

# **Application**



# Application For Administrative Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

**Application Fee: \$900.00 / After-the-Fact: \$1,650.00**

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

**This application is only available for the following variances:**

- (1) Reduction in the front yard, rear yard and non-shoreline setback requirements in Code Chapter 122, Article IV by no more than 10 feet, and side yard setback by no more than 20%.
- (2) Reduction in all the street and landscape bufferyard width requirements in Code Chapter 108, Article VI by no more than 10%.
- (3) Reduction in the total area of the landscaping required for off-street parking and loading in Code Chapter 108, Article VII, Subdivision II by no more than 10%.
- (4) Reduction of any yard setback requirement may be granted for an elevator or wheelchair lift or ramp to allow access to the elevated dwelling unit of a disabled applicant or household member.

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 to schedule an appointment with a planner.

**PROPERTY DESCRIPTION:**

Site Address: 1221 LAIRD ST  
 Zoning District: SF Real Estate (RE) #: 2005-9310-00000  
 Property located within the Historic District?  Yes  No

**APPLICANT:**  Owner  Authorized Representative

Name: DOUG HELLISEN  
 Mailing Address: 1221 LAIRD ST  
 City: KEY WEST State: FL Zip: 33040  
 Home/Mobile Phone: 305 294 8329 Office: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

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

Name: \_\_\_\_\_  
 Mailing Address: SAME AS ABOVE  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Home/Mobile Phone: \_\_\_\_\_ Office: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

Description of Proposed Construction, Development, and Use: INSTALL RAILING AROUND 2<sup>ND</sup> STORY DECK WHICH WAS INSTALLED & PERMITTED IN 2001

**List and describe the specific administrative variance(s) being requested pursuant to Code Section 90-398:**

Front Setback [Complete Parts A & B]  Other Setbacks and/or Landscaping [Complete Part A]

Special Accessibility Setback [Complete Part A, Standards 2 & 3 only]

NEED FRONT SET BACK FOR PRE EXISTING ELEVATED DECK 12' OFF GROUND AND FURBA INSTALLING RAILINGS

City of Key West • Application for Administrative Variance

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

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

*PARTIALLY UNDER Gumbo Limbo Tree - FRONT DECK RAILING UNDER ROOF OVERHANG WHICH IS UNDER MAHOGANY TREE*

Please fill out the relevant Site Data in the table below. Italicized items are not eligible for administrative variances, but are requested as relevant background information.

	Code Requirement	Existing	Proposed	Variance Request
Zoning district				
Flood zone				
Land area				
Front setback	<i>Im Fold 20'</i>	<i>Buildy 18'</i>	<i>existing Deck 4'</i>	<i>14'</i>
Side setback				
Side setback				
Street side setback				
Rear setback				
Open space/landscaping				
Height	<i>APPROX 12' ABOVE GROUND</i>			Not eligible for administrative variance
Floor area ratio (FAR)				
Building coverage				
Impervious surface				
Parking spaces				
Handicap parking				
Bicycle parking				
Number and type of units				
Consumption area or number of seats				

This application is reviewed pursuant to Section 90-398 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://library.municode.com/index.aspx?clientId=10053> under Subpart B.

**The review process for administrative variances is as follows:**

1. Complete application submitted to Planning Department.
2. Review by the Development Review Committee (DRC).
3. Within 3 weeks of the DRC meeting, the city planner completes review and renders a proposed decision to approve, approve with conditions or deny in writing, after obtaining the concurrence of the city manager.
4. Planning Department provides written notice of the proposed decision and gives 30 working days to request a public hearing. If a public hearing is not requested, the city planner will issue the written decision to approve or deny. If a public hearing is requested, the Planning Board will review the application according to the procedures for regular variances.
5. If the city planner issues a denial, the applicant may file a written objection, and the Planning Board will review the request according to the procedures for regular variances.

**B. FRONT SETBACK CRITERIA:** The Planning Director may recommend approval or approve an administrative variance that modifies the minimum front setback requirements provided the applicant demonstrates the following. Please describe how the proposed variance meets each standard. Attach separately, if necessary.

- (1) The existing setback average, as measured pursuant to the definition of "setbacks" in Code Section 86-9, on the block of the street within the zoning district in which the subject property is located is less than the zoning district standard, as established in Code Chapter 122, Article IV: ONLY 4 PROPERTIES ON MY SIDE OF STREET, ADJACENT PROPERTY VACANT LOT SINCE '07, NEXT PROPERTY HOUSE DEMOLISHED AND NEW HOME UNDER CONSTRUCTION, CORNER HOUSE FACES WHITE ST. CITY CORNER IN REAR. HOME PARK IS MAJOR 5' AT FRONT. NEXT BLOCK HAS CLOSED IN CARPETS EXCEEDED SETBACKS
- (2) The waiver will not result in a setback that is less than the existing front yard setback to the furthestmost projection of the main building that is closest to the front lot line on a contiguous lot on either side of the subject property: THIS IS A CORNER LOT WITH A STREET ON 1 SIDE AND A LOT THAT HAS BEEN VACANT SINCE 2007
- (3) The waiver is for an amount not greater than 20% of the zoning district standard as established in Code Chapter 122, Article IV: I'm sorry I don't understand
- (4) In the event that a contiguous lot on either side of the subject property is vacant, the zoning district standard shall apply: I'm sorry I don't understand.

**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. Checks 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 already submitted to Mr. John Castro during previous mtg.
- Site plan (plans MUST be signed and sealed by an Engineer or Architect) "
- Floor plans already submitted "
- Stormwater management plan

# **Warranty Deed**

THIS WARRANTY DEED

Made this 1st day of May, 2002 A.D., by FRANCYS HELLIESEN, AN UNREARRIED WIDOW AND DOUGLAS A. HELLIESEN JOINTED BY HIS WIFE CAROLYN HELLIESEN hereinafter called the grantor, to CAROLYN HELLIESEN and DOUGLAS A. HELLIESEN, WIFE AND HUSBAND whose post office address is 1221 LAIRD STREET, KEY WEST, FL 33040 hereinafter called the grantee:

MONROE COUNTY OFFICIAL RECORDS

FILE # 1306891 BK# 1792 PG# 2408 RCD Jun 17 2002 10:25AM DANNY L KOLHAGE, CLERK DEED DOC STAMPS 0.70 06/17/2002 DEP CLR

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

Witnesseth, that the grantor, for and in consideration of the sum of ZERO AND 00/100 DOLLARS, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms, unto the grantee, all that certain land situate in the County of MONROE, and State of Florida, viz:

SEE ATTACHED LEGAL DESCRIPTION

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2002

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness: Janie Dennis

Francys Helliesen (LS) FRANCYS HELLIESEN

Witness: Janie Dennis

Douglas A Helliesen (LS) DOUGLAS A. HELLIESEN

Witness: Janie Dennis

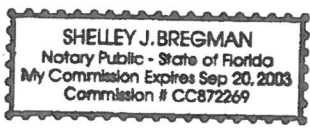
Carolyn Helliesen (LS) CAROLYN HELLIESEN

Witness: Angela M. Miller

(LS)

State of FLORIDA, County of MONROE

The foregoing instrument was acknowledged before me this 14th day of May, 2002, by Francys Helliesen, Douglas A. Helliesen, Carolyn Helliesen, who is personally known to me or who has produced Fla. Drivers Licence as identification.



