



Application For Variance

City of Key West, Florida • Planning Department

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

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

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

PROPERTY DESCRIPTION:

Site Address: 706 CATHERINE STREET

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

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: William Vogan

Mailing Address: 413 BARD STREET

City: PORT HOBON State: MI Zip: 48060

Home/Mobile Phone: 810-300-6360 Office: 810-985-3511 Fax: 810-985-4699

Email: williamg.vogan@gmail.com

PROPERTY OWNER: (if different than above)

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

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

Email: _____

Description of Proposed Construction, Development, and Use: (2) STORY, WOOD FRAMED
RESIDENTIAL ADDITION.

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

2100 YARD (EAST) FROM 5'-0" TO 3'-0"

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

If yes, please describe and attach relevant documents: _____

SITE DATA TABLE:

| | CODE REQUIREMENT | EXISTING | PROPOSED | VARIANCE REQUEST |
|-------------------------------------|------------------|-----------|----------|------------------|
| ZONING | HMDR | | | |
| FLOOD ZONE | | | | |
| SIZE OF SITE | 2,146 SF. | | | |
| HEIGHT | 30 FT. MAX. | | | NONE |
| FRONT SETBACK | 10 FT. | 14.90 FT. | | NONE |
| SIDE SETBACK (EAST) | 5 FT. | 15.03 FT. | 303 FT. | YES |
| SIDE SETBACK (WEST) | 5 FT. | 3.99 FT. | | NONE |
| STREET SIDE SETBACK | N/A | | | |
| REAR SETBACK | 15 FT. | 304 FT. | | NONE |
| F.A.R. | | | | |
| BUILDING COVERAGE | 40 % | 33.62 % | 46.4 % | YES |
| IMPERVIOUS SURFACE | 60 % | | | |
| PARKING | | | | |
| HANDICAP PARKING | | | | |
| BICYCLE PARKING | | | | |
| OPEN SPACE / LANDSCAPING | 35 % | | 31 % | NONE |
| NUMBER AND TYPE OF UNITS | | | | |
| CONSUMPTION AREA OR NUMBER OF SEATS | | | | |

City of Key West • Application for Variance

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

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

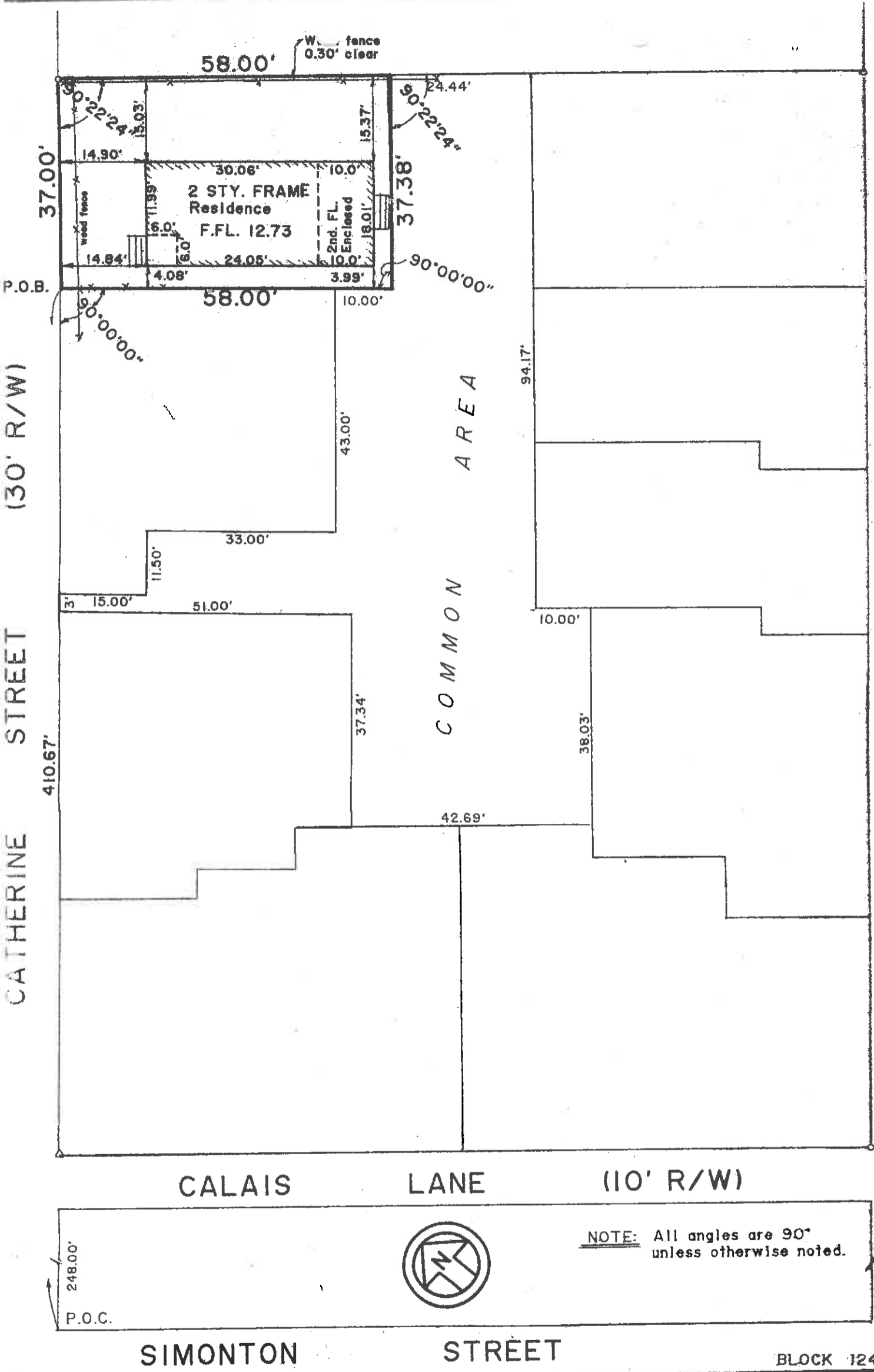
Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. provide square footages and percentages.

