

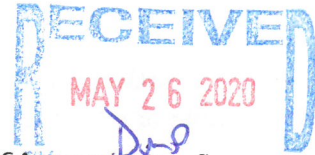
Application



Application for Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov



Application Fee: \$2,300.00 / After-the-Fact: \$4,300.00
(includes \$200.00 advertising/noticing fee and \$100.00 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 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 1211 Knowles Ln

Zoning District: HMDR

Real Estate (RE) #: 00033760-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: LARRY HANSEN

Mailing 1211 Knowles Ln

City: Key West

Address:

State: FL Zip: 33040

Home/Mobile Phone: 208-866-0346

Office: _____

Fax: _____

Email: Larryh@lhrealtors.com

PROPERTY OWNER: (if different than above)

Name: _____

Mailing _____

City: _____ State: _____ Zip: _____

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

Email: _____

Description of Proposed Construction, Development, and Use: Reconstruct private residence

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

Install an 8x8 soaking pool in place of a historic cistern

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

If yes, please describe and attach relevant documents: _____

Will any work be within the dripline (canopy) of any tree on or off the property? Yes No

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

Is this variance request for habitable space pursuant to Section 122-1078? Yes No

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HMDR			
Flood Zone	X			
Size of Site	2276			
Height	30'	17.5'	17.5'	
Front Setback	10	0	0	
Side Setback	5	3.3	3.3	
Side Setback	5	7.6	7.6	
Street Side Setback	10	0	0	
Rear Setback	15	4.6	8.2	
F.A.R	.			
Building Coverage	50%	52%	52%	
Impervious Surface	1365 60%	2170 95%	2144 94%	
Parking	1			
Handicap Parking	0			
Bicycle Parking	4			
Open Space/Landscaping	797 35%	106 5%	132 6%	
Number and type of units	1	1	1	
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: Please print your responses.

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.

over the years it appears as though adjoining properties have adjusted lot lines and have left the parcel with minimal lot lines & sizes. in order to install small pool the proposed location is the only location available

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

The lot and building coverage were existing when I purchased

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.

permission to construct a small pool in the setbacks

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.

there is no alternate location within this property to construct a pool

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

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

The location of this request affects not can't it
be seen by any other property

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.

none considered

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 materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department along with one (1) electronic copy of materials on a flash drive.

- 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
- Monroe County Property record card
- Signed and sealed survey (Survey must be within 10 years from submittal of this application)
- Site plan (plans **MUST** be signed and sealed by an Engineer or Architect)
- Floor plans
- Stormwater management plan

Verification Form

**City of Key West
Planning Department**



Verification Form
(Where Owner is the applicant)

I, Kathleen Hansen, being duly sworn, depose and say that I am the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1211 Knowles Ln 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.

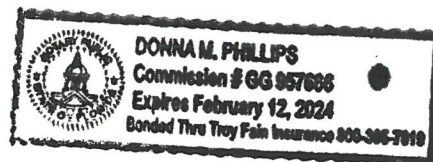
Kathleen Hansen
Signature of Owner

Subscribed and sworn to (or affirmed) before me on this May 26, 2020 by
Kathleen Hansen
Name of Owner

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

Donna Phillips
Notary's Signature and Seal

Donna M. Phillips
Name of Acknowledger typed, printed or stamped



GG 957606
Commission Number, if any

**City of Key West
Planning Department**

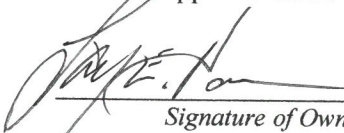


Verification Form
(Where Owner is the Applicant)

I, Larry E Hansen, being duly sworn, depose and say that I am the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1211 Knowles Ln. Key West, FL. 33040
Street address of subject property

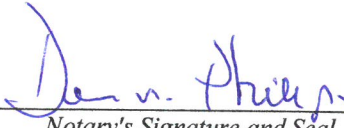
All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.


Signature of Owner

Subscribed and sworn to (or affirmed) before me on this 5-26-20 by _____
date

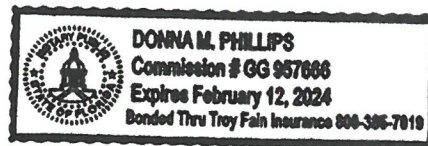
Larry Eugene Hansen
Name of Owner

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


Notary's Signature and Seal

Donna M. Phillips
Name of Acknowledger typed, printed or stamped

GG 957666
Commission Number, if any



Authorization Form

City of Key West
Planning Department



Authorization Form
(Individual or Joint Owner)

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

I, Larry E. Hansen and Kathleen A. Hansen authorize
Please Print Name(s) of Owner(s) as appears on the deed

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 Owner

[Signature]
Signature of Joint/Co-owner if applicable

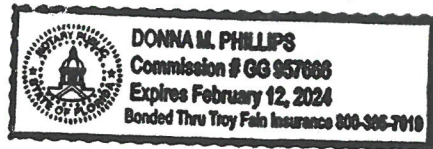
Subscribed and sworn to (or affirmed) before me on this May 26, 2020
Date

by Larry E. Hansen and Kathleen A. Hansen
Name of Owner

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

[Signature]
Notary's Signature and Seal

Donna M. Phillips
Name of Acknowledger typed, printed or stamped



66 957 666
Commission Number, if any

Boundary Survey

MAP OF BOUNDARY SURVEY



BEARING BASE:
ALL BEARINGS ARE BASED ON N20° 15' 42"W
ASSUMED ALONG THE CENTERLINE OF KNOWLES LANE.