Shelley J. Bregman Notary Public Print Name: Shelley J. Bregman My Commission Expires: Sept 2003

PLEASE RECORD & RETURN TO: TITLESOUTHEAST, INC. 4025 TAMPA ROAD, SUITE 1205 OLDSMAR, FL 34677 FILE NO: 1357-02

FILE #1306891  
BK#1792 PG#2409

3. The Land is described as follows:

On the Island of Key West and Known on William A. Whitehead's Map of said Island delineated in February, Ad 1829 as port of Tract 28, and more particularly described as follows:  
Lots 11 & 12 Block 1, Tract 28, according to the plat thereof recorded in Plat Book 1, page 5, Monroe County, Florida Public Records.

Address: 1221 Laird Street, Key West, Florida 33040.

F. 1895

Note: This Commitment consists of insert pages labeled in Schedule A, Schedule B - Section 1, and Schedule B - Section 2. This Commitment is of no force and effect unless all schedules are included, along with any Rider pages incorporated by reference in the insert pages.

(1047 Display 25-WIN-1-11-CMTA)

MONROE COUNTY  
OFFICIAL RECORDS

# **Verification Form**



**City of Key West  
Planning Department**



**Verification Form**  
*(Where Owner is the applicant)*

I, Douglas & Carolyn Helliesen, 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:

1221 Laird Street, Key West

*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.

Douglas & Carolyn Helliesen

*Signature of Owner*

Subscribed and sworn to (or affirmed) before me on this July 11 2018 by \_\_\_\_\_ date

Douglas & Carolyn Helliesen

*Name of Owner*

He/She is personally known to me or has presented DL-H#25-103-53-730-0 as identification.

Natalie L. Hill

*Notary's Signature and Seal*

Natalie L. Hill

*Name of Acknowledger typed, printed or stamped*

GG051262

*Commission Number, if any*

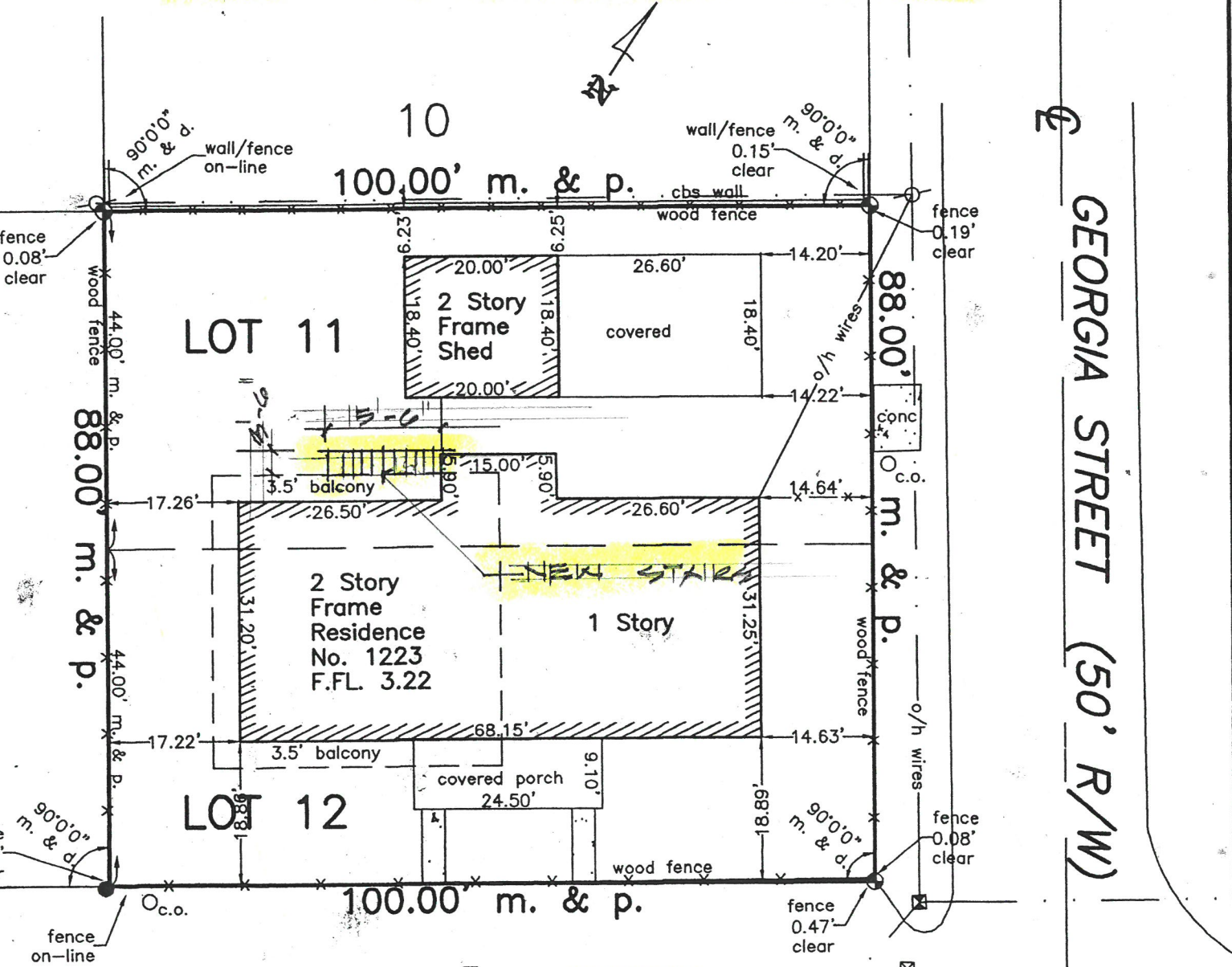


# Site Plans

7-12-18

MS.

ADD 54 SQ. FT. TO IMP. SURFACE & LOT. COV.  
SUBTRACT 54 SQ. FT. FROM OPEN SPACE



GEORGIA STREET (50' R/W)

~~221 223 LAIRD ST~~

LAIRD STREET

SIRUC (50)



