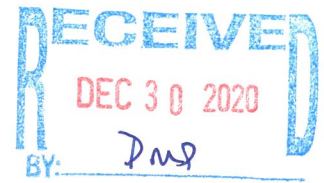


# **Application**



# Application for Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

**Application Fee: \$2,415.00 / After-the-Fact: \$4,515.00**

(includes \$210.00 advertising/noticing fee and \$105.00 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 305-809-3764.

### PROPERTY DESCRIPTION:

Site Address: 615 R Grinnell Street. Key West. FL. 33040

Zoning District: HHDR - Historic High Density Residential

Real Estate (RE) #: 00010860000000

Property located within the Historic District. Yes No

**APPLICANT:** Owner Authorized Representative

Name: Serge Mashtakov, PE. Artibus Design Mailing Address: 3706 N Roosevelt Blv. I-208

City: Key West State: FL Zip: 33040 Home/Mobile Phone: (305) 304 - 3512

Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: serge@artibusdesign.com

### PROPERTY OWNER: (if different than above)

Name: Todd and Cynthia Leff Mailing Address: 278 W Ashland St

City: Doylestown, PA State: \_\_\_\_\_ Zip: 18901 Home/Mobile Phone: (215) 939-0263

Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: tpleff@gmail.com

**Description of Proposed Construction, Development, and Use:** Addition of exterior wood roof over existing deck.

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

Side setback : Increase of non-conformity. ±0'-7" proposed to new roof line.

Rear setback : Increase of non-conformity. ±18'-3" proposed to new roof line.

Maximum impervious surface : 78.23% (±2,421 sf.) proposed.

Rear setback coverage : Increase of non-conformity. 86.06% (±889 sf.) proposed

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

If yes, please describe and attach relevant documents: \_\_\_\_\_

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

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

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HHDR			
Flood Zone	X			
Size of Site	± 3,094.57 sf.			
Height	±24.50 ft. NGVD			
Front Setback	10'0"	±0'-7"	±0'-7"	No
Side Setback	5'-0"	0'-0"	±0'-7"	Yes
Side Setback	5'-0"	±6'-5"	±6'-5"	No
Street Side Setback	N/A	N/A	N/A	No
Rear Setback	20'-0"	±18'-5"	18'-3"	Yes
F.A.R	N/A	N/A	N/A	N/A
Building Coverage		44.30% (±1,371 sf.)	49.64% (±1,536 sf.)	No
Impervious Surface		72.90% (±2,256 sf.)	78.23% (±2,421 sf.)	Yes
Parking	1	1	1	No
Handicap Parking		N/A	N/A	No
Bicycle Parking		N/A	N/A	No
Open Space/ Landscaping		9.15% (±574 sf.)	9.15% (±574 sf.)	No
Number and type of units		N/A	N/A	No
Consumption Area or Number of seats		N/A	N/A	No

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](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: Please print your responses.

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.

This historic building resides withing a small parcel of land. The existing development does not comply with most requirements including setbacks, impervious surface ratio, building coverage, rear coverage and minimum open space.

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

Single family home built in 1928. Current owner purchased the property as is. No modifications or additions have been performed by applicant.

---

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.

Granting of the requested variances will not confer any special privileges to the applicant. Similar conditions are found within the neighborhood and very few(if any) properties comply with existing applicable zoning code due to the historic nature of the development.

---

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 current property does not comply with existing applicable zoning code requirements. By adding requested exterior roof, the owner with current health conditions can safely obtain the full benefits of the Key West weather and the quality of life can significantly improve.

---

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.

Only minimum variances are requested. Existing setbacks are non-conforming and proposed do not exceed 7 inches. Impervious and building coverage grow less than 5% over already existing deck structure.

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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 are no apparent injurious to the public welfare. In contrast, the variances are consistent with the intended land use and improve the owner's quality of life. Properties around the area reside under similar conditions.

---

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.

---

Existing non-conforming uses of the property (if any) do not present any effects on this variance application.

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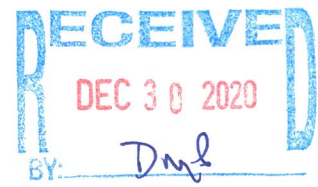
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**The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:**

- 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 materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department and one (1) electronic version in PDF format.**

- Correct application fee, made payable to "City of Key West."
- Pre-application meeting form
- Notarized verification form signed by property owner or authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Monroe County Property record card
- Signed and sealed survey (Survey must be within 10 years from submittal of this application)
- Sign and sealed site plan (sign and sealed by an Engineer or Architect)
- Floor plans
- Any additional supplemental information necessary to render a determination related to the variance request.



# Variance Information sheet

City of Key West, Florida • Planning Department  
1300 White Street • Key West, Florida 33040 • 305-809-3764 • [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

**Application Fee: \$2,415.00 / After-the-Fact: \$4,515.00**

(includes \$210.00 advertising/noticing fee and \$105.00 fire review fee)

**Please read the following carefully before filling out the application**

This application and all required attachments should be submitted to the  
City Planning Department at 1300 White Street.