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

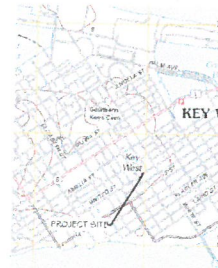
ALL UNITS ARE SHOWN IN U.S. SURVEY FEET

ADDRESS:
1211 KNOWLES LANE, KEY WEST, FL 33040

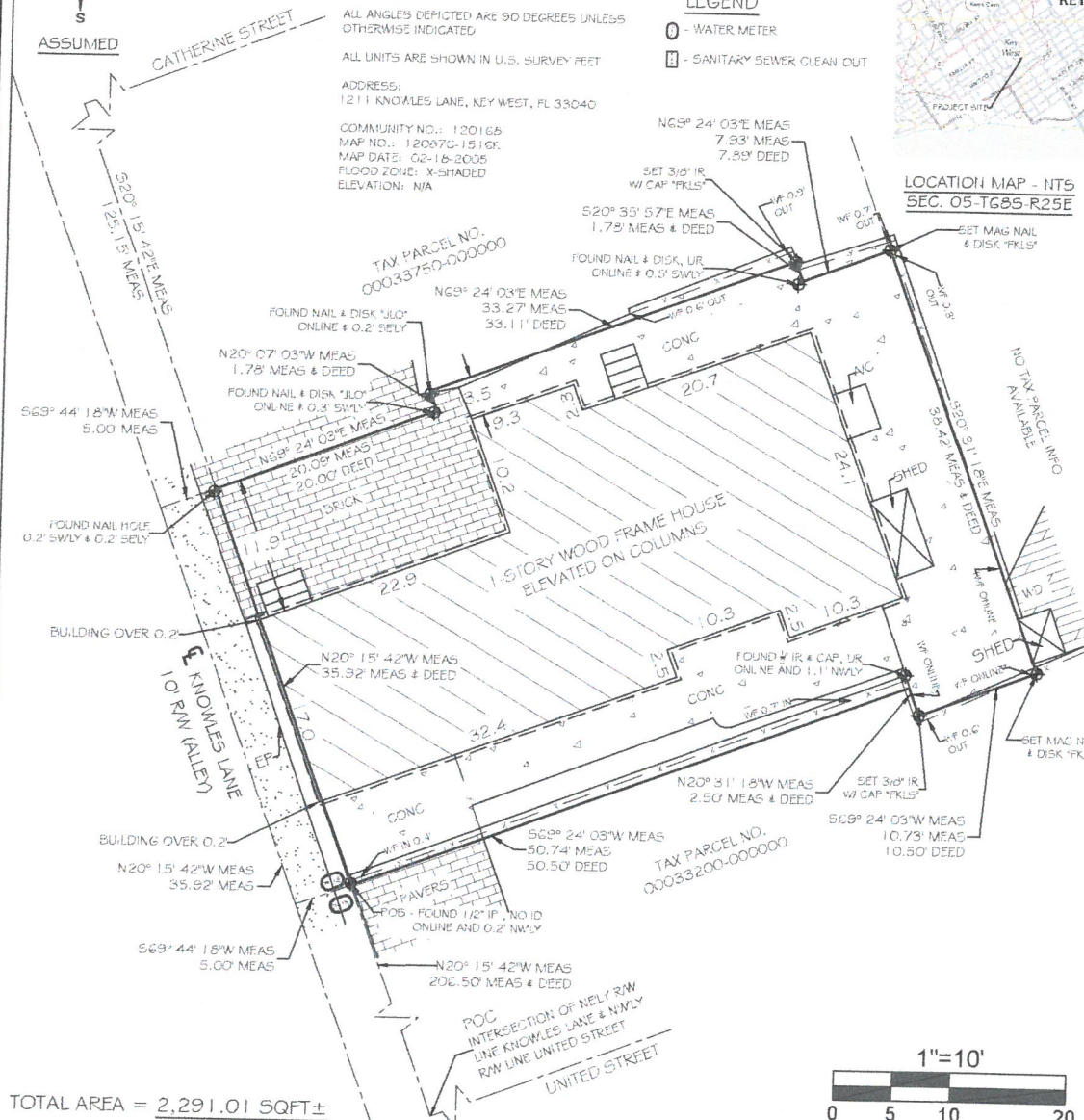
COMMUNITY NO.: 120165
MAP NO.: 12087C-1510K
MAP DATE: 02-18-2005
FLOOD ZONE: X-SHADED
ELEVATION: N/A

LEGEND

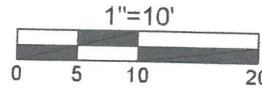
- WATER METER
- SANITARY SEWER CLEAN OUT



LOCATION MAP - NTS
SEC. 05-T685-R25E



TOTAL AREA = 2,291.01 SQFT±



THE SURVEY MAP (SHEET 1 OF 2) IS NOT COMPLETE
AND VALID WITHOUT THE ATTACHED SURVEY REPORT
(SHEET 2 OF 2)

CERTIFIED TO - William Lynch;
K&B Capital Corp dba Choice Mortgage Bank;
Crozepa Stones & Cardenas;
Old Republic National Title Insurance;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL
PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

- | | | |
|---------------------------------|-------------------------------|---------------------------------|
| BFP = BACK-FLOW PREVENTER | GLY = GUY WIRE | PDC = POINT OF CURVATURE |
| BO = BLOW OUT | HB = HOSE END | PRC = POINT OF REVERSE CURVE |
| C&C = 2" CONCRETE CURB & GUTTER | IR = IRON PIPE | PRR = PERMANENT REFERENCE |
| CB = CONCRETE BLOCK | RS = IRON ROD | TRC = TRIP |
| CL = CONCRETE BLOCK WALL | L = ARC LENGTH | PT = POINT OF TANGENT |
| CLF = CHAIN-LINK FENCE | LS = LANDSCAPING | R = RADIUS |
| CLM = CONCRETE MOUNTMENT | MB = MANHOLE | RAW = RIGHT OF WAY LINE |
| COL = CONCRETE | MEW = MEASURED | SSCO = SANITARY SEWER CLEAN-OUT |
| CPP = CONCRETE POWER POLE | MP = METAL FENCE | SK = SIDE YARD |
| CRD = CONCRETE | MHW = MEAN HIGH WATER LINE | TBM = TEMPORARY BENCHMARK |
| CS = CENTRAL ANGLE | NHWD = NATIONAL GEODETIC | TOB = TOP OF BANK |
| DEASE = DRAINAGE EASEMENT | NTS = NOT TO SCALE | TOE = TOP OF SLOPE |
| EL = ELEVATION | OR = ROOT OVERHANG | TR = TRAFFIC SIGN |
| ENCL = ENCLOSURE | ORW = OVERHANG WIRES | TRF = TRIP |
| EP = EDGE OF PAVEMENT | PC = POINT OF CURVE | UA = UNRECOVERABLE |
| FF = FINISHED FLOOR ELEVATION | PI = POINT OF INTERSECTION | UL = UTILITY TOLERANT |
| FI = FIRE INSURANT | PL = PARTIAL METER | UD = UTILITY DECK |
| FLD = FENCE LINE | PCC = POINT OF COMPASS CURVE | W = WOOD FENCE |
| FOL = FENCE OUTSIDE | PCP = PERMANENT CONTROL POINT | WM = WATER METER |
| FOL = FENCE ON USE | PK = PAPER NAIL/IRON NAIL | WPP = WOOD POWER POLE |
| | POI = POINT OF INTERSECTION | WRAJL = LINE OF DEEP & ON SHORE |
| | | WV = WATER VALVE |

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/her REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWING HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1" = 10'
FIELD WORK DATE: 03/21/2013
REVISION DATE: XXXX/XXXX
SHEET: 1 OF 2
DRAWN BY: KMK
CHECKED BY: EA
JOB NO.: 13-159

