

**THE CITY OF KEY WEST
PLANNING BOARD
Staff Report**



To: Chairman and Planning Board Members

From: Carlene Smith, LEED Green Associate, Planner II

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: September 18, 2014

Agenda Item: **Variance – 1019 Varela Street (RE # 00032500-000000; AK # 1033251)** – A request for variance to impervious surface ratio for site modifications to include the construction of a swimming pool with a water feature wall on property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395 and 122-600(4)b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: The applicant is proposing site modifications to include the construction of an in ground pool with water feature wall.

Applicant: Anthony D. Sarno, k2m Design, Inc.

Owner: Ted Kutcher, LLC

Location: 1019 Varela Street (RE # 00032500-000000; AK # 1033251)

Zoning: Historic Medium Density Residential (HMDR) Zoning District

Background:

The existing non-conforming single-family residence is a contributing structure. The structure is located within the front, rear and right-side yard setbacks, and is also non-conforming to building coverage and impervious surface ratio requirements permitted in the HMDR zoning district. The applicant is currently renovating the existing structure with HARC approved permit plans. The placement of the in ground pool has been coordinated closely with the Fire Marshall's office and will now be located within the side yard setback. River rock ground cover and stone walkway pads alongside the pool will provide clear access to the rear of the property.



Relevant HMDR Zoning District Dimensional Requirements: Code Section 122-600				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Minimum lot size	4,000 SF	1,746 SF	n/a	
Maximum density	16 dwelling units per acre	1 unit	1 unit	No change
Maximum floor area ratio	1.00	.45	.45	No change
Maximum height	30 feet	18'4" feet	18'4" feet	No change
Minimum front setback	10 feet	1'0" feet	1'0" feet	No change
Minimum right side setback	5 feet	1'4" feet	1'4" feet	No change
Minimum left side setback	5 feet	10'9" feet	10'9" feet	No change
Minimum rear setback	15 feet	3'6" feet	3'6" feet	No change
Maximum building coverage	40%	53.8%	53.8%	No change
Maximum impervious surface	60%	64.7% (1,130.75 sf)	79.3% (1,386 sf)	Variance Required

Process:

Development Review Committee Meeting:

June 5, 2014

Planning Board Meeting:

September 18, 2014

HARC:

H13-011342 – Structure Renovation

Analysis – Evaluation for Compliance With The Land Development Regulations:

The criteria for evaluating a variance are listed in Section 90-395 of the City Code. The Planning Board before granting a variance must find all of the following:

- 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 structure is legally non-conforming to front, rear and right-side yard setbacks, as well as building coverage and impervious surface ratio requirements. However, legally nonconforming site characteristics are not uncommon in the City, and therefore do not generate the existence of special conditions or circumstances.

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

The nonconforming impervious surface ratio is not a condition created by the applicant, nor does it result from the action or negligence of the applicant. However, the site modifications which increase the impervious surface ratio by 255.25 square feet is generated from specific actions initiated by the applicant.

3. **Special privileges not conferred. That granting the variance 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.**

Section 122-27 of the Land Development Regulations discourages the expansion of site nonconformities. Therefore, expanding the impervious surface ratio would confer special privileges upon the applicant.

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 applicant currently has existing use of the site without the variance approval. Therefore, hardship conditions do not exist. Denial of the requested variance would not deprive the Applicant of rights commonly enjoyed by other properties in the HMDR Zoning District.

5. **Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.**

The variance requested is not the minimum required that will make possible the reasonable use of the land, building, or structure. However, it is the minimum necessary to accommodate the request.

6. **Not injurious to the public welfare. That the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.**

It does not appear that granting of the variance will be injurious to the area involved or otherwise detrimental to the public interest or welfare.

7. **Existing nonconforming uses of other property not the basis for approval. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.**

Existing non-conforming uses of other properties, use of neighboring lands, structures, or buildings in the same district, or other zoning districts, are not the basis for this request.

Concurrency Facilities and Other Utilities or Service (Section 108-233):

Based on comments received at the DRC, it does not appear that the requested variance will trigger any public facility capacity issues.

The Planning Board shall make factual findings regarding the following:

That the standards established by Section 90-395 of the City Code have been met by the applicant for a variance.

The standards established by Section 90-395 of the City Code have not been fully met by the applicant for the variances requested.

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.

The Planning Department has received one public comment in favor of the variance request as of the date of this report.

RECOMMENDATION:

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for variance be **denied**. However, if the Planning Board approves this request, staff would like to require the following conditions:

General Conditions:

1. The proposed site modifications shall be consistent with the plans signed and sealed August 11, 2014 by Anthony Sarno, Registered Architect. The existing single family home marked "not in scope" is not part of this approval.
2. The applicant shall obtain a Certificate of Appropriateness for site modifications.
3. Trees near and within the project area will be protected during construction/demolition. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission.

Draft Resolution

**PLANNING BOARD
RESOLUTION NO. 2014-**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS VARIANCE TO MAXIMUM IMPERVIOUS SURFACE RATIO ON PROPERTY LOCATED AT 1019 VARELA STREET (RE # 00032500-000000; AK # 1033251) IN THE HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395 AND 122-600(4)b. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant is proposing site modifications to include the construction of an in ground pool with water feature wall at property located at 1019 Varela Street (RE # 00032500-000000; AK # 1033251); and

WHEREAS, the existing single-family residence is a contributing structure; and

WHEREAS, the structure is located within the front, rear and right-side yard setbacks, and is also nonconforming to building coverage and impervious surface ratio requirements as permitted in the HMDR zoning district; and

WHEREAS, Section 122-600 of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that the maximum impervious surface ratio of 60%; and

WHEREAS, the applicant requests variance to maximum impervious surface ratio for the proposed impervious surface ratio of 79.3%; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on September 18, 2014; and

WHEREAS, the Planning Board finds 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 district; and

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

WHEREAS, the Planning Board finds that granting the variance 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; and

WHEREAS, the Planning Board finds 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; and

WHEREAS, the Planning Board finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

WHEREAS, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts are grounds for the issuance of the requested variance; and

WHEREAS, the Planning Board finds 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.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. An approval by Resolution of the Key West Planning Board for variance to impervious surface ratio to allow site modifications to include the construction of an in ground pool with water feature wall on property located at 1019 Varela Street (RE # 00032500-000000; AK # 1033251) in the HMDR Zoning District pursuant to Sections 90-395 and 122-600(4)b. of the City of Key West Land Development Regulations with the following conditions:

General Conditions:

1. The proposed site modifications shall be consistent with the plans signed and sealed August 11, 2014 by Anthony Sarno, Registered Architect. The existing single family home marked “not in scope” is not part of this approval.
2. The applicant shall obtain a Certificate of Appropriateness for site modifications.
3. Trees near and within the project area will be protected during construction/demolition. Trees located within the work area that may need to be removed or trimmed may require permits from the Tree Commission.

Section 3. It is a condition of this variance that full, complete and final application for all conditions of this approval for any use and occupancy for which this variance are wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to this variance in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

Section 5. This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 6. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 7. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 18th day of September 2014.

Authenticated by the Chairman of the Planning Board and the Planning Director;

_____ Chairman
_____ Planning Director

Richard Klitenick, Planning Board Chairman

Date

Attest:

Donald Leland Craig, AICP, Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman

_____ Planning Director

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 1019 Varela Street, 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 Ted Kutcher
8. Address of Owner 24 Cedar Street, Narragansett, Rhode Island 02882

9. Phone # of Owner 401.742.6982
10. Email Address summertimehouse@verizon.net
11. Zoning District of Parcel HMDR RE# 00032500-000000
12. Description of Proposed Construction, Development, and Use
This variance submission includes an impervious surface variance to construct an in ground pool with water feature wall and to re-up the existing site conditions with the existing house setbacks. The existing house is currently undergoing renovation with HARC approved permit plans and will remain unchanged by this application.

13. List and describe the specific variance(s) being requested:
In addition to approvals to re-up the existing site conditions, we are requesting a variance to impervious surface coverage.

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.

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	SEE ATTACHED SITE DATA TABLE			
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

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.)

Note: Main house renovation under HARC Approval # H13-01-1342



May 01, 2014

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

Re: 1019 Varela Street
 Variance Application
 Site Data Table

PROJECT STATISTICS:				
	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUESTED
ZONING	HMDR			
FLOOD ZONE	X			
SIZE OF SITE	4,000 SF	1,746 SF		
HEIGHT	30'-0"	18'-4"	18'-4"	NO CHANGE
SETBACK 1: FRONT	10'-0"	1'-0"	1'-0"	NO CHANGE
SETBACK 2: RIGHT SIDE SETBACK	5'-0"	1'-4"	1'-4"	NO CHANGE
SETBACK 3: LEFT SIDE SETBACK - HOUSE	5'-0"	10'-9"	10'-9"	NO CHANGE
LEFT SIDE SETBACK - POOL	5'-0"	N/A	5'-3"	NONE
SETBACK 4: REAR SETBACK	15'-0"	3'-6"	3'-6"	NO CHANGE
FLOOR AREA RATIO	1.0	0.45	0.45	NO CHANGE
BUILDING COVERAGE	50% (873 SF)	53.8% (939.5 SF)	53.8% (939.5 SF)	NO CHANGE
IMPERVIOUS SURFACE	60% (1,048 SF)	64.7% (1,130.75 SF)	79.3% (1,386 SF)	VARIANCE

BUILDING RELATIONSHIPS BASED ON TRUST AND RESULTS.

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 _____ NO X

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, Planning Department archives or at 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 01, 2014

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

Re: 1019 Varela Street
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 or coverage. The impervious surface is increasing by 255.25 sf or 14.6 %.

- 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 for impervious surface to provide a more functional outdoor space is 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 and result from the existing lot size being less than the code required.

- 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 will not be changed. Only site work is addressed in this variance application, with no work to the existing building. The minimum variances possible are being requested.

- 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 and are intended to provide a more unified street presence consistent with the neighborhood. Additionally, our client is working with the city to address the accessibility issues at the street sidewalk caused by the existing street trees.

- 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 HMDR zone as a whole.

May 1, 2014

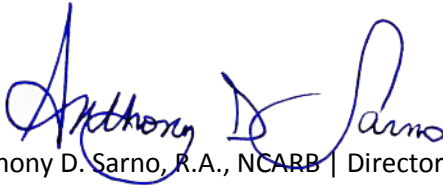
City of Key West
3140 Flagler Avenue
Key West, Florida 33040
Attn: Don Craig, Planning Director

Re: 1019 Varela Street
Variance Application – Photo Documentation

Dear Mr. Craig,

The following photographs represent the current building and neighborhood conditions at 1019 Varela Street. 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

Verification

**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:

1019 Varela 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.

ADS

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

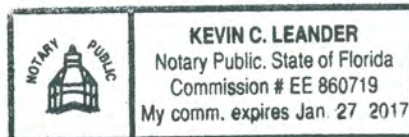
He/She is personally known to me or has presented FLDL as identification.