- Owners and applicants are notified of their scheduled Planning Board hearing date.
- Attendance at the formal public hearing is mandatory.
- Notice of Public Meeting is published in the newspaper.
- Owners of property within 300 feet of the subject property or parcels are notified by mail.
- Notice of public hearing will be posted on the property and must be left up until after the hearing.
- Variances are quasi-judicial hearings and it is improper to speak to a Planning Board and/or Board of Adjustment member about the variance outside of the hearing.

## **Application Process**

- Prior to submittal, the applicant will schedule a pre-application meeting with staff to review the application and suggest any modifications that may be necessary before submittal. A pre-application meeting is free of charge and should be the final step before submittal. To schedule a pre-application meeting, please call the Planning Department at (305) 809-3764.
- After submittal, the application will be reviewed by staff and additional modifications to the site plan may be necessary at that time. Any modifications within eight (8) days of the scheduled Planning Board meeting may result in the item being postponed till the following Planning Board meeting.
- The applicant will be responsible for submitting a landscape approval letter from the Urban Forestry Program Manager and a Stormwater approval letter from the Director of Engineering.
- **When the application is determined to be complete**, it will be brought forth to the Planning Board. If the application is approved, there is a 10-day appeal period.
- After the 10-day appeal period, the application will be sent to the Department of Environmental Opportunity (DEO) for rendering. The rendering period is 45 days.

**Please include the following with this application:**

1. A copy of the most recent warranty deed with the Book and Page numbers from the office of the Clerk of Circuit Court for Monroe County containing a legal description of the subject parcel. The application forms must be signed by all owners listed on the deed. For business/corporate ownership, please attach authorization for name of executive authorized to make the application.
2. An application fee is determined according to the attached fee schedule. Make the check payable to the City of Key West and include the site address on the memo portion of the check. Be advised that upon review by the Planning Department, additional or fewer variances may be required necessitating a different fee.
3. Sign and Sealed site plan(s) of the subject site, indicating the following:
  - a. **Existing and proposed** lot coverage including buildings, pools, spas, driveways and other walkways, patios, porches, covered areas and decks.
  - b. Location and identification/names of existing trees of 3.5 inches diameter or greater on the property or extending over the proposed work (including access routes and stormwater areas). Please provide photos.
  - c. All proposed changes to what exist, including those which make the variance(s) necessary.
  - d. Lot dimensions on all drawings and the distance from all property lines of all existing and proposed structures.
  - e. Dimensions (**existing and proposed**) of all the items in (a) above, including the height and number of stories of the structure.
  - f. Parking spaces and dimensions (**existing and proposed**).
  - g. Easements or other encumbrances on the property.
4. A survey of the property no more than ten years old
5. Elevation drawings or proposed structures, indicating finished height above established grade as measured from crown of road
6. Floor Plans of existing and proposed development
7. Stormwater management plan
8. PDF version of application and all required materials submitted to the Planning Department

The attached Verification and Authorization Forms must be notarized. This can be done at City Hall or the Planning Department. Identification is required. An out-of-state notarization is acceptable, if necessary.

**Make sure that the applicable application and authorization forms are signed by all people listed as owners on the recorded Warranty Deed.**

Be advised that the City will not grant a variance unless the City Impact Fees of sewer and solid waste services are paid in full.

For assistance please call the Planning Department at (305) 809-3764.



January 4, 2021

Planning Board  
City of Key West  
1300 White Street  
Key West, FL 33040

Re: Application for Variance  
Todd and Cynthia Leff, 615R Grinnell Street

Dear Sirs:

I am the directly adjoining neighbor to Todd and Cynthia Leff who have applied for a variance to put a roof over their rear deck. The variance will not negatively impact the neighborhood or my use of my property. I do not have any objection to their request for a variance and support the application.

Sincerely,

A handwritten signature in black ink, appearing to read "Jan-Marten Blinckmann". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

---

Jan-Marten Blinckmann  
611 Grinnell Street  
Unit 1  
Key West, FL 33040

# **Warranty Deed**

Prepared by and return to:  
Gregory S. Oropeza, Esq.  
Attorney at Law  
Oropeza Stones Cardenas, PLLC  
221 Simonton Street  
Key West, FL 33040  
305-294-0252  
File Number: 18-245  
Consideration: \$1,250,000.00

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 12th day of June, 2018 between Brooke Atkinson, Individually and as Trustee of the Brooke S. Atkinson Revocable Trust whose post office address is P.O. Box 1249, Key West, FL 33041, grantor, and Todd Leff and Cynthia Leff, husband and wife whose post office address is 457 Notre Dame Drive, Warrington, PA 18976, 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, Monroe County, Florida, Lot three (3), Square Fifty-Six (56), according to William A. Whiteheads Map of the Island of Key West, delineated in February 1829, and more particularly described as follows: Commencing at a point One hundred and One (101) feet from the Northeasterly side of Grinnell Street on the dividing line of Lots Three (3) and Four (4) and running thereon Sixty (60) feet; thence at right angles in a Northwesterly direction Fifty (50) feet; thence at right angles in a Southwesterly direction Sixty (60) feet; thence at right angles in a Southeasterly direction and parallel with Grinnell Street Fifty (50) feet to the point of Beginning.

TOGETHER with a nonexclusive easement for the right-of-way through a ten (10) foot alley leading to Grinnell Street, on the easterly side of the lot of land formerly belonging to John A. Roberts.

