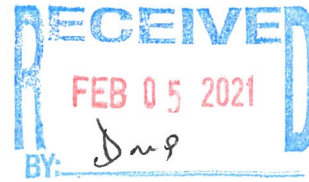


Application



Application for Variance

City of Key West, Florida • Planning Department

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

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

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

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 2827 HARRIS Avenue

Zoning District: SF

Real Estate (RE) #: 00067390-000000

Property located within the Historic District. Yes No

APPLICANT: Owner Authorized Representative

Name: Raj Ramsingh Mailing Address: 2827 HARRIS Av.

City: Key West State: FL Zip: 33040 Home/Mobile 305 797-6549 Phone:

Office: 305-797-6549 Fax: _____

Email: CAHEADBUILDER@AOL.COM

PROPERTY OWNER: (if different than above)

Name: _____ Mailing Address: _____

City: _____ State: _____ Zip: _____ Home/Mobile _____ Phone: _____

Office: _____ Fax: _____

Email: _____

Description of Proposed Construction, Development, and Use: Renovation of Existing BACK structure which is attached to house. ADD A SECOND story to back ADDition (Existing)

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

Lot coverage AND left side setback

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

If yes, please describe and attach relevant documents: _____

Will any work be within the dripline (canopy) of any tree on or off the property?
 If yes, provide date of landscape approval, and attach a copy of such approval.

Yes No

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	SF			
Flood Zone	AEM			
Size of Site	5,041			
Height		18'	29'	—
Front Setback		N/A	20'	—
Side Setback	Left	3' 8"	3' 8"	YES
Side Setback	Right	10'	7'	—
Street Side Setback		10'	10'	—
Rear Setback		25'	25'	—
F.A.R				
Building Coverage	35%	1711	2122	YES
Impervious Surface	50%	1836	2204 SF	—
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping	35% min	3198	2591	—
Number and type of units				
Consumption Area or Number of seats				

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 under Subpart B.

***Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.**

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met: Please print your responses.

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

undersize lot for the area. 5,041 sq. ft.

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

12' of original lot size was deeded over by previous owner to lot next door. creating a setback and lot coverage issue.

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.

n/a

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.

Because of the smaller lot size the allowable lot coverage is reduced significantly.

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.

If setback and lot coverage variances are granted, we would be able to make house fit our family needs.

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.

Home is to be used AS A single family
home for a family of Husband + wife with
four kids.

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.

No nonconforming issues exist.

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."

Warranty Deed

This Instrument Was Prepared By:
Theodore A. Topouzis, Esq.
Topouzis & Associates, P.C.
595 Jefferson Blvd.
Warwick, RI 02886
File No.: 2020010171CD
Tax Folio No.: 00067390-000000
SALES PRICE: \$475,000.00

SPECIAL WARRANTY DEED
(Corporate Seller POA/Trust)

THIS INDENTURE, made this 5th day of November, 2020, between U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF11 MASTER PARTICIPATION TRUST, whose post office mailing address is c/o Hudson, 3701 Regent Blvd., Suite 175, Irving, TX 75063, hereinafter called the Grantor and RAJINDHAR M. RAMSINGH AND DEBORAH F. RAMSINGH, A MARRIED COUPLE, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, whose post office mailing address is 2827 Harris Avenue, Key West, FL 33040, hereinafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include the parties to this instrument and their heirs, legal representatives and assignees of individuals, and assigns of corporations)

WITNESSETH: the Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents, does grant, bargain and sell, alien, remise, release, convey and confirm unto the Grantee all that certain land, situate in Monroe County, Florida, to-wit:

Lot 7, Less The Westerly 12 Feet, Block 15, LIME GROVE SUBDVSN NO. 2, According To The Plat Thereof, As Recorded In Plat Book 2, At Page 26, Of The Public Records Of Monroe County, Florida.

Property Address: 2827 Harris Avenue, Key West, FL 33040

Subject to: Restrictions, limitations, conditions, reservations, covenants and easements of record, if any; all applicable zoning ordinances; and taxes for the current and all subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor.

For signatory authority see power of attorney recorded in Book 26392, Page 662, of the Public Records of Hillsborough County, Florida. The undersigned agent further states that said power of attorney has not been revoked by the principal and is still in full force and effect.

Wherever the text in this Special Warranty Deed so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer(s) thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in our presence:

U.S. Bank Trust, N.A., as Trustee for LSF11
Master Participation Trust, by Hudson Homes
Management LLC, its Attorney-in-Fact

BY: *Evelyn Waitaha*
Evelyn Waitaha its Authorized Signatory

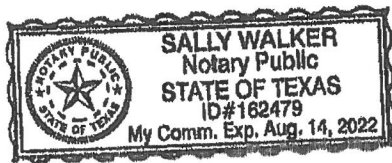
(CORPORATE SEAL)

[Signature]
(Witness)
Print Name: Tim Whitaker

[Signature]
(Witness)
Print Name: Joseph Whitaker

STATE OF TEXAS
COUNTY OF TARRANT

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 5th day of November, 2020 by Evelyn Waitaha as Authorized Signatory of Hudson Homes Management LLC as Attorney-in-Fact for U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF11 MASTER PARTICIPATION TRUST, who executed same on behalf of the said corporation/company. He/She is personally known to me or has produced self as identification.



