



Anthony D. Sarno, R.A., NCARB

Professional Registration Architecture _ AA26003135
Professional Registration Interior Design _ IB26001703
Florida Architecture License _ AR95308

February 14, 2017

City of Key West Planning Department
1300 White Street
Key West, Florida 33040

RE: 904 Olivia Street
Variance Application Cover Letter

Enclosed, please find a Variance Application for 904 Olivia Street, an interior and exterior renovation project completed in phases to update this existing non-contributing home to a more historically appropriate design.

This application is requesting a variance to building coverage from the existing 67.55% to 72.49%, an increase of 4.94%, and front yard setback from the existing 7'-0" to 2'-3" to accommodate a front porch addition, creating a more historically appropriate front façade consistent with the neighboring properties.

Should you have any questions, please do not hesitate to contact me.

Regards,

A handwritten signature in blue ink that reads "Anthony D. Sarno".

Anthony D. Sarno, R.A., NCARB, President
Anthony Architecture, LLC



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SECTION 01

Variance Application
904 Olivia Street

VARIANCE APPLICATION INFORMATION SHEET

City of Key West Planning Department
PO Box 1409 Key West, FL 33041-1409
(305) 809-3720



Please read the following carefully before filling out the application

This application and any required attachments should be submitted to the City Planning Department at 3140 Flagler Avenue. It is preferable to make an appointment before the application is submitted to determine what variances are necessary and what fee applies.

Application Process

- After submittal, the application will be reviewed by the Development Review Committee (DRC). Additional modifications to the site plan may be necessary at that time.
- After the DRC process the applicant will be responsible for submitting a landscape approval letter from the Urban Forestry Program Manager and a Stormwater approval letter from the Director of Engineering.
- **When the application is determined to be complete**, it will be brought forth to the Planning Board. If the application is approved, there is a 10 day appeal period.
- After the 10 day appeal period, the application will be sent to the Department of Environmental Opportunity (DEO) for rendering. The rendering period is 45 days.

PLEASE NOTE:

- Owners and applicants are notified of their scheduled Planning Board hearing date.
- Attendance at the formal public hearing is mandatory.
- Notice of Public Meeting is published in the newspaper.
- Owners of property within 300 feet of the subject property or parcels are notified by mail.
- Notice of public hearing will be posted on the property and must be left up until after the hearing.

FEE SCHEDULE

Variations, any number of issues	\$1,000.00
All After-the-fact variations	\$2,000.00
Advertising and Noticing Fee	\$ 100.00
Fire Department Review Fee	\$ 50.00

Please include the following with this application:

1. A **copy of the most recent recorded** warranty deed with the Book and Page numbers from the office of the Clerk of Circuit Court for Monroe County containing a legal description of the subject parcel. The application forms must be signed by all owners listed on the deed. For business/corporate ownership, please attach authorization for name of executive authorized to make the application.
2. An application fee is determined according to the attached fee schedule. Make the check payable to the City of Key West and include the site address on the memo portion of the check. Be advised that upon review by the Planning Department, additional or fewer variances may be required necessitating a different fee. It is best to see a Planner before turning in the application.
3. A site plan or site plans (**plans MUST be signed and sealed by an Engineer or Architect**) of the subject site, indicating the following:
 - a. **Existing and proposed** lot coverage including buildings, pools, spas, driveways and other walkways, patios, porches, covered areas and decks.
 - b. Location and identification/names of existing trees of 3.5 inches diameter or greater on the property or extending over the proposed work (including access routes and stormwater areas). Please provide photos.
 - c. All proposed changes to what exists, including those which make the variance(s) necessary.
 - d. Lot dimensions on all drawings and the distance from all property lines of all existing and proposed structures.
 - e. Dimensions (**existing and proposed**) of all the items in (a) above, including the height and number of stories of the structure.
 - f. Parking spaces and dimensions (**existing and proposed**).
 - g. Easements or other encumbrances on the property.
4. One copy of the most recent survey of the property.
5. Elevation drawings of proposed structures, indicating finished height above established grade as measured from crown of road.
6. Floor Plans of **existing and proposed** development.
7. Stormwater management plan.
8. PDF or compatible electronic format of entire application on compact disk.

The attached Verification and Authorization Forms must be notarized. This can be done at City Hall or the Planning Department. Identification is required. An out-of-state notarization is acceptable, if necessary.

Make sure that the applicable application and authorization forms are signed by all people listed as owners on the recorded Warranty Deed.

Be advised that the City will not grant a variance unless the City Impact Fees of sewer and solid waste services are paid in full.

If you have any questions, please call the Planning Department. We will be happy to assist you in the application process.



Application For Variance

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

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: 904 Olivia Street, Key West, Florida 33040

Zoning District: HHDR Real Estate (RE) #: 21450

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Anthony Architecture, LLC | Anthony D. Sarno

Mailing Address: 1615 United Street

City: Key West State: Florida Zip: 33040

Home/Mobile Phone: 305.395.2846 Office: _____ Fax: _____

Email: Anthony@AnthonyArchitecture.com

PROPERTY OWNER: (if different than above)

Name: Jeffrey Smead

Mailing Address: 904 Olivia Street

City: Key West State: Florida Zip: 33040

Home/Mobile Phone: 305.942.3240 Office: _____ Fax: _____

Email: JeffreySmead@outlook.com

Description of Proposed Construction, Development, and Use: This variance application is the next phase in renovating this existing non-historic home, requesting two variances to construct an historically appropriate front porch and expand the second floor to accomodate a standard flight of stairs and bathroom.

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

This application is requesting a variance to building coverage from the existing 67.55% to 72.49%, an increase of 4.94%, and front yard setback from the existing 7'-0" to 2'-3" to accommodate a front porch addition, creating a more historically appropriate front façade consistent with the neighboring properties.

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													
SITE DATA TABLE													
904 Olivia Street													
	CODE REQUIREMENT				EXISTING				PROPOSED				VARIANCE REQUESTED
ZONING	Historic High Density Residential District (HHDR)												
FLOOD ZONE	ZONE X												
SIZE OF SITE	MIN	4,000.00	SQ FT	1,392.00	SQ FT	1,392.00	SQ FT	NONE					
MINIMUM LOT WIDTH	40	FT	0	IN	24	FT	0	IN	24	FT	0	IN	NONE
MINIMUM LOT DEPTH	90	FT	0	IN	58	FT	0	IN	58	FT	0	IN	NONE
HEIGHT	30	FT	0	IN	24	FT	7	IN	24	FT	7	IN	NONE
FRONT SETBACK - NORTH	10	FT	0	IN	7	FT	0	IN	2	FT	3	IN	YES 7'-9"
SIDE SETBACK - WEST	5	FT	0	IN	2	FT	6	IN	2	FT	6	IN	NONE
REAR SETBACK - SOUTH	20	FT	0	IN	1	FT	1.5	IN	1	FT	1.5	IN	NONE
SIDE SETBACK - EAST	5	FT	0	IN	2	FT	0.5	IN	2	FT	0.5	IN	NONE
FLOOR AREA RATIO	1.00	MAX	1,392.00	SQ FT	0.62	864.00	SQ FT	0.70	973.00	SQ FT	NONE		
BUILDING COVERAGE	50%	MAX	696.00	SQ FT	67.55%	940.26	SQ FT	72.49%	1,009.13	SQ FT	22.49%	313.13	SQ FT
IMPERVIOUS SURFACE	60%	MAX	835.20	SQ FT	90.35%	1,257.64	SQ FT	72.49%	1,009.13	SQ FT	IMPROVING		
OPEN SPACE LANDSCAPING	35%	MIN	487.20	SQ FT	9.65%	134.36	SQ FT	9.73%	135.40	SQ FT	IMPROVING		
FLOOR AREA													
FIRST FLOOR					624.00	SQ FT	624.00	SQ FT					
SECOND FLOOR					240.00	SQ FT	349.00	SQ FT					
FLOOR AREA TOTAL					864.00	SQ FT	973.00	SQ FT					

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.

The existing lot is 35% of the lot size noted in the zoning code as a minimum, resulting in a very tight site. The neighboring properties are built nearly to the front property line, allowing a typical front porch to exist. We are requesting two variances to allow a more historically appropriate front facade and more accessible living space.

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

The conditions that result in these two variance requests are a result of an existing building on an existing site and have not been created by applicant. This application requests two variances while improving the impervious and open space conditions.

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.

These variances are a result of improving the property to a more historically appropriate front facade and to improve the interior to a more accessible and appropriate home to meet today's needs. The second floor forward addition will add a second bath while allowing a full stair for access, replacing a spiral stair that originally existed.

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.

The hardship for building coverage and front yard setback, both of which are related to the front porch, prevent this property from being more historically appropriate with a front porch matching the 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.

Only the minimum variances are being requested, with other conditions being improved where possible. Reduction of the front setback and increasing the building coverage 4.94% allow the construction of a front porch. The second floor addition aligns with the existing first floor side setbacks, extending forward just under seven feet.

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.

Granting of these variances will not be detrimental to the public interest and is consistent with the current neighborhood. As part of the work, the existing gate which opens over the sidewalk will be corrected, thereby improving safety along Olivia Street.

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.

This variance request is a result of the existing site being 35% smaller than the zoning requires as a minimum and to convert this non-historic home into a more historically appropriate design for the neighborhood.

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



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SECTION 02

Authorization Form

Verification Form

Warranty Deed

Property Record Card

**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 A. Smead authorize
Please Print Name(s) of Owner(s) as appears on the deed

Anthony D. Sarno of Anthony Architecture, LLC
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 A. Smead *Signature of Owner* _____ *Signature of Joint/Co-owner if applicable*

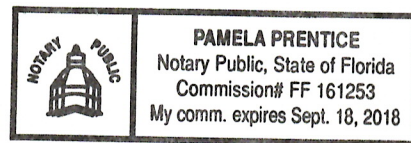
Subscribed and sworn to (or affirmed) before me on this 8/12/16
Date

by Jeffrey A. Smead
Name of Owner

He/She is personally known to me or has presented FLDL 5530 401-83-453-0 as identification.

Pamela Prentice
Notary's Signature and Seal

Pamela Prentice
Name of Acknowledger typed, printed or stamped



FF 161253
Commission Number, if any

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an entity)

I, Anthony D. Sarno, in my capacity as President
(print name) *(print position; president, managing member)*

of Anthony Architecture, LLC
(print name of entity serving as Authorized Representative)

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:

904 Olivia Street, 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.

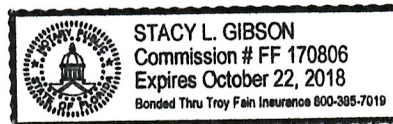
Anthony D. Sarno
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 03.22.2016 by
date

Name of Authorized Representative

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

Stacy L. Gibson
Notary's Signature and Seal



STACY L. GIBSON
Name of Acknowledger typed, printed or stamped

170806
Commission Number, if any

Doc# 2014607 02/04/2015 3:28PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

327,500.00

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: 14-563-EJ
Will Call No.:

02/04/2015 3:28PM
DEED DOC STAMP CL: Krys \$2,292.50

Doc# 2014607
BK# 2723 Pg# 865

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 3rd day of February, 2015 between Daniel DeLaPaz, a married man and Reinaldo DeLaPaz, Jr., a married man, whose post office address is 313 Silver Pine Drive, Lake Mary, FL 32746-2256, grantor, and Jeffrey Smead, a single man whose post office address is 818 Whitehead Street #5, 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:

See Attached Exhibit "A"

Parcel Identification Number: 00021450-000000

Subject to conditions, limitations, restrictions and easements of record and taxes for the year 2015 and subsequent years.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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, 2014.

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

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: JAMES SHEPHERD

[Signature] (Seal)
Daniel DeLaPaz

[Signature]
Witness Name: LINSYI CHENS


State of Florida
County of SEMINOLE

The foregoing instrument was acknowledged before me this 3rd day of February, 2015 by Daniel DeLaPaz, who is personally known or have produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public
Printed Name:

My Commission Expires:

 JAMES E. SHEPHERD
MY COMMISSION # EE 084627
EXPIRES: April 27, 2015
Bonded Thru Budget Notary Services

[Signature]
Witness Name: JAMES SHEPHERD

[Signature]
Reinaldo DeLaPaz, Jr.