ALSO;

A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Lot 3, Square 56, according to William Whitehead's map of the Island of Key West, delineated in February, 1829, being more particularly described as follows: Commence at the intersection of the NE'ly right of way line of Grinnell Street with the dividing line of Lots 3 and 4 of said Square 56; thence run NE'ly along said dividing line, 161.0 feet; thence run at right angles in a NW'ly direction 50.0 feet to the Point of Beginning; thence continue NW'ly along the previously described line 1.6 feet to a point on an existing wood fence; thence run at right angles in a SW'ly direction along the SE'ly face of said wood fence, 61.8 feet to a point on an existing chain link fence; thence run at a right angle in a SE'ly direction 1.6 feet; thence run at right angles in a NE'ly direction 61.8 feet back to the said Point of Beginning.

LESS & EXCEPT

A parcel of land on the Island of Key West, and known as a part of Lot 3, Square 56, according to W.A. Whitehead's Map delineated in February, AD. 1829; said parcel being more particularly described as follows: Commence at the intersection of the NE'ly right of way line of Grinnell Street with the dividing line of Lots 3 and 4 of said Square 56 and run thence NE'ly along the said dividing line for a distance 161.0 feet; thence NW'ly and at right angles for a distance of 29 feet to the SE'ly face of an existing one story frame structure, said point being the Point of Beginning; thence continue NW'ly along the previously mentioned course for a distance of 21.8 feet to the NW'ly face of an overhang on said structure; thence SW'ly with a deflection angle of 90 degrees 15'46" to the left and

along said overhang for a distance of 0.7 of a foot to the SW'ly face of said overhang; thence SE'ly and at right angles along the said overhang and face of said structure for a distance of 21.8 feet; thence NE'ly and at right angles for a distance of 0.6 of a foot back to the Point of Beginning.

Parcel Identification Number: 00010860-000000

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

THE PROPERTY CONVEYED HEREIN IS NEITHER THE DOMICILE OF THE SETTLOR, THE TRUSTEE, NOR THE BENEFICIARIE(S) OF THE GRANTOR TRUST, NOR THE SPOUSE OF ANY OF THEM, NOR ANY OF HIS OR HER IMMEDIATE HOUSEHOLD AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA. THE SETTLOR AND THE TRUSTEE OF THE TRUST RESIDES AT THE ADDRESS SHOWN ABOVE.

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

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:

Witness Name: Susan M. Cardenas

Brooke S. Atkinson, Trustee and Individually

Witness Name: Tonia Ortiz

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 7th day of June, 2018 by Brooke Atkinson, Individually and as Trustee of the Brooke S. Atkinson Revocable Trust, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: Susan M. Cardenas

My Commission Expires: 10.23.2020

# **Verification Form**



**City of Key West  
Planning Department  
Verification Form**

*(Where Authorized Representative is an individual)*

I, Serge Mashtakov, 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:

615 Grinnell St R (Unit #2), Key West, FL 33040

*Street address of subject property*

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

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.

[Handwritten Signature]  
*Signature of Authorized Representative*

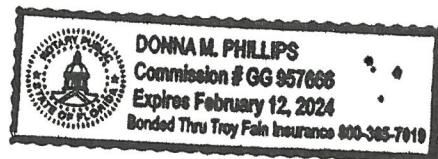
Subscribed and sworn to (or affirmed) before me on this 1-5-21 by \_\_\_\_\_  
*date*

Serge Mashtakov  
*Name of Authorized Representative*

He/She is personally known to me or has presented FL DL M232-780-30<sup>228-D</sup> as identification.

[Handwritten Signature]  
*Notary's Signature and Seal*

Donna m. Phillips  
*Name of Acknowledger typed, printed or stamped*



GG 957666  
*Commission Number, if any*

# **Authorization Form**



**City of Key West  
Planning Department**

**Authorization Form**  
*(Individual or Joint Owner)*

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

I, Todd Leff and Cynthia Leff authorize  
*Please Print Name(s) of Owner(s) as appears on the deed*

Serge Mashtakov  
*Please Print Name of Representative*

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

Todd P. Leff  
*Signature of Owner*

Cynthia Leff  
*Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this 15<sup>th</sup> December 2020  
*Date*

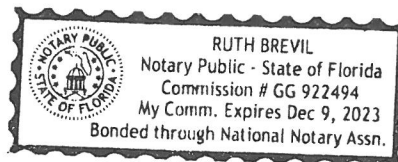
by Todd Leff and Cynthia Leff  
*Name of Owner*

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

[Signature]  
*Notary's Signature and Seal*

Ruth Brevil  
*Name of Acknowledger typed, printed or stamped*

GG922494  
*Commission Number, if any*







**City of Key West  
Planning Department**

**Authorization Form**  
*(Individual or Joint Owner)*

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

I, Todd Leff and Cynthia Leff authorize  
*Please Print Name(s) of Owner(s) as appears on the deed*

Serge Mashtakov  
*Please Print Name of Representative*

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

Todd Leff Cynthia Leff  
*Signature of Owner* *Signature of Joint/Co-owner if applicable*