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

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

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

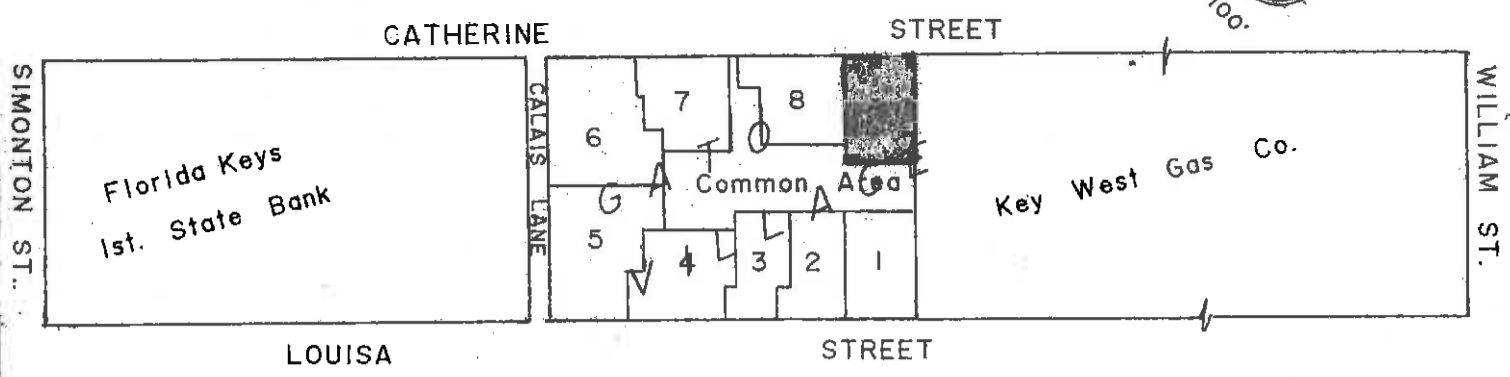
Survey



NOTE: All angles are 90° unless otherwise noted.



| | | | |
|---------------------------------------------------------|---------------|--------------------------------------------------------------------|------------------------------------------------------------|
| GATO VILLAGE Catherine Street, Unit #9, Key West, FL | | FREDERICK H. HILDEBRANDT, INC. ENGINEERS - SURVEYORS - PLANNERS | |
| Location Survey | | Dwn. No. 89-211-9 | 414 Simonton St. Key West, Fla. 33040 (305) 294-6139 |
| Scale: 1"=20' | Ref | Dwn. By: FHH | |
| Date: 10/25/89 | Flood Zone: B | Rev. | 12398 SW 82nd. Ave Miami, Fla. 33156 (305) 255-4472 |
| | Flood Elev: | | |



LOCATION MAP

A portion of the CITY OF KEY WEST

LEGAL DESCRIPTION:

A portion of Lot 17, "JERGUSON'S SUBDIVISION OF PART OF TRACT 12" on the Island of Key West, Florida, according to the Plat thereof, as recorded in Plat Book 1, at page 78 of the Public Records of Monroe County, Florida and being more particularly described as follows:

COMMENCE at the intersection of the Northeasterly Right-of-way line of Simonton Street and the Southeasterly Right-of-Way line of Catherine Street; thence in a Northeasterly direction along the said Southeasterly Right-of-Way line of Catherine Street for 410.67 feet to the Point of Beginning; thence continue in a Northeasterly direction along the said Southeasterly Right-of-Way line of Catherine Street for 32.00 feet; thence at an angle to the left of 90°22'44" and in a Southeasterly direction for 58.00 feet; thence at an angle to the left of 89°37'36" and in a Southeasterly direction for 37.38 feet thence at a right angle and in a Northwesterly direction for 58.00 feet to the said Southeasterly right-of-Way line of Catherine Street and the Point of Beginning. containing 2,157.02 square feet, more or less.