Sally Walker
NOTARY PUBLIC
Print Name: Sally Walker
My Commission Expires: 8/14/2022

Verification Form

City of Key West
Planning Department



Verification Form
(Where Owner is the applicant)

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

2827 Harris Av. Key West, FL 33040
Street address of subject property

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

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

[Handwritten Signature]
Signature of Owner

Subscribed and sworn to (or affirmed) before me on this Jan 24, 2021 by _____ date

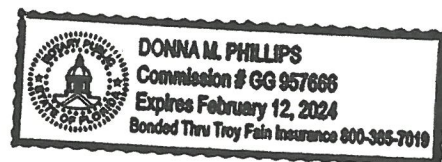
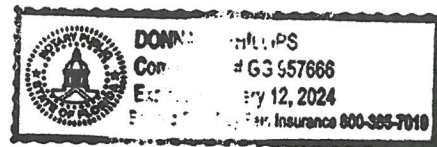
Rajinder Ramsingh
Name of Owner

He/She is personally known to me or has presented FL DL R525-733-09-028-0 as identification.

[Handwritten Signature]
Notary's Signature and Seal

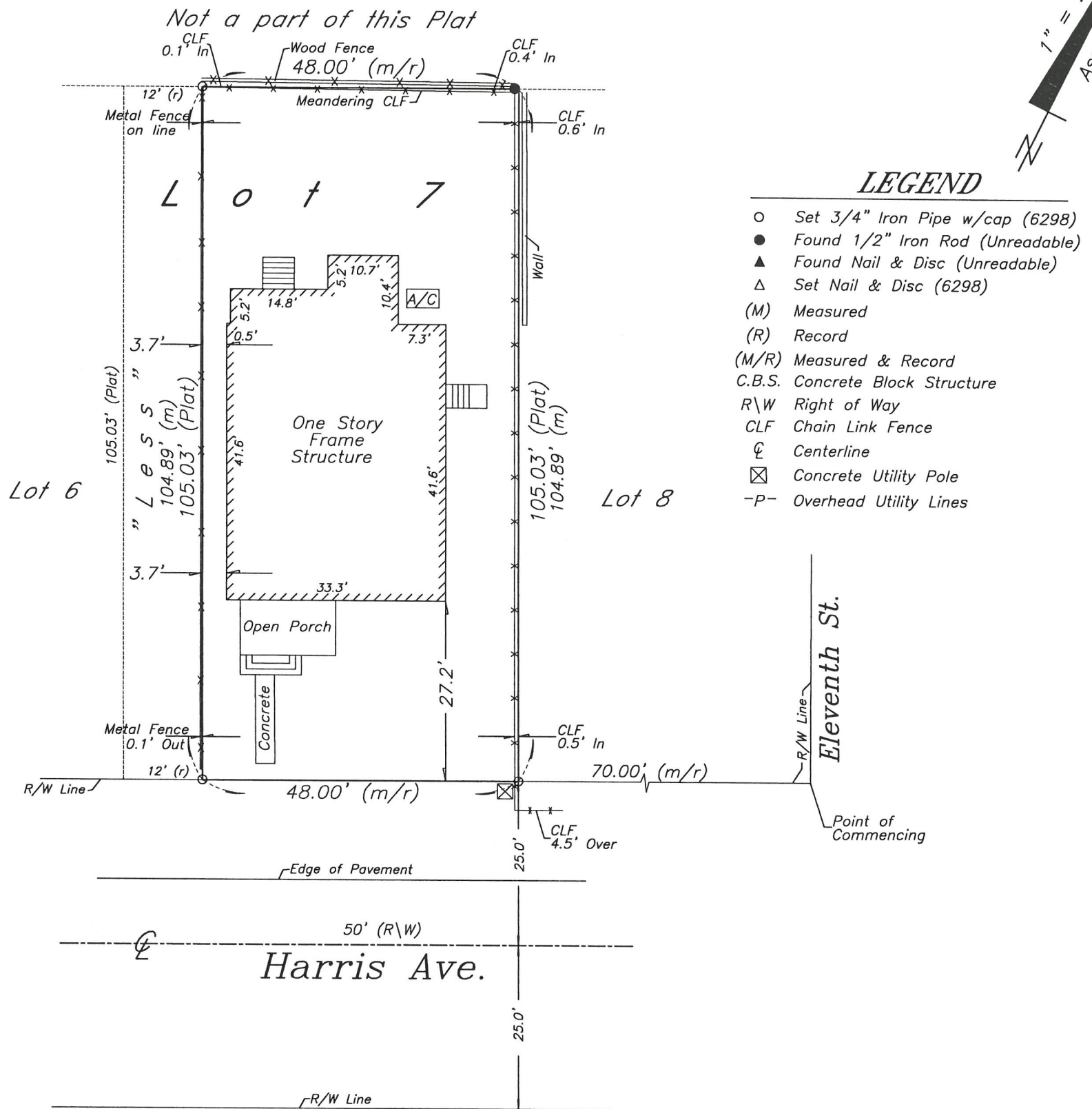
Donna M. Phillips
Name of Acknowledger typed, printed or stamped

GG957666
Commission Number, if any



Site Plans

Boundary Survey Map of Lot 7, Less the Westerly 12', Block 15 LIME GROVE SUBDIVISION NO. 2, Island of Key West



LEGEND

- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (Unreadable)
- ▲ Found Nail & Disc (Unreadable)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 2827 Harris Avenue, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: December 2, 2020
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: Lot 7, Less The Westerly 12 feet, Block 15, LIME GROVE SUBDVSN NO. 2, According To The Plat Thereof, As Recorded In Plat Book 2, At Page 26, Of The Public Records Of Monroe County, Florida.