[Signature]
Witness Name: LOUISA WILSON

State of Florida
County of Volusia

The foregoing instrument was sworn to and subscribed before me this 3rd day of February, 2015 by Reinaldo DeLaPaz, Jr. who is personally known or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: Allison Sava

My Commission Expires: 10/24/15

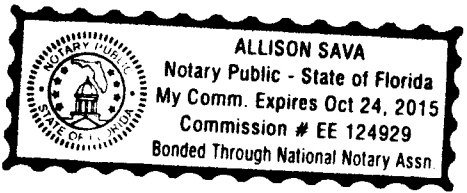


EXHIBIT "A"

ON THE ISLAND OF KEY WEST, KNOWN ON WILLIAM A. WHITEHEAD'S MAP OF SAID ISLAND, DELINEATED IN FEBRUARY A.D. 1829, AS A PART OF TRACT SIX (6) , BUT NOW BETTER KNOWN AS A PART OF LOT OR SUBDIVISION ONE (1) IN SQUARE FOUR (4) OF SAID TRACT SIX (6), ACCORDING TO JOHN LOWE'S PLAT OR SUBDIVISION OF A PART OF TRACT SIX (6), RECORDED IN MONROE COUNTY, FLORIDA, PUBLIC RECORDS.

COMMENCING AT A POINT ON THE SOUTHEASTERLY SIDE OF OLIVIA STREET, DISTANT FIFTY-FOUR (54) FEET, NORTHEASTERLY FROM THE CORNER OF PACKER AND OLIVIA STREETS; RUNNING THENCE ALONG OLIVIA STREET IN A NORTHEASTERLY DIRECTION TWENTY-FOUR (24) FEET; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION FIFTY-EIGHT (58) FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION TWENTY-FOUR (24) FEET; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION FIFTY-EIGHT (58) FEET TO THE POINT OF BEGINNING.

Property Appraiser Information



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

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1022195 Parcel ID: 00021450-000000

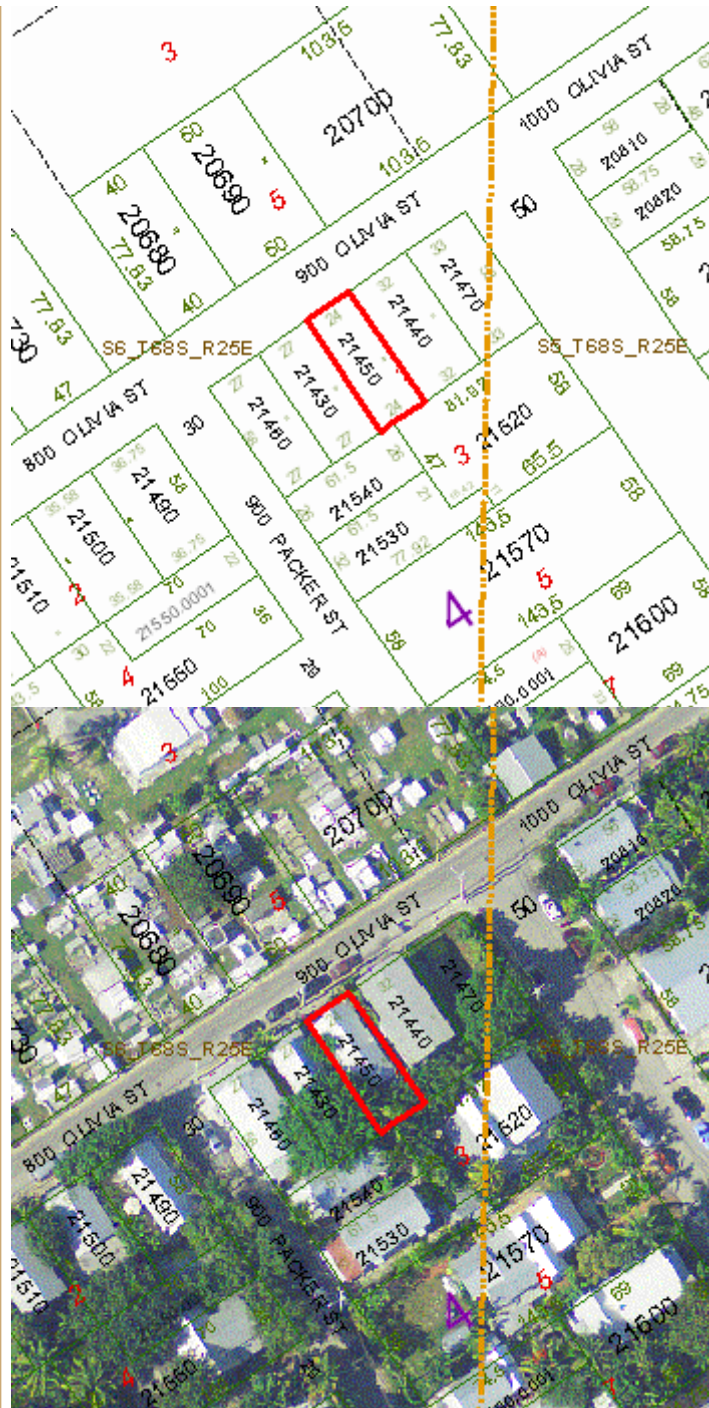
Ownership Details

Mailing Address:
SMEAD JEFFREY
904 OLIVIA ST
KEY WEST, FL 33040-6420

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 904 OLIVIA ST KEY WEST
Legal Description: KW PT LOT 1 SQR 4 TR 6 OR317-10/11 OR342-357/58 OR395-213/14 OR1784-1710/12R/S OR1801-1666D/C OR1808-1846/49R/S OR1876-1488D/C OR2723-865/68

Click Map Image to open interactive viewer



Exemptions

Exemption	Amount
39 - 25000 HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	24	58	1,392.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 901
 Year Built: 1968

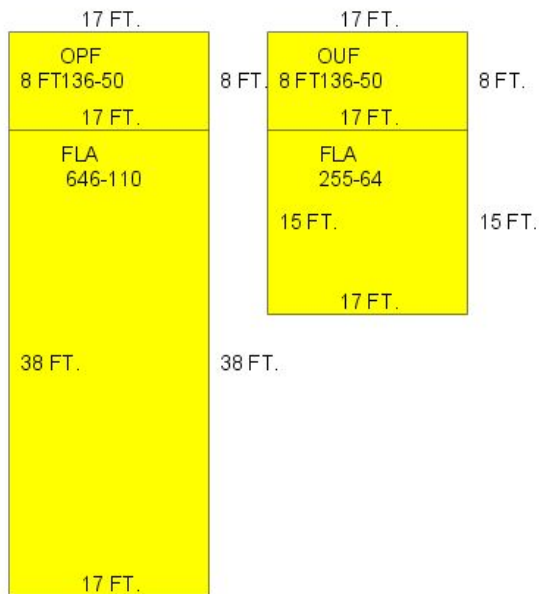
Building 1 Details

Building Type R1 Condition A Quality Grade 450
 Effective Age 26 Perimeter 174 Depreciation % 32
 Year Built 1968 Special Arch 0 Grnd Floor Area 901
 Functional Obs 50 Economic Obs 0

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.
 Roof Type GABLE/HIP Roof Cover METAL Foundation WD CONC PADS
 Heat 1 NONE Heat 2 NONE Bedrooms 2
 Heat Src 1 NONE Heat Src 2 NONE

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	1:WD FRAME	1	1987	N N	0.00	0.00	646
2	<u>OPF</u>		1	1987	N N	0.00	0.00	136
3	<u>FLA</u>	1:WD FRAME	1	1987	N N	0.00	0.00	255
4	<u>OUF</u>		1	1987	N N	0.00	0.00	136

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	FN2:FENCES	96 SF	24	4	2009	2010	2	30
1	PT3:PATIO	112 SF	28	4	1987	1988	2	50
2	PT2:BRICK PATIO	634 SF	0	0	1987	1988	2	50
3	AC2:WALL AIR COND	1 UT	0	0	1981	1982	1	20
4	AC2:WALL AIR COND	1 UT	0	0	1979	1980	2	20

Appraiser Notes

2014-02-10 MLS \$375,000 2/1 GREAT LOCATION AND GREAT PRICE FOR THIS HOME IN OLD TOWN. HOME NEEDS CLEANING UP AND RENOVATION TO MAKE IT SPARKLE. TENANTS HAVE DOGS AND MUST BE HOME FOR SHOWING SO PLEASE GIVE AS MUCH NOTICE AS POSSIBLE.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
09-0952	05/12/2009	02/23/2010	575		REPLACE BROKEN CHAIN LINK FENCE WITH PICKET FENCE 48"H & 24 LF - THE GATE IS 40" WIDE
15-3983	12/16/2015		75,000		PROJECT INCLUDES EXT RENOVATION TO STABILIZE HTE BUILDING STRUCTURE OF THIS NON CONTRIBUITION NON HISTORIC HOME. REPLACE ALL WINDOWS, DOORS, SIDING, FASCIA, SOFFIT, EAVES AND TRIM ALONG WITH THE REBUILDING OF EXISTING COVER DECK. WORK WILL BE WITHIN THE LIMITS OF EXISTING BUILDING FOOTPRINT

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
2016	43,698	3,941	224,641	272,280	196,354	25,000	171,354
2015	88,725	3,562	220,129	312,416	295,510	0	312,416
2014	77,324	3,364	205,454	286,142	268,646	0	286,142
2013	77,324	3,488	181,269	262,081	244,224	0	262,081
2012	78,496	3,611	139,915	222,022	222,022	0	222,022
2011	79,668	3,738	130,147	213,553	213,553	0	213,553
2010	79,668	3,861	163,922	247,451	247,451	0	247,451
2009	98,024	3,638	249,161	350,823	350,823	0	350,823
2008	91,308	3,751	271,440	366,499	366,499	0	366,499
2007	140,126	3,864	246,036	390,026	390,026	0	390,026
2006	284,773	3,976	132,240	420,989	420,989	0	420,989
2005	226,010	4,089	119,712	349,811	349,811	0	349,811
2004	192,676	4,202	104,400	301,278	301,278	0	301,278
2003	153,265	4,316	48,720	206,301	77,468	25,500	51,968
2002	127,819	4,429	30,346	162,594	75,653	25,500	50,153
2001	98,082	4,376	30,346	132,804	74,462	25,500	48,962
2000	98,082	4,667	23,664	126,414	72,294	25,500	46,794

1999	82,431	4,003	23,664	110,098	70,394	25,500	44,894
1998	76,518	3,791	23,664	103,973	69,286	25,500	43,786
1997	69,562	3,516	20,880	93,958	68,128	25,500	42,628
1996	48,981	2,419	20,880	72,280	66,144	25,500	40,644
1995	44,627	2,246	20,880	67,753	64,531	25,000	39,531
1994	39,910	2,045	20,880	62,835	62,835	25,000	37,835
1993	39,910	1,686	20,880	62,477	62,477	25,000	37,477
1992	39,910	1,724	20,880	62,514	62,514	25,000	37,514
1991	39,910	1,762	20,880	62,552	62,552	25,000	37,552
1990	30,700	1,800	14,964	47,464	47,464	25,000	22,464
1989	27,909	1,670	14,616	44,195	44,195	25,000	19,195
1988	23,997	0	11,484	35,481	35,481	25,000	10,481
1987	23,707	0	7,517	31,224	31,224	25,000	6,224
1986	23,843	0	7,517	31,360	31,360	25,000	6,360
1985	23,136	0	5,011	28,147	28,147	25,000	3,147
1984	21,621	0	5,011	26,632	26,632	0	26,632
1983	21,621	0	5,011	26,632	26,632	25,000	1,632
1982	22,038	0	4,343	26,381	26,381	25,000	1,381

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
2/3/2015	2723 / 865	327,500	<u>WD</u>	<u>02</u>

This page has been visited 219,260 times.

