

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: _____

Zoning District: _____ Real Estate (RE) #: _____

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

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

Email: _____

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: _____

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

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.

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				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback				
F.A.R				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
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:

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.

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

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.

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.

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.

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.

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.

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

Prepared By

Name: Kevin Melloncamp
Address: 3 Casa Roma Lane #3
Key West
State: FL Zip Code: 33040

After Recording Return To

Name: Kevin Melloncamp
Address: 3 Casa Roma Lane #3
Key West
State: FL Zip Code: 33040

Doc# 2147761 12/19/2017 8:29AM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

12/19/2017 8:29AM
DEED DOC STAMP CL: Krys \$0.70

Doc# 2147761
Blk# 2383 Pg# 1218

Space Above This Line for Recorder's Use

FLORIDA QUIT CLAIM DEED

STATE OF FLORIDA

Monroe COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of
Ten Dollars (\$ 10.00) in hand paid to
524 Grinnell St. LLC, a LLC, residing at 3 Casa Roma Lane #3,
County of Monroe, City of Key West, State of Florida
(hereinafter known as the "Grantor(s)") hereby quitclaims to Kevin Melloncamp,
a Single Man, residing at 3 Casa Roma Lane #3, County of Monroe,
City of Key West, State of Florida (hereinafter known as the
"Grantee(s)") all the rights, title, interest, and claim in or to the following described real
estate, situated in 524 Grinnell St. County, Florida to-wit:

Property ID #1007951

See Exhibit "A" Attached

[INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

To have and to hold, the same together with all and singular the appurtenances
thereunto belonging or in anywise appertaining, and all the estate, right, title, interest,
lien, equity and claim whatsoever for the said first party, either in law or equity, to the
only proper use, benefit and behoof of the said second party forever.

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Kevin Melloncamp, 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:

524 Grinnell 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.

A handwritten signature in blue ink, appearing to read "K Melloncamp", written over a horizontal line.

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this June 18, 2018 by
date

Kevin Melloncamp

Name of Authorized Representative

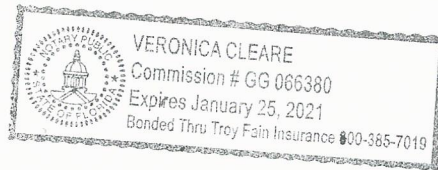
He/She is personally known to me or has presented personally known as identification.

A handwritten signature in blue ink, appearing to read "V Cleare", written over a horizontal line.

Notary's Signature and Seal

Veronica Cleare

Name of Acknowledger typed, printed or stamped



GG 066380

Commission Number, if any

Site Plans

NOTE:

This Survey Map is not full and complete without the attached Survey Report.