BOUNDARY SURVEY FOR: Rajindhar M. Ramsingh & Deborah F. Ransingh;
First Horizon Bank;
Topouzis & Associates P.C.;
First American Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 479.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

December 2, 2020

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

SITE DATA

SITE ADDRESS: 2827 HARRIS AVE, KEY WEST, FL 33040
 RE: 00067390-000000
 ZONING: SF
 FLOOD ZONE: AE-7
 F.I.R.M. - COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05
 SECTION/TOWNSHIP/RANGE: 33-67-25
 LEGAL DESCRIPTION: BLK 15 LOT 7 LESS WLY 12 FT LIME GROVE SUB 2 PB2-26
 SETBACKS: FRONT 20FT; SIDE STREET 10FT; SIDE SFT; REAR 25FT
 OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY
 TYPE OF CONSTRUCTION: VB

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.
 THE FOLLOWING LOADINGS WERE USED:
 DESIGN LOADS: ASCE 7-16
 WIND LOAD: 180 mph; 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF; DECK LL 60 PSF
 SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ.FT.
 FEMA FLOOD DESIGN PER ASCE 24-14

INDEX OF DRAWINGS

SHEET CS-1 - SITE DATA, DEMO PLAN, PROPOSED SITE PLAN
 SHEET A-1 - PROPOSED FLOOR PLAN
 SHEET A-2 - ELEVATIONS

GENERAL NOTES

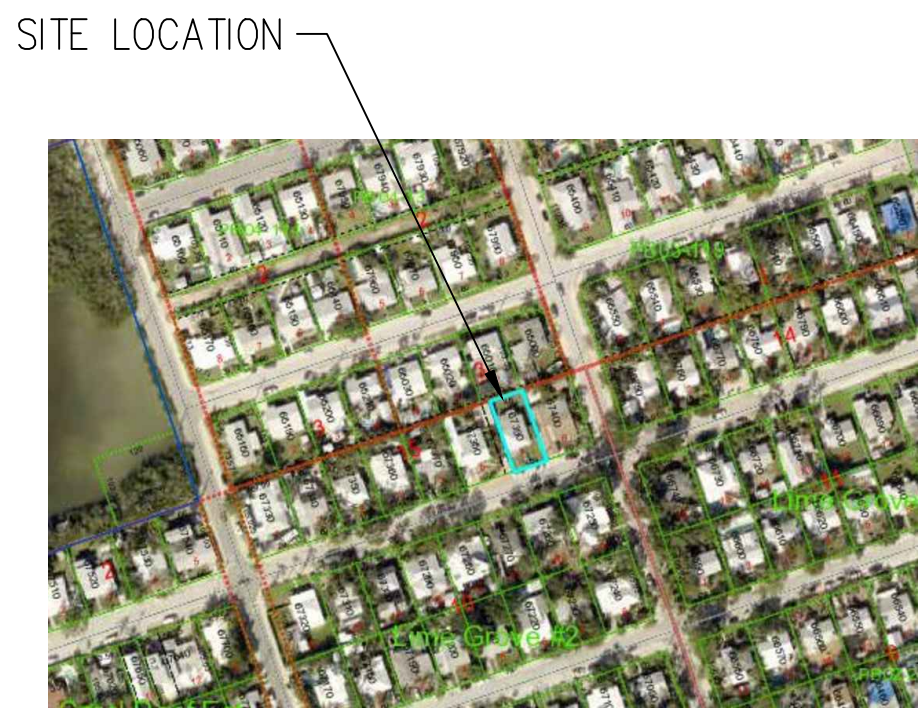
- THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
- NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.)
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2017 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2017 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
- THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.

DEMOLITION NOTES:
 PROTECT ALL EXISTING CONSTRUCTION, NOT SCHEDULED FOR REMOVAL, AT ALL TIMES. PROVIDE ADEQUATE SHORING AND/OR BRACING TO PREVENT DAMAGE. PROMPTLY REPAIR DAMAGE CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK AT NO COST TO THE OWNER.
 PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT INDIVIDUALS FROM INJURY. PROVIDE SECURITY LOOKS OR OTHER MEANS TO PREVENT INADVERTENT ENTRY INTO WORK ZONE.
 CONSTRUCT DUST PROOF PARTITIONS TO SEPARATE WORK AREA WHERE NOISY OR DUSTY OPERATIONS ARE PERFORMED. KEEP WORK AREAS CLEAN TO LIMIT DUST AND DIRT TRACKING TO NON-CONSTRUCTION ZONES.
 MAINTAIN EXISTING UTILITIES FOR USE BY OWNER AND PROTECT FROM DAMAGE WHEN SERVICE INTERRUPTION IS UNAVOIDABLE. COORDINATE WITH OWNER AND UTILITY COMPANIES. PROVIDE TEMPORARY UTILITY SERVICE AS REQUIRED BY OWNER.
SHORING AND BRACING:
 PROVIDE ADEQUATE SHORING AND BRACING AT ALL LOCATIONS WHERE NEW OPENINGS ARE SHOWN TO BE CUT INTO EXISTING LOAD BEARING WALLS.
 SHORING SHALL BE PERFORMED BY AN EXPERIENCED SHORING CONTRACTOR.
 SHORING SHALL BE CONTINUOUS TO THE LOWEST LEVEL AND BE ADEQUATELY DISTRIBUTED TO PREVENT DAMAGE TO EXISTING GRADE SLABS.

SITE DRAINAGE CALCULATIONS

TOTAL LOT SIZE.....	5,034.72 SQ. FT.
NEW IMPERVIOUS COVERAGE:	
BUILDING AREAS368 SF
CUBIC FT. REQUIRED	368 sf * 0.083 = 30.5 CF
50% CREDIT FOR DRY SWALE.....	15.3 CF
CUBIC FT. PROVIDED.....	16 CF

