

# Application

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



**Variance Application**

Please completely fill out this application and attach all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3720 to schedule an appointment with a Planner.

Please print or type a response to the following:

1. Site Address 732 Poorhouse Lane, Key West, Florida 33040
2. Name of Applicant Anthony D. Sarno - k2m Design, Inc.
3. Applicant is: Owner \_\_\_\_\_ Authorized Representative X
4. Address of Applicant 1001 Whitehead Street, Suite 101  
Key West, Florida 33040
5. Phone # of Applicant 305.292.7722 Mobile# 305.395.2846
6. E-Mail Address asarno@k2mdesign.com
7. Name of Owner, if different than above Stephen Bayne
8. Address of Owner 732 Poorhouse Lane, Key West, FL 33040  
\_\_\_\_\_
9. Phone # of Owner 734.647.9396
10. Email Address sbayne@umich.edu
11. Zoning District of Parcel HHDR RE# 00019490-000000
12. Description of Proposed Construction, Development, and Use  
This variance submission includes a side yard setback variance to construct an in ground pool with water feature wall and to re-up the existing site conditions. The existing house will be reconfigured, retaining the front story and a half structure with a reconstructed two story addition at the rear.  
\_\_\_\_\_
13. List and describe the specific variance(s) being requested:  
We are requesting approval to re-up the existing site conditions and a side yard setback to accommodate the in ground pool with water feature wall.  
\_\_\_\_\_

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




---



---

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

<b>Site Data Table</b>				
	<b>Code Requirement</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance Request</b>
<b>Zoning</b>				
<b>Flood Zone</b>				
<b>Size of Site</b>				
<b>Height</b>				
<b>Front Setback</b>				
<b>Side Setback</b>				
<b>Side Setback</b>				
<b>Street Side Setback</b>				
<b>Rear Setback</b>				
<b>F.A.R</b>				
<b>Building Coverage</b>	<b>SEE ATTACHED SITE DATA TABLE</b>			
<b>Impervious Surface</b>				
<b>Parking</b>				
<b>Handicap Parking</b>				
<b>Bicycle Parking</b>				
<b>Open Space/ Landscaping</b>				
<b>Number and type of units</b>				
<b>Consumption Area or Number of seats</b>				

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

Meeting Date N/A HARC Approval # \_\_\_\_\_  
 (To be submitted after Variance approval, per current City of Key West guidelines.)

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



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

---

---

---

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

YES X NO \_\_\_\_\_

If yes, provide date of landscape approval, and attach a copy of such approval.

This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.

If the applicant would like additional information, electronic version of the City's Code of Ordinances can be found either through [www.keywestcity.com](http://www.keywestcity.com), Planning Department archives or at [www.municode.com](http://www.municode.com). Once there, search Online Library/Florida/Key West/Chapter 122.

**\*Please note, variance approvals are quasi-judicial hearings, and it is improper for the owner or signatory to speak to a Planning Board member or City Commissioner about the hearing.**



May 1, 2014

The City of Key West  
 Planning Department  
 3140 Flagler Avenue  
 Key West, Florida 33040  
 Attn: Don Craig, Planning Director

Re: 732 Poorhouse Lane  
 Variance Application  
 Site Data Table

PROJECT STATISTICS:				
	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUESTED
ZONING	HHDR			
FLOOD ZONE	AE (6'-0")			
SIZE OF SITE	4,000 SF	2,320.5 SF		
HEIGHT	30'-0"	18'-9"	21'-9"	NONE
SETBACK 1: FRONT	10'-0"	12'-1"	12'-1"	NO CHANGE
SETBACK 2: SIDE SETBACK		0'-0"	1'-2"	IMPROVING
HOUSE	5'-0"	2'-1"	2'-1"	NO CHANGE
POOL	5'-0"	N/A	1'-4"	3'-8"
SETBACK 3: SIDE SETBACK	5'-0"	1'-1"	1'-1"	NO CHANGE
SETBACK 4: REAR SETBACK	20'-0"	25'-0"	23'-0"	NONE
FLOOR AREA RATIO	1.0	.52 (1,211.5 SF)	.64 (1,490 SF)	NONE
FIRST FLOOR		.40 (934 SF)	.37 (861.75 SF)	NONE
SECOND FLOOR		.12 (277.5 SF)	.27 (628.25 SF)	NONE
BUILDING COVERAGE	50% (1,160.25 SF)	61% (1,418.5 SF)	53 % (1,224.75 SF)	IMPROVING
IMPERVIOUS SURFACE	60% (1,392.3 SF)	92.6% (2,150.25 SF)	88.7% (2,058.25 SF)	IMPROVING

BUILDING RELATIONSHIPS BASED ON TRUST AND RESULTS.

May 01, 2014

The City of Key West  
Planning Department  
3140 Flagler Avenue  
Key West, Florida 33040  
Attn: Don Craig, Planning Director

Re: 732 Poorhouse Lane  
Variance Application  
Standards for Considering Variances

- 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.**  
*Response: Pre-Existing conditions do not conform to requirements for new construction. Proposed construction does not change non-conforming setbacks, coverage, and impervious surfaces. FAR is increased.*
- 2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.**  
*Response: The requested variance to side yard for a new pool to provide a more functional outdoor space are being requested to create a more unified exterior. The conditions requiring these requests are not created by the applicant and are inherited from the limited existing site and building location on the site.*
- 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.**  
*Response: HMDR Zone is one of the oldest areas of Key West with multiple properties as non-compliant related to lot size, FAR, Setbacks, and impervious surface.*
- 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.**  
*Response: Proposed improvements are consistent with neighboring properties.*
- 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.**  
*Response: Footprint of existing structure is being reduced and the 2-story rear reconstruction is to allow code compliant living space on this narrow lot.*

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.

*Response: Proposed improvements are consistent with neighboring structures as to: density, mass, scale, and setbacks.*

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.

*Response: No single property is utilized as a basis of this request; proposal is consistent with HHDR zone as a whole.*

May 1, 2014

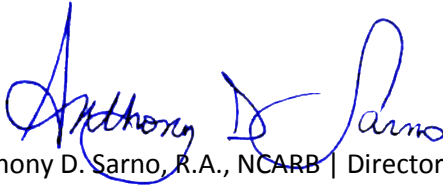
City of Key West  
3140 Flagler Avenue  
Key West, Florida 33040  
Attn: Don Craig, Planning Director

**Re:** 732 Poorhouse Lane  
Variance Application – Photo Documentation

Dear Mr. Craig,

The following photographs represent the current building and neighborhood conditions at 732 Poorhouse Lane. These are included with our application to clarify the existing conditions during the project review and approval process.

