

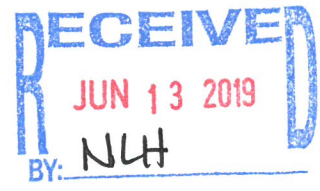
Application



Application For Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3720 • www.cityofkeywest-fl.gov



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: 1403 Washington Street, Key West, Florida

Zoning District: SF Real Estate (RE) #: 0004156-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Adele V. Stones

Mailing Address: 1403 Washington Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305-304-1546 Office: 305-849-2352 Fax: 305-294-5788

Email: ginny@oropezastonescardenas.com

PROPERTY OWNER: (if different than above)

Name: Jeffrey J. Cardenas and Adele V. Stones

Mailing Address: same as above

City: _____ State: _____ Zip: _____

Home/Mobile Phone: _____ Office: _____ Fax: _____

Email: _____

Description of Proposed Construction, Development, and Use: Replace two (2) central a/c units in the location of two (2) existing central a/c consenser units located within the required five foot (5') left side set back.

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

Variance to allow side setback of 1.0 feet (5.0 ft. required) for the replacement in location of exiting a/c units.

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

If yes, please describe and attach relevant documents: _____

City of Key West • Application for Variance

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 | SF | | | |
| Flood Zone | AE6 | | | |
| Size of Site | 6000 sf | | | |
| Height | 2.5' | 2.5' | N/A | N/A |
| Front Setback | 30.0' | 30.0' | N/A | N/A |
| Side Setback | (left) 5.0' | (left) 1.0' | (left) 1.0' | (left) 4.0' |
| Side Setback | 5.0' | 5.0' | N/A | N/A |
| Street Side Setback | N/A | N/A | N/A | N/A |
| Rear Setback | 25.0' | 25.0' | N/A | N/A |
| F.A.R | N/A | N/A | N/A | N/A |
| Building Coverage | 35% | 35% | N/A | N/A |
| Impervious Surface | 50% | 50% | N/A | N/A |
| Parking | 2 | 2 | N/A | N/A |
| Handicap Parking | N/A | N/A | N/A | N/A |
| Bicycle Parking | N/A | N/A | N/A | N/A |
| Open Space/ Landscaping | N/A | N/A | N/A | N/A |
| Number and type of units | N/A | N/A | N/A | N/A |
| Consumption Area or Number of seats | N/A | N/A | N/A | 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 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 heavily landscaped with specimen palms provided by David Fairchild of Fairchild Tropical Gardens in Miami more than forty years ago to a prior owner who landscaped the lot with more than 100 exotic and domestic varieties of palms and other trees. These rare and mature palms provide limited location for the placement of the a/c units.

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 units were in place when the property was acquired in 2006. All of the current landscaping was in place as of 2006 also.

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.

Allowing equipment placement in the side setback is commonly permitted when adequate fire-safety access is not impeded. This location minimizes sound and visual impact from neighboring properties.

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.

Requiring the a/c units to be relocated will require tree removal and/or the noise and visual pollution otherwise minimized by allowing replacement in the existing location.

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.

This request imposes the minimum feasible variance given the site conditions and relocation options.

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 the variance is granted, there is no detriment or injury to public interest or welfare.

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.

Other nonconforming properties are not the basis for this request.

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
- Stormwater management plan

Warranty Deed

Doc# 1616130 12/05/2006 11:15AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Prepared by and return to:
John M. Spottswood, Jr.
Attorney at Law
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 06-419-JB

12/05/2006 11:15AM
DEED DOC STAMP CL: JENNIFER\$13,125.00

Doc# 1616130
Bk# 2256 Pg# 1814

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 4th day of December, 2006 between DAVID B. CAMPBELL, a single man and CHARLES WALKER, a single man, as tenants in common whose post office address is 55 Fiesta Way, Fort Lauderdale, FL 33301, grantor, and JEFFREY J. CARDENAS and ADELE V. STONES, husband and wife whose post office address is 1218 PETRONIA STREET, 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 of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

Lot 3, Block 6, of Tract 19, on the Island of Key West, Florida, according to a diagram of said Tract 19, made by W.A. Gwynn for the Tropical Building and Investment Company, and duly recorded in Plat Book 1. Page 34, Monroe County, Florida, Records.

Parcel Identification Number: 00041560-000000

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.