1.0 CU. FT./FT.
 16 LINEAR FEET = 16 CF



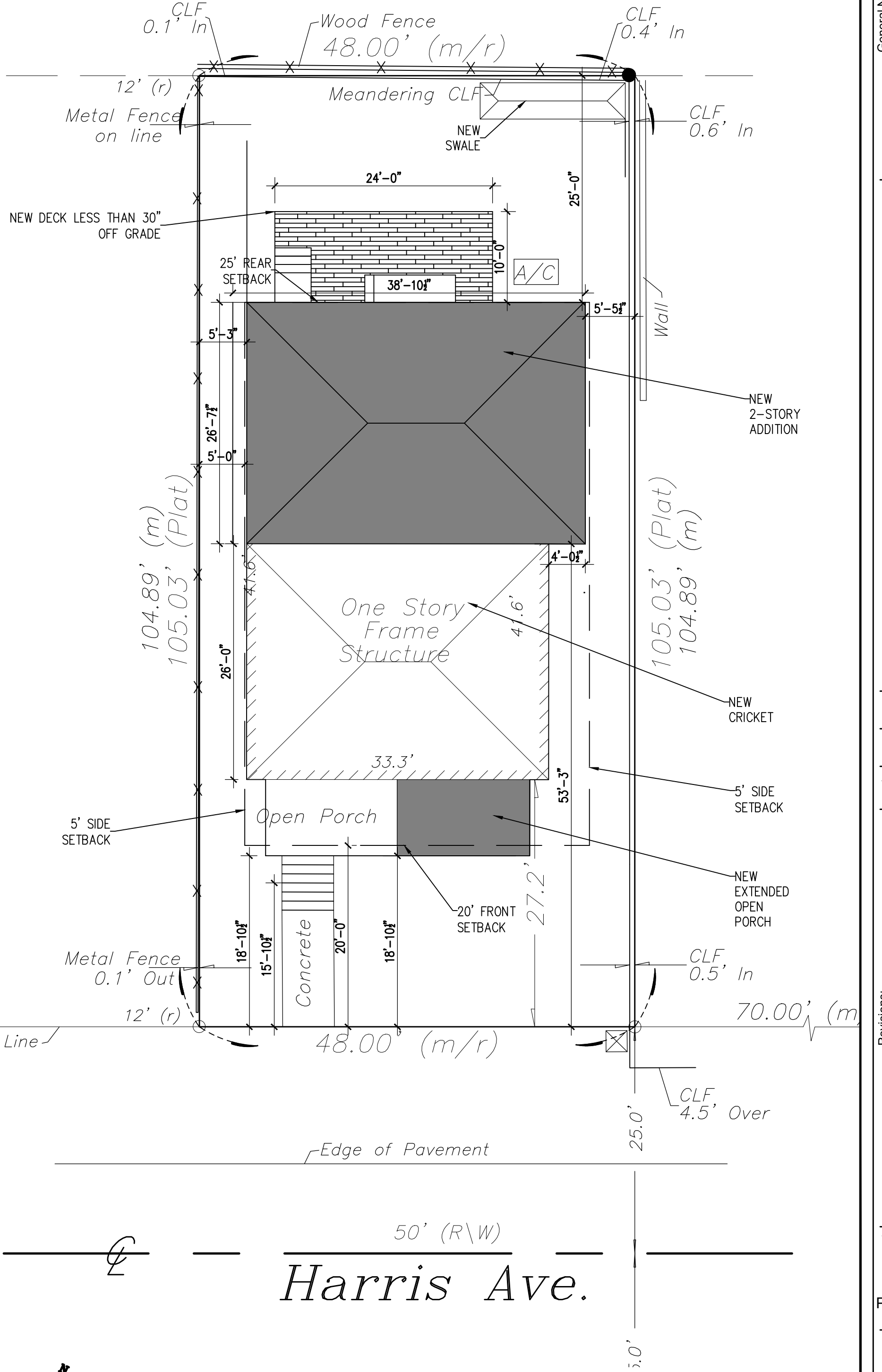
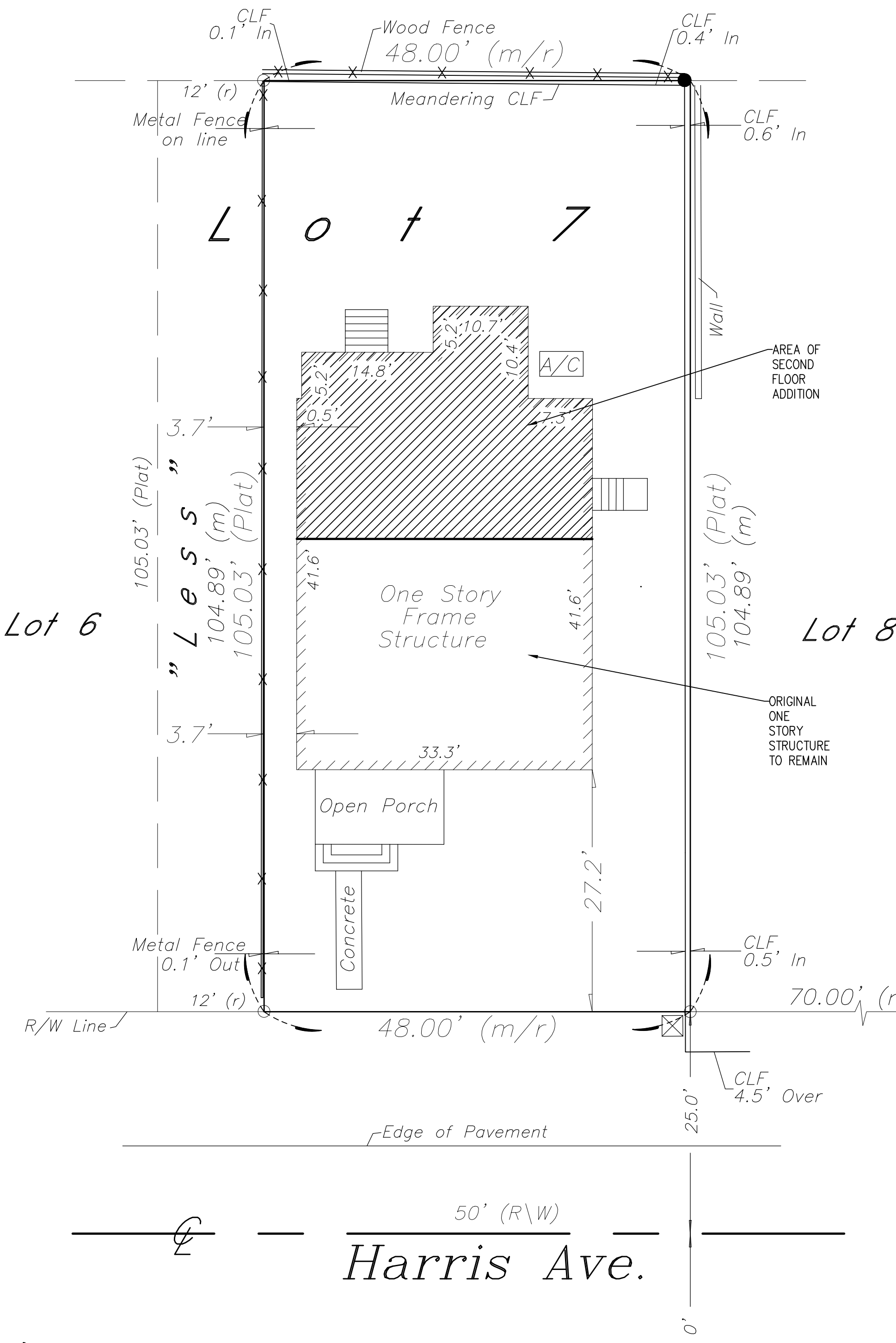
1 LOCATION MAP
 SCALE: N.T.S.