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



Anthony D. Sarno, R.A., NCARB

Professional Registration Architecture _ AA26003135

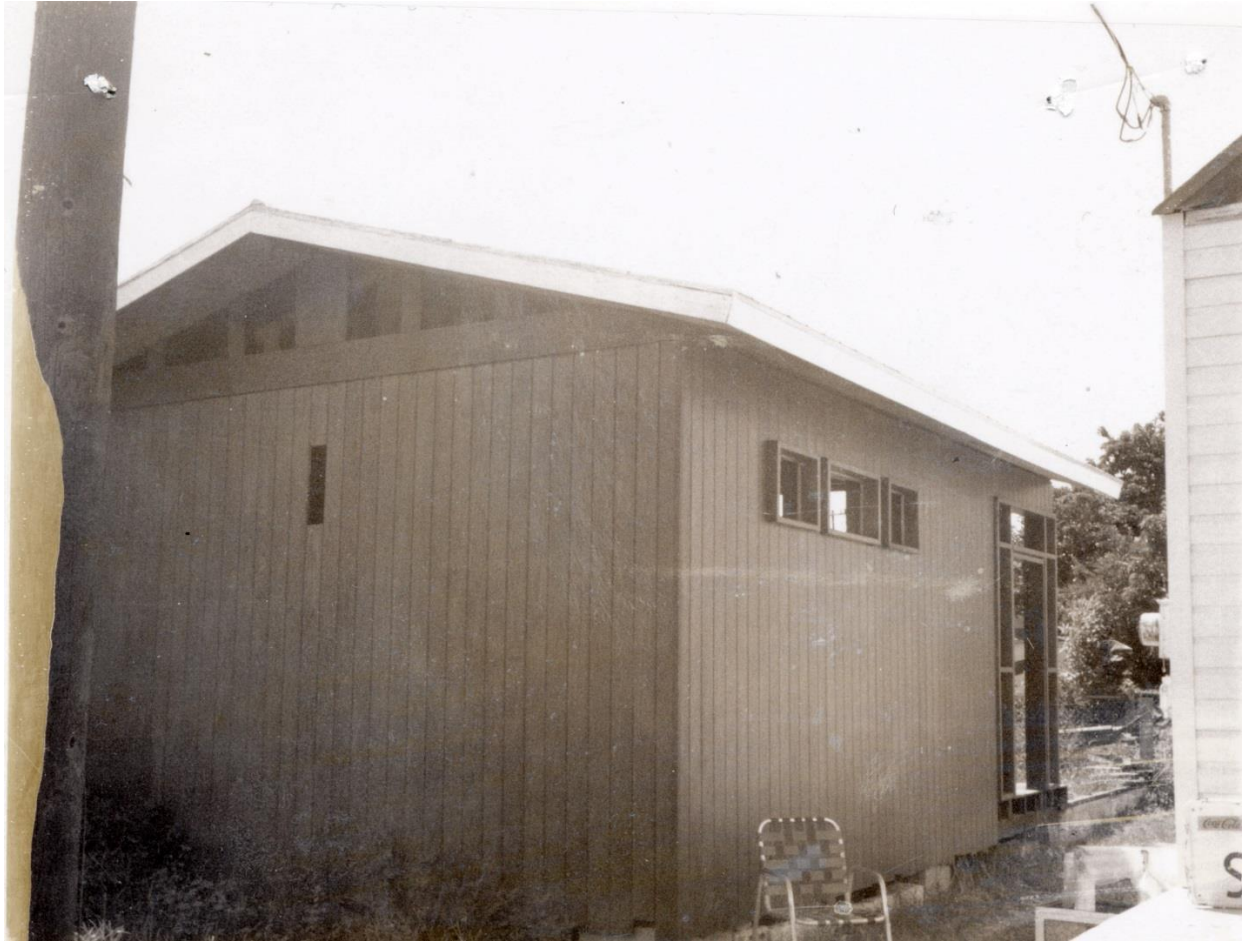
Professional Registration Interior Design _ IB26001703

Florida Architecture License _ AR95308

SECTION 03

Photo Documentation Package

PHOTO DOCUMENTATION PACKAGE
904 OLIVIA STREET



Historic Photo from Library Archives

PHOTO DOCUMENTATION PACKAGE
904 OLIVIA STREET



View from Cemetery
904 Olivia center house in yellow



View from Cemetery
904 Olivia center house in yellow

PHOTO DOCUMENTATION PACKAGE
904 OLIVIA STREET



View East on Olivia Street
904 Olivia center yellow house



View West on Olivia Street
904 Olivia center yellow house

PHOTO DOCUMENTATION PACKAGE
904 OLIVIA STREET



View down West property line looking towards the back
904 Olivia on left



904 Olivia front elevation (original)

PHOTO DOCUMENTATION PACKAGE
904 OLIVIA STREET



904 Olivia front elevation (in progress renovation)

PHOTO DOCUMENTATION PACKAGE
904 OLIVIA STREET



904 Olivia interior stairs (original)

PHOTO DOCUMENTATION PACKAGE
904 OLIVIA STREET



904 Olivia interior stairs (in progress renovation)

SECTION 04

Property Survey

Design Drawings

AO.1 Cover Sheet

AE1.1 Existing Site Plan

AE2.1 Existing First Floor Plan

AE2.2 Existing Second Floor Plan

AE3.1 Existing Exterior Elevations

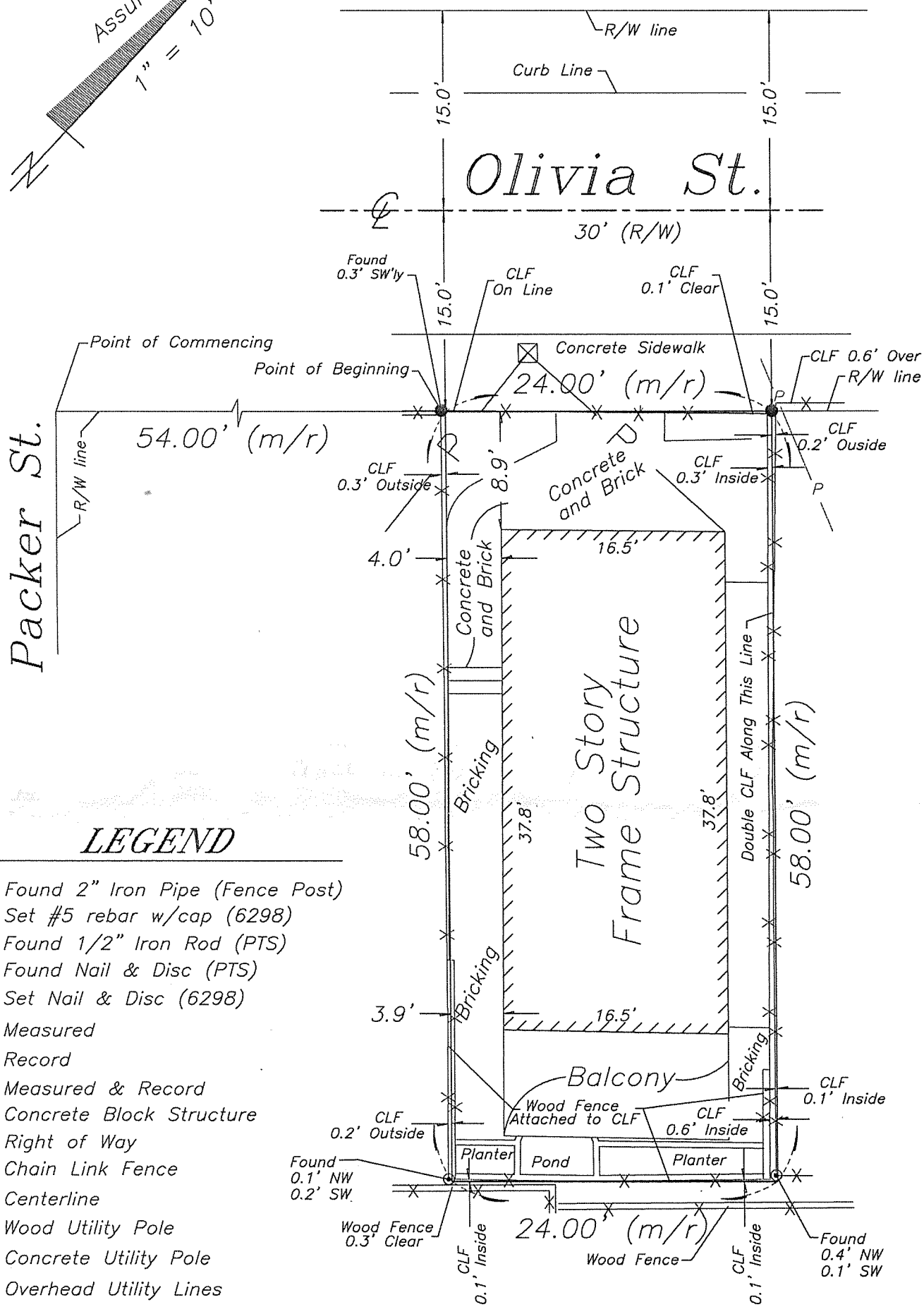
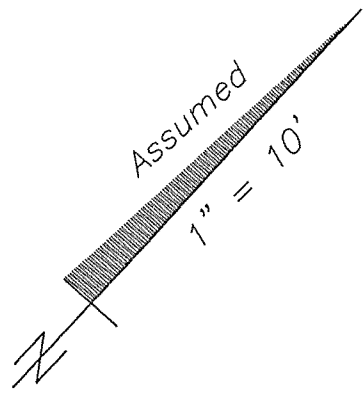
A1.1 Proposed Site Plan

A2.1 First Floor Plan

A2.2 Second Floor Plan

A3.1 Exterior Elevations

Boundary Survey Map of part of Lot or Subdivision 1, Square 4,
of Tract 6, Island of Key West.



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (PTS)
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

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

Boundary Survey Report of part of Lot or Subdivision 1, Square 4,
of Tract 6, Island of Key West.

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: 904 Olivia Street, 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. All bricking and concrete is not shown.
9. Date of field work: January 11, 2015
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.
12. The Survey Report is not full and complete without the attached Survey Map.

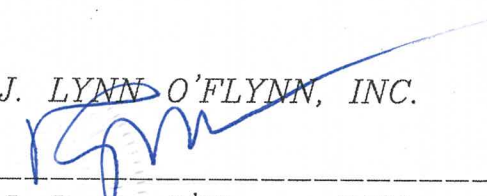
BOUDARY SURVEY OF: On the Island of Key West, known on William A. Whitehead's Map of said Island, delineated in February A.D. 1829, as a part of Lot or Subdivision One (1) in Square Four (4) of said Tract Six (6), according to John Lowe's Plat or Subdivision of a part of Tract Six (6), recorded in Monroe County, Florida, Public Records.

Commencing at a point on the southeasterly side of Olivia Street, distant Fifty-four (54) feet, Northeasterly from the corner of Packer and Olivia Streets; running thence along Olivia Street in a Northeasterly direction Twenty-four (24) feet; thence at right angles in a Southeasterly direction Fifty-eight (58) feet; thence at right angles in a southwesterly direction Twenty-four (24) feet; thence at right angles in a Northwesterly direction Fifty-eight (58) feet to the Point of Beginning.

BOUNDARY SURVEY FOR: Jeffrey A. Smead;
First State Bank of the Florida Keys;
Spottswood, Spottswood & Spottswood;
Chicago Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.