12/19 - 6:00 - 7:00  
2/16 - 9:00 - 11:30

REVISIONS	BY

ELWOOD CONSULTANTS & BUILDING SERVICES, INC. 305-294-7793



PAUL R. SEMMES P.E.  
3303 DONALD AVENUE  
KEY WEST, FLORIDA 33040  
(305) 294-9993



SECOND STORY ADDITION  
FOR MR. & MRS. D. HELLIEN  
1221 LAIRD ST. KEY WEST

Date 12/28/00

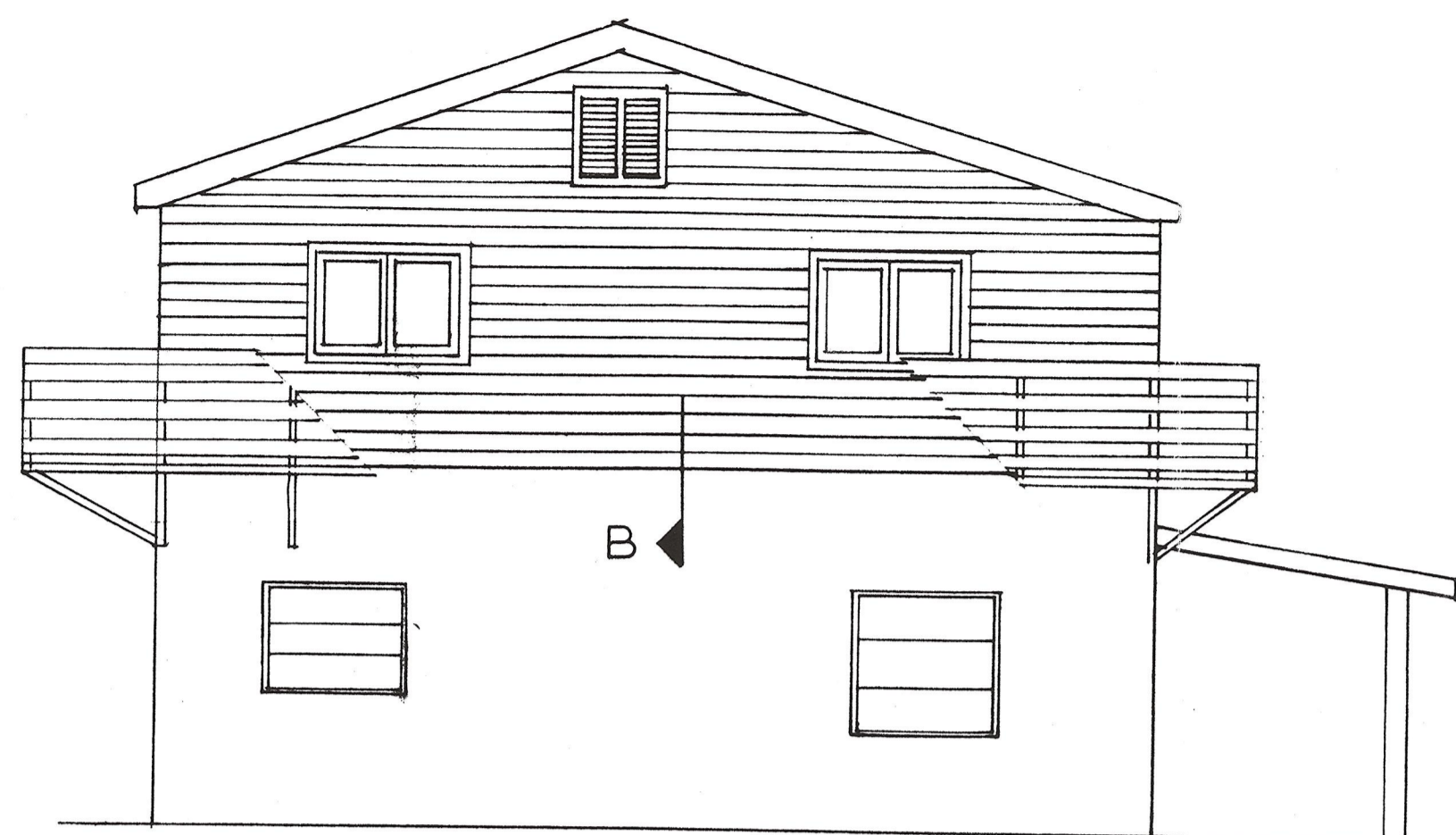
Scale AS SHOWN

Drawn JE

Job

Sheet 2

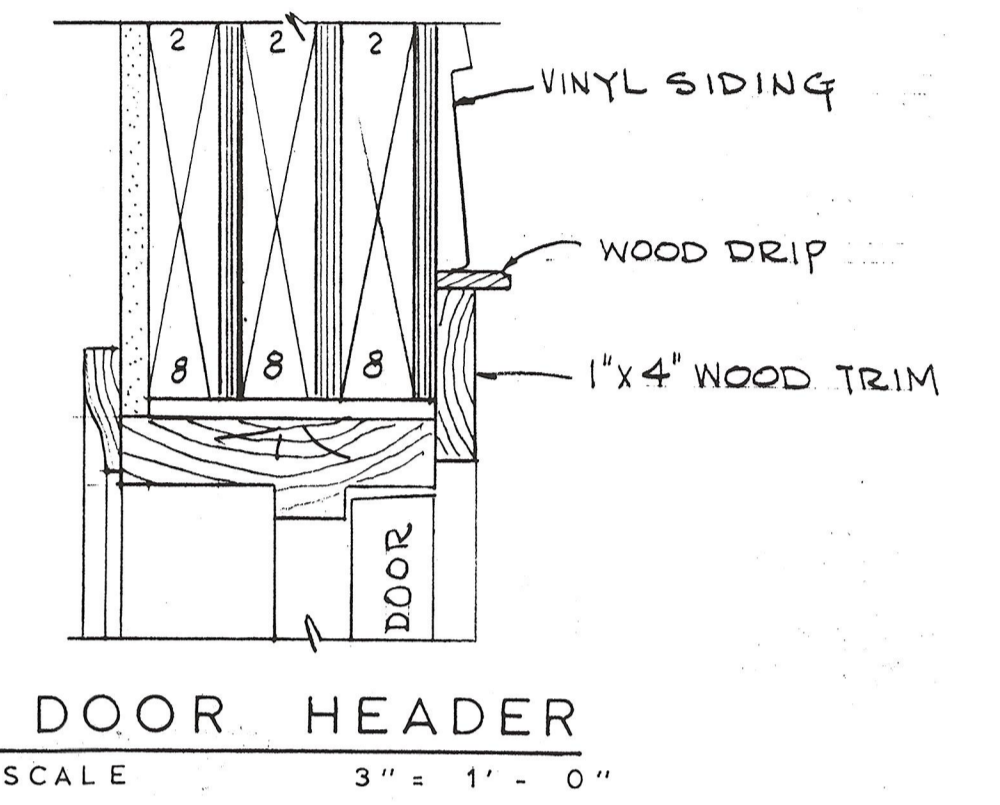
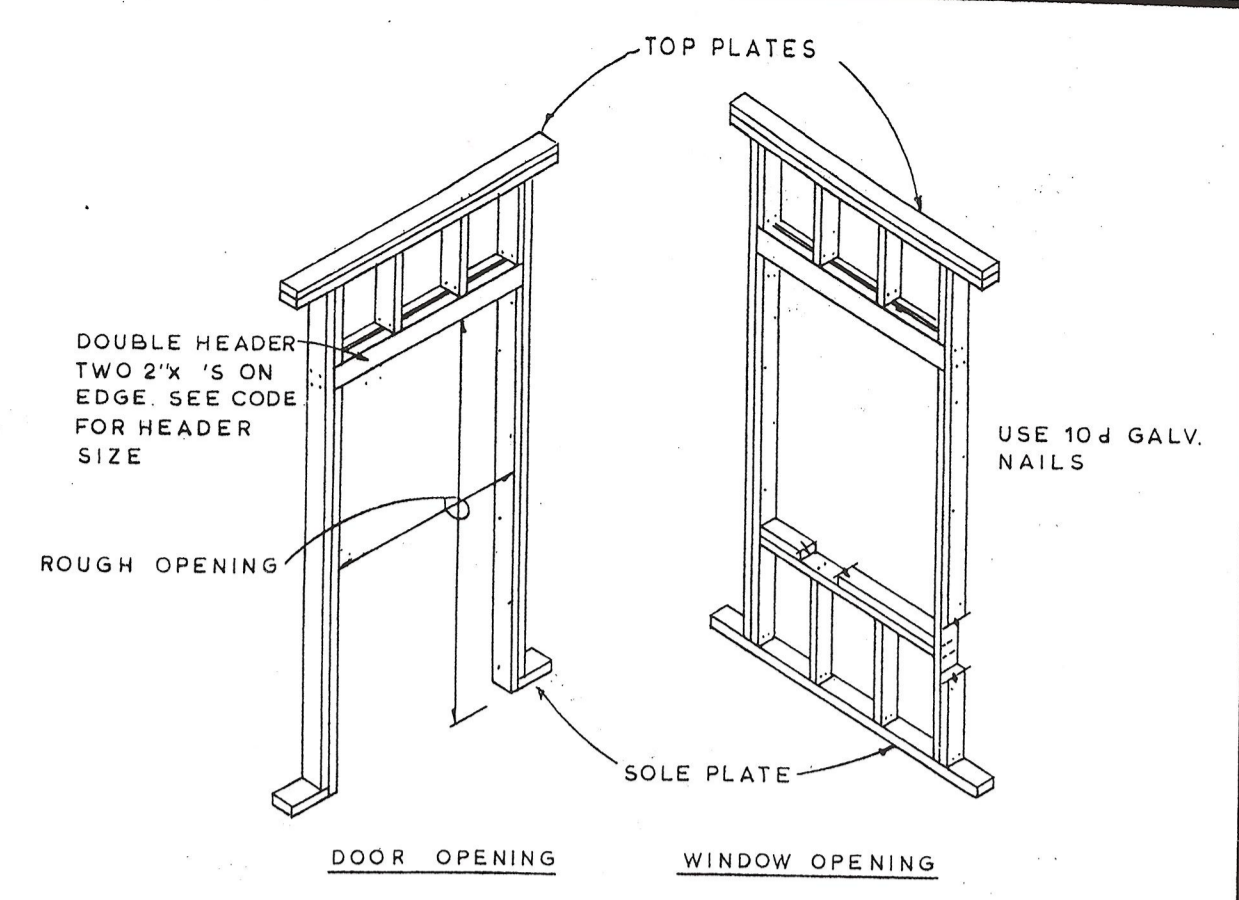
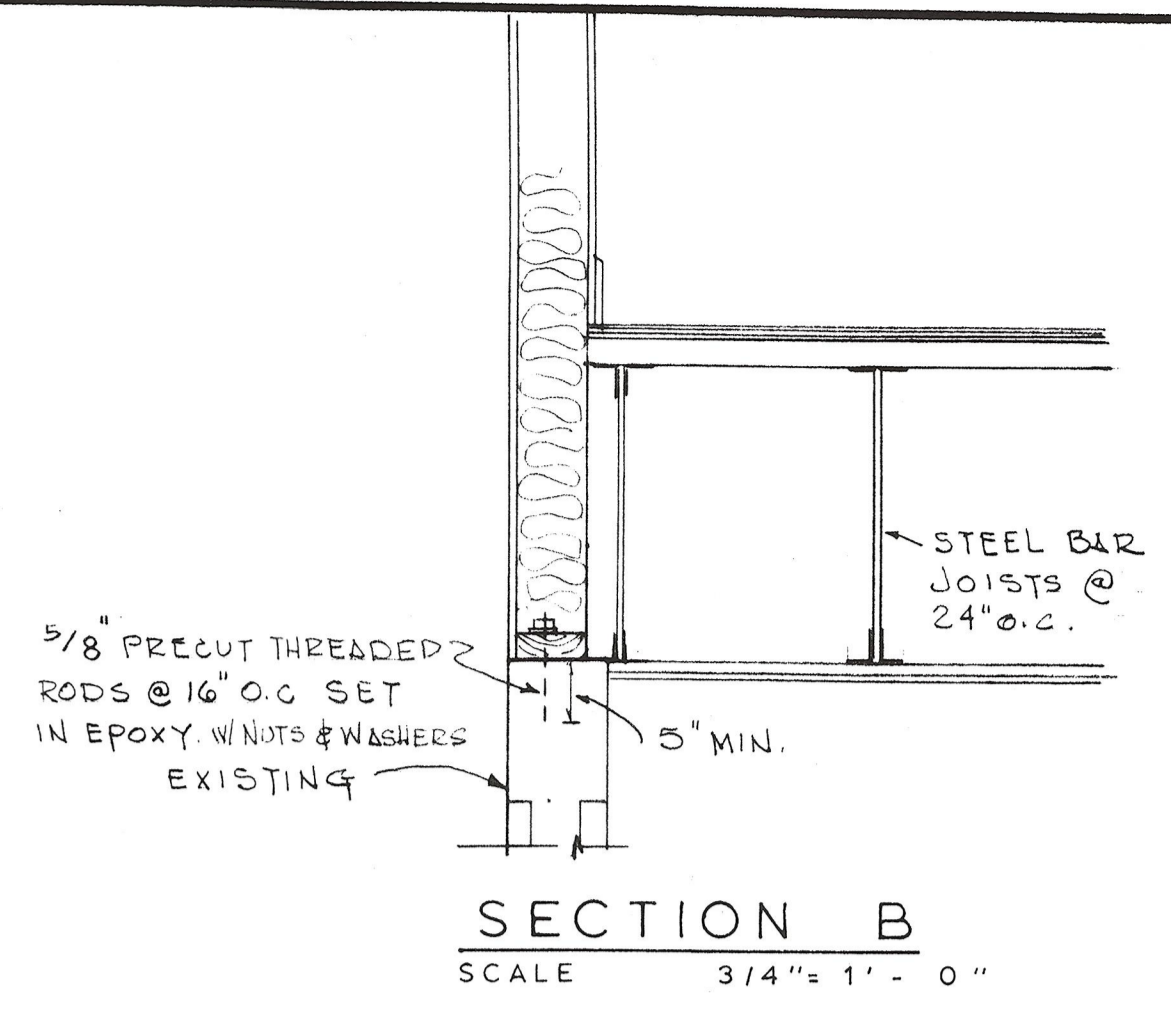
Of 2 Sheets