VARIANCE PLANS FOR NEW RESIDENTIAL ADDITION

PROJECT DATA 2827 HARRIS STREET, (SF) SINGLE FAMILY

	PROPOSED	EXISTING	REQUIRED	VARIANCE REQUIRED
RE NO.	00067390-000000			
SETBACKS:				
FRONT YARD	15'-10 1/2"	18'-10 1/2"	20 FT	YES
SIDE STREET	N/A	N/A, NEW ADDITION ONLY	10 FT	NA
SIDE	5'-3", 5'-5 1/2"	N/A, NEW ADDITION ONLY	5 FT	NONE
REAR	25'-0"	N/A, NEW ADDITION ONLY	25 FT	NONE
LOT SIZE	5034.72 SQ FT			
IMPERVIOUS	2,244 SF 44.6%	1,836 SF 36.4%	2,517.3 SF 50% MAX	NONE
OPEN SPACE	2,551 SF 50.7%	3,198 SF 63.5%	1,762.1 SF 35% MIN	NONE
BUILDING COVERAGE	2,122 SF 42.1%	1,711 SF 34.0%	1,762.1 SF 35% MAX	YES
BUILDING HEIGHT	29'-0"	18'	25' MAX	NONE

HVAC EQUIPMENT WAS COUNTED AS BLDG COVERAGE



1 EXISTING SITE / DEMO PLAN
 SCALE: 1"= 10'-0"

2 PROPOSED PLAN
 SCALE: 1"= 10'-0"

N
W E
S

Meridian Engineering LLC
 201 Front Street, Suite 203
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph.305-293-3263 fax.305-4999

Seal:

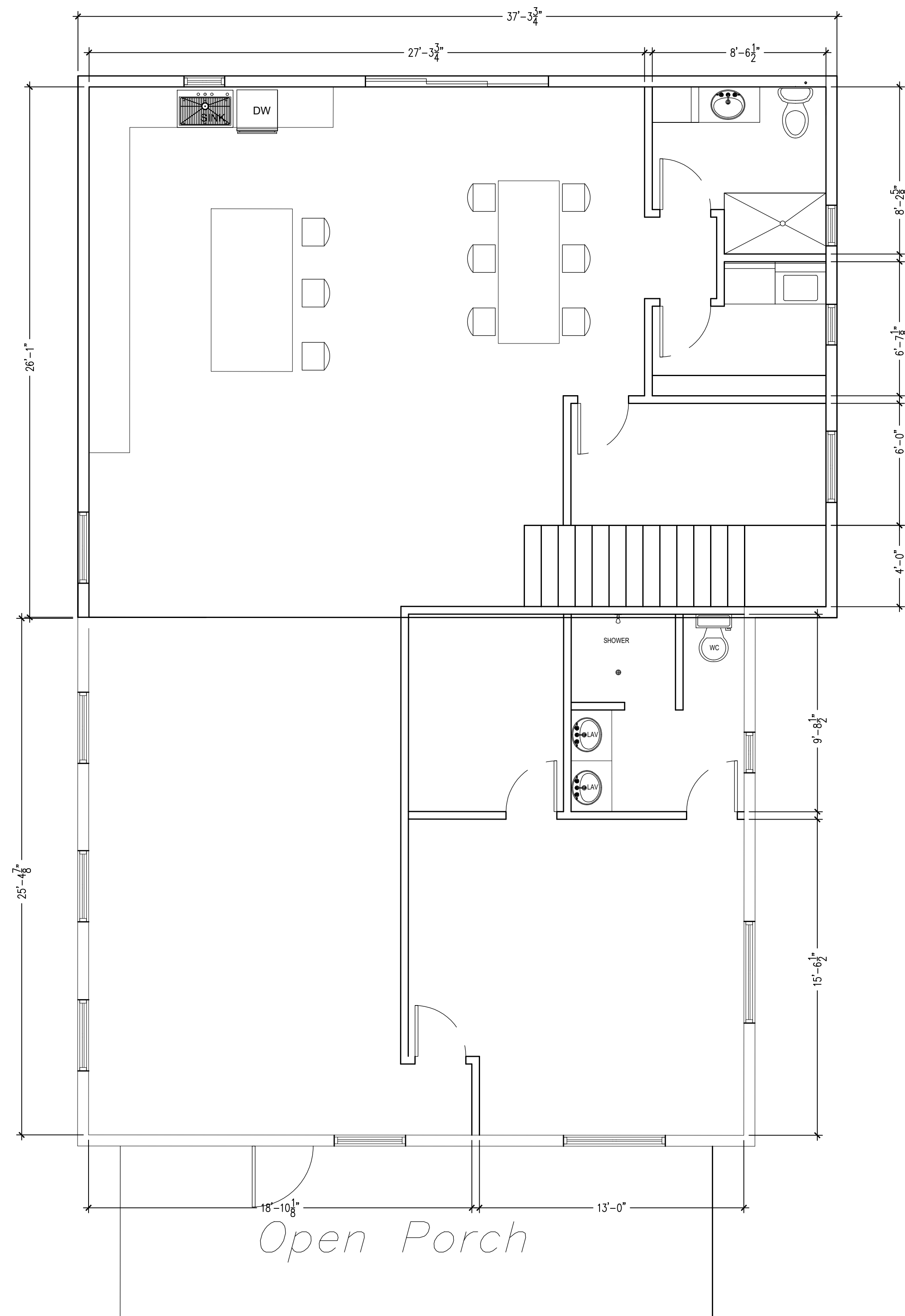
 NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK
 RICHARD J. MILELLI
 PE #58315