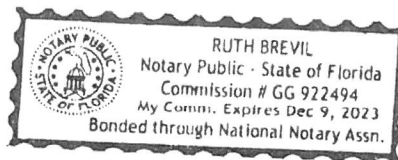
Subscribed and sworn to (or affirmed) before me on this 15<sup>th</sup> December 2020  
*Date*

by Todd Leff and Cynthia Leff  
*Name of Owner*

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

[Signature]  
*Notary's Signature and Seal*

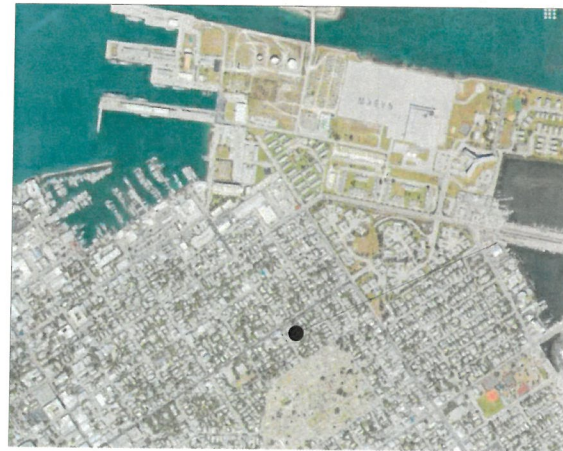
RUTH BREVIL  
*Name of Acknowledger typed, printed or stamped*



GG922494  
*Commission Number, if any*

# Site Plans

REQUEST FOR VARIANCE  
APPLICATION  
615 R GRINNELL STREET



SITE LOCATION

PROJECT LOCATION:  
615 R GRINNELL STREET  
KEY WEST, FL. 33040

CLIENT:  
TODD & CYNTHIA LEFF



Digitally signed by  
Serge Mashtakov P.E.  
71480 State of Florida  
Date: 2020.12.21  
14:37:24 -05'00'

REV.	DESCRIPTION	BY	DATE

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

ARTIBUS DESIGN  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL. 33040  
(305) 304-3312  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

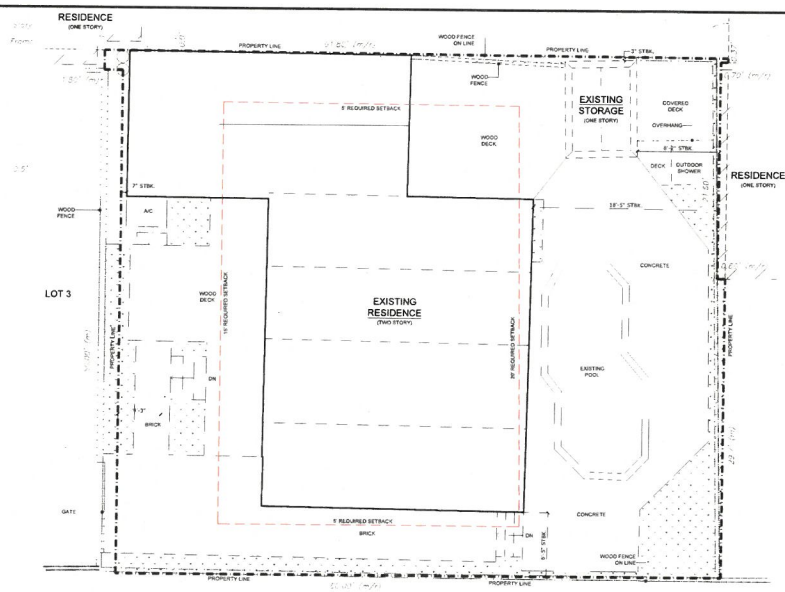
CLIENT: TODD & CYNTHIA LEFF

PROJECT: 615 R GRINNELL STREET

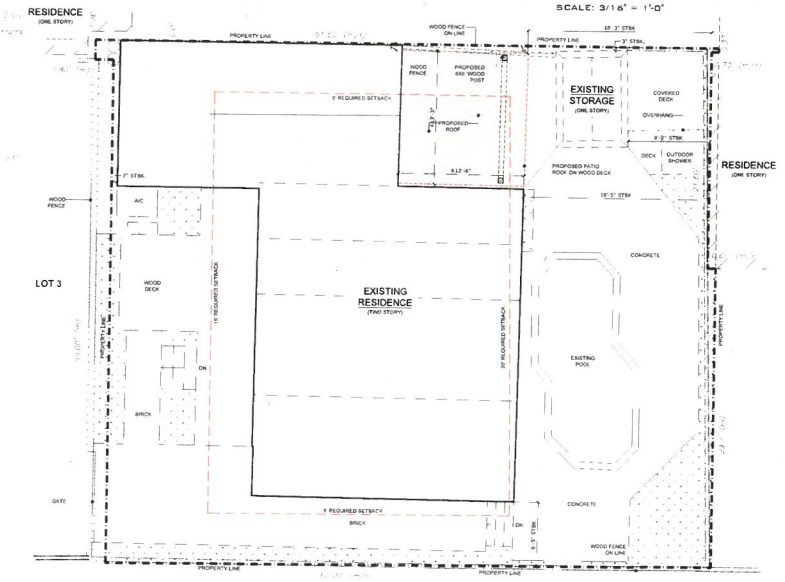
DATE: 615 R GRINNELL STREET  
KEY WEST, FL. 33040

