

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



**To:** Chairman and Planning Board Members  
**From:** Nicole Malo, Planner II, LEED GA  
**Through:** Donald Leland Craig, AICP, Planning Director  
**Meeting Date:** August 15, 2013

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

**Request:** The applicant is requesting a variance to the required rear-yard setback requirements for the construction of a second floor addition for two bedrooms and a bathroom.

**Applicant:** Jesse Kurtz Anderson

**Property Owner:** Same

**Location:** 612 Griffin Lane (RE# 00011230-000000, AK 1011533)

**Zoning:** Historic High Density Residential (HHDR) Zoning District

**Background:**

The property is comprised of a 1.5 story, single family structure built in the 1920's. The structure is approximately 1,000 square feet and is currently located on the rear lot line. The applicant is requesting a second story addition that would increase the non-conforming rear lot line setback, but provide more space for an expanding family. The addition is limited within the existing development footprint; although a wrap-around porch on the side and front of the second story is proposed. The site is conforming to all other dimensional requirements.

<b>Relevant HHDR Zoning District Dimensional Requirements: Section 122-630(6)c.</b>			
	<b>Zoning Regulations</b>	<b>Existing Setback</b>	<b>Proposed Setback</b>
Rear	20'	0'	0'

Three conditions of approval are proposed based on comments from the DRC meeting (attached). Because the structure is non-conforming to the rear setback requirement, fire safety access is limited; therefore, as a safety precaution the fire marshal's office has requested that fire safety sprinklers be installed in the house. The engineering division has requested that all stormwater be diverted through guttering downspouts into a landscaped area or swale; and a certificate of appropriateness is required from HARC if the variance is approved.

**Process:**

**Development Review Committee Meeting:**

May 23, 2013

**HARC:**

Pending PB approval

**Analysis – Evaluation for Compliance With The Land Development Regulations:**

The criteria for evaluating a variance are listed in Section 90-395 of the City Code. The Planning Board before granting a variance must find all of the following:

- 1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.**

The existing structure is nonconforming to rear-yard setback requirements. Legally nonconforming site characteristics are not exceptional in the City, and therefore do not by themselves 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.**

The nonconforming aspects on the site are not created by the applicant. The existing building is legally non-conforming and the applicant is expanding that by adding a new second floor, although the development footprint will not be increased for the addition.

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

Allowing the new construction, as proposed, would confer special privileges upon the applicant.

- 4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.**

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

5. **Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.**

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

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

The granting of the variances does not appear to be injurious to the area involved or detrimental to the public interest. The applicant has consulted with the neighbors and has received several letters of support.

7. **Existing nonconforming uses of other property not the basis for approval. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.**

Existing conforming or nonconforming uses of other properties, use of neighboring lands, structures, or buildings in the same district, or other zoning districts, are not the basis for this request.

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

Based on comments received at the DRC, it does not appear that the requested variance will trigger any public facility capacity issues.

**The Planning Board shall make factual findings regarding the following:**

1. **That the standards established by Section 90-395 of the City Code have been met by the applicant for a variance.**

The standards established by Section 90-395 of the City Code have not been fully met by the applicant for the granting of variances.

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

The applicant has documented his efforts to discuss the variance request with the neighbors (see attached "Good Neighbor Policy." The report reflects that he has resolved the minor concerns of the neighbors and has several letters of support. To date the

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

**RECOMMENDATION:**

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

1. That a fire safety sprinkle system be installed in the house and approved by the City's Fire Marshal.
2. That a certificate of appropriateness is obtained from HARC.
3. That all gutters are directed in to downspouts that are directed onto landscaped areas or swales on the property.

# **Draft Resolution**

**PLANNING BOARD  
RESOLUTION No. 2013-\_\_**

**A RESOLUTION OF THE CITY OF KEY WEST  
PLANNING BOARD FOR A VARIANCE  
APPROVAL FOR PROPERTY LOCATED AT  
602 GRIFFIN LANE (RE# 00011230-000000, AK  
1011533) IN THE HISTORIC HIGH DENSITY  
RESIDENTIAL (HHDR) ZONING DISTRICT,  
FOR REAR YARD SETBACK REQUIREMENTS  
FOR A SECOND STOREY ADDITION PER  
SECTION 90-391 and SECTION 122-630 (6)c. OF  
THE LAND DEVELOPMENT REGULATIONS  
OF THE CODE OF ORDINANCES OF THE  
CITY OF KEY WEST.**

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

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

**WHEREAS**, the applicant requested variances to the in order to build a second story addition on to the existing non-conforming one-story structure; and

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

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

on August 15, 2013; and

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

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

**WHEREAS,** the Planning Board finds that granting the variances requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and

**WHEREAS,** the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

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

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



**Section 2.** An approval by resolution of the Key West Planning Board to allow a second story structure to be constructed at 0 feet from the property line by granting a variance to rear yard setback requirements per plans received July 1, 2013 attached herein, on property located at 612 Griffin Lane (RE# 00011230-000000, AK 1011533) in the HHDR zoning district per Sections 90-391, and Section 122-630(6)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West with the following conditions:

1. That a fire safety sprinkle system be installed in the house and approved by the City's Fire Marshal.
2. That a certificate of appropriateness is obtained from HARC.
3. That all gutters are directed in to downspouts that are directed onto landscaped areas or swales on the property.

**Section 3.** It is a condition of these variances that full, complete, and final application for all conditions of this approval for any use and occupancy for which these variances are wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application or shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

**Section 4.** The failure to fully and completely apply the conditions of approval for permits

for use and occupancy pursuant to these variances in accordance with the terms of the as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

**Section 5.** These variances do not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

**Section 6.** This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

**Section 7.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

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

Read and passed on first reading at a duly noticed meeting held this 15th day of August, 2013.

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

\_\_\_\_\_  
Timothy W. Root, Planning Board Vice Chairman Date

**Attest:**

\_\_\_\_\_  
Donald Leland Craig, AICP, Planning Director Date

**Filed with the Clerk:**

\_\_\_\_\_  
Cheryl Smith, City Clerk Date

# 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 612 Griffin Lane
2. Name of Applicant Jesse Kurtz Anderson
3. Applicant is: Owner Owner Authorized Representative \_\_\_\_\_
4. Address of Applicant 612 Griffin Lane
5. Phone # of Applicant (305) 923-5216 Mobile# same
6. E-Mail Address islandjesse@gmail.com
7. Name of Owner, if different than above same
8. Address of Owner same
9. Phone # of Owner same
10. Email Address same
11. Zoning District of Parcel HHDR RE# 11230
12. Description of Proposed Construction, Development, and Use  
Addition to second floor - Add 1.5 Bath, 1 Bedroom / closet, and wrap-around porch. Modified roof line.  
All new living area will be within the existing footprint of the building  
Use is Residential, we will be starting a family soon and need an extra bed/bath
13. List and describe the specific variance(s) being requested:  
All additional living area is 5 feet from side setback, and 15 feet from rear setback. However, there is a section of the modified roof line that will fall within the 15 foot setback. This is the portion for which I am requesting the variance.

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



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

<b>Site Data Table</b>				
	<b>Code Requirement</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance Request</b>
<b>Zoning</b>	HHDR			
<b>Flood Zone</b>	AE			
<b>Size of Site</b>	4,255 sq. ft.			
<b>Height</b>	30'	22.5'	28'	
<b>Front Setback</b>	10'	29.8'	29.8'	
<b>Side Setback</b>	5'	5.17'	5.17'	
<b>Side Setback</b>	5'	5'	5'	
<b>Street Side Setback</b>	5'	N/A	N/A	
<b>Rear Setback</b>		0'	0'	Modified roof
<b>F.A.R</b>	1.00	924s.f., 20.4%	1,518s.f., 33.5%	
<b>Building Coverage</b>	50%	1,188s.f., 26.2%	1,267s.f., 28.0%	
<b>Impervious Surface</b>	50%	1,622s.f., 35.3%	1,622s.f., 35.8%	
<b>Parking</b>		N/A		
<b>Handicap Parking</b>		N/A		
<b>Bicycle Parking</b>		N/A		
<b>Open Space/ Landscaping</b>		2,633s.f., 64.2%	2,633s.f., 64.2%	
<b>Number and type of units</b>		2 Bed, 1 Bath	3 Bed, 2.5 Bath	
<b>Consumption Area or Number of seats</b>		N/A	N/A	

15. Is Subject Property located within the Historic District? Yes Yes No \_\_\_\_\_  
 If Yes, attach HARC approval and approved site plans

Meeting Date \_\_\_\_\_ HARC Approval # \_\_\_\_\_

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



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

As per attached Survey, there is a permanent easement 2 feet 6 inches wide by 30 feet long being an easement privilege for the purpose of ingress and egress.

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

YES \_\_\_\_\_ NO 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.**

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



**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 property is a "flag" property, not visible from public street and benefits from large percentage of landscaping.*  
*The 2nd floor addition will be located entirely on top of the existing structure, and will not increase the overall footprint of impervious surface. The house is located on the corner of the lot, with 5.17' and 36' side setbacks, 29.8' front and 0' rear setback. To allow addition to be built on existing structure, with appropriate Historical characteristics, a portion of the roof line with the rear setback would be modified.*

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

*The building within the rear setback was existing when the owner purchased the property in 2008.*  
*The variance request is a result of the design proposed by the 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 the variance will not confer any special privileges.*



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



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.

To add a bedroom to this property, the least impactful way is to build on the existing structure. This will allow the property to maintain its large landscaped area of 64.23% as well as the large 20.8' front setback and 36' side setback.

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 rear setback request is the minimum needed to execute the proposed plan.

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 this variance is not injurious to the public welfare.

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



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 nonconforming uses of other properties are not being considered as the basis for approval.

---

---

---

---

---

---

**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."

**Deed**

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:  
Gregory S. Oropeza, Esq.  
FELDMAN KOENIG HIGHSMITH  
& VAN LOON, P.A.  
3158 Northside Drive  
Key West, Florida 33040

Doc# 1733818 03/10/2009 3:17PM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

03/10/2009 3:17PM  
DEED DOC STAMP CL: TRINA \$2,996.00

Folio Number: 2901-022  
Grantee(s) S.S. #(s):

SPACE ABOVE THIS LINE FOR RECORDING DATA

### PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, made this 9<sup>th</sup> day of March, 2009, between **ROBERT T. FELDMAN, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT W. TOWNSHEND, DECEASED**, pursuant to the powers conferred to said Personal Representative in Article Two of the Last Will and Testament of Robert W. Townshend dated October 11, 2000, which was admitted to probate in the Circuit Court for Monroe County, Florida on April 25, 2008 in case number 44-08-CP-070-K, Grantor, whose post office address is 3158 Northside Drive, Key West, Florida 33040 of the County of Monroe, and **JESSE K. ANDERSON**, whose post office address is 800 Caroline Street, Key West, Florida 33040, Grantee:

("Grantor" and "Grantee" are used for singular or plural, as context requires)

WITNESSETH, that said Grantor, for and in consideration of the sum of \$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 lot, piece or parcel of land, situate, lying and being in the County of Monroe, State of Florida, to wit:

See Attached Exhibit "A"

SEE ATTACHED EXHIBIT A

THIS DEED IS SUBJECT TO ANY AND ALL REAL ESTATE TAXES, WHETHER HERETOFORE OR HEREAFTER ARISING OR ACCRUING.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first written above.