LEFT ELEVATION  
SCALE 3/16" = 1' - 0"

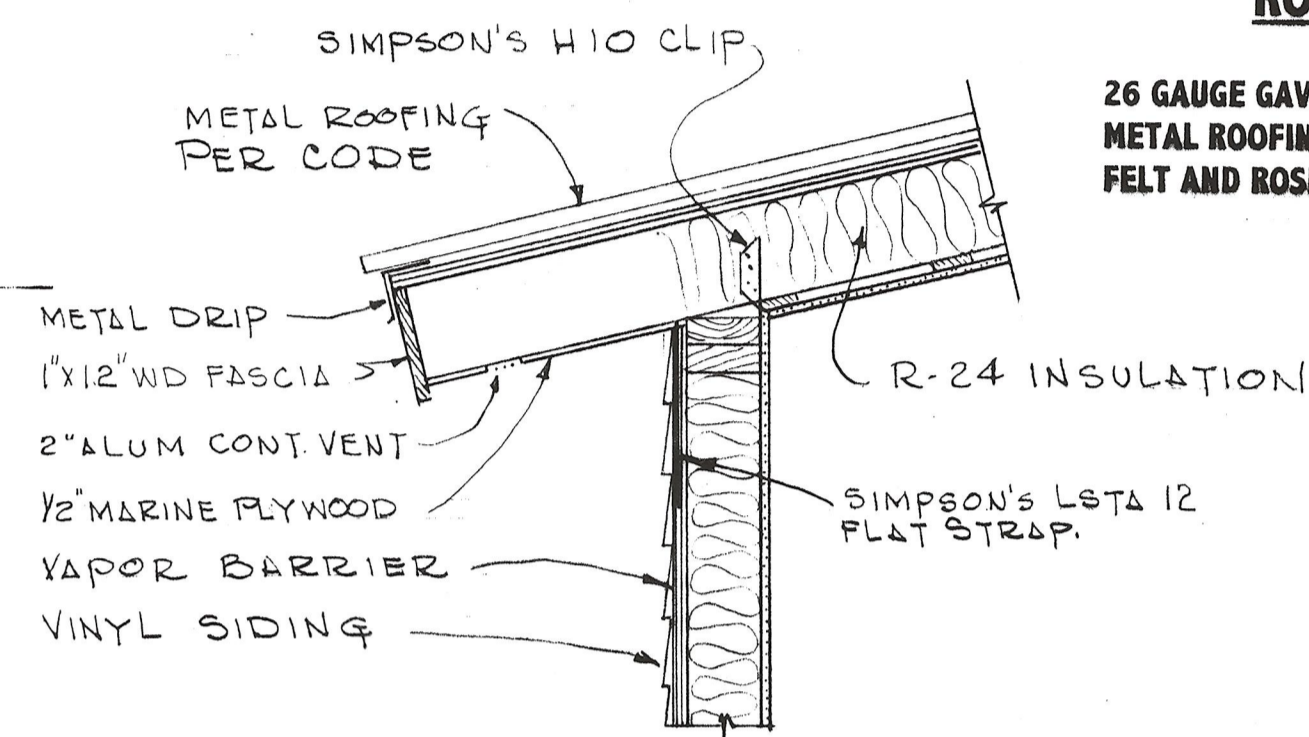


RIGHT ELEVATION  
SCALE 3/16" = 1' - 0"