SURVEYOR'S NOTES:

North arrow based on an assumed meridian
elevations based on N.G.V.D. 1929 Datum
B.M. NO: Basic elevation 14.324

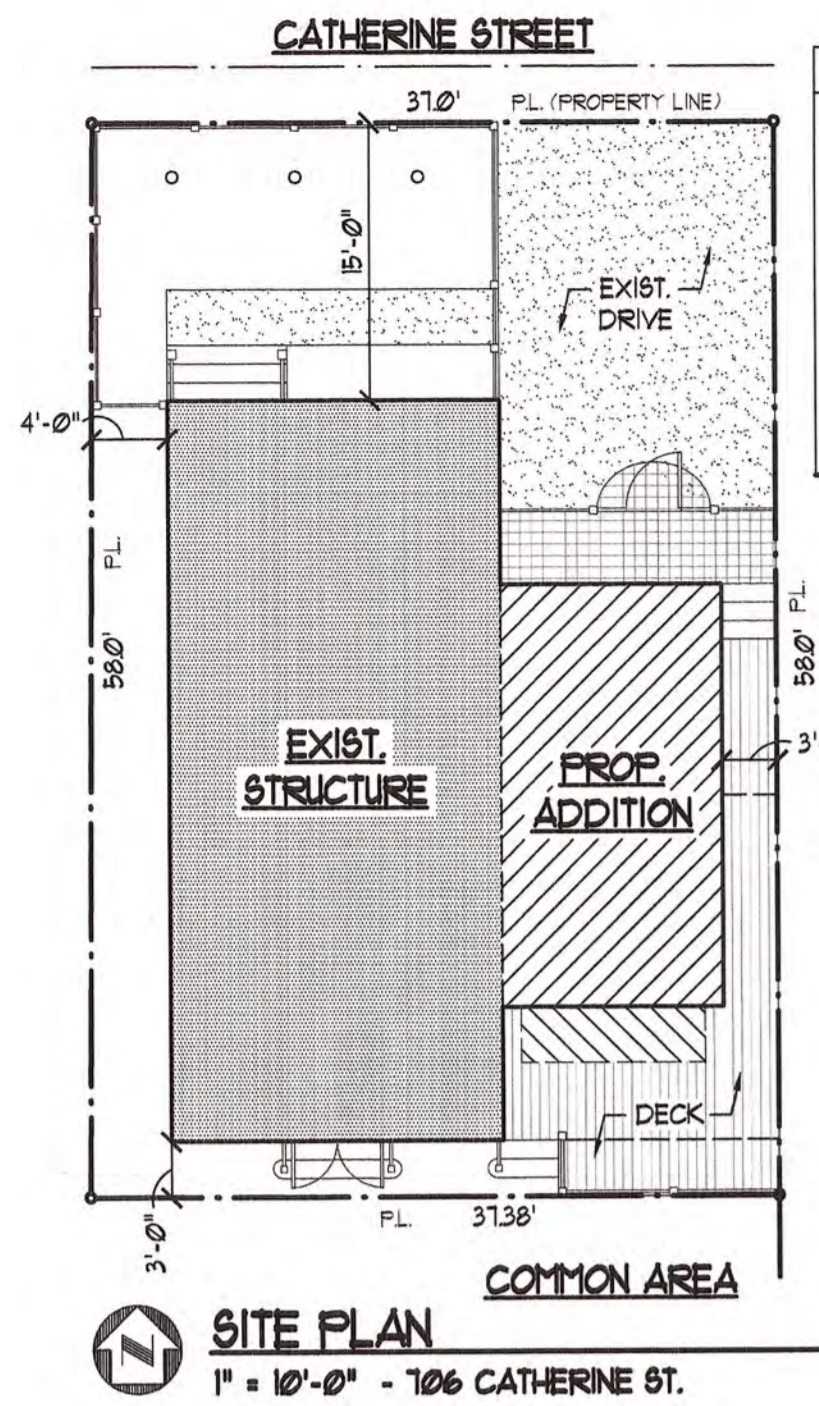
- o = Set iron pipe
- Δ = Set P.K. Nail/PCP no 2749

CERTIFICATION:

I HEREBY CERTIFY that the attached Location/Boundary Survey is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Society of Professional Land Surveyors, Florida Statute Section 472.027; and the Florida Land Title Association; and that there are no encroachments unless shown hereon.
CERTIFICATION made to CALIFORNIA FEDERAL SAVINGS & LOAN ASSOCIATION AND Mark H. KELLY.