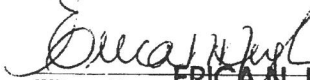
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2006**.

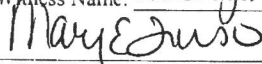
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

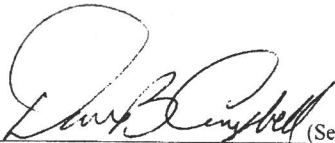
DoubleTime®

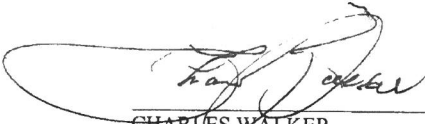
Doc# 1616130
Bk# 2256 Pg# 1815

Signed, sealed and delivered in our presence:


Witness Name: **ERICA N. HUGHES**


Witness Name: **MARY E. TURSO**


DAVID B. CAMPBELL (Seal)

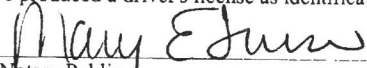

CHARLES WALKER (Seal)

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 4th day of December, 2006 by DAVID B. CAMPBELL and CHARLES WALKER, who are personally known or have produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: **MARY E. TURSO**

My Commission Expires: _____

MONROE COUNTY
OFFICIAL RECORDS

Property Record Card



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 00041560-000000
 Account# 1042234
 Property ID 1042234
 Millage Group 10KW
 Location 1403 WASHINGTON St, KEY WEST
 Address
 Legal KW TROPICAL BLDG AND INVESTMENT CO SUB LOT 3 SQR 6 TR 19 PB1-34 H1-593 PROBATE
 Description #87-264-CP-10 OR1450-2434/36 OR1784-1187T/C OR1864-1658Q/C OR2256-1813C OR2256-1814/15
 (Note: Not to be used on legal documents.)
 Neighborhood 6157
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Tropical Building and Investment Co
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

CARDENAS JEFFREY J 1403 Washington St Key West FL 33040
 STONES ADELE V 1403 Washington St Key West FL 33040

Valuation

| | 2018 | 2017 | 2016 |
|----------------------------|------------|------------|------------|
| + Market Improvement Value | \$470,393 | \$481,461 | \$416,385 |
| + Market Misc Value | \$25,791 | \$26,802 | \$28,886 |
| + Market Land Value | \$407,048 | \$404,550 | \$399,754 |
| = Just Market Value | \$903,232 | \$912,813 | \$845,025 |
| = Total Assessed Value | \$869,036 | \$851,162 | \$833,656 |
| - School Exempt Value | (\$25,000) | (\$25,000) | (\$25,000) |
| = School Taxable Value | \$844,036 | \$826,162 | \$808,656 |

Land

| Land Use | Number of Units | Unit Type | Frontage | Depth |
|------------------------|-----------------|-------------|----------|-------|
| RESIDENTIAL DRY (010D) | 4,945.00 | Square Foot | 52 | 93 |

Buildings

Building ID 213
 Style 2 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 3381
 Finished Sq Ft 2170
 Stories 2 Floor
 Condition GOOD
 Perimeter 398
 Functional Obs 0
 Economic Obs 0
 Depreciation % 3
 Interior Walls DRYWALL
 Exterior Walls CUSTOM
 Year Built 2004
 Effective Year Built 2014
 Foundation CONCRETE SLAB
 Roof Type IRR/CUSTOM
 Roof Coverage METAL
 Flooring Type SFT/HD WD
 Heating Type FCD/AIR DUCTED with 0% NONE
 Bedrooms 3
 Full Bathrooms 2
 Half Bathrooms 1
 Grade 650
 Number of Fire Pl 0

| Code | Description | Sketch Area | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|------------|
| DUF | FIN DET UTILIT | 110 | 0 | 42 |
| FLA | FLOOR LIV AREA | 2,170 | 2,170 | 398 |
| OUU | OP PR UNFIN UL | 70 | 0 | 51 |
| OPF | OP PRCH FIN LL | 42 | 0 | 40 |
| PTO | PATIO | 959 | 0 | 275 |
| SBF | UTIL FIN BLK | 30 | 0 | 25 |
| TOTAL | | 3,381 | 2,170 | 831 |

