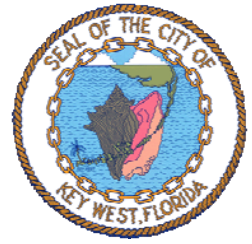


**THE CITY OF KEY WEST  
PLANNING BOARD  
Staff Report**



**To:** Chairman and Planning Board Members

**Through:** Thaddeus Cohen, Planning Director

**From:** Patrick Wright, Planner II

**Meeting Date:** February 18, 2016

**Agenda Item:** **Variance – 702 Pearl Street (RE # 00023330-000000; AK # 1024121) -**  
A request for a variance to minimum side yard setbacks in order to construct a second story addition as well as a new railing for proposed mechanical equipment at a single family home on property located within Historic Medium Density Residential (HMDR) zoning district pursuant to Section 90-395, 122-600(6) (b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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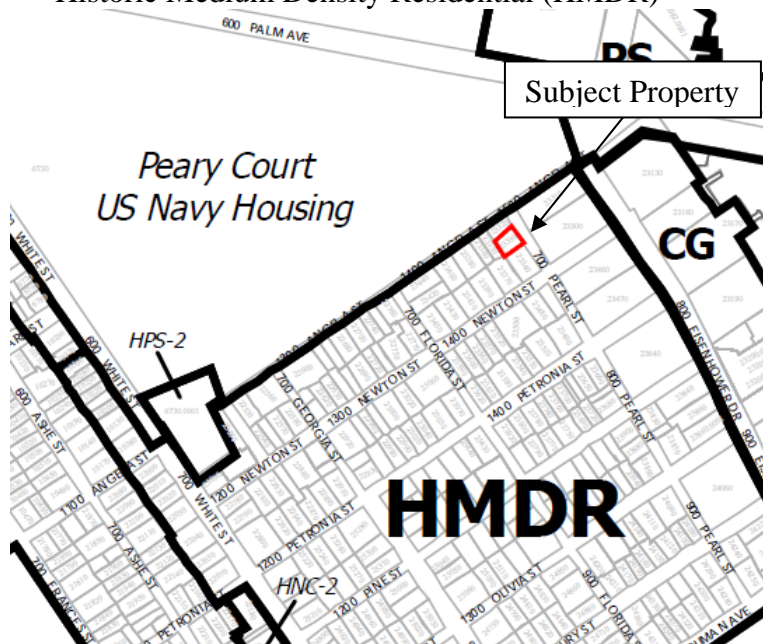
**Request:** Variance to minimum side yard setbacks in order to construct a second story addition as well as a new railing for proposed mechanical equipment at a single family home.

**Applicant:** David Knoll, Architect.

**Owner:** Estelle M. Scharf

**Location:** 702 Pearl Street (RE # 00023330-000000; AK # 1024121)

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



**Background and Request:**

The subject property is located on the 700 block of Pearl Street in the meadows neighborhood on a block bound by Newton and Angela Streets within the HMDR Zoning District. The property currently consists of a historic contributing single family residence.

The applicant is proposing a second story addition as well as a new railing for proposed mechanical equipment that will sit in a portion of the already nonconforming north and south side yard setbacks. Both of the additions as proposed will expand an already nonconforming setback by adding additional structures as well as new habitable space into the setback. The proposed mechanical equipment will be outside of the 5 foot setback.

The applicant is requesting a variance to north and south side yard setback requirements as part of the proposed construction.

<b>Relevant Land Development Regulations: Code Section 122-600(6) (b)</b>				
<b>Dimensional Requirement</b>	<b>Required/ Allowed</b>	<b>Existing</b>	<b>Proposed</b>	<b>Change / Variance Required?</b>
Side yard setback (North)	5'	1.8'	1.8'	<b>Variance Requested (3.2')</b>
Side yard setback (South)	5'	.25'	.25'	<b>Variance Requested (4.75')</b>

**Process:**

**Planning Board Meeting:**

February 18, 2016

**Local Appeal Period:**

30 days

**DEO Review Period:**

Up to 45 days

**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 proposed second story addition and railing does not constitute a special condition. The circumstances of the lot are not peculiar as it is a single family developed lot common to the HMDR zoning district. Therefore special conditions or circumstances do not exist.

NOT IN COMPLIANCE.

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

The existing conditions are created by the applicant. The applicant is proposing a new second story addition above an existing first story that is already within the required rear yard setback by 4.75 feet. The applicant is also proposing a new railing over an existing garage roof that currently sits in the side yard setback.

NOT IN COMPLIANCE.

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.***

Sections 122-600(6) (b) of the Land Development Regulations states the required side yard setback. Therefore, granting a variance to rear setback and fence requirements would confer special privileges upon the applicant.

NOT IN COMPLIANCE.

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's proposal of a second story addition and new railing does not constitute a hardship. The decision of the property owner to construct this new addition in a required setback and propose mechanical equipment in a location that will require railings to be installed in the required setback does not constitute hardship. There are design alternatives that would eliminate the need for the requested variances. The applicant could construct a second story that respects the required 5 foot setback. The applicant could place the mechanical equipment in the rear of the property at ground level which would eliminate the need for the proposed railings all together. The denial of the requested variance would not deprive the applicant of rights commonly enjoyed by other properties in the HMDR Zoning District. Therefore, hardship conditions do not exist.

NOT IN COMPLIANCE.

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 variance requested is not the minimum required that will make possible the reasonable use of the land, building, or structure. However, they are the minimum necessary to accommodate the request.

NOT IN COMPLIANCE.

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

Due to not being in compliance with all of the standards for considering variances, the granting of the requested variances would be injurious to the area involved and otherwise detrimental to the public interest.

NOT IN COMPLIANCE.

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 non-conforming 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.

IN COMPLIANCE.

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

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:**

**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 variance requested.

**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 Planning Department has not received public comment regarding the requested variance.

**The planning board shall not grant a variance to permit a use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district.**

No use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district would be permitted.

**No nonconforming use of neighboring lands, structures, or buildings in the same zoning district and no permitted use of lands, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a variance.**

No such grounds were considered.

**No variance shall be granted that increases or has the effect of increasing density or intensity of a use beyond that permitted by the comprehensive plan or these LDRs.**



No density or intensity of a use would be increased beyond that permitted by the comprehensive plan or these LDRs.

**RECOMMENDATION:**

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for variances be **denied**.

# Application



# Application For Variance

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

**Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00**

(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

## PROPERTY DESCRIPTION:

Site Address: 702 Pearl St. Key West, Florida

Zoning District: HMDR Real Estate (RE) #: 00023330-000000

Property located within the Historic District? X Yes  No

**APPLICANT:**  Owner X Authorized Representative

Name: David Knoll

Mailing Address: 19581 Mayan St.

City: Sugarloaf Key State: Florida Zip: 33042

Home/Mobile Phone: 305-745-8617 Office: 305-745-8617 Fax: \_\_\_\_\_

Email: david@davidknollarch.com

## PROPERTY OWNER: (if different than above)

Name: Estelle Scharf

Mailing Address: 11 Willowbrook Dr. City: Caldwell

State: New Jersey Zip: 07006-4401

Home/Mobile Phone: 973-809-9190 Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: ellenowmusic@gmail.com

**Description of Proposed Construction, Development, and Use:** Renovation and additions and significant improvements to a historic residence, including demolition of existing non-historic portions, and the addition of a second level at the rear of the existing structure, to accommodate the living needs of the new family.

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

4.75' and 3.2' side yard setback

**Are there any easements, deed restrictions or other encumbrances attached to the property?**  Yes X 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	HMDR			
Flood Zone	AE-6			
Size of Site	2,681 sq. ft.			
Height	Existing	19.4 ft.	23.08 ft.	None
Front Setback	10 ft.	4.3 ft.	No change	None
Side Setback	5 ft.	.25 ft.	No change	4.75 ft.
Side Setback	5 ft.	1.8 ft.	No change	3.2 ft.
Street Side Setback	N/A			
Rear Setback	15 ft.	0.0 ft.	5.8 ft.	None
F.A.R				
Building Coverage	40% (1072 s.f.)	2111 s.f. (79%)	1672 s.f. (62%)	None
Impervious Surface	60% (1609 s.f.)	2080 sq. ft. (78%)	1744 s.f. (65%)	None
Parking	1	1	2	None
Handicap Parking	N / A			
Bicycle Parking	N / A			
Open Space/ Landscaping	35% (938 s.f.)	287 s.f. (11%)	572 s.f. (21%)	None
Number and type of units	1 residential	1 residential	No change	None
Consumption Area or Number of seats	N / A			

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:**

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 substandard in size. The original historic structure plus the non-historic additions occupy an inordinately large portion to the site as well as exceeding the building setback on all four sides, making it impossible to develop additions horizontally. In addition, the building, impervious surface and open space ratios are grossly exceeded by the overcrowding of the site by the existing development.

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

The conditions of the property existed when the new owner purchased the property.

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.

While the LDRs actually do establish limits that are exceeded by this proposal, it is our assertion that the unusual characteristics of the existing building in relation to the size of the property justifies a "case by case" exception by the Planning Board to consider the living requirements of the owner's family.

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.

Strict conformance to the LDRs would hinder the owner in creating a residential environment that would best meet her family's needs and provide her the rights commonly enjoyed by other property owners.

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

The variances requested are essential for a reasonable use of the property.

City of Key West • Application for Variance

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

If approved, the requested variances would in no way threaten, injure or be detrimental to the public interest or welfare.

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

This variance request is based solely on the unusual existing conditions of the property and the needs of the owner.