Kevin C Leander

Notary's Signature and Seal

KEVIN C LEANDER

Name of Acknowledger typed, printed or stamped



EE 860719

Commission Number, if any

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

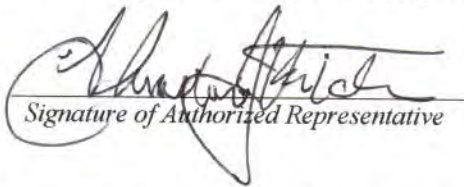
I, Theodore J Kutcher, in my capacity as President
(print name) (print position; president, managing member)

of Kutcher, 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:

1019 Varela 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.


Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this September 5 2014 by
date

Theodore J Kutcher
Name of Authorized Representative

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


Notary's Signature and Seal

MELISSA DURKIN-COUTURE
NOTARY PUBLIC

MY COMMISSION EXPIRES

Name of Acknowledger typed, printed or stamped

7-1-18

Commission Number, if any

755548

Authorization

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

I, Theodore J Kutcher as
Please Print Name of person with authority to execute documents on behalf of entity

President of Kutcher, LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Anthony Sarno
Please Print Name of Representative

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

[Signature]
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this September 5 2014 by
date

Theodore J Kutcher
Name of Authorized Representative

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

Melissa Durkin-Couture
Notary's Signature and Seal

MELISSA DURKIN-COUTURE
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Name of Acknowledger typed, printed or stamped

7-1-18

Commission Number, if any

755548

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Limited Liability Company

KUTCHER LLC

Filing Information

Document Number L13000116171
FEI/EIN Number NONE
Date Filed 08/16/2013
State FL
Status ACTIVE

Principal Address

24 CEDAR ST.
NARRAGANSETT, RI 02882

Mailing Address

24 CEDAR ST.
NARRAGANSETT, RI 02882

Registered Agent Name & Address

UNITED STATES CORPORATION AGENTS, INC.
13302 WINDING OAK COURT
A
TAMPA, FL 33612

Authorized Person(s) Detail

Name & Address

Title MGRM

KUTCHER, ALISON
24 CEDAR ST.
NARRAGANSETT, RI 02882

Title MGRM

KUTCHER, THEODORE
24 CEDAR ST.
NARRAGANSETT, RI 02882

Annual Reports

No Annual Reports Filed

Document Images

[08/16/2013 -- Florida Limited Liability](#)

Deed

Prepared by and return to:
Gregory S. Oropeza
SMITH | OROPEZA, P.L.
138 Simonton Street
Key West, Florida 33040

Doc# 1957276
Bk# 2658 Pg# 157

Parcel Identification No. 00032500-000000

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 4th day of November 2013 between **THEODORE KUTCHER and ALISON KUTCHER, as husband and wife**, whose post office address is **24 Cedar Street, Narragansett, RI 02882** as grantor, and **KUTCHER, LLC, a Florida limited liability company** whose post office address is **24 Cedar Street, Narragansett, RI 02882**, 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 TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Monroe County, Florida** to-wit:


On the Island of Key West and is part of Lots 11 and 12 of Square 1, Tract 13, according to a Diagram of part of Tract 13 recorded in Deed Book "0", at Page 195, of Monroe County Official Records and is more particularly described as follows: COMMENCING at the intersection of the Northwesterly line of Virginia Street with the Northeasterly line of Varela Street (as constructed) and run thence in a Northwesterly direction along the said right of way line of Varela Street for a distance of 78.0 feet to the Point of Beginning; thence continue in a Northwesterly direction along said Varela Street for a distance of 31.33 feet to a point; thence at right angles in a Northeasterly direction for a distance of 55.33 feet to a point; thence at right angles in a Southeasterly direction for a distance of 31.33 feet to a point; thence at right angles in a Southwesterly direction for a distance of 55.33 back to the Point of Beginning.

This Quit Claim Deed Prepared and Recorded without the benefit of Title Examination:

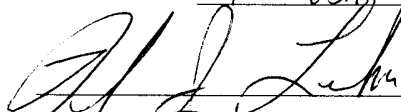
To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

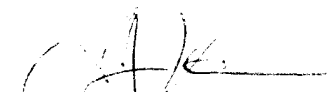
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

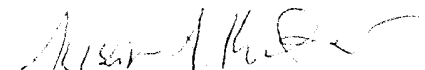
Signed, sealed and delivered in our presence:



Witness Name: Theresa C. Donovan


_____ Robert S. Lehman


_____ (Seal)
THEODORE KUTCHER

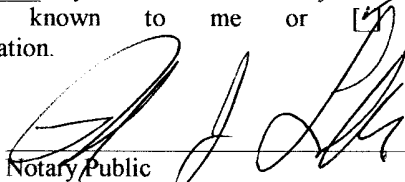

_____ (Seal)
ALISON KUTCHER

STATE OF Rhode Island }
COUNTY OF Washington }

Robin J. Lehrman
NOTARY PUBLIC
MY COMMISSION EXPIRES 2/6/2016

The foregoing instrument was acknowledged before me this 4th day of November 2013 by THEODORE KUTCHER and ALISON KUTCHER, who is personally known to me or has produced a Driver's Licence as identification.

[Notary Seal]



Notary Public

Printed Name: Robin J. Lehrman

My Commission Expires: 2/6/2016

Doc# 1957276
Bk# 2658 Pg# 158

05/06/2013 4:02PM
DEED DOC STAMP CL: DS \$3,356.50

Prepared by and return to:
Gregory S. Oropeza, Esq.
Attorney at Law
Smith | Oropeza, P.L.
138-142 Simonton Street
Key West, FL 33040
305-296-7227
File Number: 2013-34
Will Call No.:

Doc# 1932086
Bk# 2627 Pg# 1430

Parcel Identification No. 00032500-000000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this ^{3rd} day of May, 2013 between 4SIBS, Inc., a Florida corporation whose post office address is of the County of , State of , grantor*, and Theodore Kutcher and Alison Kutcher, husband and wife whose post office address is 24 Ceder Street, Narragansett, RI 02882 of the County of Washington, State of Rhode Island, grantee*,

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:

On the Island of Key West and is part of Lots 11 and 12 of Square 1, Tract 13, according to a Diagram of part of Tract 13 recorded in Deed Book "0", at Page 195, of Monroe County Official Records and is more particularly described as follows: COMMENCING at the intersection of the Northwesterly line of Virginia Street with the Northeasterly line of Varela Street (as constructed) and run thence in a Northwesterly direction along the said right of way line of Varela Street for a distance of 78.0 feet to the Point of Beginning; thence continue in a Northwesterly direction along said Varela Street for a distance of 31.33 feet to a point; thence at right angles in a Northeasterly direction for a distance of 55.33 feet to a point; thence at right angles in a Southeasterly direction for a distance of 31.33 feet to a point; thence at right angles in a Southwesterly direction for a distance of 55.33 back to the Point of Beginning.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Madison Galada
Witness Name: Madison Labrada

Richard McChesney
Witness Name: Richard McChesney

4 Sibs, Inc.

By: Irene Hinden
Irene Hinden, President

(Corporate Seal)

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 3rd day of May ~~19th day of April~~, 2013 by Irene Hinden of 4 Sibs, Inc., on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]

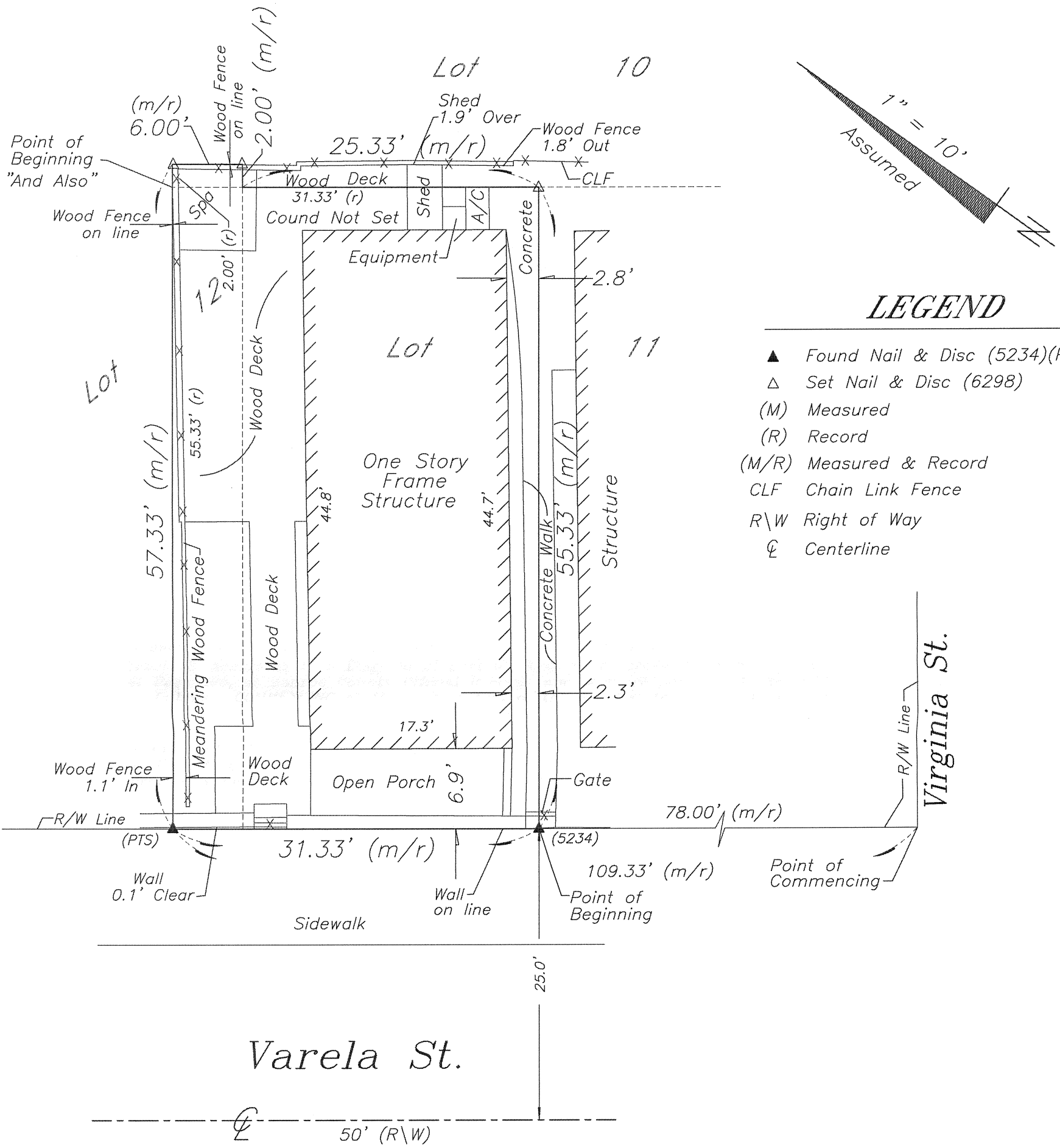
Madison Galada
Notary Public

Printed Name: _____

My Commission Expires: _____

Survey

Boundary Survey Map of part of Lots 11 & 12, Square 1, Tract 13, Island of Key West



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

Sheet One of Two Sheets

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 Lots 11 & 12, Square 1, Tract 13, 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: 1019 Varela 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. The ownership of fences is undeterminable unless otherwise noted.
9. Date of field work: March 9, 2013 and April 28, 2013.
10. This Survey Report is not full and complete without the attached Survey Map.
11. All Concrete and bricking is not shown.

BOUNDARY SURVEY OF: On the Island of Key West and is part of Lots 11 and 12 of Square 1, Tract 13, according to a Diagram of part of Tract 13 recorded in Deed Book "0", at Page 195, of Monroe County Official Records and is more particularly described as follows: COMMENCING at the intersection of the Northwestern line of Virginia Street with the Northeasterly line of Varela Street (as constructed) and run thence in a Northwestern direction along the said right of way line of Varela Street for a distance of 78.0 feet to the Point of Beginning; thence continue in a Northwestern direction along said Varela Street for a distance of 31.33 feet to a point; thence at right angles in a Northeasterly direction for a distance of 55.33 feet to a point; thence at right angles in a Southeasterly for a distance of 31.33 feet to a point; thence at right angles in a Southwesterly direction for a distance of 55.33 feet back to the Point of Beginning.