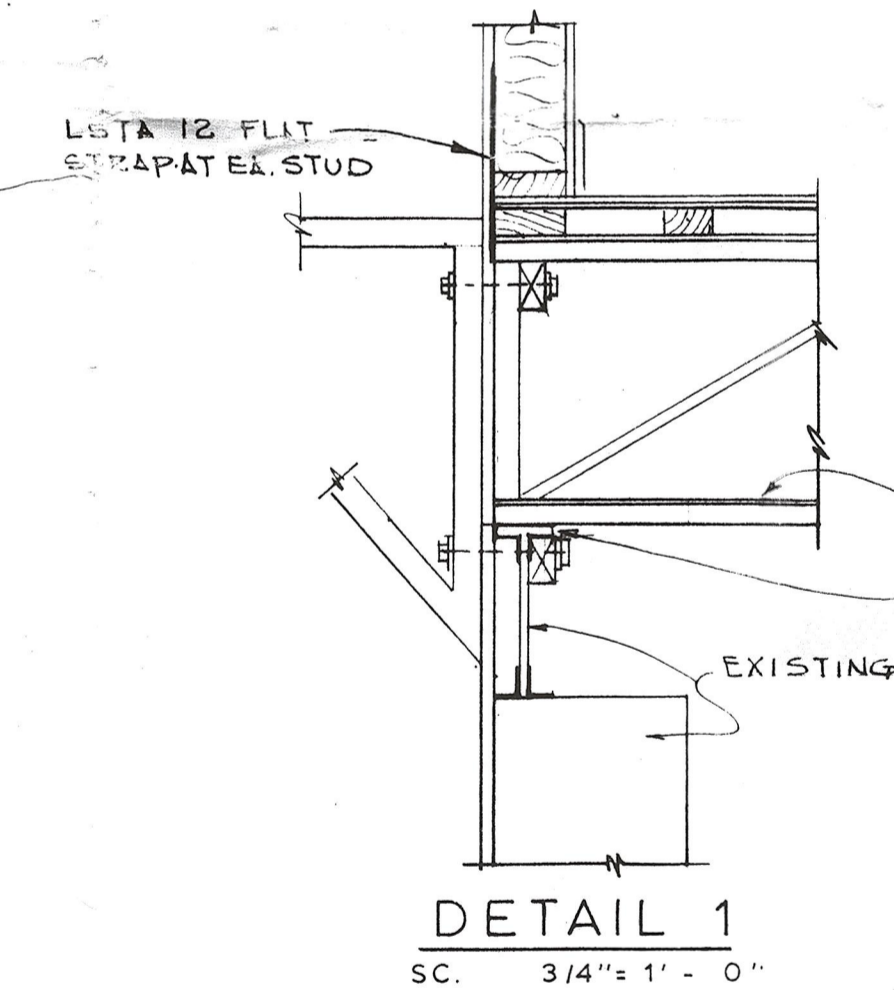
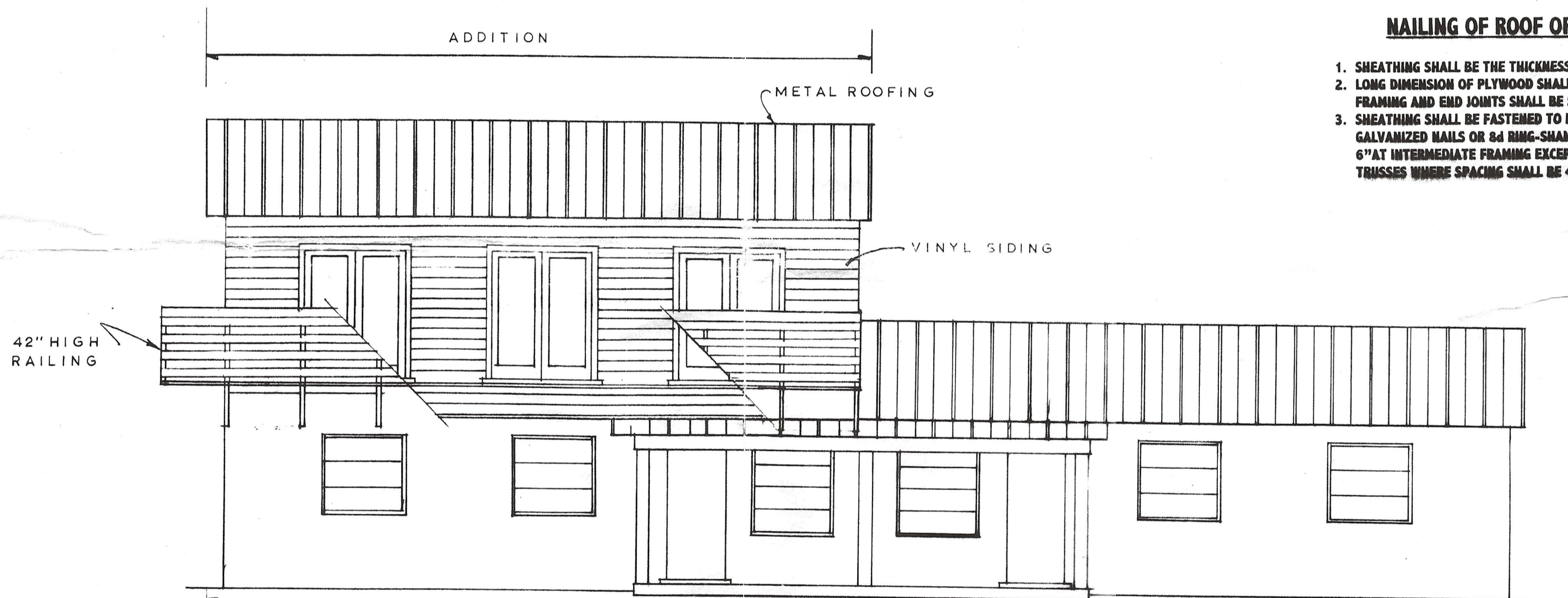
**ROOFING**