Yard Items

| Description | Year Built | Roll Year | Quantity | Units | Grade |
|---------------|------------|-----------|----------|--------|-------|
| HOT TUB | 2004 | 2005 | 1 | 1 UT | 2 |
| RES POOL GNIT | 2004 | 2005 | 1 | 160 SF | 5 |
| BRICK PATIO | 2004 | 2005 | 1 | 208 SF | 2 |
| BRICK PATIO | 2004 | 2005 | 1 | 352 SF | 2 |
| FENCES | 2004 | 2005 | 1 | 366 SF | 2 |
| FENCES | 2004 | 2005 | 1 | 420 SF | 2 |
| FENCES | 2004 | 2005 | 1 | 440 SF | 5 |

Sales

| Sale Date | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|-----------|-------------|-----------------|-------------------|-----------|-----------|--------------------|--------------------|
| 12/4/2006 | \$1,875,000 | Warranty Deed | | 2256 | 1814 | Q - Qualified | Improved |
| 2/10/2003 | \$200,000 | Quit Claim Deed | | 1864 | 1658 | H - Unqualified | Improved |
| 5/6/2002 | \$425,000 | Warranty Deed | | 1784 | 1187 | Z - Unqualified | Improved |

Permits

| Number | Date Issued | Date Completed | Amount | Permit Type | Notes |
|---------|-------------|----------------|-----------|-------------|---|
| 12-3516 | 9/27/2012 | 1/29/2014 | \$25,000 | Residential | BUILD TWO PORCH ROOF |
| 12-3517 | 9/27/2012 | 1/29/2014 | \$3,372 | Residential | INSTALL 300 SF OF 26G GALVALUME VCRIMP METAL ROOFING ON A REAR PAVILION AND A SMALL SIDE PORCH ROOF |
| 03-3465 | 10/1/2003 | 2/18/2004 | \$10,000 | Residential | INSTALL HURRICANE SHUTTER |
| 03-2221 | 6/25/2003 | 2/18/2004 | \$600 | Residential | INSTALL DEDUCT METER |
| 03-2037 | 6/10/2003 | 2/18/2004 | \$450 | Residential | 7-SMOKE DECTORS |
| 03-1429 | 4/22/2003 | 2/18/2004 | \$7,000 | Residential | INST.2 A/C' |
| 02-3452 | 1/2/2003 | 2/18/2004 | \$25,600 | Residential | POOL 10'X16'GUNITE |
| 02-3148 | 12/26/2002 | 2/18/2004 | \$500 | Residential | IRON FENCE |
| 02-3148 | 12/26/2002 | 2/18/2004 | \$5,600 | | V-CRIMP ROOF |
| 02-3148 | 12/26/2002 | 2/18/2004 | \$7,800 | | INSTALL 3-A/C' |
| 02-3148 | 12/26/2002 | 2/18/2004 | \$15,400 | | PLUMBING |
| 02-3148 | 12/26/2002 | 2/18/2004 | \$383,920 | Residential | BUILD NEW SFR2500SF |
| 02-3452 | 12/26/2002 | 2/18/2004 | \$25,000 | | BUILD POOL & SPA |
| 02-3148 | 12/20/2002 | 2/18/2004 | \$2,720 | | WOODEN DECKING |
| 02-3148 | 12/20/2002 | 2/18/2004 | \$15,900 | | UPDATE ELECTRIC |
| 02-3147 | 11/27/2002 | 12/16/2002 | \$8,000 | Residential | DEMO SFR |
| 02-3206 | 11/27/2002 | 12/16/2002 | \$300 | Residential | INSTALL TEMP SERV. |
| 0000958 | 4/18/2000 | 8/15/2000 | \$450 | Residential | REPAIR SIDING |
| B940720 | 3/1/1994 | 7/1/1994 | \$1,500 | Residential | REPAIR UTILITY ENCLOSURE |
| B940889 | 3/1/1994 | 7/1/1994 | \$255 | Residential | REPAIR CP ROOF |

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)