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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 following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.**

- Correct application fee. Check may be payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Property record card
- Signed and sealed survey
- Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- Floor plans
- Storm water management plan

# Verification

**City of Key West  
Planning Department**



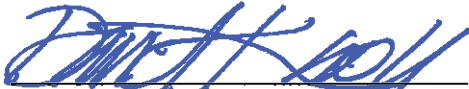
**Verification Form**  
*(Where Authorized Representative is an individual)*

I, DAVID KNOLL, 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:

702 PEARL ST. KEY WEST, FLORIDA

*Street address of subject property*

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



*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this November 16, 15 by  
*date*

*Name of Authorized Representative*

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



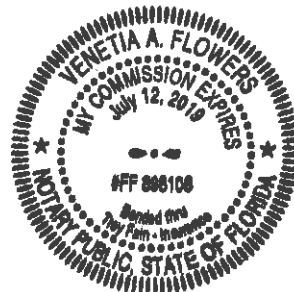
*Notary's Signature and Seal*

Venetia A. Flowers

*Name of Acknowledger typed, printed or stamped*

FF 898108

*Commission Number, if any*





# **Authorization**

**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, Estelle M. Scharf authorize  
*Please Print Name(s) of Owner(s) as appears on the deed*

David Knoll  
*Please Print Name of Representative*

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

Estelle M. Scharf  
*Signature of Owner*

\_\_\_\_\_  
*Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this 11/15/15  
*Date*

by Estelle M. Scharf  
*Name of Owner*

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



Catherine Ann Vick  
*Notary's Signature and Seal*

Catherine Ann Vick  
*Name of Acknowledger typed, printed or stamped*

02306517  
*Commission Number, if any*

Expires 5-3-2021

**Deed**

IN THE CIRCUIT COURT OF THE  
SIXTEENTH JUDICIAL CIRCUIT IN AND  
FOR MONROE COUNTY, FLORIDA

Doc# 1981073 05/15/2014 12:48PM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

CASE NO. 44-2011-CA-000435-4

FILED FOR RECORD  
2014 MAY 15 PM 12:38  
CLERK COUNTY FL  
MONROE COUNTY FL

U.S. BANK, NA AS TRUSTEE RELATING TO THE CHEVY CHASE FUNDING LLC MORTGAGE  
BACKED CERTIFICATES, SERIES 2005-2

Plaintiff

05/15/2014 12:48PM  
DEED DOC STAMP CL: Krvs

\$2,275.00

VS.

ARIELLA WEGMAN, et. al.

Defendant

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he or she executed and filed a Certificate of Sale in this action on April 15, 2014 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Monroe County, Florida:

Doc# 1981073  
Bk# 2684 Pg# 1266

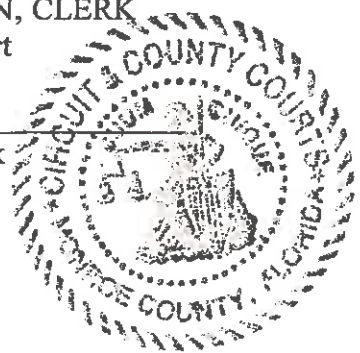
SEE ATTACHED LEGAL DESCRIPTION

was sold to: ESTELLE M. SCHARF  
11 WILLOWBROOK DRIVE N.  
CALDWELL, NJ 07006

WITNESS MY HAND AND SEAL of this Court on May 15, 2014

AMY HEAVILIN, CLERK  
Clerk of the Court

By: [Signature]  
Deputy Clerk



Bid Amount \$325,000.00

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 Tract Seven (7) but more particularly described as a part of Lot Three (3) of Square One (1), according to a Diagram of part of said Tract Seven (7), by Benjamin Albury, Sr., and recorded in Book "T", page 389, Monroe County Records: COMMENCING at a point on Pearl Street, distant Forty—two (42) feet from the corner of Pearl and Angola Streets; running thence in a Southeasterly direction Forty—one (41) feet and one and one—half (1—1/2) inches; thence at right angles in a Southwesterly direction Sixty—seven (67) feet; thence at right angles in a Northwesterly direction Forty—one (41) feet and one and one—half (1—1/2) inches; thence at right angles in a Northeasterly direction Sixty—seven (67) feet back to the Point of Beginning.

**AND ALSO;**

A parcel of land on the Island of Key West, according to W.A. Whitehead's map of said Island delineated in 1829 as part of Tract Seven (7) which is more fully described in a diagram made by Benjamin Albury, Sr. according to the plat thereof as recorded in Deed Book I, Page 389, of the Public Records of Monroe County, Florida as part of Lot Four (4) on said diagram, said parcel being more particularly described as follows:

COMMENCING at the intersection of the NW'y right of way line of Newton Street (aka Rawson Street) with the SW'y right of way line of Pearl Street and run thence SW'y along the NW'y right of way line of the said Newton Street for a distance of 56.17 feet, to the SW'y corner of the said Lot 4; thence NW'y and at right angles along the SW'y boundary line of the said Lot 4 for a distance of 81.35 feet to the NW'y face of an existing wood fence, said point being the Point of Beginning; thence continue NW'y along the SW'y boundary line of the said Lot 4 for a distance of 2.77 feet to the NW'y corner of the said Lot 4; thence NE'y and at right angles along the NW'y boundary line of the said Lot 4 for a distance of 61.52 feet to the SW'y right of way line of the said Pearl Street; thence SE'y with a deflection angle of 93°37'30" to the right and along the said right of way line of Pearl Street for a distance of 3.93 feet; thence SW'y and along the said NW'y face of said wood fence for a distance of 61.27 feet back to the Point of Beginning.

**LESS & EXCEPT;**

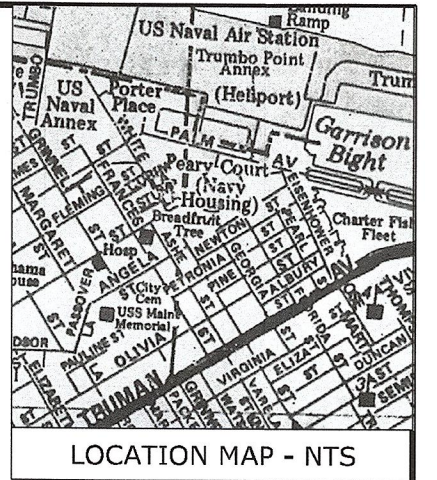
On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February, A.D. 1829, as a part of Tract Seven (7) but more particularly described as a part of Lot Three (3) of Square One (1), according to a Diagram of part of said Tract Seven (7), by Benjamin Albury, Sr., and recorded in Book "T", page 389, Monroe County Records: COMMENCING at the intersection of the SE'y right of way line of Angola Street with the SW'y right of way line of Pearl Street and run thence SE'y along the SW'y right of way line of the said Pearl Street for a distance of 42 feet to the Point of Beginning; thence SW'y with a deflection angle of 86°18'02" to the right for a distance of 68.90 feet; thence SE'y and at right angles for a distance of 1.8 feet to an existing chain link fence; thence NE'y with a deflection angle of 87°53'16" to the left and along the said chain link fence for a distance of 68.67 feet to the SW'y right of way line of the said Pearl Street; thence NW'y and along the said Pearl Street for a distance of 4.3 feet back to the Point of Beginning.

The Property address is 702 Pearl Street, Key West, FL 33040.

# Survey



# MAP OF BOUNDARY SURVEY PART OF TRACT 7 WILLIAM A. WHITEHEAD'S MAP KEY WEST, FLORIDA



BEARING BASE:  
THE SOUTHWESTERLY RIGHT  
OF WAY LINE OF PEARL AVENUE  
AT SOUTHEASTERLY ASSUMED

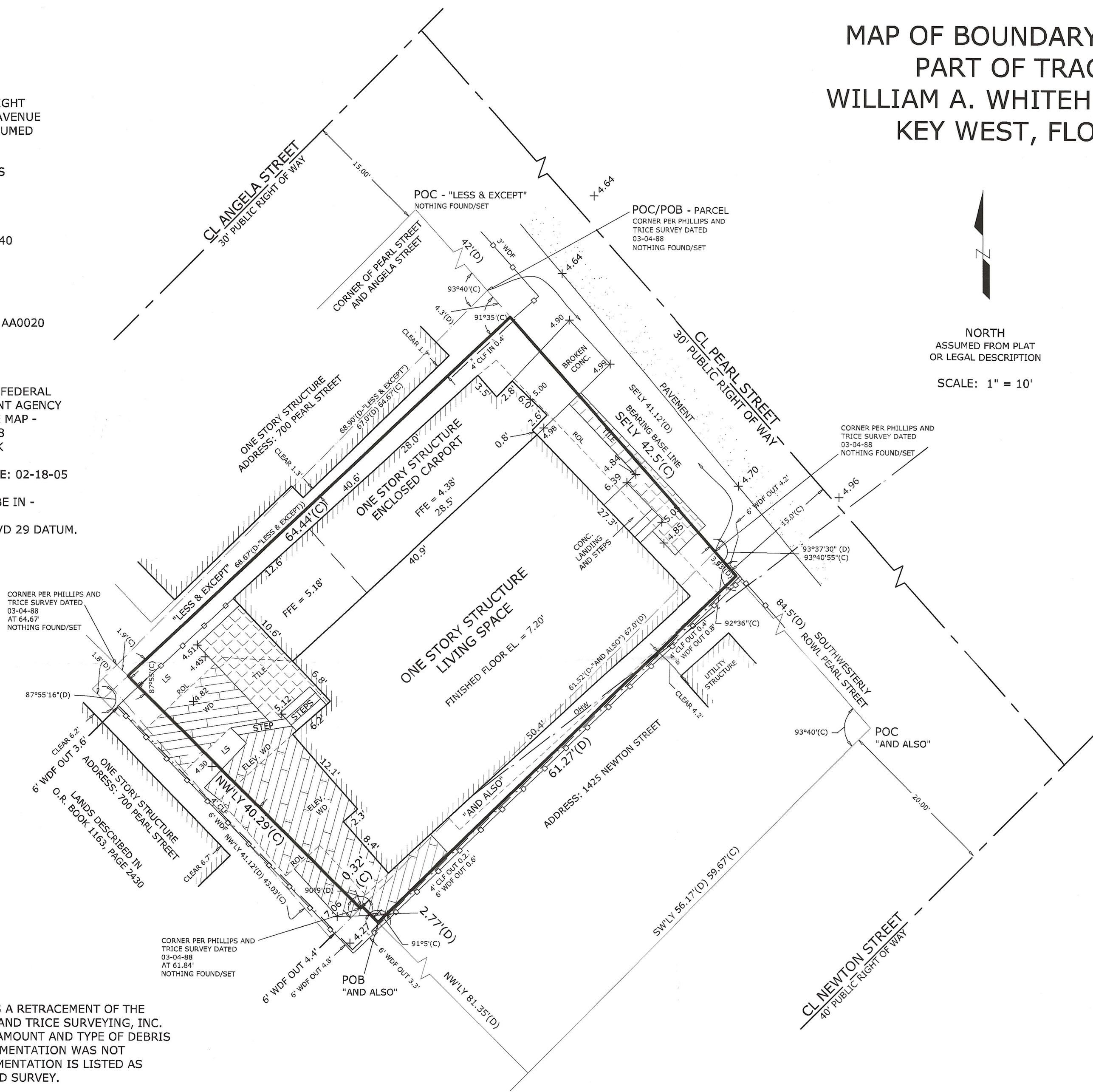
ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ADDRESS:  
702 PEARL STREET  
KEY WEST, FLORIDA 33040