AND ALSO;

A parcel of land on the Island of Key West and is part of Lot 12 of Square 1, Tract 13, according to a Diagram of part of Tract 13 recorded in Deed Book "0", at Page 195, of Monroe County Official Records and is more particularly described as follows: COMMENCING at the intersection of the Northwestern line of Virginia Street with the Northeasterly line of Varela Street (as constructed) and run thence in a Northwestern direction along the said right of way line of Varela Street for a distance of 109.33 feet; thence Northeasterly and at right angles for a distance of 55.33 feet to the Point of Beginning; thence continue Northeasterly along the previously described course for a distance of 2.00 feet; thence Southeasterly and at right angles for a distance of 6.00 feet; thence Southwesterly and at right angles for a distance of 2.00 feet; thence Northwesterly for a distance of 6.00 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Theodore Kutcher and Alison Kutcher;
Centennial Bank;
Barton Smith, P.L.;
Old Republic National Title Insurance Company;

J. LYNN O'FLYNN, INC.

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

THIS SURVEY
IS NOT
ASSIGNABLE

March 9, 2013
Revised to add legal 4/28/13

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

Site Plans

KUTCHER LLC

24 CEDAR STREET, NARRAGANSETT, RHODE ISLAND 02882


RESIDENTIAL RENOVATION

1019 VARELA STREET, KEY WEST, FLORIDA 33040

VARIANCE APPLICATION

MAY 1, 2014

ADH
8.11.14

<p>DESIGN TEAM</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>DRAWING INDEX</p> <p><u>GENERAL</u></p> <p>A0.1.1 COVER SHEET WITH DRAWING INDEX, CODE INFORMATION, LOCATION MAP, & SCOPE OF WORK</p> <p><u>ARCHITECTURAL</u></p> <p>AE1.0.1 SITE SURVEY - COPY AE1.1.1 EXISTING SITE PLAN AND EXTERIOR ELEVATION A1.1.1 SITE PLAN A3.1.1 EXTERIOR ELEVATIONS</p> <p><u>LANDSCAPE</u></p> <p>L1.1.1 CONCEPT LANDSCAPE PLAN</p>	
<p>LOCATION MAP</p>  <p>PROJECT LOCATION ★</p>	<p>CODE INFORMATION</p> <p><u>APPLICABLE CODES</u> 2010 FLORIDA BUILDING CODE RESIDENTIAL</p> <p><u>FEMA REQUIREMENTS</u> FLOOD ZONE: X</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 C, ENCLOSED STRUCTURE.</p>	<p>SCOPE OF WORK</p> <p>PROJECT SCOPE OF WORK CONSISTS OF RECONFIGURATION OF THE EXISTING EXTERIOR SPACE TO CREATE A MORE UNIFIED AND FUNCTIONAL OUTDOOR SPACE THAT COMPLEMENTS THE ADJACENT NEIGHBORHOOD AESTHETIC ALONG VARELA STREET.</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 WITH A SLIGHT INCREASE TO THE IMPERVIOUS COVERAGE. THE EXISTING HOUSE IS CURRENTLY UNDERGOING RENOVATION WITH HARC APPROVED PERMIT PLANS AND WILL REMAIN UNCHANGED BY THIS APPLICATION. UPON APPROVAL OF THIS VARIANCE APPLICATION, THE PROJECT WILL PROCEED FOR HARC APPROVAL TO ADDRESS THE FAÇADE IMPROVEMENTS OF THE FRONT PORCH AND STREET SIDE PROPERTY WALL.</p>

RESIDENTIAL RENOVATION
1019 VARELA STREET
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

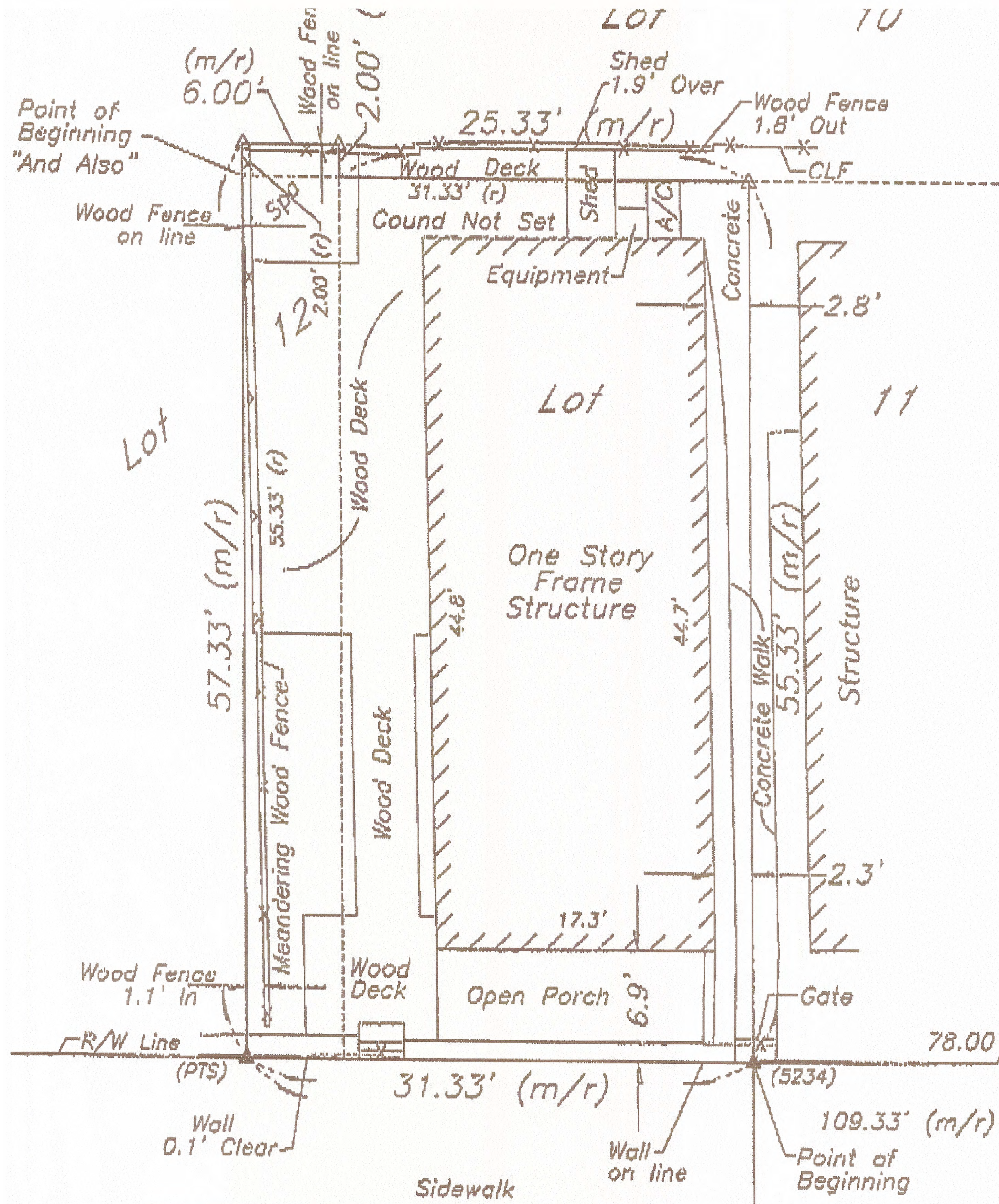
May 1, 2014 - Variance Submission	Project No. 13 097	Phase: VARIANCE APPLICATION

COVER SHEET
A0.1.1
DATE: MAY 1, 2014

©2014 by k2m Design, Inc.

PLOTTED: 8/11/2014 4:18 PM

Y:\Sub\2014\05\097 - 019 Varela Street - Kutcher Residence\Drawings\Key\2014\04\28 - 28x40\1.dwg, 8/11/2014 4:18 PM, scale: 1"=0' - 1"=0', Author: aragala



LEGEND

- ▲ Found Nail & Disc (8234)(PTS)
- △ Set Nail & Disc (8298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- CLF Chain Link Fence
- R/W Right of Way
- ⊕ Centerline

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

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:
 [Signature]
 8.11.14
 Anthony D. Sarno, License # AR05308
 Expiration Date: February 28, 2015

Consultants:

Revisions:

KUTCHER LLC
 24 Cedar Street, Narragansett, Rhode Island 02882
RESIDENTIAL RENOVATION
 1019 Varela Street, Key West, Florida, 33040

PLOTTED: 8/11/2014 4:21 PM

Drawing Size 24x36	Project #: 13 097
Drawn By: KMA	Checked By: ADS

Title:
 SITE
 SURVEY
 COPY

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

01
SITE SURVEY - COPY
 SCALE: 1/4"=10'

Varela St.

P:\2013\13097 - 1019 Varela Street - KUTCHER RENOVATION\2014\13097 - 1019 Varela Street - KUTCHER RENOVATION\2014\13097 - 1019 Varela Street.dwg, 5/1/2014 4:21 PM, scale: 1/4" = 10', User: kma

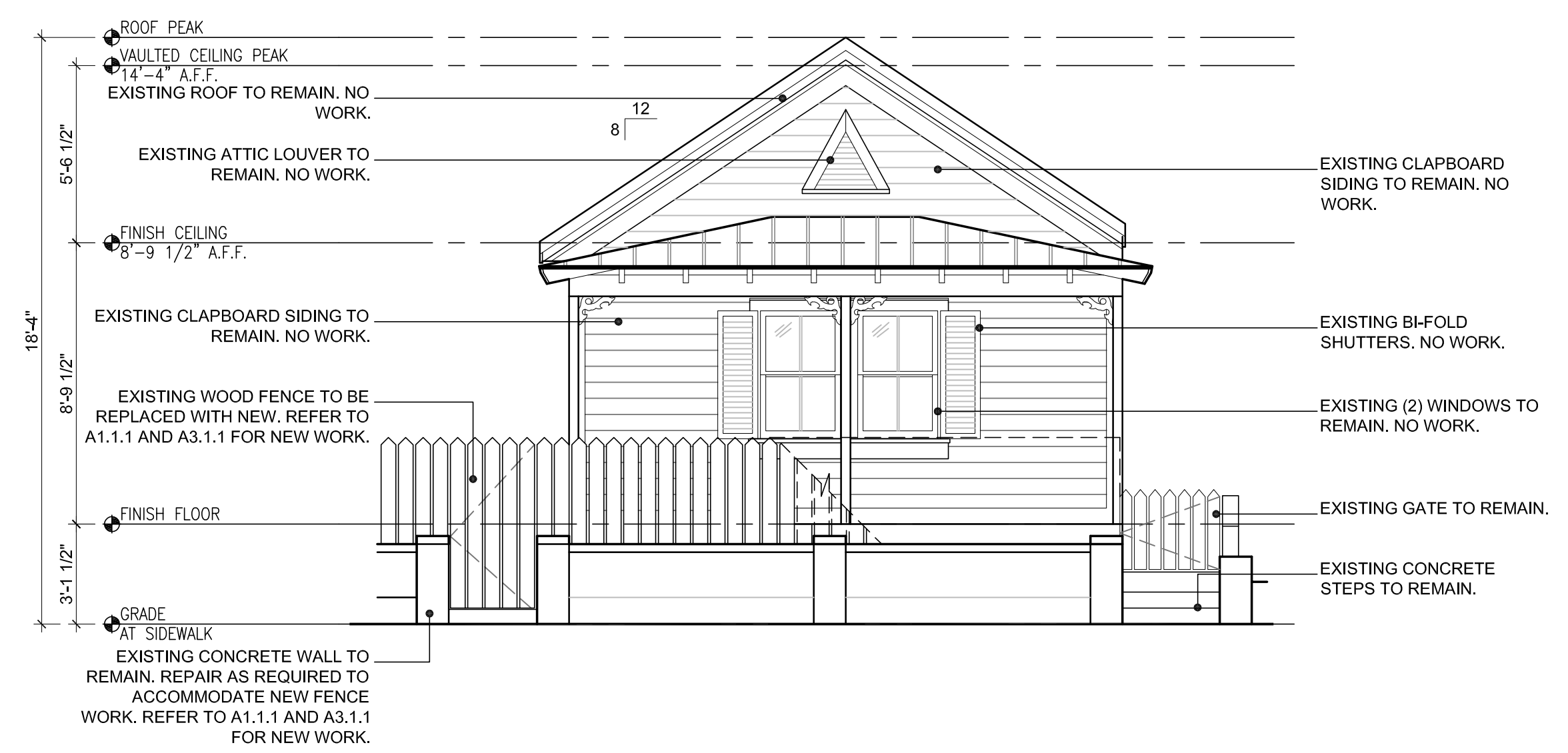
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PROJECT STATISTICS:

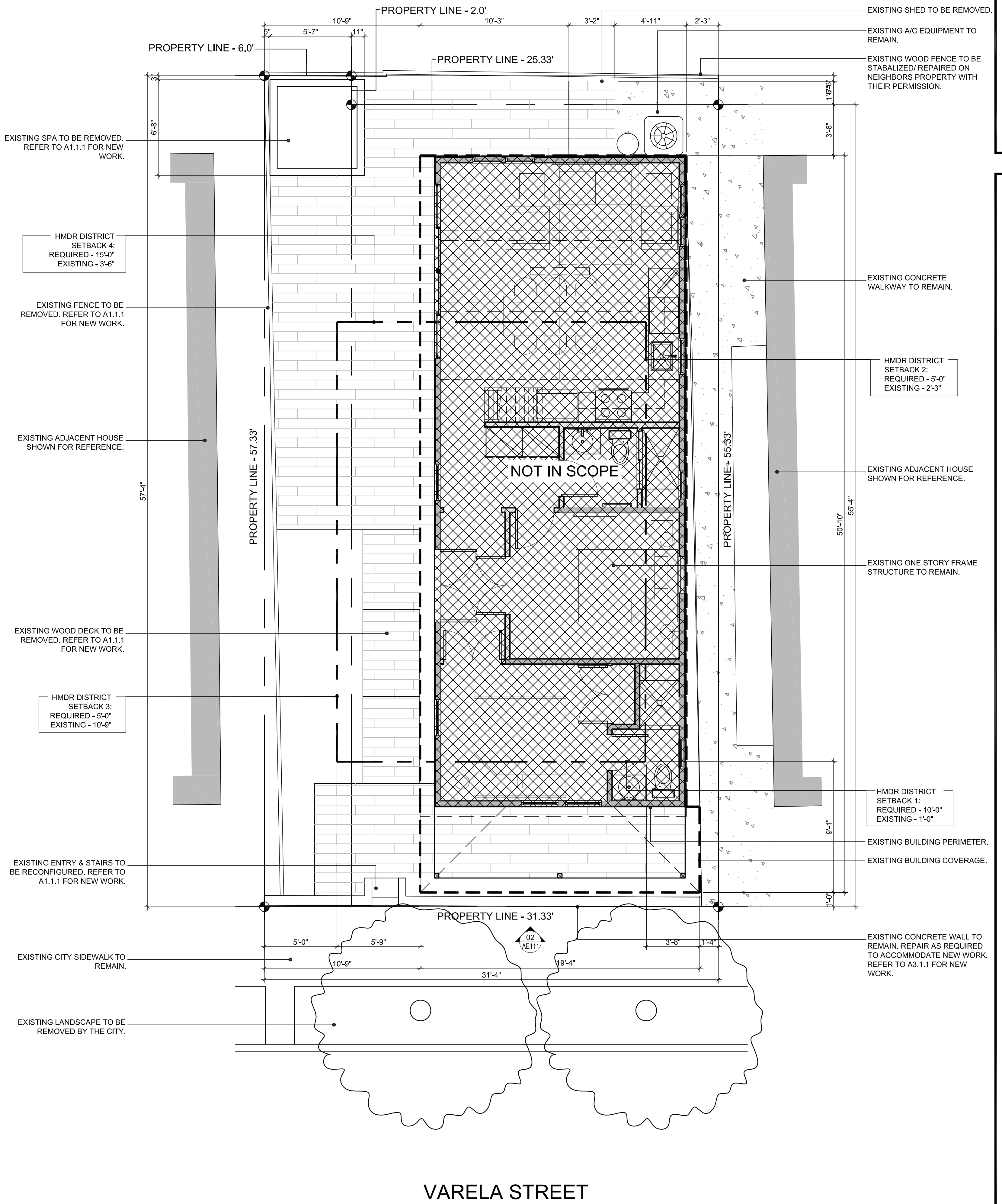
	CODE REQUIREMENT	EXISTING
ZONING	HMDR	
FLOOD ZONE	X	
SIZE OF SITE	1,746 SF	
HEIGHT	30'-0"	18'-4"
SETBACK 1: FRONT	10'-0"	1'-0"
SETBACK 2: RIGHT SIDE SETBACK	5'-0"	2'-3"
SETBACK 3: LEFT SIDE SETBACK	5'-0"	10'-9"
SETBACK 4: REAR SETBACK	15'-0"	3'-6"
FLOOR AREA RATIO	1.0	0.45
BUILDING COVERAGE	50% (873 SF)	55% (956 SF)
IMPERVIOUS SURFACE	60% (1,048 SF)	64.7% (1,130.75 SF)

SITE PLAN LEGEND

	EXISTING BUILDING COVERAGE
	EXISTING WOOD DECK
	EXISTING CONCRETE WALK



02
AE1.1.1 EXISTING STREET ELEVATION
SCALE: 1/4" = 1'-0"



01
AE1.1.1 EXISTING SITE PLAN
SCALE: 1/4" = 1'-0"



Seal:

ADS
8.11.14

Anthony D. Sarno, License # AR55308
Expiration Date: February 28, 2015

Consultants:

Revisions:

KUTCHER LLC
24 Cedar Street, Narragansett, Rhode Island 02882
RESIDENTIAL RENOVATION
1019 Varela Street, Key West, Florida, 33040

PLOTTED: 8/11/2014 4:19 PM

Drawing Size 24x36	Project #: 13 097
Drawn By: KMA	Checked By: ADS

Title:

SITE PLAN

Sheet Number:

A1.1.1

Date: May 1, 2014

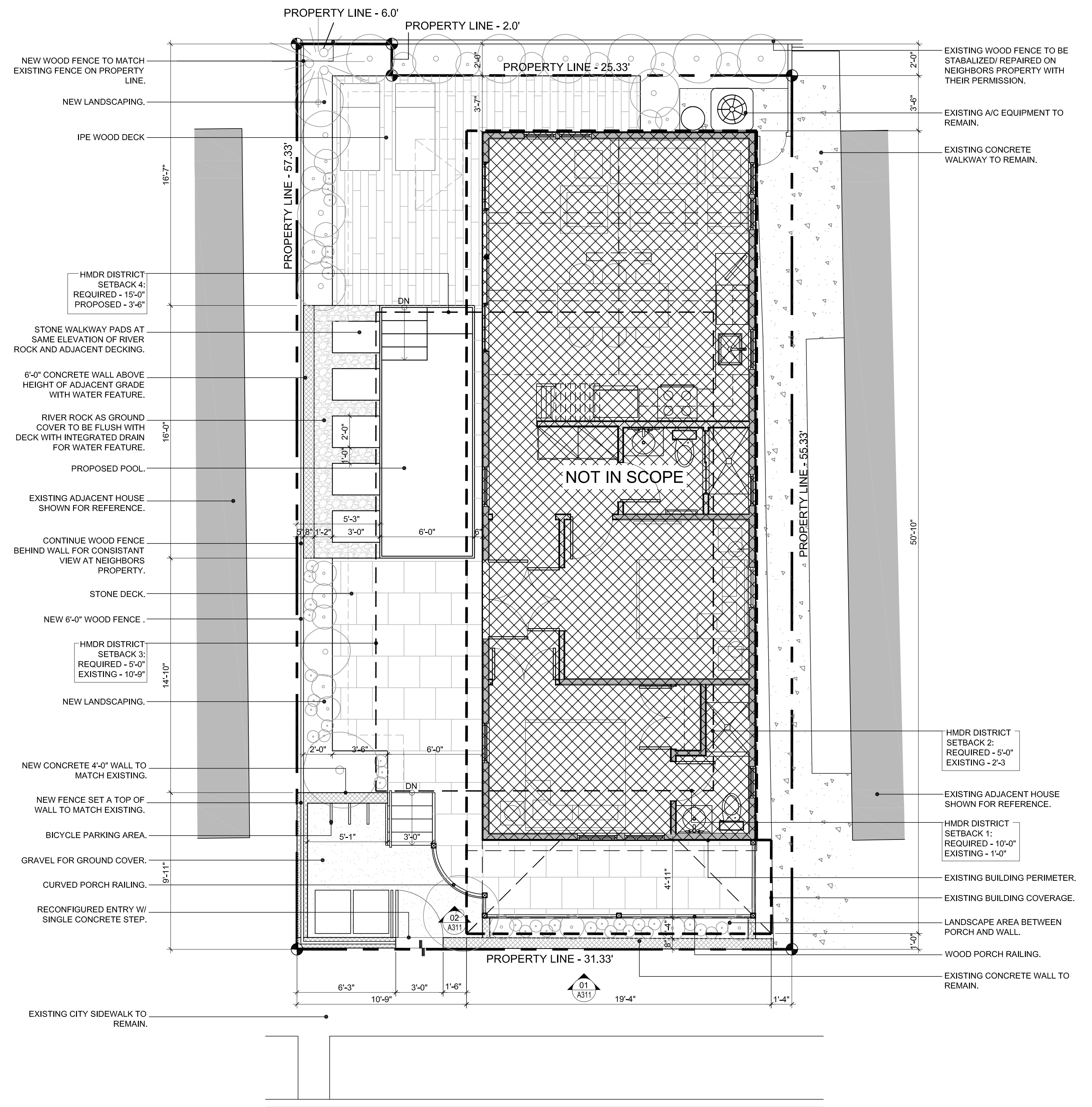
©2014 by k2m Design, Inc.