Map



TRIM Notice

Trim Notice

2018 Notices On/Off

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

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



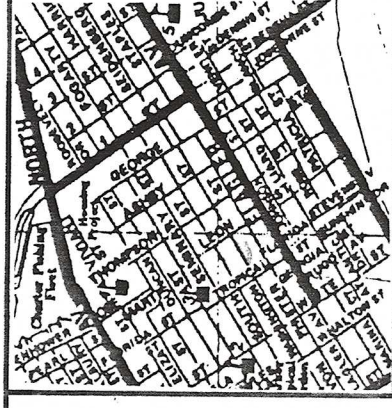
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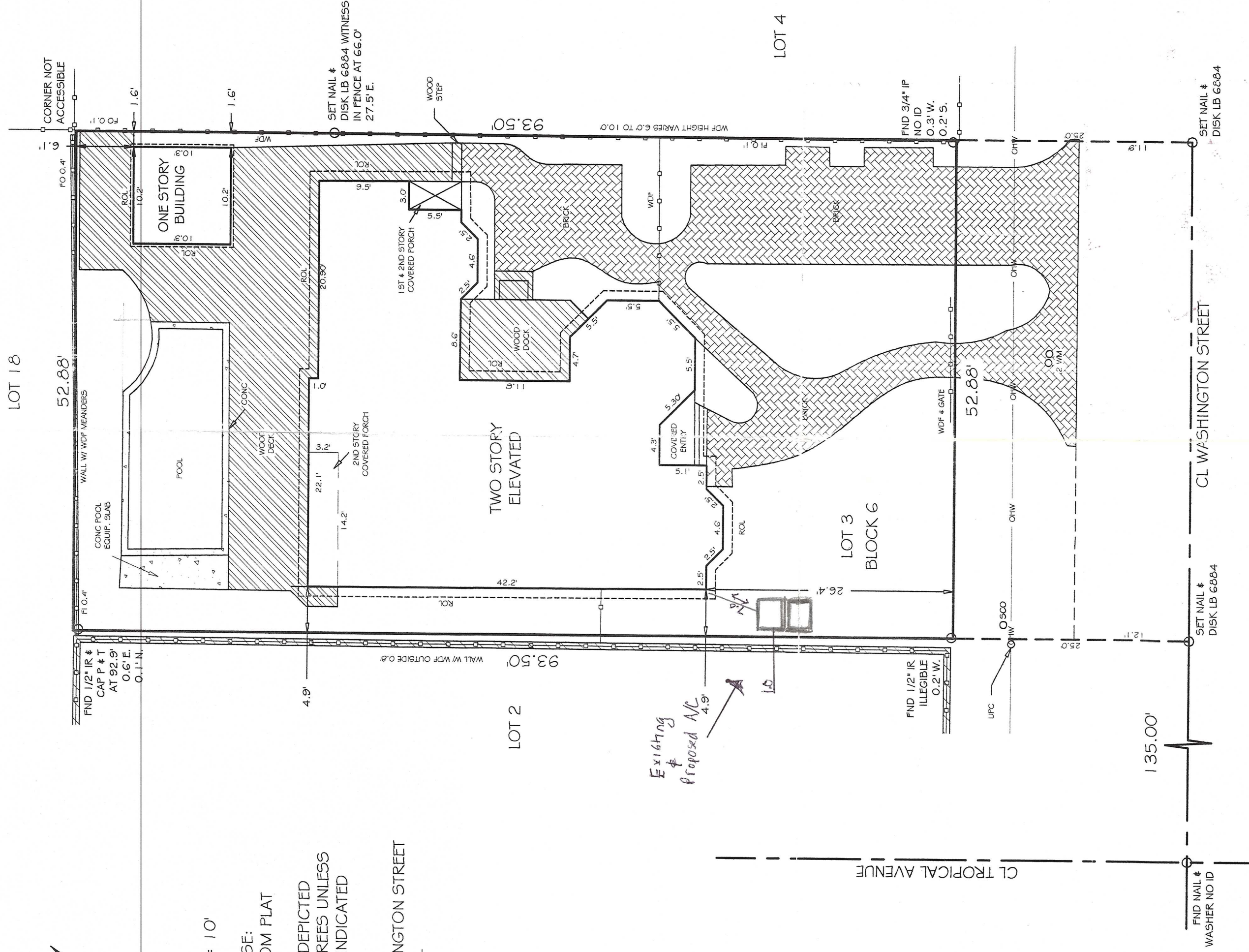
Survey

Proposed Plans

MAP OF BOUNDARY SURVEY & TREE LOCATION
 LOT 3, BLOCK 6
 SUBDIVISION OF TRACT 19



LOCATION MAP - N.T.S.



