

# **Application**



# Application For Variance

City of Key West, Florida • Planning Department

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

**Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00**  
(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

**PROPERTY DESCRIPTION:**

Site Address: 818 Olivia Street

Zoning District: HHDR Real Estate (RE) #: 00019980-000000

Property located within the Historic District?  Yes  No

**APPLICANT:**  Owner  Authorized Representative

Name: A2O Architecture, LLC

Mailing Address: 1107 Key Plaza #130

City: Key West State: Florida Zip: 33040

Home/Mobile Phone: - Office: 305-360-8644 Fax: -

Email: a2oarchitecture@gmail.com

**PROPERTY OWNER:** (if different than above)

Name: William Buntain

Mailing Address: 818 Olivia Street

City: Key West State: Florida Zip: 33040

Home/Mobile Phone: 305-747-8563 Office: - Fax: -

Email: billbuntain@mac.com

**Description of Proposed Construction, Development, and Use:** \_\_\_\_\_

Raise the existing residential structure 1'; move forward to improve the neighborhood fabric and streetscape; rear one story addition; landscape reconfiguration.

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

Front yard variance for 4'-0", and for open space variance for 271.4 SF.

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

If yes, please describe and attach relevant documents: \_\_\_\_\_

Will any work be within the dripline (canopy) of any tree on or off the property?  Yes  No  
 If yes, provide date of landscape approval, and attach a copy of such approval.

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

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback				
F.A.R		SEE SITE		
Building Coverage		DATA SHEET		
Impervious Surface		A1.1		
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at [http://www.municode.com/Library/FL/Key\\_West](http://www.municode.com/Library/FL/Key_West) under Subpart B.

\*Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.

**Standards for Considering Variances**

**Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:**

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

The structure on this property is situated far back onto the lot, creating a void at the street face. The parcel used to be the full depth between Olivia Street and Johnson Lane, so this setback on the lot was appropriate. Currently, it is a detriment to the site, the streetscape, and the neighborhood; the structure has no presence on the street, and leaves little room for improvement.

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

The existing conditions are not a result of applicant or owner actions.

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.

Granting of this variance will provide the owner with similar conditions to its neighbors within the same district, and asks of nothing more than.

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.

As the property has been reduced over the years, even the most minimal improvements to the existing conditions would prove extremely difficult, both historically and physically.

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.

The proposed work requested the minimum variances possible. The project proposed to remove, relocate or reconfigure existing conditions to improve site coverage and setbacks as best as possible.

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 proposed project poses no threat to the public welfare.

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

The project proposes to improve many of the nonconformities on site.

The variance request is based on historic appropriateness.

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**The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:**

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

**REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.**

- Correct application fee. Check may be payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Property record card
- Signed and sealed survey
- Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- Floor plans
- Stormwater management plan

# Warranty Deed

This Document Prepared By and Return to:  
Southernmost Title, Inc.  
700 Catherine Street  
Key West, FL 33040

Doc# 1966059 01/22/2014 1:59PM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

01/22/2014 1:59PM  
DEED DOC STAMP CL: Krys \$5,985.00

Parcel ID Number: 00019980-000000

Doc# 1966059  
Bk# 2668 Pg# 362

## Warranty Deed

This Indenture, Made this 22nd day of January, 2014 A.D., Between ROBERT V. TRAVERS, a single man and BARRY C. CANNER, a single man of the County of MONROE, State of FLORIDA, grantors, and WILLIAM C. BUNTAIN, a single man whose address is: 8400 DE LONGPRE AVE, APT 409, WEST HOLLYWOOD, CA 90069 of the County of LOS ANGELES, State of California, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of -----TEN DOLLARS (\$10)----- DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of MONROE State of FLORIDA to wit:

On the Island of Key West and being a Part of Tract 5, according to William A. Whitehead's Map delineated in February, A.D. 1829, and more particularly described by mates and bounds as follows:

Comencing on the Southeast corner of Olivia Street and Windsor Lane, run Northeasterly along the Southerly Right-of-Way line of Olivia Street for a distance of 200 feet to the Point of Beginning of the land's hereinafter described; thence at a right angle in a Southeasterly direction for a distance of 110.5 feet to a point which is on the Northerly Right-of-Way line of Johnson's Alley as constructed; thence along said Northerly Right-of-Way line of Johnson's Alley as constructed for a distance of 40.5 feet; thence at a right angle in a Northwesterly direction for a distance of 110.5 feet to a point on the southerly Right-of-Way line of Olivia Street; thence at a right angle in a southwesterly direction along the Southerly Right-of-Way line of Olivia Street for a distance of 40.5 feet back to the Point of Beginning, together with the appurtenances thereon.