Frederick W. Hildebrandt
FREDERICK W. HILDEBRANDT
Professional Land Surveyor No. 2749
Professional Engineer No. 36810
State of Florida

Site Plans



LEGAL DESCRIPTION: 106 CATHERINE STREET
 A PORTION OF LOT 11, 'HERGUSON'S SUBDIVISION OF PART OF TRACT 12' ON THE ISLAND OF KEY WEST, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 18 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 8TH MONTE STREET AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CATHERINE STREET, THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF CATHERINE STREET FOR 410.61 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE IN A NORTHEASTERLY DIRECTION ALONG THE SAID SOUTHEASTERLY RIGHT-OF-WAY OF CATHERINE STREET FOR 310.00 FEET, THENCE AT AN ANGLE TO THE LEFT 80 DEGREES 21' 44" AND IN A SOUTHEASTERLY DIRECTION FOR 86.00 FEET, THENCE AT AN ANGLE TO THE LEFT OF 89 DEGREES 31' 36" AND IN A SOUTHEASTERLY DIRECTION FOR 313.8 FEET, THENCE AT A RIGHT ANGLE AND IN A NORTHEASTERLY DIRECTION FOR 58.00 FEET TO THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF CATHERINE STREET AND THE POINT OF BEGINNING, CONTAINING 2,816.02 SQUARE FEET, MORE OR LESS.

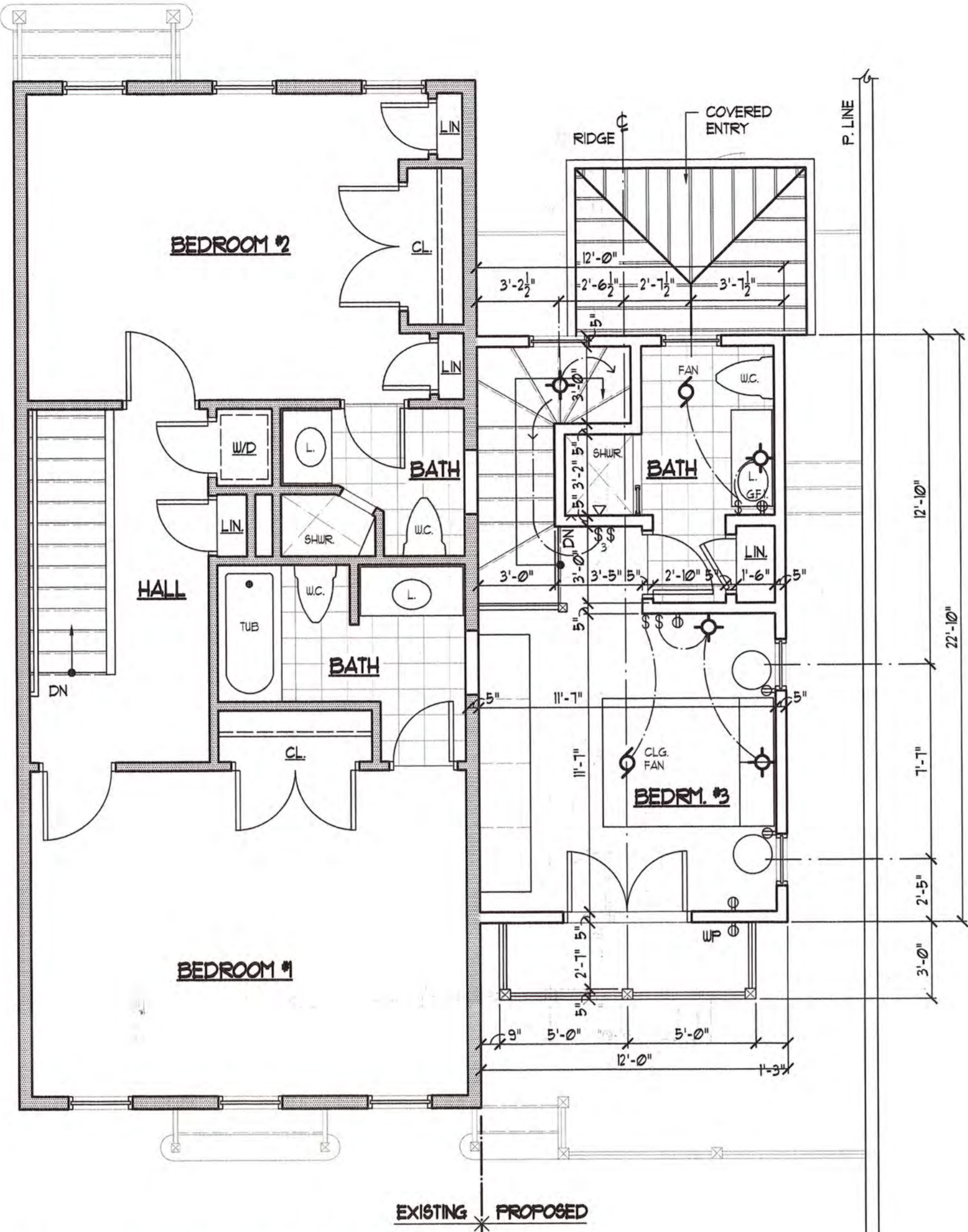
SITE DATA TABLE:

| | CODE REQUIREMENT | EXISTING | PROPOSED | VARIANCE REQUEST |
|-------------------------------------|------------------|-----------|----------|------------------|
| ZONING | H-PDR | | | |
| FLOOD ZONE | | | | |
| SIZE OF SITE | 2,146 SF. | | | |
| HEIGHT | 30 FT. MAX. | | | NONE |
| FRONT SETBACK | 10 FT. | 14.90 FT. | | NONE |
| SIDE SETBACK (EAST) | 5 FT. | 15.03 FT. | 3.03 FT. | YES |
| SIDE SETBACK (WEST) | 5 FT. | 3.93 FT. | | NONE |
| STREET SIDE SETBACK | N/A | | | |
| REAR SETBACK | 15 FT. | 3.04 FT. | | NONE |
| F.A.R. | | | | |
| BUILDING COVERAGE | 40 % | 33.62 % | 46.4 % | YES |
| IMPERVIOUS SURFACE | 60 % | | | |
| PARKING | | | | |
| HANDICAP PARKING | | | | |
| BICYCLE PARKING | | | | |
| OPEN SPACE / LANDSCAPING | 35 % | | 31 % | NONE |
| NUMBER AND TYPE OF UNITS | | | | |
| CONSUMPTION AREA OR NUMBER OF SEATS | | | | |

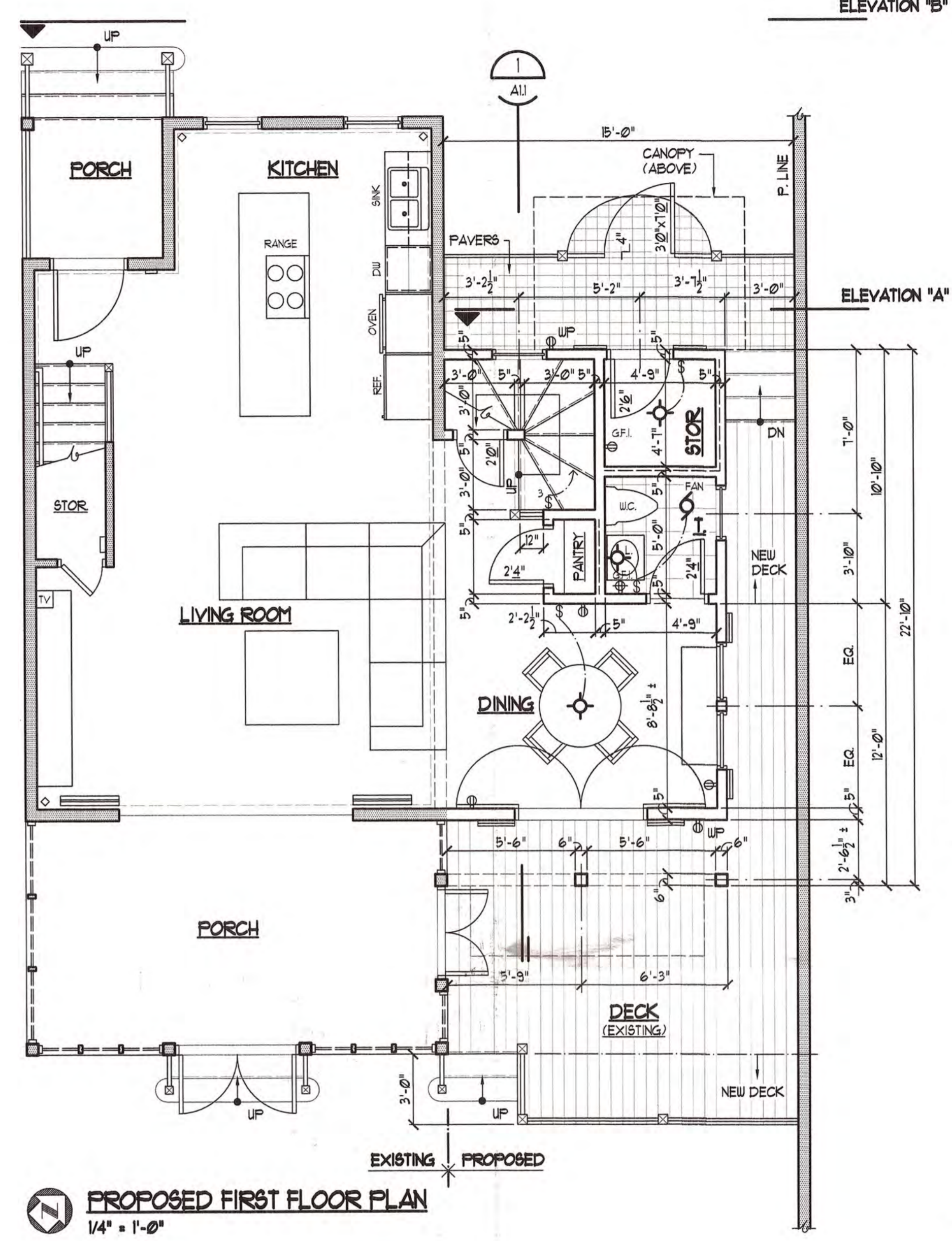
SITE PLAN
 1" = 10'-0" - 106 CATHERINE ST.



