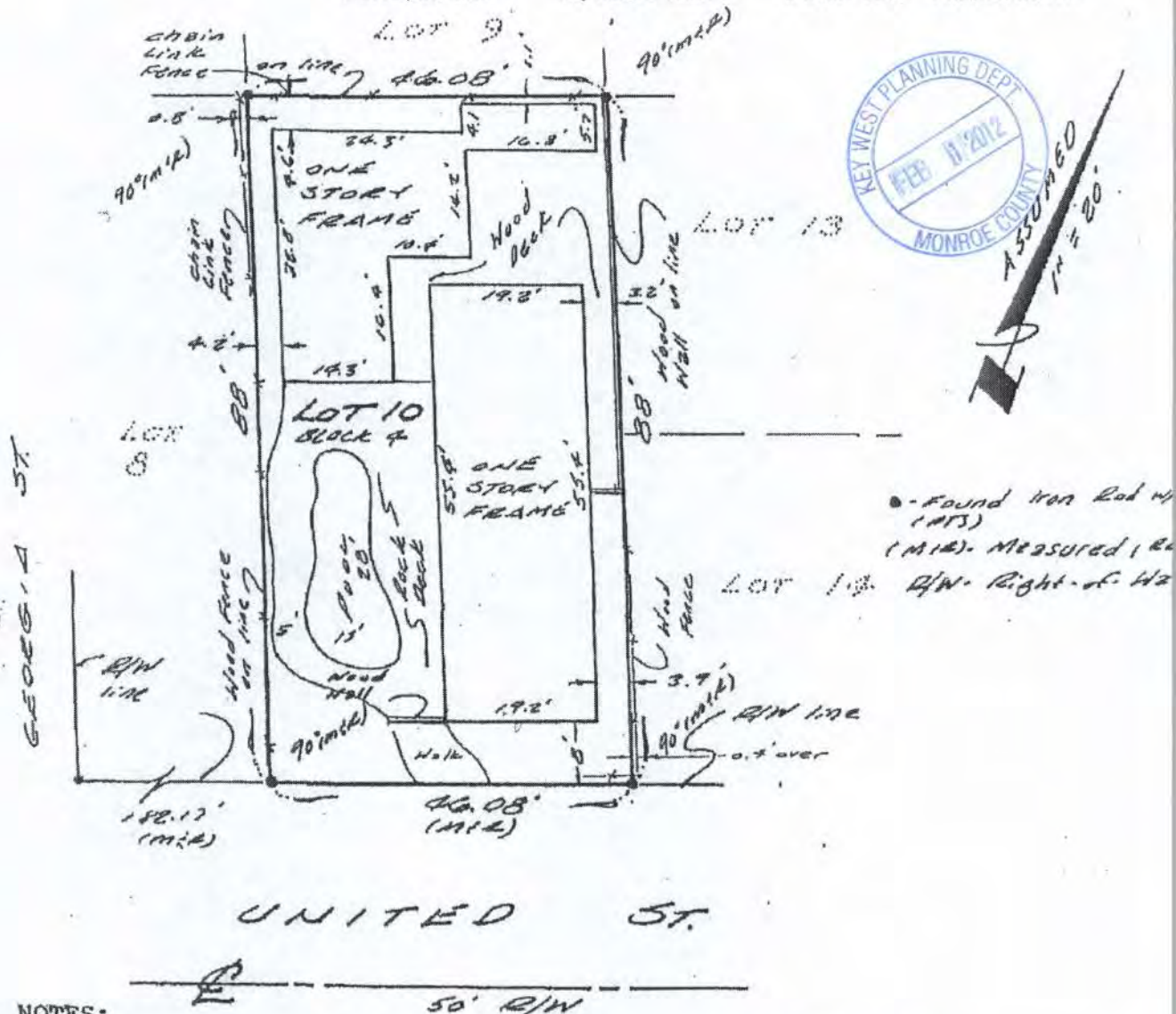
Key West, FL 33040

Thomas A. Norby, PLS

Reg. No. 5234

(305) 296-7422

FAX (305) 293-9924



NOTES:

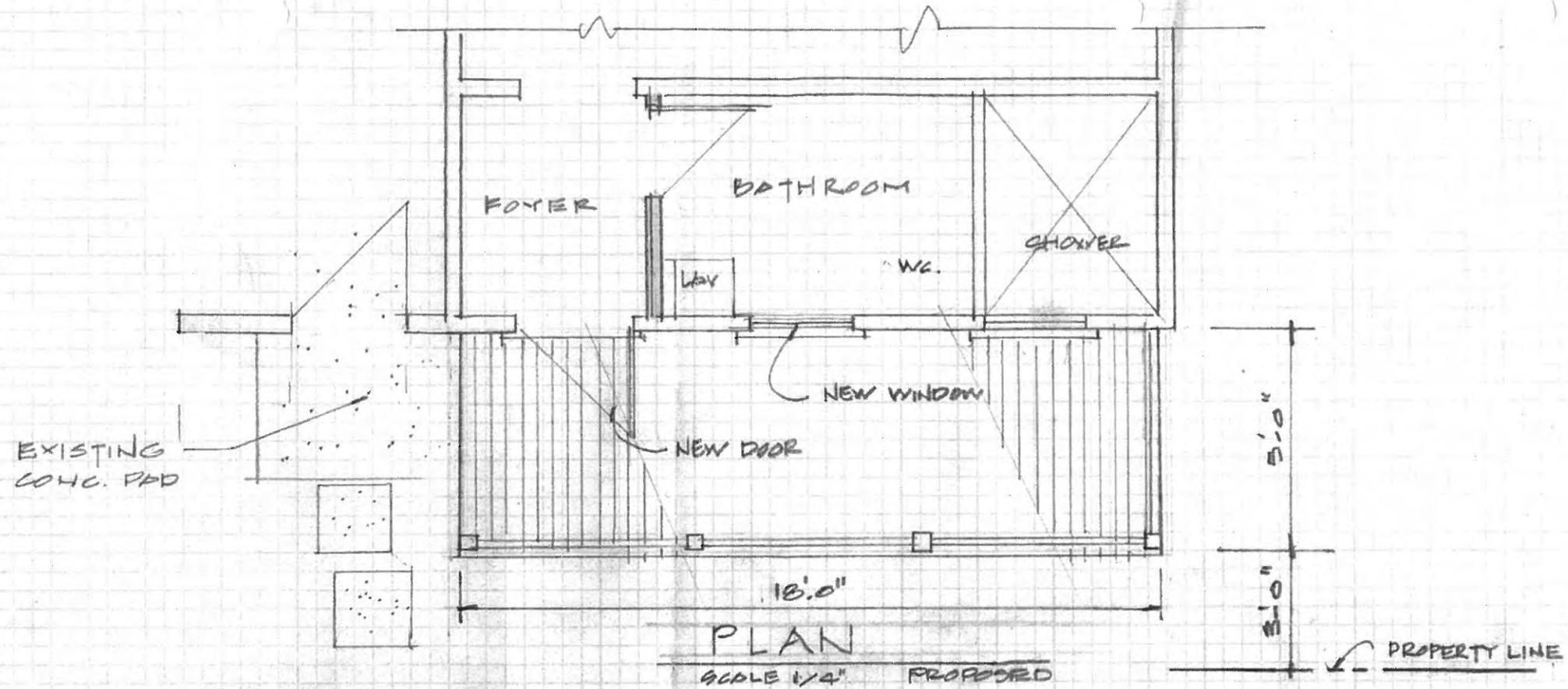
1. Underground foundations and utilities were not located.
2. The legal description shown hereon was furnished by the client or their agent.
3. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
4. All angles are 90° (Measured & Record) unless otherwise noted.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Street address: 1315 United Street, Key West, FL 33040.
7. Date of field work: May 8, 1998.

BOUNDARY SURVEY OF: Lot 10, Block 4, Tract 14, MOFFAT'S SUBDIVISION according to the Plat Thereof, as recorded in Plat Book 1 at Page 12 of the Public Records of Monroe County, Florida.

BOUNDARY SURVEY FOR: Donald W. & Carolyn S. Jenkins;
NationsBank, N.A.;
Spottswood, Spottswood & Spottswood; and
Chicago Title Insurance Company;

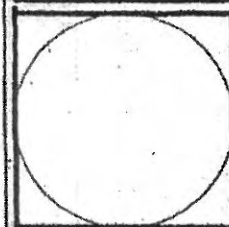
NORBY & ASSOCIATES, INC.

Site Plans



SCOPE OF WORK
 NEW 3 BAY PORCH
 6X6 COLUMNS
 NEW DOOR
 NEW WINDOW WD 1 OVER 1
 W/ WOOD SHUTTERS
 NEW FAUCET WINDOW W/ SHUTTER
 NEW HANDRAIL
 NEW 5/4X4 T&G WD DECK
 NEW P.T FLOOR FRANTING
 NEW V-CRIMP ROOFING

HERTER RESIDENCE
 NEW FRONT PORCH
 1315 UNITED ST. KEY WEST, FL.