General Notes:
 THE SEAL HAS BEEN DETAILED, SIGNED AND SEALED BY RICHARD J. MILELLI, P.E. ON 12/27/2020 USING A DIGITAL SIGNATURE.
 I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL DRAWING AND THAT I AM THE AUTHOR OR HAVE REVIEWED AND APPROVED THE SAME. THIS SEAL MAY NOT BE REPRODUCED OR COPIED ON ANY ELECTRONIC DEVICE.

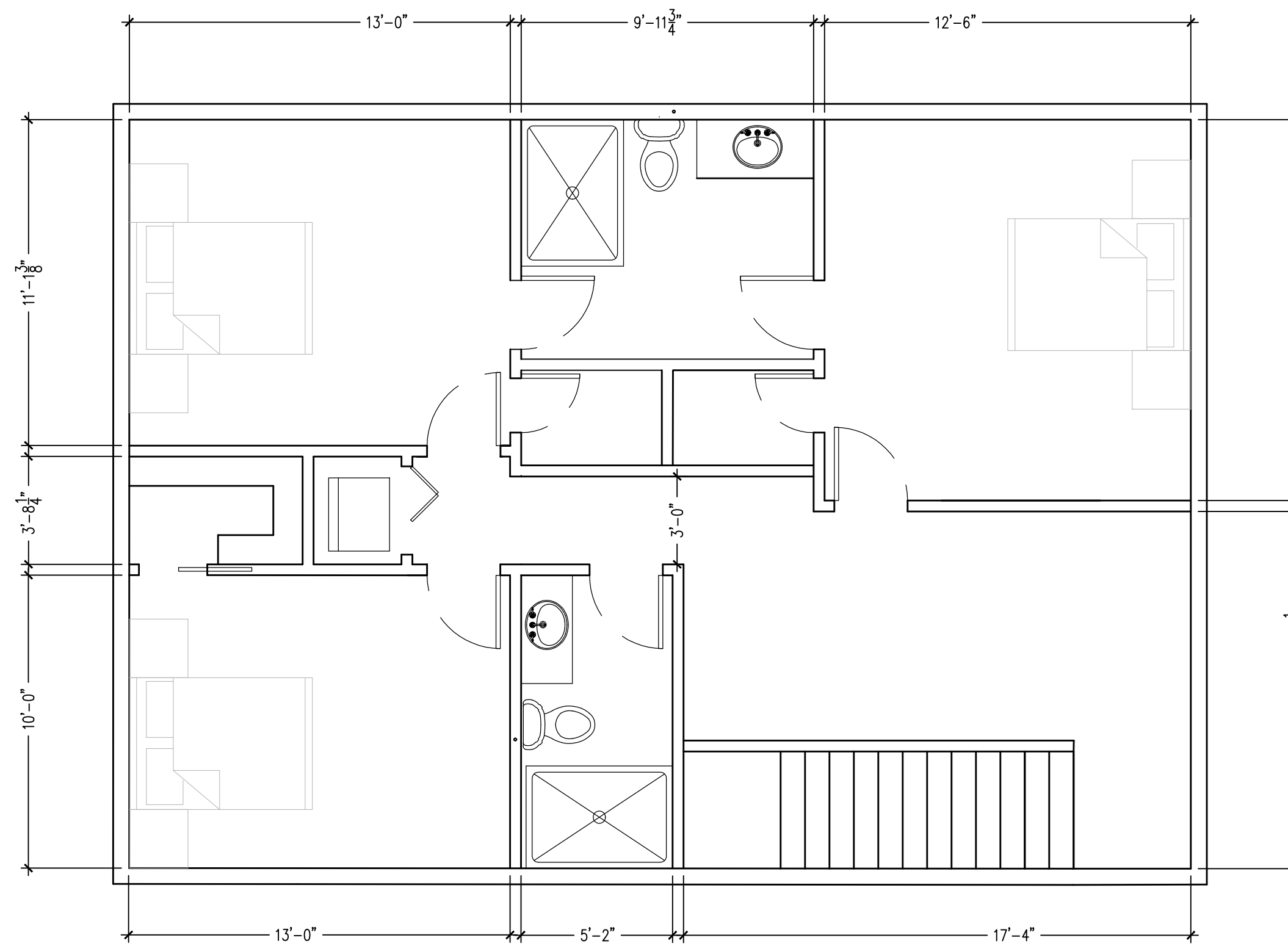
General Notes:
 NEW ADDITION
 2827 HARRIS AVENUE
 KEY WEST, FLORIDA

Drawn By:	Checked By:
KLC	RJM
Project No.	Scale:
AS NOTED	
AutoCad File No.	