LESS

On the Island of Key West, Monroe County, Florida, and known as part of Tract 5, according to William A. Whitehead's map or plan of the said City, delineated in February, 1829, A.D. and being more particularly described as follows:

COMMENCE at the intersection of the NE'ly right of way line of Windsor Lane with the SE'ly right of way line of Olivia Street and run thence in a NE'ly direction along the SE'ly right of way line of the said Olivia Street for a distance of 200.00 feet to the Point of Beginning; thence continue NE'ly and along the SE'ly right of way line of the said Olivia Street for a distance of 1.5 feet; thence SE'ly and at right angles for a distance of 78.0 feet; thence SW'ly and at right angles for a distance of 1.5 feet; thence NW'ly and at right angles for a distance of 78.0 feet back to the Point of Beginning.

LESS

A parcel of land on the Island of Key West, Monroe County, Florida, and known as a part of Tract 5, according to William A. Whitehead's map or plan of the said City, delineated in February, 1829, A.D., said parcel being more particularly described by mates and bounds as follows:


COMENCE at the intersection of the NE'ly right of way line of Windsor Lane with the SE'ly right of way line of Olivia Street and run thence NE'ly along the SE'ly right of way line of the said Olivia Street for a distance of 200.0 feet; thence SE'ly and at right angles for a distance of 83.0 feet to the Point of Beginning; thence NE'ly and at right angles for a distance of 40.5 feet; thence SE'ly and at right angles for a distance of 35.0 feet to the NW'ly right of way line of Johnson Lane; thence SW'ly

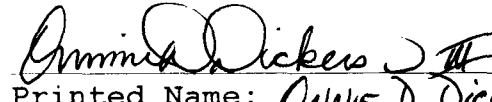
and at right angles along the NW'ly right of way line of the said Johnson Lane for a distance of 40.5 feet; thence NW'ly and at right angles for a distance of 35.0 feet back to the Point of Beginning.

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


**In Witness Whereof**, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

  
Printed Name: LARRY L. MAXWELL  
Witness

  
Printed Name: ONNIE D. DICKERSON III  
Witness

  
ROBERT V. TRAVERS (Seal)  
P.O. Address: 1309 CATHERINE STREET, KEY WEST, FL 33040

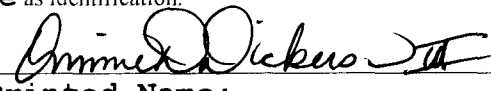
  
BARRY C. CANNER (Seal)  
P.O. Address: 1309 CATHERINE STREET, KEY WEST, FL 33040

STATE OF FLORIDA  
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this **22nd** day of **January, 2014** by **ROBERT V. TRAVERS**, a single man and **BARRY C. CANNER**, a single man who are personally known to me or who have produced their **state driver's license** as identification.



ONNIE D. DICKERSON, III  
MY COMMISSION # DD 980947  
EXPIRES: April 30, 2014  
Bonded Thru Budget Notary Services

  
Printed Name: \_\_\_\_\_  
Notary Public  
My Commission Expires: / /

MONROE COUNTY  
OFFICIAL RECORDS



# **Property Record Card**

**Disclaimer**

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

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

**Summary**

**Parcel ID** 00019980-000000  
**Account#** 1020672  
**Property ID** 1020672  
**Millage Group** 10KW  
**Location** 818 OLIVIA St, KEY WEST  
**Address**  
**Legal** KW PT OF TR 5 G5-379 G25-1/2 OR89-12/13 CO JUDGE'S SERIES 3-R8 OR678-679  
**Description** OR1689-625/27 OR1689-631/33 OR2032-2458/59 OR2668-362/63  
 (Note: Not to be used on legal documents.)  
**Neighborhood** 6108  
**Property Class** SINGLE FAMILY RESID (0100)  
**Subdivision**  
**Sec/Twp/Rng** 06/68/25  
**Affordable** No  
**Housing**



**Owner**

BUNTAIN WILLIAM C  
 818 Olivia St  
 Key West FL 33040

**Valuation**

	2018	2017	2016	2015
+ Market Improvement Value	\$283,382	\$286,397	\$281,127	\$215,191
+ Market Misc Value	\$23,638	\$24,169	\$25,677	\$22,195
+ Market Land Value	\$585,632	\$585,632	\$517,800	\$414,968
= Just Market Value	\$892,652	\$896,198	\$824,604	\$652,354
= Total Assessed Value	\$684,800	\$670,715	\$656,920	\$652,354
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$659,800	\$645,715	\$631,920	\$627,354

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	3,244.50	Square Foot	39	83

**Buildings**

**Building ID** 1518  
**Style**  
**Building Type** S.F.R. - R1 / R1  
**Gross Sq Ft** 1916  
**Finished Sq Ft** 1175  
**Stories** 1 Floor  
**Condition** GOOD  
**Perimeter** 144  
**Functional Obs** 0  
**Economic Obs** 0  
**Depreciation %** 7  
**Interior Walls** WALL BD/WD WAL

**Exterior Walls** B & B with 5% WD FRAME  
**Year Built** 1928  
**Effective Year Built** 2010  
**Foundation** WD CONC PADS  
**Roof Type** GABLE/HIP  
**Roof Coverage** METAL  
**Flooring Type** SFT/HD WD  
**Heating Type** FCD/AIR DUCTED with 0% NONE  
**Bedrooms** 3  
**Full Bathrooms** 2  
**Half Bathrooms** 1  
**Grade** 550  
**Number of Fire Pl** 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	150	0	0
DUF	FIN DET UTILIT	60	0	0
FAT	FINISHED ATTIC	300	0	0
FLA	FLOOR LIV AREA	1,175	1,175	0
PTO	PATIO	227	0	0
SBF	UTIL FIN BLK	4	0	0