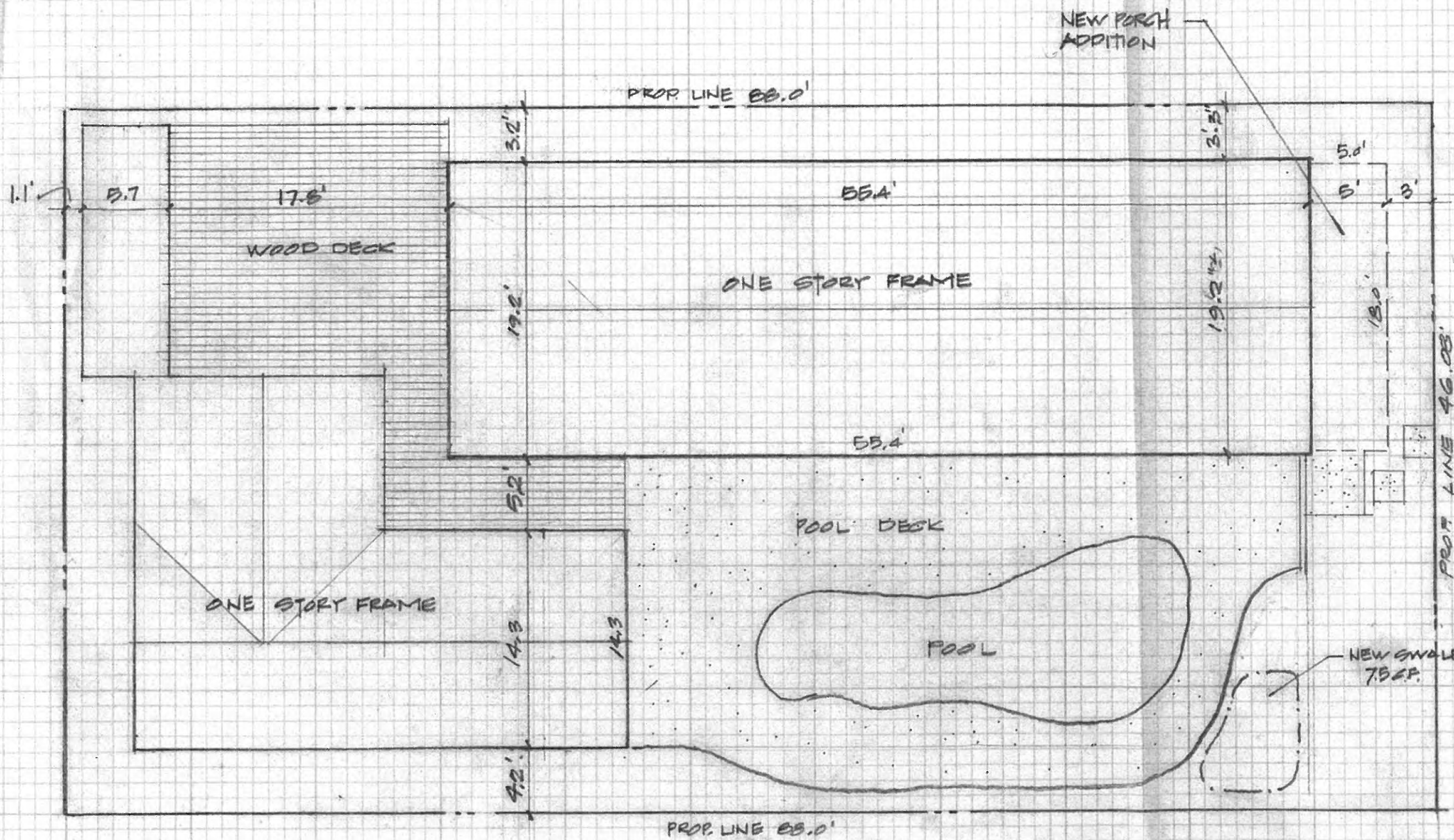


WILLIAM BOWMAN
 ARCHITECTURE
 KEY WEST, FLORIDA
 311 PIERCE LINE
 305 296 3764

Project #: 1100

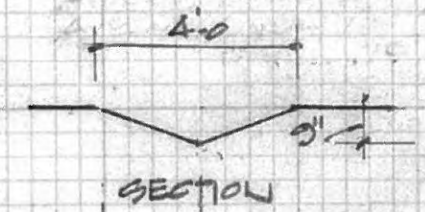
Date: 2-28-11

2
 2 OF 3



SITE DATA

| | | | |
|---------------------------------|-----------|----------|------|
| LOT SIZE | 4055 S.F. | | |
| ZONE | HMDR | | |
| FLOOD ZONE | X | | |
| ITEM ALLOWED | EXISTING | PROPOSED | |
| SETBACKS | | | |
| FRONT | 10' | 8' | 5' |
| SIDE | 5' | 4.2' | N.C. |
| REAR | 15' | 1.1' | N.C. |
| BLDG. COVERAGE | | | |
| | 40% | 43% | 45% |
| IMPERVIOUS | | | |
| | 60% | 66% | 68% |
| STORM DRAINAGE | | | |
| INCREASE OF IMPERVIOUS 900 S.F. | | | |
| DISTURBED AREA ÷ 12 = 7.5 CF | | | |
| NEW SWALE 1.5 S.F./LF | | | |



SITE PLAN
SCALE 1/8" = 1'-0"