Best regards,

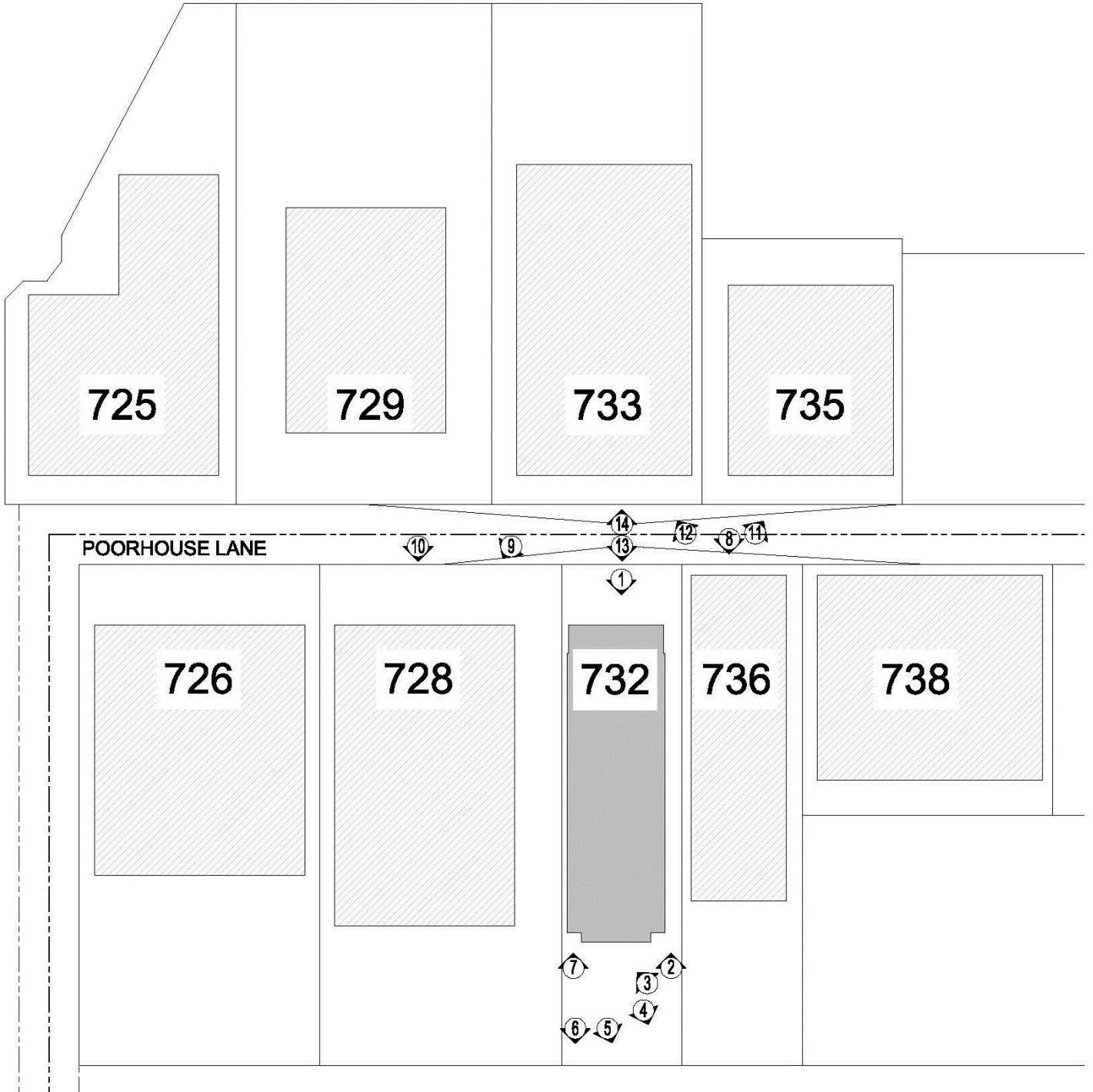


Anthony D. Sarno, R.A., NCARB | Director of Key West



Current Conditions  
732 Poorhouse Lane

Site Map Key

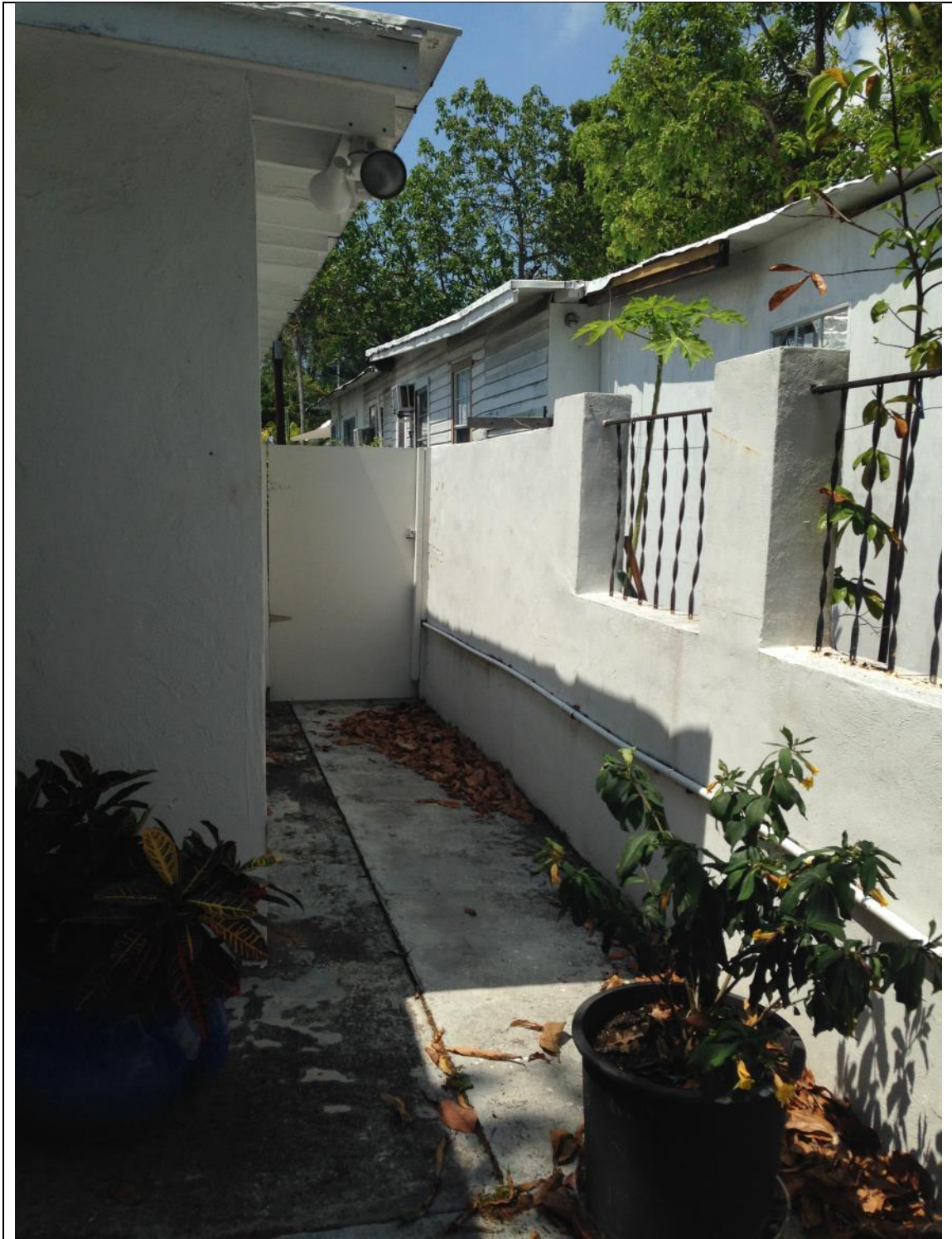


Current Conditions  
732 Poorhouse Lane



1. 732 Poorhouse Lane. View from the street.

Current Conditions  
732 Poorhouse Lane



2. 732 Poorhouse Lane.