Code	Description	Sketch Area	Finished Area	Perimeter
TOTAL		1,916	1,175	0

### Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1959	1960	1	60 SF	2
FENCES	1979	1980	1	1098 SF	2
WATER FEATURE	2005	2006	1	1 UT	1
RES POOL	2005	2006	1	199 SF	5

### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/22/2014	\$855,000	Warranty Deed		2668	362	Q - Qualified	Improved
8/3/2004	\$820,000	Warranty Deed		2032	2458	Q - Qualified	Improved
4/16/2001	\$292,000	Warranty Deed		1689	0625	M - Unqualified	Improved
2/1/1977	\$15,000	Conversion Code		678	679	Q - Qualified	Improved

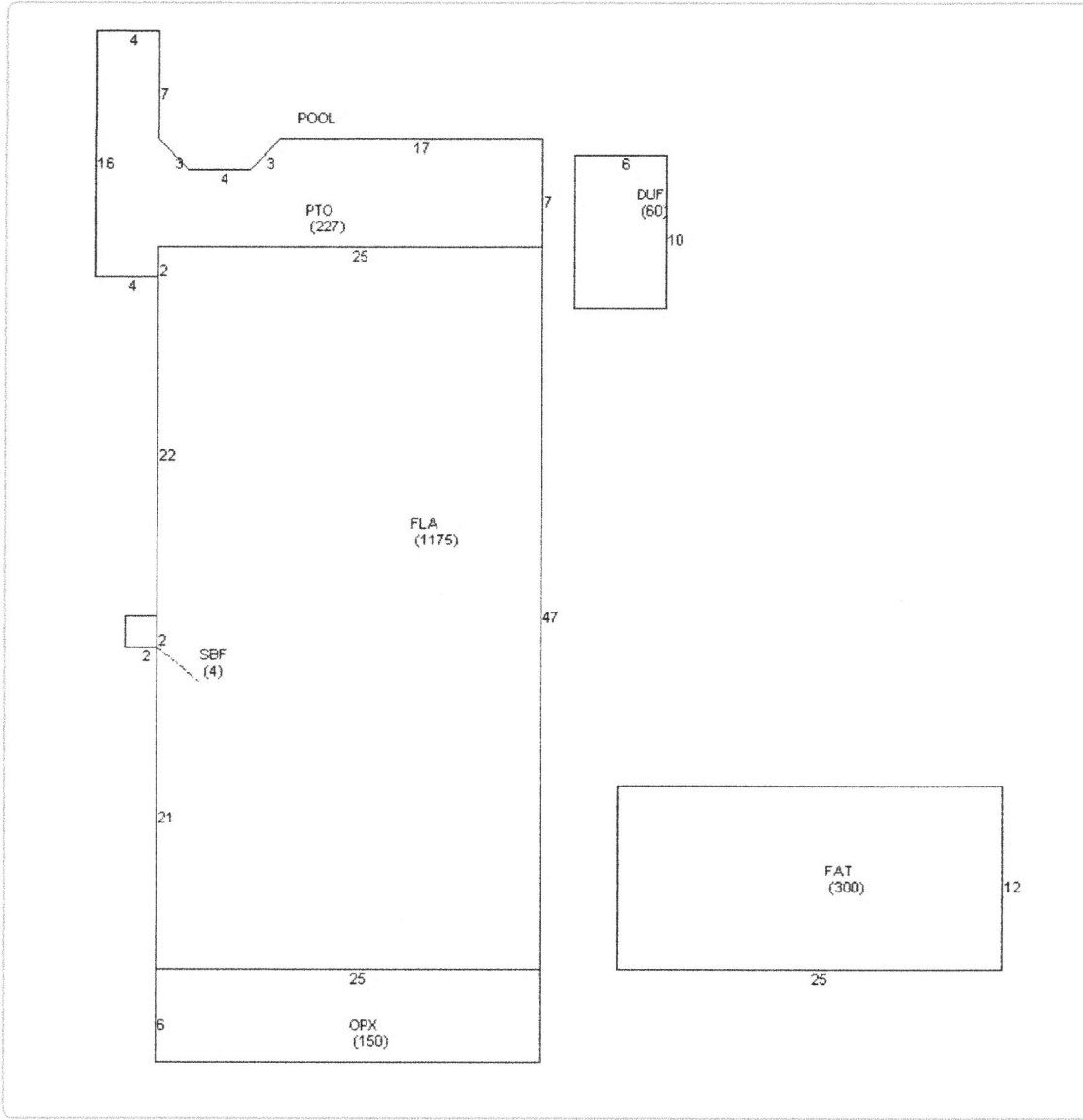
### Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
14-5171	11/17/2014		\$2,000		R & R T & G FLOORING ON FRONT PORCH. STAIN RED PILGRIM REFINISH DOOR TO MATCH REPAIR HANDRAILS REPAINT WHITE TO MATCH EXISTING
04-3716	12/6/2004	11/16/2005	\$2,000		DECKING, BALLUSTRADE
04-3711	12/3/2004	11/16/2005	\$400		LP TANK & TUBING
04-3581	11/23/2004	11/16/2005	\$400		CLEARING
04-3509	11/9/2004	11/16/2005	\$2,400		FENCE
04-2906	9/8/2004	11/16/2005	\$28,800		POOL 6'X25', ELEC
04-2925	9/1/2004	11/16/2005	\$2,400		FIXTURES/TOILET
04-2716	8/18/2004	11/16/2005	\$17,000		FLOORING, ELEC
02-0579	4/12/2002	12/18/2003	\$8,400		NEW ROOF
02-0579	3/27/2002	12/18/2003	\$1		INSTALL CEN.,A/C
02-0579	3/20/2002	12/18/2003	\$1,200		REPAIR WINDOWS