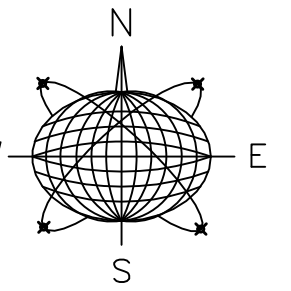
Revisions:
 Title:
 SITE DATA, DEMO PLAN, PROPOSED SITE PLAN
 Sheet Number:
CS-1
 Date: DECEMBER 27, 2020



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

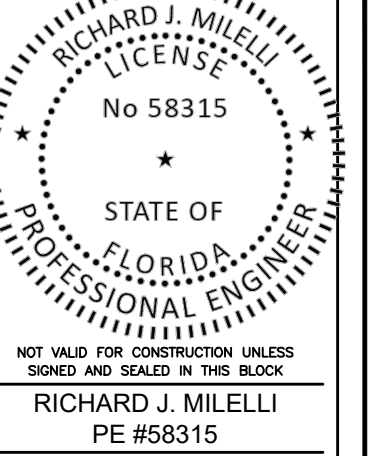


1
A-1 **SECOND FLOOR PLAN**
SCALE: 1/4"=1'-0"



Meridian Engineering LLC
201 Front Street, Suite 203
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-5283 fax:293-4899

Seal:



NOT VALID FOR CONSTRUCTION UNLESS
SIGNED AND SEALED IN THIS BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

THIS DRAWING AND ALL
CONTENTS ARE THE PROPERTY
OF MERIDIAN ENGINEERING LLC
AND ARE TO BE USED ONLY FOR THE
PROJECT SPECIFICALLY IDENTIFIED
HEREIN. UNAUTHORIZED REPRODUCTION
OR DISTRIBUTION OF THIS
DRAWING OR ANY PARTS THEREOF
WITHOUT THE WRITTEN PERMISSION
OF MERIDIAN ENGINEERING LLC
IS PROHIBITED. A SEPARATE
GENERAL NOTE SHEET MAY BE
ATTACHED TO THIS DRAWING.

NEW ADDITION

2827 HARRIS AVENUE
KEY WEST, FLORIDA

Drawn By: KLC	Checked By: RJM
Project No. AS NOTED	Scale:
AutoCad File No.	

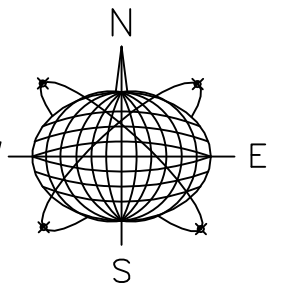
Revisions:

Title:
**PROPOSED
FLOOR PLANS**

Sheet Number:

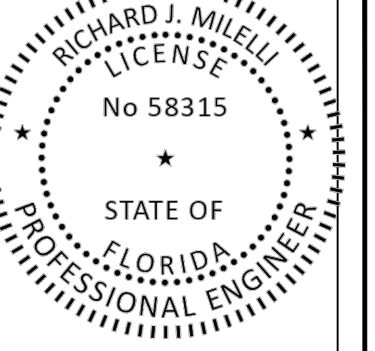
A-1

Date: DECEMBER 27, 2020



Meridian Engineering LLC
 201 Front Street, Suite 203
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph:305-293-3283 fax:293-4899

Seal:



NOT VALID FOR CONSTRUCTION UNLESS
 SIGNED AND SEALED IN THIS BLOCK
 RICHARD J. MILELLI
 PE #58315

THIS ITEM HAS BEEN DIGITALLY
 SIGNED AND SEALED BY
 RICHARD J. MILELLI, PE ON
 12/28/2020 10:58:11 AM (LOCAL
 SIGNATURE)
 THESE COPIES OF THIS
 DOCUMENT ARE NOT
 CONSIDERED SIGNED AND
 SEALED AND THE SIGN
 AUTHORITY OF THIS CODE MUST BE
 OBTAINED ON ANY ELECTRONIC
 COPIES.

General Notes:

NEW ADDITION

2827 HARRIS AVENUE
 KEY WEST, FLORIDA

Drawn By: KLC	Checked By: RJM
Project No. AS NOTED	Scale:
AutoCad File No.	

Revisions:

Title:

ELEVATIONS

Sheet Number:

A-2

Date: DECEMBER 27, 2020



1 EXISTING FRONT ELEVATION
 A-2 SCALE: 1/4"=1'-0"



2 PROPOSED FRONT ELEVATION
 A-2 SCALE: 1/4"=1'-0"

Site Visit















Additional Information

Disclaimer

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

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00067390-000000
 Account# 1071331
 Property ID 1071331
 Millage Group 10KW
 Location 2827 HARRIS Ave, KEY WEST
 Address
 Legal BLK 15 LOT 7 LESS W'LY 12 FT LIME GROVE SUB 2 PB2-26 OR302-135/136 OR591-470 OR1957-2226/27 OR1957-2228 OR2218-1281 OR2252-485/86 OR3004-2420 OR3064-722
 Description
 (Note: Not to be used on legal documents.)
 Neighborhood 6185
 Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)
 Subdivision Lime Grove Sub No 2
 Sec/Twp/Rng 33/67/25
 Affordable No
 Housing



Owner

RAMSINGH RAJINDHAR M
 2827 Harris Ave
 Key West FL 33040

RAMSINGH DEBORAH F
 2827 Harris Ave
 Key West FL 33040

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$162,499	\$164,961	\$167,423	\$167,423
+ Market Misc Value	\$4,543	\$4,543	\$4,515	\$4,515
+ Market Land Value	\$214,948	\$209,706	\$196,599	\$188,735
= Just Market Value	\$381,990	\$379,210	\$368,537	\$360,673
= Total Assessed Value	\$381,990	\$379,210	\$368,537	\$360,673
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$381,990	\$379,210	\$368,537	\$360,673