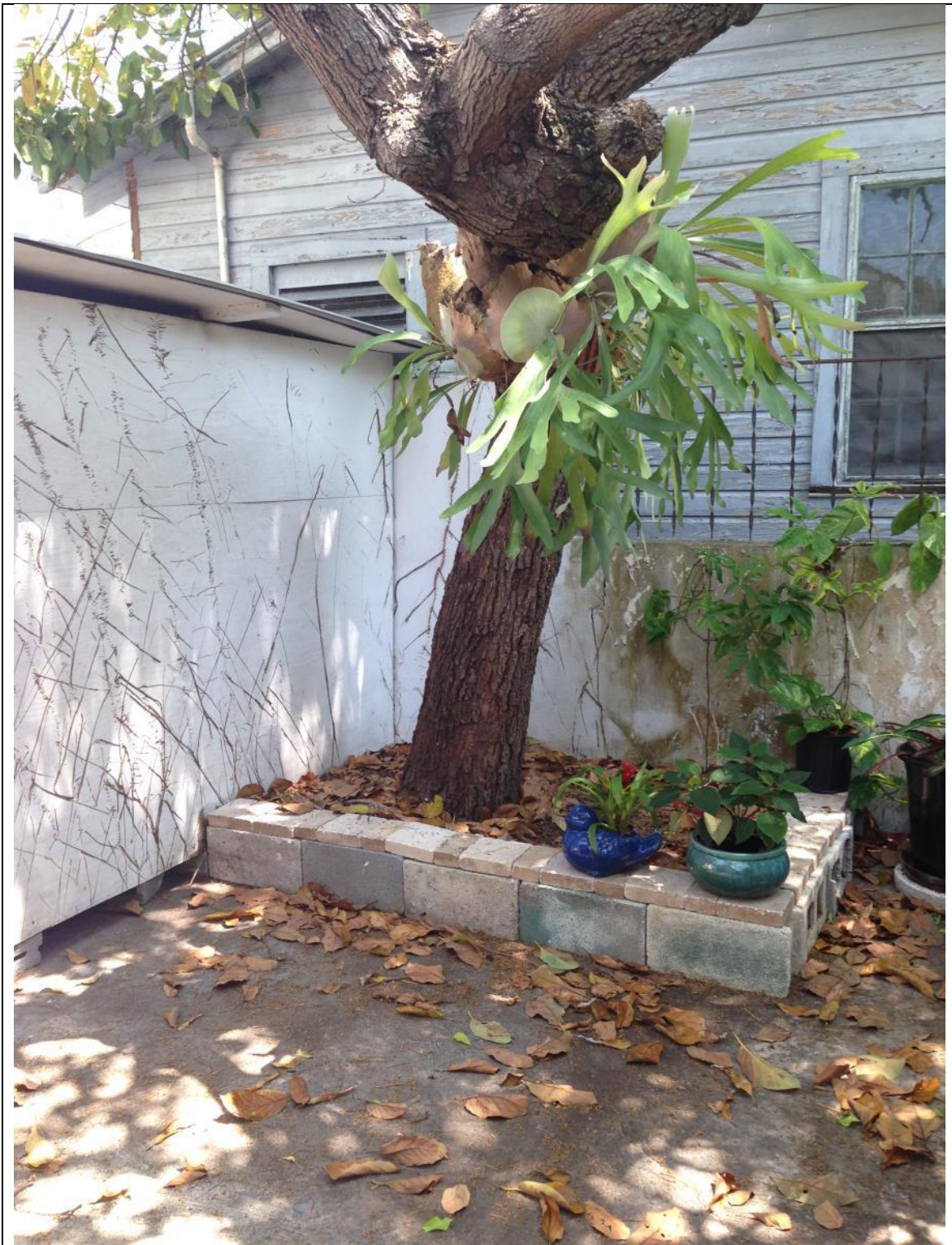
Current Conditions  
732 Poorhouse Lane



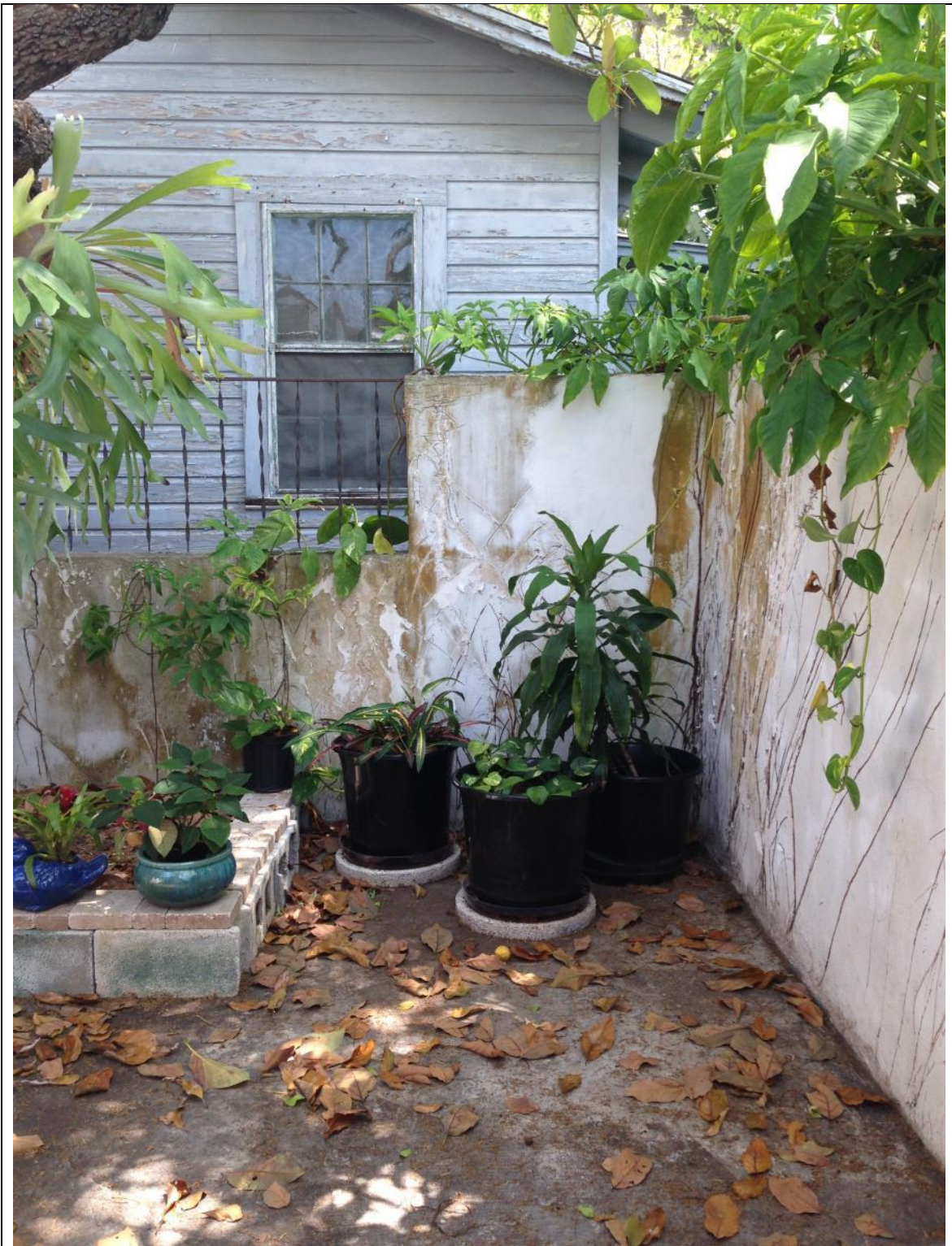
3. 732 Poorhouse Lane



4. 732 Poorhouse Lane

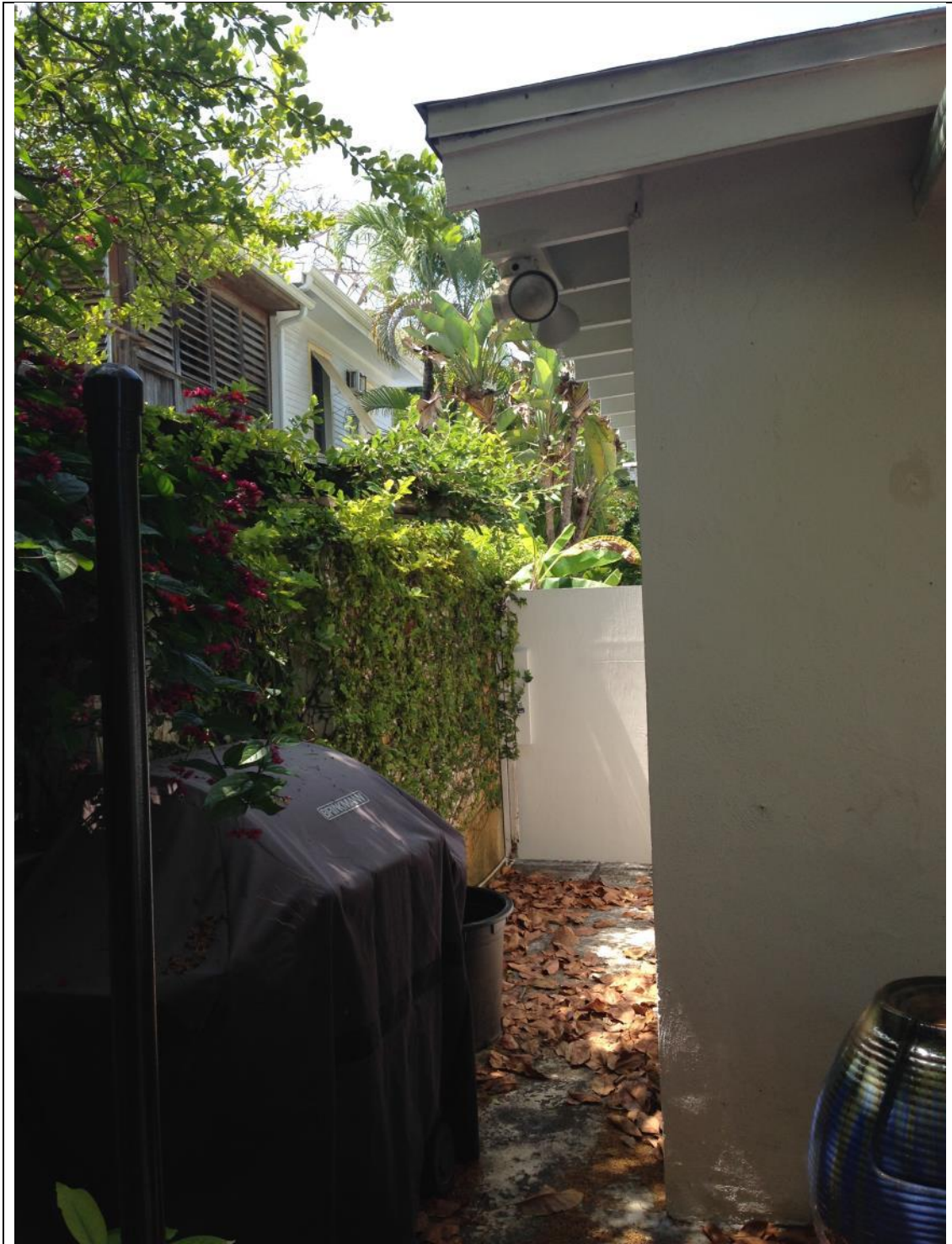


5. 732 Poorhouse Lane- Existing Tree to Remain



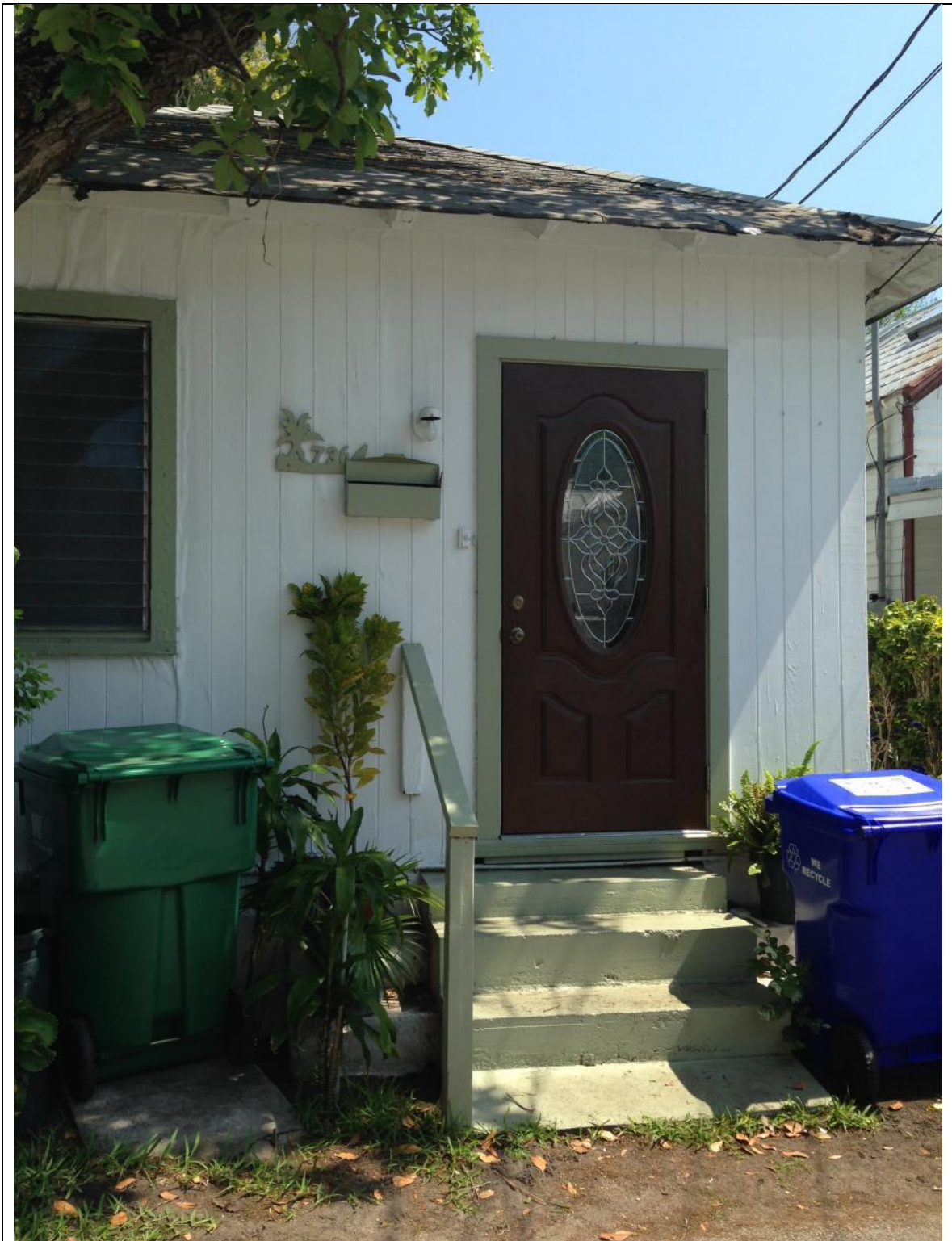
6. 732 Poorhouse Lane

**Current Conditions**  
**732 Poorhouse Lane**



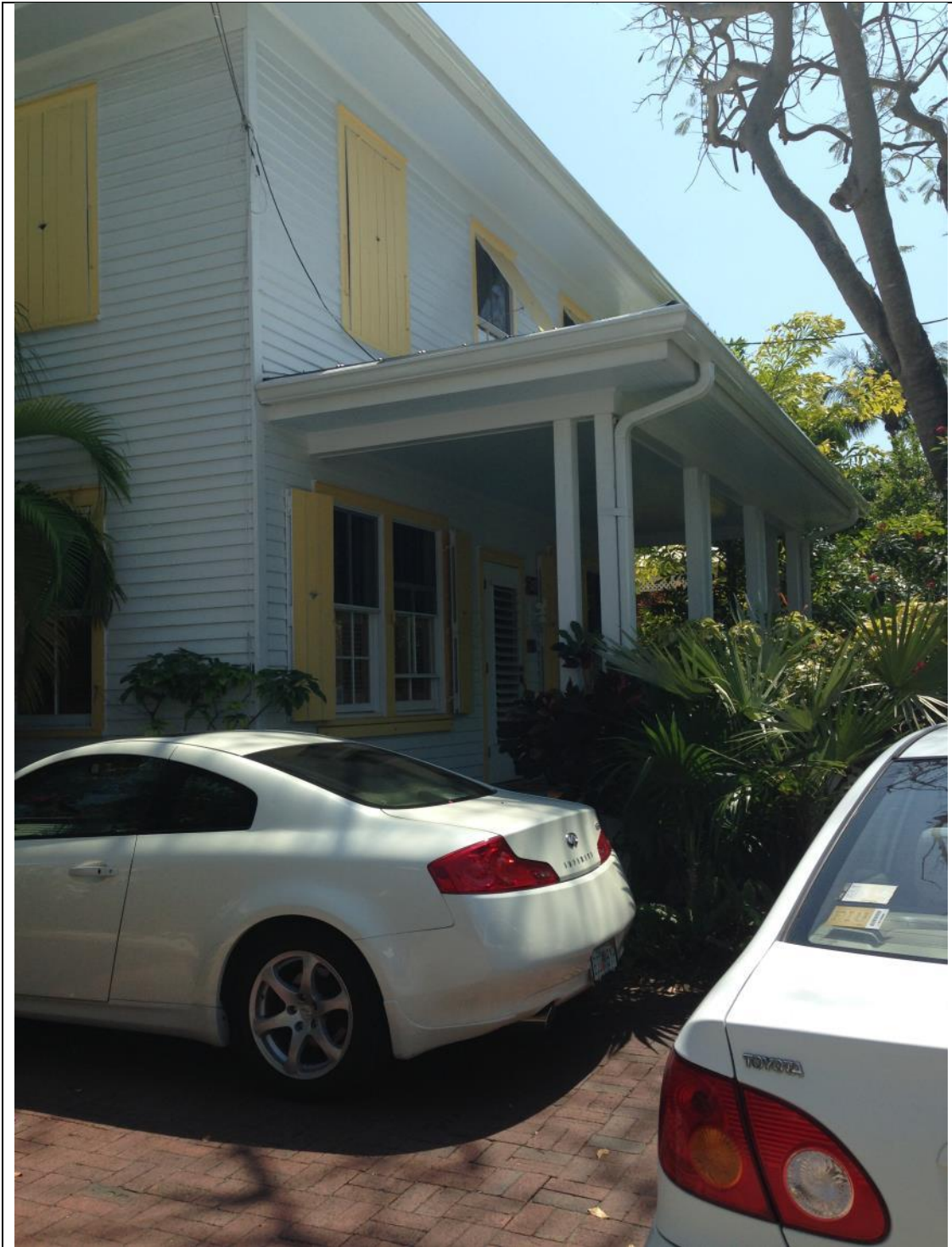
7. 732 Poorhouse Lane





8. 736 Poorhouse Lane

Neighborhood Conditions  
Poorhouse Lane



9. 728 Poorhouse Lane



10. 728 Poorhouse Lane



11. 735 Poorhouse Lane



12. 733 Poorhouse Lane



13. Poorhouse Lane Panorama- Street View Looking at 732 Poorhouse Lane.



14. Poorhouse Lane Panorama- Street view looking opposite of 732 Poorhouse Lane.

# **Authorization Form**



City of Key West  
Planning Department



Authorization Form  
(Individual Owner)

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

I, Stephen C. Bayne and Sharon K. Grayden authorize  
*Please Print Name(s) of Owner(s) (as appears on the deed)*

Anthony D. Sarno of K2M Design, Inc.  
*Please Print Name of Representative*

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

Stephen C. Bayne  
*Signature of Owner*

Sharon K. Grayden  
*Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this 18 April 2014 by  
*date*

Susan Paveur Koehler  
*Name of Authorized Representative*

He/She is personally known to me or has presented N/A as identification.

Susan Paveur Koehler  
*Notary's Signature and Seal*

**SUSAN PAVEUR KOEHLER**  
Notary Public, State of Michigan  
*Name of Acknowledging Party printed or stamped*  
County of Washtenaw  
My Commission Expires 08-01-2019  
Acting in the County of Washtenaw  
*Commission Number, if any*



# Verification Form

**City of Key West  
Planning Department**



**Verification Form**

*(Where Authorized Representative is an individual)*

I, Anthony D. Sarno, 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:

732 Poorhouse Lane, Key West, Florida 33040  
*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.

ADJ

*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this May 1, 2014 by  
*date*

Anthony D. Sarno

*Name of Authorized Representative*

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

Kevin C Leander

*Notary's Signature and Seal*

KEVIN C LEANDER

*Name of Acknowledger typed, printed or stamped*



EE 860719

*Commission Number, if any*

**Deed**

Prepared by and return to:  
Chicago Title Servicelink Div.  
4000 Industrial Blvd  
Aliquippa, Pa 15001

07/11/2013 2:40PM  
DEED DOC STAMP CL: Krys \$3,429.30

File Number:  
Will Call Number:

Doc# 1941249  
Bk# 2639 Pg# 75

---

(Space Above This Line For Recording Data)

### Special Warranty Deed

**This Special Warranty Deed** made this June 13 2013 between **US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ADJUSTABLE RATE MORTGAGE TRUST 2006-2, ADJUSTABLE RATE MORTGAGE-BACKED PASS THROUGH CERTIFICATES, SERIES 2006-2**, whose address is **8480 Stagecoach Circle Frederick MD 21701** grantor, and **Stephen Bayne and Sharon Grayden, Husband and Wife as joint tenants with the right of survivorship**, whose address is **732 Poorhouse Ln, Key West, FL 33040**, grantee:

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

**Witnesseth**, that said grantor, for and in consideration of the sum **Four Hundred Eighty Nine Thousand Nine Hundred Dollars and Zero Cents (\$489,900.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's successors, heirs and assigns forever, the following described land, situate, lying and being in **Monroe County, Florida**, to-wit:

**All that certain parcel of land situate in the County of Monroe, State of Florida, being known and designated as follows:**