[Signature]  
Witness Signature

[Signature]  
**ROBERT T. FELDMAN, as  
Personal Representative of the  
Estate of Robert W. Townshend**  
3158 Northside Drive  
Key West, Florida 33040

Gregory Oropeza  
Printed Name

Doc# 1733818  
Bk# 2403 Pg# 1116

[Signature]  
Witness Signature  
Margaret A. Perez  
Printed Name

STATE OF FLORIDA )  
                                  )  
COUNTY OF MONROE )

On this 9<sup>th</sup> day of March, 2009, before me personally came **ROBERT T. FELDMAN**, who is personally known to me (yes) (no) or who has produced \_\_\_\_\_ as identification to me, and who acknowledged execution of the foregoing instrument.

[Signature]  
Notary Public, State of Florida  
Name: DEANNA P. ESQUINALDO  
(Print Name)  
My Commission Expires:

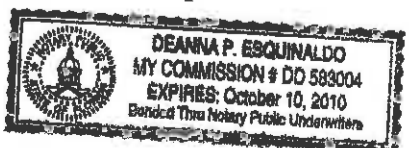


EXHIBIT "A"

PARCEL A:

On the Island of Key West and known as W. A. Whitehead's map or plan of said Island delineated in February A.D. 1829 as a part of Lots 3 and 4 in Square 57. Commencing at a point in said Lot 3 distance 154 feet from the line of Southard Street and 130 feet from the line of Margaret Street and running thence in a SE'ly direction parallel with Margaret Street 59 feet; thence at right angles in a NE'ly direction 70 feet; thence at right angles in a NW'ly direction 59 feet; thence at right angles in a SW'ly direction 70 feet to the point or place of beginning.

2.5 EASEMENT:

Together with a permanent easement 2 feet 6 inches wide and extending from the above described parcel along the Southeastery side of Lot 8 (according to a diagram hereof, recorded in Deed Book 1, Page 655, Public Records of Monroe County, Florida), 90 feet to an alleyway, which intersects Southard Street. The said strip of land 2 feet 6 inches wide by 90 feet long being an easement privilege for the purpose of ingress and egress through the said Southeastery side of Lot 8 to the parcel of land as above described, being a parcel of land 59 feet by 70 feet.

PARCEL B:

On the Island of Key West and known as William A. Whitehead's map of said Island delineated in February A.D. 1829, as a part of Lot 3 in Square 57. From a point on the Southeast side of Southard Street distant 201 feet from the corner of Southard and Margaret Streets proceed at right angles in a Southeastery direction 154 feet, more or less, to an iron surveyors pin which is the point of beginning of the following described parcel of land:

From the point of beginning proceed in a Southwesterly direction parallel to Southard Street 70 feet; thence at right angles in a Northwesterly direction 5.75 feet; thence at right angles in a Northeasterly direction parallel to Southard Street 70 feet; thence at right angles in a Southeastery direction 5.75 feet to the Point of Beginning.

AND PARCEL C:

A parcel of land on the Island of Key West, known as William A. Whitehead's Map delineated in February, A.D. 1829, as a part of Lot Two (2) in Square Fifty-seven (57), but now better known as Subdivision Seven (7), according to a Subdivision of Lot Two (2) of Square Fifty Seven (57), as shown on a diagram recorded in Deed Book "1" page 655, of Monroe County, Florida records.

BEGIN at a point 150.75 feet SE'ly from the NW corner of said Lot Two (2) on the dividing line between Lots 2 & 3, and run thence SE'ly along the said dividing line for a distance of 3 feet; thence NE'ly and at right angles for a distance of 54.90 feet; thence NW'ly and at right angles for a distance of 3 feet; thence SW'ly and at right angles for a distance of 54.60 feet back to the Point of Beginning.

LESS AND EXCEPT: Parcel D:

A parcel of land on the Island of Key West, known as William A. Whitehead's Map delineated in February A.D., 1829, as a part of Lot Three (3) in Square Fifty Seven (57), of Monroe County, Florida records. BEGIN at a point 153.75 feet SW'ly from the NE corner of said Lot Three (3) on the dividing line between Lots 2 & 3, and run thence SE'ly along the said dividing line for a distance of 46.75 feet to an existing wood fence; thence SW'ly and at right angles for a distance of 3.1 feet to the NE'ly face of an existing wood fence; thence NW'ly and at right angles along said fence for a distance of 10.8 feet to the SE'ly face of an overhang of a one story frame structure; thence SW'ly and at right angles along said overhang for a distance of 1.05 feet; thence NW'ly and at right angles along said overhang for a distance of 15.1 feet; thence NE'ly and at right angles along said overhang for a distance of 1.05 feet to the NE'ly face of an existing wood fence; thence NW'ly and at right angles along said NE'ly face of said fence for a distance of 20.85 feet; thence NE'ly for a distance of 3.2 feet back to the Point of Beginning.

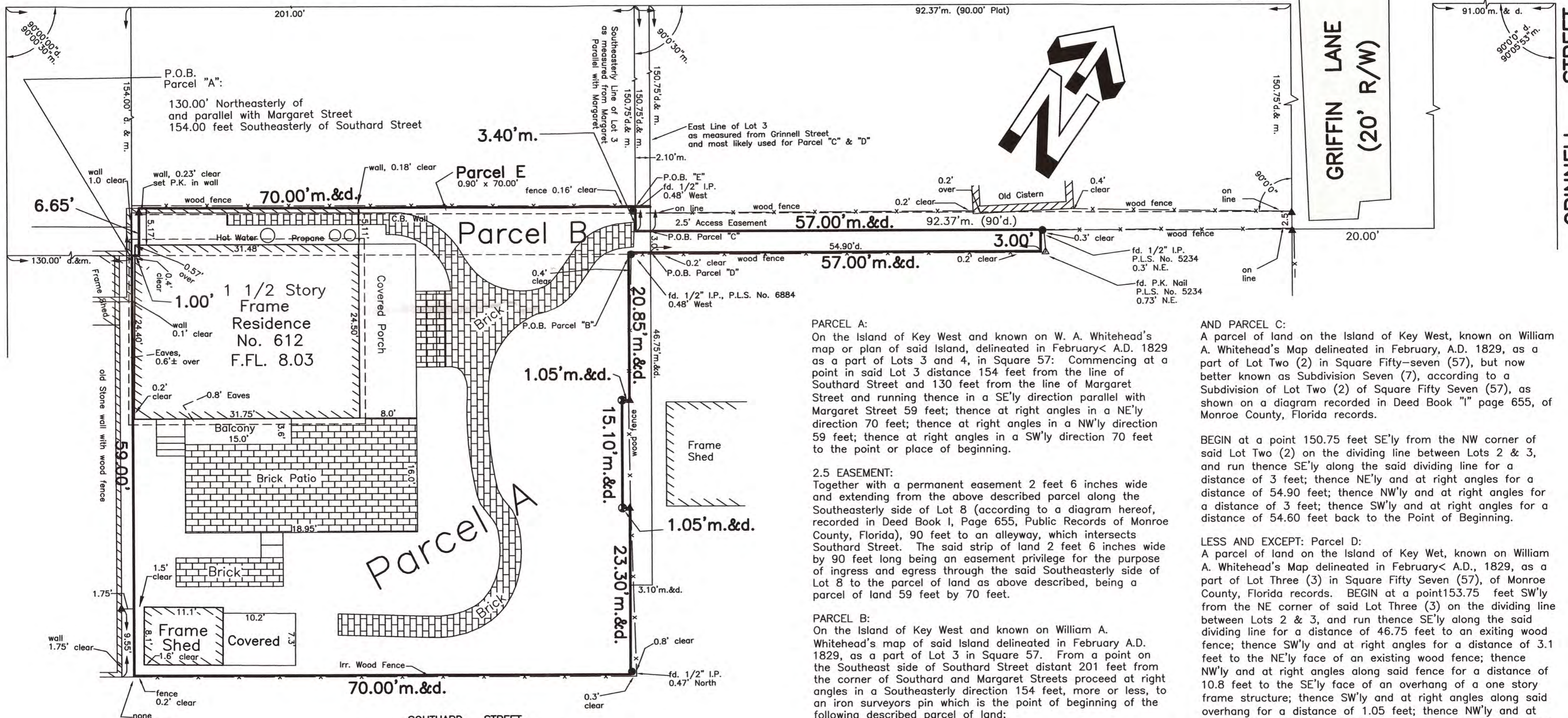
MONROE COUNTY  
OFFICIAL RECORDS

# Survey

**SOUTHARD STREET**

**MARGARET STREET**

**GRINNELL STREET**



**PARCEL A:**  
On the Island of Key West and known on W. A. Whitehead's map or plan of said Island, delineated in February < A.D. 1829 as a part of Lots 3 and 4, in Square 57: Commencing at a point in said Lot 3 distance 154 feet from the line of Southard Street and 130 feet from the line of Margaret Street and running thence in a SE'y direction parallel with Margaret Street 59 feet; thence at right angles in a NE'y direction 70 feet; thence at right angles in a NW'y direction 59 feet; thence at right angles in a SW'y direction 70 feet to the point or place of beginning.

**2.5' EASEMENT:**  
Together with a permanent easement 2 feet 6 inches wide and extending from the above described parcel along the Southeastery side of Lot 8 (according to a diagram hereof, recorded in Deed Book 1, Page 655, Public Records of Monroe County, Florida), 90 feet to an alleyway, which intersects Southard Street. The said strip of land 2 feet 6 inches wide by 90 feet long being an easement privilege for the purpose of ingress and egress through the said Southeastery side of Lot 8 to the parcel of land as above described, being a parcel of land 59 feet by 70 feet.