### View Tax Info

[View Taxes for this Parcel](#)

### Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2018 Notices Only

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

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

Developed by  
 Schneider  
GEOSPATIAL

Last Data Upload: 4/12/2019, 5:32:25 AM

Version 2.2.13

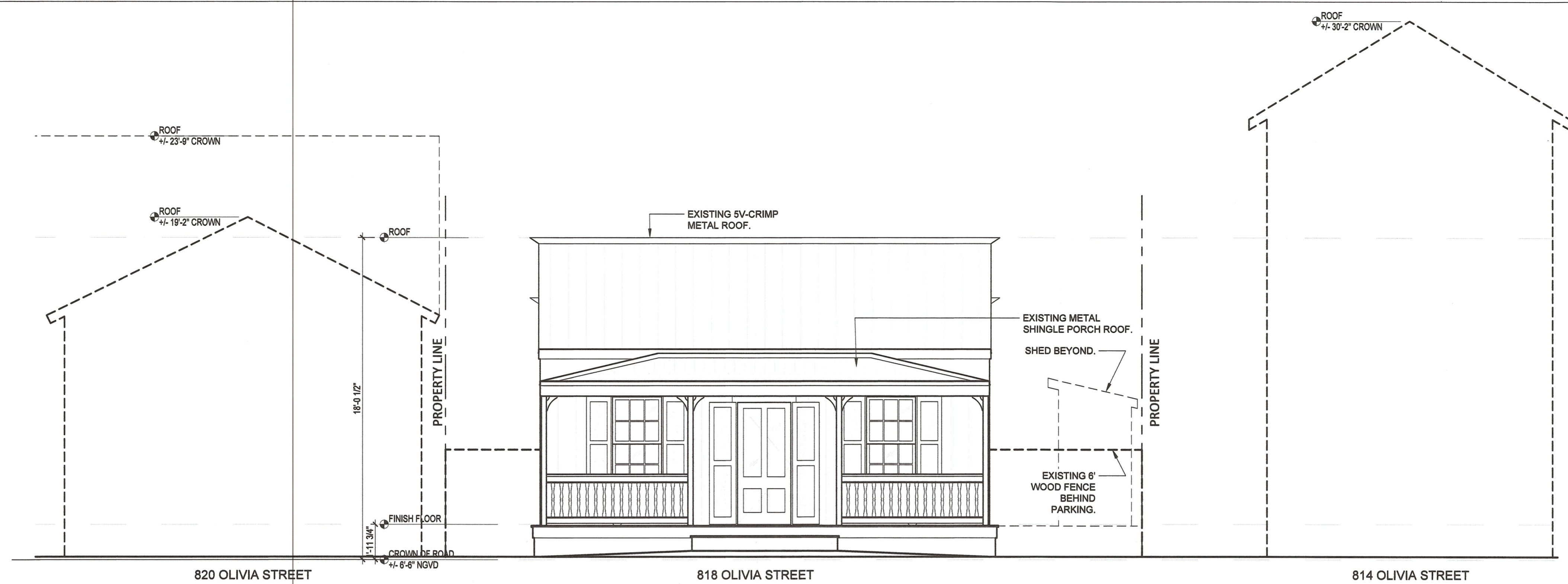
# Survey



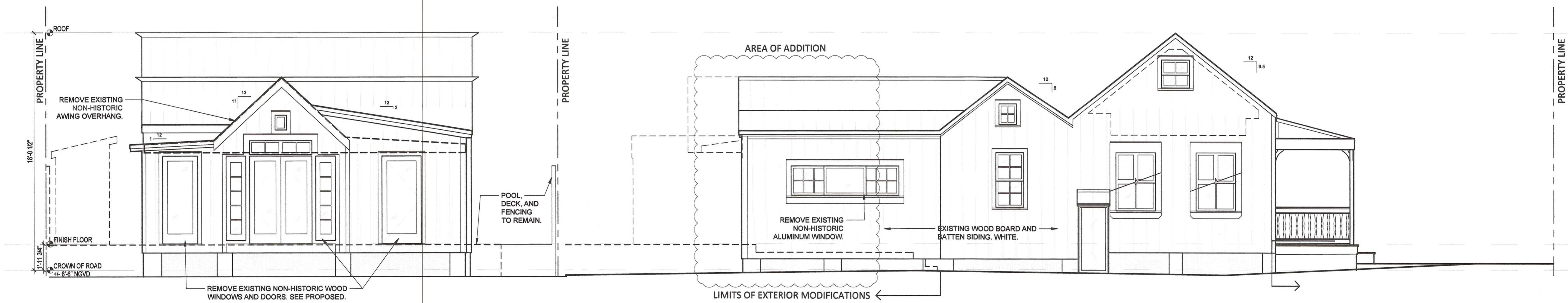
**Existing & Proposed  
Plans**







**1** EXISTING FRONT ELEVATION (NORTH)  
 SCALE: 1/4"=1'-0"  