**On the Island of Key West and known on William A. Whitehead's map delineated in February 1829, as part of Tract 5, but more particularly described as follows: Commencing at a point on an alleyway on the Southwest side of Windsor Lane, distant from the corner of said alleyway and Windsor Lane, 124 feet; and running thence in a Southwesterly direction 24 feet; thence at right angles in a Southeasterly direction 100 feet; thence at right angles in a Northeasterly direction 24 feet; thence at right angles in a Northwesterly direction 100 feet to the point of beginning.**

**SUBJECT TO:**

1. Taxes and assessments for the current calendar year and all subsequent years;
2. Zoning ordinances, restrictions, prohibitions and other requirements imposed by governmental authority;
3. Conditions, restrictions, reservations, limitations and easements of record, if any, but this reference shall not operate to reimpose same;

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 specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, GRANTOR has signed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

**\*\*POA RECORDED – 09/03/2010 Doc #1804455 Book 2481 Page 2462\*\***

**US BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR ADJUSTABLE RATE  
MORTGAGE TRUST 2006-2, ADJUSTABLE  
RATE MORTGAGE-BACKED PASS  
THROUGH CERTIFICATES, SERIES 2006-2,  
by Wells Fargo Bank, N.A. as attorney in fact**

By:  \_\_\_\_\_

Name: TAMARA A STONE

Its: Vice President Loan Documentation

Witness: [Signature]

Name: Shakira Fodorin

Witness: [Signature]

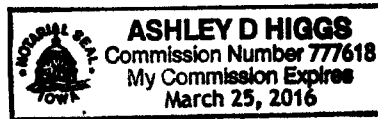
Name: Joyne Hatcher

State of Iowa

County Dallas

On this 13 day of June, A.D., 2013, before me, a Notary Public in and for said county, personally appeared Tamara A Stone, to me personally known, who being by me duly sworn (or affirmed) did say that that person is UPLD (title) of said Wells Fargo Bank, N.A as attorney in fact for **US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ADJUSTABLE RATE MORTGAGE TRUST 2006-2, ADJUSTABLE RATE MORTGAGE-BACKED PASS THROUGH CERTIFICATES, SERIES 2006-2**, by authority of its board of (directors or trustees) and the said(officer's name) Tamara A Stone acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Ashley D Higgs (Signature)  
Notary Public



# Survey



**LEGEND**

- ⊙ Found 1/2" Iron Pipe (FHH)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- Conc. Concrete
- Bld. Building
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Power Lines

**NOTES:**

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 732 Poorhouse Lane, 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. Adjoiners are not furnished.
9. Date of field work: June 26, 2013
10. Ownership of fences is undeterminable, unless otherwise noted.

**BOUNDARY SURVEY OF:** All that certain parcel of land situate in teh County of Monroe, State of Florida, being known and designated as follows:  
 On the Island of Key West and known on William A. Whitehead's map delineated in February 1829, as part of Tract 5, but more particularly described as follows:  
**COMMENCING** at a point on an alleyway on the Southwest side of Windsor Lane, distant from the corner of said alleyway and Windsor Lane, 124 feet; thence running thence in a Southwesterly direction 24 feet; thence at right angles in a Southeasterly direction 100 feet; thence at right angles in a Northeasterly direction 24 feet; thence at right angles in a Northwesterly direction 100 feet to the Point of Beginning.

**BOUNDARY SURVEY FOR:** Sharon K. Grayden and Stephen Bayne;  
 Bank of America, N.A.;  
 Service Link;  
 Chicago Title Insurance Company;

J. LYNN O'FLYNN, INC.

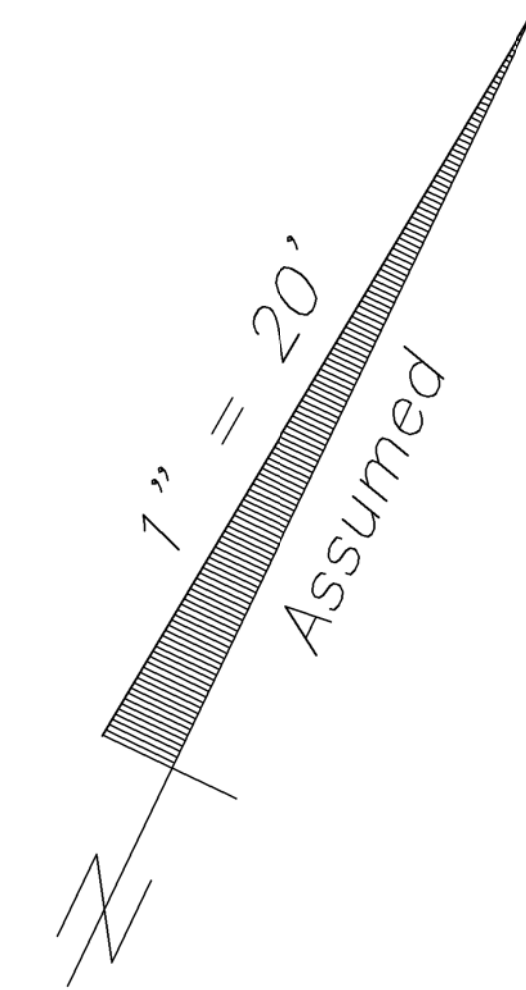
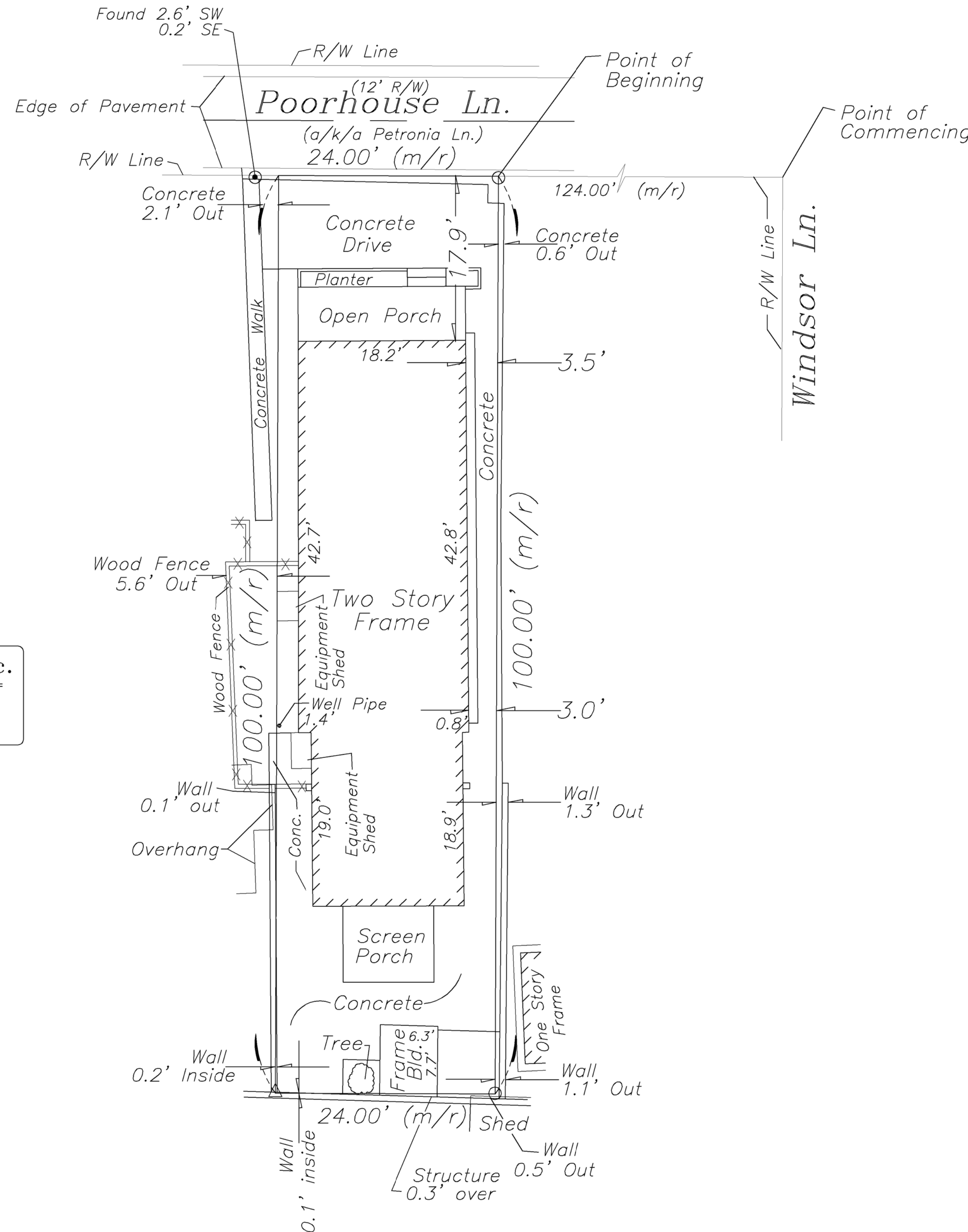
J. Lynn O'Flynn, PSM  
 Florida Reg. #6298

June 27, 2013

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

# Boundary Survey Map of part of Tract 5, Island of Key West, Florida



**NOTE:**  
 SURVEY COPY INCLUDED AS AN EXCERPT OF THE ORIGINAL DATED JUNE 27, 2013, SCALED AND ORIENTED TO ALIGN WITH THE PROJECT DRAWINGS.



**SITE SURVEY COPY**

SCALE: 1/8" = 1'-0"



**ARCHITECT:**  
**K2M DESIGN**  
 Architecture, Interior Design, Procurement, Owner Representation, Specialty Consulting  
 1001 Whitehead St., Unit 101  
 Key West, Florida 33040  
 Tel: 305-294-4011 Fax: 305-292-2162  
 Email: infokw@k2mdesign.com URL: www.k2mdesign.com URM: www.k2m.com  
 Building Relationships Based on Trust and Results  
 Cleared | Key West | Charlotte | Baltimore

Seal:

Anthony D. Sarno, License # AR95039  
 Expiration Date: February 28, 2015

Consultants:

Revisions:

**BAYNE GRAYDEN RESIDENCE**  
 732 Poorhouse Lane, Key West, Florida 33040  
**RESIDENTIAL REDEVELOPMENT**

PLOTTED: 5/1/2014 10:43 AM
Drawing Size: 24x36 Project #: 13 098
Drawn By: KMA Checked By: ADS
Title: SITE SURVEY COPY
Sheet Number:

**AE1.0.1**  
 Date: May 1, 2014  
 ©2014 by k2m Design, Inc.

P:\04\0513\106 - 732 Poorhouse Lane - Bayne Grayden Residence\Working\DWG\01.dwg, 3/17/2014 10:57 AM, scale: 1/8" = 1'-0", color: gray60