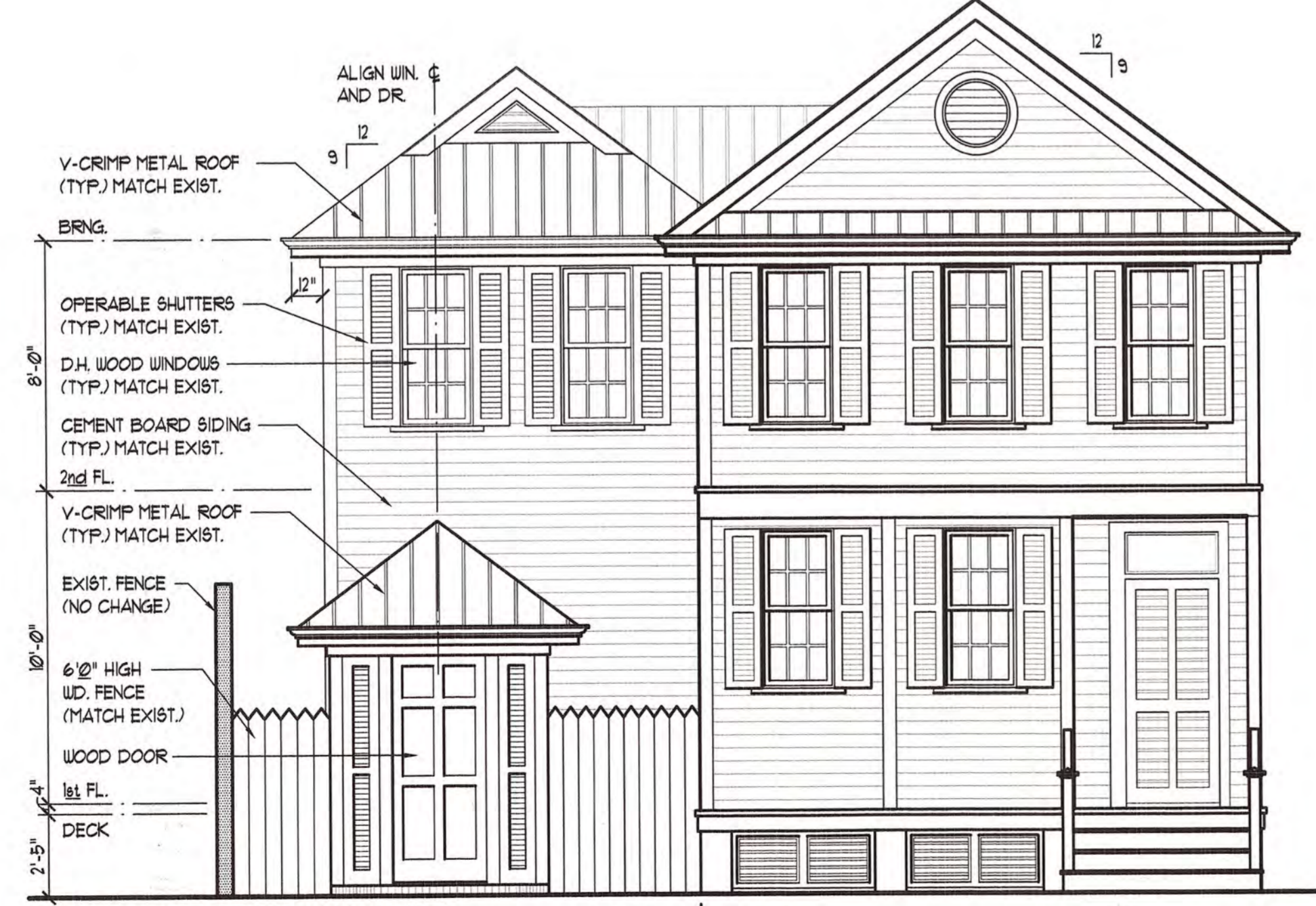
PROPOSED SOUTH ELEVATION
 1/4" = 1'-0"



PROPOSED SECOND FLOOR PLAN
 1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN
 1/4" = 1'-0"