SIGNED

ERIC A. SACKS, REG. #6763, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

NOT VALID WITHOUT THE
SIGNATURE AND THE RAISED
SEAL OF A F.L.O.P. DA
SURVEYOR AND MAPPER



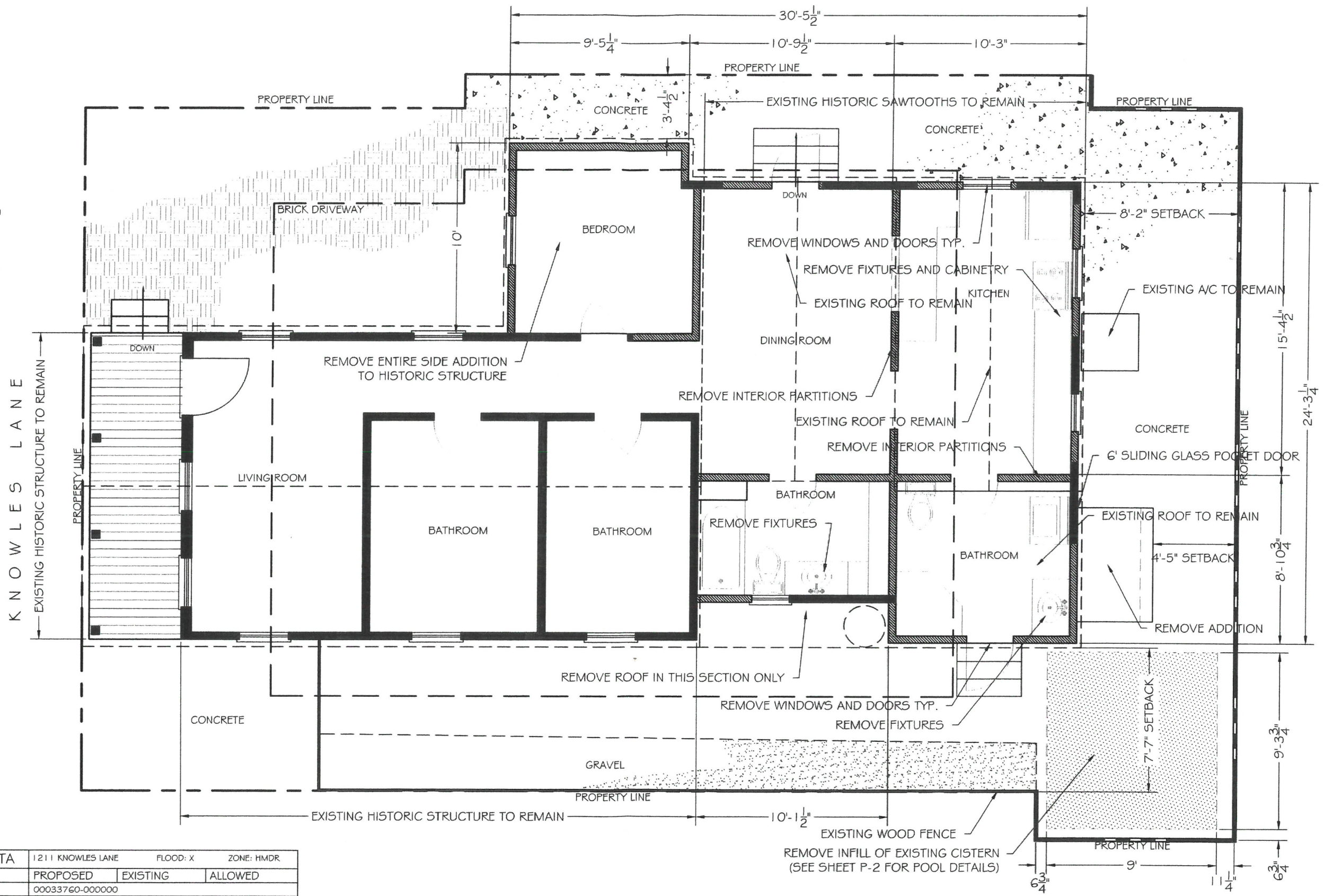
**FLORIDA KEYS
LAND SURVEYING**

19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKLSEmail@Gmail.com

Ukg' Rnc p

EXTERIOR DEMOLITION NOTES

1. If Demolition commences prior to permit, GC shall obtain demo permits.
2. Furnish all labor and materials as required to complete demolition and removal of all items as indicated.
3. Provide strict control of job cleaning and prevent dust and debris from emanating from demolition area. Keep area clean.
4. If any questions arise as to the removal of any material, clarify the point in question with the architect or owner before proceeding.
5. At completion of demolition work the construction areas shall be left in "broom clean" condition. All debris and misc. material shall be moved to waste area provided by the contractor.
6. Debris removal must be performed in accordance with owner and building management requirements and procedures.
7. Carefully remove all existing light fixtures and lenses (where demolition is note) and store for future use. Before indicated reinstallation, inspect each fixture and repair or replace parts as required. All relocated fixtures shall be in full operating order. All tubes and/or ballasts not reused shall be disposed of in a proper manner.
8. Contractor shall be responsible for patching and/or repairing any damage caused by him or his subcontractors to existing construction. Refinish to match existing adjacent finish or as noted herein.
9. Existing plants to remain except where damage occurs due to demolition or noted otherwise. Replace or relocate where required.
10. Removal of any equipment, cabling, switches, and conduit pertaining to data/communications and telephone shall be verified with telephone companies or service owner data/communications representative as required to prevent new construction delays.
11. Demolition is not necessarily limited to what is shown on the drawings. The intent is to indicate the general scope of demolition required to complete the work in accordance with the contract drawings.
12. Contractor to coordinate with owner for reuse of existing millwork.



PROJECT DATA	1211 KNOWLES LANE		FLOOD: X		ZONE: HMDR	
	PROPOSED	EXISTING	ALLOWED			
RE NO.	00033760-000000					
SETBACKS:						
FRONT	0.0'	0.0'	10'			
SIDE	3.3'	3.3'	5'			
SIDE	7.6'	7.6'	5'			
REAR	8.2'	4.6'	15'			
LOT SIZE	2,276 S.F.		2,276 S.F.			
BUILDING COVERAGE	1,180 S.F.	52%	1,190 S.F.	52%	1,138 S.F.	50%
BUILDING HEIGHT	17.5'		17.5'		30'	
IMPERVIOUS AREA	2,144 S.F.	94%	2,170 S.F.	95%	1,365 S.F.	60%
OPEN SPACE	132 S.F.	6%	106 S.F.	5%	797 S.F.	35%