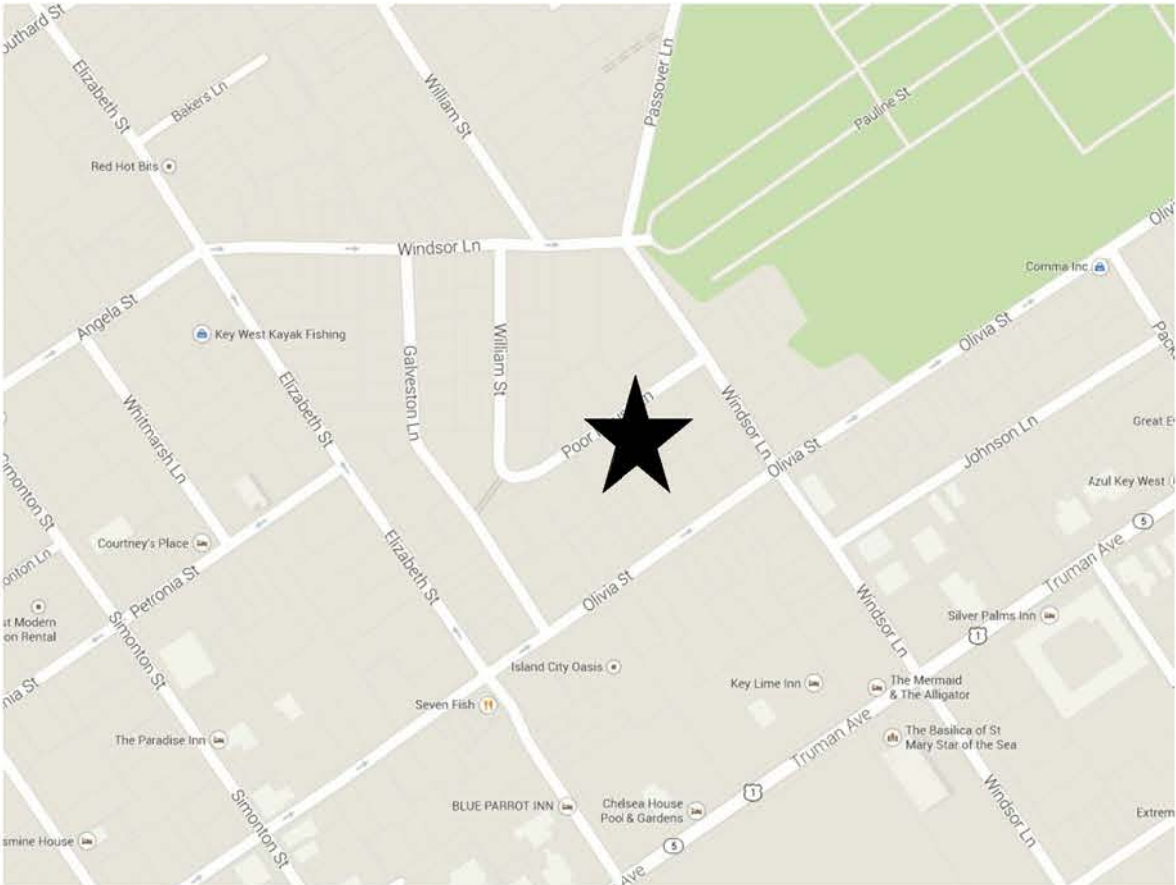
# Plans

# BAYNE GRAYDEN RESIDENCE

732 POORHOUSE LANE, KEY WEST, FLORIDA 33040

## VARIANCE SUBMISSION

MAY 01, 2014

<p><b>DESIGN TEAM</b></p> <p><u>ARCHITECT:</u> k2m Design, Inc. Anthony D. Sarno, RA 1001 Whitehead Street, Suite 101 Key West, Florida 33040 305.292.7722</p>	<p><b>DRAWING INDEX</b></p> <p><u>GENERAL</u></p> <p>A0.1.1 COVER SHEET WITH DRAWING INDEX, CODE INFORMATION, LOCATION MAP, &amp; SCOPE OF WORK</p> <p><u>ARCHITECTURAL</u></p> <p>AE1.0.1 SITE SURVEY COPY AE1.1.1 EXISTING SITE PLAN AE2.1.1 EXISTING FIRST FLOOR PLAN AE3.1.1 EXISTING EXTERIOR ELEVATIONS A1.1.1 SITE PLAN A2.1.1 FLOOR PLANS A3.1.1 EXTERIOR ELEVATIONS</p>	
<p><b>LOCATION MAP</b></p>  <p><b>PROJECT LOCATION</b> ★</p>	<p><b>CODE INFORMATION</b></p> <p><u>APPLICABLE CODES</u> 2010 FLORIDA RESIDENTIAL CODE</p> <p><u>STRUCTURAL CERTIFICATION</u> ALL NEW WORK DESIGNED TO MEET FLORIDA BUILDING CODE 2010 INCLUDING ASCE 7-10 WIND LOADS FOR 180 MPH, CATEGORY 1, EXPOSURE D, ENCLOSED STRUCTURE</p>	<p><b>SCOPE OF WORK</b></p> <p>PROJECT SCOPE OF WORK CONSISTS OF RECONFIGURATION OF THE EXTERIOR SPACE, RENOVATION OF THE EXISTING STRUCTURE FROM A ONE AND A HALF STORY BUILDING TO a RECONFIGURED STORY AND A HALF AT THE STREET WITH A TWO STORY RENOVATION AT THE REAR. IMPROVEMENTS TO THE EXISTING INTERIORS WILL INCLUDE LANDSCAPING, DECKING, AND AN INTEGRATED POOL WITH FENCING AND TRASH/RECYCLING ENCLOSURE. ALTERATIONS MADE WILL CREATE A MORE UNIFIED AND FUNCTIONAL INDOOR AND OUTDOOR SPACE THAT ALIGNS WITH THE ADJACENT NEIGHBORHOOD AESTHETIC ALONG POORHOUSE LANE.</p> <p>THIS VARIANCE SUBMISSION INCLUDES A SIDE YARD SETBACK VARIANCE TO CONSTRUCT AN IN-GROUND POOL WITH WATER FEATURE WALL AND TO RE-UP THE EXISTING SITE CONDITIONS. THE EXISTING STRUCTURE EXCEEDS ALLOWABLE SETBACKS ON BOTH SIDES AND IS ALMOST COMPLETELY IMPERVIOUS. UPON APPROVAL OF THIS VARIANCE APPLICATION, THE PROJECT WILL PROCEED FOR HARC APPROVAL TO ADDRESS THE FAÇADE IMPROVEMENTS OF STRUCTURE.</p>

**BAYNE GRAYDEN RESIDENCE**  
732 POORHOUSE LANE  
**VARIANCE APPLICATION**

**K2M DESIGN**

1001 Whitehead St., Suite 101, Key West, Florida 33040  
Tel: 305-292-7722 | Fax: 305-292-2162  
Email: info@k2mdesign.com  
URL: www.k2mdesign.com  
PROF. REG. AR95308

**SUBMISSIONS**  
May 01, 2014 - Variance Application

Project No. 13 098 Phase: VARIANCE APPLICATION

**COVER SHEET**

**A0.1.1**

DATE: May 01, 2014

©2014 by k2m Design, Inc.

PLOTTED: 5/1/2014 10:41 AM

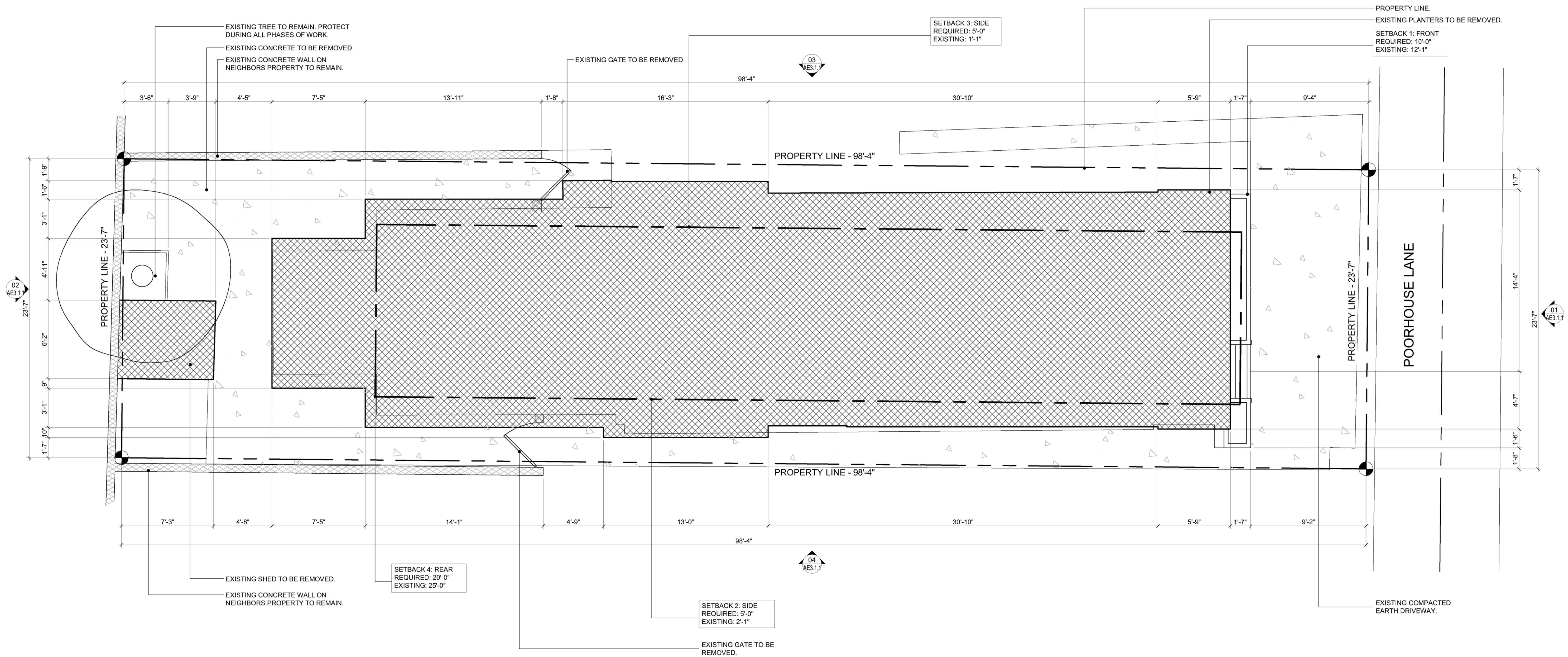
V:\Jobs\2014\13 098 - 732 Poorhouse Lane - Bayne Grayden Residence\Drawings\Arch\A01.dwg, 5/1/2014 10:41 AM, scale: 1"=1'-0", color: green

PROJECT STATISTICS:

	CODE REQUIREMENT	EXISTING
ZONING	HHDR	
FLOOD ZONE	ZONE AE (EL 6)	
SIZE OF SITE	4,000 SF	2,320.5 SF
HEIGHT	30'-0"	18'-9"
SETBACK 1: FRONT	10'-0"	12'-1"
SETBACK 2: SIDE SETBACK		
HOUSE	5'-0"	2'-1"
POOL		N/A
SETBACK 3: SIDE SETBACK	5'-0"	1'-1"
SETBACK 4: REAR SETBACK	20'-0"	25'-0"
FLOOR AREA RATIO	1.0	.52 (1211.5 SF)
FIRST FLOOR		.4 (934 SF)
SECOND FLOOR		.12 (277.5 SF)
BUILDING COVERAGE	50% (1,160.25 SF)	61% (1,418.5 SF)
IMPERVIOUS SURFACE	60% (1,392.3 SF)	92.6% (2150.25 SF)

SITE PLAN LEGEND

	BUILDING COVERAGE
	CONCRETE



ARCHITECT:  
**K2M** DESIGN  
Architecture, Interior Design,  
Procurement,  
Owner Representation,  
Specialty Consulting

1001 Whitehead St., Unit 101  
Key West, Florida 33040  
Tel: 305-294-4011  
Fax: 305-292-2162  
Email: infokw@k2mdesign.com  
URL: www.k2mdesign.com  
URM: www.k2m.com  
Building Relationships  
Based on Trust and Results  
Cleveland | Key West | Charlotte | Baltimore

Seal:  
  
  
  
Anthony D. Sarro, License # AR95308  
Expiration Date: February 28, 2015

Consultants:  
  
  
  
  
  
  
  
  
Revisions:

**BAYNE GRAYDEN RESIDENCE**  
732 Poorhouse Lane, Key West, Florida 33040  
**RESIDENTIAL REDEVELOPMENT**

PLOTTED: 5/1/2014 10:35 AM

Drawing Size 24x36	Project #: 13 098
Drawn By: KMA	Checked By: ADS

Title:  
**EXISTING SITE PLAN**

Sheet Number:  
**AE1.1.1**

Date: May 1, 2014  
©2014 by k2m Design, Inc.