26 GAUGE GALVALUME V-CRIMP METAL ROOFING OVER 30 LB. FELT AND ROSIN PAPERS.

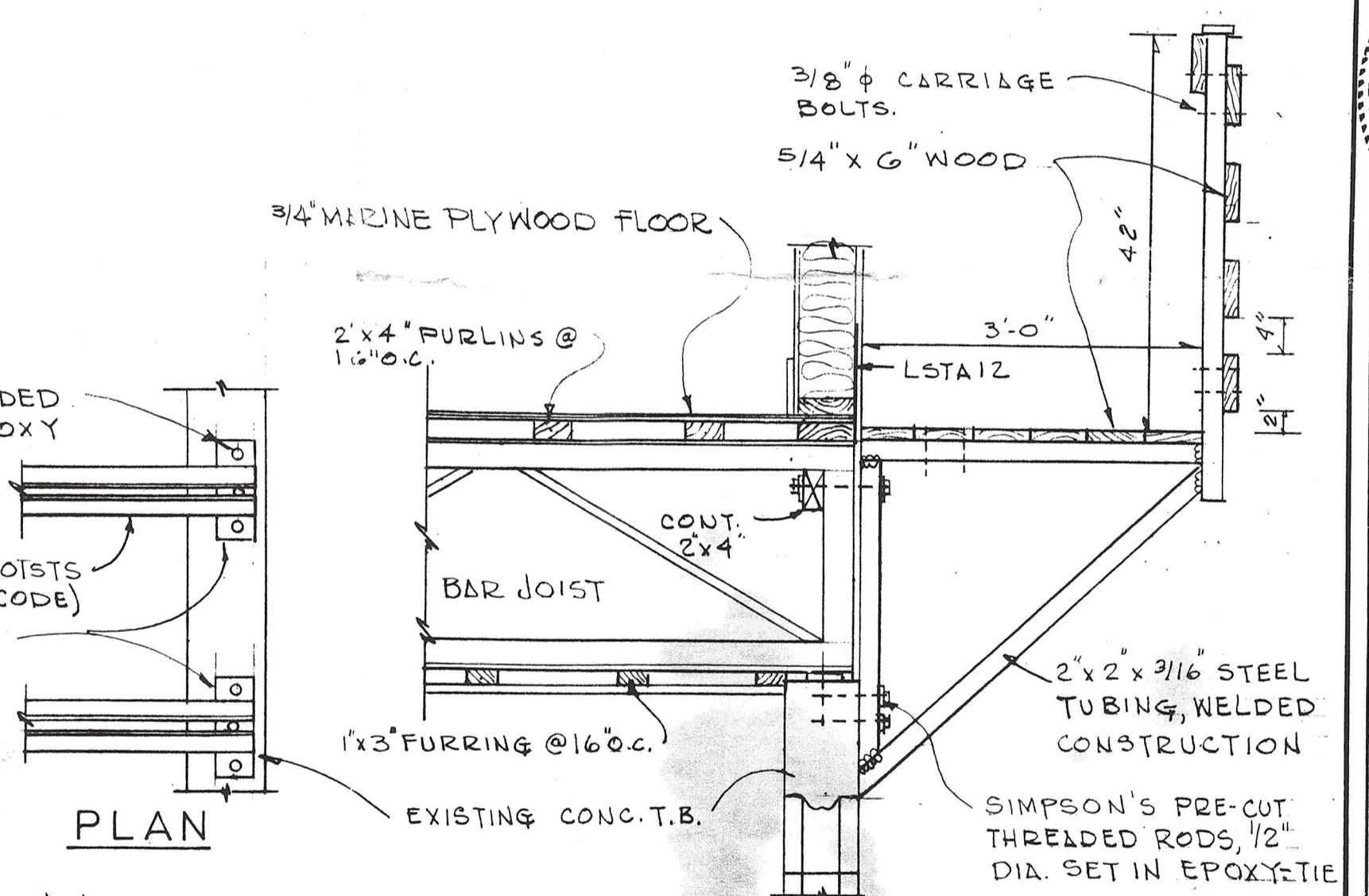


**NAILING OF ROOF OR SIDING SHEATHING**

1. SHEATHING SHALL BE THE THICKNESS AS INDICATED IN THE DRAWINGS.
2. LONG DIMENSION OF PLYWOOD SHALL BE INSTALLED PERPENDICULAR TO FRAMING AND END JOINTS SHALL BE STAGGERED.
3. SHEATHING SHALL BE FASTENED TO ROOF FRAMING WITH HOT DIPPED GALVANIZED NAILS OR 8d RING-SHANK NAILS AT 6" O.C. AT EDGES AND 6" AT INTERMEDIATE FRAMING EXCEPT AT GABLE END WALLS OR GABLE TRUSSES WHERE SPACING SHALL BE 4" O.C.

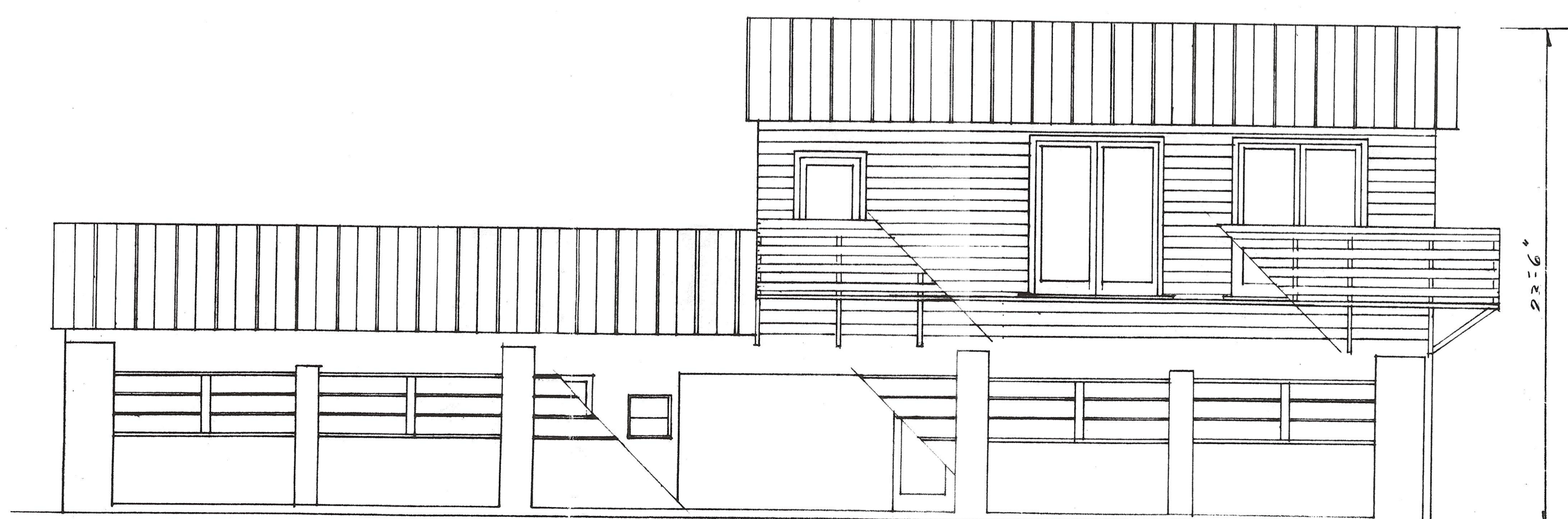
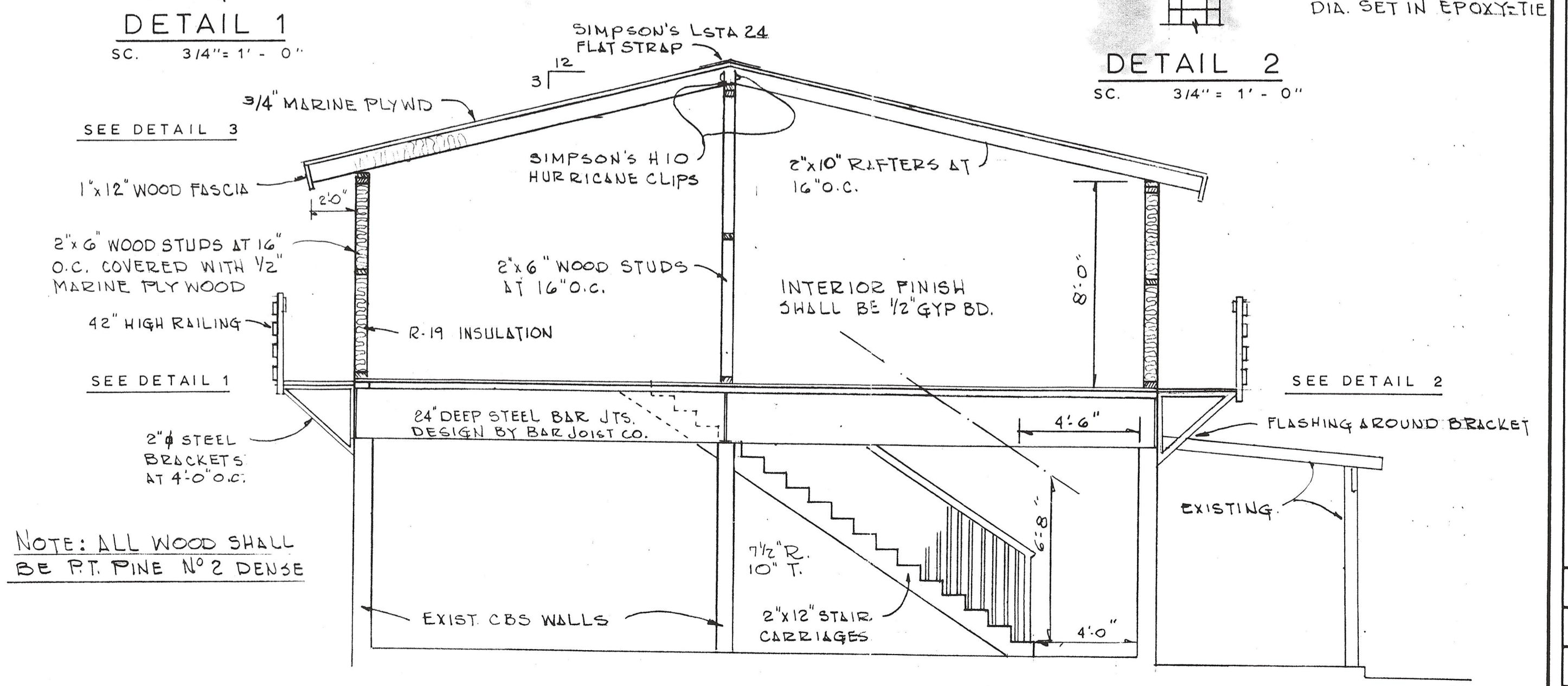