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

January 16, 2015
Recertify January 29, 2015

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

SMEAD & BRAUN RESIDENCE

RESIDENTIAL RENOVATION

904 OLIVIA STREET, KEY WEST, FLORIDA 33040

VARIANCE APPLICATION

FEBRUARY 14, 2017

TEAM

Contractor

Owner Builder

Owner

Jeffrey Smead
904 Olivia Street, Key West
305.942.3240
JeffreySmead@hotmail.com

A/E

Anthony Architecture, LLC
1615 United Street, Key West
305.395.2846
Anthony@AnthonyArchitecture.com

APPROVALS

DRC

Submitted: Not Required
Meeting: Not Required
Approval #: N/A

PLANNING

Submitted: February 14, 2017
Meeting: Pending
Approval #: Pending

TREE

Submitted: Not Required
Meeting: Not Required
Approval #: N/A

CITY COMMISSION

Submitted: Not Required
Meeting: Not Required
Approval #: N/A

HARC

Submitted: Pending
Meeting (1st Reading): Pending
Meeting (2nd Reading): Not Required
Approval #: Pending



Anthony Architecture, LLC
info@AnthonyArchitecture.com | 305.395.2846

PROJECT

Residential Renovation

- AT -

904 Olivia Street

- FOR -

CLIENT

Jeffrey Smead
904 Olivia Street
Key West, Florida 33040

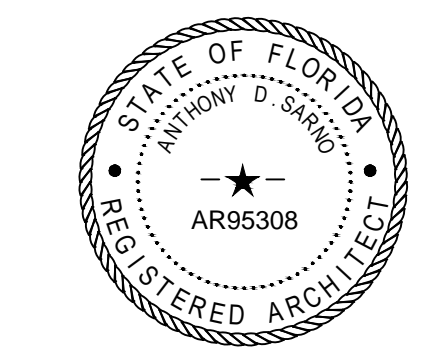


Anthony Architecture, LLC

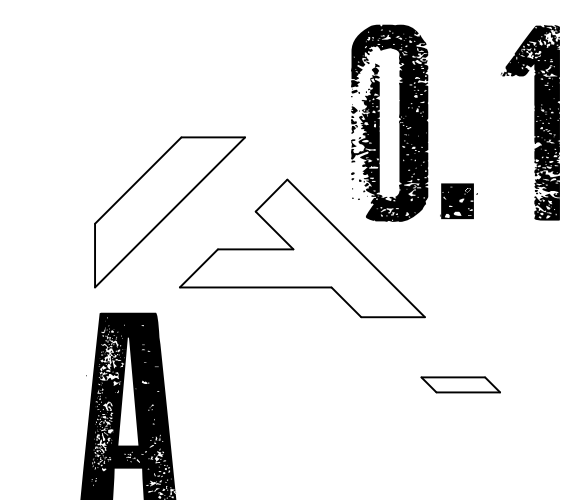
1615 United Street
Key West, Florida 33040
305.395.2846

info@AnthonyArchitecture.com
Prof. Reg. Arch. AA26003135
Prof. Reg. ID. IB26001303

REVISIONS



Anthony D. Sarno: License # AR95308
Expiration Date: February 28, 2019



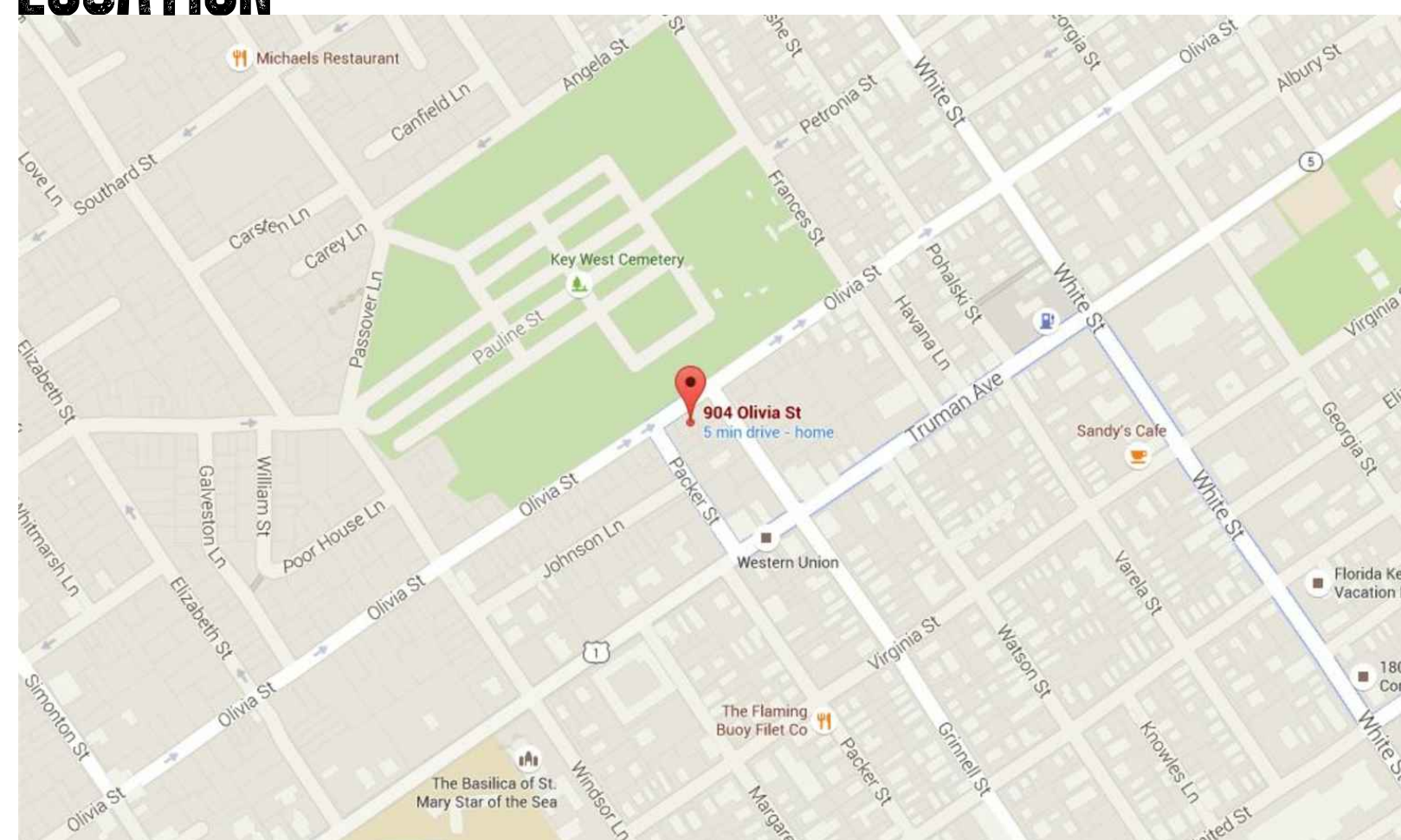
DATE
February 14, 2017

PROJECT
904 Olivia Street, Key West, Florida 33040

SCOPE OF WORK

This variance application submission is to request two variances for this existing non-historic home. The first variance is to the front yard setback to allow the construction of a front porch, creating a more historically appropriate facade along Olivia Street. The second variance is related to the front porch, increasing the building coverage 68.87 SF more than existing.

LOCATION

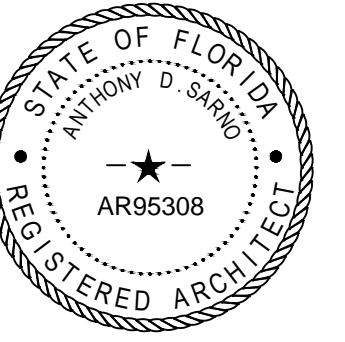


INDEX OF DRAWINGS

- A0.1 - Cover Sheet
- AE1.1 - Existing Site Plan
- AE2.1 - Existing First Floor Plan
- AE2.2 - Existing Second Floor Plan
- AE3.1 - Existing Exterior Elevations
- A1.1 - Site Plan
- A2.1 - First Floor Plan
- A2.2 - Second Floor Plan
- A3.1 - Exterior Elevations



Anthony Architecture, LLC

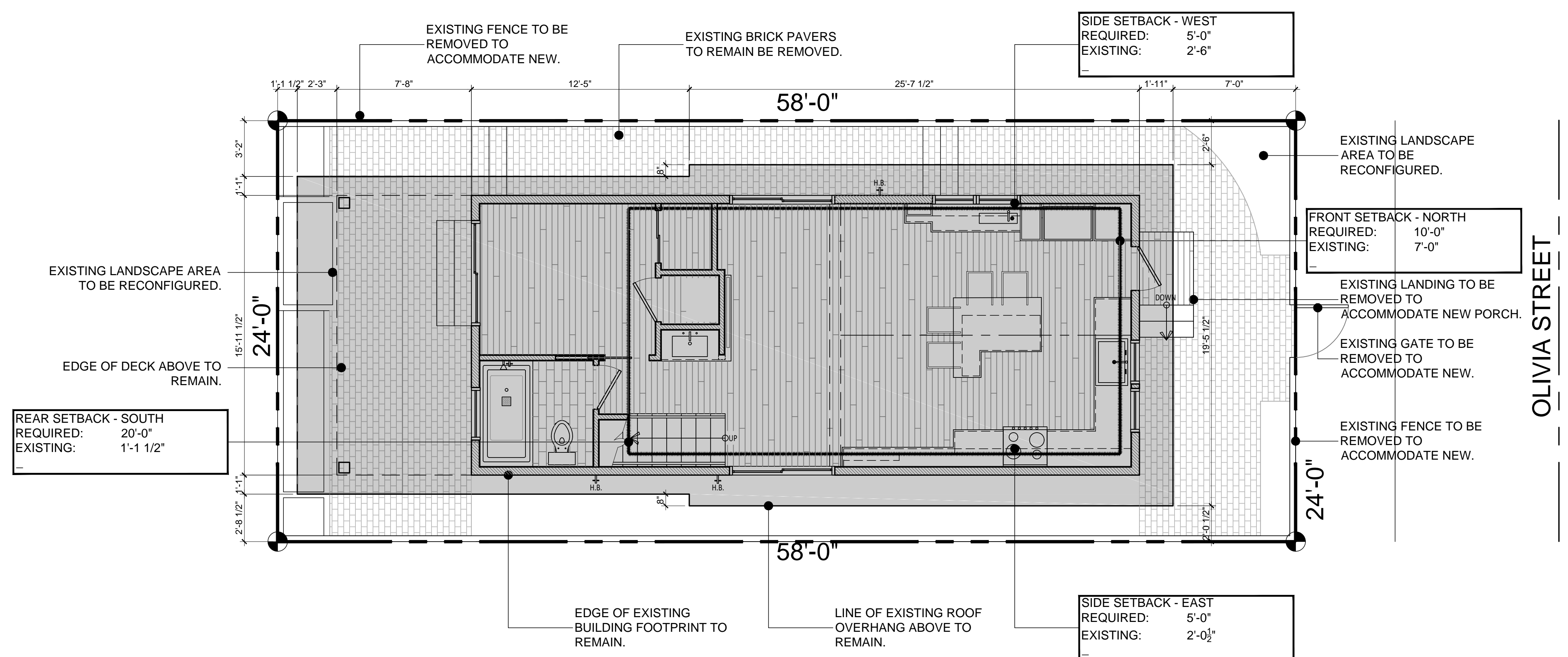


Anthony D. Sarno, License # AR95308
Expiration Date: February 28, 2019

1615 United Street
Key West, Florida 33040
305.395.2846

info@AnthonyArchitecture.com
Prof. Reg. Arch. AA26003135
Prof. Reg. ID. IB26001303

SITE DATA TABLE													
904 Olivia Street													
	CODE REQUIREMENT			EXISTING			PROPOSED			VARIANCE REQUESTED			
ZONING	Historic High Density Residential District (HHDR)												
FLOOD ZONE	ZONE X												
SIZE OF SITE		MIN	4,000.00	SQ FT			1,392.00	SQ FT			1,392.00	SQ FT	NONE
MINIMUM LOT WIDTH	40	FT	0	IN	24	FT	0	IN	24	FT	0	IN	NONE
MINIMUM LOT DEPTH	90	FT	0	IN	58	FT	0	IN	58	FT	0	IN	NONE
HEIGHT	30	FT	0	IN	24	FT	7	IN	24	FT	7	IN	NONE
FRONT SETBACK - NORTH	10	FT	0	IN	7	FT	0	IN	2	FT	3	IN	YES 7'-9"
SIDE SETBACK - WEST	5	FT	0	IN	2	FT	6	IN	2	FT	6	IN	NONE
REAR SETBACK - SOUTH	20	FT	0	IN	1	FT	1.5	IN	1	FT	1.5	IN	NONE
SIDE SETBACK - EAST	5	FT	0	IN	2	FT	0.5	IN	2	FT	0.5	IN	NONE
FLOOR AREA RATIO	1.00	MAX	1,392.00	SQ FT	0.62		864.00	SQ FT	0.70		973.00	SQ FT	NONE
BUILDING COVERAGE	50%	MAX	696.00	SQ FT	67.55%		940.26	SQ FT	72.49%		1,009.13	SQ FT	22.49% 313.13 SQ FT
IMPERVIOUS SURFACE	60%	MAX	835.20	SQ FT	90.35%		1,257.64	SQ FT	72.49%		1,009.13	SQ FT	IMPROVING
OPEN SPACE LANDSCAPING	35%	MIN	487.20	SQ FT	9.65%		134.36	SQ FT	9.73%		135.40	SQ FT	IMPROVING
FLOOR AREA													
FIRST FLOOR							624.00	SQ FT			624.00	SQ FT	
SECOND FLOOR							240.00	SQ FT			349.00	SQ FT	
FLOOR AREA TOTAL							864.00	SQ FT			973.00	SQ FT	