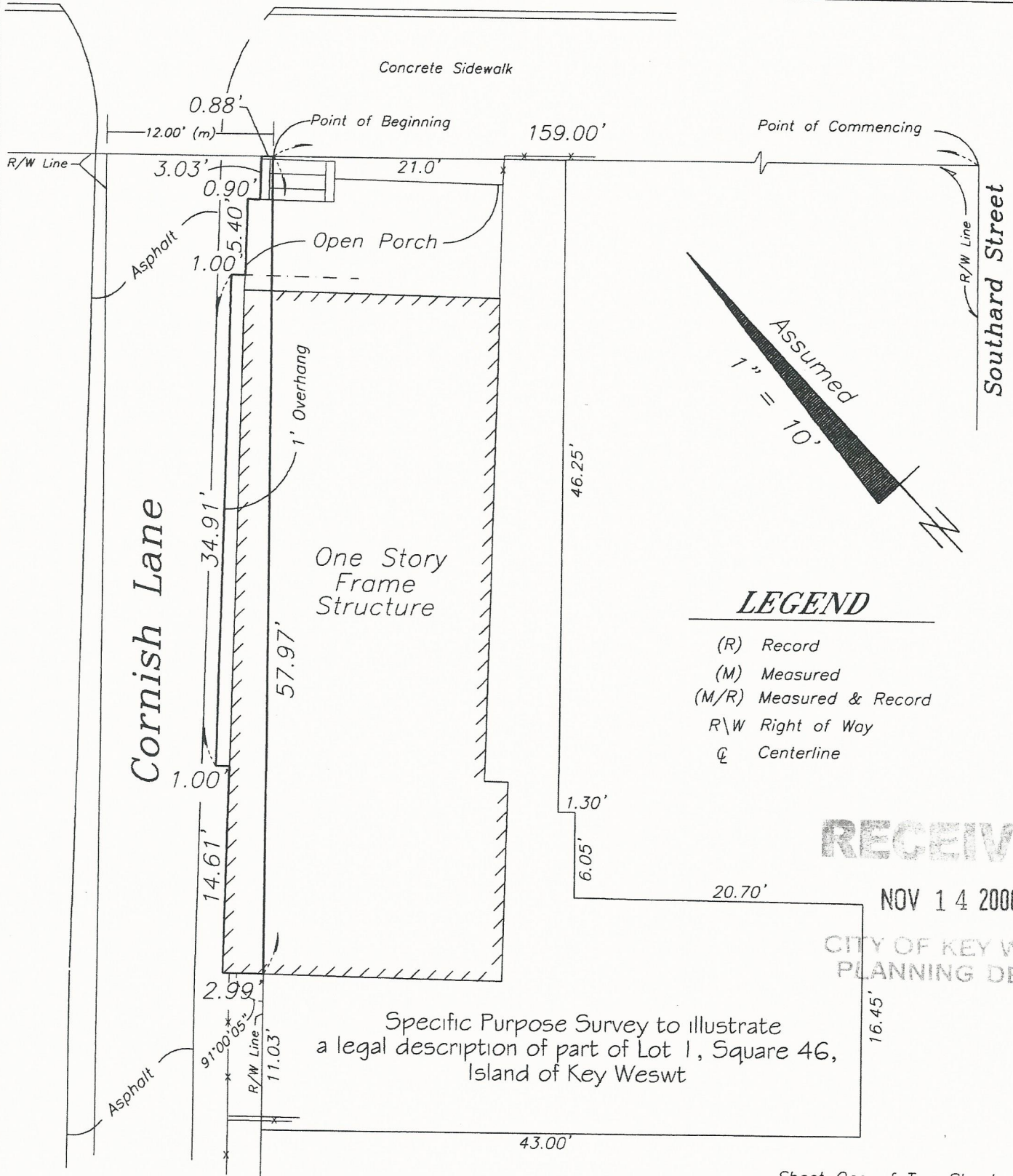
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

50' (R/W)
Grinnell Street



LEGEND

- (R) Record
- (M) Measured
- (M/R) Measured & Record
- R\W Right of Way
- ⊕ Centerline

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NOV 14 2006

CITY OF KEY WEST
PLANNING DEPT.

Specific Purpose Survey to illustrate
a legal description of part of Lot 1, Square 46,
Island of Key West

Specific Purpose Report to illustrate
a legal description of part of Lot 1, Square 46,
Island of Key West

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

Notes:

1. This Specific Purpose Survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
3. North Arrow is assumed and based on the legal description.
4. This survey is not assignable.
5. This Specific Purpose Survey does not represent a boundary survey.
6. This Survey Report is not full and complete without the attached Survey Map.

