

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:** November 29, 2012

**Agenda Item:** **Variations – 1114 Margaret Street (RE# 00029920-000000)** - A request for variations to building coverage and impervious surface ratio requirements in the HMDR zoning district per Section 122-600 (4) a. & b. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

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**Request:** To allow variations for a room addition to an existing house that will exceed allowed building coverage and impervious surface requirements.

**Applicant:** Richard A. Logan

**Property Owner:** Same

**Location:** 1114 Margaret Street, RE# 00029920-000000

**Zoning:** Historic Medium Density Residential (HMDR) Zoning District



**Background:**

The existing nonconforming structure is located within the required setbacks, and is nonconforming to building coverage, and impervious surface requirements. However, this application addresses the proposed construction of a room addition which will comply with the setback requirements and will decrease the impervious surface ratio with the removal of pavement.

**Request:**

The applicant is requesting variances to increase building coverage and reduce impervious surface ratio to construct a room addition.

The table below provides site data calculations as proposed by the applicant:

<b>HMDR District Dimensional Requirements: Section 122-960</b>			
	<b>Dimensional Requirements</b>	<b>Existing Conditions</b>	<b>Proposed Addition</b>
Side	5'	2.5-2.75'	5.25'
Side	5'	4.3'	6.25'
Building Coverage	40% Maximum	36.5%	47.9%
Impervious Surface	60% Maximum	65.6%	61.3%

**Process:**

**HARC: H#12-01-973**

July 10, 2012

**Development Review Committee Meeting:**

August 23, 2012

**Planning Board Meeting:**

November 29, 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.**

The existing structure is nonconforming to side and rear setback requirements in the HMDR zoning district, as well as to overall building coverage and impervious surface requirements. The proposed addition will be compliant to setback requirements and will reduce the impervious surface ratio. However, building coverage will be increased. Legally nonconforming site characteristics are not exceptional in the City, and therefore do not generate the existence of special conditions or circumstances.

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

While the building, as it exists, is legal non-conforming, the proposed addition will continue and expand non-conforming building coverage. It should be noted that the existing impervious surface will be reduced but will remain noncompliant.

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.**

Approving the variance request 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. Therefore, hardship conditions do not exist.

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.

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.

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 variances 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 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.**

The applicant has been in contact with adjacent property owners.

**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 would like to require the following condition:

That a Certificate of Elevation be provided to confirm that the structure meets FEMA base flood elevation requirements.

**Draft  
Resolution**

**PLANNING BOARD  
RESOLUTION No. 2012-**

**A RESOLUTION OF THE CITY OF KEY WEST  
PLANNING BOARD FOR VARIANCE  
APPROVAL FOR PROPERTY LOCATED AT  
1114 MARGARET STREET (RE#00029920-  
000000) IN THE HISTORIC MEDIUM DENSITY  
RESIDENTIAL ZONING DISTRICT, PER  
SECTION 122-600 (4) a. & b. BUILDING  
COVERAGE AND IMPERVIOUS SURFACE  
RATIO REQUIREMENTS OF THE LAND  
DEVELOPMENT REGULATIONS OF THE  
CODE OF ORDINANCES OF THE CITY OF  
KEY WEST.**

**WHEREAS**, Section 122-600 (4) a. & b. of the Code of Ordinances provides that the maximum building coverage is 40% and maximum impervious surface ratio is 60%; and

**WHEREAS**, the applicant requested variances to the existing building coverage and impervious surface ratio; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on November 29, 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

\_\_\_\_\_ Chairman  
\_\_\_\_\_ Planning Director

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 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

\_\_\_\_\_ Chairman  
\_\_\_\_\_ Planning Director



**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 room addition per plans received June 10, 2012, on property located at 1114 Margaret Street (RE# 00029920-000000) in the HMDR zoning district per Sections 122-600 (4) a. & b. of the Land Development Regulations of the Code of Ordinances of the City of Key West with the following conditions:



A FEMA Flood Elevation Certificate is obtained and provided.