ELEVATIONS SHOWN AS  
X.XX REFER TO NGVD29  
VERTICAL DATUM

BENCHMARK USED: PID AA0020  
STAMPING: D 121 1942  
MARK LOGO: CGS  
EL. 3.91, NGVD29

I HAVE CONSULTED THE FEDERAL  
EMERGENCY MANAGEMENT AGENCY  
FLOOD INSURANCE RATE MAP -  
COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-05  
REVISED EFFECTIVE DATE: 02-18-05  
THE HERON DESCRIBED  
PROPERTY APPEARS TO BE IN -  
FLOOD ZONE: AE  
BASE ELEVATION: 6' NGVD 29 DATUM.



## LEGAL DESCRIPTION -

### "PARCEL"

On the Island of Key West, and known as William A. Whitehead's map of said Island delineated in February, A.D., 1829, as part of Tract Seven(7) but more particularly described as a part of Lot Three(3), of Square One(1), according to a Diagram of part of said Tract Seven(7), by Benjamin Albury, Sr., and recorded in Book "I", page 389, Monroe County Records; COMMENCING at a point on Pearl Street, distant Forty-two (42) feet from the corner of Pearl and Angella Streets; running in a Southeasterly direction Forty-one (41) feet and one and one-half (1-1/2) inches; thence at right angles in Southwesterly direction Sixty-seven (67) feet; thence at right angles and in a Northwesterly direction Forty-one (41) feet and one and one-half (1-1/2) inches; thence at right angles and in a Northeasterly direction Sixty-seven (67) feet back to the Point of Beginning.

### "AND ALSO"

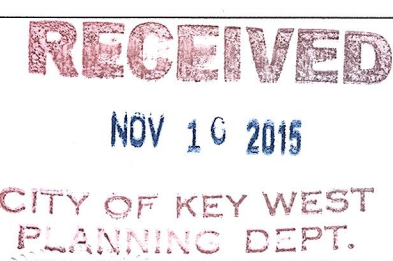
A parcel of land on the Island of Key West, according to W.A. Whitehead's map of said Island as delineated in 1829, as part of Tract Seven(7) which is more fully described in a diagram made by Benjamin Albury, Sr., according to the plat thereof as recorded in Deed Book "I", page 389, of the Public Records of Monroe County, Florida as part of Lot Four(4) on said diagram, said parcel being more particularly described as follows: COMMENCING at the intersection of the NW'ly right of way line of Newton Street (aka Rawson Street) with the SW'ly right of way line of Pearl Street and run thence SW'ly along the NW'ly right of way line of said Newton Street for a distance of 56.17 feet, to the SW'ly corner of the said Lot 4; thence NW'ly and at right angles along the SW'ly boundary line of the said Lot 4 for a distance of 81.35 feet to the NW'ly face of an existing wood fence, said point being the Point of Beginning; thence continue NW'ly along the SW'ly boundary line of the said Lot 4 for a distance of 2.77 feet to the NW'ly corner of said Lot 4; thence NE'ly and at right angles along the NW'ly boundary line of the said Lot 4 for a distance of 61.52 feet to the SW'ly right of way line of Pearl Street; thence SE'ly with a deflection angle of 93°37'30" to the right and along the said right of way line of Pearl Street for a distance of 3.93 feet; thence SW'ly and along the NW'ly face of said wood fence for a distance of 61.27 feet back to the Point of Beginning.

### "LESS AND EXCEPT"

On the Island of Key West, and known as William A. Whitehead's map of said Island delineated in February, A.D., 1829, as part of Tract Seven(7) but more particularly described as a part of Lot Three(3), of Square One(1), according to a Diagram of part of said Tract Seven(7), by Benjamin Albury, Sr., and recorded in Book "I", page 389, Monroe County Records; COMMENCING at the intersection of the SE'ly right of way line of Angella Street with the SW'ly right of way line of Pearl Street and run SE'ly along the SW'ly right of way line of the said Pearl Street for a distance of 42 feet to the Point of Beginning; thence SW'ly with a deflection angle of 86°18'02" to the right for a distance of 68.90 feet; thence SE'ly and at right angles for a distance of 1.8 feet to an existing chain link fence; thence NE'ly with a deflection angle of 87°55'16" to the left and along said chain link fence for a distance of 68.67 feet to the SW'ly right of way of said Pearl Street; thence NW'ly and along the said Pearl Street for a distance of 4.3 feet back to the Point of Beginning.

## SURVEYOR'S NOTES:

THIS SURVEY WAS PERFORMED AS A RETRACEMENT OF THE SURVEY PERFORMED BY PHILLIPS AND TRICE SURVEYING, INC. ON MARCH 4, 1988. DUE TO THE AMOUNT AND TYPE OF DEBRIS ON THE SITE, LOCATION OF MONUMENTATION WAS NOT POSSIBLE AND THEREFORE MONUMENTATION IS LISTED AS FOUND OR SET AS SHOWN ON SAID SURVEY.



CERTIFIED TO -  
ESTELLE M. SCHARF

NOTES:  
THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.  
LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.  
THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.  
ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

- NOTE: MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.
- |                                      |  |                                    |                                      |
|--------------------------------------|--|------------------------------------|--------------------------------------|
| BFP = BACK-FLOW PREVENTER            | FI = FENCE INSIDE                              | P = PLAT                           | T08 = TOP OF BANK                    |
| BO = BLOW OUT                        | FIND = FOUND                                   | PC = POINT OF CURVE                | T05 = TOP OF SLOPE                   |
| C = CALCULATED                       | FIND&D = FOUND NAIL & DISK (*****)             | PCC = POINT OF COMPOUND CURVE      | TS = TRAFFIC SIGN                    |
| C&G = 2" CONCRETE CURB & GUTTER      | FO = FENCE OUTSIDE                             | PCP = PERMANENT CONTROL POINT      | TYP = TYPICAL                        |
| CB = CONCRETE BLOCK                  | FOL = FENCE ON LINE                            | PI = POINT OF INTERSECTION         | UEASE = UTILITY EASEMENT             |
| CBW = CONCRETE BLOCK WALL            | GB = GRADE BREAK                               | PK = PARKER KALON NAIL             | URC = CONCRETE UTILITY POLE          |
| CBRW = CONCRETE BLOCK RETAINING WALL | GI = GRATE INLET                               | PM = PARKING METER                 | UPR = METAL UTILITY POLE             |
| CI = CURB INLET                      | GL = GROUND LEVEL                              | POB = POINT OF BEGINNING           | UPW = WOOD UTILITY POLE              |
| CL = CENTERLINE                      | GW = GUY WIRE                                  | POC = POINT OF COMMENCEMENT        | VB = VIDEO BOX                       |
| CLF = CHAINLINK FENCE                | HB = HOSE BIB                                  | PRC = POINT OF REVERSE CURVE       | WD = WOOD DECK                       |
| CM = CONCRETE MONUMENT               | IP = IRON PIPE                                 | PRM = PERMANENT REFERENCE MONUMENT | WL = WOOD LANDING                    |
| CONC = CONCRETE                      | IR = IRON ROD                                  | PT = POINT OF TANGENT              | WM = WATER METER                     |
| C/S = CONCRETE SLAB                  | L = ARC LENGTH                                 | RA = RADIUS                        | WRACK LINE = LINE OF DEBRIS ON SHORE |
| CVRD = COVERED                       | LE = LOWER ENCLOSURE                           | ROL = ROOF OVERHANG LINE           | WV = WATER VALVE                     |
| D = DEED                             | LS = LANDSCAPING                               | R/W = RIGHT OF WAY LINE            | T = TREE                             |
| D&EASE = DRAINAGE EASEMENT           | M = MEASURED                                   | SCD = SANITARY CLEAN-OUT           | TBW = BUTTWOOD                       |
| DELTA = DELTA ANGLE                  | MB = MAILBOX                                   | SN&D = SET NAIL & DISK LB 7846     | TGL = GUMBO LIMBO                    |
| DMH = DRAINAGE MANHOLE               | MHWL = MEAN HIGH WATER LINE                    | SIR = SET IRON ROD 1/2" LB 7846    | TMA = MAHOGANY                       |
| EB = ELECTRIC BOX                    | MTLF = METAL FENCE                             | SMH = SANITARY MANHOLE             | TO = OAK                             |
| EL = ELEVATION                       | NAVD = NORTH AMERICAN VERTICAL DATUM (1988)    | SPV = SPRINKLER CONTROL VALVE      | TPA = PALM                           |
| ELEV = ELEVATED                      | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | SV = SEWER VALVE                   | YPAC = COCONUT PALM                  |
| EN = ELECTRIC METER                  | ENCL = ENCLOSURE                               | TB = TELEPHONE BOX                 | TPOIN = ROYAL POINCIANA              |
| ENCL = ENCLOSURE                     | FF = FINISHED FLOOR ELEVATION                  | TSM = TIDAL BENCHMARK              | TSCH = SCHEFFLERA                    |
| ENCL = ENCLOSURE                     | PH = FIRE HYDRANT                              | TSH = TELEPHONE MANHOLE            | TSG = SEAGRAPE                       |
| ENCL = ENCLOSURE                     |  |                                    | TUNK = UNKNOWN                       |