PROJECT STATISTICS:

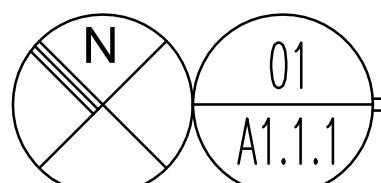
	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUESTED
ZONING	HMDR			
FLOOD ZONE	X			
SIZE OF SITE	1,746 SF			
HEIGHT	30'-0"	18'-4"	18'-4"	NO CHANGE
SETBACK 1: FRONT	10'-0"	1'-0"	1'-0"	NO CHANGE
SETBACK 2: RIGHT SIDE SETBACK	5'-0"	1'-4"	1'-4"	NO CHANGE
SETBACK 3: LEFT SIDE SETBACK	5'-0"	10'-9"	10'-9"	NO CHANGE
SETBACK 4: REAR SETBACK	15'-0"	3'-6"	3'-6"	NO CHANGE
FLOOR AREA RATIO	1.0	0.45	0.45	NO CHANGE
BUILDING COVERAGE	50% (873 SF)	53.8% (939.5 SF)	53.8% (939.5 SF)	NO CHANGE
IMPERVIOUS SURFACE	60% (1,048 SF)	64.7% (1,130.75 SF)	79.3% (1,386 SF)	VARIANCE OF 19.3%

SITE PLAN LEGEND

	BUILDING COVERAGE
	IPE WOOD DECK
	EXISTING CONCRETE WALK
	STONE DECK
	GRAVEL
	RIVER ROCK



VARELA STREET



SITE PLAN

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



P:\2014\0512 097 - 1019 Varela Street - Kutcher Residence\Drawings\20140512 097 - 1019 Varela Street - 5/11/2014 4:19 PM.dwg
 Scale: 1/4" = 1'-0", Version: 09/11/2014 4:19 PM

Seal:

 Anthony D. Sarco, License # AR55308
 Expiration Date: February 28, 2015

Consultants:

Revisions:

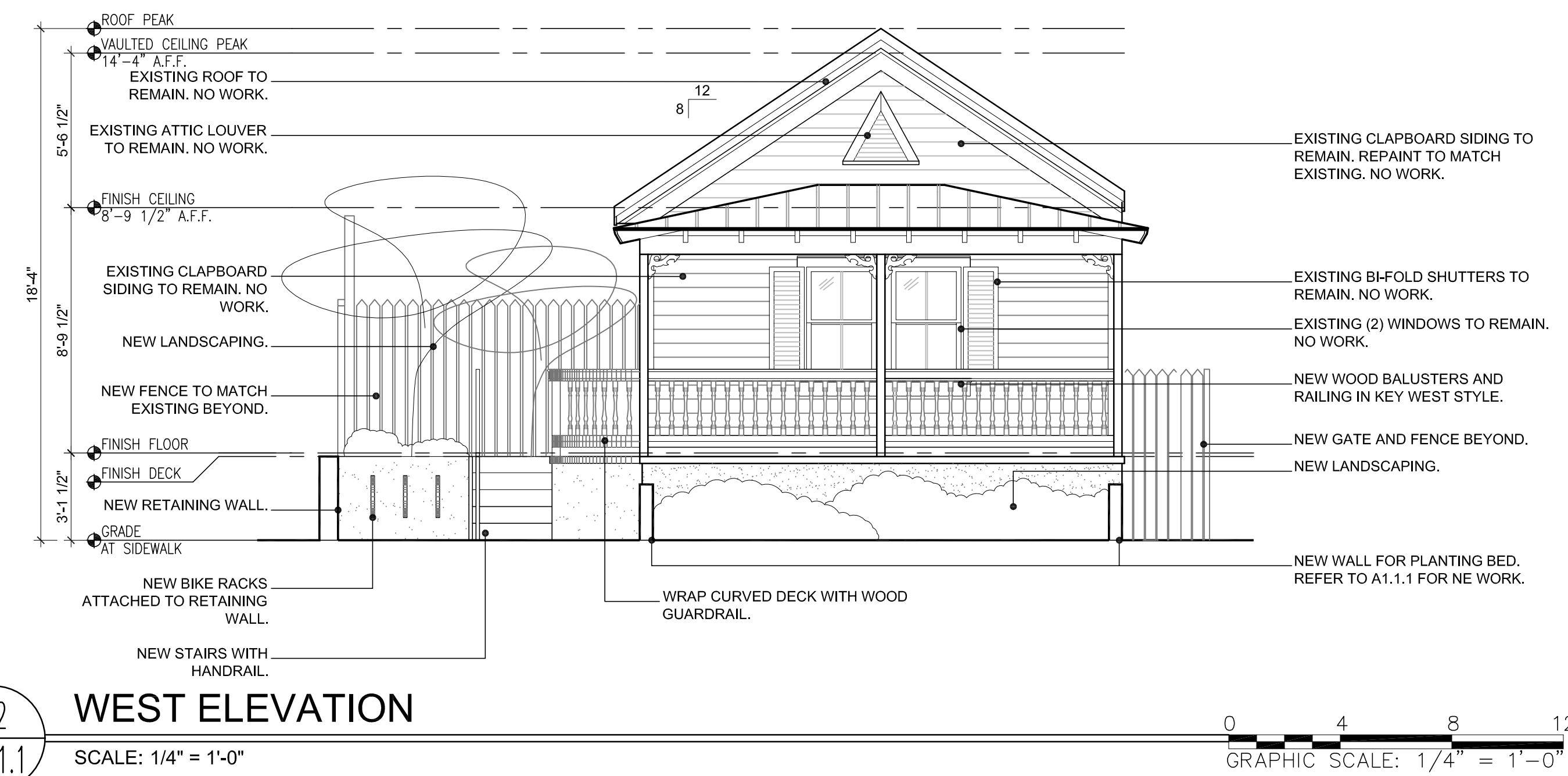
KUTCHER LLC
 24 Cedar Street, Narragansett, Rhode Island 02882
RESIDENTIAL RENOVATION
 1019 Varela Street, Key West, Florida, 33040

PLOTTED: 8/11/2014 4:20 PM

Drawing Size 24x36	Project #: 13 097
Drawn By: KMA	Checked By: ADS

Title:
EXTERIOR ELEVATIONS

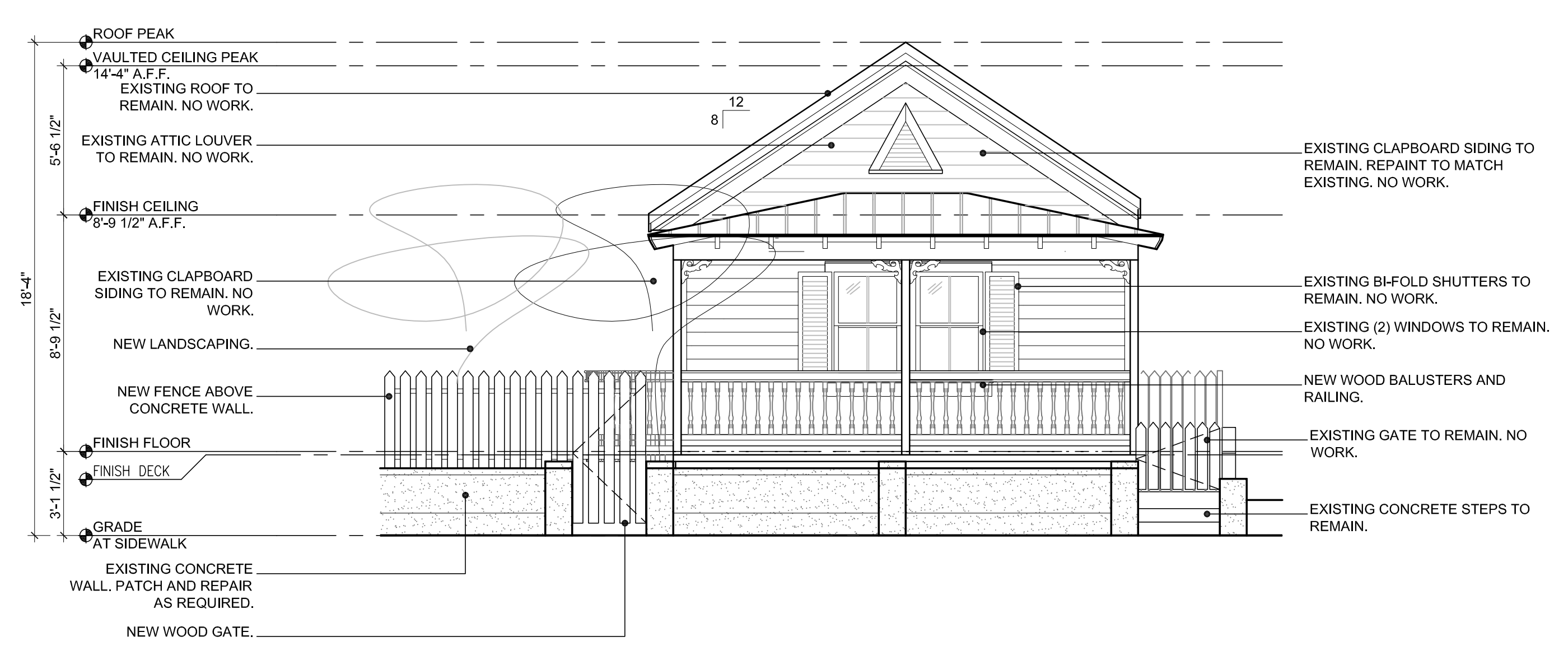
Sheet Number:
A3.1.1
 Date: May 1, 2014
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02
A3.1.1

WEST ELEVATION

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



01
A3.1.1

WEST ELEVATION - STREET VIEW

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



NOTE:

LANDSCAPE DESIGN IS FOR SCHEMATIC LAYOUT
AND TYPE. FOR EXACT SITE WORK REFER TO
A1.1.1 FOR ALL WORK.

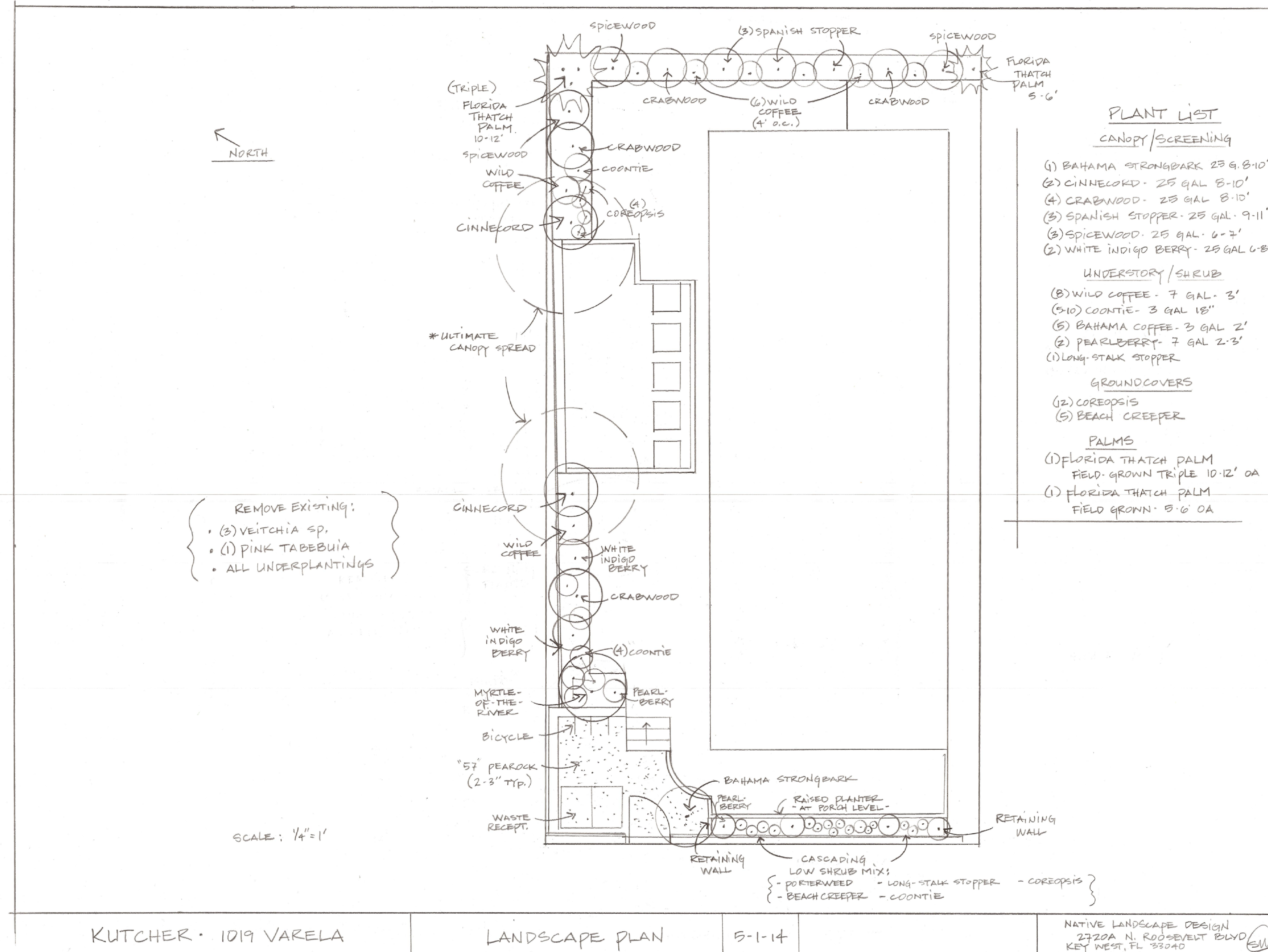
Seal:

ADS
8.11.14

Anthony D. Sarco, License # AR65308
Expiration Date: February 28, 2015

Consultants:

Revisions:



PLANT LIST

CANOPY/SCREENING

- (1) BAHAMA STRONGBARK 25 G. 8-10'
- (2) CINNECORD - 25 GAL 8-10'
- (4) CRABWOOD - 25 GAL 8-10'
- (3) SPANISH STOPPER - 25 GAL 9-11'
- (3) SPICEWOOD - 25 GAL 6-7'
- (2) WHITE INDIGO BERRY - 25 GAL 6-8'

UNDERSTORY/SHRUB

- (8) WILD COFFEE - 7 GAL 3'
- (5-10) COONTIE - 3 GAL 18"
- (5) BAHAMA COFFEE - 3 GAL 2'
- (2) PEARLBERRY - 7 GAL 2-3'
- (1) LONG-STALK STOPPER

GROUNDCOVERS

- (12) COREOPSIS
- (5) BEACH CREEPER

PALMS

- (1) FLORIDA THATCH PALM FIELD-GROWN TRIPLE 10-12' OA
- (1) FLORIDA THATCH PALM FIELD-GROWN 5-6' OA

REMOVE EXISTING:
 • (3) VEITCHIA SP.
 • (1) PINK TABEBUIA
 • ALL UNDERPLANTINGS

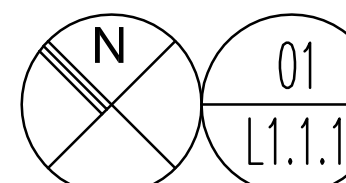
SCALE: 1/4" = 1'-0"

KUTCHER • 1019 VARELA

LANDSCAPE PLAN

5-1-14

NATIVE LANDSCAPE DESIGN
 2720A N. ROOSEVELT BLVD
 KEY WEST, FL 33040



01
L1.1.1

LANDSCAPE PLAN

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

0 4 8 12
 GRAPHIC SCALE: 1/4" = 1'-0"

KUTCHER LLC
 24 Cedar Street, Narragansett, Rhode Island 02882
RESIDENTIAL RENOVATION
 1019 Varela Street, Key West, Florida, 33040

PLOTTED: 8/11/2014 4:23 PM

Drawing Size 24x36	Project #: 13 097
Drawn By: KMA	Checked By: ADS

Title:

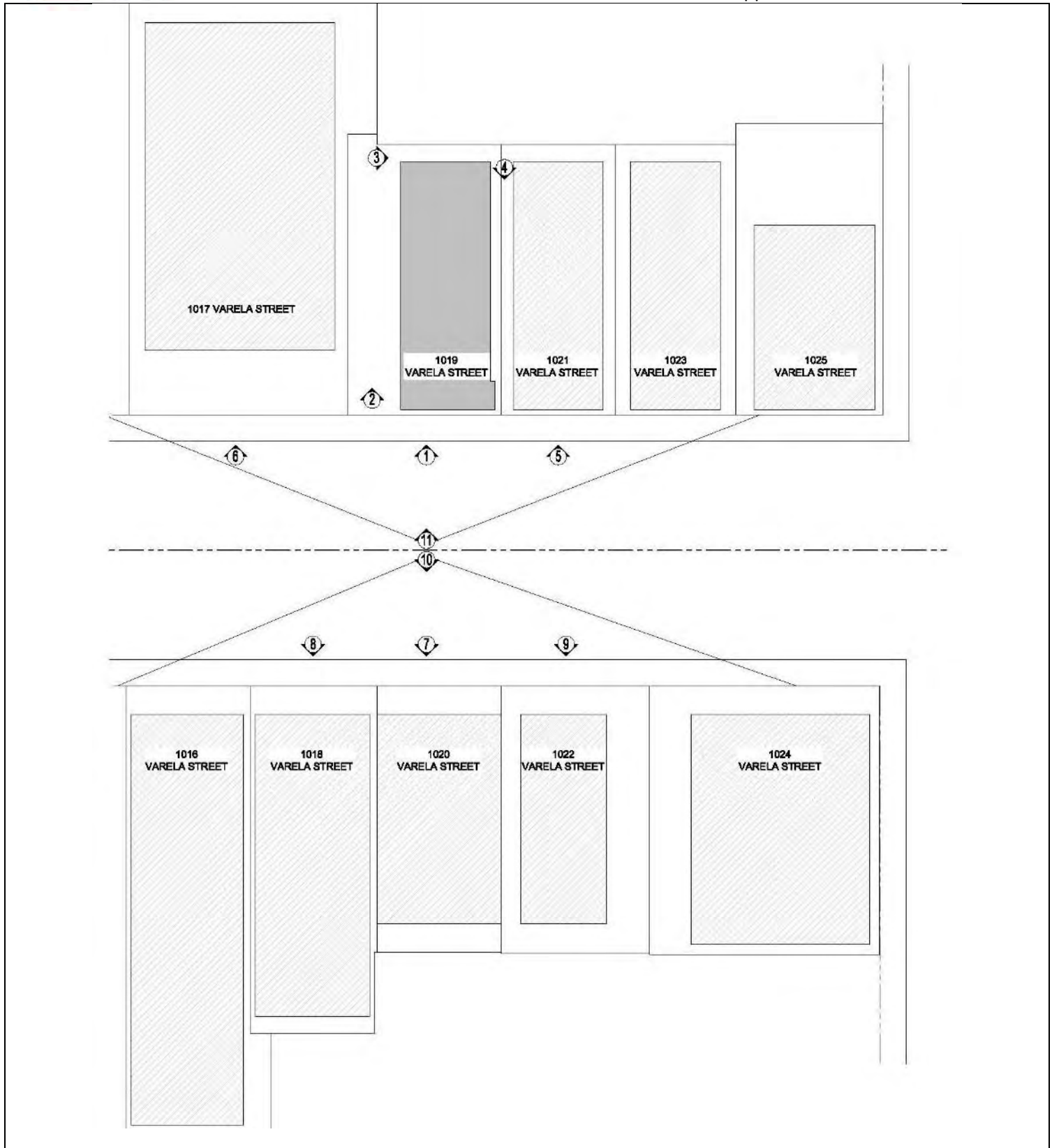
LANDSCAPE PLAN

Sheet Number:

L1.1.1

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

Site Photos



1019 Varela Street- Key Plan



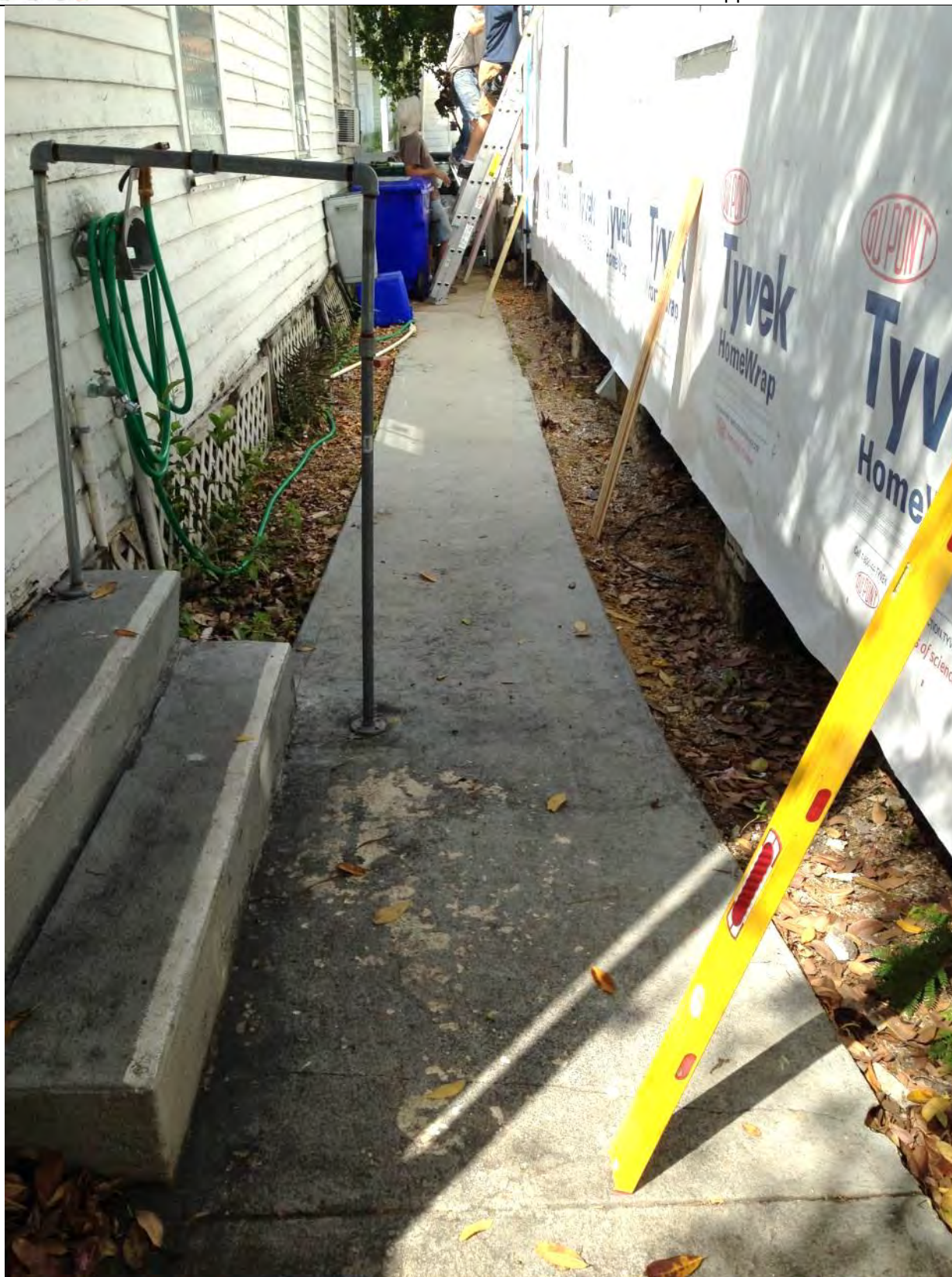
1. 1019 Varela Street- View from the Street



2. 1019 Varela Street- Left Side View



3. 1019 Varela Street- Rear View



4. 1019 Varela Street- Right side View



11. Varela Street Panorama- Street view looking at 1019 Varela Street.

DRC
Minutes & Comments

901 Pearl Street (1430 Albury Street)

Administrative (Front Yard Setback) Variance

Please provide a site plan showing the off-street parking space plan, including length and width dimensions, distance from the structure and fence, and curb cut details.