**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.

\_\_\_\_\_ Chairman  
\_\_\_\_\_ Planning Director

**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 29th day of November, 2012.

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

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Richard Klitenick  
Planning Board Chairman

\_\_\_\_\_ Date

**Attest:**

**Page 5 of 6  
Resolution Number 2012-**

\_\_\_\_\_ Chairman

\_\_\_\_\_ Planning Director

\_\_\_\_\_  
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 1114 MARGARET ST. KEY WEST FL. 33040
2. Name of Applicant RICHARD A. LOGAN
3. Applicant is: Owner  Authorized Representative
4. Address of Applicant 1114 MARGARET ST. KEY WEST, FL. 33040
5. Phone # of Applicant 404.808.4634 Mobile# \_\_\_\_\_
6. E-Mail Address FAIRHAREDBOY @ AOL.COM
7. Name of Owner, if different than above \_\_\_\_\_
8. Address of Owner \_\_\_\_\_
9. Phone # of Owner \_\_\_\_\_
10. Email Address \_\_\_\_\_
11. Zoning District of Parcel HMDR RE# \_\_\_\_\_
12. Description of Proposed Construction, Development, and Use  
REMOVAL OF EXISTING PORCH & PAVING,  
ADDITION OF 277 SF ENCLOSED SPACE
13. List and describe the specific variance(s) being requested:  
EXCEED FLOOR AREA RATIO AND  
NON-PERMEABLE AREA RATIO OF SITE  
PERMITTED BY CURRENT REGULATION & (THOUGH





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NON-PERMEABLE RATIO WILL BE REDUCED  
BY ADDITION & DEMOLITION)

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 STRUCTURE	Proposed ADDITION	Variance Request
Zoning	HMDR			
Flood Zone	X			
Size of Site	2,441 SF			
Height	30'	10.5'	12.5'	
Front Setback	10'	79.8'	10'	
Side Setback	5'	2.75'	5.25'	
Side Setback	5'	4.3'	6.25'	
Street Side Setback	—			
Rear Setback	15'	18'	18'	
F.A.R				
Building Coverage	40%	36.5%	47.9%	✓
Impervious Surface	60%	65.6%	61.3%	✓
Parking	N.A.			
Handicap Parking	N.A.			
Bicycle Parking	N.A.			
Open Space/ Landscaping	N.A.			
Number and type of units	1	1	1	
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 JUNE 26, 2012 HARC Approval # H12-01-973



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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

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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](http://www.keywestcity.com), Planning Department archives or at [www.municode.com](http://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.**





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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 LOT SIZE AND EXISTING SETBACKS ARE  
SUB-STANDARD AND A VIABLE STRUCTURE  
COULD NOT BE BUILT ON THE SITE AND  
MEET ALL REQUIREMENTS

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

STRUCTURE AS ORIGINALLY BUILT WAS  
NON-COMPLIANT.

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.

A VAST MAJORITY OF STRUCTURES IN THE  
HISTORICAL DISTRICT HAVE SIMILAR  
ISSUES -





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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 OWNER WOULD NOT BE ALLOWED TO  
BUILD A LIVABLE STRUCTURE ON A SITE  
WHICH IS SUB-STANDARD IF ALL REGULATIONS  
WERE MET.

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 VARIANCES ARE MINIMAL AND IMPERVIOUS  
AREA IS ACTUALLY IMPROVED BY THE  
DEMOLITION & ADDITION.

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.

THERE WILL BE NO HARM TO THE PUBLIC  
WELFARE. IN FACT VISUAL ASPECT AND  
PROPERTY VALUES WILL LIKELY BE IMPROVED.



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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.

WHILE NON-CONFORMING CONDITIONS EXIST IN  
A PREPONDERANCE OF SITES WITHIN THE HISTORIC  
DISTRICT, THIS VARIANCE SHOULD BE  
CONSIDERED ON ITS OWN MERIT.