DETAIL 3  
SCALE 3/4" = 1' - 0"



DETAIL 2  
SC. 3/4" = 1' - 0"

DETAIL 1  
SC. 3/4" = 1' - 0"



REAR ELEVATION  
SCALE 3/16" = 1' - 0"

# Site Visit

1221 Laird Street, Key West, Florida 33040  
SITE VISIT



1221 Laird Street, Key West, Florida 33040  
SITE VISIT





1221 Laird Street, Key West, Florida 33040  
SITE VISIT



1221 Laird Street, Key West, Florida 33040  
SITE VISIT



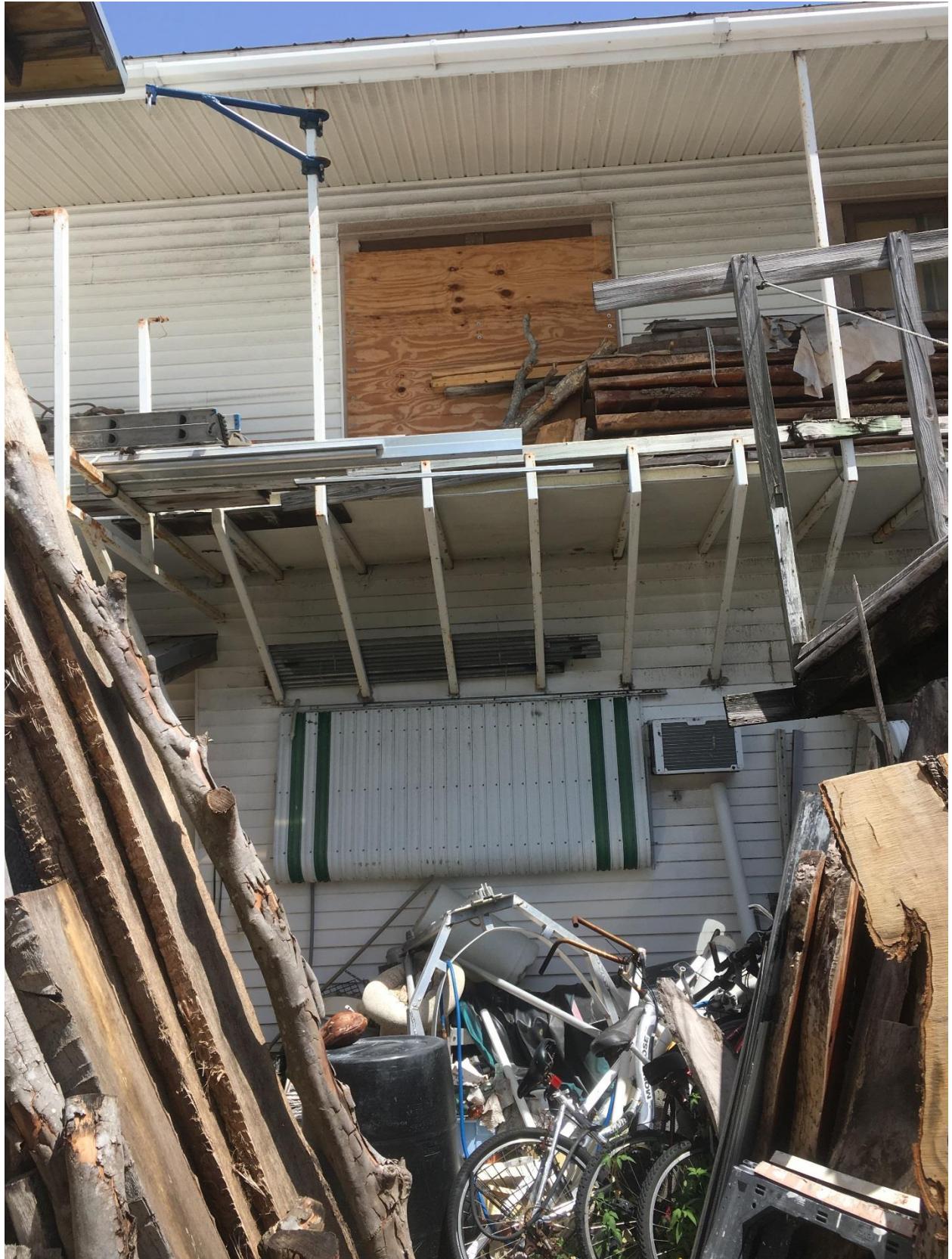
1221 Laird Street, Key West, Florida 33040  
SITE VISIT



1221 Laird Street, Key West, Florida 33040  
SITE VISIT



1221 Laird Street, Key West, Florida 33040  
SITE VISIT



1221 Laird Street, Key West, Florida 33040  
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 00059310-000000  
 Account # 1059773  
 Property ID 1059773  
 Millage Group 10KW  
 Location 1221 LAIRD St , KEY WEST  
 Address  
 Legal KW PROG LAND IMP CO DIAG PB 1-1 LOT 11 & 12 SQR 1 TR 28 OR180-559/560  
 Description OR191-473/475 OR445-920-921 OR1167-998D/C OR1458-2196R/S OR1792-2408/09  
 (Note: Not to be used on legal documents)  
 Neighborhood 6157  
 Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)  
 Subdivision Progressive Land Improvement Co  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