SCALE: 1" = 10'

BEARING BASE:
 DERIVED FROM PLAT

ALL ANGLES DEPICTED
 ARE 90 DEGREES UNLESS
 OTHERWISE INDICATED

ADDRESS:
 1403 WASHINGTON STREET
 KEY WEST, FL
 33040

LEGAL DESCRIPTION -

Lot 3, Block 6, of Tract 19, on the Island of Key West, Florida, according to a diagram of said Tract 19, made by W.A. Gwynn for the Tropical Building and Investment Company, and duly recorded in Plat Book 1, Page 34, Monroe County, Florida Records.

| | |
|--------------|----------|
| SCALE: | 1" = 10' |
| FIELD WORK: | 11/01/06 |
| REVISION: | -/- |
| SHEET: | 1 OF 1 |
| DRAWN BY: | DDD |
| CHECKED BY: | RR |
| INVOICE NO.: | 6101805 |

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, AND TO SECTION 472.097, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED, IS SUBJECT TO THE PROVISIONS OF SUBPARAGRAPH (1)(B) (SUBTRACTS), (B) (SCHEDULES), (C) (IMPAIRMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

NOT VALID WITHOUT THE SIGNED SIGNATURE AND THE PASSED SURVEYOR AND MAPPERS SUBSCRIBOR AND MAPPERS

SIGNED
 ROBERT E. REECE, P.S., P.S.S., PROFESSIONAL SURVEYOR AND MAPPERS, LB #684

CERTIFIED TO -

JEFFREY CARDENAS
 ADELE V. STONES
 CHICAGO TITLE INSURANCE COMPANY
 SPOTTSWOOD LAW OFFICE
 FIRST STATE BANK OF THE FLORIDA KEYS

A.R.E. REECE, P.A.
 PROFESSIONAL SURVEYOR AND MAPPERS

30364 QUAIL ROOST TRAIL, BIG PINE KEY, FL 33043
 OFFICE (305) 872-1348
 FAX (805) 872-5622

NOTE: LEGAL DESCRIPTIONS HAVE BEEN PROVIDED BY THE CLIENT OR FISHER 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 VIOLATIONS.
 FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

- THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET:
- CEA = CENTRAL ANGLE
 - DETA = DETAIL
 - A = ANGLE
 - CL = CENTERLINE
 - CONC = CONCRETE
 - CHD = COVERED
 - EL = ELEVATION
 - EDP = EDGE OF PAVEMENT
 - ELC = EDGE OF CURB
 - ELI = EDGE OF INTERSECTION
 - ELP = EDGE OF PAVEMENT
 - ELR = EDGE OF ROADWAY
 - ELT = EDGE OF TRAIL
 - ELW = EDGE OF WATERWAY
 - ELX = EDGE OF EXISTING
 - ELZ = EDGE OF ZONE
 - ELC = EDGE OF CURB
 - ELI = EDGE OF INTERSECTION
 - ELP = EDGE OF PAVEMENT
 - ELR = EDGE OF ROADWAY
 - ELT = EDGE OF TRAIL
 - ELW = EDGE OF WATERWAY
 - ELX = EDGE OF EXISTING
 - ELZ = EDGE OF ZONE

Authorization Form

**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, Jeffrey J. Cardenas & Adele V. Stonos authorize
Please Print Name(s) of Owner(s) as appears on the deed

Adele V. Stonos
Please Print Name of Representative

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

Jeffrey J. Cardenas
Signature of Owner

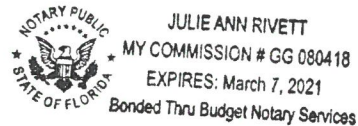
Adele V. Stonos
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 6/13/19
Date

by Jeffrey J. Cardenas & Adele V. Stonos
Name of Owner

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

Julie Ann Rivett
Notary's Signature and Seal



Julie Ann Rivett
Name of Acknowledger typed, printed or stamped

GG 080418
Commission Number, if any

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an Individual)

I, Adele V. Stones, 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:

1403 Washington St. Key West FL 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.

Adele V. Stones
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 6/13/19 by _____
date

Adele V. Stones
Name of Authorized Representative

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

Julie Ann Rivett
Notary's Signature and Seal

Julie Ann Rivett

Name of Acknowledger typed, printed or stamped

CG 080418
Commission Number, if any