SPECIFIC PURPOSE SURVEY TO ILLUSTRATE THE LEGAL
DESCRIPTION AUTHORED BY THE UNDERSIGNED

A parcel of land on the Island of Key West and known as a portion of Cornish Lane and also known as part of Lot 1, Square 46 according to William A. Whitehead's map of said Island, delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the NW'y right of way line of Southard Street with the SW'y right of way line of Grinnell Street and run thence NW'y along the SW'y right of way line of the said Grinnell Street for a distance of 159.00 feet to the SE'y right of way line of the said Cornish Lane, said point also being the Point of Beginning; thence SW'y and along the SE'y right of way line of the said Cornish Lane for a distance of 57.97 feet to the SW'y face of an existing one story frame structure; thence NW'y with a deflection of 91°00'05" to the right and along the SW'y face of said structure for a distance of 2.99 feet; thence NE'y and at right angles along the NW'y face of said structure for a distance of 14.61 feet to the SW'y face of an overhang on said structure; thence NW'y and at right angles along the NW'y face of said overhang for a distance of 1.00 feet; thence NE'y and at right angles along the NW'y face of said overhang for a distance of 34.91 feet; thence SE'y and at right angles along the NE'y face of said overhang for a distance of 1.00 feet to the NW'y face of an open porch on said structure; thence NE'y and at right angles along the NW'y face of said open porch for a distance of 5.40 feet; thence SE'y and at right angles along the NE'y face of said open porch for a distance of 0.90 feet to the NW'y face of existing concrete steps; thence NE'y and at right angles along the NW'y face of said concrete steps and extension thereof for a distance of 3.03 feet to the SW'y right of way line of the said Grinnell Street; thence SE'y and along the SW'y right of way line of the said Grinnell Street for a distance of 0.88 feet back to the Point of Beginning.

SPECIFIC PURPOSE SURVEY FOR: 524 Grinnell Street, LLC;

J. LYNN O'FLYNN, INC.

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

August 11, 2006

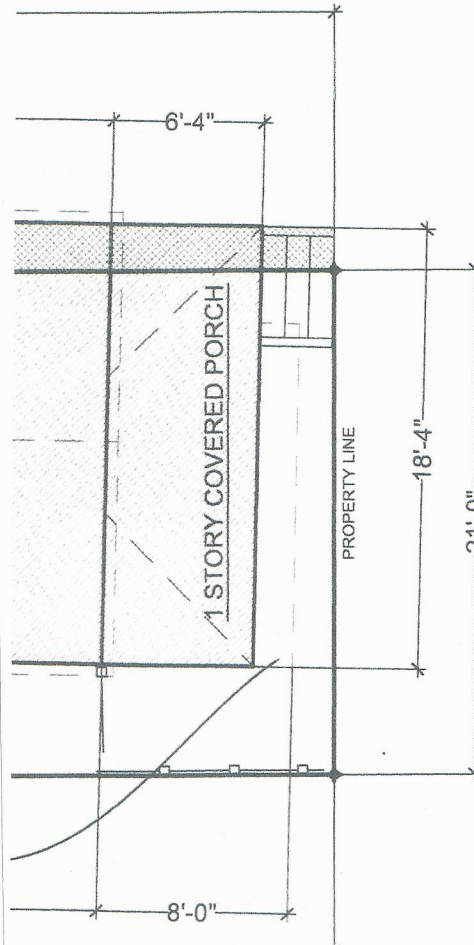
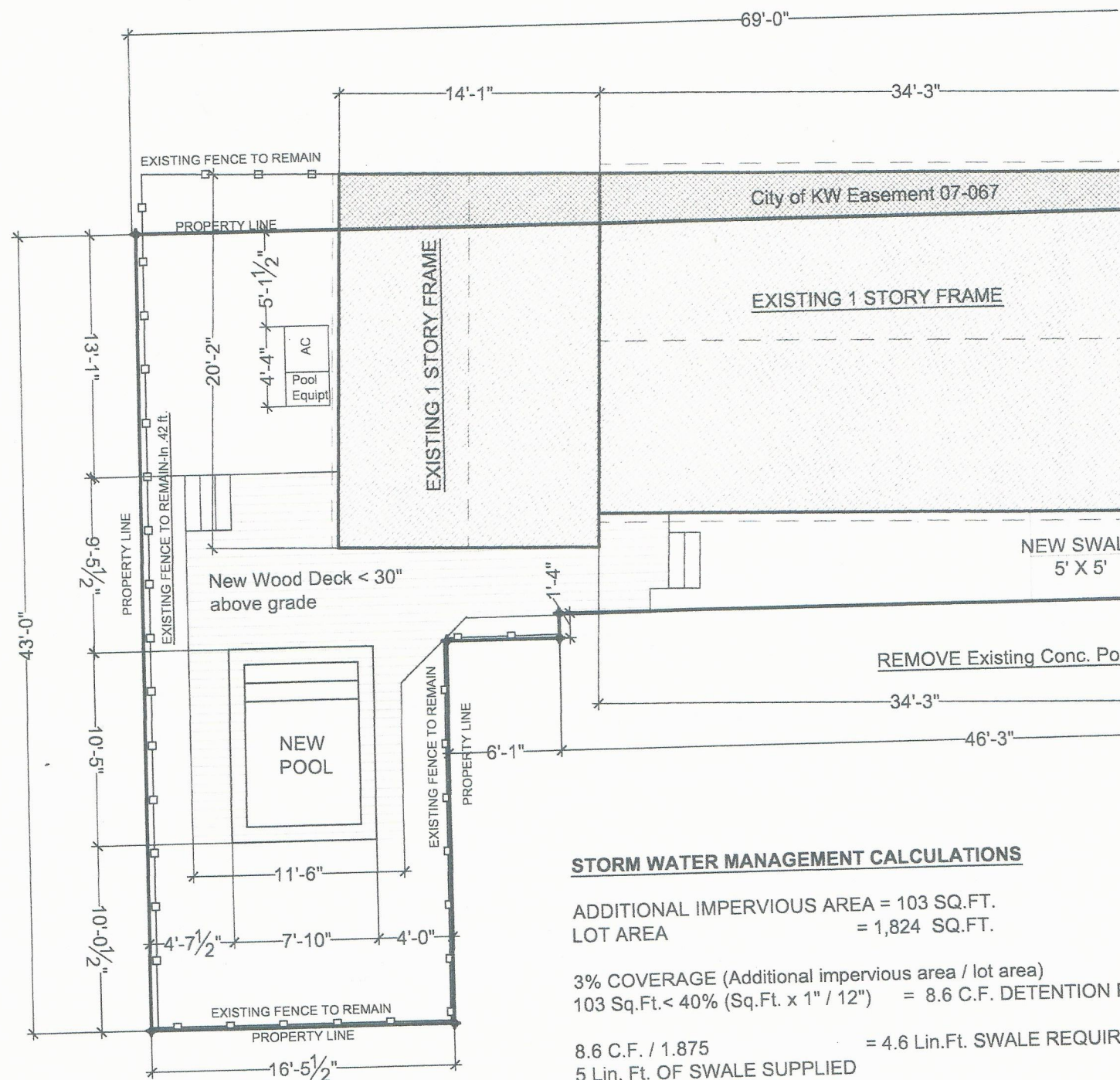
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CITY OF KEY WEST
PLANNING DEPT