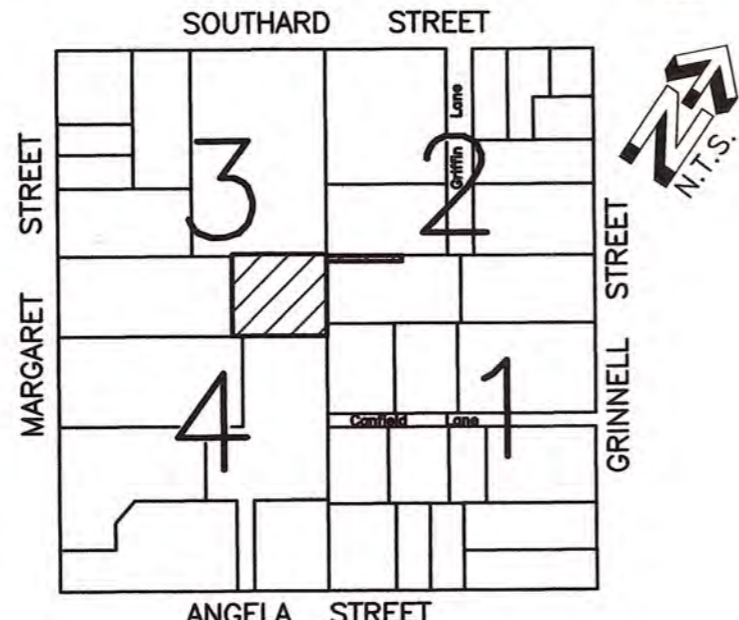
**PARCEL B:**  
On the Island of Key West and known on William A. Whitehead's map of said Island delineated in February A.D. 1829, as a part of Lot 3 in Square 57. From a point on the Southeast side of Southard Street distant 201 feet from the corner of Southard and Margaret Streets proceed at right angles in a Southeastery direction 154 feet, more or less, to an iron surveyors pin which is the point of beginning of the following described parcel of land;

From the point of beginning proceed in a Southwesterly direction parallel to Southard Street 70 feet; thence at right angles in a Northwesterly direction 5.75 feet; thence at right angles in a Northeasterly direction parallel to Southard Street 70 feet; thence at right angles in a Southeastery direction 5.75 feet to the Point of Beginning.

**AND PARCEL C:**  
A parcel of land on the Island of Key West, known on William A. Whitehead's Map delineated in February, A.D. 1829, as a part of Lot Two (2) in Square Fifty-seven (57), but now better known as Subdivision Seven (7), according to a Subdivision of Lot Two (2) of Square Fifty Seven (57), as shown on a diagram recorded in Deed Book "1" page 655, of Monroe County, Florida records.

**BEGIN** at a point 150.75 feet SE'y from the NW corner of said Lot Two (2) on the dividing line between Lots 2 & 3, and run thence SE'y along the said dividing line for a distance of 3 feet; thence NE'y and at right angles for a distance of 54.90 feet; thence NW'y and at right angles for a distance of 3 feet; thence SW'y and at right angles for a distance of 54.60 feet back to the Point of Beginning.

**LESS AND EXCEPT: Parcel D:**  
A parcel of land on the Island of Key West, known on William A. Whitehead's Map delineated in February < A.D., 1829, as a part of Lot Three (3) in Square Fifty Seven (57), of Monroe County, Florida records. **BEGIN** at a point 153.75 feet SW'y from the NE corner of said Lot Three (3) on the dividing line between Lots 2 & 3, and run thence SE'y along the said dividing line for a distance of 46.75 feet to an existing wood fence; thence SW'y and at right angles for a distance of 3.1 feet to the NE'y face of an existing wood fence; thence NW'y and at right angles along said fence for a distance of 10.8 feet to the SE'y face of an overhang of a one story frame structure; thence SW'y and at right angles along said overhang for a distance of 1.05 feet; thence NW'y and at right angles along said overhang for a distance of 15.1 feet; thence NE'y and at right angles along said overhang for a distance of 1.05 feet to the NE'y face of an existing wood fence; thence NW'y and at right angles along said NE'y face of said fence for a distance of 20.85 feet; thence NE'y for a distance of 3.2 feet back to the Point of Beginning.



**LOCATION MAP**  
Square 57, City of Key West

- ABBREVIATIONS:**
- Sty. = Story
  - R/W = Right-of-Way
  - fd. = Found
  - P = Plat
  - m. = Measured
  - d. = Deed
  - N.T.S. = Not to Scale
  - © = Centerline
  - Elev. = Elevation
  - B.M. = Bench Mark
  - P.O.C. = Point of Commence
  - P.O.B. = Point of Beginning
  - P.B. = Plat Book
  - o/h = Overhead
  - F.F.L. = Finish Floor Elevation
  - conc. = concrete
  - I.P. = Iron Pipe
  - w.m. = Water Meter
  - Pl. = Planter
  - Bal. = Balcony
  - p. = page pg.
  - C.B.S. = Concrete Block Stucco
  - cov'd. = Covered

Field Work performed on: 3/22/13

**CERTIFICATION:**  
I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT  
Professional Land Surveyor No. 2749  
Professional Engineer No. 36810  
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

**"AND", PARCEL "E":**  
A parcel of land on the Island of Key West, known on William A. Whitehead's Map delineated in February, A.D. 1829, as a part of Lot Three (3) in Square Fifty-seven (57), but now better known as Subdivision Seven (7), according to a Subdivision of Lot Two (2) of Square Fifty Seven (57), as shown on a diagram recorded in Deed Book "1" page 655, of Monroe County, Florida records.

Commencing at the intersection of the Southwesterly Right-of-Way Line of Griffin Lane and the Southeastery Right-of-Way Line of Southard Street; thence in Southwesterly direction along the said Southeastery Right-of-Way Line of Southard Street for 92.37 feet; thence at a right angle and in a Southeastery direction for 150.75 feet to the Point of Beginning; thence continue in a Southeastery direction for 0.90 feet; thence at a right angle and in a Southwesterly direction for 70.00 feet; thence at a right angle and in a Northwesterly direction for 0.90 feet; thence at a right angle and in a Northeasterly direction for 70.00 feet to the Point of Beginning. Containing 63 square feet, more or less.

**SURVEYOR'S NOTES:**  
North arrow based on plat  
3.4 denotes existing elevation 7.215  
Elevations based on N.G.V.D. 1929 Datum  
Bench Mark No.: V-267 Elevation:

**MONUMENTATION:**  
⊕ = set 1/2" Iron Pipe, P.L.S. No. 2749  
● = Found 1/2" Iron Pipe  
▲ = Set P.K. Nail, P.L.S. No. 2749  
△ = Fd. P.K. Nail

Jesse Kurtz Anderson 612 Griffin Lane, Key West, Florida 33040			
<b>BOUNDARY SURVEY</b>		Dwn No.: 13-164	
Scale: 1"=10'	Ref. file: KW21-22 197-41	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 2/5/09		Flood Zone: AE	Flood Elev. 6'
REVISIONS AND/OR ADDITIONS			
2/10/09: Margaret Street, Eaves			
2/12/09: Address			
3/22/13: New Legal, brick			
c:/datafred/dwg/keywest/block50/612griffin			

**ISLAND SURVEYING INC.**

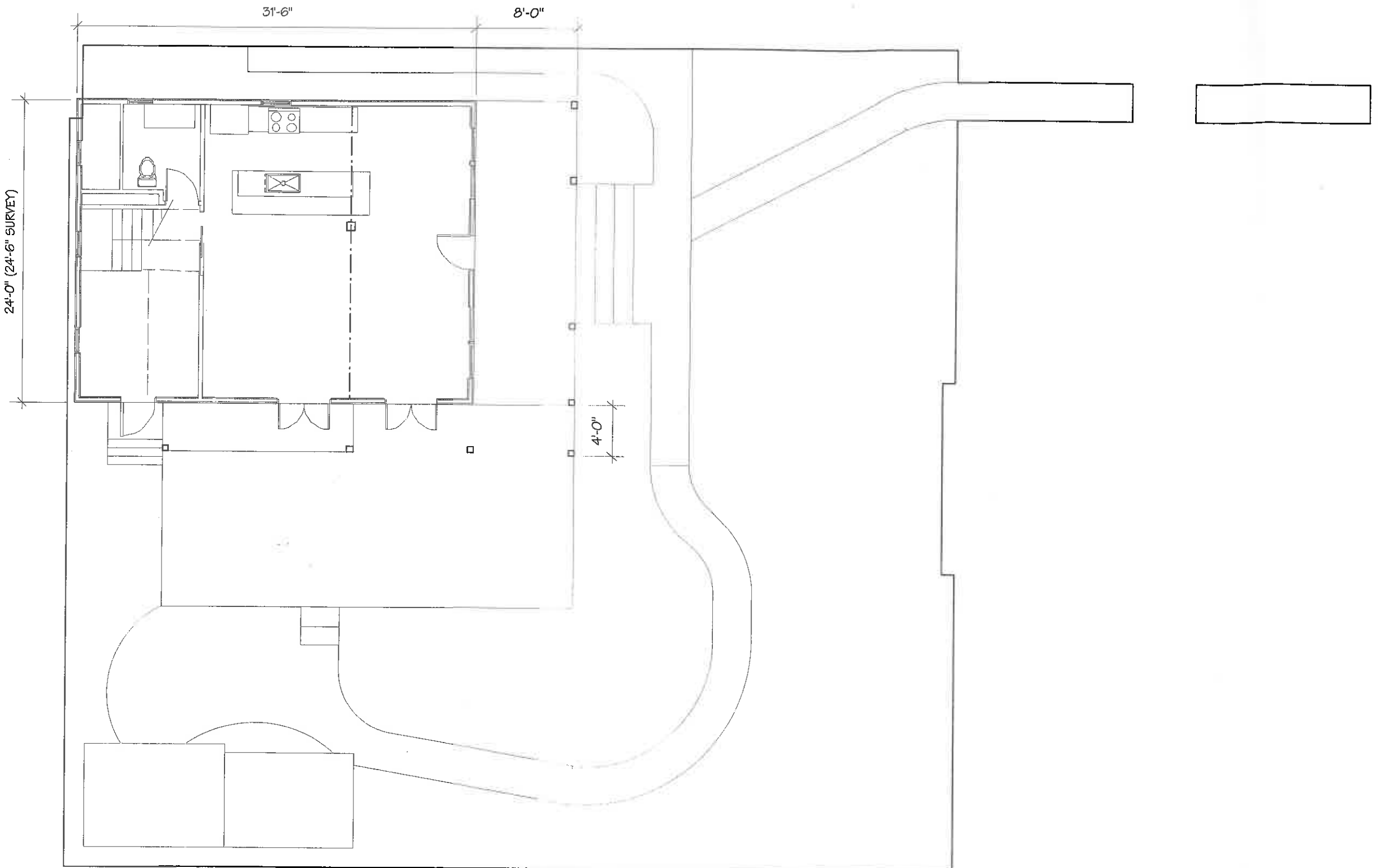
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive  
Suite 201  
Key West, Fl. 33040