 GRAPHIC SCALE: 1/4" = 1'-0"

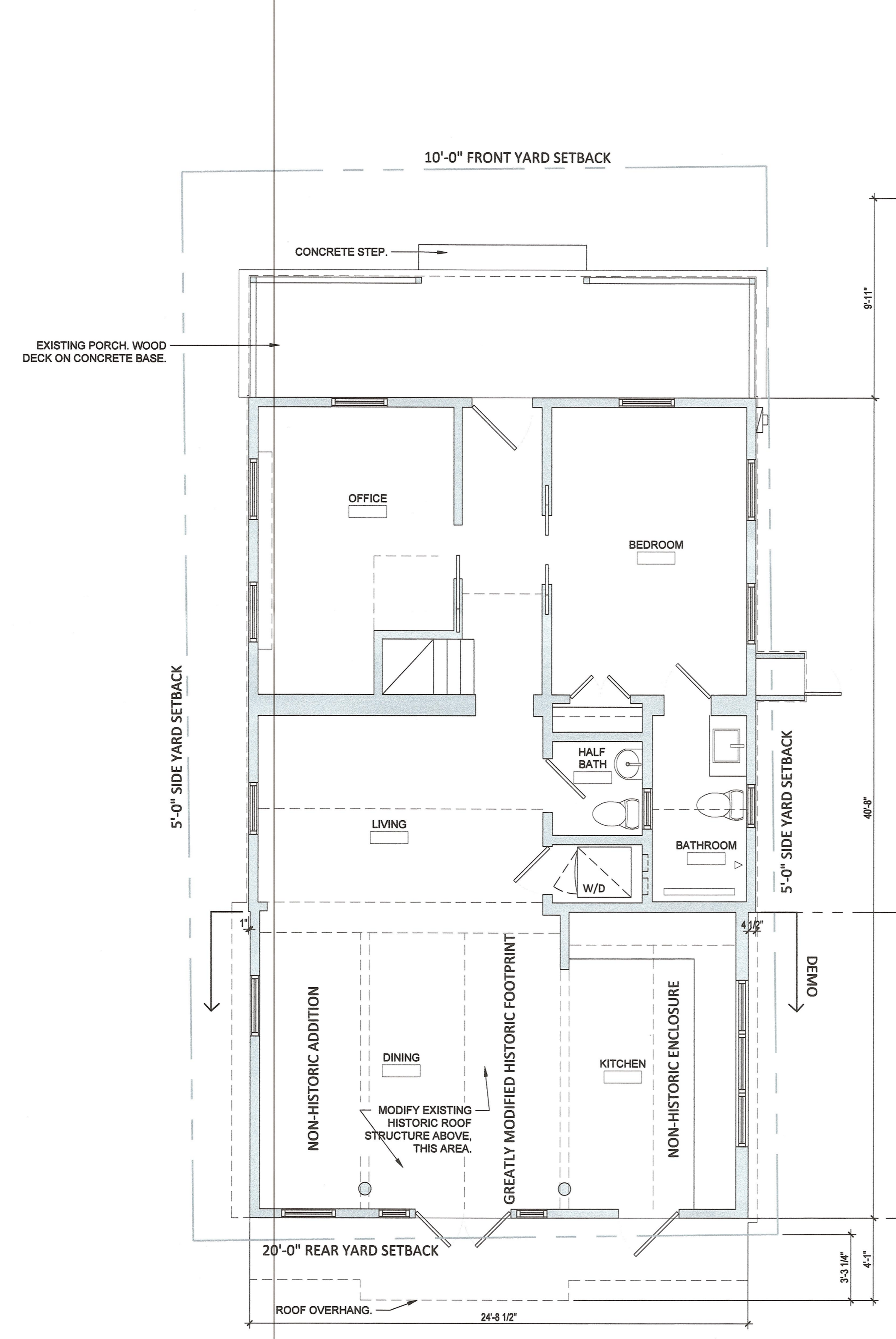


**2** EXISTING REAR ELEVATION (SOUTH)  
 SCALE: 1/4"=1'-0"

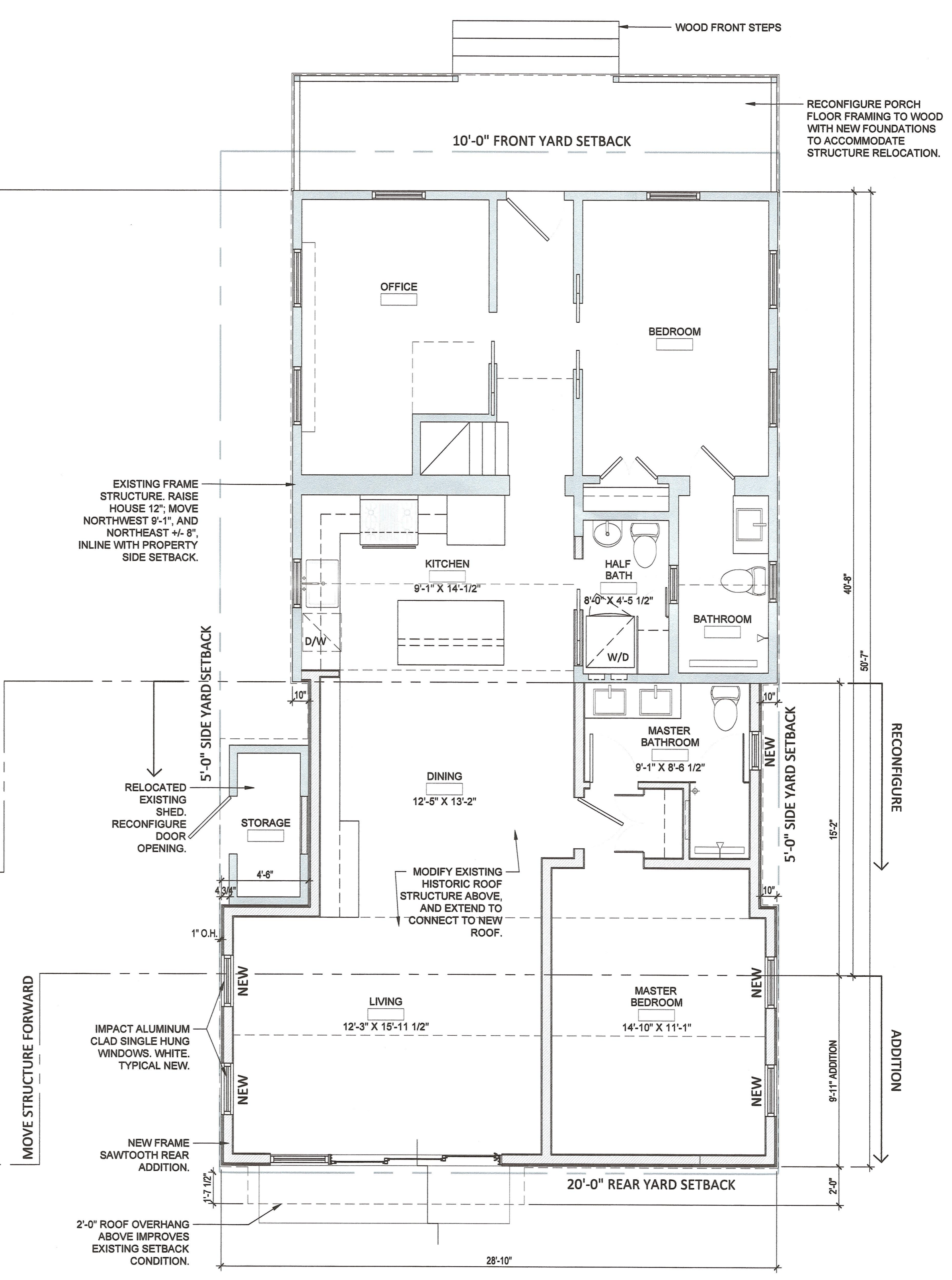
**3** EXISTING SIDE ELEVATION (EAST)  
 SCALE: 1/4"=1'-0"  
 GRAPHIC SCALE: 1/4" = 1'-0"