HERTER RESIDENCE

NEW FRONT PORCH

1315 UNITED ST. KEY WEST, FL.

WILLIAM ROWAN

ARCHITECTURE

311 PELICAN LANE
KEY WEST, FLORIDA 33551-1764

Project No: 1100

Date: 2.28.11

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3 OF 3

Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

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

Property Record Card

Alternate Key: 1036323 Parcel ID: 00035460-000000

Website tested on
Internet Explorer.
Requires Adobe Flash
10.3 or higher

Ownership Details

Mailing Address:
HERTER GEOFFREY E AND LISA
32 INGHAM HILL RD
ESSEX, CT 06426

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-
Township- 05-68-25
Range:
Property Location: 1315 UNITED ST KEY WEST
Subdivision: Moffat's Sub
Legal KW MOFFATS SUB PB1-12 LOT 10 SQR 4 TR 14 G13-296 SS-292 G73-91/92 G73-94/95 OR616-800 OR622-
Description: 203 OR639-821L/E OR936-2254Q/C OR937-1820Q/C OR945-2080/2081 OR1039-1282 OR1051-2457 OR1294-491 OR1322-1596/97QC OR1516-1096/97 OR1601-2263 OR1617-176C OR1645-1704 OR1787-347Q/C OR2436-1424

Parcel Map (Click to open dynamic parcel map)**Land Details**

| Land Use Code | Frontage | Depth | Land Area |
|------------------------|----------|-------|-------------|
| 010D - RESIDENTIAL DRY | 46 | 88 | 4,055.00 SF |

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0

Total Living Area: 1705
Year Built: 1938

Building 1 Details

Building Type R1
 Effective Age 9
 Year Built 1938
 Functional Obs 0

Quality Grade 500
 Depreciation % 7
 Grnd Floor Area 1,705

Inclusions: R1 includes 1 3-fixture bathroom

Roof Type GABLE/HIP

Heat 1 NONE

Heat Src 1 NONE

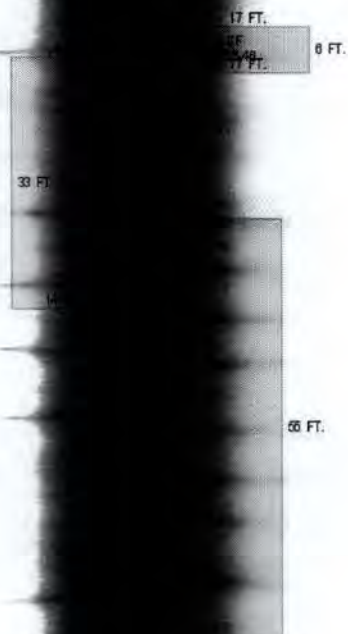
Extra Features:

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

STAL
 ONE
 ONE

Foundation WD CONC PADS
 Bedrooms 3

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0

**Sections:**

| Nbr | Type | Ext Wall | Sto | Attic A/C | Basement % | Finished Basement % | Area |
|-----|------|-----------------------|-----|-----------|------------|---------------------|-------|
| 1 | FLA | 12:ABOVE AVERAGE WOOD | | N Y | 0.00 | 0.00 | 1,045 |
| 2 | FLA | 12:ABOVE AVERAGE WOOD | | N Y | 0.00 | 0.00 | 660 |
| 4 | SBF | 12:ABOVE AVERAGE WOOD | | N N | 0.00 | 0.00 | 102 |

Misc Improvement Details

| Nbr | Type | # Units | Length | Width | Year Built | Roll Year | Grade | Life |
|-----|-----------------|---------|--------|-------|------------|-----------|-------|------|
| 0 | WD2:WOOD DECK | 411 SF | 0 | 0 | 2010 | 2011 | 2 | 40 |
| 0 | PT3:PATIO | 464 SF | 0 | 0 | 1993 | 1994 | 3 | 50 |
| 0 | HT2:HOT TUB | 1 UT | 0 | 0 | 2005 | 2010 | 1 | 50 |
| 1 | PO4:RES POOL | 224 SF | 28 | 8 | 1987 | 1988 | 5 | 50 |
| 2 | PT5:TILE PATIO | 616 SF | 0 | 0 | 1987 | 1988 | 3 | 50 |
| 4 | FN2:FENCES | 252 SF | 42 | 6 | 1987 | 1988 | 2 | 30 |
| 5 | FN2:FENCES | 56 SF | 8 | 7 | 1987 | 1988 | 2 | 30 |
| 6 | PT2:BRICK PATIO | 450 SF | 0 | 0 | 2002 | 2003 | 2 | 50 |
| 7 | PT4:PATIO | 36 SF | 0 | 0 | 2002 | 2003 | 2 | 50 |