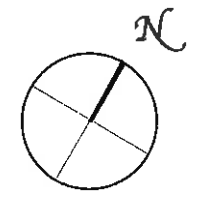
(305) 293-0466  
Fax: (305) 293-0237  
fhildeb1@bellsouth.net  
L.B. No. 7700

# Site Plans

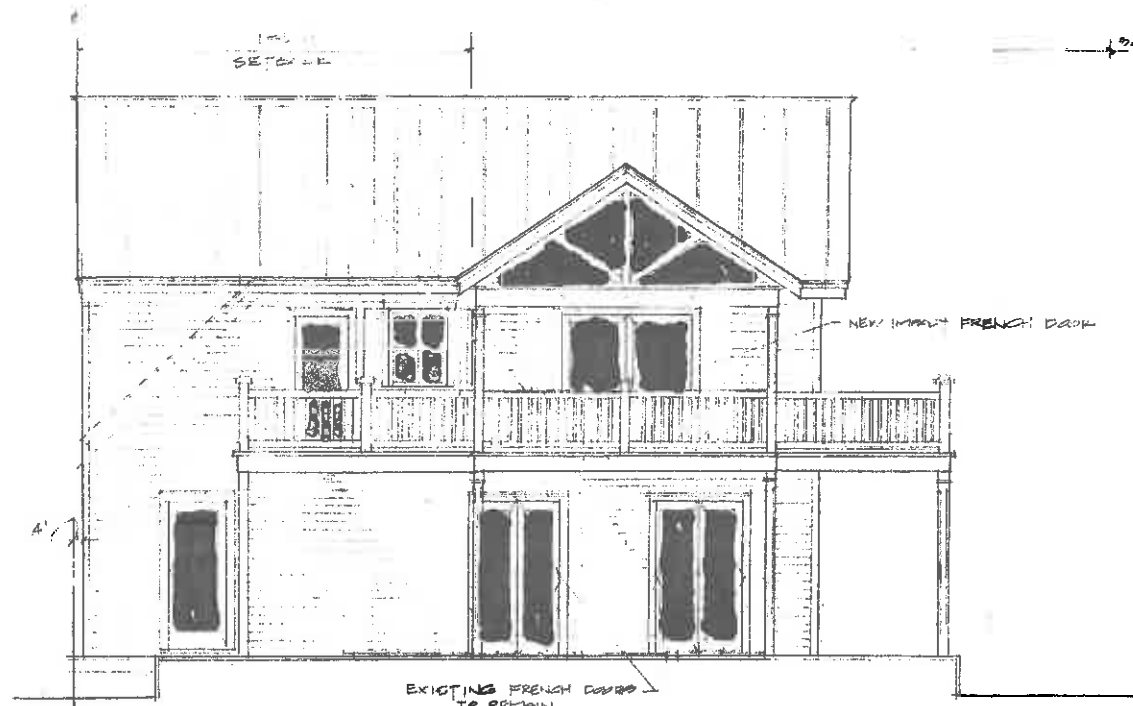




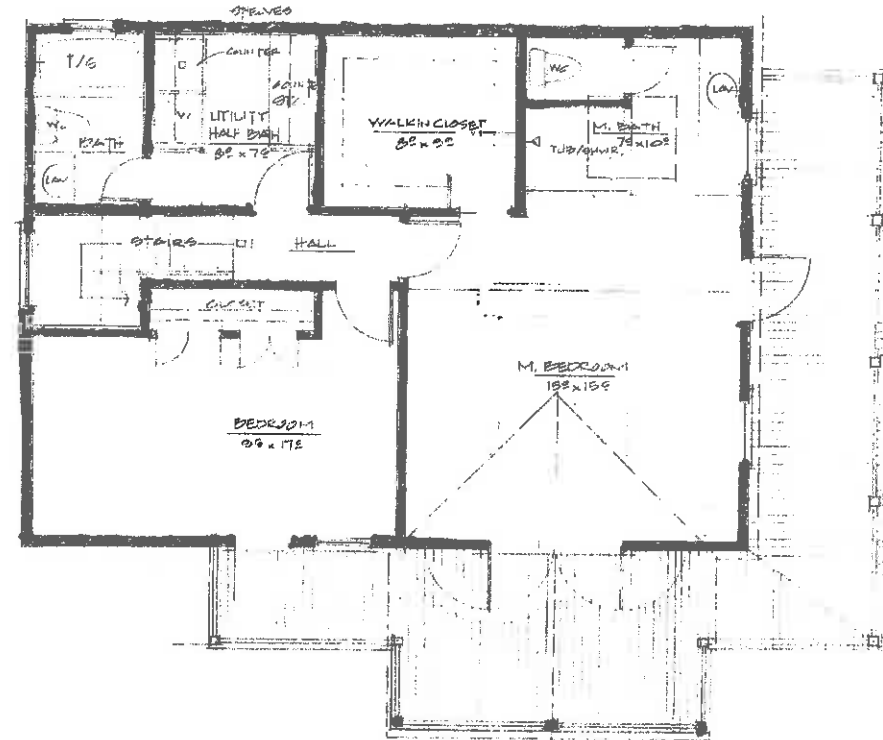
S I T E & P L A N F I R S T F L O O R P L A N  
 scale: 1/8"=1'-0"



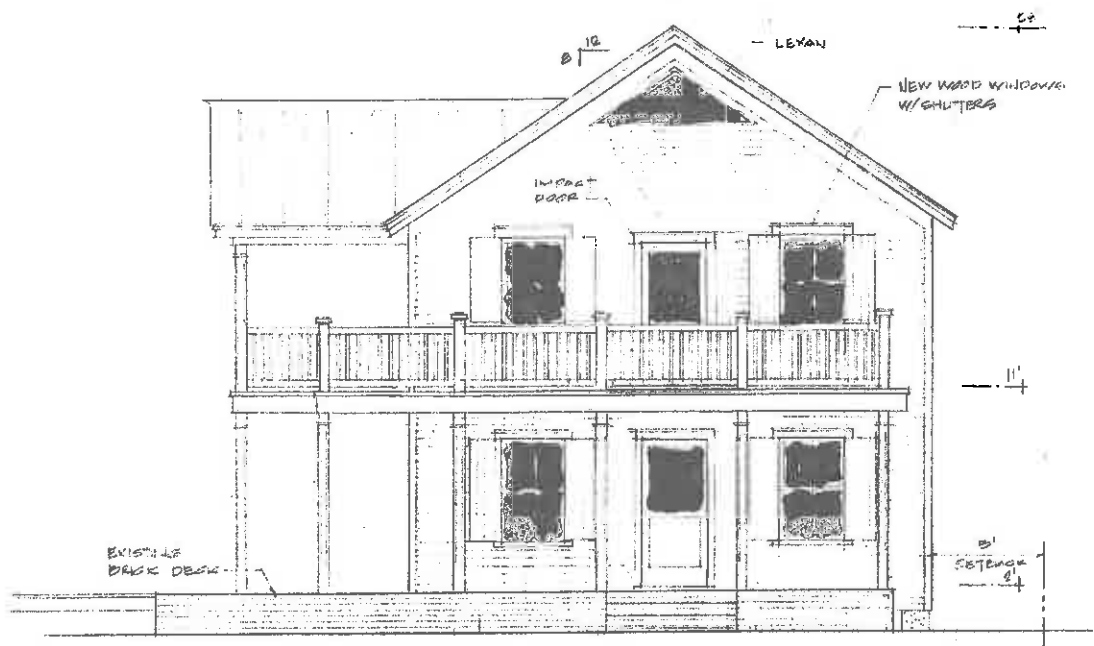
renovations to  
 610 GRIFFIN LANE  
 KEY WEST, FLORIDA