TITLE: PROPOSED SITE PLAN

SCALE AT 1/4"=1'	DATE	DRAWN	CHECKED
AS SHOWN	12/08/20	VE	SM
PROJECT NO.	DRAWING NO.	REVISION	
2012-02	S-100		1



EXISTING SITE PLAN  
SCALE: 3/16" = 1'-0"



PROPOSED SITE PLAN  
SCALE: 3/16" = 1'-0"

**SITE DEVELOPMENT SUMMARY**

**SITE DATA:**  
 TOTAL SITE AREA: ±3,094.57 SQ.FT.  
 LAND USE: HHDR - HISTORIC HIGH DENSITY RESIDENTIAL  
 FLOOD ZONE: AE6

**SETBACKS**

**FRONT:**  
 REQUIRED: 10'-0"  
 EXISTING: ±0'-7"  
 PROPOSED: NO CHANGE

**SIDE:**  
 REQUIRED: 5'-0" OR 10% OF LOT WIDTH= 6'-3"  
 EXISTING: ±0'-0"  
 PROPOSED: ±0'-7" TO NEW ROOF LINE  
 INCREASE OF NON-CONFORMITY  
 VARIANCE REQUIRED

**SIDE:**  
 REQUIRED: 5'-0" OR 10% OF LOT WIDTH= 6'-0"  
 EXISTING: ±6'-5"  
 PROPOSED: NO CHANGE

**REAR:**  
 REQUIRED: 20'-0"  
 EXISTING: ±18'-5"  
 PROPOSED: ±18'-3"  
 INCREASE OF NON-CONFORMITY  
 VARIANCE REQUIRED

**MAXIMUM IMPERVIOUS SURFACE RATIO:**

REQUIRED: 60.00% (1,856.74 SQ.FT.)  
 EXISTING: 72.90% (±2,256 SQ.FT.)  
 PROPOSED: 78.23% (±2,421 SQ.FT.)  
 INCREASE OF NONCONFORMITY  
 VARIANCE REQUIRED

**MAXIMUM BUILDING COVERAGE:**

REQUIRED: 50.00% (±1,547.29 SQ.FT.)  
 EXISTING: 44.30% (±1,371 SQ.FT.)  
 PROPOSED: 49.64% (±1,536 SQ.FT.)

**MINIMUM OPEN SPACE:**

REQUIRED: 35.00% (±1,083.09 SQ.FT.)  
 EXISTING: 9.15% (±283 SQ.FT.)  
 PROPOSED: 9.15% (±274 SQ.FT.)  
 NO CHANGE

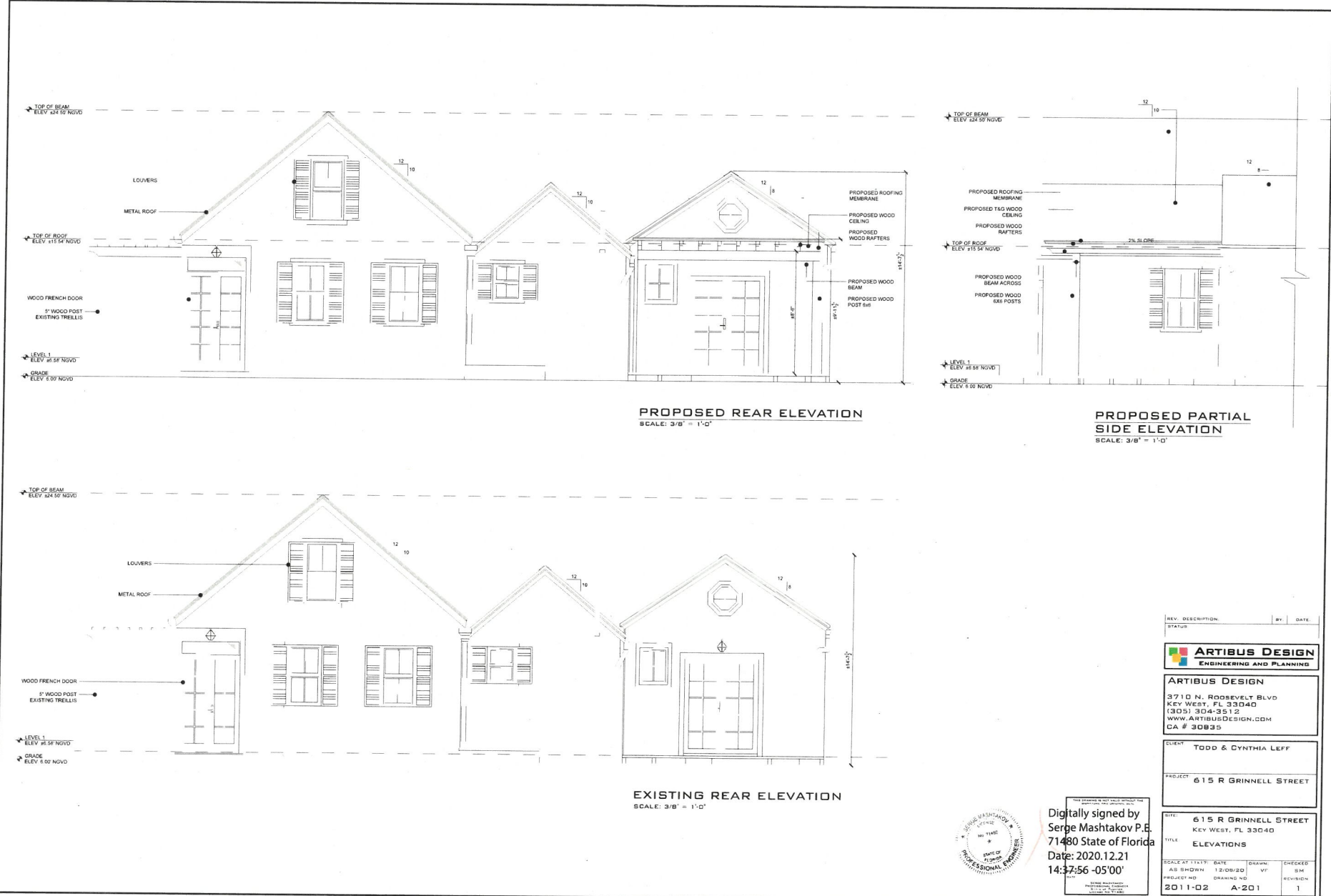
**MAXIMUM HEIGHT:**  
 REQUIRED: 30 FT  
 PROPOSED: NO CHANGE