01 Existing Architectural Site Plan
1/4" = 1'-0"



PROJECT
904 Olivia Street, Key West, Florida 33040

CLIENT
Jeffrey Smead

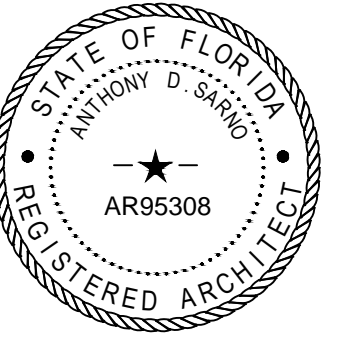
DRAWING
EXISTING SITE PLAN

DATE
February 14, 2017





Anthony Architecture, LLC



Anthony D. Sarno: License # AR95308
Expiration Date: February 28, 2019

1615 United Street
Key West, Florida 33040
305.395.2846

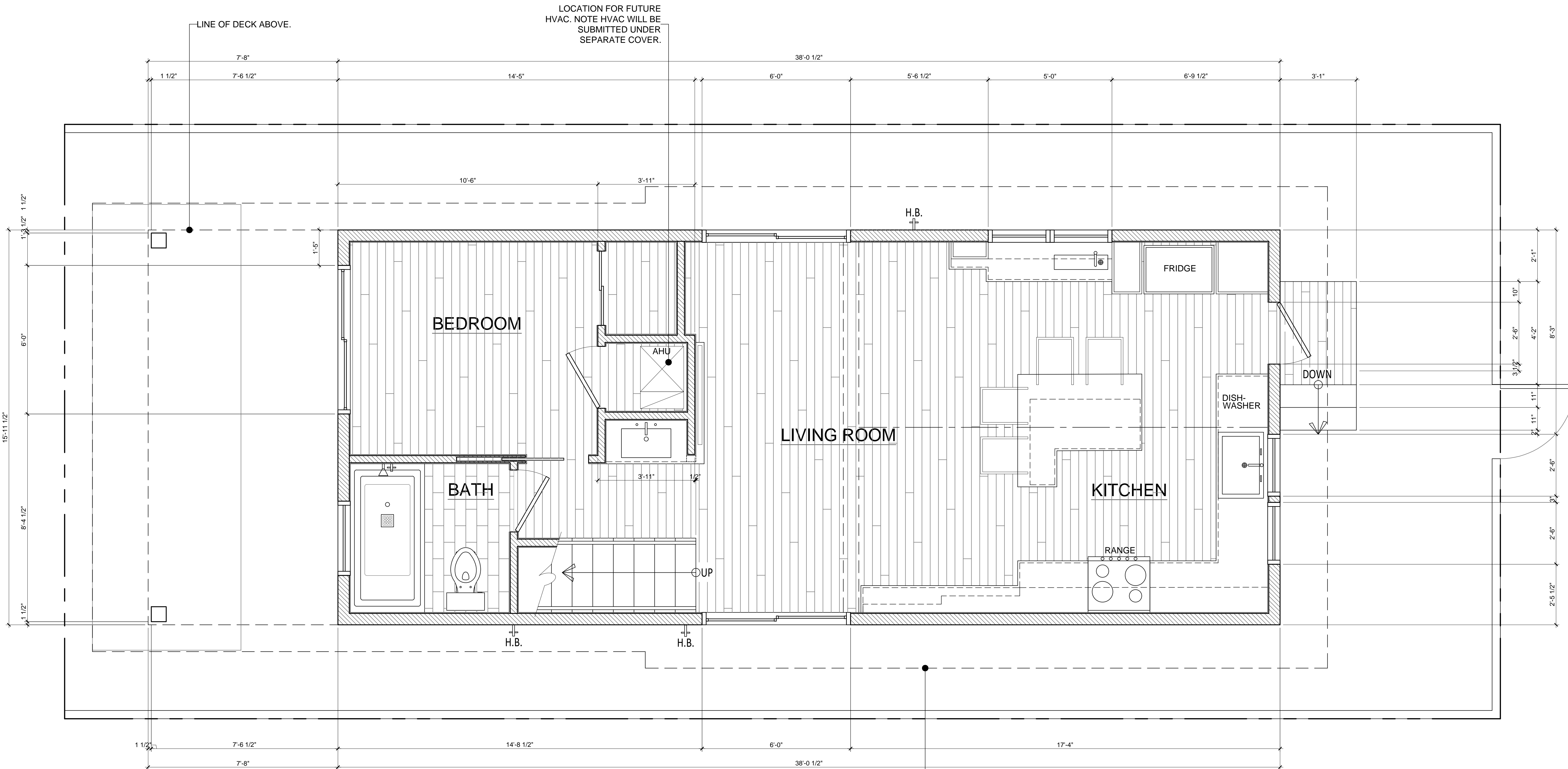
info@AnthonyArchitecture.com
Prof. Reg. Arch. AA26003135
Prof. Reg. ID. IB26001303

PROJECT
904 Olivia Street, Key West, Florida 33040

CLIENT
Jeffrey Smead

DRAWING
EXISTING FIRST FLOOR PLAN

DATE
February 14, 2017

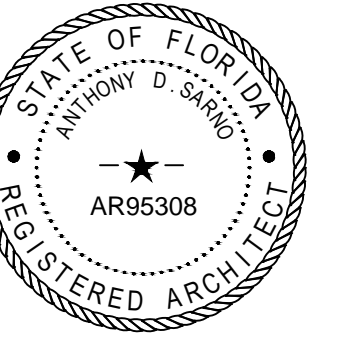


01 Existing First Floor Plan
1/2" = 1'-0"

DASHED LINE DENOTES
ROOF OVERHANG
ABOVE.



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Expiration Date: February 28, 2019

1615 United Street
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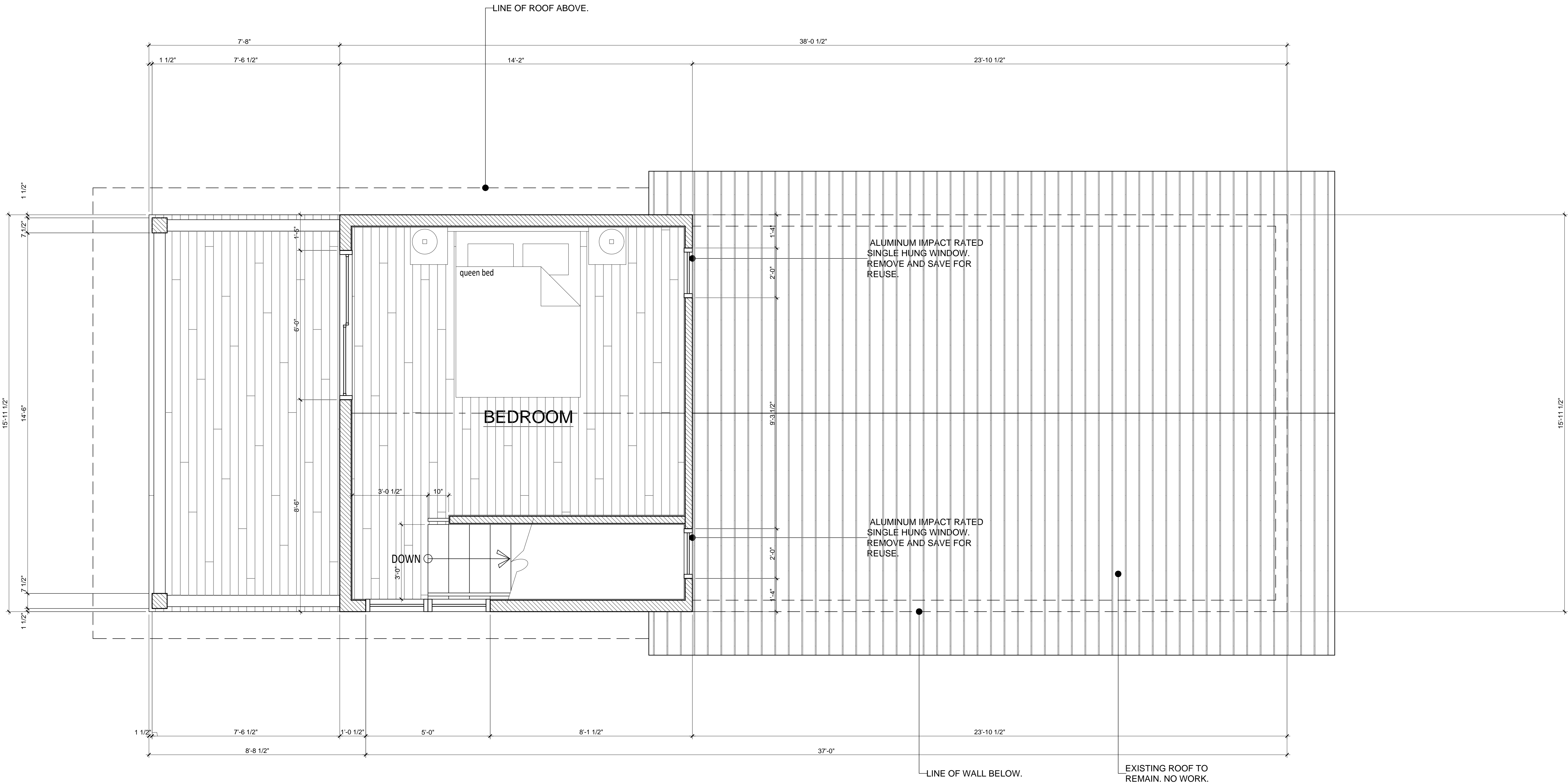
info@AnthonyArchitecture.com
Prof. Reg. Arch. AA26003135
Prof. Reg. ID. IB26001303