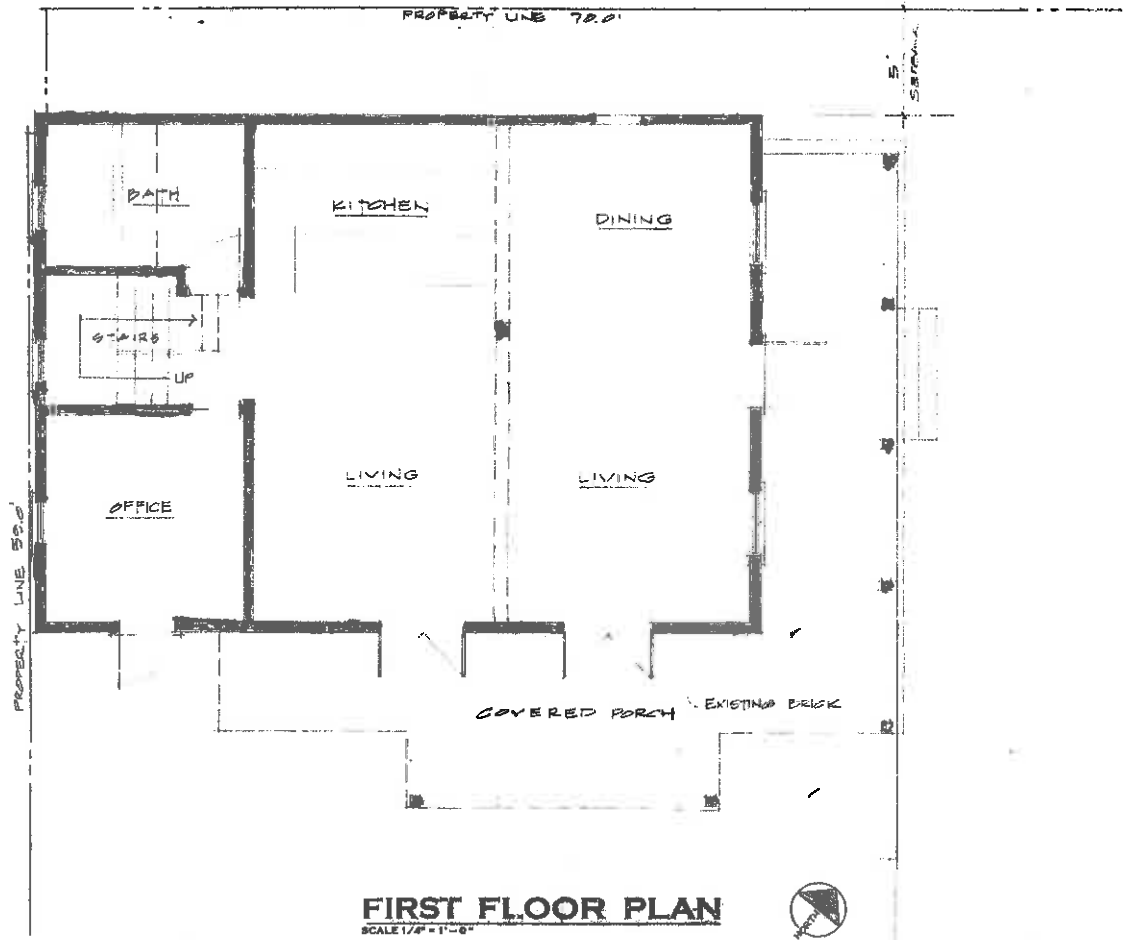
**SOUTH ELEVATION**



**SECOND FLOOR PLAN**  
SCALE 1/4" = 1'-0"



**EAST ELEVATION**



**FIRST FLOOR PLAN**  
SCALE 1/4" = 1'-0"

ANDERSON RESIDENCE  
SECOND FLOOR ADDITION  
612 R GRIFFIN LANE KEY WEST, FLORIDA

SEAL

SEAL

WILLIAM ROWAN  
ARCHITECTURE  
KEYWEST, FLORIDA  
FLORIDA LICENSE # AR-001751  
321 PEACOCK LANE  
305.296.3764

JOB NUMBER  
1304

DATE  
3.15.13

**A2**

**Good Neighbor Policy Documentation and  
Letters of Support**

612 Griffin Lane

### **Good Neighbor Policy - Actions Taken**

I have spoken to my neighbors about my plans to add an extra bedroom and 1.5 bath to the existing home to have more space for my soon-to-be-growing family. The current layout of the house is an open loft with kitchen, and not very suitable for children.

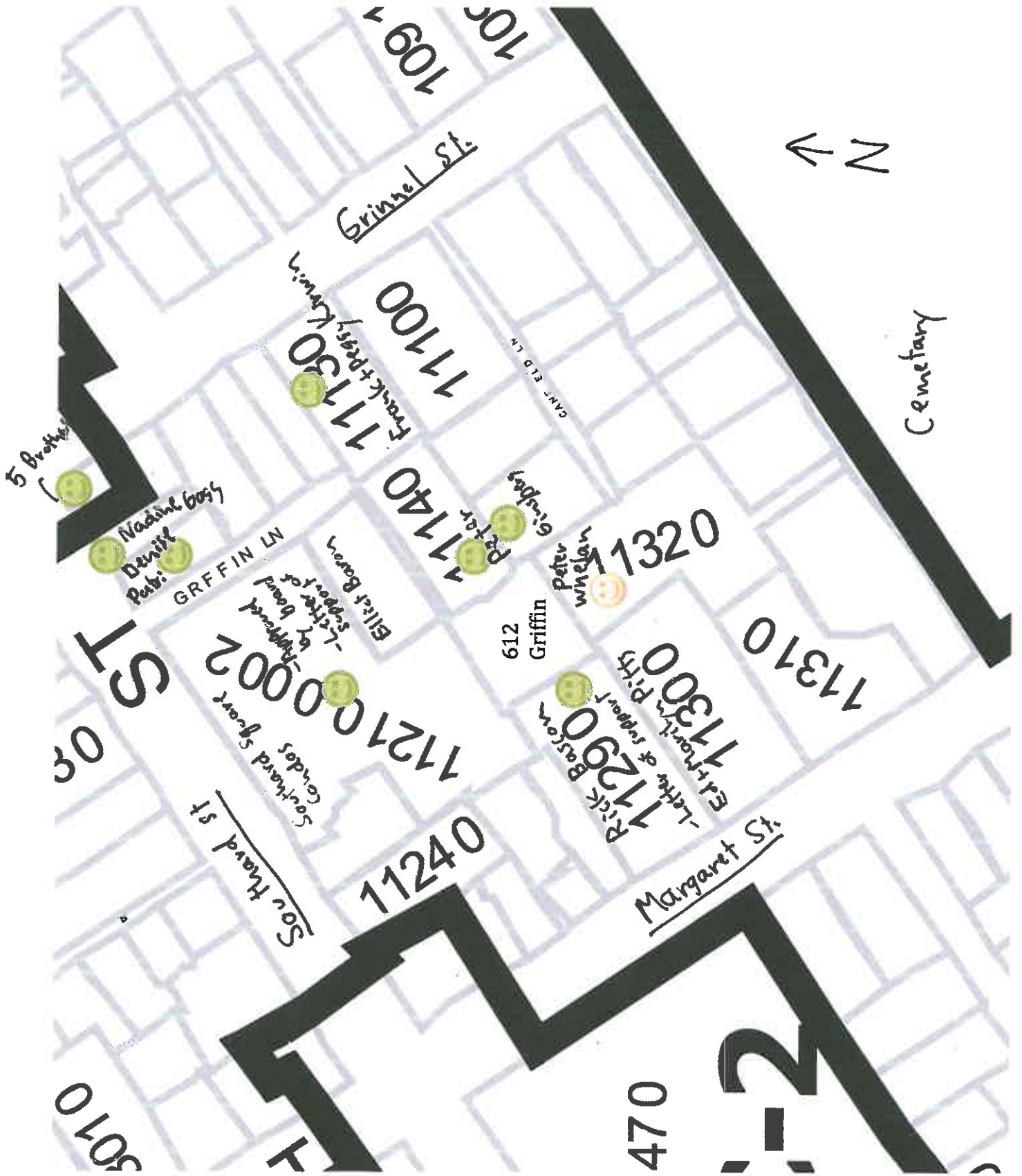
I have made a concentrated attempt to inform, involve, and listen to any concerns of each of my immediate neighbors, as well as the surrounding neighborhood, regarding the plans. I am on very good terms with all of my neighbors, and most are actively supporting the plans.

Attached you will find:

1. A copy of the zoning map for this parcel, with the names and locations of the neighbors.
2. A table outlining
  - a. who I have spoken with,
  - b. their proximity to 612 Griffin Lane,
  - c. any concerns they may have,
  - d. how I have addressed those concerns,
  - e. whether or not they support the project.
3. Several of my immediate neighbors have also written letters of support for my project, which are included here.

In summary, none of my immediate neighbors object to my plans, and most are actively supporting them. I have eliminated any north facing windows to accommodate the concerns of Southard Square about views into their pool, and have agreed to install additional landscaping to address the view concern of my other neighbor Peter Ginsberg.

612 Griffin - Good Neighbor Map of Support



### Good Neighbor Policy

### Addition to 612 Griffin Lane

Green = Supports

Yellow = Neutral

Red = Against

White = Have not discussed plans yet

Name	Address	Proximity	Meeting?	Concerns	How we addressed Concerns	Supports/Against	Notes
Rick Bascom	613 Margaret St	West Rear Adjoining Property	Yes	None		SUPPORTS	Signed letter of support attached
Peter Whelan	6126 Clinton Lane	South Side Adjoining Property	Yes	None		Neutral	I don't have a signed letter of support but I informed him of my plans and he had no objections
Peter Ginsberg	610 Griffin Lane	East Front Adjoining Property	Yes	View from bedroom	Additional Landscaping/Screening	SUPPORTS	
Southard Square Condo Association	919 Southard St.	North Side Adjacent Property	Yes	Some members were concerned there might be a view onto their pool, but I have no windows planned on the North Side.	No windows on North Side, skylights instead	SUPPORTS	I informed the Homeowners Association Board of my plans, which they discussed at their Annual Meeting in March 2013. There were no objections. I gave the President, Steve Haley, a tour of my property and discussed the project and he wished my well. I have a signed letter of support from Jack Nygren, the Vice President of Southard Square.
Elliot Baron / Audrey Baron	608 Griffin Lane	Griffin Lane	No (Out of town)				
Frank and Peggy Kirwin	614 Grinnell St	Access to rear of Griffin Lane	Yes	None		SUPPORTS	Signed letter of support attached
Denise Patri	924 Southard St.	Griffin Lane	Yes	None		SUPPORTS	Signed letter of support attached
Nadine Gogg	926 Southard St.	Griffin lane / Southard St.	Yes	None		SUPPORTS	Signed letter of support attached
Ed and Marilyn Pitts	621 Margaret St.	Margaret St.	No (Out of town)				
Heriberto "Pepe" Paez Jr. (5 Brothers)	930 Southard St.	Southard St	Yes	None		SUPPORTS	Signed letter of support attached

## Letters of support for Variance Application at 612 Griffin Lane.

The following letters are from our immediate neighbors. We have met with most of the surrounding property owners and shared our plans with them.

Key West Planning Department  
3132 Flagler Avenue  
Key West, FL 33040

April 4<sup>th</sup>, 2013

Dear Sir/Madame,

I am the owner of the abutting property on the rear property line of 612 Griffin Lane. I met with Jesse Anderson today, April 4<sup>th</sup>, and we reviewed his architectural plans for the new addition to the second floor addition. I have no objections and support the plan as presented.

Richard Bascom

A handwritten signature in black ink that reads "Richard Bascom". The signature is written in a cursive style with a large, prominent "R" and "B".

613 Margaret St.  
Key West, FL  
(603) 504-5026



Key West Planning Department  
3132 Flagler Avenue  
Key West, FL 33040

April 4<sup>th</sup>, 2013

Dear Sir/Madame,

I am the owner of Unit #107, and the Vice President of the Homeowners Association at Southard Square Condominiums, 918 Southard St. The condos share the property line to the North of 612 Griffin Lane.

I met with Jesse Anderson today, April 4<sup>th</sup>, and reviewed his architectural plans for the new addition on the second floor of 612 Griffin Lane. I have no objections and support the plan as presented.

Additionally, the HOA Board, at its annual meeting in March 2013, has reviewed and approved Jesse Anderson's request to assume ownership of the hiatus property between 918 Southard and 612 Griffin Lane. Jesse's lawyer is currently drafting the Quit Claim Deed, which the Board will support.

Jack and Margaret Nygren  
HOA Vice President  
Southard Square

Handwritten signature of Jack and Margaret Nygren in cursive script.

918 Southard St.  
Unit 107  
Key West, FL 33040  
(305) 923-5216

Key West Planning Department  
3132 Flagler Avenue  
Key West, FL 33040

April 4<sup>th</sup>, 2013

Dear Sir/Madame,

I own the property at 924 Southard St., at the foot of Griffin Lane, less than 100 feet from Jesse Anderson's property at 612 Griffin Lane.

Today Jesse showed me his architectural plans for his second story addition, and I have no objections and support the plan as presented.