SCALE: 1"=10'

FIELD WORK DATE: 04/27/15

REVISION DATE: -/-/-

SHEET 1 OF 1

DRAWN BY: GF/KK

CHECKED BY: RER

INVOICE #: 15040706

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1 (SETBACKS), 1(B)3 (ENCROACHMENTS), & 1(B)4 (EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

SIGNED: *Robert E. Reece*

ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

**REECE & ASSOCIATES**  
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846  
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043  
OFFICE (305) 872 - 1348  
FAX (305) 872 - 5622



# Site Plans



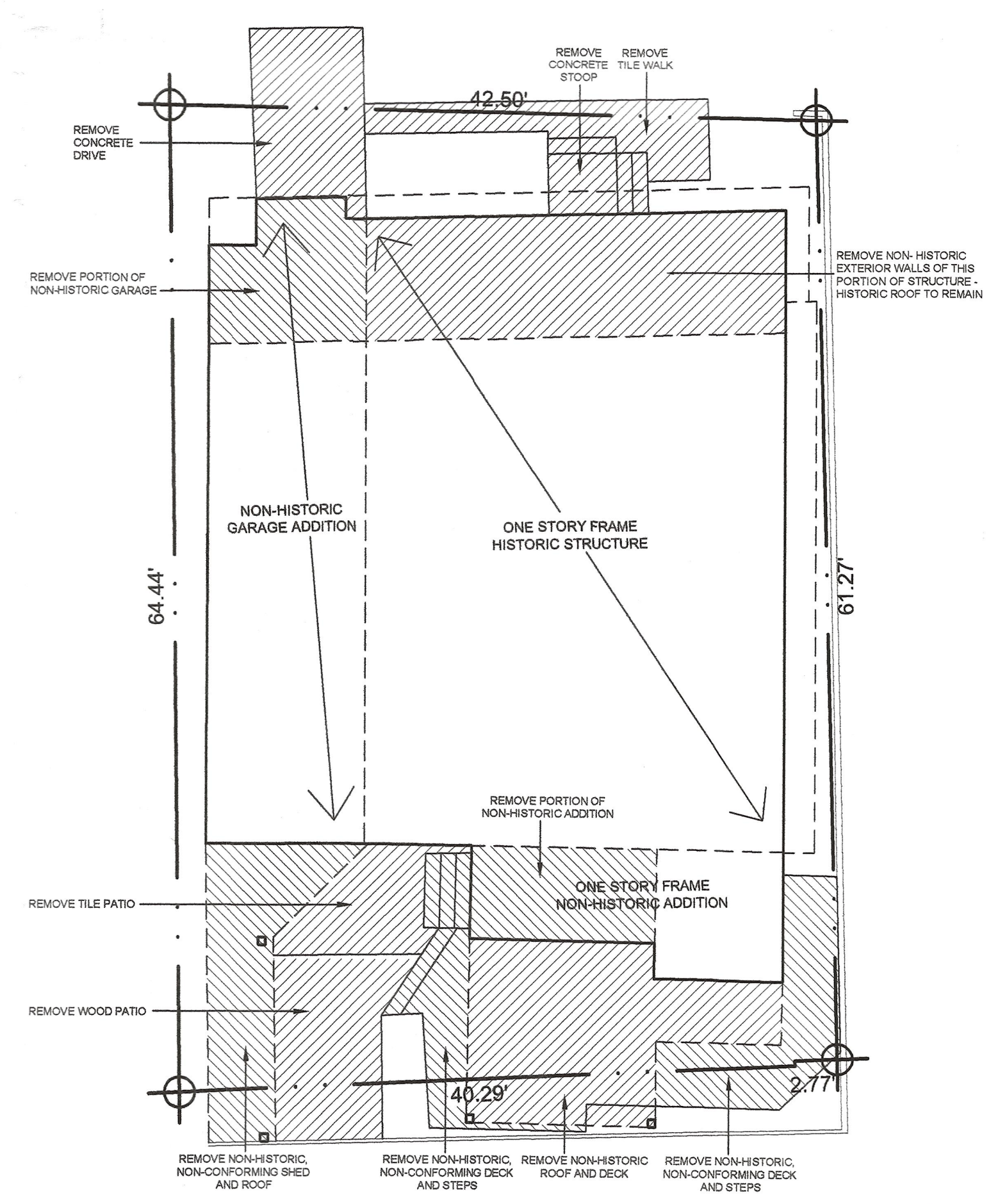
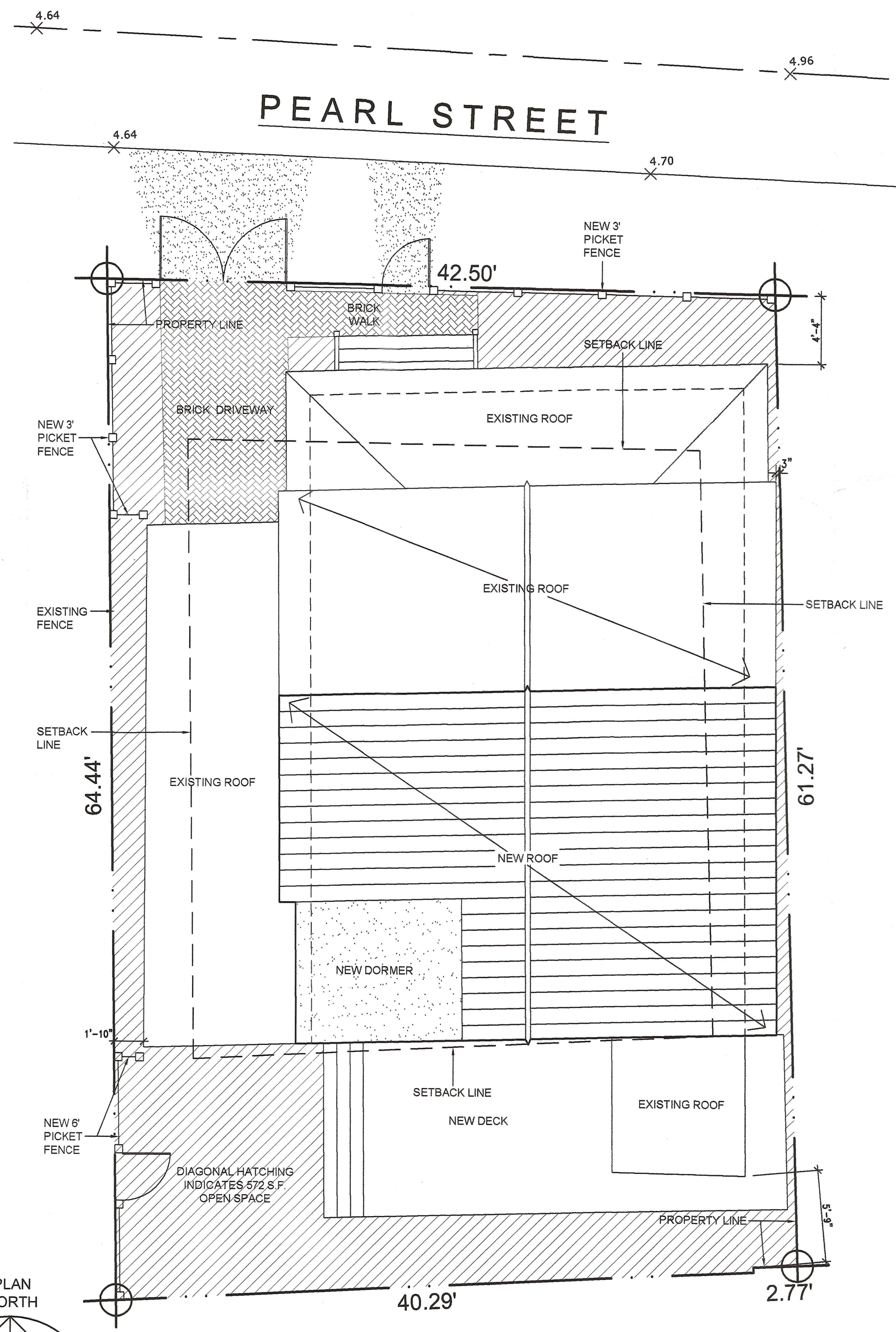
# VARIANCE APPLICATION FOR:

# 702 PEARL STREET

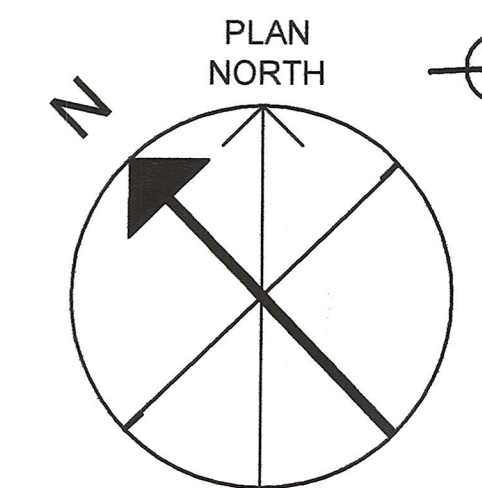
## KEY WEST, FLORIDA

REVISIONS	
NO.	DATE

VARIANCE APPLICATION FOR:  
**702 PEARL STREET**  
 KEY WEST, FLORIDA



SITE DATA					
1. LAND USE DISTRICT:	HMDR - HISTORIC MEDIUM DENSITY RESIDENTIAL				
2. FLOOD ZONE:	AE6 NGVD / BUILDING FLOOR ELEVATION: 7.2' NGVD				
3. LOT AREA:	2,681 S.F.				
4. BUILDING HEIGHT:	ALLOWED	EXISTING	PROPOSED	VARIANCE REQUESTED	
	EXISTING	19.4'	23.08'	3.68'	
5. SETBACKS:	FRONT	10.0'	4.3'	NO CHANGE	5.7'
	SIDE	5.0'	.25' + 1.8'	NO CHANGE	4.75' + 3.2'
	REAR	15.0'	0.0'	5.8'	9.2'
	LOT COVERAGE:				
BUILDING	40% (1072 S.F.)	2,111 S.F. (79%)	1,872 S.F. (62%)	600 S.F. (22%)	
IMP. SURFACE	60% (1609 S.F.)	2,080 S.F. (78%)	1,744 S.F. (65%)	135 S.F. (5%)	
OPEN SPACE	REQUIRED				
		35% (938 S.F.)	287 S.F. (11%)	572 S.F. (21%)	366 S.F. (14%)
7. STORMWATER RETENTION:	THE WORK DEPICTED IN THESE DRAWINGS WILL DECREASE STORMWATER RUNOFF				



**DEMOLITION PLAN**  
 1/8" = 1' - 0"

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

**RECEIVED**  
 NOV 16 2015  
 CITY OF KEY WEST  
 PLANNING DEPT.

DATE OF ISSUE:  
 11 / 16 / 15

*David Knoll*

DAVID KNOLL  
 ARCHITECT  
 KEY WEST, FL. (305) 715-8617

SHEET

1

OF 5 SHEETS



REVISIONS	
NO.	DATE

VARIANCE APPLICATION FOR:

**702 PEARL STREET**

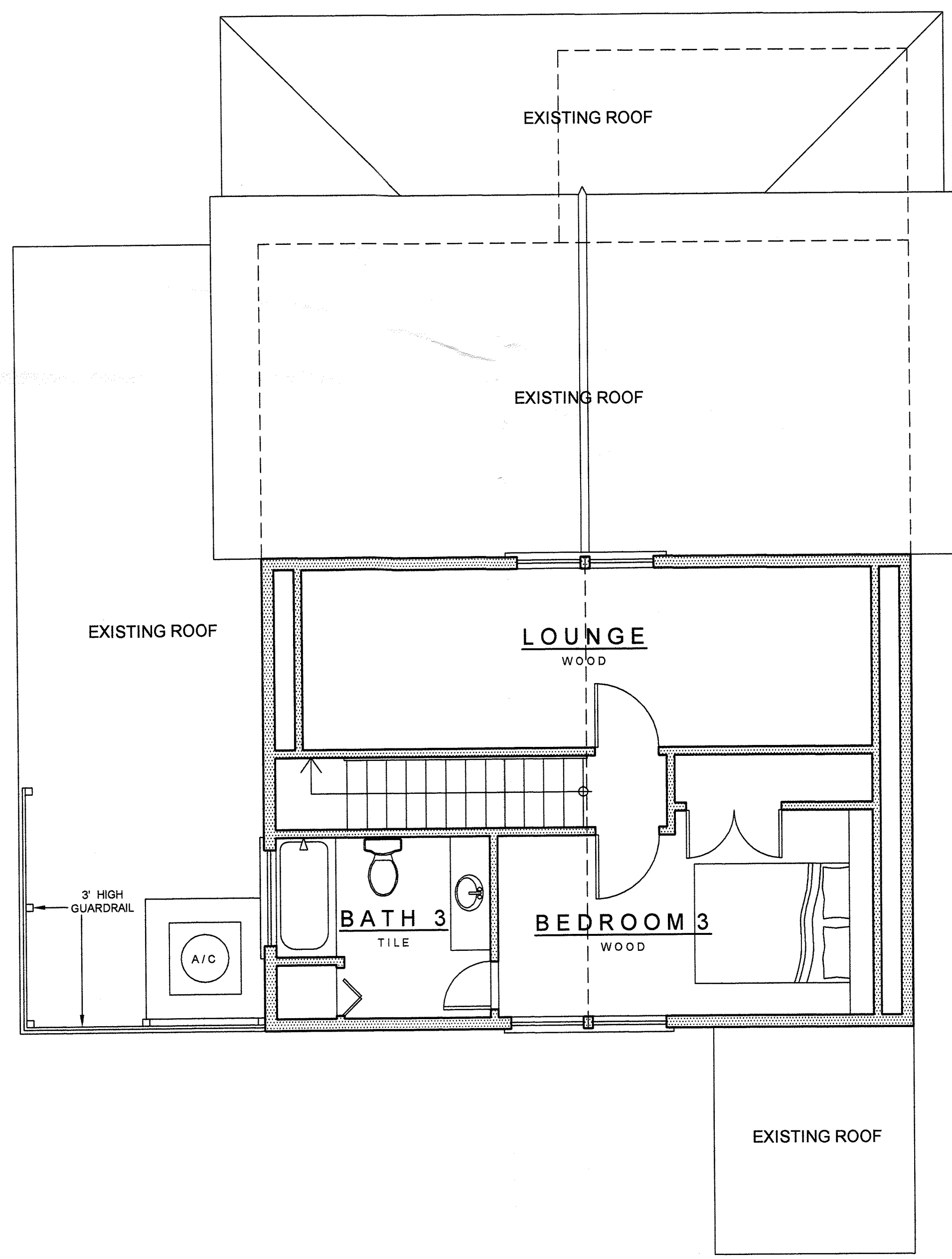
KEY WEST, FLORIDA

DAVID KNOLL  
 ARCHITECTS  
 KEY WEST, FL (305) 745-8617

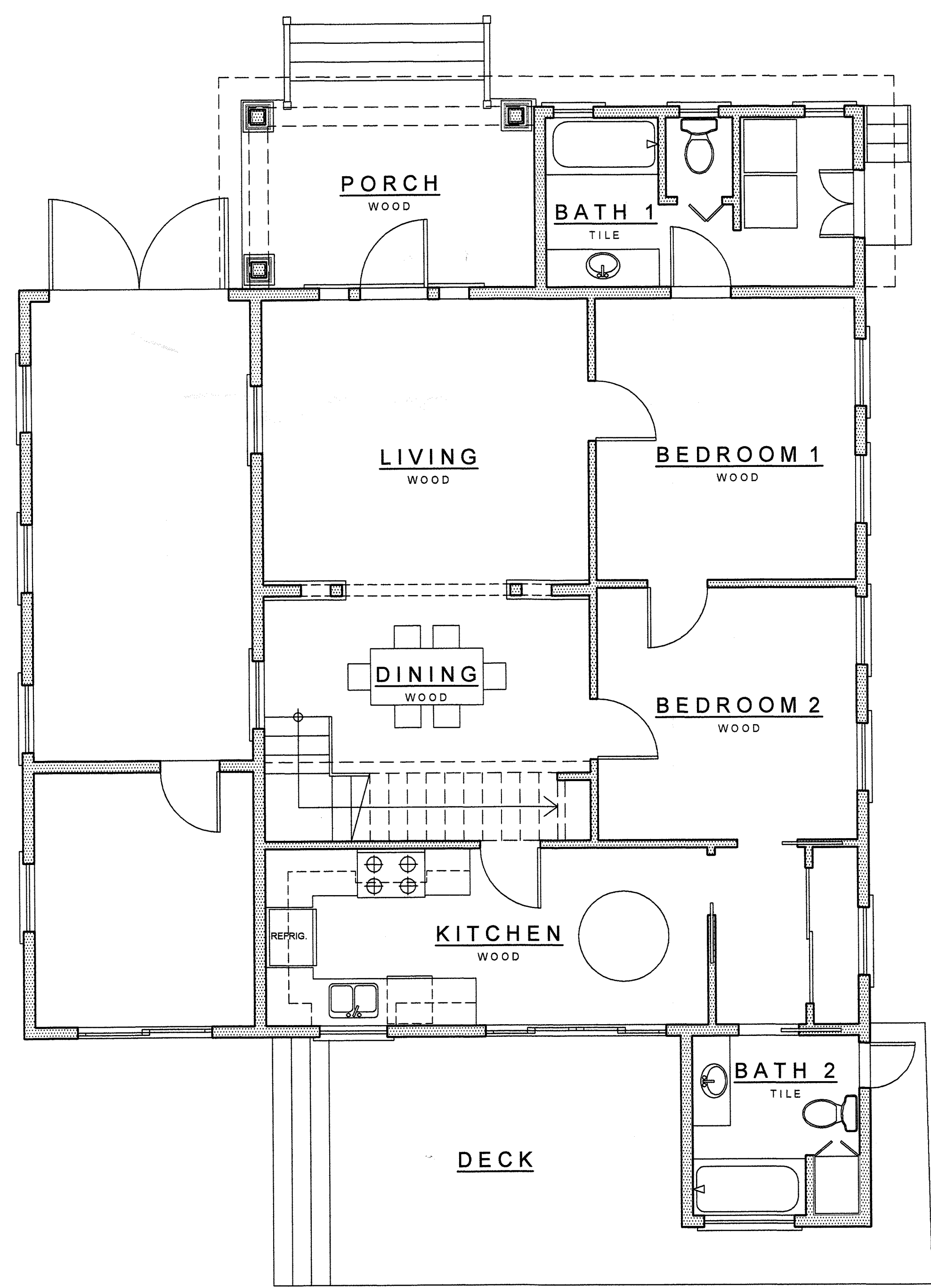
SHEET  
**2**  
 OF 5 SHEETS

DATE OF ISSUE:  
 11 / 16 / 15

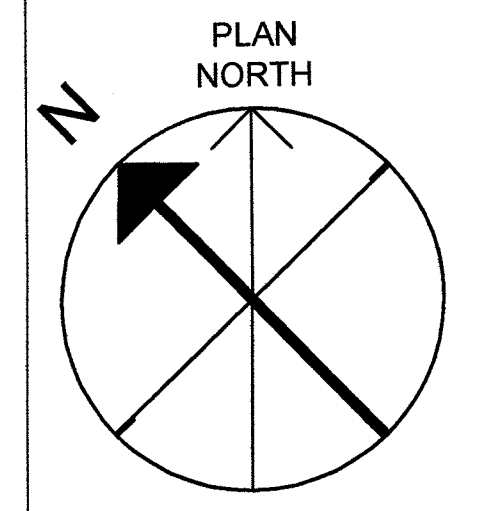
*David Knoll*

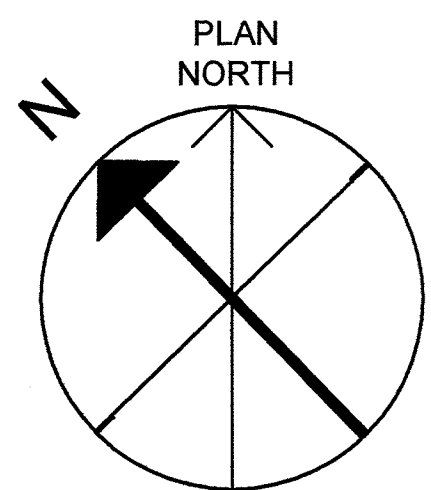
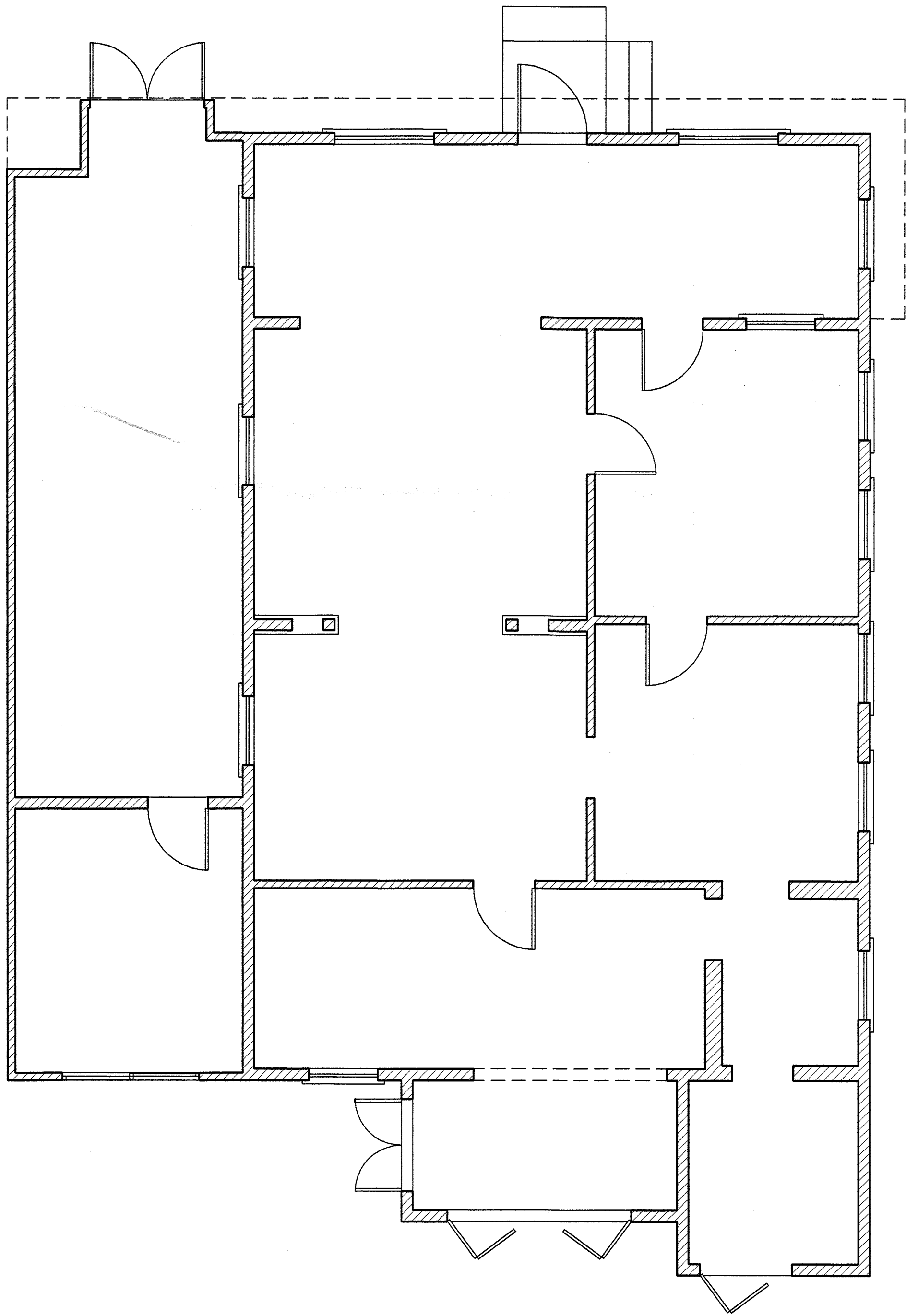


ATTIC LEVEL PLAN  
**PROPOSED FLOOR PLANS**  
 1/4" = 1'-0"



MAIN LEVEL PLAN





**EXISTING FLOOR PLAN**

1/4" = 1'-0"

REVISIONS	
NO.	DATE
1	

DATE OF ISSUE:  
11 / 16 / 15

*David Knoll*

VARIANCE APPLICATION FOR:

**702 PEARL STREET**

KEY WEST, FLORIDA

DAVID KNOLL  
ARCHITECT

KEY WEST, FL. (305) 715-8617

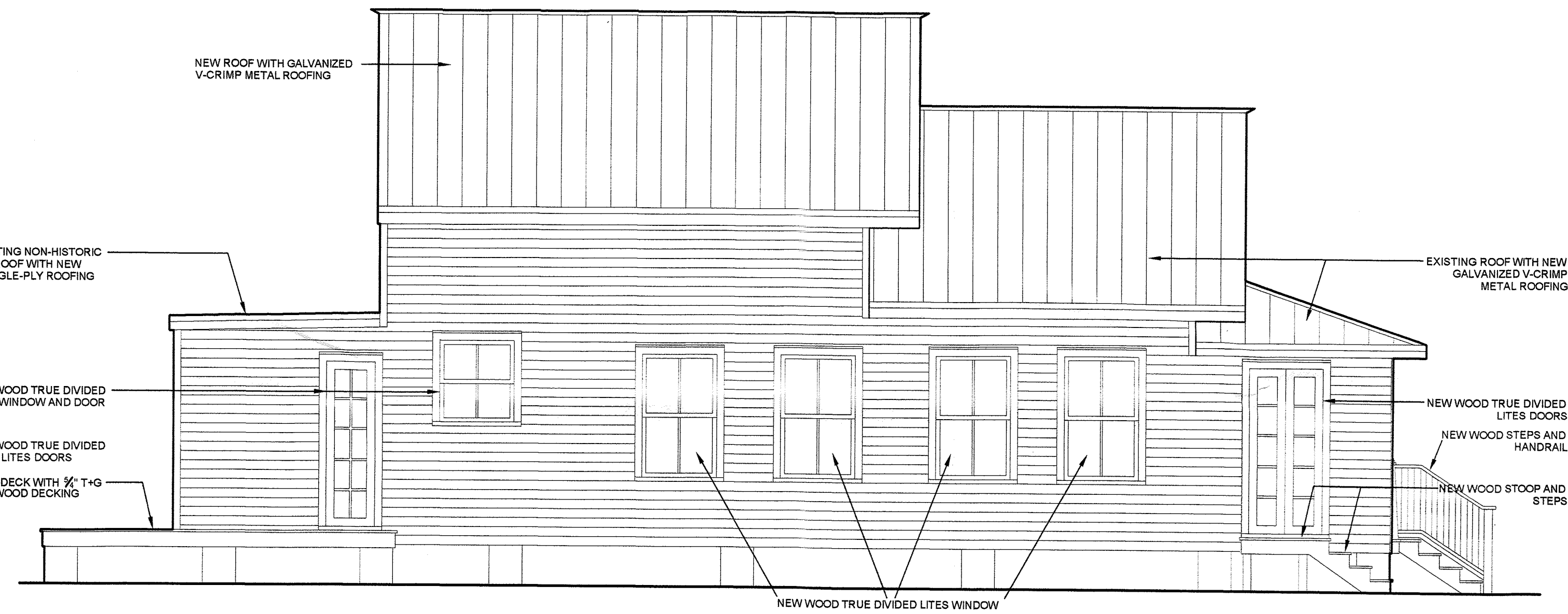
SHEET

4

OF 5 SHEETS

*David Knoll*

VARIANCE APPLICATION FOR:  
**702 PEARL STREET**  
KEY WEST, FLORIDA

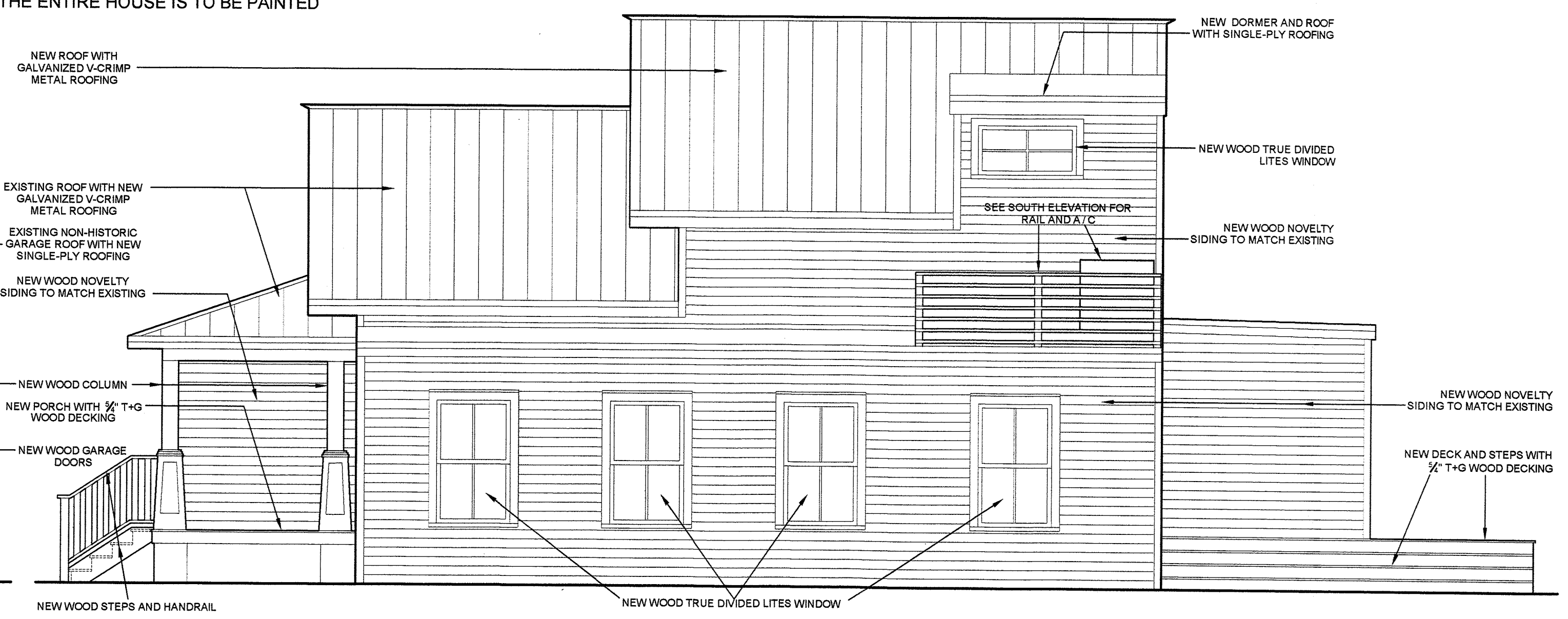
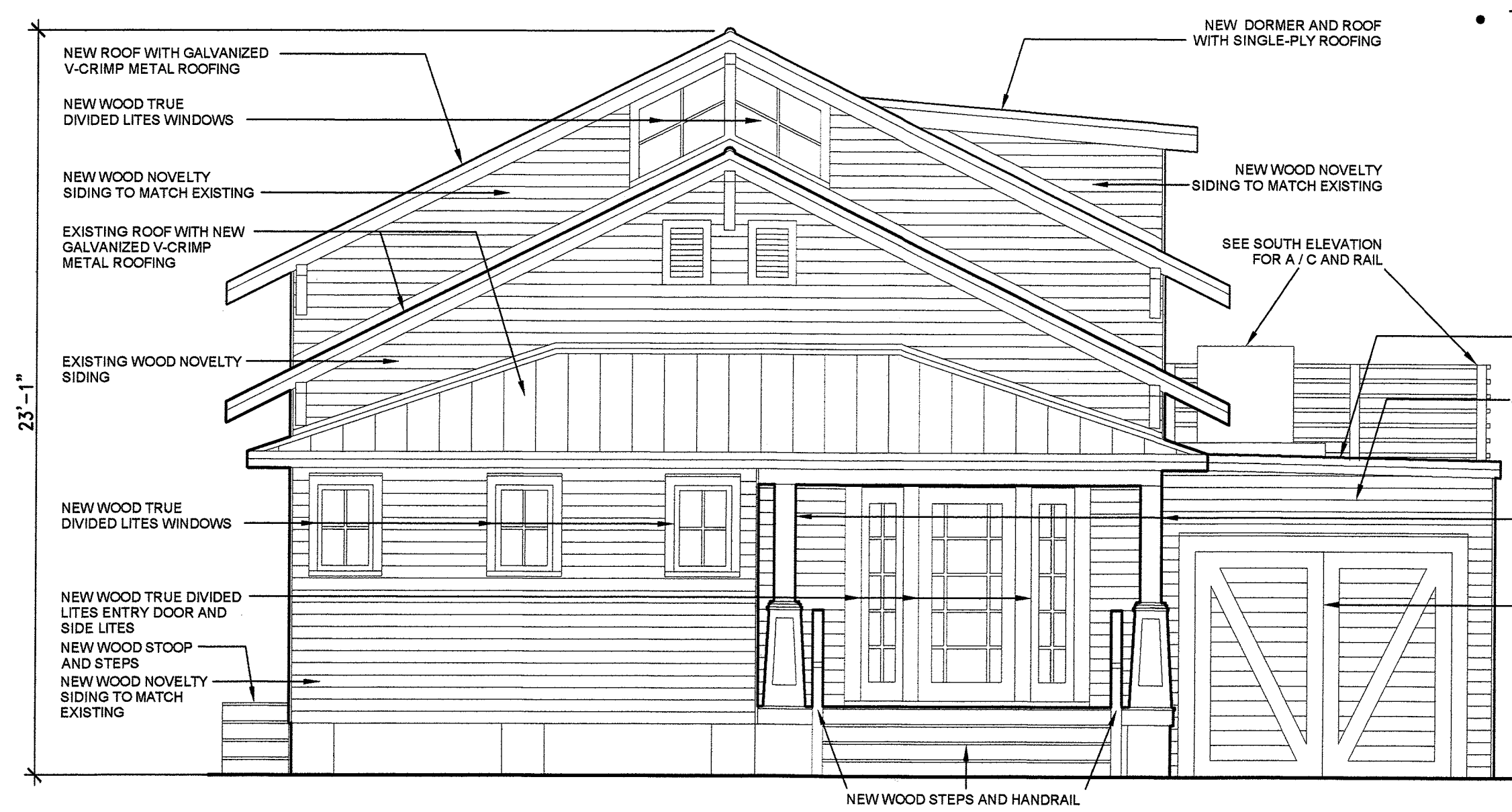


REAR (SOUTH) ELEVATION

EAST ELEVATION

**NOTE**

- ALL NEW WINDOWS AND DOORS ARE TO RECEIVE ASTRO GUARD FABRIC SHUTTERS
- THE ENTIRE HOUSE IS TO BE PAINTED



STREET (NORTH) ELEVATION

WEST ELEVATION

**PROPOSED BUILDING ELEVATIONS**

1/4" = 1' - 0"

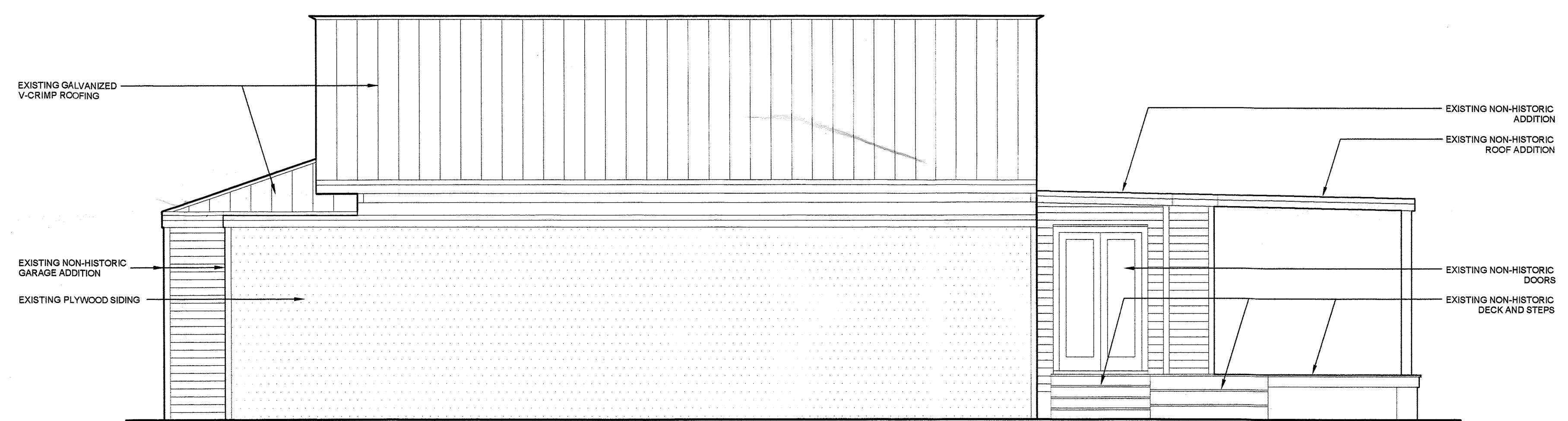
DAVID KNOLL  
ARCHITECT  
KEY WEST, FL. (305) 715-8617