**REAR SETBACK COVERAGE:** < 50% (±19.8 SQ.FT.)  
 TOTAL AREA: ±1,033 SQ.FT.  
 COVERED BY BUILDING: ±98 SQ.FT.  
 COVERED BY ROOF: ±99 SQ.FT.  
 COVERED BY POOL: ±187 SQ.FT.  
 COVERED BY DECKING: ±505 SQ.FT.  
 TOTAL COVERAGE: ±889 SQ.FT. (86.06%)  
 INCREASE OF NONCONFORMITY  
 VARIANCE REQUIRED



Digitally signed by  
 Serge Mashtakov P.E.  
 71480 State of Florida  
 Date: 2020.12.21  
 14:37:41-05'00'

REV	DESCRIPTION	BY	DATE
<b>ARTIBUS DESIGN</b> ENGINEERING AND PLANNING			
ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3512 WWW.ARTIBUSDESIGN.COM CA # 30835			
CLIENT: TODD & CYNTHIA LEFF PROJECT: 615 R GRINNELL STREET			
SITE: 615 R GRINNELL STREET KEY WEST, FL 33040 FILE: PROPOSED SITE PLAN			
SCALE AT 1/4" = 1'-0"	DATE	DRAWN	CHECKED
AS SHOWN	12/08/20	VF	SM
PROJECT NO.	DRAWING NO.	REVISION	
2012-02	0-101	1	

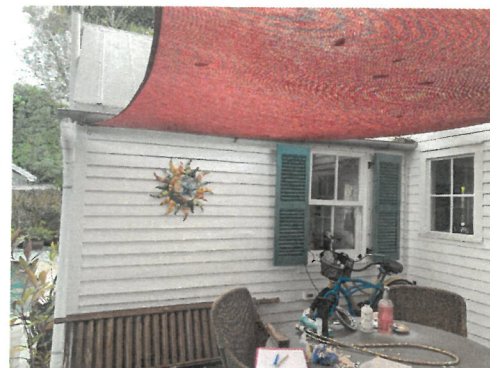


Digitally signed by  
 Serge Mashtakov P.E.  
 71480 State of Florida  
 Date: 2020.12.21  
 14:37:56 -05'00'

REV.	DESCRIPTION	BY	DATE
<b>ARTIBUS DESIGN</b> ENGINEERING AND PLANNING			
<b>ARTIBUS DESIGN</b> 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3512 WWW.ARTIBUSDESIGN.COM CA # 30835			
CLIENT: TODD & CYNTHIA LEFF PROJECT: 615 R GRINNELL STREET			
SITE: 615 R GRINNELL STREET KEY WEST, FL 33040 TITLE: ELEVATIONS			
SCALE AT 1:12.5'	DATE	DRAWN	CHECKED
AS SHOWN	12/09/20	VF	SM
PROJECT NO.	DRAWING NO.	REVISION	
2011-02	A-201		1



EXISTING PHOTO  
AREA OF PROPOSED ROOF  
(PARTIAL REAR ELEVATION)  
SCALE: NTS



EXISTING PHOTO  
AREA OF PROPOSED ROOF  
(PARTIAL SIDE ELEVATION)  
SCALE: NTS



EXISTING PHOTO  
(PARTIAL REAR ELEVATION)  
SCALE: NTS



EXISTING PHOTO  
AREA OF PROPOSED ROOF  
(PARTIAL REAR ELEVATION)  
SCALE: NTS



EXISTING PHOTO  
(PARTIAL REAR ELEVATION)  
SCALE: NTS

# **Site Visit**







615S

615S

615R

LAND WASTE













# **Additional Information**



January 4, 2021

Planning Board  
City of Key West  
1300 White Street  
Key West, FL 33040

Re: Application for Variance  
Todd and Cynthia Leff, 615R Grinnell Street

Dear Sirs:

I am the directly adjoining neighbor to Todd and Cynthia Leff who have applied for a variance to put a roof over their rear deck. The variance will not negatively impact the neighborhood or my use of my property. I do not have any objection to their request for a variance and support the application.