Appraiser Notes

MLS \$895,000. 434 DOM. A TROPICAL RETREAT SITUATED ON A QUIET BLOCK JUST OVER WHITE STREET CENTRALLY LOCATED WITHIN WALKING DISTANCE OF BEACH, WHITE STREET PIER, TENNIS COURTS, FINE DINING, NEIGHBORHOOD GROCER, GYM & FAMOUS DUVAL STREET. TOTALING 3 BEDROOMS + A SLEEPING LOFT AND 3 FULL BATHROOMS IN 2 STRUCTURES. A FABULOUS GREAT ROOM WITH SOARING CATHEDRAL CEILING AND OPEN BEAMS OVERLOOK A LAGOON SHAPED POOL SURROUNDED BY FLAGSTONE AND GORGEOUS TROPICAL VEGETATION. GRANITE COUNTERS, STAINLESS APPLIANCES, TRAVERTINE FLOORS, CUSTOM BATHROOMS, NEW SUNNING DECK & TOTALLY FENCED WITH OFF-STREET PARKING. A BRIGHT AND CHEERFUL OASIS WITH LAID BACK ISLAND FLAIR

Building Permits

| Bldg Number | Date Issued | Date Completed | Amount | Description | Notes |
|-------------|-------------|----------------|--------|-------------|---|
| 09-4129 | 12/07/2009 | 12/31/2010 | 8,000 | | REMOVE APPROXIMATELY 700SF WOOD DECKING, BOARDS REPAIR DECK JOISTS, REPLACE WITH 700SF OF TREK COMPOSITE DECKING AS PER HARC. |

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

| Roll Year | Total Bldg Value | Total Misc Improvement Value | Total Land Value | Total Just (Market) Value | Total Assessed Value | School Exempt Value | School Taxable Value |
|-----------|------------------|------------------------------|------------------|---------------------------|----------------------|---------------------|----------------------|
| 2011 | 460,148 | 31,460 | 200,169 | 691,777 | 691,777 | 0 | 691,777 |
| 2010 | 465,096 | 30,153 | 153,014 | 648,263 | 648,263 | 0 | 648,263 |
| 2009 | 222,717 | 20,202 | 306,028 | 548,947 | 548,947 | 0 | 548,947 |
| 2008 | 210,969 | 20,847 | 437,940 | 669,756 | 432,428 | 25,000 | 407,428 |
| 2007 | 257,188 | 17,845 | 648,800 | 923,833 | 419,833 | 25,000 | 394,833 |
| 2006 | 457,044 | 18,372 | 385,225 | 860,641 | 409,593 | 25,000 | 384,593 |
| 2005 | 407,185 | 18,929 | 324,400 | 750,514 | 397,663 | 25,000 | 372,663 |
| 2004 | 291,807 | 19,500 | 223,025 | 534,332 | 386,081 | 25,000 | 361,081 |
| 2003 | 298,840 | 23,956 | 97,320 | 420,116 | 378,883 | 25,000 | 353,883 |
| 2002 | 283,896 | 20,902 | 77,045 | 381,843 | 370,003 | 25,000 | 345,003 |
| 2001 | 263,495 | 21,585 | 77,045 | 362,125 | 358,420 | 25,000 | 333,420 |

| | | | | | | | |
|------|---------|--------|--------|---------|---------|--------|---------|
| 2000 | 273,271 | 20,404 | 51,701 | 345,376 | 345,376 | 25,000 | 320,376 |
| 1999 | 236,508 | 18,177 | 51,701 | 306,386 | 306,386 | 0 | 306,386 |
| 1998 | 149,613 | 16,928 | 51,701 | 218,242 | 186,310 | 25,000 | 161,310 |
| 1997 | 149,613 | 17,397 | 43,591 | 210,601 | 181,639 | 25,000 | 156,639 |
| 1996 | 102,249 | 12,532 | 43,591 | 158,372 | 158,372 | 25,000 | 133,372 |
| 1995 | 102,249 | 12,868 | 43,591 | 158,708 | 158,708 | 25,000 | 133,708 |
| 1994 | 91,442 | 11,782 | 43,591 | 146,815 | 146,815 | 0 | 146,815 |
| 1993 | 70,990 | 12,079 | 43,591 | 126,660 | 126,660 | 0 | 126,660 |
| 1992 | 70,990 | 12,357 | 43,591 | 126,938 | 126,938 | 0 | 126,938 |
| 1991 | 70,990 | 12,653 | 43,591 | 127,234 | 127,234 | 0 | 127,234 |
| 1990 | 70,990 | 12,928 | 34,468 | 118,386 | 118,386 | 0 | 118,386 |
| 1989 | 64,536 | 12,025 | 33,454 | 110,015 | 110,015 | 0 | 110,015 |
| 1988 | 30,532 | 100 | 31,426 | 62,058 | 62,058 | 0 | 62,058 |
| 1987 | 30,156 | 100 | 22,809 | 53,065 | 53,065 | 0 | 53,065 |
| 1986 | 30,325 | 100 | 21,897 | 52,322 | 52,322 | 0 | 52,322 |
| 1985 | 29,420 | 100 | 14,775 | 44,295 | 44,295 | 25,000 | 19,295 |
| 1984 | 27,532 | 100 | 14,775 | 42,407 | 42,407 | 25,000 | 17,407 |
| 1983 | 27,532 | 100 | 14,775 | 42,407 | 42,407 | 25,000 | 17,407 |
| 1982 | 28,053 | 100 | 11,375 | 39,528 | 39,528 | 25,000 | 14,528 |