PROPOSED SITE PLAN

SCALE: 1/4" = 1'-0"



P:\ARCHITECT\13098 - 732 Poorhouse Lane - Bayne Grayden Residence\Working\AE1.1.1.dwg, 3/17/2014 10:37 AM, scale: 1/4" = 1'-0", color: gray66

Seal:

Anthony D. Sarro, License # AR95308  
Expiration Date: February 28, 2015

Consultants:

Revisions:


**BAYNE GRAYDEN RESIDENCE**  
732 Poorhouse Lane, Key West, Florida 33040  
**RESIDENTIAL REDEVELOPMENT**

PLOTTED: 5/1/2014 10:47 AM

Drawing Size: 24x36 | Project #: 13 098

Drawn By: ADS | Checked By: ADS

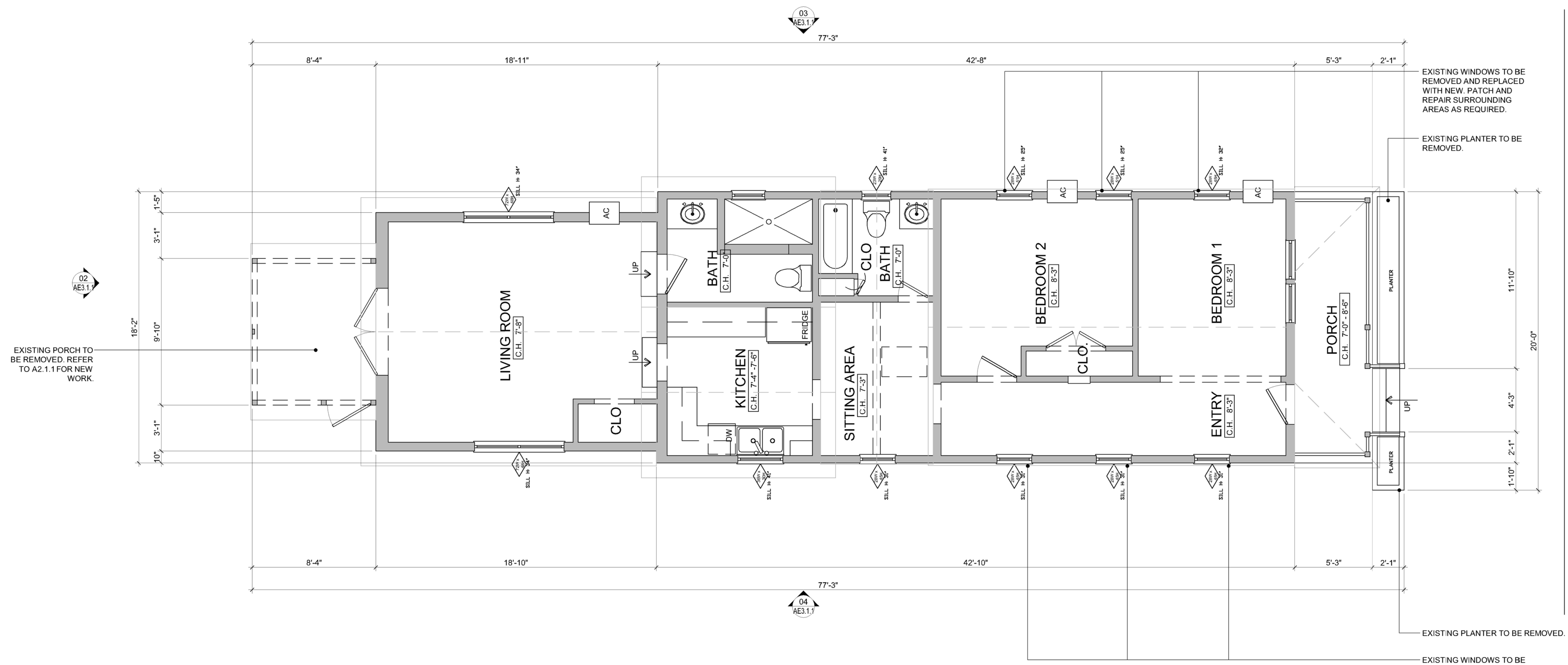
Title:  
**EXISTING  
FIRST  
FLOOR  
PLAN**

Sheet Number:

**AE2.1.1**

Date: May 1, 2014

©2014 by k2m Design, Inc.



**01**  
**AE2.1.1** EXISTING FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



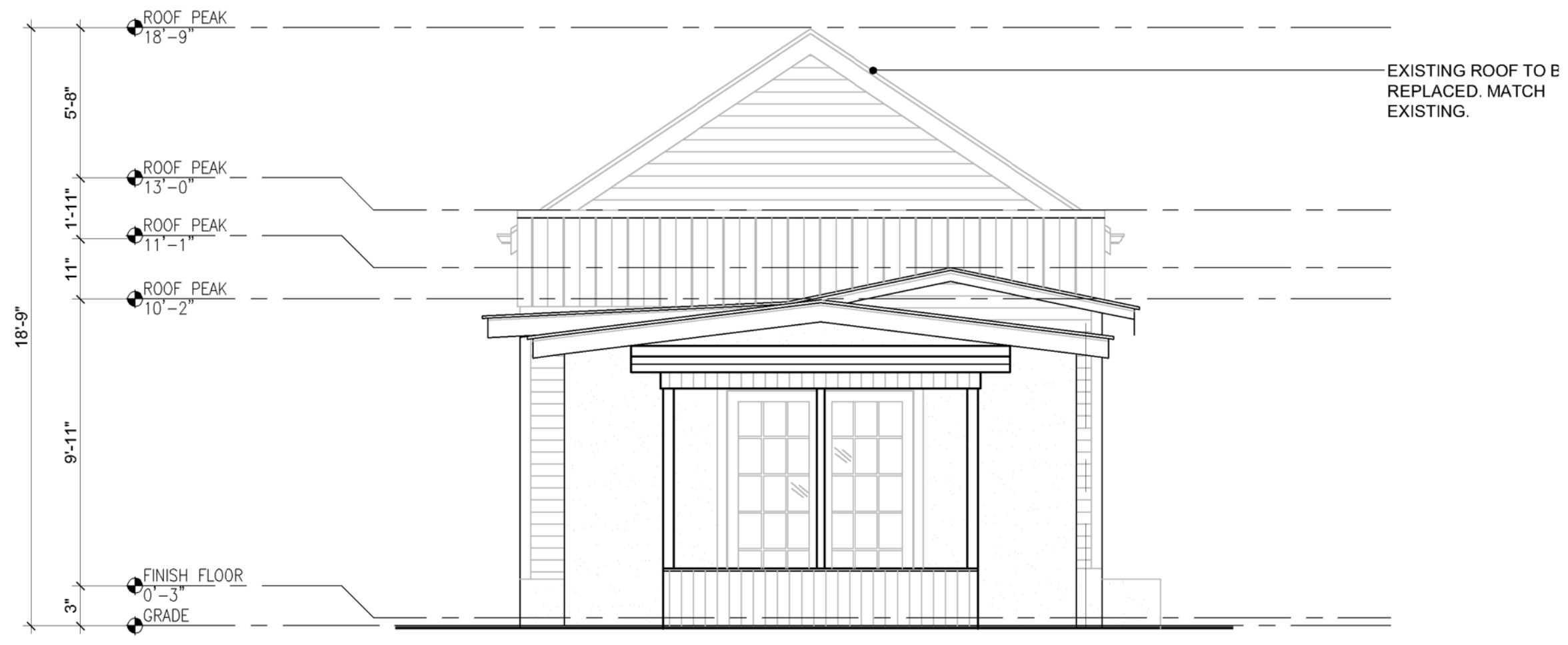
*Poorhouse Ln.*



**04**  
**AE3.1.1**  
 EXISTING SIDE ELEVATION  
 WEST FACADE  
 SCALE: 1/4" = 1'-0"



**03**  
**AE3.1.1**  
 EXISTING SIDE ELEVATION  
 EAST FACADE  
 SCALE: 1/4" = 1'-0"



**02**  
**AE3.1.1**  
 EXISTING REAR ELEVATION  
 NORTH FACADE  
 SCALE: 1/4" = 1'-0"



**01**  
**AE3.1.1**  
 EXISTING FRONT ELEVATION  
 SOUTH FACADE  
 SCALE: 1/4" = 1'-0"

Seal:

Anthony D. Sarro, License # AR95308  
 Expiration Date: February 28, 2015

Consultants:

Revisions:

**BAYNE GRAYDEN RESIDENCE**  
 732 Poorhouse Lane, Key West, Florida 33040  
**RESIDENTIAL REDEVELOPMENT**

PLOTTED: 5/1/2014 10:49 AM  
 Drawing Size: 24x36 | Project #: 13 098  
 Drawn By: KMA | Checked By: ADS

Title:  
 EXISTING  
 EXTERIOR  
 ELEVATIONS

Sheet Number:

**AE3.1.1**

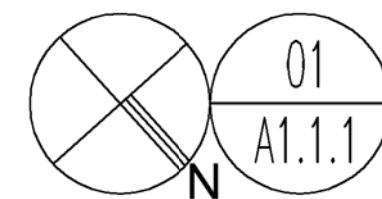
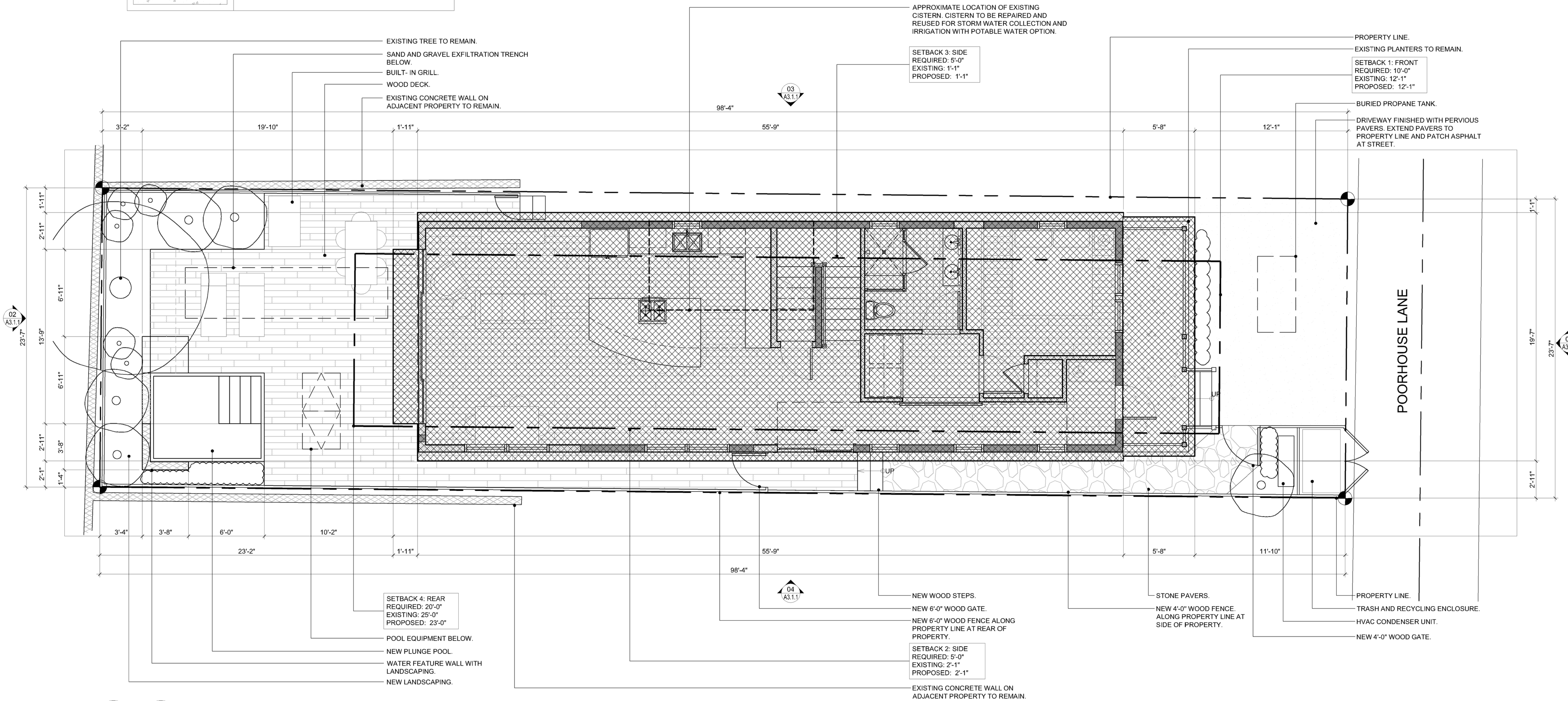
Date: May 1, 2014  
 ©2014 by k2m Design, Inc.