Sincerely,

A handwritten signature in black ink, appearing to read "Jan-Marten Blinckmann". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

---

Jan-Marten Blinckmann  
611 Grinnell Street  
Unit 1  
Key West, FL 33040



**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 00010860-000000  
 Account# 1011151  
 Property ID 1011151  
 Millage Group 10KW  
 Location 615 GRINNELL St 2, KEY WEST  
 Address  
 Legal Description KW PT LOT 3 SQR 56 G4-512 OR506-1026 OR957-113 OR1291-2183/84 OR1372-1010/12 OR1498-531/34 OR1494-2321/22 OR1578-1119/21 OR1674-1229/31 OR1771-140/42 OR2204-926/31 OR2445-871/73 OR2593-1684/85 OR2617-230/31 OR2911-1714/15  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6103  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable Housing No



**Owner**

LEFF TODD 278 W Ashland St Doylestown PA 18901  
 LEFF CYNTHIA 278 W Ashland St Doylestown PA 18901

**Valuation**

	2020	2019	2018	2017
+ Market Improvement Value	\$614,879	\$621,284	\$540,297	\$553,475
+ Market Misc Value	\$16,172	\$16,641	\$17,108	\$17,577
+ Market Land Value	\$427,920	\$403,981	\$371,064	\$371,064
= Just Market Value	\$1,058,971	\$1,041,906	\$928,469	\$942,116
= Total Assessed Value	\$1,058,971	\$1,041,906	\$928,469	\$942,116
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,058,971	\$1,041,906	\$928,469	\$942,116

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	3,085.00	Square Foot	50	59

**Buildings**

Building ID 748  
 Style 1 STORY ELEV FOUNDATION  
 Building Type S.F.R. - R1 / R1  
 Gross Sq Ft 2704  
 Finished Sq Ft 988  
 Stories 2 Floor  
 Condition GOOD  
 Perimeter 142  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 5  
 Interior Walls WALL BD/WD WAL

Exterior Walls CUSTOM  
 Year Built 1928  
 EffectiveYearBuilt 2014  
 Foundation WD CONC PADS  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type CONC S/B GRND  
 Heating Type FCD/AIR DUCTED with 0% NONE  
 Bedrooms 3  
 Full Bathrooms 3  
 Half Bathrooms 0  
 Grade 600  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FHS	FINISH HALF ST	416	0	84
CBF	FINISHED CABAN	63	0	32
FLA	FLOOR LIV AREA	988	988	194
OPU	OP PR UNFIN LL	351	0	118
PTO	PATIO	886	0	166
TOTAL		2,704	988	594

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1997	1998	1	282 SF	2
FENCES	1997	1998	1	300 SF	2
FENCES	1997	1998	1	93 SF	2
RES POOL	2002	2003	1	160 SF	5
BRICK PATIO	2002	2003	1	213 SF	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/7/2018	\$1,250,000	Warranty Deed	2173457	2911	1714	01 - Qualified	Improved
3/7/2013	\$1,080,000	Warranty Deed		2617	230	02 - Qualified	Improved
10/10/2012	\$100	Quit Claim Deed		2593	1684	11 - Unqualified	Improved
12/9/2009	\$655,000	Warranty Deed		2445	871	02 - Qualified	Improved
4/20/2006	\$725,000	Warranty Deed		2204	926	Q - Qualified	Improved
3/22/2002	\$440,000	Warranty Deed		1771	0140	Q - Qualified	Improved
2/2/2001	\$420,000	Warranty Deed		1674	1229	Q - Qualified	Improved
5/13/1999	\$350,000	Warranty Deed		1578	1119	Q - Qualified	Improved
12/1/1993	\$74,100	Warranty Deed		1291	2183	U - Unqualified	Improved
2/1/1972	\$10,500	Conversion Code		506	1026	Q - Qualified	Improved