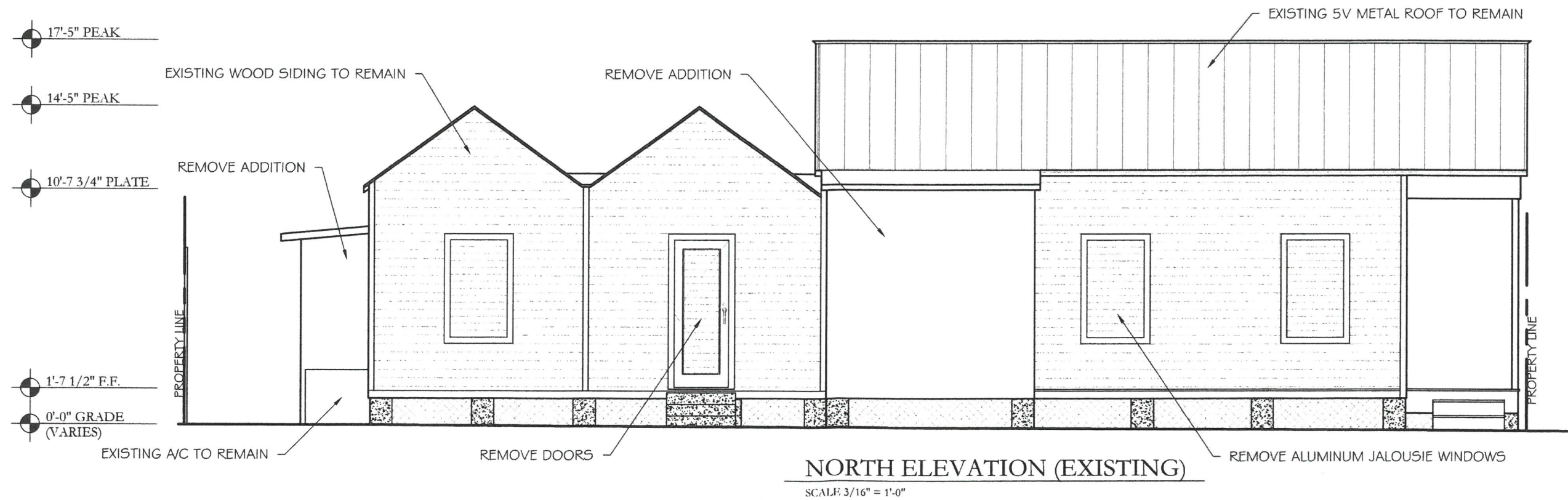
SITE / FLOOR PLAN (EXISTING / DEMO)

SCALE 3/16" = 1'-0"

RESIDENTIAL UPGRADES
HANSEN RESIDENCE
 1211 KNOWLES LANE KEY WEST, FLORIDA 33040

WILLIAM ROWAN N
 ARCHITECTURE
 311 PEACOCK LANE
 KEY WEST, FLORIDA
 FLORIDA LICENSE AR-001751

PROJECT NO:
DATE: 4-10-2020



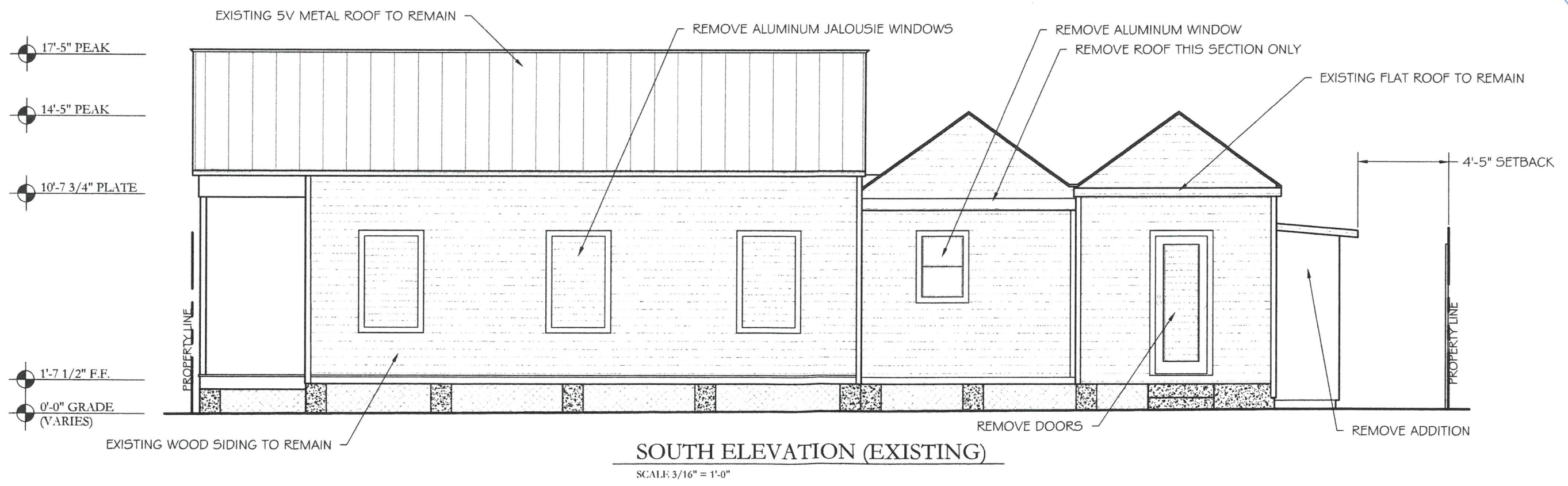
RESIDENTIAL UPGRADES
 HANSEN RESIDENCE
 1211 KNOWLES LANE KEY WEST, FLORIDA 33040



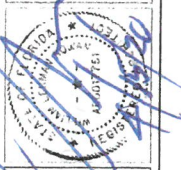
WILLIAM ROWAN N
 ARCHITECTURE
 KEY WEST, FLORIDA
 FLORIDA LICENSE AR-001751
 321 PEACOCK LANE
 305-296-3784