**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."





# Site Coverage Calculations, 1114 Margaret St. Key West, FL. 33040

July 2012

## Existing site area (lot width varies)

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16.5 x 24.5 =	404.25 SF
53.51 x 27.25 =	1458.15 SF
23.0 x 25.17 =	578.51 SF
<b>Total lot</b>	<b>2,441.27 SF</b>

## Existing enclosed area (excl. porches)

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21.2 x 36.4 =	771.68 SF
8.3 x 14.5 =	120.35 SF
<b>Total</b>	<b>892.03 SF</b>

## Enclosed floor area ratio (FAR)

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$$892.03/2441.27 = 36.5\%$$

## Covered porch areas & overhangs

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Front porch	
24.2 x 6.0 =	145.2 SF
Back porch	
8.3 x 6.7 =	55.6 SF
Side and rear overhangs	
3.0 x 44.5 =	133.5 SF
24.2 x 1.5 =	36.3 SF
<b>Total</b>	<b>370.6 SF</b>

## Existing paving (exclusive of permeable decks, enclosed areas and overhangs)

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12.0 x 23.8 =	286.6 SF
42.4 x 1.25 =	53.0 SF
<b>Total</b>	<b>339.6 SF</b>

## Existing non-permeable area

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$$892.03 + 370.6 + 339.6 = 1,602.23 \text{ SF} / 2441.27 = 65.6\%$$



**Enclosed additional space**

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14.0 x 19.8 = 277.2 SF

**New enclosed ratio with addition (FAR)**

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892.03 + 277.2 = 1169.23 SF / 2441.27 SF = 47.9%

**Reduced non-permeable area with addition**

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Demolished driveway  
(28.3 x 12.0) = (339.6 SF)  
Demolished walk & porch  
(4.5 x 13.17) = (59.27 SF)  
New porch roofs  
3.0 x 4.0 = 12 SF  
6.0 x 4.0 = 24 SF  
Additional enclosed space  
14.0 x 18.3 = 256.2 SF  
**Total net reduction (106.67 SF)**

**New non-permeable ratio with addition**

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1,602.23 – 106.67 = 1,495.56 SF / 2,441.27 SF = 61.3%

**(reduction from exist. 72.3% to 68 % with addition and paving demolition)**



# **Verification Form**

City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, RICHARD LOGAN, 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:

1114 MARGARET ST, 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.

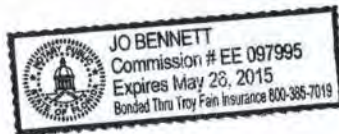
Richard A. Logan  
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 10<sup>th</sup> of July date

Richard Logan  
Name of Authorized Representative

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

Jo Bennett  
Notary's Signature and Seal



Jo Bennett  
Name of Acknowledger typed, printed or stamped

EE097995  
Commission Number, if any



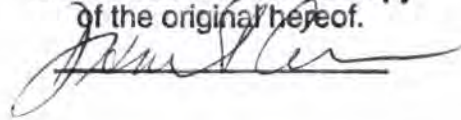


**Deed**

Prepared by and return to:

Law Office of Diane T. Covan  
1901 Fogarty Avenue Suite 1  
Key West, FL 33040  
305-293-1118  
File Number: 07-18

I hereby certify this document  
to be a true and correct copy  
of the original hereof.



[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 21st day of May, 2007 between Robert E Watson and Candice M Pierce-Watson, husband and wife whose post office address is 1114 Margaret Street, Key West, FL 33040, grantor, and Richard Logan, a single man whose post office address is 650 Cleburne Terrace NE, Atlanta, GA 30306-4421, grantee:

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

**Witnesseth**, that said grantor, for and in consideration of the sum of 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:

On the Island of Key West, known on William A. Whitehead's Map, delineated in February 1829, AD, and being known as Part of Tract Twelve (12), but better known as part of Lot 8, Square 5, of said Tract 12, according to a diagram of part of said Tract 12 by James A. Waddell and recorded in Plat Book 1, Page 49, of the Public Records of Monroe County, Florida. COMMENCE at a point on Margaret Street distant 171 feet and six inches from the corner of Margaret and Catherine Streets, running thence along Margaret Street in a Northeasterly direction 24 feet and 6 inches; thence at right angles in a Southwesterly direction 93 feet; thence at right angles in a Southeasterly direction 24 feet and 6 inches; thence at right angles in a Northeasterly direction 93 feet to the Point of Beginning.