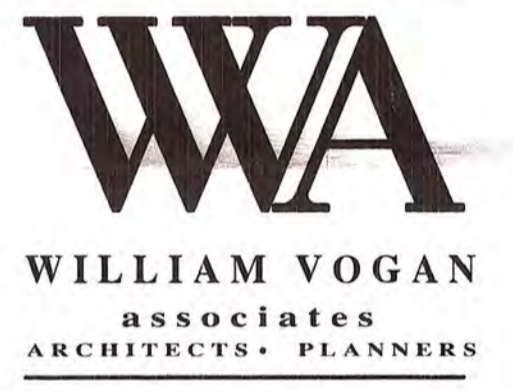


PROP. NORTH ELEVATION "B"
 1/4" = 1'-0" (ADDITION)



PROPOSED EAST ELEVATION
 1/4" = 1'-0"

DO NOT SCALE FROM DRAWINGS



WILLIAM VOGAN
 associates
 ARCHITECTS • PLANNERS
 706 Catherine St.
 Key West, FL.
 33040
 T: (305) 296-4435
 ARCHITECTURAL SEAL:

PROJECT:
 WILLIAM VOGAN
 RESIDENCE
 RENOVATIONS
 706 CATHERINE ST.
 KEY WEST, FL. 33040

ISSUE:

DRAWN BY: MK
CHECKED BY: WV
APPROVED BY: WV
PROJECT NO. 0400

TITLE:
 FLOOR PLANS
 & EXTERIOR
 ELEVATIONS

NUMBER:

A1.2

Google Earth Photos



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feet
meters





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meters





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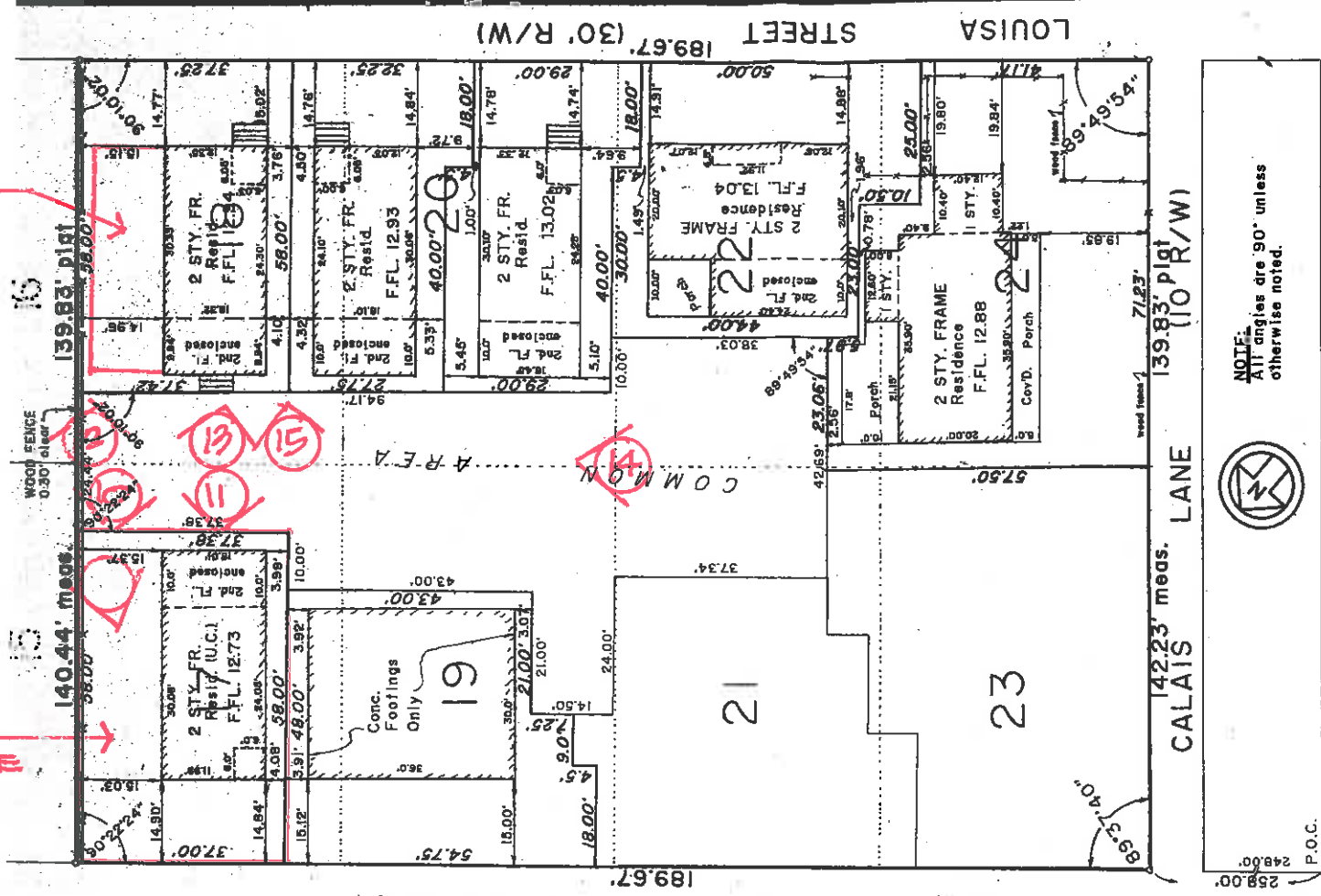