Denise Patri



924 Southard St.  
Key West, FL 33040

Key West Planning Department  
3132 Flagler Avenue  
Key West, FL 33040

April 4<sup>th</sup>, 2013

Dear Sir/Madame,

We own the property at 926 Southard St., on the corner of Southard St. and Griffin Lane, which is less than 150 feet from Jesse Anderson's property at 612 Griffin Lane.

Jesse showed us his plans to add a bedroom upstairs, and we have no objections and support the plan as presented.

Nadien Gogg  
Jason Goldfarb

A handwritten signature in black ink, appearing to read 'Nadien Gogg', written in a cursive style.

926 Southard St.  
Key West, FL 33040

Key West Planning Department  
3132 Flagler Avenue  
Key West, FL 33040


April 11<sup>th</sup>, 2013

To Whom It May Concern,

We own the property at 614 Grinnell St., with a rear access to Griffin Lane, adjoining Jesse Anderson's property at 612 Griffin Lane. Jesse has been a good neighbor for several years and will continue to be so with the possibility of the planned addition.

Today Jesse showed us his architectural plans for his second story addition, and we have no objections and fully support the plan as presented. It will be a great addition to the area.

Sincerely,

A handwritten signature in blue ink, appearing to read "Frank and Peggy Kirwin". The signature is fluid and cursive, with a large loop at the end.

Frank and Peggy Kirwin

Key West Planning Department  
3132 Flagler Avenue  
Key West, FL 33040

April 11<sup>th</sup>, 2013

Dear Sir/Madame,

I am the owner of 5 Brothers at 930 Southard St., on the corner of Southard and Grinnell streets.

Jesse showed me his architectural plans for his second story addition, and I have no objections and support the plan as presented.

Heriberto "Pepe" Paez Jr.

A handwritten signature in blue ink that reads "Heriberto Paez Jr." with a stylized flourish at the end.

930 Southard St.  
Key West, FL 33040

**DRC**  
**Minutes & Comments**

**Minutes of the Development Review Committee**  
**May 23, 2013 DRAFT**

**ART IN PUBLIC PLACES:**

No comments.

The following member of the public spoke on the matter:

- Jesse Anderson, 612 Griffin

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

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

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

**DRC Member Comments:**

**URBAN FORESTER:**

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

**FIRE DEPARTMENT:**

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

**HARC PLANNER:**

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

**ENGINEERING:**

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

**ADA COORDINATOR:**

No comments.

**PLANNING DIRECTOR:**

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

**SUSTAINABILITY COORDINATOR:**

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

**ART IN PUBLIC PLACES:**

No comments.

**From:** [Jesse Anderson](#)  
**To:** [nmalo@keywestcity.com](mailto:nmalo@keywestcity.com)  
**Subject:** 612 Griffin Ln. Gutters and downspouts  
**Date:** Friday, August 09, 2013 1:15:57 PM

---

Hi Nicole,

This is to confirm I will put gutters and downspouts on the addition.

Please let me know if you need anything else!

Best regards,  
Jesse Anderson  
612 Griffin Ln  
305-923-5216

Sent from my iPhone



# **Property Appraiser Information**

# Scott P. Russell, CFA Property Appraiser Monroe County, Florida

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

[Home](#) | [Departments](#) | [Exemptions](#) | [Save Our Homes](#) | [Portability](#) | [Homestead Fraud](#) | [Contact Us](#)

[Property Search](#) | [Tax Estimator](#) | [GIS/Maps](#) | [Millages/Taxroll Info](#) | [Appeals/VAB](#) | [Forms](#) | [Office Requirements](#)

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

## Property Record Card -

**Maps are now launching the new map application version.**

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

[Previous Record](#) **Alternate Key: 1011533 Parcel ID: 00011230-000000** [Next Record](#)

### Ownership Details

**Mailing Address:**

ANDERSON JESSE K  
800 CAROLINE ST  
KEY WEST, FL 33040

### Property Details

**PC Code:** 01 - SINGLE FAMILY

**Millage Group:** 10KW

**Affordable Housing:** No

**Section-Township-Range:** 06-68-25

**Property Location:** 612 GRIFFIN LN KEY WEST

**Legal Description:** KW PT LOTS 2, 3 AND 4 SQR 57 OR165-117/20 OR347-200/1 OR860-1774/76 OR1252-671/82-CASE#93-79-CP-08 OR1295-1970/73 OR1295-1974/76 OR1295-1977Q/C OR1440-1879/80 OR1440-1881/2Q/C (PROB44-07-CP-018-K) OR2272-2265ORDER OR2358-1627(ORDER) OR2403-2044(ORDER) OR2403-1116/17

**Click Map Image to open interactive viewer**

### Monroe County Links

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

### Monroe County Constitutional Officers

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

### Monroe County Cities

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

### First Time Home Buyer (IRS)

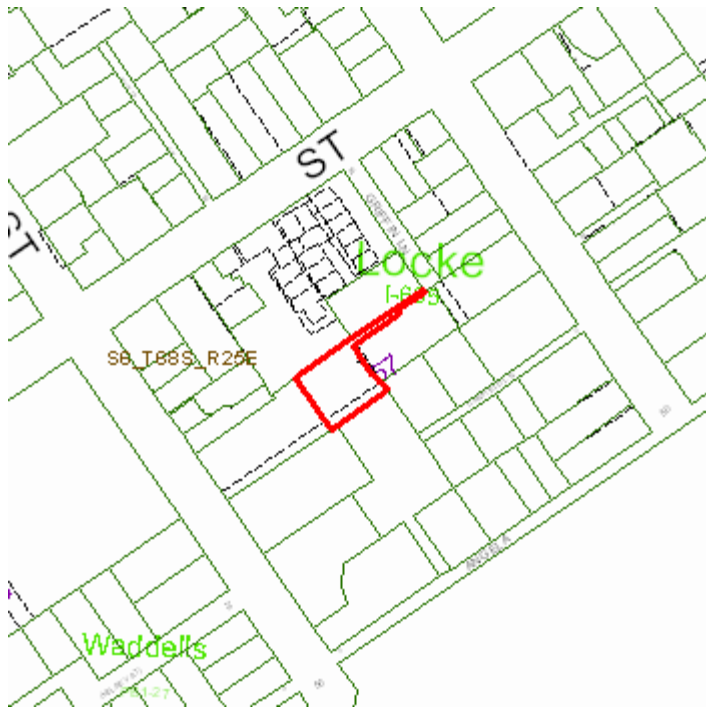
- » [Cancellation of Debt Flyer \(English\)](#)
- » [Cancellation of Debt Flyer \(Spanish\)](#)
- » [1st Time Homebuyers Fact Sheet](#)
- » [1st Time Homebuyers Basic Information](#)
- » [1st Time Homebuyers Scenarios](#)
- » [1st Time Homebuyers Q&A's](#)

### IRS Links

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

### Other Links

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



### Land Details

Land Use Code	Frontage	Depth	Land Area
01LN - SFR LANE	0	0	4,532.00 SF

### Building Summary

**Number of Buildings:** 1  
**Number of Commercial Buildings:** 0  
**Total Living Area:** 768  
**Year Built:** 1920

## Building 1 Details

Building Type R1  
 Effective Age 32  
 Year Built 1920  
 Functional Obs 0

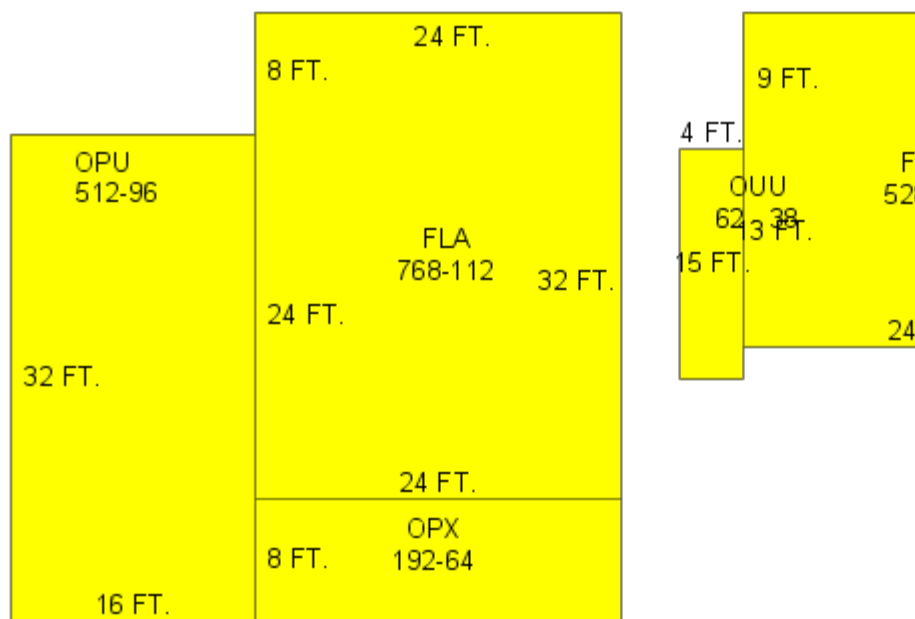
Condition P  
 Perimeter 112  
 Special Arch 0  
 Economic Obs 0

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

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

**Extra Features:**

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



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement
0	<u>OUU</u>		1	1989			
1	<u>OPX</u>	12:ABOVE AVERAGE WOOD	1	1989	N	N	0.00

2	FLA	12:ABOVE AVERAGE WOOD	1	1989	N	N	0.00
3	OPU	12:ABOVE AVERAGE WOOD	1	1989	N	N	0.00
5	FHS	12:ABOVE AVERAGE WOOD	1	1989	N	N	0.00

### Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AC2:WALL AIR COND	1 UT	0	0	1986	1987	2	20
2	UB2:UTILITY BLDG	88 SF	0	0	1959	1960	3	50
3	FN2:FENCES	118 SF	0	0	1991	1992	2	30
4	PT2:BRICK PATIO	120 SF	0	0	1991	1992	2	50
5	FN2:FENCES	100 SF	0	0	1991	1992	3	30

### Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
9903541	11/10/1998	12/20/1999	1,500		STORM DAMAGE/REPL SERVICE

### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	82,438	1,909	400,684	485,031	485,031	0	485,031
2011	81,170	1,927	366,945	450,042	450,042	0	450,042
2010	82,438	1,945	388,319	472,702	472,702	0	472,702
2009	91,985	1,999	460,230	554,214	554,214	0	554,214
2008	104,241	2,063	629,948	736,252	736,252	0	736,252
2007	169,102	1,975	744,625	915,702	915,702	0	915,702
2006	331,457	2,028	404,225	737,710	737,710	0	737,710
2005	263,061	2,092	365,930	631,083	631,083	0	631,083
2004	224,261	2,145	319,125	545,531	545,531	0	545,531
2003	178,390	2,198	157,435	338,023	338,023	0	338,023
2002	198,736	2,263	125,097	326,096	326,096	0	326,096
2001	171,064	2,315	87,568	260,947	260,947	0	260,947
2000	148,397	3,829	86,164	238,390	238,390	0	238,390
1999	117,016	2,435	86,164	205,615	205,615	0	205,615
1998	98,849	2,131	86,164	187,144	187,144	0	187,144