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 |
|------------|----------------------------|---------|-------------|---------------|
| 10/15/2009 | 2436 / 1424 | 785,000 | WD ***** | 02 ***** |
| 10/4/1999 | 1601 / 2263 | 400,000 | WD ***** | Q ***** |
| 5/1/1998 | 1516 / 1096 | 380,000 | WD ***** | Q ***** |
| 2/1/1994 | 1294 / 0491 | 325,000 | WD ***** | U ***** |
| 1/1/1988 | 1039 / 1282 | 75,000 | WD ***** | U ***** |
| 6/1/1985 | 945 / 2080 | 72,000 | WD ***** | Q ***** |

This page has been visited 33,341 times.

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

DRC
Minutes & Comments

Minutes of the Development Review Committee

June 28, 2012

Approved July 26, 2012

Planning Director, Don Craig called the Development Review Committee Meeting of June 28, 2012 to order at 10:15 am at Old City Hall, in the antechamber at 510 Greene Street, Key West.

ROLL CALL

Present were: Planning Director, Don Craig; HARC Planner, Enid Torregrosa; General Services, Elizabeth Ignaffo; Urban Forestry Manager, Paul Williams; and ADA Coordinator, Diane Nicklaus.

Also in attendance were: Planning Department staff: Brendon Cunningham, Carlene Smith and Ginny Haller.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

May 24, 2012

A motion to approve the May 24, 2012 minutes was made by Ms. Nicklaus and seconded by Mr. Williams.

DISCUSSION ITEMS

- 1. Variances - 1315 United Street (RE# 00035460-000000) - A request for front and side-yard setback, building coverage and impervious surface ratio requirements in the HMDR zoning district per Sections 122-600 (4) a. & b. and 122-600 (6) a. & b. of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Mr. Cunningham gave members an overview of the variances request. He informed members that the applicant would like to reconstruct a historic front porch. The variance request is for front and side-yard setback, building coverage and impervious surface.

The applicant's architect, Bill Rowan, gave members an overview of the project.

Mr. Williams inquired if the project will require any tree removals. Mr. Rowan stated that they may possibly remove some Christmas Palms.

Mrs. Torregrosa requested that the applicant add the HARC approval number on the application, H11-01-832.

Ms. Ignaffo asked that the applicant direct porch roof stormwater runoff back onto the applicant's property, preferably into the proposed swale or other landscape areas.

Mrs. Nicklaus had no comments.

- 2. Variances - 411 Grinnell Street (RE# 00005240-000000) – A request for front and side yard setback in the HMDR zoning district per Section 122-600(6)a and Section 122-600(6)b of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Ms. Haller gave member an overview of the variances request. She stated that the request is to renovate an existing home by elevating it to meet FEMA requirements, and add a rear addition.

The applicant's architect, Tom Pope, gave members an overview of the request.

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., September 20, 2012 at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Variances - 1315 United Street (RE# 00035460-000000) - A request for front and side-yard setback, building coverage and impervious surface ratio requirements in the HMDR zoning district per Sections 122-600 (4) a. & b. and 122-600 (6) a. & b. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

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

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

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

Request: **Variances - 1315 United Street (RE# 00035460-000000)** - A request for front and side-yard setback, building coverage and impervious surface ratio requirements in the HMDR zoning district per Sections 122-600 (4) a. & b. and 122-600 (6) a. & b. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

| | | | |
|--------------------------|---------------|-----------------------------|---|
| Applicant: | William Rowan | Owner: | Geoffrey Herter |
| Project Location: | 1315 United | Date of Hearing: | Thursday, September 20, 2012 |
| 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(s) 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 Carlene Smith at cesmith@keywestcity.com .