PROJECT NO :
 DATE : 4-10-2020

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 3 OF 14



RESIDENTIAL UPGRADES
 HANSEN RESIDENCE
 1211 KNOWLES LANE KEY WEST, FLORIDA 33040

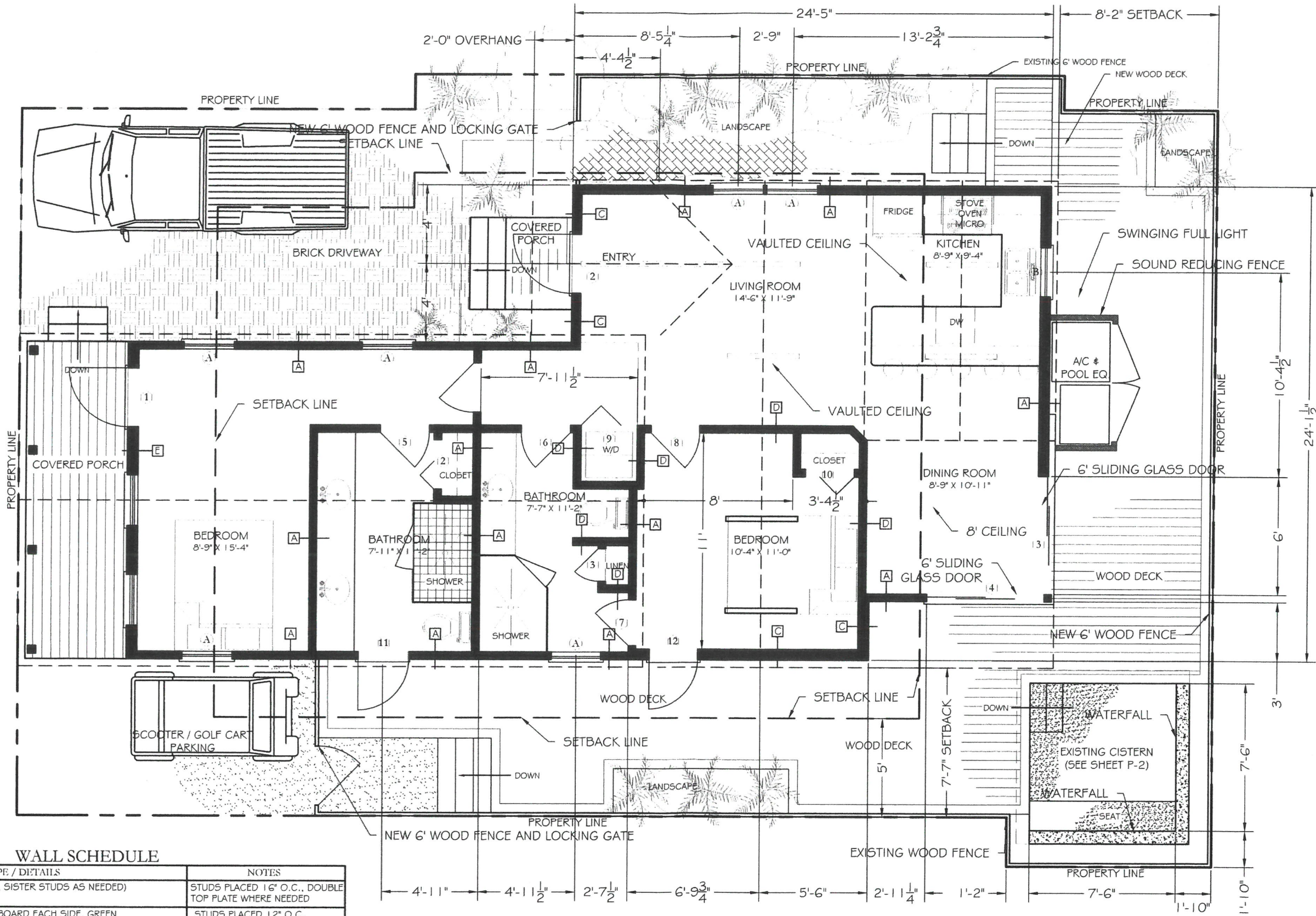


WILLIAM ROWAN N.
 ARCHITECTURE
 KEY WEST, FLORIDA
 FLORIDA LICENSE AR601751
 1211 KNOWLES LANE
 305.296.3784

PROJECT NO:
 DATE: 4-10-2020

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KNOWLES LANE



WALL SCHEDULE

MK.	WALL TYPE / DETAILS	NOTES
A	EXISTING 2X4 WALL (VERIFY FRAMING, SISTER STUDS AS NEEDED)	STUDS PLACED 16" O.C., DOUBLE TOP PLATE WHERE NEEDED
B	NEW 2X4 STUD WALL, 1/2" GYPSUM BOARD EACH SIDE, GREEN BOARD ON WET WALL	STUDS PLACED 12" O.C.
C	NEW 2X6 FRAMED WALL, 3/4" PLY EXTERIOR, LAP SIDING TO MATCH EXISTING, 1/2" GYPSUM BOARD INTERIOR.	STUDS PLACED 16" O.C.
D	NEW 2X4 WALL, 1/2" GYPSUM BOARD EACH SIDE	STUDS PLACED 16" O.C. DOUBLE TOP PLATE
E	EXISTING 2X4 WALL, 1/2" GYPSUM BOARD INSIDE, 3/4" EXTERIOR SHEATHING, VAPOR BARRIER, SIDING OUTSIDE (VERIFY EXISTING, SISTER 2X6 AT 16" O.C. AT NEW CONSTRUCTION)	STUDS PLACED 16" O.C.



SITE / FLOOR PLAN (PROPOSED)

SCALE 3/16" = 1'-0"

SEE SHEET 'A-5' FOR WINDOW & DOOR SCHEDULE

RESIDENTIAL UPGRADES
HANSEN RESIDENCE

1211 KNOWLES LANE KEY WEST, FLORIDA 33040

WILLIAM ROWAN
ARCHITECTURE

KEY WEST, FLORIDA
FLORIDA LICENSE #001751

PROJECT NO :

DATE : 4-10-2020

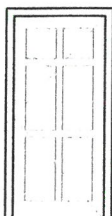
A-4

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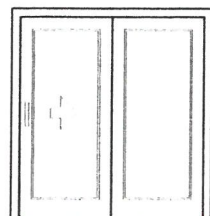
PROPOSED SITE / FLOOR PLAN

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	TYPE	MANUFACTURER	MATERIAL	SWING	NOTES
1	3'-0"	6'-8"	I	TBD	WOOD	R.H.O.S	FRONT EXT.
2	3'-0"	6'-8"	I	TBD	WOOD	R.H.O.S	FRONT EXT.
3	6'-0"	6'-8"	II	TBD	TBD	SLIDE	FLUSH T.H.
4	6'-0"	6'-8"	II	TBD	TBD	SLIDE	FLUSH T.H.
5	2'-6"	6'-8"	III	TBD	WOOD	RT I.S.	INTERIOR
6	2'-6"	6'-8"	III	TBD	WOOD	LFT I.S.	INTERIOR
7	2'-6"	6'-8"	III	TBD	WOOD	LFT I.S.	INTERIOR
8	2'-6"	6'-8"	III	TBD	WOOD	RT I.S.	INTERIOR
9	2'-10"	6'-8"	IV	TBD	WOOD	N/A	BI-FOLD
10	2'-6"	6'-8"	IV	TBD	WOOD	N/A	BI-FOLD
11	2'-6"	6'-8"	V	TBD	WOOD	R.H.O.S	SIDE EXT.
12	2'-6"	6'-8"	V	TBD	WOOD	R.H.O.S	SIDE EXT.



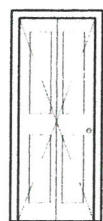
EXTERIOR SWINGING DOOR
STYLE TBD BY OWNER