1997	90,834	2,026	77,654	170,515	170,515	0	170,515
1996	72,133	1,669	77,617	151,419	151,419	0	151,419
1995	69,462	1,660	77,617	148,739	148,739	0	148,739
1994	58,775	1,449	77,617	137,841	137,841	0	137,841
1993	58,775	849	77,617	137,241	137,241	0	137,241
1992	58,775	877	77,617	137,269	137,269	0	137,269
1991	58,775	904	77,617	137,296	137,296	0	137,296
1990	58,775	932	64,858	124,565	124,565	25,000	99,565
1989	48,578	1,125	63,795	113,498	113,498	25,000	88,498
1988	42,678	1,125	63,795	107,598	107,598	25,000	82,598
1987	42,139	1,125	29,133	72,397	72,397	25,000	47,397
1986	42,377	1,125	28,070	71,572	71,572	25,000	46,572
1985	41,076	1,125	13,257	55,458	55,458	0	55,458
1984	38,432	1,125	13,257	52,814	52,814	0	52,814
1983	38,432	1,125	13,257	52,814	52,814	0	52,814
1982	15,681	1,125	13,257	30,063	30,063	25,000	5,063

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
3/9/2009	2403 / 1116	428,000	<u>WD</u>	<u>Q</u>
2/1/1994	1295 / 1974	135,000	<u>WD</u>	<u>Q</u>
7/1/1982	860 / 1774	75,000	<u>WD</u>	<u>Q</u>

This page has been visited 92,374 times.

Monroe County Monroe County Property Appraiser  
 Scott P. Russell, CFA  
 P.O. Box 1176 Key West, FL 33041-1176

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

# Public Meeting Notice

The Key West Planning Board will hold a public hearing at **6:00 p.m., August 15, 2013 at Old City Hall, 510 Greene Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

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

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3720, or visit <http://keywest.legistar.com/Calendar.aspx>



**YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY**

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

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

**Applicant:** Jesse Kurtz Anderson                      **Owner:** Jesse Kurtz Anderson

**Project Location:** 612 Griffin Lane

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

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

Interested parties may appear at the public hearing and be heard with respect to the applications. Packets can be viewed online at [www.keywestcity.com](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 Jo Bennett at [jbennett@keywestcity.com](mailto:jbennett@keywestcity.com).**

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

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

**YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY**

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

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

**Applicant:** Jesse Kurtz Anderson                      **Owner:** Jesse Kurtz Anderson

**Project Location:** 612 Griffin Lane

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

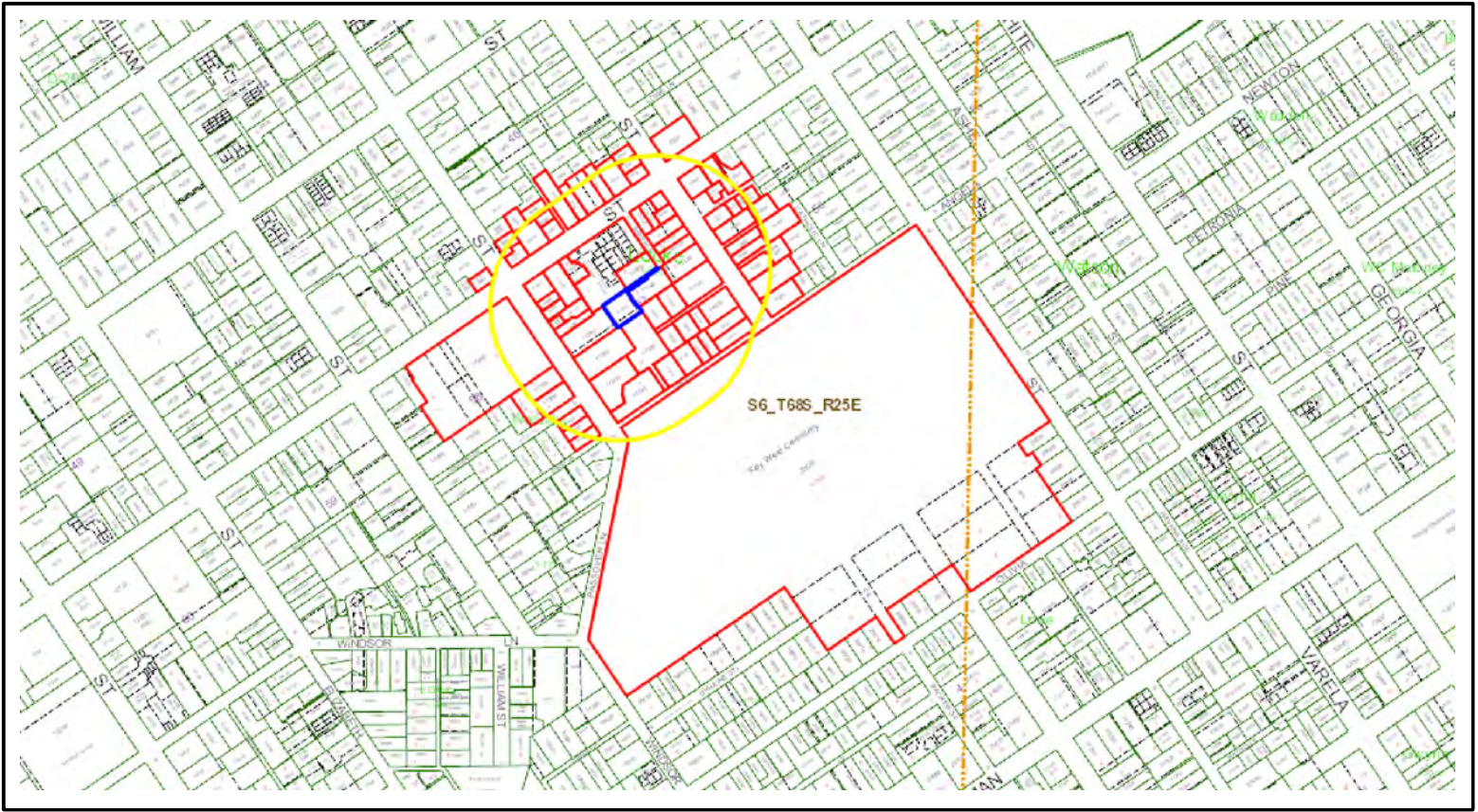
**Location of Hearing:** Old City Hall, 510 Greene, City Commission Chambers

Interested parties may appear at the public hearing and be heard with respect to the applications. Packets can be viewed online at [www.keywestcity.com](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 Jo Bennett at [jbennett@keywestcity.com](mailto:jbennett@keywestcity.com).**

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

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



Printed: Jul 31, 2013

# 612 Griffin

300'

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.



## 612 Griffin Lane -300' Radius Noticing

List Generated 07/31/13

page 1 of 5

Owner Name	Physical Location	Address1	Address2	City	State	Zip	Country
MACHETIN HOLDINGS LLC	2 HUNTS LN		3804 ALHAMBRA CIR	CORAL GABLES	FL	33134-6220	
HIGGINS MARTIN E	617 GRINNELL ST		1007 VALLEY VIEW RD	BELLEFONTE	PA	16823-8911	
SPROGELL ROBERT M	622 GRINNELL ST		622 GRINNELL ST UP	KEY WEST	FL	33040	
BJORKLUND LAURIE NAN	1006 SOUTHARD ST		1006 SOUTHARD ST	KEY WEST	FL	33040-7145	
ATKINSON BROOKE S REVOCABLE TRUST	615 GRINNELL ST		57 GRAND MERIDIEN FRST	CHESTERFIELD	MO	63005-4974	
BASCOM RICHARD N REV TRUST	613 MARGARET ST	C/O BASCOM RICHARD N TRUSTREE	PO BOX 1444	CLAREMONT	NH	3743	
FULLER REBECCA ANN	905 ANGELA ST		111 CASCADE AVE	WINSTON SALEM	NC	27127-2026	
MURRAY GAIL W	1004 SOUTHARD ST		1004 SOUTHARD ST	KEY WEST	FL	33040	
ANDERSON JESSE K	612 GRIFFIN LN		800 CAROLINE ST	KEY WEST	FL	33040	
EIGHT LLC	605 MARGARET ST		900 SOUTHARD ST	KEY WEST	FL	33040	
JENSEN CLAUS	625 MARGARET ST		RENTEMESTERVEJ 23 A	COPENHAGEN		2400	DENMARK
GINSBERG PETER M	619 CANFIELD LN		619 CANFIELD LANE	KEY WEST	FL	33040	
WHELAN PETER A	626 CANFIELD LN		626 CANFIELD LN	KEY WEST	FL	33040-7115	
SANTORO PAUL	626 MARGARET ST		626 MARGARET ST	KEY WEST	FL	33040-7162	
SCHAEFFER PHILIP P AND MARGARET M	923 SOUTHARD ST		923 SOUTHARD ST	KEY WEST	FL	33040	
PELKEY MICHAEL G	532 GRINNELL ST		118 S CHURCH AVE	LANDRUM	SC	29356-1608	
MCDAVITT JOSEPH E	909 SOUTHARD ST		909 SOUTHARD ST	KEY WEST	FL	33040	
DELLAPASTA GABRIEL AND LYNN	622 CANFIELD LN		29694 SOUTHWOOD LN	OLMSTED FALLS	OH	44138	
808 SOUTHARD STREET LLC	400 BLK MARGARET ST		1413 SOUTH ST	KEY WEST	FL	33040-3407	
LONERGAN MICHAEL	623 GRINNELL ST		623 GRINNELL ST	KEY WEST	FL	33040-7128	
GINSBERG PETER M LIVING TRUST 12/28/94	610 GRIFFIN LN		610 GRIFFIN LN	KEY WEST	FL	33040	