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	5,041.00	Square Foot	48	105

Buildings

Building ID	5509	Exterior Walls	VINYL SIDING
Style	GROUND LEVEL	Year Built	1953
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2004
Gross Sq Ft	1748	Foundation	CONC BLOCK
Finished Sq Ft	1628	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	METAL
Condition	GOOD	Flooring Type	CERM/CLAY TILE
Perimeter	244	Heating Type	FCD/AIR NON-DC with 0% NONE
Functional Obs	0	Bedrooms	3
Economic Obs	0	Full Bathrooms	2
Depreciation %	22	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	500
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,628	1,628	0
OPF	OP PRCH FIN LL	120	0	0
TOTAL		1,748	1,628	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1984	1985	1	1200 SF	1
FENCES	1987	1988	1	210 SF	2
LC UTIL BLDG	1987	1988	1	70 SF	1
WOOD DECK	1988	1989	1	412 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
11/5/2020	\$475,000	Warranty Deed	2295996	3064	722	12 - Unqualified	Improved
1/23/2020	\$100	Certificate of Title	2253026	3004	2420	12 - Unqualified	Improved
6/14/2006	\$180,000	Quit Claim Deed		2218	1281	H - Unqualified	Improved
12/1/2003	\$450,000	Warranty Deed		1957	2228	Q - Qualified	Improved
2/1/1974	\$12,500	Conversion Code		591	470	Q - Qualified	Improved

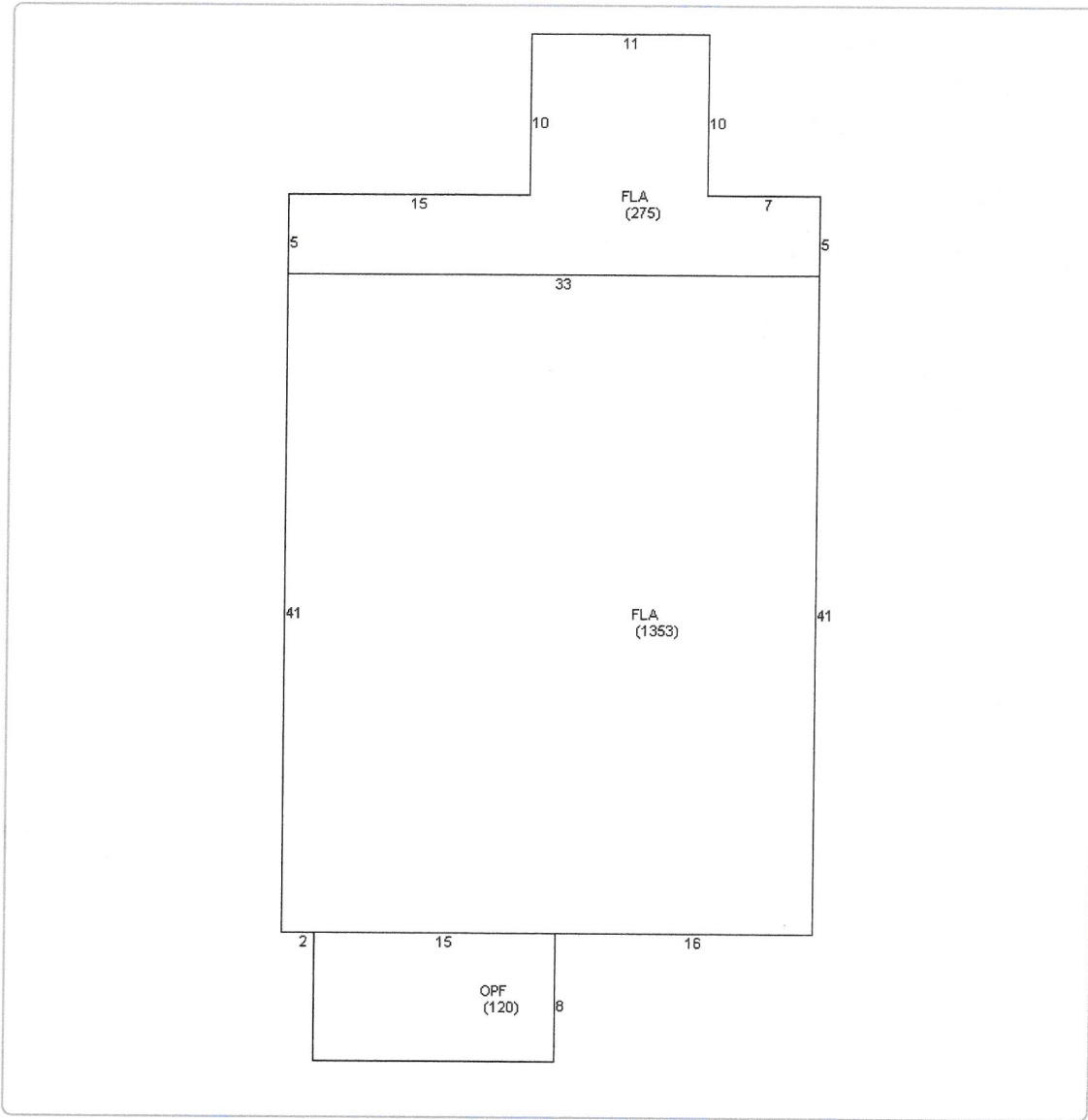
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
06-0110	1/10/2006	8/11/2006	\$17,000		
05-0109	1/13/2005	8/2/2005	\$1,200		REPAIR SEWER LEAK UNDER HOUSE.
0	8/6/1999	11/5/1999	\$500		ROOF

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2020 TRIM Notice (PDF)

2020 Notices Only

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

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