Sheet Two of Two Sheets

CORNISH LANE



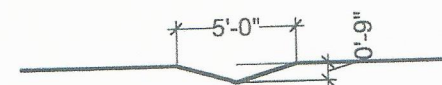
SITE PLAN
1/8" = 1'-0"

STORM WATER MANAGEMENT CALCULATIONS

ADDITIONAL IMPERVIOUS AREA = 103 SQ.FT.
LOT AREA = 1,824 SQ.FT.

3% COVERAGE (Additional impervious area / lot area)
103 Sq.Ft. < 40% (Sq.Ft. x 1" / 12") = 8.6 C.F. DETENTION REQUIRED

8.6 C.F. / 1.875 = 4.6 Lin.Ft. SWALE REQUIRE
5 Lin. Ft. OF SWALE SUPPLIED



SWALE DETAIL
Not to Scale

G R I N N E L L S T R E E T

SITE DATA

ZONING: HHDR
FLOOD ZONE: AE6
SETBACKS: F 10', S 5', R 20', SS 5'

LOT SIZE: Irregular = 1,824 SQ.FT.
DENSITY: 22 DU / ACRE
FAR: N/A

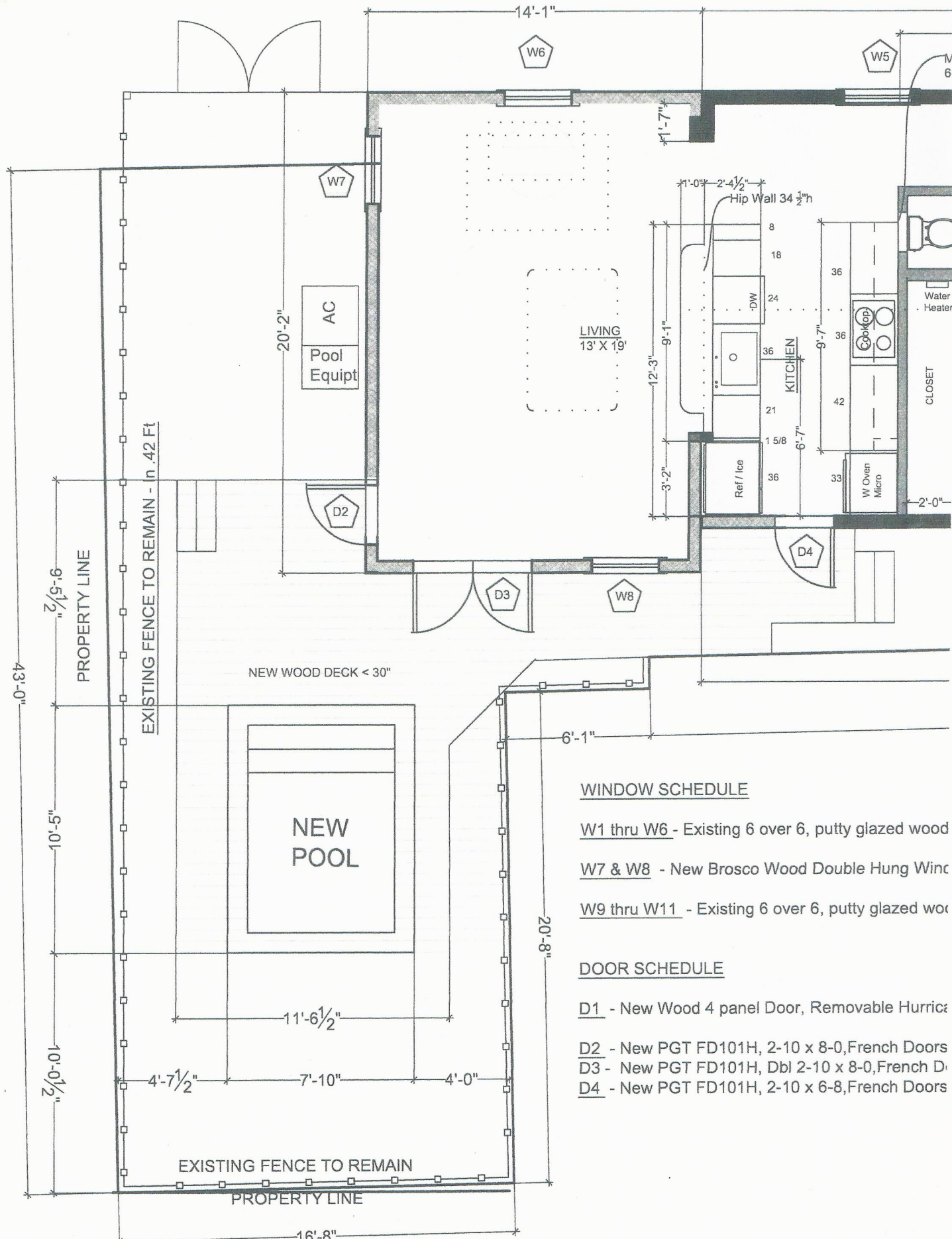
BUILDING COVERAGE:
EXISTING: 908 SQ.FT. / 1,824 = 49.8% < 50%
PROPOSED: No Change
IMPERVIOUS SURFACE COVERAGE:
EXISTING: 908 SQ.FT. / 1,824 = 49.8% < 60%
PROPOSED: 1,011 SQ.FT. / 1,824 = 54% < 60% **OK**
OPEN SPACE
EXISTING: 743 SQ.FT. / 1,824 = 41% > 35%
PROPOSED: 638 SQ.FT. / 1,824 = 35% **OK**