AND

On the Island of Key West, known on William A. Whitehead's Map, delineated in February, AD, 1829, and being known as Part of Tract Twelve (12) but better known as part of Lot Eight (8) of Square Five (5) of said Tract 12 by James A. Waddell and recorded in Plat Book 1, Page 59, Monroe County, Florida records, and being more particularly described as follows:

COMMENCE at the intersection of the Southwesterly Right of Way Line of Margaret Street and the Northwesterly Right of Way Line of Catherine Street; thence Northwesterly along the said Southwesterly Right of Way Line of Margaret Street for 170.83 feet to the Point of Beginning; thence continue in a Northwesterly direction along the said Southwesterly Right of Way Line of Margaret Street for 0.67 feet; thence at a right angle and in a Southwesterly direction 76.50 feet; thence at a right angle and in a Southeasterly direction for 2.50 feet; thence at an angle of 91°15'10" and in a Northeasterly direction of 53.51 feet; thence at an angle of 88°44'50" and in a Northwesterly direction for 3.0 feet; thence at a right angle and in a Northeasterly direction for 23.0 feet to the said Southwesterly Right of Way Line of Margaret Street and the Point of Beginning.

Parcel Identification Number: 00029920-000000

**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...

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: DIANE T COVAN

Robert E. Watson (Seal)  
Robert E Watson

[Signature]  
Witness Name: Danielle Duda

[Signature] (Seal)  
Candice M Pierce-Watson

[Signature]  
Witness Name: DIANE T COVAN

[Signature]  
Witness Name: Danielle Duda

State of Florida  
County of Monroe

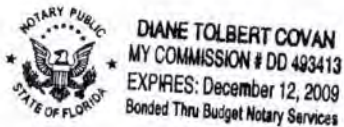
The foregoing instrument was acknowledged before me this 21st day of May, 2007 by Robert E Watson and Candice M Pierce-Watson, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]

[Signature]  
Notary Public

Printed Name: DIANE T COVAN

My Commission Expires: 12-12-09



# Survey





# **DRC Comments**

## Minutes of the Development Review Committee August 23, 2012 FINAL

Mrs. Torregrosa stated she worked with the applicant on the request, and is waiting for variance approval before providing HARC staff approval.

Mr. Craig inquired if the buffer is on the applicant's property. The applicant stated that the buffer is on City leased property.

Mr. Barroso stated there should be a five foot setback due to life safety concerns and requested applicant meet with the Fire Department.

Mrs. Nicklaus had no comment.

Ms. Ignaffo stated that screening is very important and to install the unit above the flood elevation.

Ms. Higgins had no comment.

Mr. Craig inquired about the distance between building and generator and if the applicant has to move the generator onto the leased property, they may have to reexamine the lease with the City. The applicant stated he will get specifications.

Keys Energy had no comment.

### X 4. **Variations - 1114 Margaret Street (RE# 00029920-000000) - A request for building coverage and impervious surface ratio in the HMDR zoning district per Section 122-600 (4) 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 request.

The applicant, Richard Logan, gave members an overview of the request.

Mr. Williams inquired about landscaping. The applicant stated there is considerable landscaping.

Ms. Higgins had no comment.

Mrs. Torregrosa stated that the request was unanimously approved by HARC. She requested the applicant include the HARC approval date on the application.

Mr. Barroso inquired if the existing request allowed for ingress/egress.

Mrs. Nicklaus had no comment.

Ms. Ignaffo stated the ideal situation would be to create storm water retention swales and direct roof down spouts into swales.

Mr. Craig had no comment.

Keys Energy informed the applicant to coordinate with Keys Energy for service upgrade. The existing service will not meet code with the new addition.