**PROJECT STATISTICS:**

	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUESTED
ZONING	HHDR			
FLOOD ZONE	ZONE AE (EL 6)			
SIZE OF SITE	4,000 SF	2,320.5 SF		
HEIGHT	30'-0"	18'-9"	21'-9"	NONE
SETBACK 1: FRONT	10'-0"	12'-1"	12'-1"	NO CHANGE
SETBACK 2: SIDE SETBACK				
HOUSE		2'-1"	2'-1"	NO CHANGE
POOL	5'-0"	N/A	1'-4"	3'-8"
SETBACK 3: SIDE SETBACK	5'-0"	1'-1"	1'-1"	NO CHANGE
SETBACK 4: REAR SETBACK	20'-0"	25'-0"	23'-0"	NONE
FLOOR AREA RATIO	1.0	.52 (1211.5 SF)	.64 (1490 SF)	NONE
FIRST FLOOR		.40 (934 SF)	.37 (861.75 SF)	NONE
SECOND FLOOR		.12 (277.5 SF)	.27 (628.25 SF)	NONE
BUILDING COVERAGE	50% (1,160.25 SF)	61% (1,418.5 SF)	53% (1,224.75 SF)	IMPROVING
IMPERVIOUS SURFACE	60% (1,392.3 SF)	92.6% (2,150.25 SF)	88.7% (2,058.25 SF)	IMPROVING

**SITE PLAN LEGEND**

	BUILDING COVERAGE
	WOOD DECK
	STONE PAVERS
	CONCRETE



**PROPOSED SITE PLAN**

SCALE: 1/4" = 1'-0"



ARCHITECT:

**K2M DESIGN**

Architecture, Interior Design, Procurement, Owner Representation, Specialty Consulting

1001 Whitehead St., Unit 101  
Key West, Florida 33040  
Tel: 305-294-4011  
Fax: 305-292-2162  
Email: info@k2m.com  
URL: www.k2m.com  
URM: www.k2m.com  
Building Relationships Based on Trust and Results  
Cleveland | Key West | Charlotte | Baltimore

Seal:

Anthony D. Sarro, License # AR95308  
Expiration Date: February 28, 2015

Consultants:

Revisions:

**BAYNE GRAYDEN RESIDENCE**  
732 Poorhouse Lane, Key West, Florida 33040  
**RESIDENTIAL REDEVELOPMENT**

PLOTTED: 5/1/2014 10:39 AM

Drawing Size 24x36	Project #: 13 098
Drawn By: KMA	Checked By: ADS

Title:  
**PROPOSED SITE PLAN**

Sheet Number:

**A1.1.1**

Date: May 1, 2014  
©2014 by k2m Design, Inc.

P:\ARCH\2014\098 - 732 Poorhouse Lane - Bayne Grayden Residence\Working\REV\A1.1.1.dwg, 5/1/2014 10:39 AM, Scale: 1/4" = 1'-0", Sheet: 01/06


**BAYNE GRAYDEN RESIDENCE**  
732 Poorhouse Lane, Key West, Florida 33040  
**RESIDENTIAL REDEVELOPMENT**

PLOTTED: 5/1/2014 10:42 AM

Drawing Size: 24x36 Project #: 13 098

Drawn By: KMA Checked By: ADS

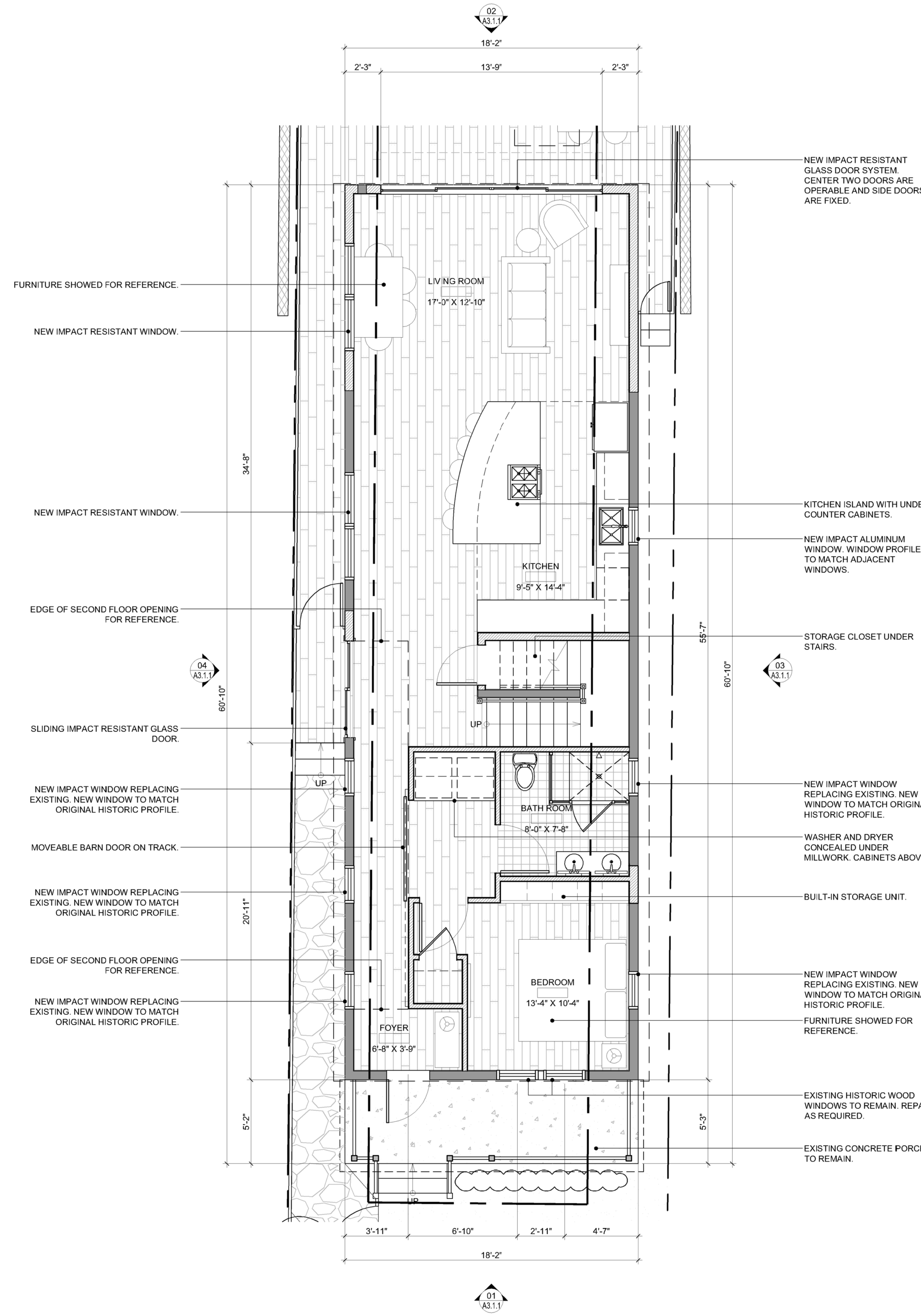
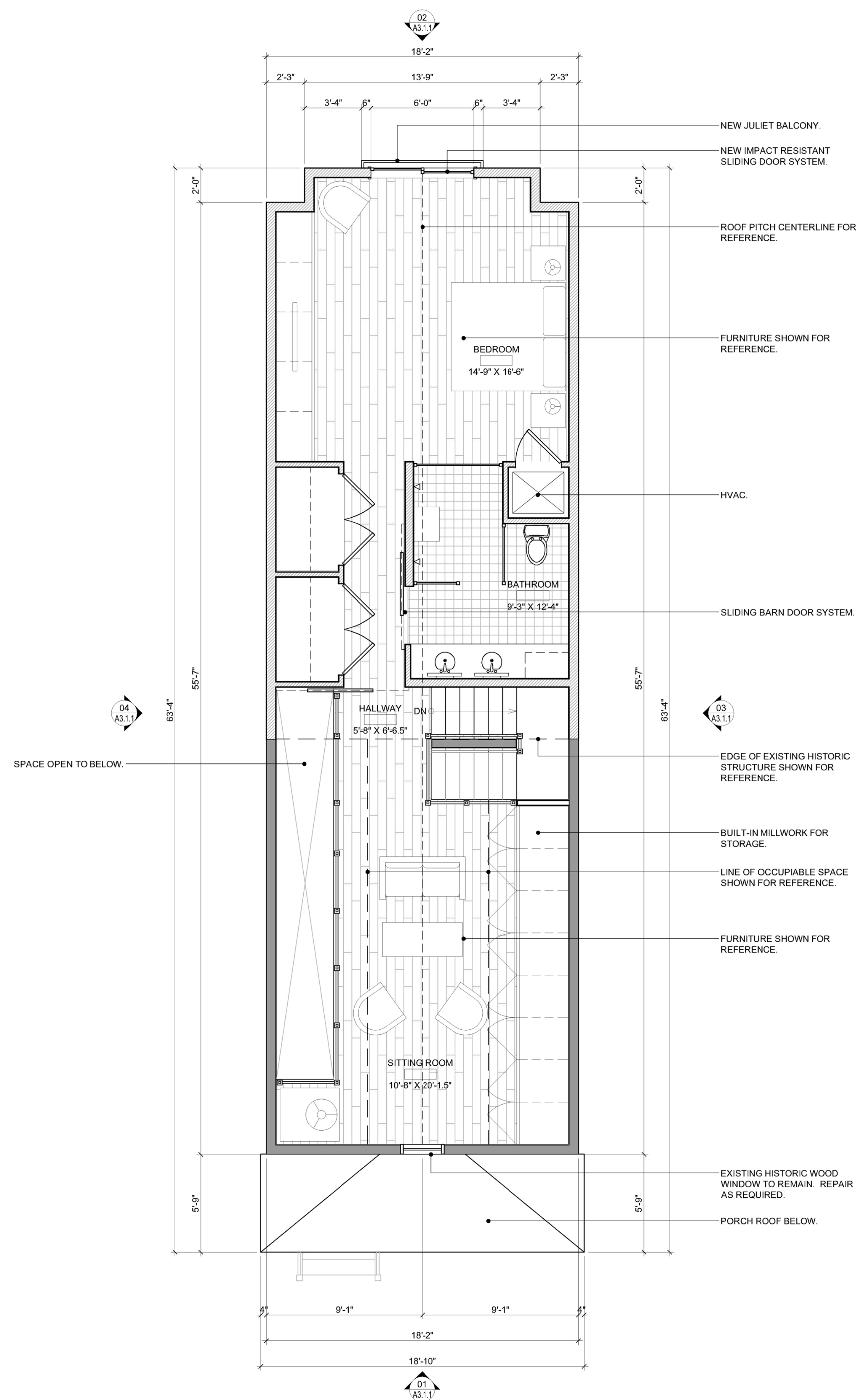
Title: **FLOOR PLANS**

Sheet Number:

**A2.1.1**

Date: May 1, 2014

©2014 by k2m Design, Inc.