Hugo Araque
6/16/18

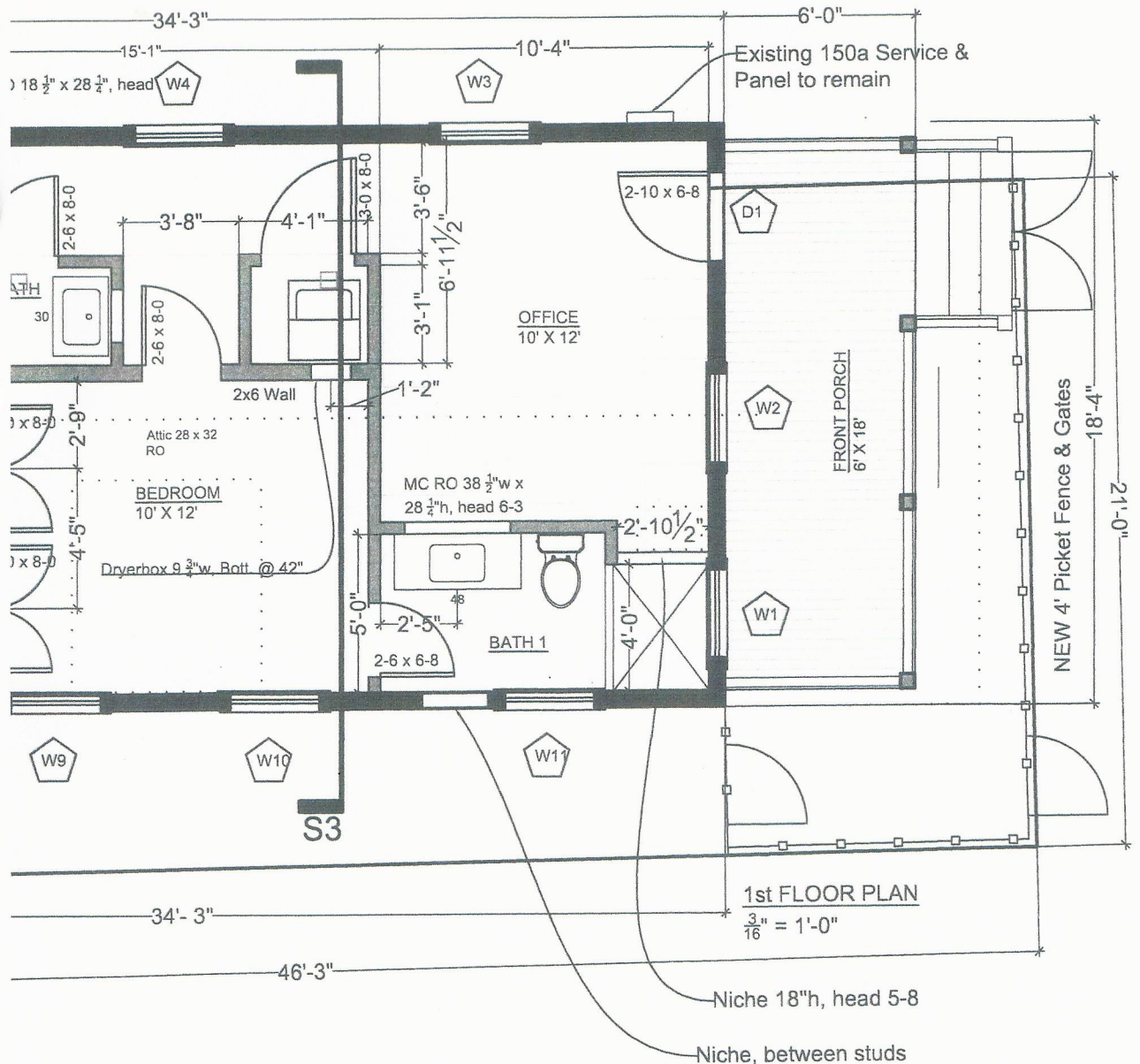
Architect Design Builders Inc.
Architect Hugo Araque #AR94477
7115 SW 109 Terrace - Pinecrest, FL 33156
305-281-9433



GRINNELL STREET



- WINDOW SCHEDULE**
- W1 thru W6 - Existing 6 over 6, putty glazed wood
 - W7 & W8 - New Brosco Wood Double Hung Window
 - W9 thru W11 - Existing 6 over 6, putty glazed wood
- DOOR SCHEDULE**
- D1 - New Wood 4 panel Door, Removable Hurricane Panels
 - D2 - New PGT FD101H, 2-10 x 8-0, French Doors
 - D3 - New PGT FD101H, Dbl 2-10 x 8-0, French Doors
 - D4 - New PGT FD101H, 2-10 x 6-8, French Doors