EXTERIOR SLIDING GLASS DOOR
STYLE TBD BY OWNER



INTERIOR SWINGING DOOR
STYLE TBD BY OWNER



BI-FOLD DOOR
STYLE TBD BY OWNER



EXTERIOR SWINGING DOOR
STYLE TBD BY OWNER

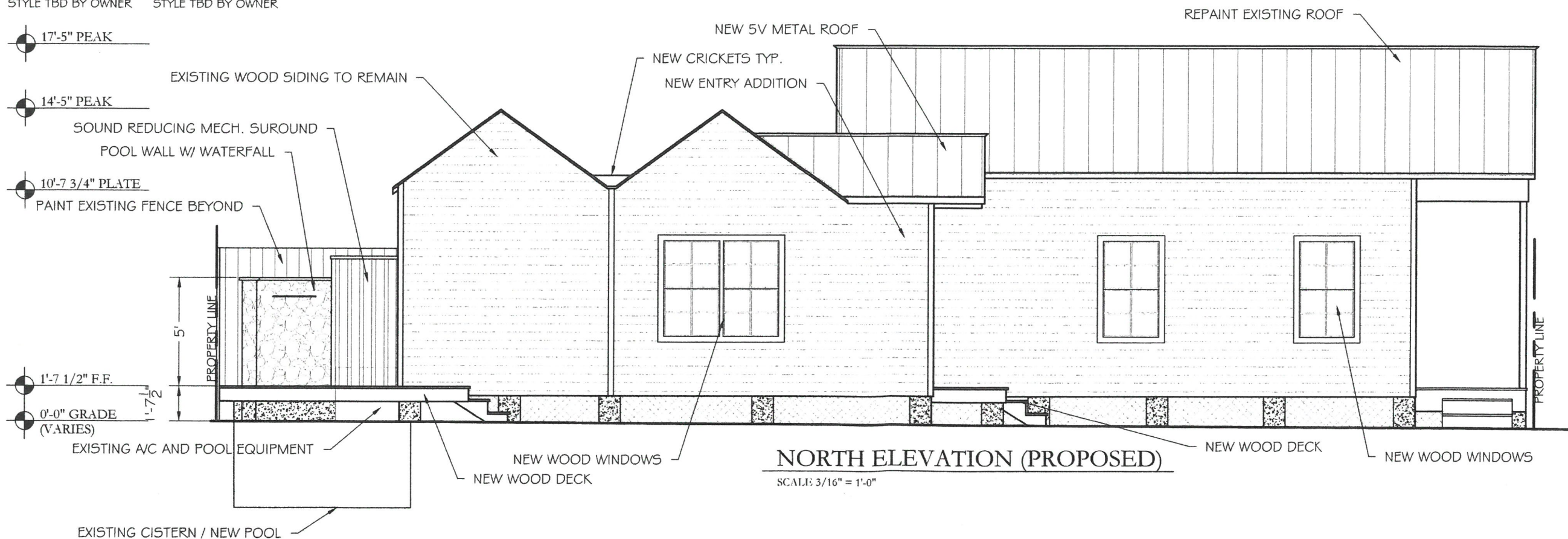
WINDOW SCHEDULE

MARK	QTY.	WIDTH	HEIGHT	SILL	MANUFACTURER	MATERIAL	NOTES	EGRESS SQ. FT.
A	7	3'-2"	5'-2"	1'-6"	TBD - MATCH	WOOD	S.H.	11 SQ. FT.
B	1	3'-2"	3'-2"	3'-6"	TBD	WOOD		KITCHEN



WEST ELEVATION (PROPOSED)

SCALE: 3/16" = 1'-0"



NORTH ELEVATION (PROPOSED)

SCALE: 3/16" = 1'-0"

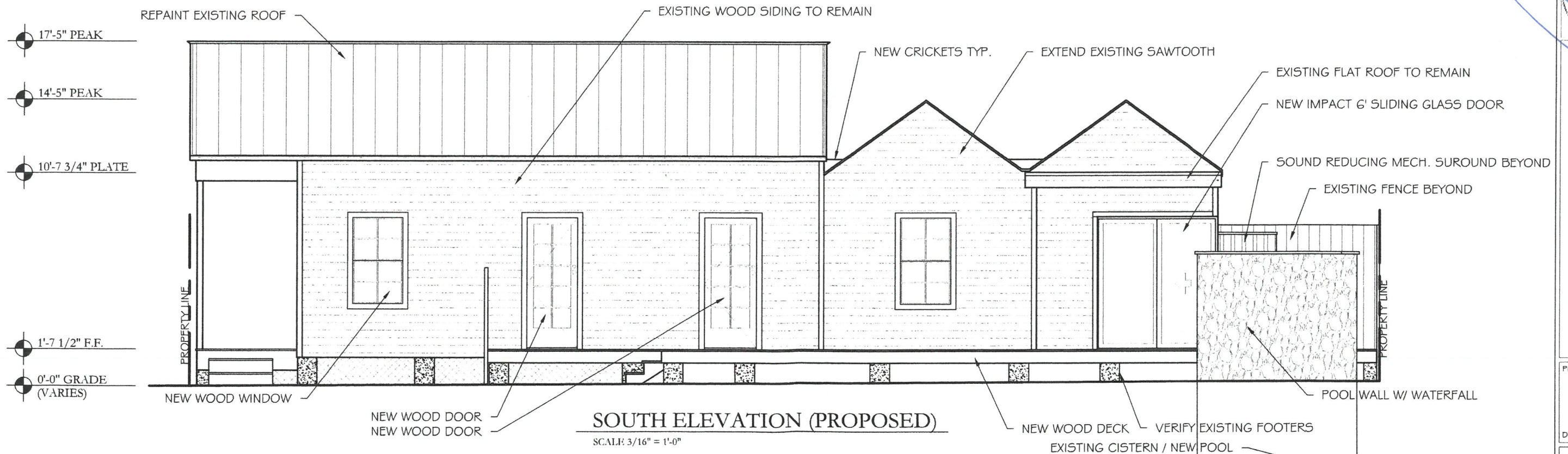
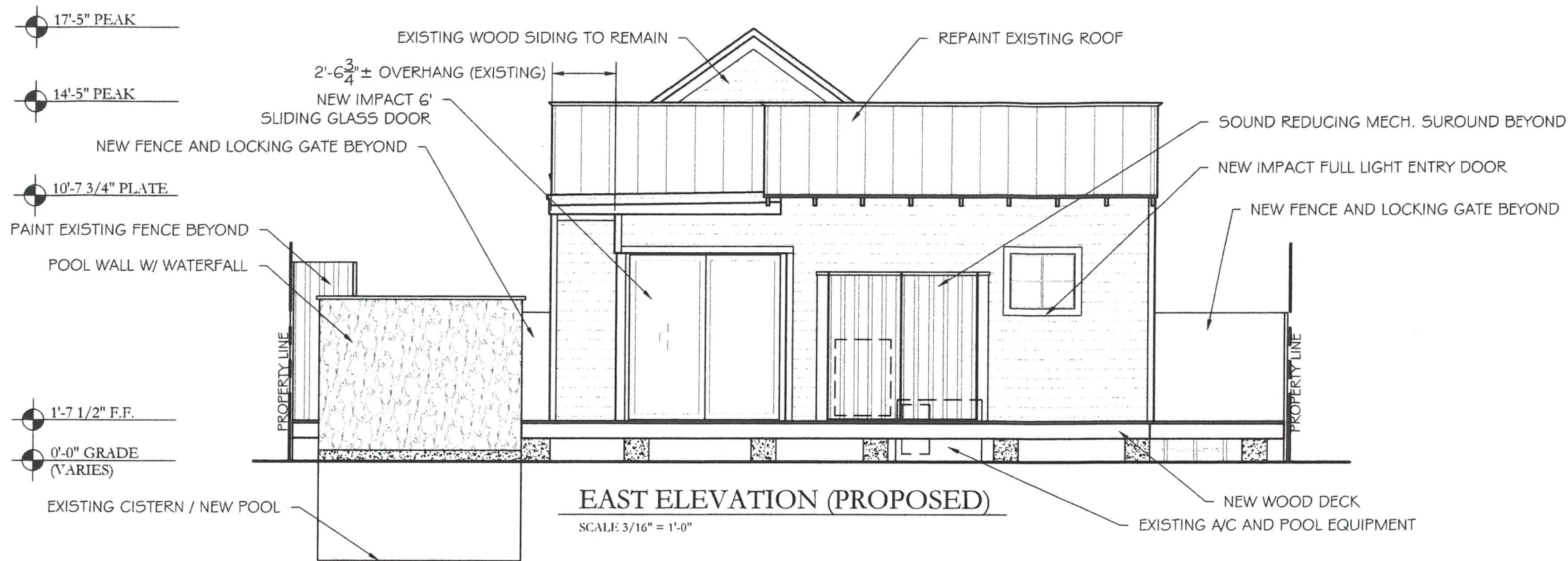
RESIDENTIAL UPGRADES
HANSEN RESIDENCE
 1211 KNOWLES LANE KEY WEST, FLORIDA 33040