**Owner**

HELLIESEN CAROLYN C  
 1221 LAIRD ST  
 KEY WEST FL 33040

HELLIESEN DOUGLAS A  
 1221 LAIRD ST  
 KEY WEST FL 33040

**Valuation**

	2017	2016	2015	2014	2013	2012
+ Market Improvement Value	\$256,800	\$216,023	\$213,142	\$218,360	\$221,171	\$224,425
+ Market Misc Value	\$945	\$944	\$822	\$746	\$746	\$746
+ Market Land Value	\$442,816	\$495,380	\$309,320	\$136,752	\$136,752	\$136,752
= Just Market Value	\$700,561	\$712,347	\$523,284	\$355,858	\$358,669	\$361,923
= Total Assessed Value	\$404,447	\$384,801	\$369,835	\$355,857	\$358,669	\$356,591
- School Exempt Value	(\$30,000)	(\$30,000)	(\$30,000)	(\$30,000)	(\$30,000)	(\$30,000)
= School Taxable Value	\$451,599	\$450,600	\$384,662	\$325,858	\$328,669	\$326,592

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	8,800.00	Square Foot	88	100

**Buildings**

Building ID	4912	Exterior Walls	VINYL SIDING
Style		Year Built	1953
Building Type	M.F. - R2 / R2	EffectiveYearBuilt	1992
Gross Sq Ft	4364	Foundation	CONCR FTR
Finished Sq Ft	3252	Roof Type	MANSARD
Stories	2 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	CONC ABOVE GRD
Perimeter	340	Heating Type	NONE with 0% NONE
Functional Obs	20	Bedrooms	4
Economic Obs	0	Full Bathrooms	2
Depreciation %	32	Half Bathrooms	0



Interior Walls DRYWALL					Grade	500
Code	Description	Sketch Area	Finished Area	Number of Fire PI	Perimeter	0
FLA	FLOOR LIV AREA	3,252	3,252	0		
OPF	OP PRCH FIN LL	192	0	0		
DCU	U DET CARPORT	520	0	0		
DUU	UF UTILITY DET	400	0	0		
<b>TOTAL</b>		<b>4,364</b>	<b>3,252</b>	<b>0</b>		

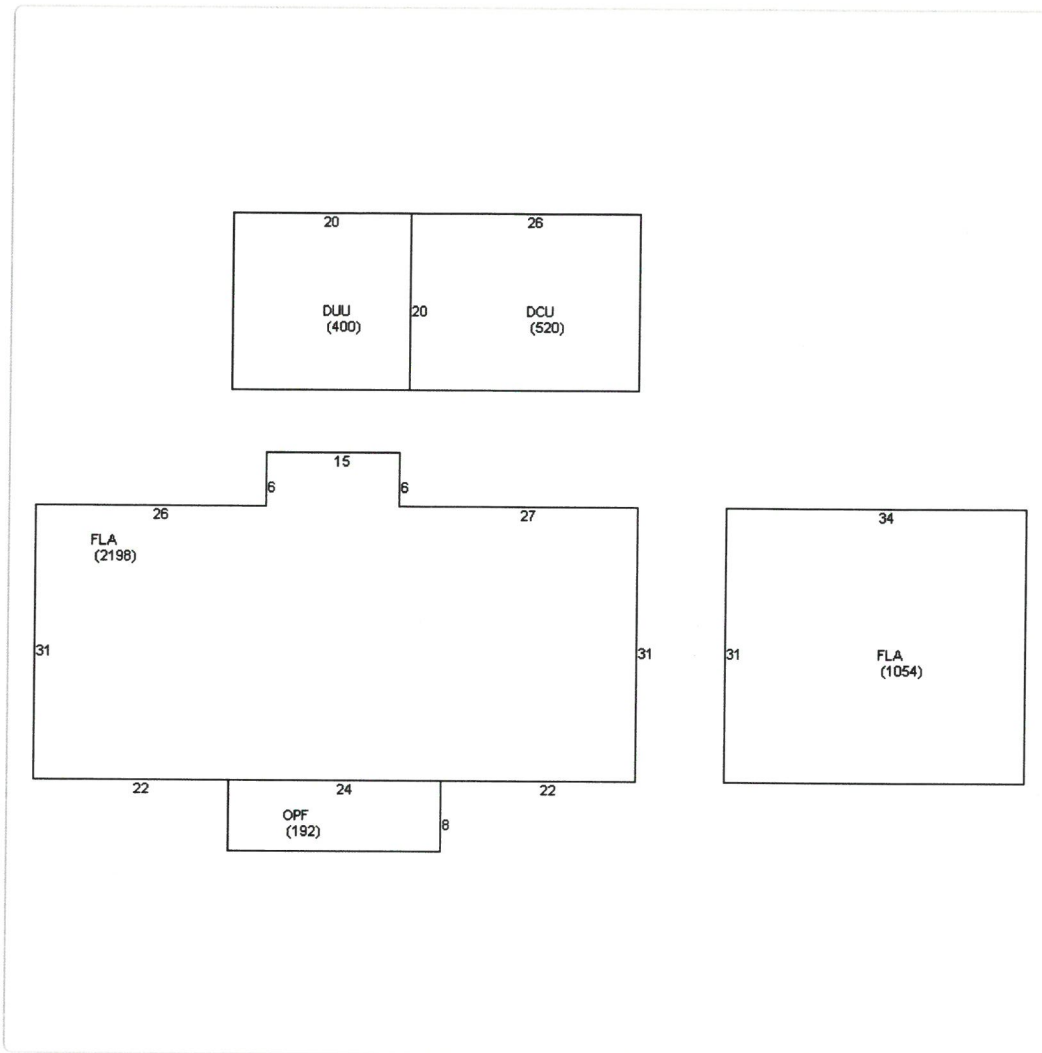
**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	576 SF	1
FENCES	1984	1985	1	245 SF	2

**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
08-4205	11/10/2008	12/31/2008	\$0	Residential	RENEWAL OF 06-6239 FOR FINAL INSPECTION. RENEW PERMIT 05-2783 WIRE THE SECOND FLOOR BEDROOM.
08-4206	11/10/2008	12/31/2008	\$0	Residential	RENEWAL OF 06-6237 FOR FINAL INSPECTION RENEW PERMIT 05-2782 FINISH SIDING, OUTSIDE DECKING, AND DRYWALL.
08-4207	11/10/2008	12/31/2008	\$0	Residential	RENEW PERMIT 05-3298. INSTALL 1.5 TON SPLIT A/C UNIT AND INSTALL 2 TON SPLIT A/C UNIT.
06-6237	11/20/2006		\$5,000	Residential	RE-NEW PERMIT #05-2782
06-6239	11/20/2006		\$1,000	Residential	RENEW PERMIT #05-2783
06-6241	11/20/2006		\$2,000	Residential	RENEW PERMIT #05-3298
05-2783	8/3/2005		\$1,000	Residential	UP-GRADE ELECTRIC PERMIT TO WIRE 2ND FLOOR BEDROOM
05-3298	8/3/2005		\$2,000	Residential	INSTALL 1.5 TON A/C
05-1756	7/11/2005		\$5,000	Residential	REPAIR/REPLACE UPSTAIRS SIDING
05-2782	7/11/2005		\$5,000	Residential	UPGRADE EXISTING PERMIT SIDING,DECK,DRYWALL
01-0184	1/18/2001	10/13/2004	\$30,000	Residential	2ND FLR ADD
00-2341	8/18/2000	10/13/2004	\$5,000	Residential	BLD SLOPE ROOF OVER FLAT ROOF
00-2400	8/17/2000	10/13/2004	\$500	Residential	MOVE SVC RISER

Sketches (click to enlarge)



Photos



Map



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

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

Last Data Upload: 7/11/2018 1:52:31 AM