1st FLOOR PLAN
3/16" = 1'-0"

- h, repair as needed in existing Jambs, Sills and Exterior Trim, NEW Wood Shutters
- , 2 over 2, with new Sills and Exterior Trim, Wood Shutters **RO 3-0 x 6-1**
- ash, repair as needed in existing Jambs, Sills and Exterior Trim, NEW Wood Shutters
- panels
- Impact Glass, **RO 5-10 x 8-1**
- Impact Glass, **RO 3-0 x 6-9**

Hugo Araque
6/16/18

Architect Design Builders Inc.
Architect Hugo Araque #AR94477
7115 SW 109 Terrace - Pinecrest, FL 33156
305-281-9433



Site Visit

524 Grinnell Street, Key West, Florida 33040
SITE VISIT



524 Grinnell Street, Key West, Florida 33040
SITE VISIT



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SITE VISIT



524 Grinnell 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 00007670-000100
 Account # 1007951
 Property ID 1007951
 Millage Group 10KW
 Location 524 GRINNELL ST , KEY WEST
 Address
 Legal KW PT LOT 1 SQR 46 OR548-168 OR1733-688/690Q/C OR1747-1350/52
 Description OR2083-1390/1392 OR2291-138/143(RES NO 07-067) OR2883-1218/21
 (Note: Not to be used on legal documents)
 Neighborhood 6108
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

MELLONCAMP KEVIN
 3 Casa Roma LN
 Apt 3
 Key West FL 33040

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$91,590	\$81,823	\$84,781	\$81,395
+ Market Misc Value	\$2,454	\$2,657	\$2,402	\$2,250
+ Market Land Value	\$366,619	\$328,059	\$268,498	\$250,598
= Just Market Value	\$460,663	\$412,539	\$355,681	\$334,243
= Total Assessed Value	\$413,425	\$375,841	\$341,674	\$310,613
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$460,663	\$412,539	\$355,681	\$334,243

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	1,813.51	Square Foot	0	0

Buildings

Building ID 532
 Style 1 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 906
 Finished Sq Ft 906
 Stories 1 Floor
 Condition AVERAGE
 Perimeter 138
 Functional Obs 25
 Economic Obs 0
 Depreciation % 81
 Interior Walls WALL BD/WD WAL

Exterior Walls WD FRAME
 Year Built 1928
 EffectiveYearBuilt 1928
 Foundation CONCR FTR
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type NONE
 Heating Type NONE with 0% NONE
 Bedrooms 2
 Full Bathrooms 1
 Half Bathrooms 0
 Grade 350
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	906	906	138
TOTAL		906	906	138