**Public Notices**  
**(radius map & mailing list)**

# Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., November 29, 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 - 1114 Margaret Street (RE# 00029920-000000) – A request for building coverage and impervious surface ratio in the HMDR zoning district per Section 122-600 (4) 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](http://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:

**Variations - 1114 Margaret Street (RE# 00029920-000000)** – A request for building coverage and impervious surface ratio in the HMDR zoning district per Section 122-600 (4) a. & b. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

<b>Applicant:</b>	Richard A. Logan	<b>Owner:</b>	Richard A. Logan
<b>Project Location:</b>	1114 Margaret St.	<b>Date of Hearing:</b>	Thursday, November 29, 2012
<b>Time of Hearing:</b>	6:00 PM	<b>Location of Hearing:</b>	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](http://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 Karen de Berjeois at [kdeberje@keywestcity.com](mailto:kdeberje@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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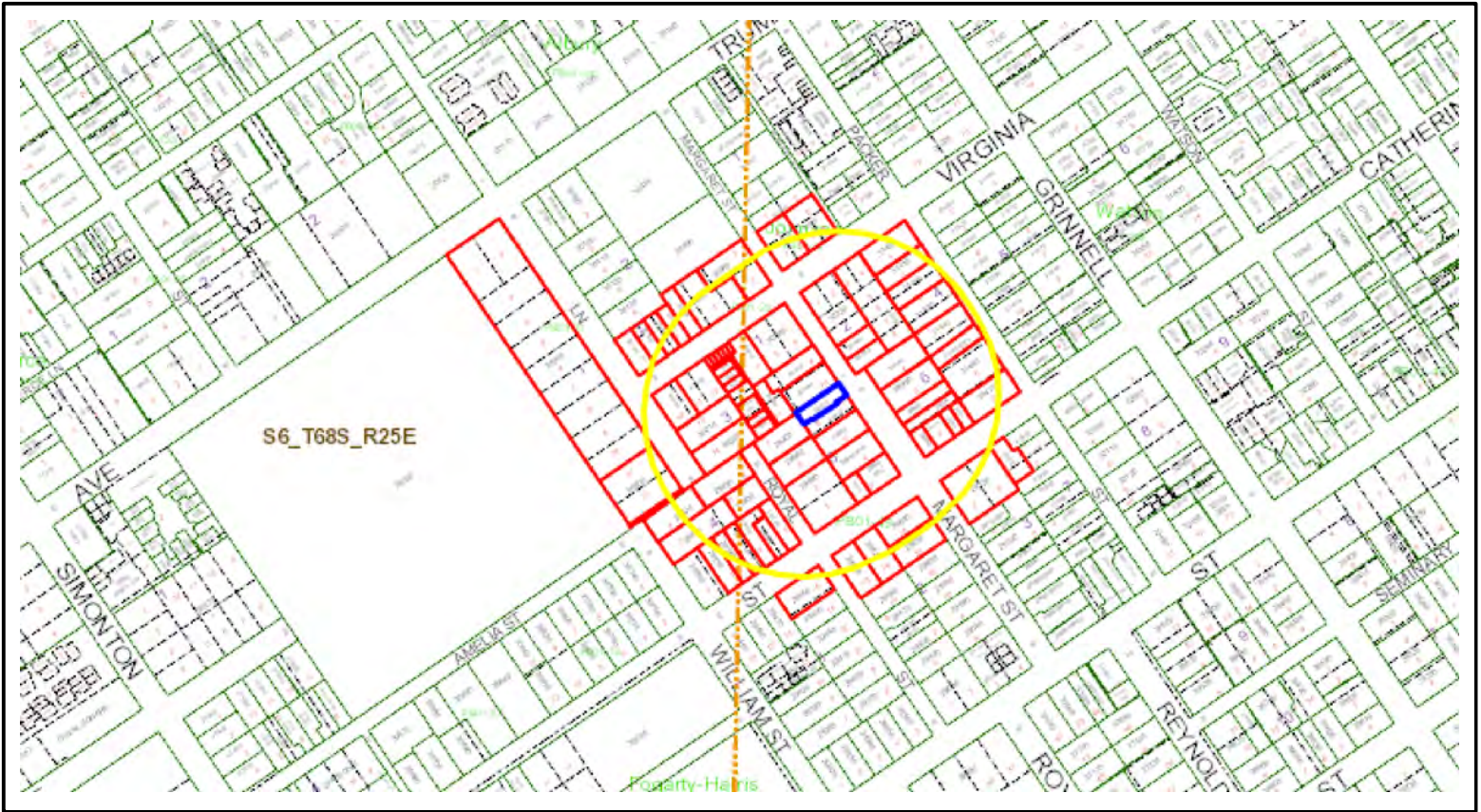
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## Monroe County, Florida