WILLIAM ROWAN N
 ARCHITECTURE
 321 PEACOCK LANE
 KEY WEST, FLORIDA
 FLORIDA LICENSE AR-201751

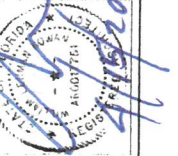
PROJECT NO:
DATE: 4-10-2020

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RESIDENTIAL UPGRADES
HANSEN RESIDENCE

1211 KNOWLES LANE KEY WEST, FLORIDA 33040



WILLIAM ROWAN N
ARCHITECTURE
321 PEACOCK LANE
305 296 3784
KEY WEST, FLORIDA
FLORIDA LICENSE AR-007753

PROJECT NO :

DATE : 4-10-2020

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PROPOSED ELEVATIONS

Y cttcpvł 'Deed

Prepared by and return to:
Gregory S. Oropeza, Esq.
Attorney at Law
Oropeza Stones Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 19-694
Consideration: \$505,000.00

Parcel Identification No. 00033760-000000

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 1st day of November, 2019 between William Lynch, a single man whose post office address is 109 Bradford Parkway, Syracuse, NY 13224 of the County of Onondaga, State of New York, grantor*, and Sandstone Farms LLC, an Idaho limited liability company whose post office address is 3440 W Davis Lane, Meridian, ID 83642 of the County of Ada, State of Idaho, 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:

A parcel of land on the Island of Key West, Monroe County, Florida, and known as a part of Tract Thirteen (13) according to William A. Whitehead's Map of said Island, delineated in February 1829, said parcel being more particularly described by metes and bounds as follows:

Commence at the intersection of the NE'ly right of way line of Knowles Lane and the NW'ly right of way line of United Street and run thence NW'ly along the NE'ly right of way line of said Knowles Lane for a distance of 206.50 feet to the Point of Beginning; thence continue NW'ly along the NE'ly right of way line of said Knowles Lane for a distance of 35.92 feet; thence NE'ly and at right angles for a distance of 20.00 feet; thence NW'ly and at right angles for a distance of 1.78 feet; thence NE'ly and at right angles for a distance of 33.11 feet; thence SE'ly and at right angles for a distance of 1.78 feet; thence NE'ly and at right angles for a distance of 7.89 feet to the NE'ly boundary line of the lands described in Official Records Book 1290, Page 2456 of the Public Records of Monroe County, Florida extended NW'ly; thence SE'ly and at right angles along the NE'ly boundary line of the lands described in said Official Record Book 1290, Page 2456 and extension thereof for a distance of 38.42 feet; thence SW'ly and at right angles along the SE'ly boundary line of the lands described in said Official Record Book 1290, Page 2456 for a distance of 10.50 feet; thence NW'ly and at right angles for a distance of 2.50 feet; thence SW'ly and at right angles along the SE'ly boundary line of the lands described in said Official Record Book 1290, Page 2456 for a distance of 50.50 feet back to the Point of Beginning.

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.


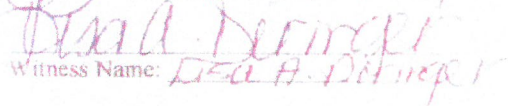
THE PROPERTY CONVEYED HEREIN IS NEITHER THE DOMICILE NOR THE HOMESTEAD OF GRANTOR, NOR GRANTOR'S SPOUSE, NOR ANY OF GRANTOR'S IMMEDIATE HOUSEHOLD, AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA. GRANTOR RESIDES AT THE ADDRESS SHOWN ABOVE.

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:


Witness Name: Edward B. Perry

Witness Name: Lisa A. Diringer


William Lynch (Seal)

State of New York
County of Madison

The foregoing instrument was acknowledged before me this 28th day of October, 2019 by William Lynch, who is personally known or has produced a driver's license as identification.

[Notary Seal]


Notary Public

Printed Name: LISA A. DIRINGER
Notary Public, State of New York
No. 01DIS061591
My Commission Expires: Qualified in Madison County
Comm. Expires June 17 2022

Prepared by and return to:

Gregory S. Oropeza, Esq.
Oropeza, Stones & Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
305-294-0252
Parcel ID #: 00033760-000000
Consideration: \$10.00

Doc # 2254456 Blk# 3006 Pg# 2175
Recorded 2/3/2020 9:50 AM Page 1 of 3

Deed Doc Stamp \$0.70
Filed and Recorded in Official Records of
MONROE COUNTY KEVIN MADOK, CPA

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Quit Claim Deed

This Quit Claim Deed made this 31st day of January 2020 between **SANDSTONE FARMS, LLC**, an Idaho limited liability company, whose post office address is 3440 W. Davis Lane, Meridian, ID 83642, grantor, and **LARRY E. HANSEN and KATHLEEN A. HANSEN, husband and wife**, whose post office address is 3440 W. Davis Lane, Meridian, ID 83642, 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:

See Exhibit "A" attached hereto

Alternate Key: 1034665

Subject to taxes for the year 2020 and subsequent years.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and, therefore, expresses no opinion as to condition of title.

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.