02  
A2.1.1

**PROPOSED SECOND FLOOR PLAN**

SCALE: 1/4" = 1'-0"



01  
A2.1.1

**PROPOSED FIRST FLOOR PLAN**

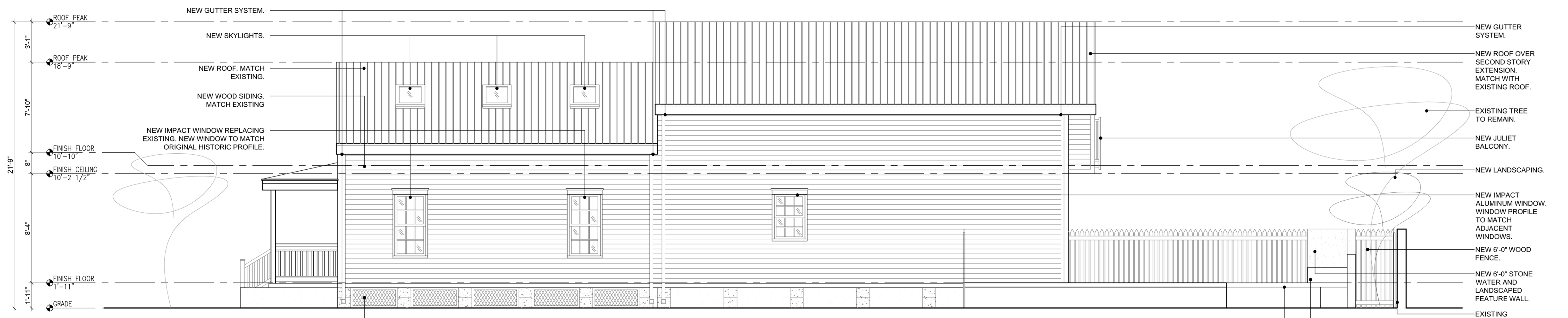
SCALE: 1/4" = 1'-0"



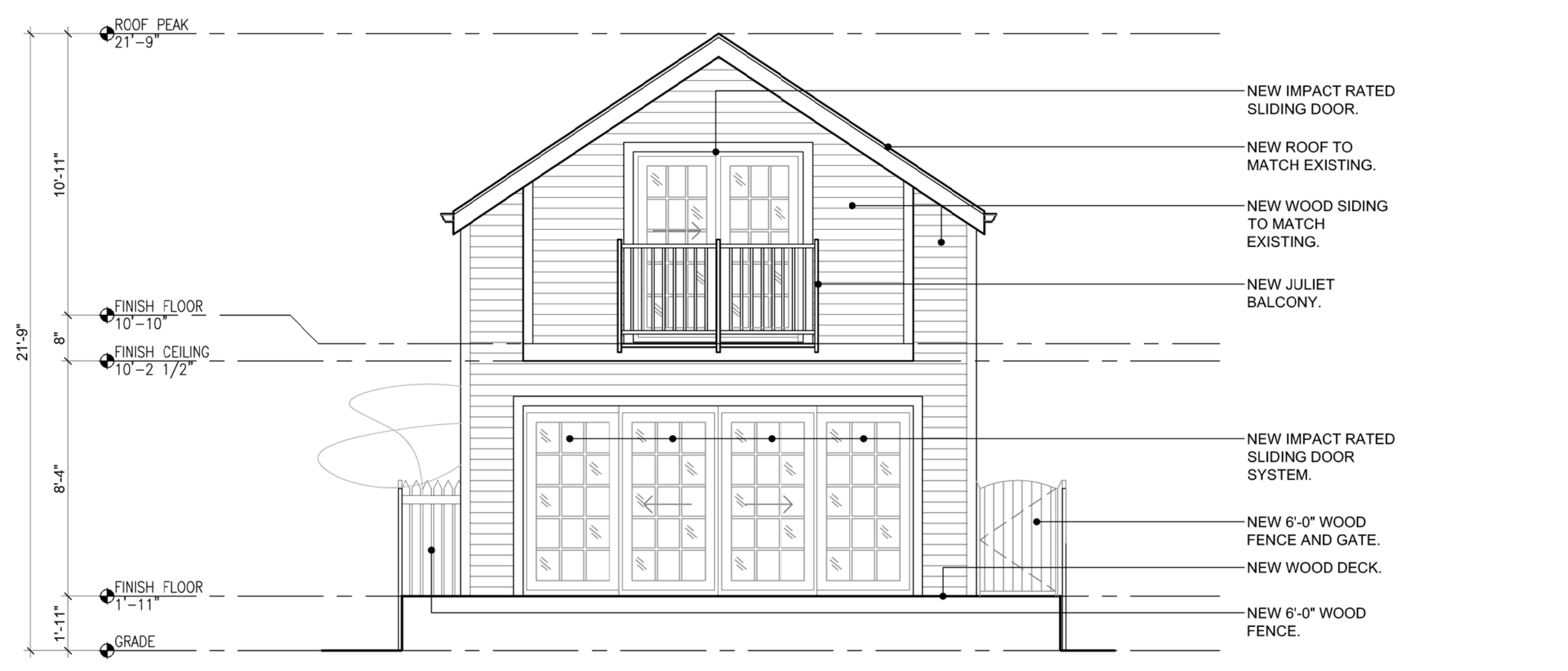




04 EXISTING SIDE ELEVATION WEST FACADE  
A3.1.1 SCALE: 1/4" = 1'-0"  
GRAPHIC SCALE: 1/4" = 1'-0"



03 EXISTING SIDE ELEVATION EAST FACADE  
A3.1.1 SCALE: 1/4" = 1'-0"  
GRAPHIC SCALE: 1/4" = 1'-0"



02 NORTH/ REAR ELEVATION  
A3.1.1 SCALE: 1/4" = 1'-0"  
GRAPHIC SCALE: 1/4" = 1'-0"



01 SOUTH/ FRONT ELEVATION  
A3.1.1 SCALE: 1/4" = 1'-0"  
GRAPHIC SCALE: 1/4" = 1'-0"

Seal:  
  
Anthony O. Sarno, License # APR5038  
Expiration Date: February 28, 2015  
Consultants:  
  
Revisions:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

BAYNE GRAYDEN RESIDENCE  
732 Pothouse Lane, Key West, Florida 33040  
RESIDENTIAL REDEVELOPMENT

PLOTTED: 5/1/2014 10:55 AM  
Drawing Size: 24x36 Project #: 13 098  
Drawn By: KMA Checked By: ADS  
Title: PROPOSED EXTERIOR ELEVATIONS  
Sheet Number: A3.1.1  
Date: May 1, 2014  
©2014 by k2m Design, Inc.

# **Property Appraiser Record Card**



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

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

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

## Property Record Card -

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

Alternate Key: **1020176** Parcel ID: **00019490-000000**

### Ownership Details

**Mailing Address:**

BAYNE STEPHEN  
 732 POOR HOUSE LN  
 KEY WEST, FL 33040-6411

**All Owners:**

BAYNE STEPHEN, GRAYDEN SHARON H/W

### Property Details

**PC Code:** 01 - SINGLE FAMILY

**Millage Group:** 10KW

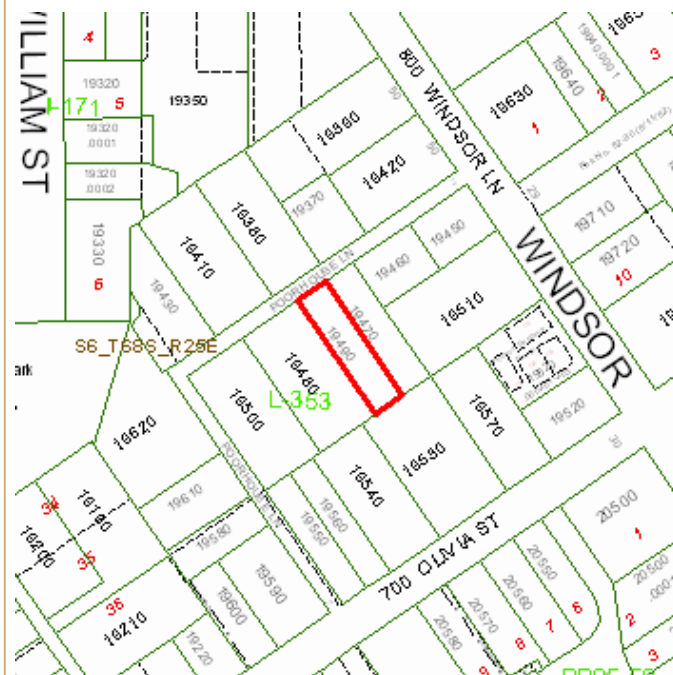
**Affordable Housing:** No

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

**Property Location:** 732 POORHOUSE LN KEY WEST

**Legal Description:** KW PT OF TR 5 G21-53 OR335-275/76 OR353-54/55 OR1166-564D/C OR1802-521/23P/R OR2068-1070/84 OR2170-1583 OR2610-2458/59C/T OR2626-1937C/T OR2639-75/77

[Click Map Image to open interactive viewer](#)



### Land Details

Land Use Code	Frontage	Depth	Land Area
---------------	----------	-------	-----------

01LN - SFR LANE

24

100

2,400.00 SF

### Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 0  
 Total Living Area: 1080  
 Year Built: 1948

### Building 1 Details

Building Type R1  
 Effective Age 22  
 Year Built 1948  
 Functional Obs 0

Condition A  
 Perimeter 158  
 Special Arch 0  
 Economic Obs 0

Quality Grade 500  
 Depreciation % 30  
 Grnd Floor Area 1,080

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

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

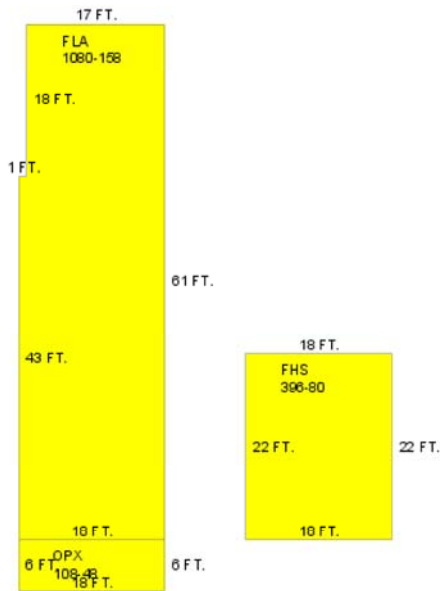
Roof Cover METAL  
 Heat 2 NONE  
 Heat Src 2 NONE

Foundation WD CONC PADS  
 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	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1948	N N	0.00	0.00	1,080
2	<u>OPX</u>		1	1948		0.00	0.00	108
3	<u>FHS</u>	12:ABOVE AVERAGE WOOD	1	1948	N N	0.00	0.00	396

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	444 SF	0	0	1959	1960	1	50
2	FN2:FENCES	72 SF	12	6	1994	1995	5	30
3	AC2:WALL AIR COND	1 UT	0	0	1959	1960	1	20

## Appraiser Notes

2002 CUT OUT DONE

PER CITY OF KEY WEST RESOLUTION NO 98-179 THE LANE'S NAME HAS BEEN CHANGED FROM PETRONIA LANE TO POORHOUSE LANE

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 9801382	04/30/1998	12/31/1998	150	Residential	RUN LINE FOR WINDOW AC
2 06-1207	03/13/2006	07/27/2006	25,000	Residential	HURRICANE DAMAGE - REPLACE WALLS, CEILING, FLOORING, & PAINT.

## 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
2013	112,443	1,514	381,484	495,441	495,441	0	495,441
2012	114,004	1,536	346,309	461,849	459,495	0	461,849
2011	114,004	1,564	302,155	417,723	417,723	0	417,723
2010	144,754	1,586	250,950	397,290	397,290	0	397,290
2009	162,857	1,608	381,444	545,909	545,909	0	545,909
2008	149,774	1,636	422,800	574,210	574,210	0	574,210
2007	212,093	1,658	322,536	536,287	536,287	0	536,287
2006	339,461	1,385	229,520	570,366	570,366	0	570,366
2005	339,461	1,395	181,200	522,056	522,056	0	522,056
2004	193,022	1,402	169,120	363,544	103,050	25,000	78,050
2003	185,873	1,410	84,560	271,843	101,129	25,000	76,129
2002	199,349	1,420	56,776	257,545	98,759	25,000	73,759
2001	158,940	1,428	56,776	217,144	97,204	25,500	71,704
2000	152,105	1,856	41,072	195,033	94,373	25,500	68,873
1999	124,262	1,526	41,072	166,860	91,892	25,500	66,392
1998	101,718	952	41,072	143,742	90,445	25,500	64,945
1997	78,341	743	36,240	115,324	88,934	25,500	63,434
1996	50,715	481	36,240	87,436	86,344	25,500	60,844
1995	50,715	481	36,240	87,436	84,239	25,500	58,739
1994	45,355	430	36,240	82,025	82,025	25,500	56,525
1993	37,993	0	36,240	74,233	74,233	25,500	48,733
1992	37,993	0	36,240	74,233	74,233	25,500	48,733

1991	37,993	0	36,240	74,233	74,233	25,500	48,733
1990	29,969	0	28,388	58,358	58,358	25,500	32,858
1989	24,768	0	27,784	52,552	52,552	25,500	27,052
1988	21,722	0	24,160	45,882	45,882	25,500	20,382
1987	21,517	0	13,590	35,107	35,107	25,500	9,607
1986	21,629	0	13,046	34,675	34,675	25,500	9,175
1985	21,140	0	7,800	28,940	28,940	25,500	3,440
1984	19,692	0	7,800	27,492	27,492	25,500	1,992
1983	19,692	0	7,800	27,492	27,492	25,500	1,992
1982	20,108	0	6,744	26,852	26,852	25,500	1,352

## 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
6/13/2013	2639 / 75	489,900	WD	12
5/1/2013	2626 / 1937	100	CT	12
1/30/2013	2610 / 2458	100	CT	12

This page has been visited 133,110 times.

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