Direct roof gutter downspouts into stormwater retention swale.

732 Poorhouse Lane

Impervious Surface and Side Yard Setback Variance

Site plan shows proposed buried propane tank in off-street parking space. Propane tank for underground service shall be ASME container, constructed, listed and labeled, designed for installation below parking areas. Installation shall be in accordance with NFPA 58, International Fire Code, Chapter 61, and Florida Building Code, Fuel Gas. Carbon Monoxide Protection shall be provided, in accordance with Florida Building Code, Building, Section 916.

Please provide dimensions for the off-street parking space, including width length, and distance from structure, mechanical equipment and trash storage fence.

Please provide Drainage Plan that provides stormwater treatment within new landscape areas. Direct roof gutter downspouts into swale and landscape areas.

For abandonment or retention of the cistern, please complete an application and submit to the Building Department.

Please indicate if well water is in use for purposes that are connected to the sanitary sewer.

760 Washington Street

Side-yard Setback Variance

No comments.

618 Petronia Street

Side-yard Setback Variance

Direct roof gutter downspouts back onto property.

1019 Varela Street

Impervious Surface and Side Yard Setback Variance

No comments.

1108 Pearl Street

Impervious Surface and Side Yard Setback Variance

Survey shows common cistern. For abandonment or retention of the cistern, please complete an application and submit to the Building Department.

Direct roof gutter downspouts back onto property.

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

The offices of the Property Appraiser will be closed Monday, September 1st in observance of Labor Day. Our offices will re-open Tuesday at 8am.

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: 1033251 Parcel ID: 00032500-000000

Ownership Details

Mailing Address:
 KUTCHER LLC
 24 CEDAR ST
 NARRAGANSETT, RI 02882-3930

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1019 VARELA ST KEY WEST
Legal Description: KW GWYNN SUB 0-195 PT LOT 11 AND PT LOT 12 SQR 1 TR 13 OR252-553/55 OR254-593/94 OR758-1420/21 OR832-873 OR922-1391 OR1089-889D/C OR1090-1191 OR1700-1920 OR2627-1428/29 OR2627-1430/31 OR2627-1432/33 OR2658-157/58

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



Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	0	0	1,757.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 765
Year Built: 1938

Building 1 Details

Building Type R1
Effective Age 18
Year Built 1938
Functional Obs 0

Condition G
Perimeter 124
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 24
Grnd Floor Area 765

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

Roof Type GABLE/HIP
Heat 1 FCD/AIR DUCTED
Heat Src 1 ELECTRIC

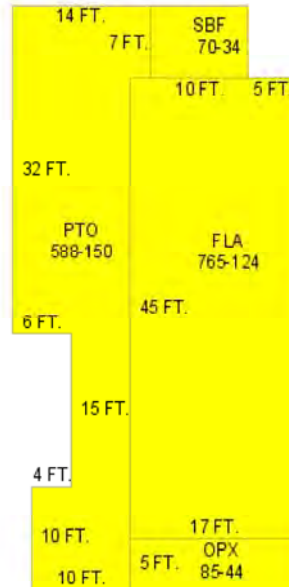
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

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	FLA	12:ABOVE AVERAGE WOOD	1	1993	N Y	0.00	0.00	765
2	OPX		1	1993	N Y	0.00	0.00	85
3	PTO		1	1993	N Y	0.00	0.00	588
4	SBF		1	1993	N Y	0.00	0.00	70

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	192 SF	0	0	1984	1985	2	30
2	WD2:WOOD DECK	588 SF	0	0	1998	1999	2	40
3	FN2:FENCES	588 SF	0	0	1994	1995	2	30

Appraiser Notes

2002 SALE - SALE DOES NOT FIT MARKET, PROPERTY HAS TRANSIENT RENTAL LICENSE WHICH SELLS FOR \$65 - \$70,000.

2003-01-30 - 1 TRANSIENT RENTAL UNIT. SKI TPP 8811284 - RENTAL

PER OR2627-1428 Q/C 12 SQ FT FROM AK1033286 (RE00032530-000000), ADD 12 SQ FT; DONE FOR THE 2013 TAX ROLL.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	13-1551	04/15/2013	11/26/2013	100 Residential	EXTEND PERMIT #98-3999 FINAL INSPECTION ONLY. REPAIR WOODEN DECK 10' X 25' W/PT 5/4 X 6 PT WOOD.
1	9803999	12/28/1998	08/17/1999	800 Residential	REPAIR WOODEN DECK
1	9903351	09/23/1999	11/30/1999	7,200	ROOF

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
2014	85,045	5,908	308,401	399,354	399,354	0	399,354
2013	87,283	6,061	216,642	309,986	261,393	0	309,986
2012	91,759	6,352	139,519	237,630	237,630	0	237,630
2011	92,878	6,587	150,347	249,812	249,812	0	249,812
2010	110,103	3,586	128,125	241,814	241,814	0	241,814
2009	122,266	3,648	163,964	289,878	289,878	0	289,878
2008	113,432	3,902	280,224	397,558	397,558	0	397,558
2007	181,938	4,078	225,191	411,207	411,207	0	411,207
2006	319,127	4,312	129,840	453,279	453,279	0	453,279
2005	229,087	4,508	137,955	371,550	371,550	0	371,550
2004	180,839	4,742	100,626	286,207	286,207	0	286,207
2003	224,666	4,917	37,329	266,912	266,912	0	266,912
2002	136,508	5,192	37,329	179,029	179,029	0	179,029
2001	96,290	5,061	37,329	138,680	138,680	0	138,680
2000	97,445	4,314	27,591	129,350	129,350	0	129,350

1999	97,224	4,294	20,693	122,211	122,211	0	122,211
1998	76,457	4,454	26,780	107,691	107,691	0	107,691
1997	73,271	4,411	24,345	102,028	102,028	0	102,028
1996	54,157	3,397	24,345	81,899	81,899	0	81,899
1995	39,184	2,545	24,345	66,074	66,074	0	66,074
1994	35,043	2,364	24,345	61,752	61,752	0	61,752
1993	35,141	1,750	24,345	61,236	61,236	0	61,236
1992	35,141	1,819	19,365	56,325	56,325	0	56,325
1991	35,141	1,866	19,365	56,371	56,371	0	56,371
1990	44,463	1,933	13,233	59,629	59,629	0	59,629
1989	43,533	1,802	12,910	58,245	58,245	0	58,245
1988	41,076	1,588	10,328	52,992	52,992	0	52,992
1987	40,522	1,624	6,971	49,117	49,117	0	49,117
1986	40,723	1,677	6,971	49,371	49,371	0	49,371
1985	37,443	0	4,554	41,997	41,997	0	41,997
1984	29,336	0	4,554	33,890	33,890	25,000	8,890
1983	29,336	0	4,554	33,890	33,890	25,000	8,890
1982	29,909	0	3,947	33,856	33,856	25,000	8,856

Parcel Sales History

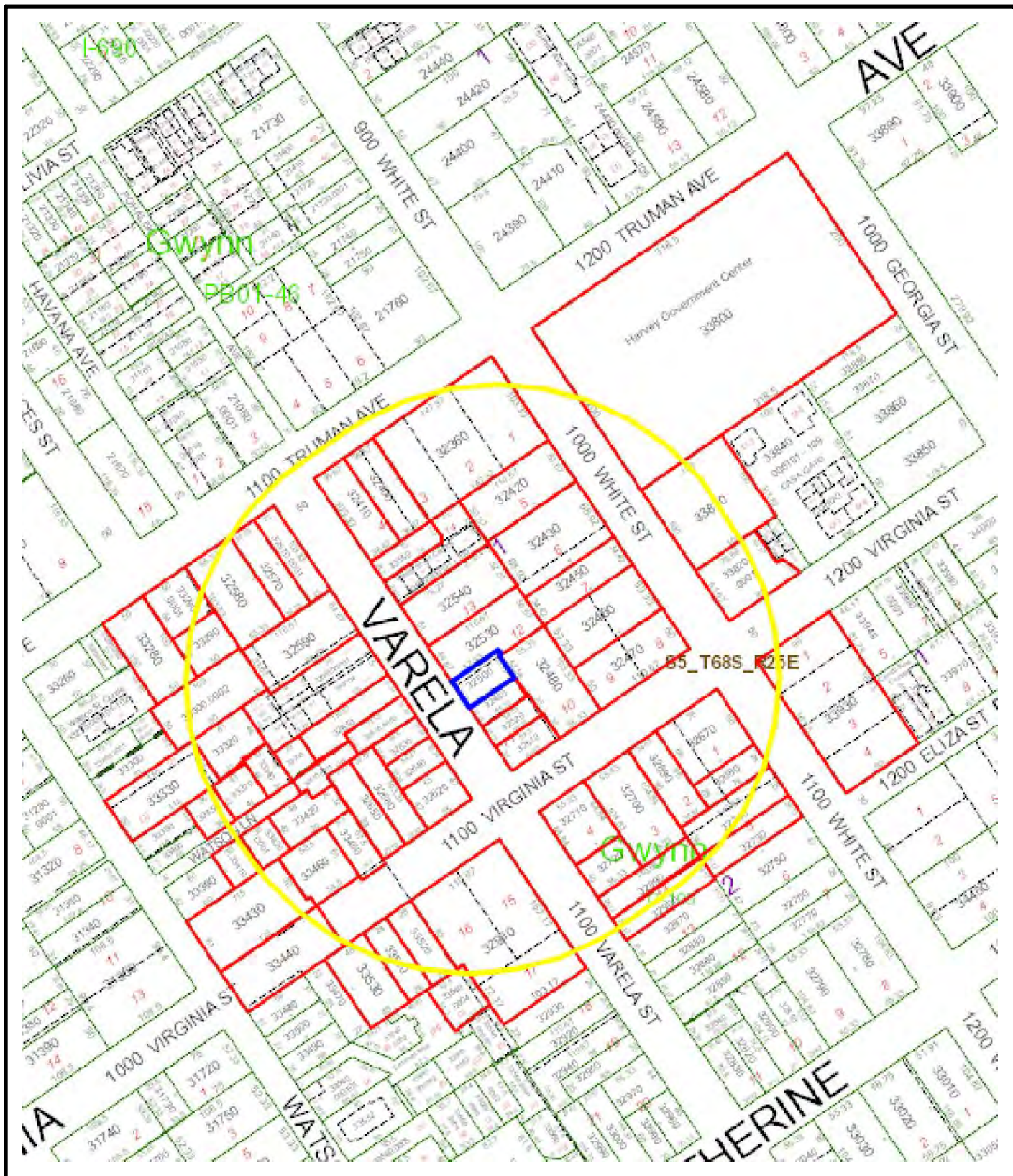
NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
11/4/2013	2658 / 157	0	QC	11
5/3/2013	2627 / 1432	100	QC	11
5/3/2013	2627 / 1430	479,500	WD	02
4/18/2013	2627 / 1428	100	QC	11
5/31/2001	1700 / 1920	295,000	WD	Q
9/1/1984	922 / 1391	59,000	WD	Q
4/1/1981	832 / 873	44,000	WD	Q
4/1/1978	758 / 1420	26,500	00	Q

This page has been visited 33,623 times.