1114 Margaret



Printed: Nov 14, 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 ARNOLD BRIAN R AND DEBORAH R	56 POPLAR ST		NEWPORT	RI	02840	
2 BRUMLEY CHARLES W	5 ROUGHLAND RD		NORFOLK	CT	06058	
3 BARLE GAIL E	40 PARK AVE	APT 15G	NEW YORK	NY	10016	
4 D'AMBROSIO WAYNE	6203 GENTLE LN		ALEXANDRIA	VA	22310	
5 DICKSON SAM G	P O BOX 55123		ATLANTA	GA	30308	
6 LOGAN RICHARD	771 PALATINE AVE SE		ATLANTA	GA	30316	
7 TAYLOR CHARLES E AND LISA CANNON	3713 PEACHTREE RD NE		ATLANTA	GA	30319	
8 COGNATO RICHARD A	1200 MARGARET ST		KEY WEST	FL	33040	
9 KIMES JAMES R	36 PALMETTO DR		KEY WEST	FL	33040	
10 GUZEWICH FARLIN P JR	806 VIRGINIA ST		KEY WEST	FL	33040	
11 ANUEZ JOHN JR AND BETTY J	812 CATHERINE ST		KEY WEST	FL	33040	
12 OLSZEWSKI TIMOTHY M	1115 MARGARET ST	UNIT 4	KEY WEST	FL	33040	
13 REYNOLDS CRAIG C	1104 MARGARET ST		KEY WEST	FL	33040	
14 AQUIAR ROLANDO	1100 PACKER ST		KEY WEST	FL	33040	
15 SHELDON FRANK LEE	1812 FLAGLER AVE		KEY WEST	FL	33040	
16 FLESZAR ROXANNE E	1414 NEWTON ST		KEY WEST	FL	33040	
17 FATICA MICHAEL A AND KATHERINE L	1104 PACKER ST		KEY WEST	FL	33040	
18 903 VIRGINIA STREET LLC	2932 STAPLES AVE		KEY WEST	FL	33040	
19 HOPCRAFT ROBERT	807 CATHERINE ST		KEY WEST	FL	33040	
20 GUZEWICH FARLIN P JR	806 VIRGINIA ST		KEY WEST	FL	33040	
21 KARR GINA S	801 1/2 CATHERINE ST		KEY WEST	FL	33040	
22 ISALES RAMON F	808 VIRGINIA STREET	APT 3	KEY WEST	FL	33040	
23 CRUZ LINDA	809 CATHERINE ST		KEY WEST	FL	33040	
24 MEYER DOUGLAS D AND CYNTHIA J	1108 PACKER ST		KEY WEST	FL	33040	
25 WALLGREN JEANETTE	803 CATHERINE ST		KEY WEST	FL	33040	
26 BEEDE KEVIN R	1024-B MARGARET ST		KEY WEST	FL	33040	
27 LENDERMAN PATRICK EDWARD AND ISABEL MARIA	1123 MARGARET ST	UNIT 2	KEY WEST	FL	33040	
28 MCCONAGHA ALAN C AND BARBARA A	1114 PACKER ST		KEY WEST	FL	33040	
29 WEITZ ANDREA RENEE	2920 STAPLES AVE		KEY WEST	FL	33040	
30 THORNBURGH DAWN	1075 DUVAL ST	UNIT C-11	KEY WEST	FL	33040	
31 DE LA CRUZ JULIO	900 CATHERINE ST		KEY WEST	FL	33040	
32 SHIELD DAVID M DEC TRUST 7/7/1997	920 VIRGINIA STREET		KEY WEST	FL	33040	
33 KAUFFMAN RAY M AND LINDA A	803 1/2 CATHERINE ST		KEY WEST	FL	33040	
34 MONROE ASSOCIATION FOR RETARDED CITIZENS INC	PO BOX 428		KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 LOVETT JOAN SUSAN	1116 PACKER ST		KEY WEST	FL	33040	
36 CITY OF KEY WEST	PO BOX 1409		KEY WEST	FL	33041	