PROJECT
904 Olivia Street, Key West, Florida 33040

CLIENT
Jeffrey Smead

DRAWING
EXISTING SECOND FLOOR PLAN

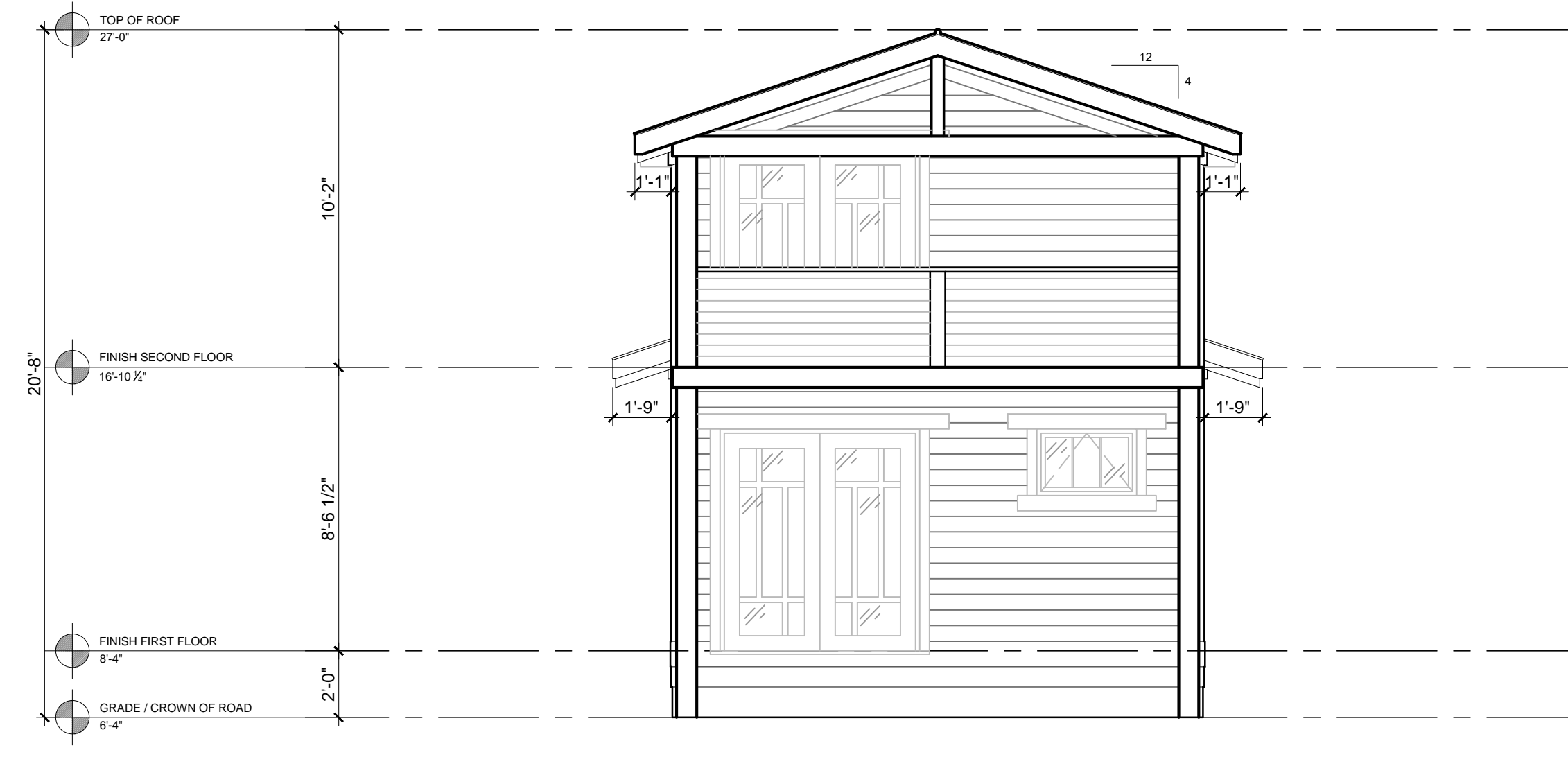
DATE
February 14, 2017



01 Existing Second Floor Plan
1/2" = 1'-0"



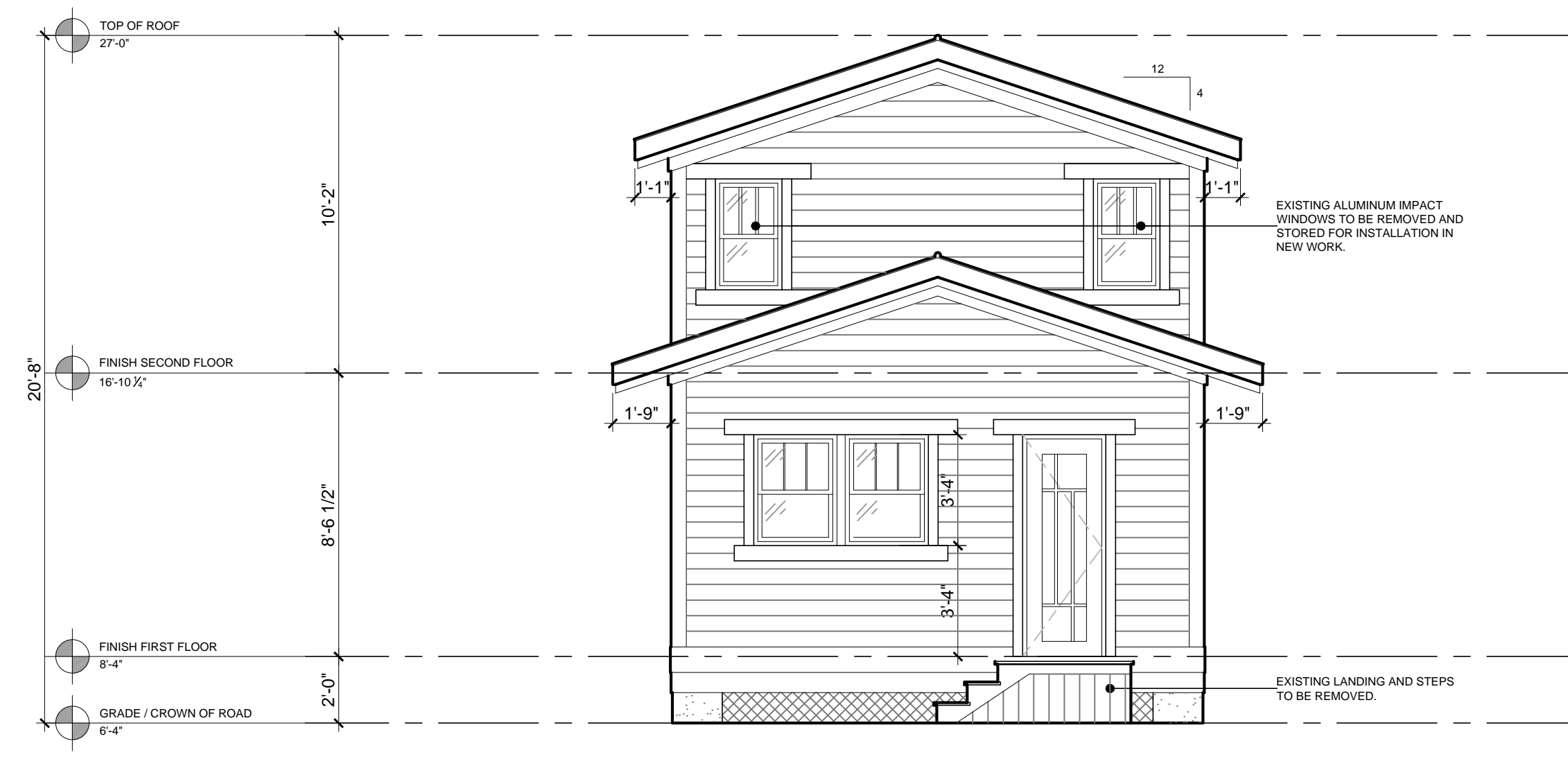
04 Existing East Elevation
1/4" = 1'-0"



03 Existing South Elevation
1/4" = 1'-0"



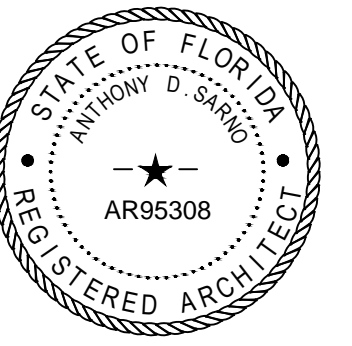
02 Existing West Elevation
1/4" = 1'-0"



01 Existing North Elevation - Olivia Street
1/4" = 1'-0"



Anthony Architecture, LLC



Anthony D. Sarno: License # AR95308
Expiration Date: February 28, 2019

1615 United Street
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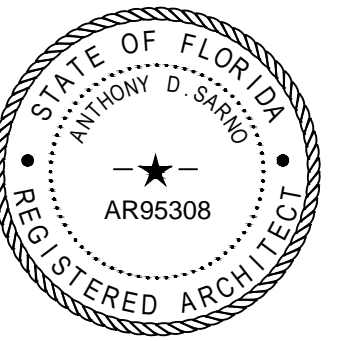
PROJECT
904 Olivia Street, Key West, Florida 33040

CLIENT
Jeffrey Smead

DRAWING
EXISTING EXTERIOR ELEVATIONS

DATE
February 14, 2017



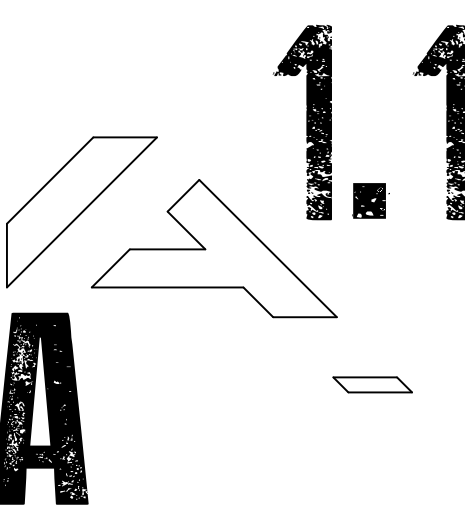
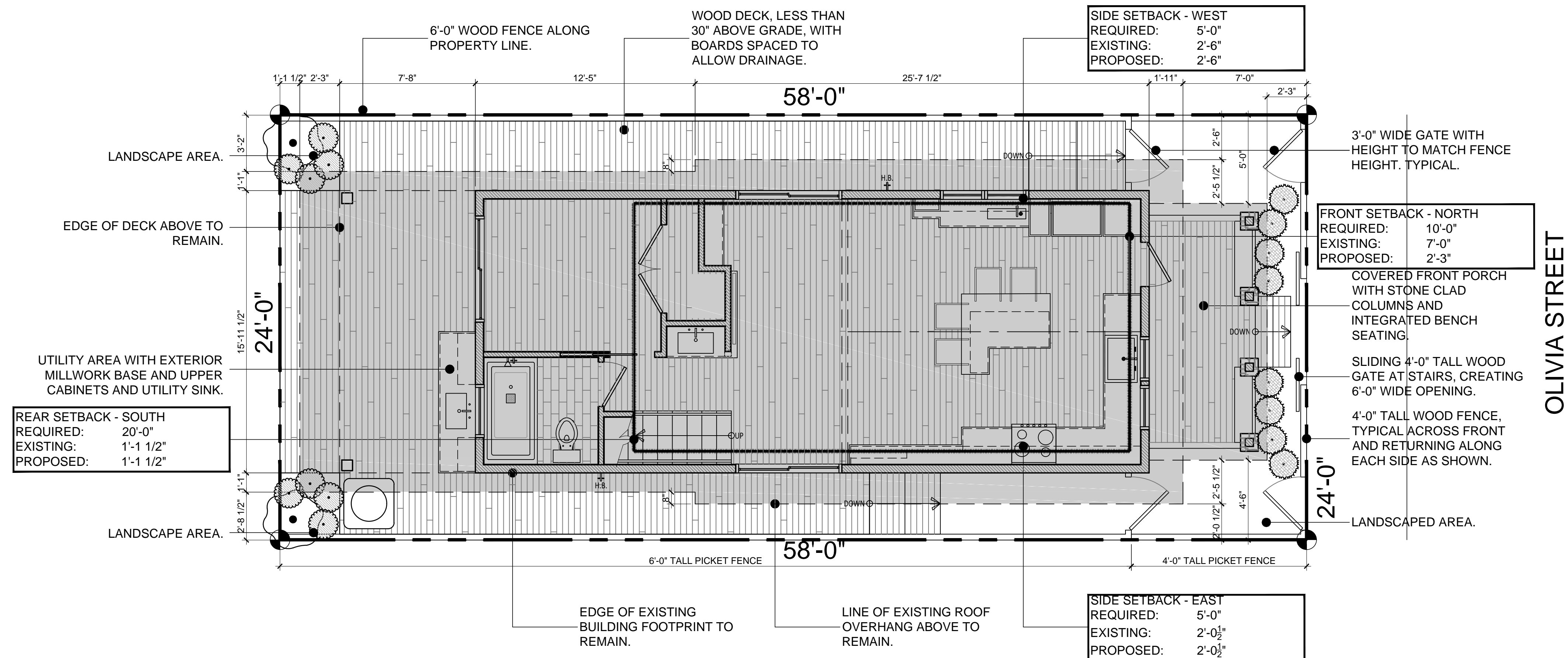