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

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

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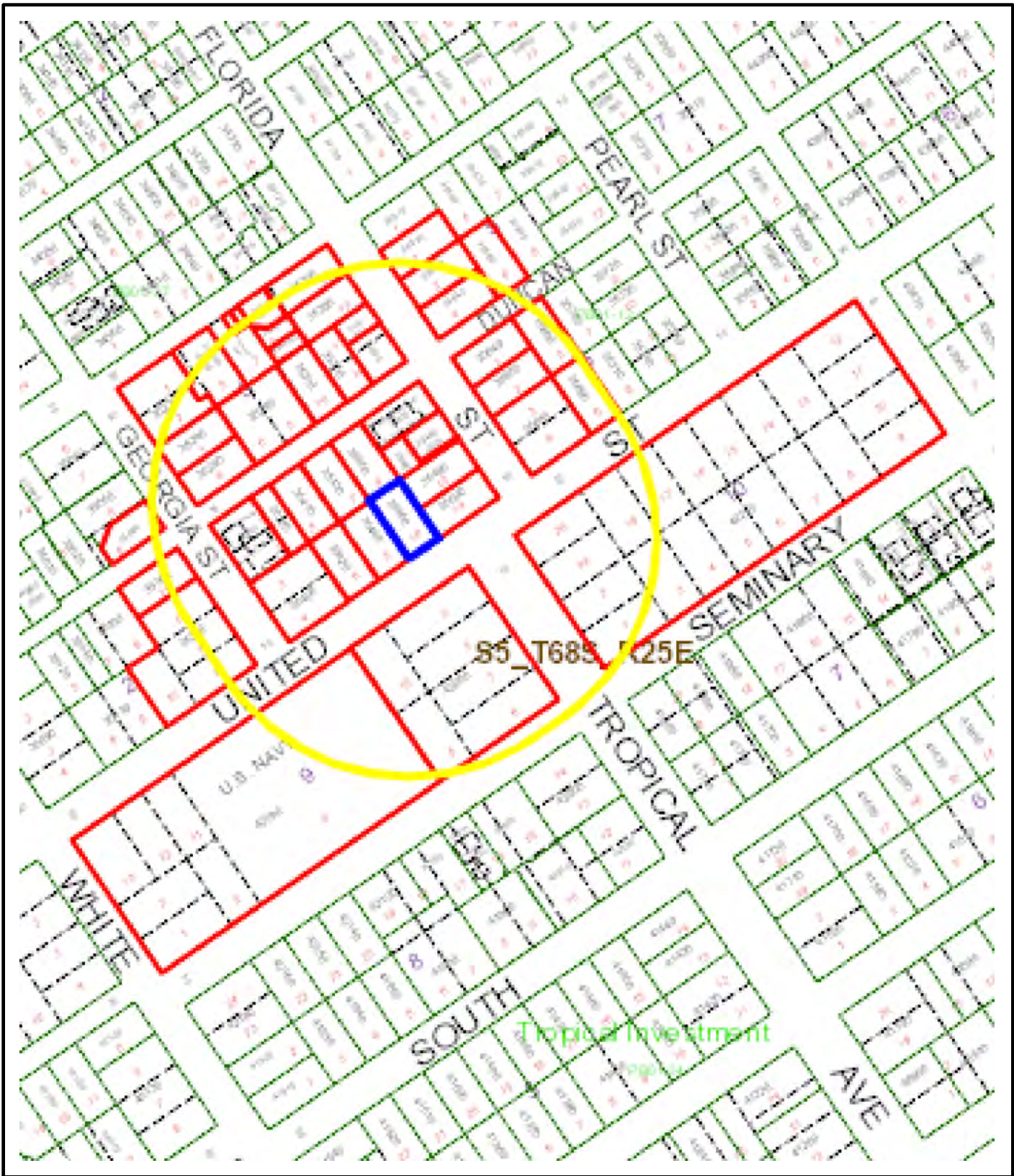
| | | | |
|--------------------------|---------------|-----------------------------|---|
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Monroe County, Florida

1315 United

Printed: Sep 06, 2012

DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.