SHEET  
3  
OF 5 SHEETS





**EAST ELEVATION**



**WEST ELEVATION**



**REAR (SOUTH) ELEVATION**



**STREET (NORTH) ELEVATION**

**EXISTING BUILDING ELEVATIONS**

1/4" = 1' - 0"

VARIANCE APPLICATION FOR:  
**702 PEARL STREET**  
 KEY WEST, FLORIDA

**DAVID KNOLL**  
 ARCHITECT  
 KEY WEST, FL. (305) 715-8617

SHEET  
**5**  
 OF 5 SHEETS

# **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

## Property Record Card -

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

**Alternate Key: 1024121 Parcel ID: 00023330-000000**

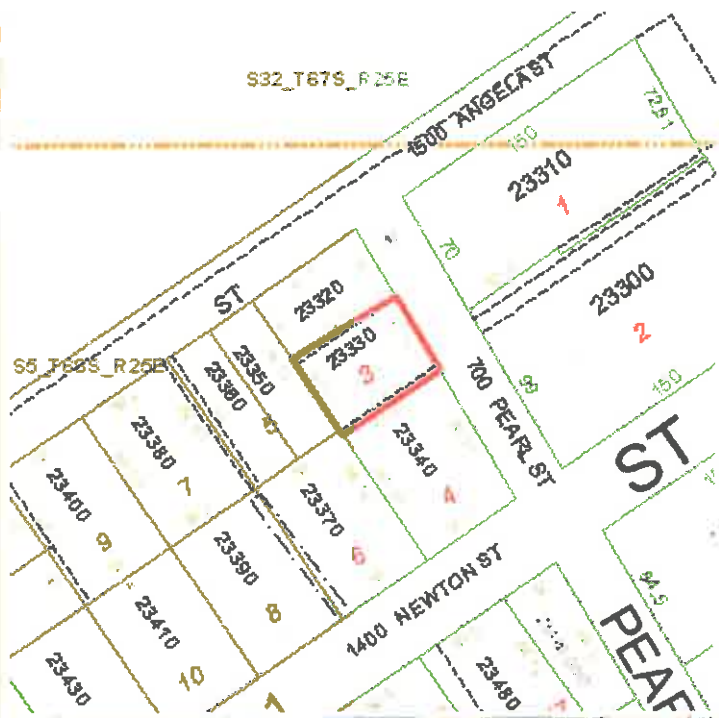
### Ownership Details

**Mailing Address:**  
SCHARF ESTELLE M  
11 WILLOWBROOK DR  
CALDWELL, NJ 07006-4401

### Property Details

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 05-68-25  
**Property Location:** 702 PEARL ST KEY WEST  
**Legal Description:** KW BENJ ALBURYS SUBD DIAGRAM I-389 PT LOT 3 AND PT LOT 4 SQR 1 TR 7G32-473/474 OR481-51/52 OR1357-1720D/C OR1357-1721 OR1449- 1396Q/C OR1454-496/498Q/C OR2348-1445/58F/J OR2424-568/69ORD OR2684-1266C/T

**Click Map Image to open interactive viewer**



### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	2,961.00 SF

### Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 0  
 Total Living Area: 1176  
 Year Built: 1943



## Building 1 Details

**Building Type** R1  
**Effective Age** 28  
**Year Built** 1943  
**Functional Obs** 0

**Condition** A  
**Perimeter** 140  
**Special Arch** 0  
**Economic Obs** 0

**Quality Grade** 450  
**Depreciation %** 34  
**Grnd Floor Area** 1,176

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

**Roof Type** GABLE/HIP  
**Heat 1** NONE  
**Heat Src 1** NONE

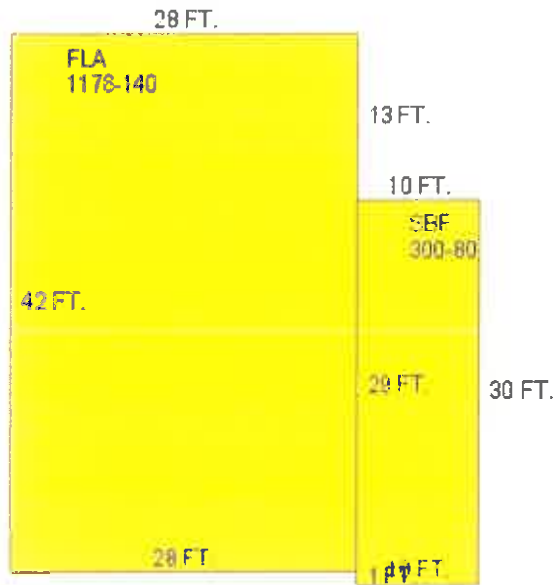
**Roof Cover** METAL  
**Heat 2** NONE  
**Heat Src 2** NONE

**Foundation** CONC BLOCK  
**Bedrooms** 2

**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

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



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	1,176
2	SBF	12:ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	300

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB2:UTILITY BLDG	104 SF	0	0	1979	1980	1	50

### Appraiser Notes

2008-04-21 MLS \$675,000 2/1 THIS HOME HAS SO MUCH TO OFFER FOR SOMEONE NOT AFRAID OF SOME WORK. THE HOME HAS TALL CEILINGS, ORIGINAL DADE COUNTY PINE, HARD WOOD FLOORS, FINISHED UTILITY SPACE THAT COULD BE A WONDERFUL WORKSHOP OR CONVERT INTO CAR STORAGE. THERE ARE FRENCH DOORS IN THE REAR OF THE HOME THAT OPEN ONTO A DECK THAT WOULD BE GREAT FOR ENTERTAINING. ALSO, YOU HAVE AN OUTDOOR SHOWER AND HOT TUB WHICH ALSO NEEDS TLC. POSSIBILITIES ARE ENDLESS! THIS IS A POTENTIAL SHORT SALE WHICH WILL REQUIRE LENDER APPROVAL.

### Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	00/0171	01/25/2000		220	Residential	PICKET FENCE

### 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
2015	101,669	343	383,460	485,472	485,472	0	485,472
2014	97,609	312	259,865	357,786	254,692	25,000	229,692
2013	97,609	312	314,895	412,816	264,797	25,000	256,087
2012	99,044	312	246,315	345,671	246,266	25,000	221,267
2011	100,480	312	235,510	336,302	239,443	25,000	214,443
2010	100,480	312	297,284	398,076	269,276	25,000	244,276
2009	111,995	328	451,872	564,195	350,488	25,000	325,489
2008	104,280	343	458,910	563,533	136,645	25,000	111,645
2007	108,420	359	503,321	612,100	132,665	25,000	107,665
2006	247,073	374	296,071	543,518	129,429	25,000	104,429
2005	258,202	390	207,250	465,842	295,751	25,000	270,751
2004	155,813	406	207,250	363,469	179,474	25,000	154,474
2003	151,680	421	91,782	243,883	119,723	25,000	94,723
2002	100,019	437	78,459	178,915	116,917	25,000	91,917
2001	90,058	452	78,459	168,969	115,076	25,000	90,076
2000	90,058	640	56,254	146,952	111,725	25,000	86,725
1999	79,505	583	56,254	136,342	108,788	25,000	83,788
1998	59,804	452	56,254	116,511	107,075	25,000	82,075
1997	54,527	426	50,332	105,286	105,286	25,000	80,286
1996	45,733	368	48,773	94,874	94,874	0	94,874
1995	43,270	358	48,773	92,401	92,401	0	92,401

1994	38,697	330	48,773	87,800	87,800	0	87,800
1993	35,844	255	48,773	84,872	84,872	0	84,872
1992	35,844	259	48,773	84,875	84,875	0	84,875
1991	35,844	262	48,773	84,878	84,878	0	84,878
1990	24,365	264	38,014	62,643	62,643	0	62,643
1989	22,150	243	37,297	59,690	59,690	0	59,690
1988	18,020	246	32,994	51,260	51,260	0	51,260
1987	17,805	248	19,653	37,706	37,706	0	37,706
1986	17,901	251	18,935	37,087	37,087	0	37,087
1985	17,376	254	11,380	29,010	29,010	0	29,010
1984	16,237	256	11,380	27,873	27,873	0	27,873
1983	16,237	259	11,380	27,876	27,876	0	27,876
1982	16,549	262	11,380	28,191	28,191	0	28,191

## 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
5/15/2014	2684 / 1266	325,000	<u>CT</u>	<u>12</u>
6/1/1995	1357 / 1721	145,000	<u>WD</u>	<u>U</u>

This page has been visited 18,821 times.

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