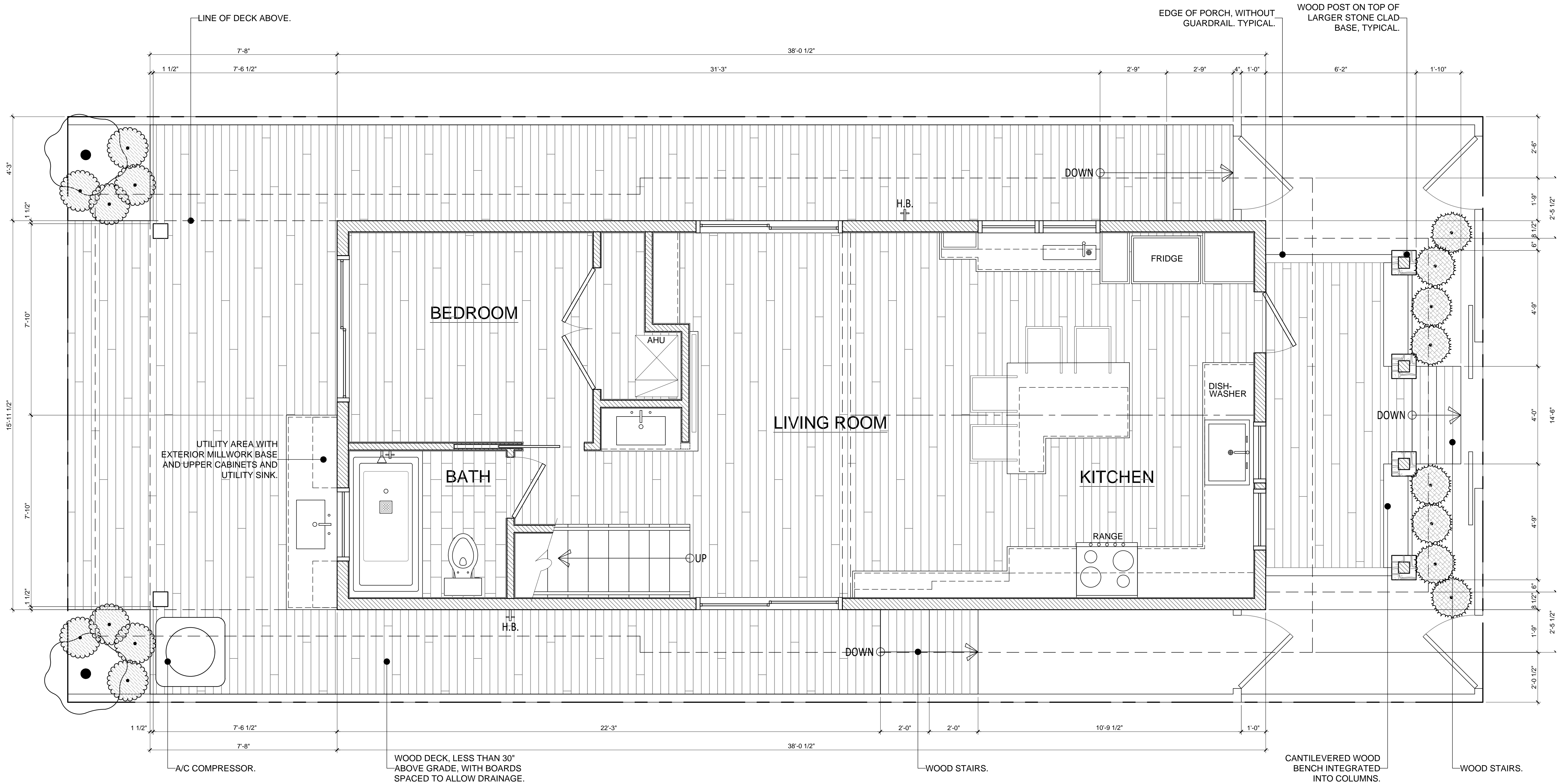
Anthony D. Sarno, License # AR95308
Expiration Date: February 28, 2019

1615 United Street
Key West, Florida 33040
305.395.2846

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SITE DATA TABLE													
904 Olivia Street													
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MINIMUM LOT WIDTH	40	FT	0	IN	24	FT	0	IN	24	FT	0	IN	NONE
MINIMUM LOT DEPTH	90	FT	0	IN	58	FT	0	IN	58	FT	0	IN	NONE
HEIGHT	30	FT	0	IN	24	FT	7	IN	24	FT	7	IN	NONE
FRONT SETBACK - NORTH	10	FT	0	IN	7	FT	0	IN	2	FT	3	IN	YES 7'-9"
SIDE SETBACK - WEST	5	FT	0	IN	2	FT	6	IN	2	FT	6	IN	NONE
REAR SETBACK - SOUTH	20	FT	0	IN	1	FT	1.5	IN	1	FT	1.5	IN	NONE
SIDE SETBACK - EAST	5	FT	0	IN	2	FT	0.5	IN	2	FT	0.5	IN	NONE
FLOOR AREA RATIO	1.00	MAX	1,392.00	SQ FT	0.62		864.00	SQ FT	0.70		973.00	SQ FT	NONE
BUILDING COVERAGE	50%	MAX	696.00	SQ FT	67.55%		940.26	SQ FT	72.49%		1,009.13	SQ FT	22.49% 313.13 SQ FT
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FLOOR AREA													
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SECOND FLOOR							240.00	SQ FT			349.00	SQ FT	
FLOOR AREA TOTAL							864.00	SQ FT			973.00	SQ FT	

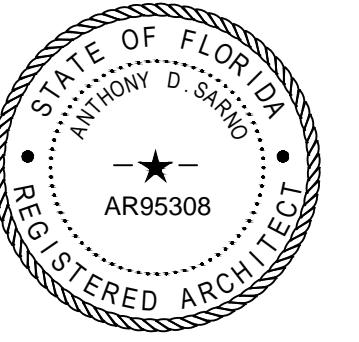




01 First Floor Plan
1/2" = 1'-0"



Anthony Architecture, LLC



Anthony D. Sarno: License # AR95308
Expiration Date: February 28, 2019

1615 United Street
Key West, Florida 33040
305.395.2846

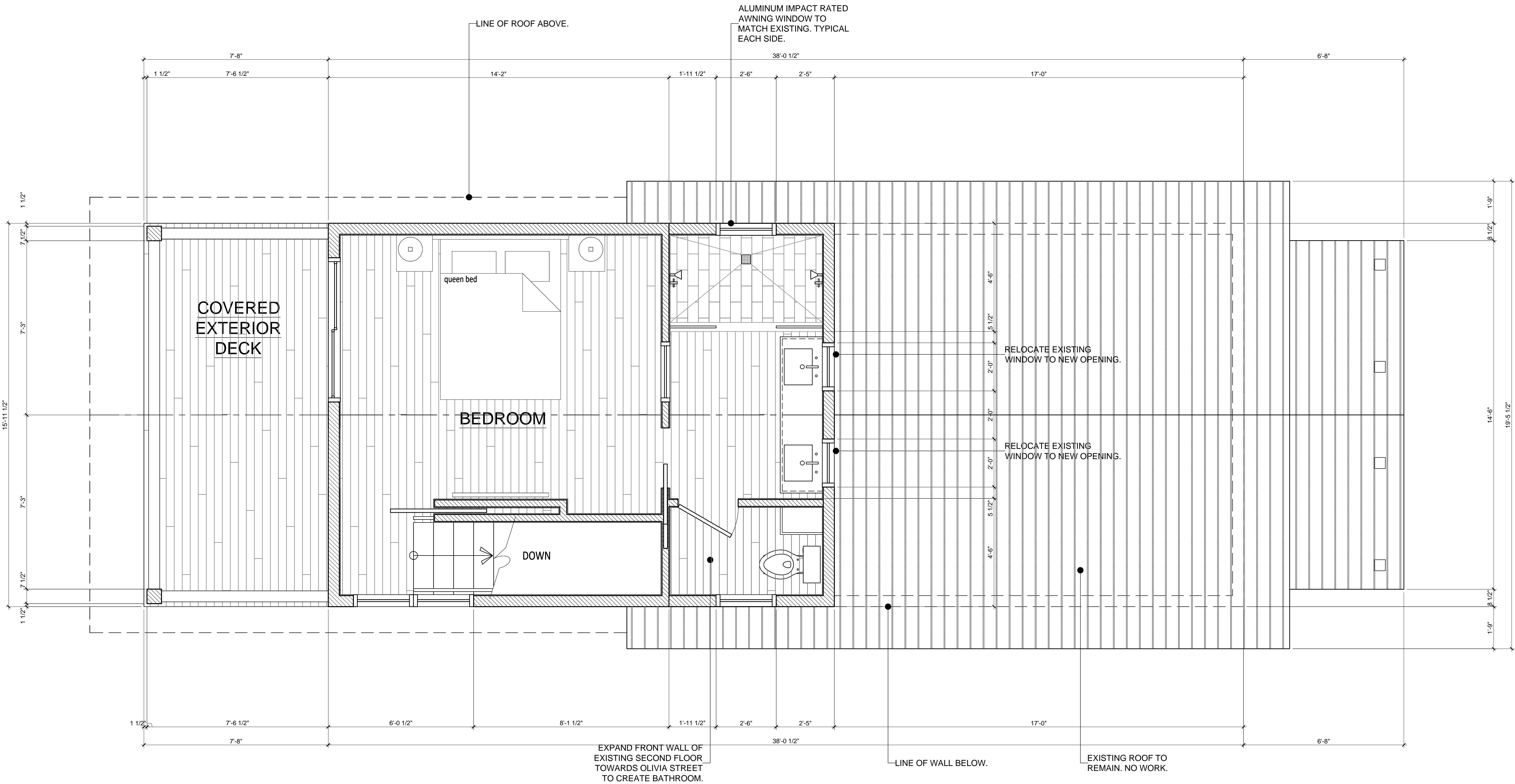
info@AnthonyArchitecture.com
Prof. Reg. Arch. AA26003135
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PROJECT
904 Olivia Street, Key West, Florida 33040