## 612 Griffin Lane -300' Radius Noticing

List Generated 07/31/13

page 2 of 5

HOGAN MICHAEL T	915 ANGELA ST		129 KEYES RD	SUNAPEE	NH	03782-3304
MARIO CHRISTOPHER B 2011 TWTY YR QUAL PER RES TR	618 GRINNELL ST		20 GREENHOUSE DR	PRINCETON	NJ	08540-4801
SOUTHARD SQUARE CONDOMINIUM	908 SOUTHARD ST					33040
THE UTILITY BOARD OF THE CITY OF KEY WEST	627 GRINNELL ST		1001 JAMES ST	KEY WEST	FL	33040-6935
WRR KING HOLDINGS LLC	917 SOUTHARD ST		56 FRONT ST	KEY WEST	FL	33040-8308
MATHEWS HARRY AND MARIE	619 GRINNELL ST		619 GRINNELL STREET	KEY WEST	FL	33040
COTE MICHELE P	626 GRINNELL ST		626 GRINNELL ST	KEY WEST	FL	33040
BARRY SCOTT B	923 ANGELA ST		923 ANGELA ST	KEY WEST	FL	33040-7106
HUMES ELIZABETH HERSHEY REVOCABLE TRUST 1/31/2001	534 GRINNELL ST		427 EAGLE RD	WAYNE	PA	19087-3249
COGGINS THOMAS M III	917 ANGELA ST		605 2ND AVE	BEESLEYS POINT	NJ	8223
BROOKS ROBERT T AND NATALIE N	530 GRINNELL ST		2908 MARAVILLAS LOOP	AUSTIN	TX	78735-1416
HUMES ELIZABETH HERSHEY REVOCABLE TRUST 1/31/2001	925 SOUTHARD ST		427 EAGLE RD	WAYNE	PA	19087-3249
BENNETT EDWARD H III AND MARCIA O	907 SOUTHARD ST		636 S BUCKINGHAM CT	LAKE FOREST	IL	60045-4839
LADHA ISSA F	529 MARGARET ST		12178 4TH ST	RANCHO CUCAMONGA	CA	91730-6127
SYMONS DAVID	921 ANGELA ST		921 ANGELA ST	KEY WEST	FL	33040
DWIGHT ANTHONY W	628 MARGARET ST		628 MARGARET ST	KEY WEST	FL	33040
KARA ARTHUR ROBERT LIVING TRUST	915 SOUTHARD ST		918 CORNISH LN	KEY WEST	FL	33040
KLINGER HARVEY	618 CANFIELD LN		PO BOX 189	CARVERSVILLE	PA	18913
BARON AUDREY E TRUST FOR MINORS	608 GRIFFIN LN	C/O BARON ELLIOT TRUSTEE	205 TOBACCO FARM WAY	CHAPEL HILL	NC	27516-8420
808 SOUTHARD STREET LLC	800 BLK CARSTEN LN		1413 SOUTH ST	KEY WEST	FL	33040-3407

## 612 Griffin Lane -300' Radius Noticing

List Generated 07/31/13

page 3 of 5

LASKOW MARK J AND LISA C	615 GRINNELL ST		161 S PENN RD	STAHLSTOWN	PA	15687-1285
KIRWIN FRANCIS T AND PEGGY A	614 GRINNELL ST		614 GRINNELL ST	KEY WEST	FL	33040-7129
LEAKE SUSAN D REV TR 8/1/1996	611 MARGARET ST		611 MARGARET ST	KEY WEST	FL	33040
808 SOUTHARD STREET LLC	400 BLK MARGARET ST		1413 SOUTH ST	KEY WEST	FL	33040-3407
RUCHMAN NEAL	1001 SOUTHARD ST		1001 SOUTHARD ST	KEY WEST	FL	33040-7144
RIDDLES ANDREW M	621 CANFIELD LN		10 EVERGREEN PARKWAY	WESTPORT	CT	6880
GOLDFARB JASON	926 SOUTHARD ST		1 O'DONNELL RD	MIDDLETOWN	RI	02842-5941
EIGHT LLC	900 SOUTHARD ST		900 SOUTHARD ST	KEY WEST	FL	33040
LAMACCHIA MICHAEL CHARLES AND THERESA	610 GRINNELL ST		1912 HIGHLAND DR	BEDFORD	TX	76021-6170
SIBLEY GAIL M AND JOHN G	918 SOUTHARD ST		918 SOUTHARD ST APT 201	KEY WEST	FL	33040-7191
GLASS PETER S AND SABRINA U	919 SOUTHARD ST		28 MOTTS HOLLOW RD	PORT JEFFERSON	NY	11777-1023
SCHWARZ PETER M TRUST 5/24/2004	628 GRINNELL ST		2281 S SHORE DR	MACATAWA	MI	49434-9800
DELONGCHAMP CINDY W	604 GRINNELL ST	C/O MONTGOMERY AUTOMOTIVE GROUP INC	421 AIR BASE BLVD	MONTGOMERY	AL	36108-2201
KILGORE KATHRYN	625 GRINNELL ST	C/O C A CHIANESE	72 VAN SANT DR	HAMILTON SQUARE	NJ	08690-2518
MATHEWS HARRY AND MARIE	620 CATHOLIC LN		619 GRINNELL ST	KEY WEST	FL	33040
EARDLEY CHARLES B REV TR DTD 4/8/08	918 SOUTHARD ST		16860 DRIFTWOOD LN	SUGARLOAF KEY	FL	33042
BLINCKMANN HAYS T AND JAN	611 GRINNELL ST		611 GRINNELL ST APT 1	KEY WEST	FL	33040-7194
HALEY STEVE AND LYNDA	918 SOUTHARD ST		605 SEA GROVE AVE	CAPE MAY	NJ	8204
SUN STATE CHILL LLC	918 SOUTHARD ST		7601 NE SPANISH TRAIL CT	BOCA RATON	FL	33487-1715
CURRY JOHN PATRICK	918 SOUTHARD ST		1501 OCEAN AVE UNIT 2702	ASBURY PARK	NJ	07712-9307
VAVRINA CHARLENE Y	918 SOUTHARD ST		PO BOX 623	BERRYVILLE	VA	22611

## 612 Griffin Lane -300' Radius Noticing

List Generated 07/31/13

page 4 of 5

BRADDISH KEVIN AND BARBARA D	531 MARGARET ST		207 W ISLIP RD	WEST ISLIP	NY	11795-4550	
DARBY JOHN PRESTON	908 SOUTHARD ST		403 W LINCOLN HWY STE 101	EXTON	PA	19341-2559	
INFANTE ETTORE F	621 GRINNELL ST		23 HASTINGS LNDG	HASTINGS ON HUDSON	NY	10706-2915	
BILSA INTERNATIONAL LLC	918 SOUTHARD ST		17 RUE DUPHOT	PARIS		75001	FRANCE
GUARINIELLO TRACI DILL	606 GRINNELL ST		PSC 817 BOX 51	FPO	AE	9622	
FLYNN JOSEPH E	607 MARGARET ST		607 MARGARET ST	KEY WEST	FL	33040	
BRUNO CARL J	630 MARGARET ST		630 MARGARET STREET	KEY WEST	FL	33040	
808 SOUTHARD STREET LLC	808 SOUTHARD ST	C/O BRAWN PETER NELSON	PO BOX 1486	KEY WEST	FL	33041-1486	
MANCIOLI ANA MARIA PRATO	534 MARGARET ST		534 MARGARET ST	KEY WEST	FL	33040-7134	
MACONAUGHEY KIRK D AND DEBRA A	611 GRINNELL ST		PO BOX 420243	SUMMERLAND KEY	FL	33042-0243	
LUNN PATRICK C	608 GRINNELL ST		1320 SAN REMO AVE	CORAL GABLES	FL	33146	
MARTIN RUSSELL R AND DAWN B	906 SOUTHARD ST		906 SOUTHARD ST	KEY WEST	FL	33040	
WINTER GLENN M & TOOL THERESA A R/S	918 SOUTHARD ST		2 TROON CT	MOORESTOWN	NJ	8057	
BARNETT MARK	918 SOUTHARD ST		3111 NW 18TH PL	GAINESVILLE	FL	32605	
BRENNAN PATRICIA	918 SOUTHARD ST		PO BOX 4524	KEY WEST	FL	33041-4524	
CROWLEY KAREN	616 CANFIELD LN		616 CANFIELD LANE	KEY WEST	FL	33040	
KRUGLICK BRUCE A	607 GRINNELL ST		1305 N LAKE SHORE DR	SARASOTA	FL	34231-3439	
CAROW RICHARD A	3 HUNTS LN		3 HUNTS LN	KEY WEST	FL	33040	
FERRARA ANNE F	1000 SOUTHARD ST		6 PURITAN AVE	MOUNT SINAI	NY	11766	
PAEZ HERIBERTO SR AND CARIDAD	930 SOUTHARD ST		27180 ANGELFISH RD	SUMMERLAND KEY	FL	33042	
BANEY MIJA	609 1/2 MARGARET ST		609 MARGARET ST	KEY WEST	FL	33040	
BREATHING SPACE LLC	903 SOUTHARD ST		3939 HOUMA BLVD STE 6	METAIRIE	LA	70006-2921	
WINSTON JONES H	918 SOUTHARD ST		P O BOX 534	BLOWING ROCK	NC	28605	
HELLMUT HANK D W BAUER TRUST	908 SOUTHARD ST		1000 METFIELD RD	BALTIMORE	MD	21286	

## 612 Griffin Lane -300' Radius Noticing

List Generated 07/31/13

page 5 of 5

NYGREN J HAMILTON AND MARGARET A	918 SOUTHARD ST	918 SOUTHARD ST APT 107	KEY WEST	FL	33040-7190
BARNETT MARILYN	918 SOUTHARD ST	918 SOUTHARD ST APT 102	KEY WEST	FL	33040-7185
BOST LAWRENCE M AND CATHI KILLINGWORTH	918 SOUTHARD ST	PO BOX 710	LEWES	DE	19958-0710
BALLANTINE BARBARA	918 SOUTHARD ST	835 AYER RD	BUFFALO	NY	14221-2744
STROH THOMAS N	611 GRINNELL ST	PO BOX 674	KEY WEST	FL	33041-0674
KNUTH JEFFREY J	611 GRINNELL ST	11279 CAVES RD	CHESTERLAND	OH	44026
PITTS EDWARD G EORGE REV TR 5/24/2011	621 MARGARET ST	621 MARGARET ST	KEY WEST	FL	33040-7103
BANEY MIJA	609 MARGARET ST	609 MARGARET ST	KEY WEST	FL	33040
HOLE JAMES WESTON	918 SOUTHARD ST	3307 N 2ND ST	HARRISBURG	PA	17110-1402
PATRI MARY DENISE AND THOMAS JUDE JR	924 SOUTHARD ST	183 BURNT PINE DR	NAPLES	FL	34119
CITY OF KEY WEST CEMETERY	KEY WEST CEMETERY	PO BOX 1409	KEY WEST	FL	33041