Signature Page to Follow

EXHIBIT A

A parcel of land on the Island of Key West, Monroe County, Florida, and known as a part of Tract Thirteen (13) according to William A. Whitehead's Map of said Island, delineated in February 1829, said parcel being more particularly described by metes and bounds as follows:

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Signed, sealed and delivered in our presence:

SANDSTONE FARMS, LLC,
An Idaho limited liability company

Patricia Gae Ganister
Witness Name: Patricia Gae Ganister

By: [Signature] (Seal)
Larry E. Hansen, Managing Member

Terry Clark
Witness Name: Terry Clark

STATE OF FLORIDA

COUNTY OF MONROE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 31st day of January 2020 by **Larry E. Hansen, as Managing Member of Sandstone Farms, LLC, an Idaho limited liability company**, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Patricia Gae Ganister
Notary Public
Printed Name: Patricia Gae Ganister
My Commission Expires: 09-20-2022



Property Record Card



Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00033760-000000
 Account# 1034665
 Property ID 1034665
 Millage Group 10KW
 Location 1211 KNOWLES Ln, KEY WEST
 Address
 Legal KW GWYNN SUB PT OF TR 13 OR235-433/434 C O BOOK A-39 PAGE 230 OR486-
 Description 998/999L/E OR1192-962D/C OR1290-2456/57L/E OR2511-336/37L/E OR2878-
 1956/58L/E OR2930-1314D/C OR2955-2435 OR2992-1289 OR3006-2175
 (Note: Not to be used on legal documents.)
 Neighborhood 6097
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

HANSEN LARRY E
 3440 W Davis Ln
 Meridian ID 83642

HANSEN KATHLEEN E
 3440 W Davis Ln
 Meridian ID 83642

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$75,150	\$104,110	\$105,688	\$93,509
+ Market Misc Value	\$607	\$607	\$607	\$607
+ Market Land Value	\$339,921	\$371,534	\$371,534	\$369,817
= Just Market Value	\$415,678	\$476,251	\$477,829	\$463,933
= Total Assessed Value	\$415,678	\$418,011	\$402,487	\$370,010
- School Exempt Value	\$0	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$415,678	\$393,011	\$391,920	\$382,269

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
SFR LANE (01LN)	2,276.00	Square Foot	35	61

Buildings

Building ID 2684
 Style 1 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 1060
 Finished Sq Ft 1042
 Stories 1 Floor
 Condition POOR
 Perimeter 158
 Functional Obs 0
 Economic Obs 0
 Depreciation % 32
 Interior Walls WALL BD/WD WAL

Exterior Walls WD FRAME
 Year Built 1938
 EffectiveYearBuilt 1995
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage MIN/PAINT CONC
 Flooring Type CONC S/B GRND
 Heating Type FCD/AIR DUCTED with 0% NONE
 Bedrooms 3
 Full Bathrooms 1
 Half Bathrooms 0
 Grade 450
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,042	1,042	158
SBF	UTIL FIN BLK	18	0	18
TOTAL		1,060	1,042	176

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1964	1965	1	200 SF	2
BRICK PATIO	1993	1994	1	288 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/31/2020	\$100	Quit Claim Deed	2254456	3006	2175	30 - Unqualified	Improved
10/28/2019	\$505,000	Warranty Deed	2242912	2992	1289	01 - Qualified	Improved
3/22/2019	\$470,000	Warranty Deed	2213070	2955	2435	01 - Qualified	Improved
9/18/2018	\$0	Death Certificate	2189530	2930	1314	88 - Unqualified	Improved
10/26/2017	\$0	Quit Claim Deed	2143187	2878	1956	14 - Unqualified	Improved
9/14/2010	\$100	Quit Claim Deed		2511	336	14 - Unqualified	Improved

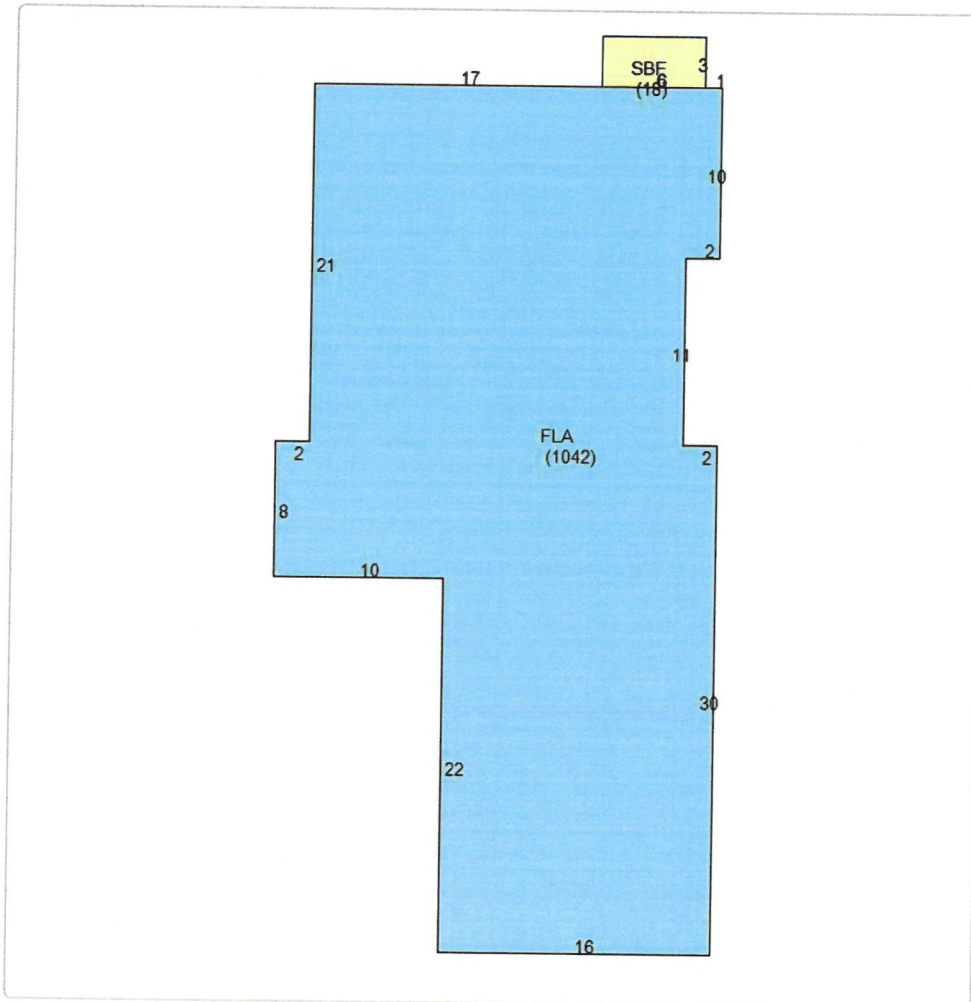
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
20-0086	3/11/2020		\$10,000	Residential	REMOVE THREE WALLS AT HISTORIC FRONT PORCH. EXISTING COLUMNS TO REMAIN. INSTALL 1 NEW WOOD FRONT DOOR AND 2 NEW WOOD AND GLASS WINDOWS. REPAIR FOUNDATION AND LEVEL FLOOR WHERE IS NEEDED. INSTALL 3/4 INCH PLYWOOD OVER EXISTING WOOD FLOOR
20-0496	3/11/2020		\$3,000	Residential	Relocate plumbing fixtures, update fixtures
20-0497	3/11/2020		\$3,000	Residential	Change light fixtures, upgrade circuits, change devices
07-1877	4/18/2007	2/28/2008	\$1,500	Residential	UP-GRADE ELECTRIC SERVICE TO 200 AMPS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2019 Notices Only

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

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