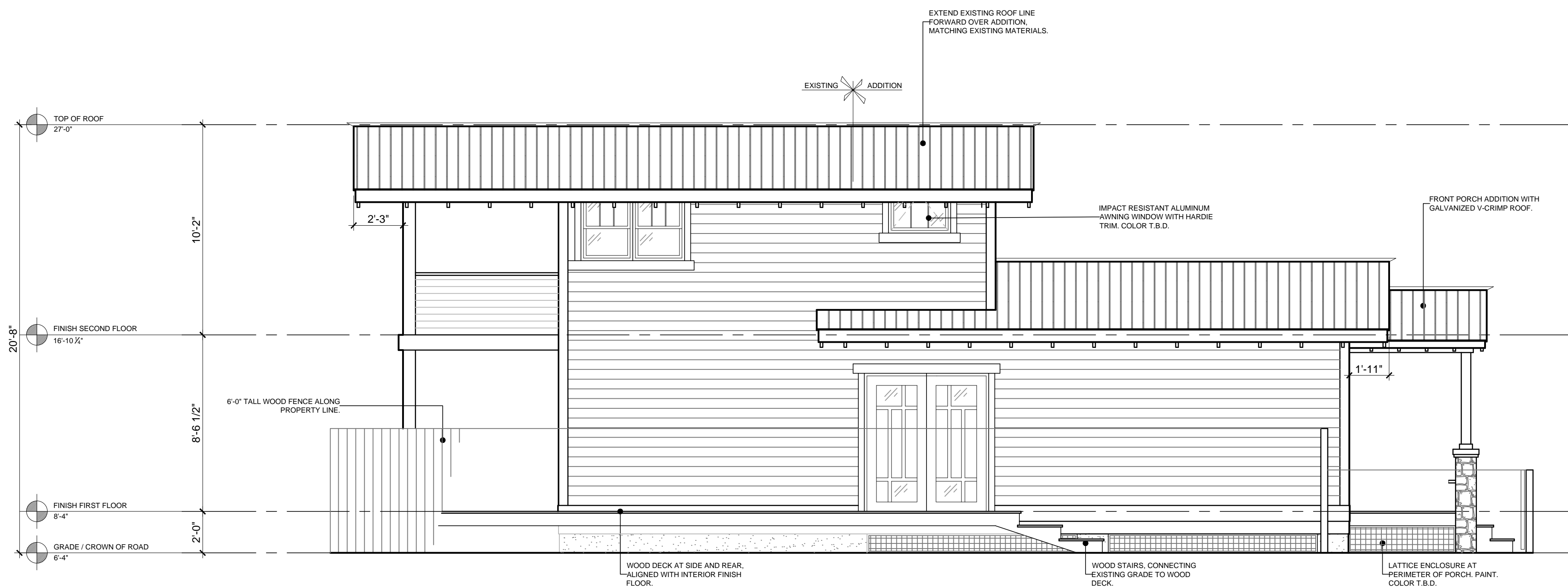
CLIENT
Jeffrey Smead

DRAWING
SECOND FLOOR PLAN

DATE
February 14, 2017

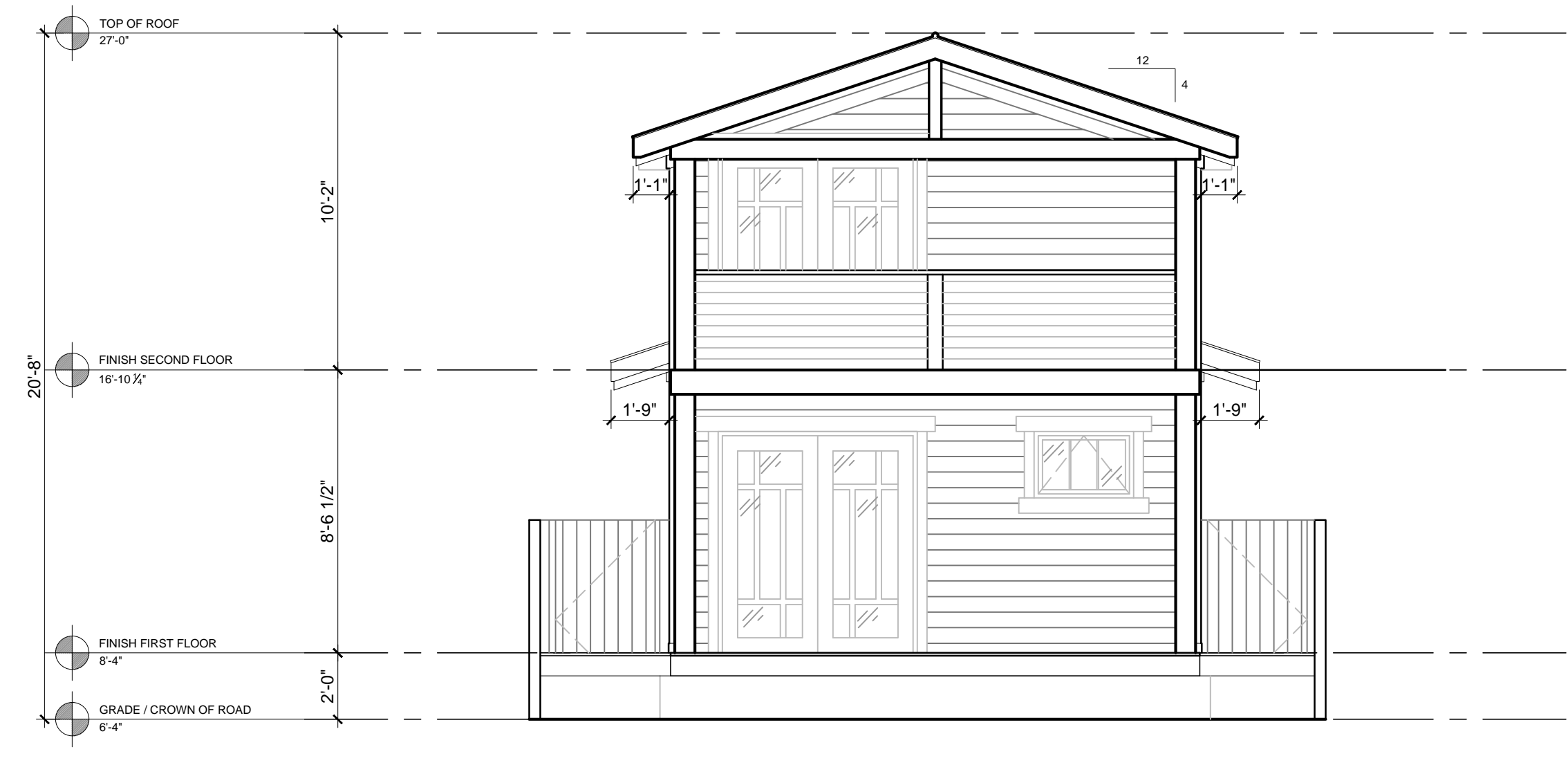


01 Second Floor Plan
1/2" = 1'-0"



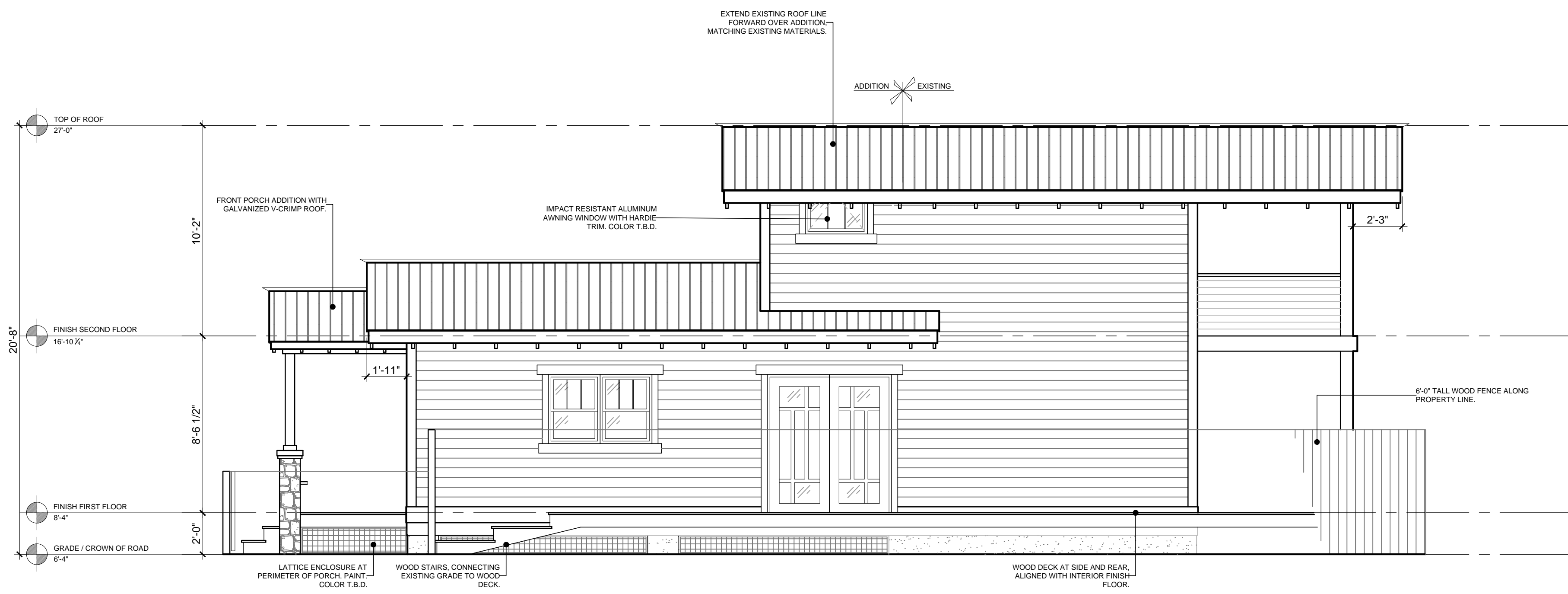
04 East Elevation

1/4" = 1'-0"



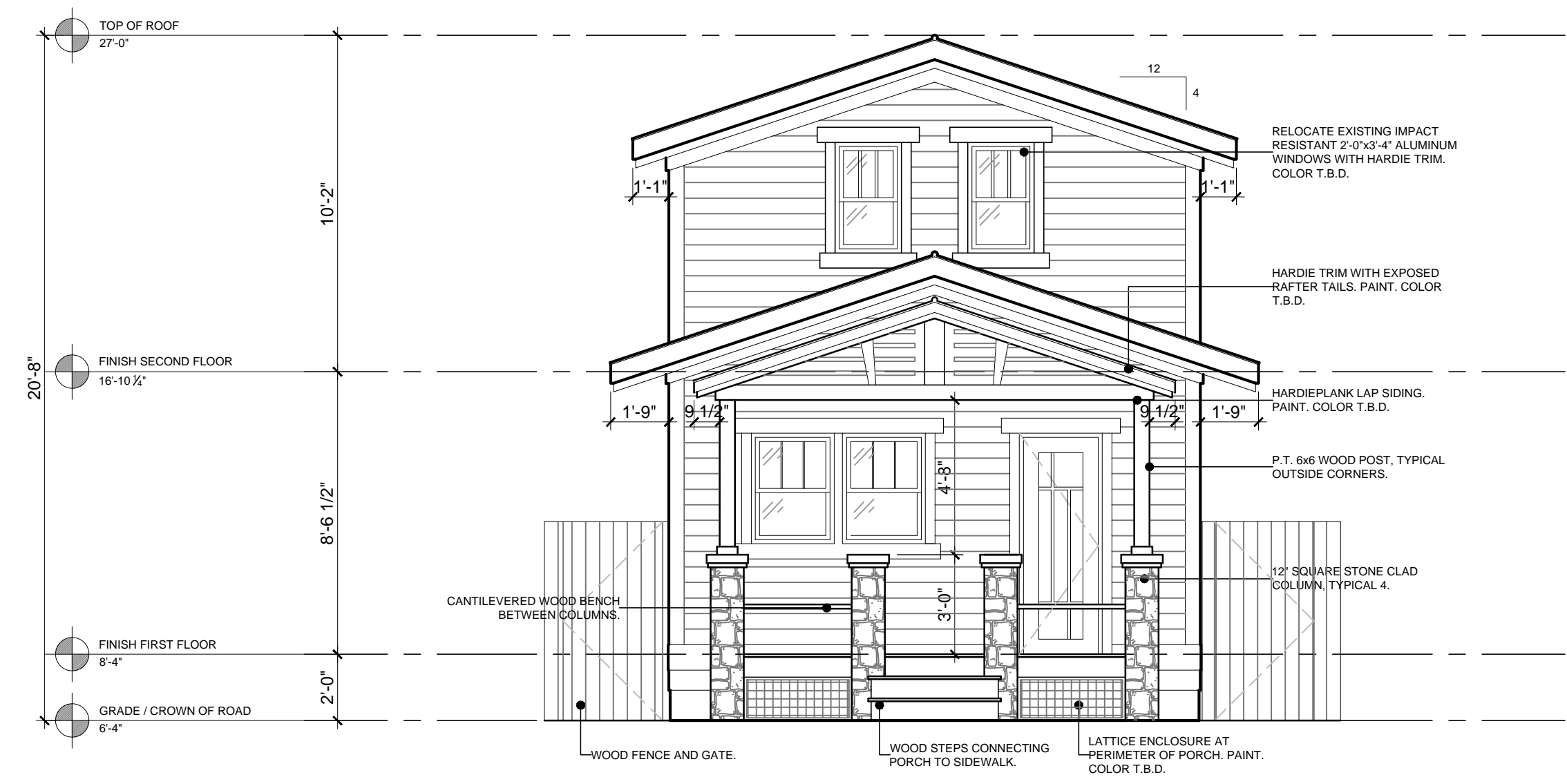
03 South Elevation

1/4" = 1'-0"



02 West Elevation

1/4" = 1'-0"

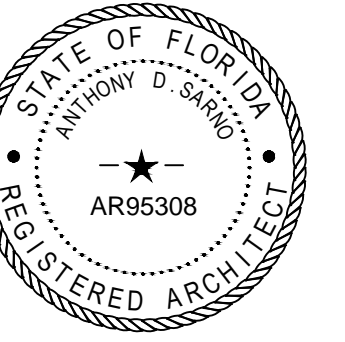


01 North Elevation - Olivia Street

1/4" = 1'-0"



Anthony Architecture, LLC



Anthony D. Sarno, License # AR95308
Expiration Date: February 28, 2019

1615 United Street
Key West, Florida 33040

305.395.2846

info@AnthonyArchitecture.com

Prof. Reg. Arch. AA26003135

Prof. Reg. ID. IB26001303

PROJECT
904 Olivia Street, Key West, Florida 33040

CLIENT
Jeffrey Smead

DRAWING
EXTERIOR ELEVATIONS

DATE
February 14, 2017