37 SICIGNANO JOSEPH P AND KAREN LEJA	P O BOX 007		KEY WEST	FL	33041	
38 CAREY LEONARD ALLEN	19509 TEQUESTA ST		SUMMERLAND KI	FL	33042	
39 FAVALORA JOHN C ARCHBISHOP OF ARCHDIOCESE OF M	9401 BISCAYNE BLVD		MIAMI	FL	33138	
40 CONLEY KRISTIN ELIZABETH	835 NO WOOD ST	UNIT 403	CHICAGO	IL	60622	
41 REICH MARC A AND KAREN C	34 OAK BLF		AVON	CT	06001-2808	
42 KOPCZICK ELISE M	94 SOUTHFIELD AVE APT 203		STAMFORD	CT	06902-7625	
43 TALAMO CHARLES V	46 DAISY AVE		FLORAL PARK	NY	11001-2522	
44 COGNATO PHILIP A	6712 183RD ST		FRESH MEADOW	NY	11365-3508	
45 COMISKEY PAUL B AND KATHY J	1911 WREN WAY		DALTON	GA	30720-4910	
46 GLAZER ARI	1024 SCARLET OAK ST		HOLLYWOOD	FL	33019-4809	
47 SCHNEIDER MARK A	16468 NW 12TH ST		PEMBROKE PINE	FL	33028-1301	
48 MCMAHON ELIZABETH	901 CATHERINE ST		KEY WEST	FL	33040-3201	
49 DRAKE JOYCE P REV TR 8/3/2010	1122 MARGARET ST		KEY WEST	FL	33040-3212	
50 MENTA PAUL J III	1202 MARGARET ST		KEY WEST	FL	33040-3214	
51 LAHTI ERIC E	803 VIRGINIA ST		KEY WEST	FL	33040-3215	
52 COLLET JEAN CHRISTOPHER	805 CATHERINE ST		KEY WEST	FL	33040-3240	
53 HUBER JAMES DAVID	1106 PACKER ST		KEY WEST	FL	33040-3263	
54 THOMAS POWELL S JR	808 VIRGINIA ST APT 2		KEY WEST	FL	33040-3267	
55 GEDMIN JANINE	1107 WINDSOR LN		KEY WEST	FL	33040-3271	
56 DEPOO PAUL JULIO	2932 STAPLES AVE		KEY WEST	FL	33040-4043	
57 WODDRUFF ANITA D DEC TR 3/25/2004	1901 S ROOSEVELT BLVD APT 101N		KEY WEST	FL	33040-5237	
58 CLIFFORD CHRISTINA L	1702 JOSEPHINE ST		KEY WEST	FL	33040-5339	
59 WELF LEONARDO A	219 ELIZABETH ST		KEY WEST	FL	33040-6612	
60 GOODWIN JANE-FENWICK	518 MARGARET ST APT 3		KEY WEST	FL	33040-7134	
61 LENNON LISA LIVING TR 07/16/2004	516 WHITE ST		KEY WEST	FL	33040-7170	
62 WELL TAMMA L	312 CATHERINE ST APT 1		KEY WEST	FL	33040-7597	
63 BUZZART CRAIG ALYN	PO BOX 1482		KEY WEST	FL	33041-1482	
64 KEYSTER LLC	14007 LAKE MAGDALENE BLVD		TAMPA	FL	33618-2319	
65 CABRERA YVETTE M	5908 24TH AVE S		TAMPA	FL	33619-5463	
66 GOWER DANIEL J	1617 59TH PL S		MERIDIAN	MS	39307-7136	
67 STEPANIAK MARK J AND ANNE E	2714 CLEINVIEW AVE		CINCINNATI	OH	45206-1813	
68 SHIFFMAN MICHAEL G	2350 BUTCH CASSIDY DR		BOZEMAN	MT	59718-9310	

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69 1120 PACKER ST LLC	2709 LINCOLN ST		EVANSTON	IL	60201-2042	
70 NOLTE JOHN A	16 RAVINE DR		GALENA	IL	61036-9573	