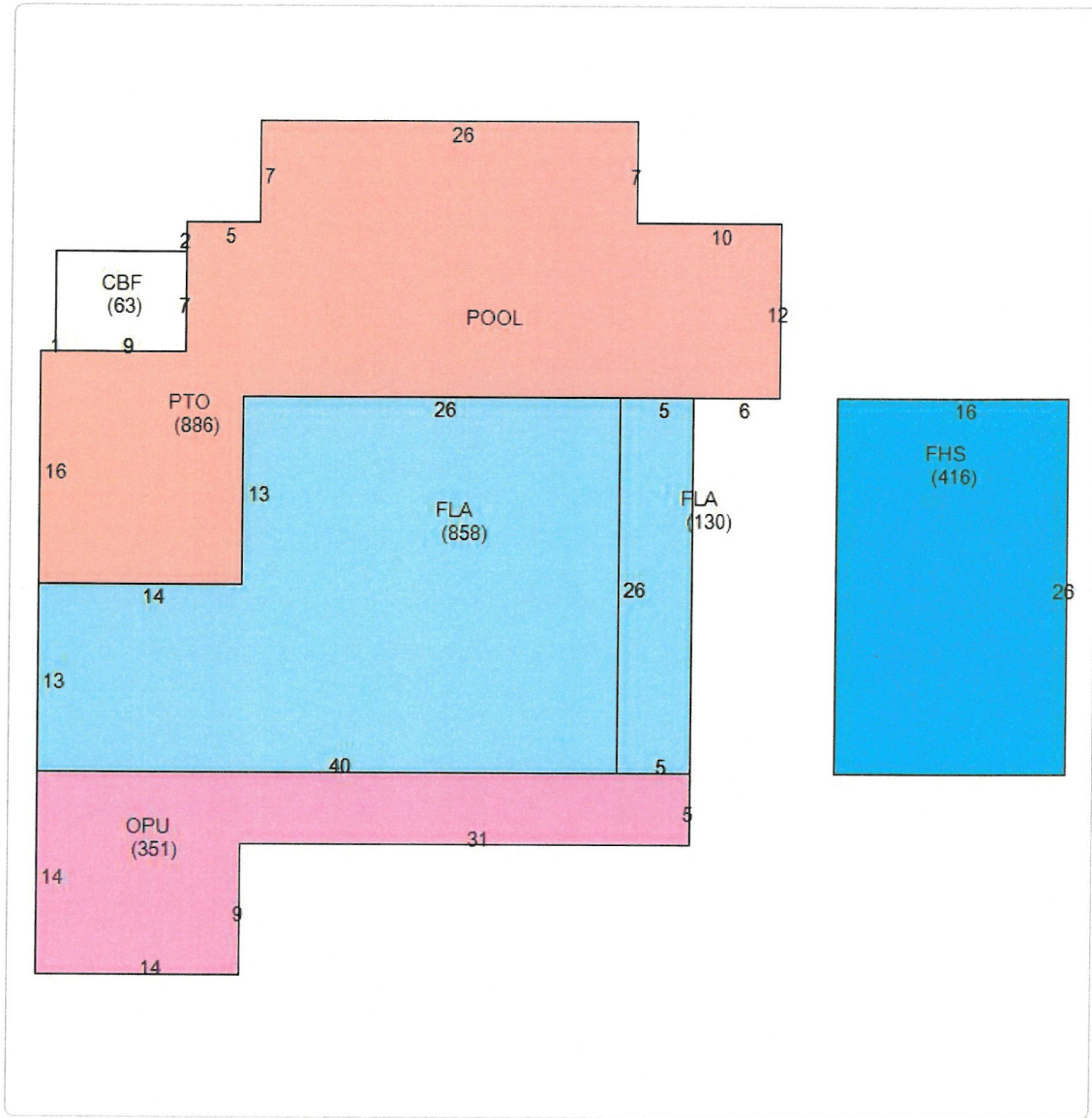
**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18-3291	8/7/2018	12/27/2018	\$27,000	Residential	REMOVE INTERIOR NON STRUCTURAL WALL REPLACE WITH NEW WALL EXTENDING BATHROOM 4' LENGTH INSTALL POCKET DOOR ENCLOSE TOLIET ADD CLOSET FOR W/D INSTALL NEW VANTIY EXTEND STAND UP SHOWER , 96SF FLOOR TILE
06-6752	12/28/2006	7/6/2007	\$950	Residential	REPLACE 45LF OF PORCH RAIL& 65LF OF SIDING
02-1405	5/30/2002	9/4/2002	\$26,500	Residential	POOL/DECK
99-2480	7/16/1999	8/18/1999	\$3,600	Residential	CENTRAL AC
97-3142	11/7/1997	11/5/1998	\$3,000	Residential	CONSTRUCT 14X14 DECK
97-1562	7/29/1997	11/5/1998	\$6,000	Residential	4 SQS V-CRIMP ROOFING
97-2419	7/17/1997	11/5/1998	\$2,050	Residential	5 SQS V-CRIMP ROOF/2 VALL
97-2161	7/2/1997	11/5/1998	\$1	Residential	SEWER CONNECTION FEE
97-1562	6/16/1997	11/5/1998	\$6,000	Residential	INTERIOR RENOVATIONS
97-0791	3/17/1997	11/5/1998	\$400	Residential	UPGRADE ELECTRIC SERVICE
96-4830	12/28/1996	11/5/1999	\$3,000	Residential	RENOVATIONS

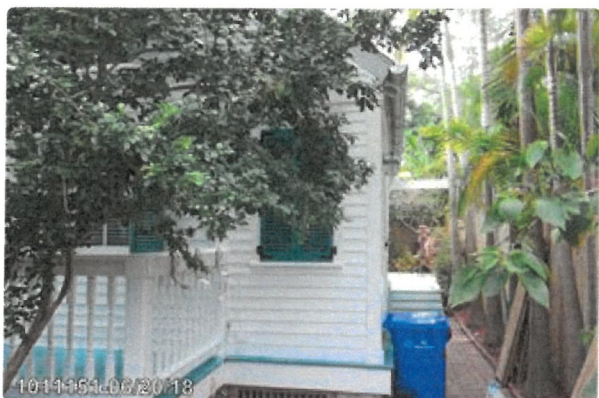
**View Tax Info**

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

2020 Notices Only

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

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