| NAME | ADDRESS | UNIT | CITY | STATE | ZIP | COUNTRY |
|--|-----------------------|----------|----------------|-------|------------|---------|
| 1 ALEXANDER STEPHANIE C | 2337 COSTA VERDE BLVD | UNIT 302 | JACKSONVILLE B | FL | 32250 | |
| 2 ANDREI RONALD AND KAREN | 1318 DUNCAN ST APT 2 | | KEY WEST | FL | 33040-3443 | |
| 3 AUSTIN DAVID NEIL | 1215 DUNCAN ST | | KEY WEST | FL | 33040 | |
| 4 BAC HOME LOAN SERVICING LP | 5401 N BEACH ST | | FORT WORTH | TX | 76137-2733 | |
| 5 BACON ROBERT S | P O BOX 423 | | POINT CLEAR | AL | 36564 | |
| 6 BOARD OF PUBLIC INSTRUCTION OF MONROE CO | 242 WHITE ST | | KEY WEST | FL | 33040 | |
| 7 BOARD OF PUBLIC INSTRUCTION OF MONROE COUNTY | 242 WHITE ST | | KEY WEST | FL | 33040 | |
| 8 BOWERSOX ROBERT T TRUST UNDER AGREE DTD 12/30/ | 113 N BREAD ST APT 9D | | PHILADELPHIA | PA | 19106-4619 | |
| 9 CAMAROTTI ANA MARIA | 714 SOUTH ST | | KEY WEST | FL | 33040 | |
| 10 CAPUTO STEVE AND MARNI M | 237 LAPAIOMA RD | | KEY LARGO | FL | 33037 | |
| 11 DEAN CYNTHIA VINSON | 1327 DUNCAN ST | | KEY WEST | FL | 33040 | |
| 12 DELOACH MANAGEMENT AND CONSULTING LLC | 4147 W WALTON BLVD | | WATERFORD | MI | 48329-4179 | |
| 13 DUNCAN CREST CONDOMINIUM | 1318 DUNCAN ST | | KEY WEST | FL | 33040 | |
| 14 DUNCAN HOUSE INC THE | 708 S DIXIE HWY | | CORAL GABLES | FL | 33146-2602 | |
| 15 DUNCAN STREET CONDO | 1334-1336 DUNCAN ST | | KEY WEST | FL | 33040 | |
| 16 EATON MELVIN H II | 1721 FLAGLER AVE | | KEY WEST | FL | 33040 | |
| 17 FLEITA RUTH ANN L/E | 1212 FLORIDA ST | | KEY WEST | FL | 33040 | |
| 18 FRUSHER KAREN | 1200 FLORIDA ST | | KEY WEST | FL | 33040 | |
| 19 GALLUP JOHN H | 19800 JAMES RIVER DR | | SPRING GROVE | VA | 23881 | |
| 20 GLAD TIDINGS TABERNACLE ASSEMBLY OF GOD | 1209 UNITED ST | | KEY WEST | FL | 33040 | |
| 21 GROB BARBARA S | 1207 FLORIDA ST | UNIT 1 | KEY WEST | FL | 33040 | |
| 22 HARVERSON INC | 322 ELIZABETH ST | | KEY WEST | FL | 33040 | |
| 23 HERTER GEOFFREY E AND LISA | 32 INGHAM HILL RD | | ESSEX | CT | 06426 | |
| 24 HOLMES RITA | 1204 FLORIDA ST | | KEY WEST | FL | 33040 | |
| 25 IBERIABANK | 5310 E STATE ROAD 64 | | BRADENTON | FL | 34208-5500 | |
| 26 LEMON ERIK J | 1215 FLORIDA ST | | KEY WEST | FL | 33040 | |
| 27 LITZ DUWAYNE R | 1222 FLORIDA ST | | KEY WEST | FL | 33040-3465 | |
| 28 MCCAFFREY VANESSA J | PO BOX 4117 | | KEY WEST | FL | 33041-4117 | |
| 29 MURPHY RUSSELL G | 1211 FLORIDA ST | | KEY WEST | FL | 33040 | |
| 30 MURPHY SUSAN J | 1200 4TH ST | UNIT 202 | KEY WEST | FL | 33040 | |
| 31 NEILSON MARC AND LORI | 1330 DUNCAN ST | | KEY WEST | FL | 33040 | |
| 32 NESS STEVEN E | 1319 UNITED ST | | KEY WEST | FL | 33040-3411 | |
| 33 PARKS JOHN G JR AND GEORGIA | 7 ALLAMANDA TER | | KEY WEST | FL | 33040 | |
| 34 RHOADES SHIRREL AND DIANE | 914 GRINNELL ST | | KEY WEST | FL | 33040 | |

| NAME | ADDRESS | UNIT | CITY | STATE | ZIP | COUNTRY |
|--|--------------------|------|----------|-------|------------|---------|
| 35 RULE ROBIN | 2406 STAPLES AVE | | KEY WEST | FL | 33040-3822 | |
| 36 SANTIAGO INOCENTE O JR AND DENISE B | 1301 UNITED STREET | | KEY WEST | FL | 33040 | |
| 37 SANTIAGO FAMILY PARTNERSHIP LTD | 407 SOUTH ST | | KEY WEST | FL | 33040 | |
| 38 SCHOONER EXPLORATION ASSOCIATES LTD INC | 3 LILY POND DR | | CAMDEN | ME | 04843-2247 | |
| 39 STEFANOWICZ MICHAEL J AND MELANIE M | 1332 DUNCAN ST | | KEY WEST | FL | 33040 | |
| 40 VINSON ONELIA M L/E | 1215 GEORGIA ST | | KEY WEST | FL | 33040-3433 | |
| 41 WALNUT PAW ASSOCIATES | PO BOX 121 | | NEW YORK | NY | 10014-0121 | |
| 42 WERNICOFF SARAH A | 1209 GEORGIA ST | | KEY WEST | FL | 33040 | |
| 43 WHITT THELBERT A TRUSTEE | 1207 WHITEHEAD ST | | KEY WEST | FL | 33040 | |
| 44 ZURBRIGEN SCOTT | P O BOX 4199 | | KEY WEST | FL | 33041 | |