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

Public Notices
(radius map & mailing list)



Monroe County, Florida

MCPA GIS Public Portal

Printed: Sep 03, 2014

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.



Public Meeting Notice

The Key West Planning Board will hold a public hearing **at 6:00 PM on September 18, 2014 at Old City Hall, 510 Greene Street**, Key West, Florida, (behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Variance – 1019 Varela Street (RE # 00032500-000000; AK # 1033251) – A request for variance to impervious surface ratio for site modifications to include the construction of a swimming pool with a water feature wall on property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395 and 122-600(4)b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

The public may examine the application during regular office hours, Monday through Friday between 8:00 AM and 5:00 PM, at the City of Key West Planning Department, located in Habana Plaza at 3140 Flagler Avenue. The application may also be examined online at www.keywestcity.com. Written responses must be submitted before the hearing to the contact person below.

Contact: Carlene Smith, Planner II; E-mail: cesmith@cityofkeywest-fl.gov; Phone: 305-809-3722; Fax 305-809-3978;
Mail: PO Box 1409, Key West FL 33041-1409

THIS NOTICE CANNOT BE REMOVED FROM THE SITE UNTIL AFTER PLANNING BOARD DETERMINATION.

YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will hold a Public Hearing to consider the following request:

Variance – A request for variance to impervious surface ratio for site modifications to include the construction of a swimming pool with a water feature wall on property located within the Historic Medium Density Residential (HMDR) zoning district pursuant to Sections 90-395 and 122-600(4)b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Applicant: Anthony D. Sarno **Owner:** Ted Kutcher

Locations: 1019 Varela Street (RE # 00032500-000000; AK # 1033251)

Date of Hearing: September 18, 2014 **Time of Hearing:** 6:00 PM

Location of Hearing: Old City Hall, 510 Greene Street, City Commission Chambers

Interested parties may appear at the public hearing and be heard with respect to the application. Packets can be viewed online, the Friday before the meeting at www.keywestcity.com. Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

Please provide written comments to: Carlene Smith, Planner II; **E-mail:** cesmith@cityofkeywest-fl.gov; Phone: 305-809-3722; Fax 305-809-3978; Mail: PO Box 1409, Key West FL 33041-1409

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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NAME	ADDRESS1	ADDRESS2 CITY	STATE	ZIP	COUNTRY
1 1205 VIRGINIA STREET A CONDOMINIUM		1205 VIRGI KEY WEST	FL	33040	
2 4TH OF JULY LLC		1110 WHITKEY WEST	FL	33040-3327	
3 AKERS ROGER W		HCR 62 BC RATON	NM	87740	
4 ALFONSO RAYMOND C		1014-3 VAI KEY WEST	FL	33040	
5 ANDERSON JOHN L JR		1109 VARE KEY WEST	FL	33040-3311	
6 ARENCIBIA SIMON AND TESSIE		1026 VARE KEY WEST	FL	33040	
7 BALBONTIN GLORIA DECLARATION OF TRUST 7/7/1999		2601 S ROKEY WEST	FL	33040-5144	
8 BARROSO BARRY JR		1014 WHITKEY WEST	FL	33040	
9 BECHTEL STACEY		1023 VARE KEY WEST	FL	33040-3309	
10 BOARD OF COUNTY COMMISSIONERS		500 WHITE KEY WEST	FL	33040	
11 BORREGO DON R AND GINA M		74 BAY DF KEY WEST	FL	33040-6115	
12 CAIN DIANE M AND RICHARD K		1103 VIRG KEY WEST	FL	33040	
13 CERTIFIED LOWER KEYS PLUMBING INC		5605 COLI KEY WEST	FL	33040-4304	
14 CHURCH M E BOARD OF MISSIONS		475 RIVER NEW YORK	NY	10115-0296	
15 CITY OF KEY WEST FLA		PO BOX 1 KEY WEST	FL	33041	
16 CLONINGER JERRY A		2816 ARDI SMYRNA	GA	30080-2504	
17 COOPER PETER G AND DIANE M		1108 TRU KEY WEST	FL	33040	
18 COULTER DAVID WILLIAM LIVING TRUST 02/12/2008		708 WILLI KEY WEST	FL	33040-6429	
19 CREEL ROBERT AND ROXANNA L		3411 STE VALRICO	FL	33596-6450	
20 DALSIN MICHAEL J AND JULIE		6308 OSC SIOUX FALLS	SD	57106	
21 DE LA VALETTE MAURICE AND LYNN		18 2ND ST NEWPORT	RI	2840	
22 DE LA VALETTE MAURICE AND LYNN		1100 VIRG KEY WEST	FL	33040-3381	
23 DEUTSCHE BANK TRUST COMPANY AMERICAS	C/O OCWEN LOAN SERVICING L	1661 WOR WEST PALM BEA	FL	33409-6493	
24 DION COMMERCIAL PROPERTIES LLC		638 UNITE KEY WEST	FL	33040	
25 EVANS JAMES A		22 INMAN CAMBRIDGE	MA	02139-2431	
26 FAUSETT BRANDY GRIFFIN DION		1120 VIRG KEY WEST	FL	33040-3379	
27 FAUSTO'S INVESTMENT CORP		1105 WHITKEY WEST	FL	33040	
28 FAVELLI THOMAS AND GEORGEANN		1523 PATF KEY WEST	FL	33040	
29 FELGER SARAH KATHLEEN		318 KENTI WASHINGTON	DC	20003-2322	
30 GAUL PETER M		3535 FLAG KEY WEST	FL	33040	
31 GAY NATHAN J		1016 WAT KEY WEST	FL	33040	
32 GODDIN WELLINGTON AND JANET S		1109 GRIN KEY WEST	FL	33040-3205	
33 GOLDSMITH JAMES B AND RUTH N		586 CLEAF CHARLESTON	SC	29412	
34 GRUNDHOEFER RAYMOND WILLIAM III AND LEEANN MARIE		1112 VIRG KEY WEST	FL	33040-3379	

NAME	ADDRESS1	ADDRESS2 CITY	STATE	ZIP	COUNTRY
35 HANKINS COREY		1022 WAT:KEY WEST	FL	33040	
36 HANLEY ALAN P JR		1014 VARE:KEY WEST	FL	33040-3333	
37 HARRINGTON PAMELA J		1013 VARE:KEY WEST	FL	33040-3309	
38 HENLEY MARILYN REAL ESTATE LLC		4524 W 22 CLEVELAND	OH	44126-2510	
39 ILE VIE LLC		1009 WAT:KEY WEST	FL	33040-3317	
40 JONES WHITE STREET LLC		1106 WHIT:KEY WEST	FL	33040-3327	
41 KEENAN TERANCE E AND GWEN L		5008 BRILI:TALLAHASSEE	FL	32312	
42 KILLIAN OWEN G		1014 VARE:KEY WEST	FL	33040-3333	
43 KUTCHER LLC		24 CEDAR NARRAGANSETT	RI	02882-3930	
44 LAPIERRE RENE O		269 DEER CHATHAM	MA	02633-1215	
45 LEAL RICHARD LIVING REV TRUST 10/17/2007		9485 SW 7 MIAMI	FL	33173-2229	
46 LEE H DUNN INC		PO BOX 1:NANTUCKET	MA	02554-1846	
47 LORD CHARLES W		1016 VARE:KEY WEST	FL	33040-3310	
48 LUJAN WAYNE	C/O SOUTHERNMOST INSURANCE	1010 KEN:KEY WEST	FL	33040-4133	
49 MACLEAR DOUGLAS G		308 CORN LAKE WORTH	FL	33460	
50 MARINO CONSTRUCTION GROUP INC		PO BOX 1:KEY WEST	FL	33041-1706	
51 MARTINET LOUIS D AND PATRICIA A		1022 VARE:KEY WEST	FL	33040-3310	
52 MAYBERRY DOUGLAS G LIVING TRUST 2/3/2004		1010 VARE:KEY WEST	FL	33040-4858	
53 MCCARTHY JAMES R		1409 WHA:KEY WEST	FL	33040	
54 MCCOWN ALLEN L		1521 W ST SACRAMENTO	CA	95818	
55 MEALUS ERIC D		1009 WAT:KEY WEST	FL	33040-3317	
56 MEG AND JAYS BISTRO IN THE SUN LLC		1423 FLAG:KEY WEST	FL	33040-4921	
57 MESA ROBERT N		1017 WAT:KEY WEST	FL	33040-3317	
58 MIRA ANOLA Y L/E	C/O APPRAISERS OF THE KEYS	3208 FLAG:KEY WEST	FL	33040-4604	
59 O'NEAL TRACY		411 80TH :HOLMES BEACH	FL	34217	
60 OROPEZA XIOMARA ALFONSO		1600 ROSI:KEY WEST	FL	33040	
61 PHILLIPS LUNA E AND STEPHEN T		902 SE 8TI:FORT LAUDERDA	FL	33316-1304	
62 PINE CREEK LLC		6940 VILL:ROCKFORD	IL	61107-5605	
63 RHOADES SHIRREL AND DIANE L		914 GRINN:KEY WEST	FL	33040	
64 RODRIGUEZ JOSE F JR		1105 VIRG:KEY WEST	FL	33040-3380	
65 SANTIAGO FAMILY PARTNERSHIP LTD		407 SOUTI:KEY WEST	FL	33040	
66 SANTIAGO FAMILY PARTNERSHIP LTD		1327 DUV:KEY WEST	FL	33040	
67 SCHECK THOMAS L		6815 WES' FALLS CHURCH	VA	22042	
68 SCHRULL ROBERT E		PO BOX 6:BRATTLEBORO	VT	05302-0691	

NAME	ADDRESS1	ADDRESS2 CITY	STATE	ZIP	COUNTRY
69 SELANDER JEANNE WELCH		1012 VARE KEY WEST	FL	33040-3310	
70 SMITH LEW GORDON JR AND PAULETTE K		1110 TRUI KEY WEST	FL	33040	
71 SONLIGHT INVESTMENTS INC		4101 MANI BOYNTON BEACH	FL	33436-8852	
72 SOUTHGATE STEPHANIE A		1403 ROSI KEY WEST	FL	33040-5036	
73 STEINER LOUIS F		6826 64TH RIDGEWOOD	NY	11385-5246	
74 THOMAN JOAN		31316 AVE BIG PINE KEY	FL	33043-4657	
75 TIPTON DARREN LEE		1014 VARE KEY WEST	FL	33040-3333	
76 TRIBBEY CLARA M NUNEZ T/C		153 FORE COLUMBIA	SC	29229-4361	
77 VALDEZ NILO L/E		1018 WAT: KEY WEST	FL	33040-3323	
78 VARELA STREET CONDOMINIUM		1011 VARE KEY WEST	FL	33040	
79 VILIPS VILNIS P AND DIANA JEAN		1854 N LE CHICAGO	IL	60647	
80 VIVA VARELA A CONDO	C/O OWEN KILLIAN	1014 VARE KEY WEST	FL	33040	
81 VOLPIAN SIMON B AND JAN S		3022 FLAG KEY WEST	FL	33040	
82 WHEELER GREGORY AND KRISTEN		1122 VIRG KEY WEST	FL	33040-3379	
83 WIDENER ROBERT L		409 FLEMI KEY WEST	FL	33040	
84 WILSON C RICHARD		1024 VIRG KEY WEST	FL	33040	
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