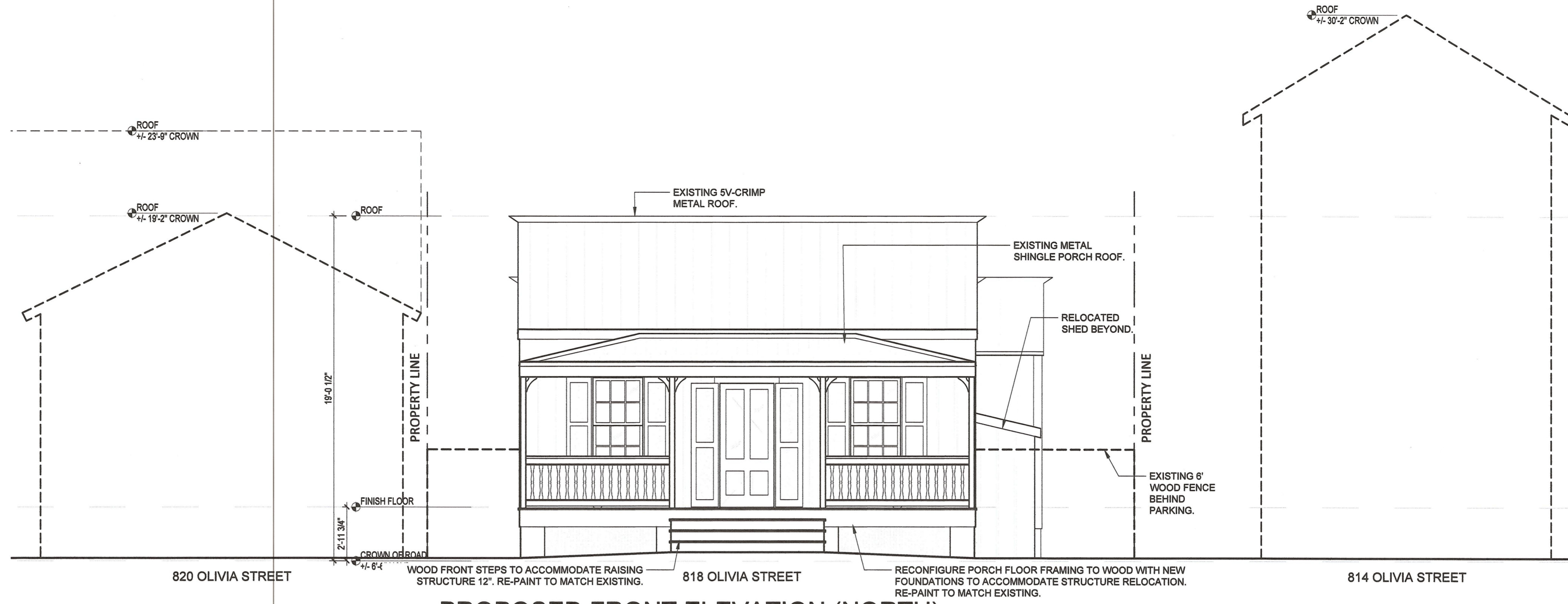
**4** EXISTING SIDE ELEVATION (WEST)  
 SCALE: 1/4"=1'-0"  
 GRAPHIC SCALE: 1/4" = 1'-0"



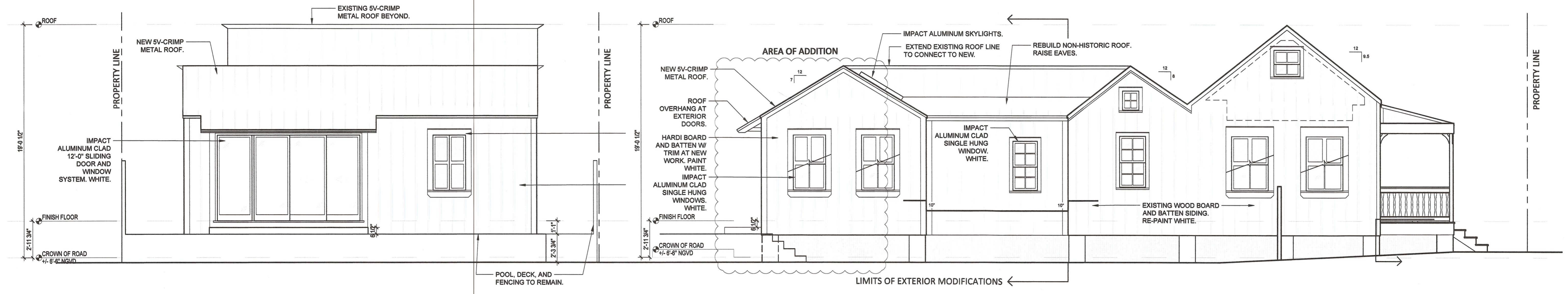
**1 EXISTING FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
GRAPHIC SCALE: 1/4" = 1'-0"