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	2002	2003	1	360 SF	2

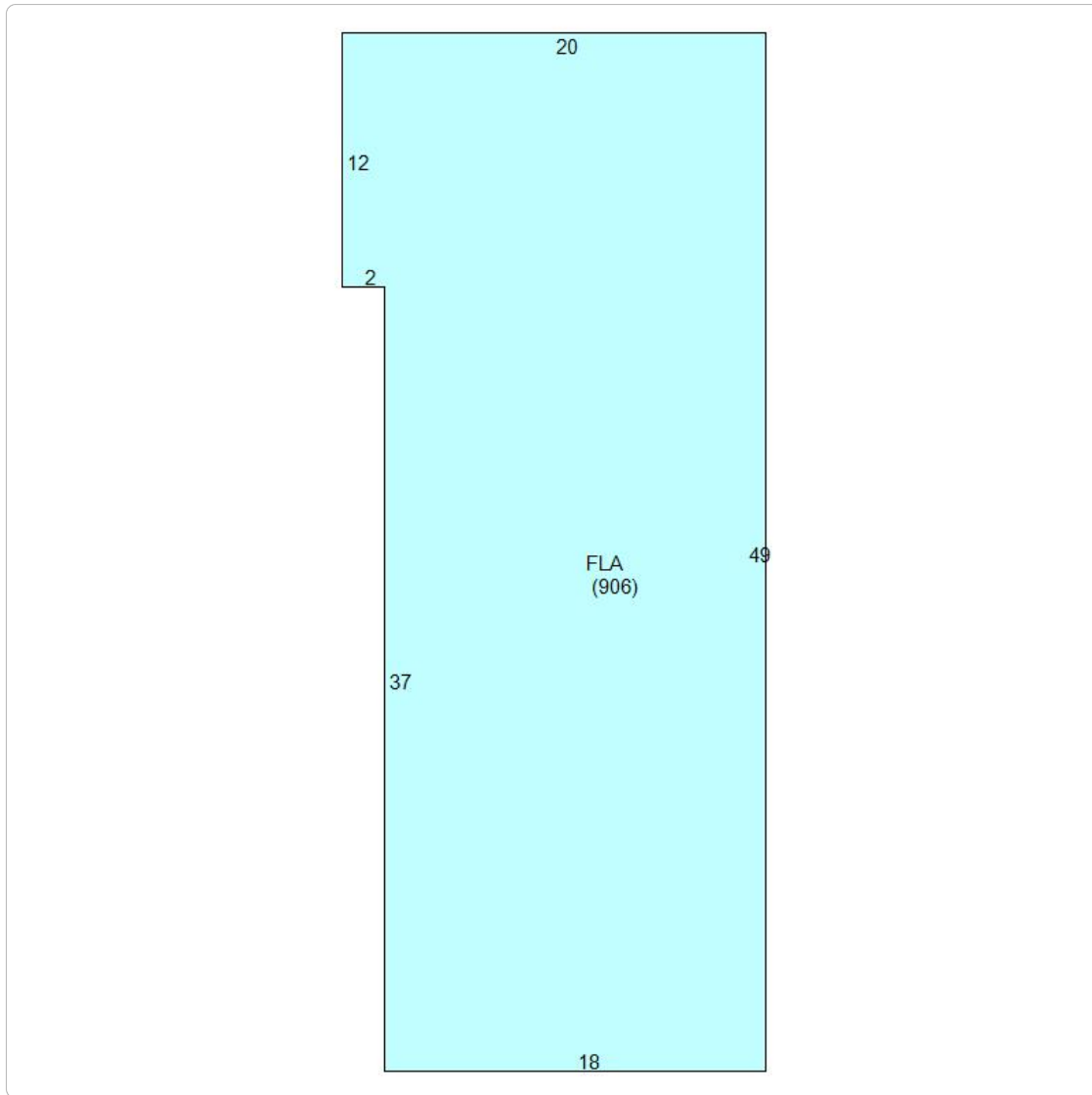
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/12/2017	\$100		2147761	2883	1218	30 - Unqualified	Improved
12/13/2001	\$265,000	Warranty Deed		1747	1350	Z - Unqualified	Improved
2/1/1973	\$11,000	Conversion Code		548	168	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-3301	9/26/2017		\$90,000	Residential	CONSTRUCT NEW WOOD FRONT PORCH, NEW FOUNDATION PIERS AND FLOOR STRUCTURE, NEW WOOD DECKING(330sf) INSTALL 2 NEW WOOD WINDOWS, 3 NEW WOOD DOORS, NEW WOOD SHUTTERS AND REMOVABLE HURRICANE SHUTTERS. REPLACE 80sf OF WOOD LAP SIDING, 100sf OF WOOD B&B SIDING. PAINT EXTERIOR SIDING,WINDOWS,TRIM,SHUTTERS.
12-3278	9/10/2012	1/21/2014	\$1,000	Residential	REPLACE 170 SF OF WOOD DECKING ON EXISTING FRAMING.
09-1261	5/26/2009	5/16/2011	\$7,000		INSTALL 3 NEW DORMERS, 4 NEW WOOD WINDOWS
03-1351	4/15/2003	4/15/2003	\$2,400		NEW LATERAL LINE
02-1780	7/3/2002	9/4/2002	\$1,000		PICKET FENCE
0002336	8/14/2000	11/8/2000	\$2,500		ELECTRICAL

Sketches (click to enlarge)



Photos



Map



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

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Last Data Upload Data: 2/5/2018, 1:46:46 AM



Schneider

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