**2 PROPOSED FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
GRAPHIC SCALE: 1/4" = 1'-0"

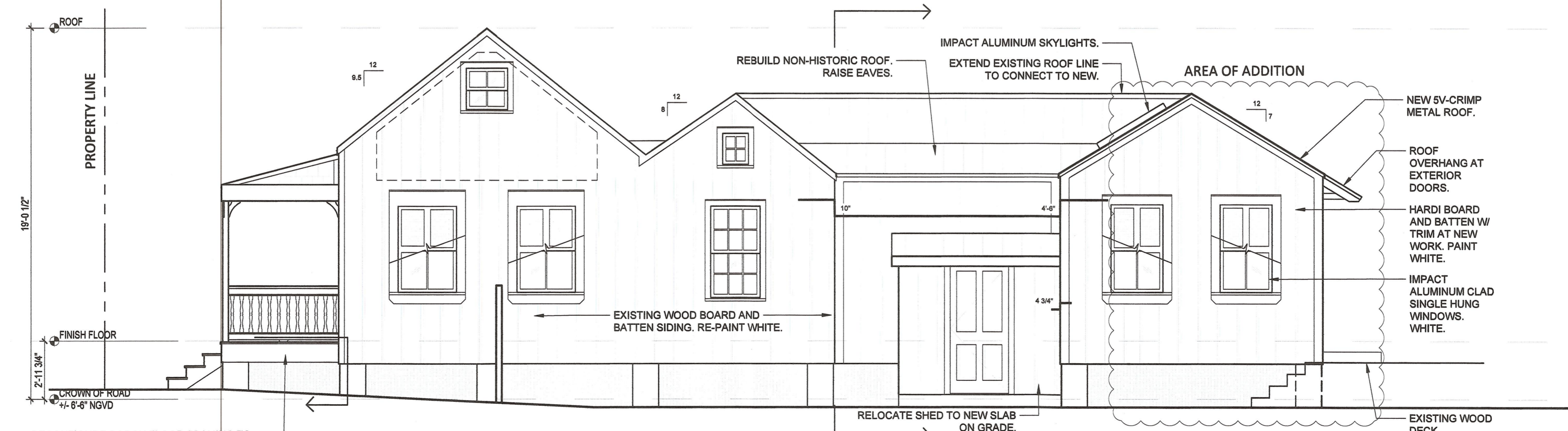


**1 PROPOSED FRONT ELEVATION (NORTH)**  
 SCALE: 1/4" = 1'-0"  
 GRAPHIC SCALE: 1/4" = 1'-0"



**2 PROPOSED REAR ELEVATION (SOUTH)**  
 SCALE: 1/4" = 1'-0"

**3 PROPOSED SIDE ELEVATION (EAST)**  
 SCALE: 1/4" = 1'-0"  
 GRAPHIC SCALE: 1/4" = 1'-0"



**4 PROPOSED SIDE ELEVATION (WEST)**  
 SCALE: 1/4" = 1'-0"  
 GRAPHIC SCALE: 1/4" = 1'-0"

# **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, WILLIAM C. BUNTAIN authorize  
*Please Print Name(s) of Owner(s) as appears on the deed*

A2O Architecture, LLC

*Please Print Name of Representative*

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

W.C. Buntain W.C. Buntain  
*Signature of Owner* *Signature of Joint Co-owner if applicable*

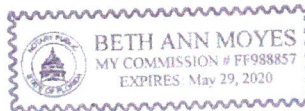
Subscribed and sworn to (or affirmed) before me on this 4/15/2019  
*Date*

by W.C. Buntain  
*Name of Owner*

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

Beth Ann Moyes  
*Notary's Signature and Seal*

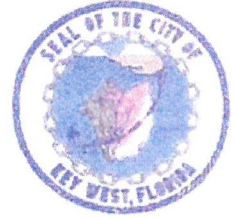
BETH A. MOYES  
*Name of Acknowledger typed, printed or stamped*



Exp 5/29/2020  
*Commission Number, if any*

# Verification Form

City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an Entity)

I, Aileen Osborn, in my capacity as Authorized Member  
(print name) (print position; president, managing member)

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

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

818 Olivia Street.

Street Address of subject property

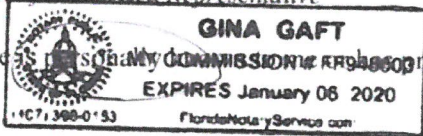
All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect,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

Aileen Osborn  
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 18<sup>th</sup> by  
date

Name of Authorized Representative

He/She/It is personally presented as identification.



Notary's Signature and Seal

Gina Gaft  
Name of Acknowledger typed, printed or stamped

#FF948603

Commission Number, if any





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Limited Liability Company  
A2O ARCHITECTURE LLC

### Filing Information

<b>Document Number</b>	L15000065125
<b>FEI/EIN Number</b>	47-3844437
<b>Date Filed</b>	03/24/2015
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC AMENDMENT
<b>Event Date Filed</b>	09/07/2016
<b>Event Effective Date</b>	NONE

### Principal Address

14 EMERALD DRIVE  
KEY WEST, FL 33040

Changed: 09/07/2016

### Mailing Address

1107 KEY PLAZA., #130  
KEY WEST, FL 33040

Changed: 05/02/2017

### Registered Agent Name & Address

OSBORN, AILEEN A  
14 EMERALD DR  
KEY WEST, FL 33040

Name Changed: 09/07/2016

Address Changed: 04/27/2016

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

OSBORN, AILEEN A  
14 EMERALD DRIVE  
KEY WEST, FL 33040

Title AMBR

OSBORN, ANTONIO A, JR  
14 EMERALD DR  
KEY WEST, FL 33040

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2017	03/21/2017
2018	04/20/2018
2019	01/03/2019

**Document Images**

<a href="#">01/03/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/20/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/21/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/07/2016 -- LC Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">04/27/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/09/2015 -- LC Amendment and Name Change</a>	<a href="#">View image in PDF format</a>
<a href="#">03/24/2015 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>