Site Photos

100 CATHERINE

EXISTING ADDITION

- ①
- ②
- ③
- ④
- ⑤
- ⑥
- ⑦
- ⑧
- ⑨
- ⑩
- ⑪
- ⑫
- ⑬
- ⑭
- ⑮
- ⑯
- ⑰
- ⑱
- ⑲
- ⑳



NOTE:
All angles are 90° unless
otherwise noted.



SIMONTON STREET
142.23' meas. CALAIS LANE
139.83' Plat (10 PR/W)
71.23'

| | | | |
|----------------------------------------------------------------------|--------------|----------------------|-------------|
| GATO VILLAGE Catherine St., Calais Lane, Louisc St. Key West, Fl. | | Dwn. No. 88-211-T | |
| Boundary & Location Survey | | Flood Zone: B | |
| Total Site | Ref SI-52 | Dwn. By: FHH | Flood Elev. |
| Scale: 1"=20' | 88-40 | Box | |
| Date: 1/7/89 | 80-5 | | |

Photo Legend:

FREDERICK H. HILDEBRANDT, INC.
ENGINEERS - SURVEYORS - PLANNERS
414. Simonton St. 12398 SW 82nd Ave
Key West, Fla. 33040 Miami, Fla. 33156
(305) 294-6159 (305) 255-4472

7/22/88: UPDATED
5/1/88: UPDATED
3/13/88: UPDATED

BLOCK J24















12.



15.



14.

Property Appraiser Information



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

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

Property Record Card -

Maps are now launching the new map application version.

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: **8761708** Parcel ID: **00030900-000109**

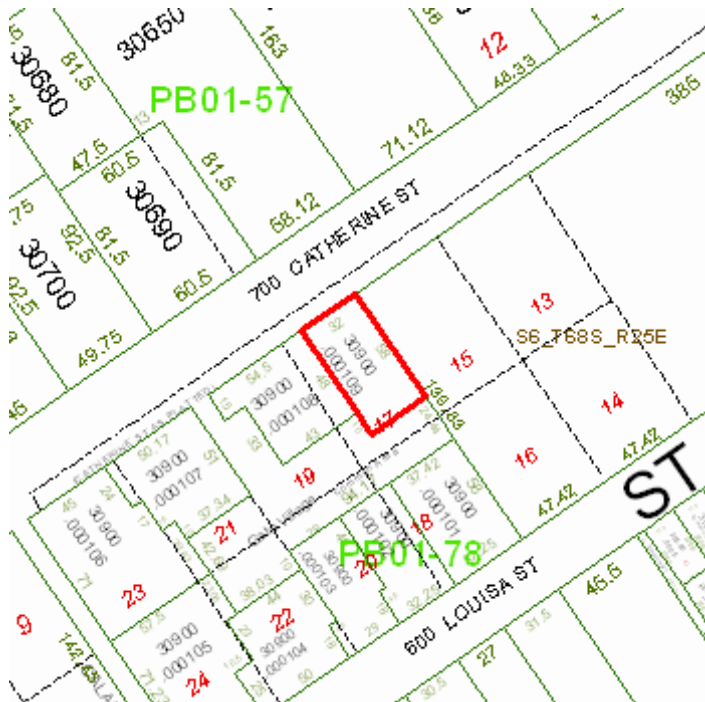
Ownership Details

Mailing Address:
VOGAN WILLIAM G AND ESTALEDA
PO BOX 610823
PORT HURON, MI 48061

Property Details

PC Code: 07 - COMPOUNDS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 706 CATHERINE ST UNIT: 9 KEY WEST
Legal Description: KW PT LOT 17 JERGUSON'S SUB PB1-78 PT TR 12 A/K/A UNIT 9 GATO VILLAGE & 1/9 INT IN COMMON AREA G6-573 G11-155 OR694-263/64L/E OR1112-2306/07 OR1202-1625/32OR1379-1631/33-C OR1379-663/664 OR1411-1880/1(LG)

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



Land Details

| Land Use Code | Frontage | Depth | Land Area |
|------------------------|----------|-------|-------------|
| 010D - RESIDENTIAL DRY | 32 | 58 | 2,157.00 SF |

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Total Living Area: 1224
Year Built: 1989

Building 1 Details

Building Type R1
Effective Age 11
Year Built 1989
Functional Obs 0

Condition A
Perimeter 212
Special Arch 0
Economic Obs 0

Quality Grade 550
Depreciation % 10
Grnd Floor Area 1,224

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

Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE

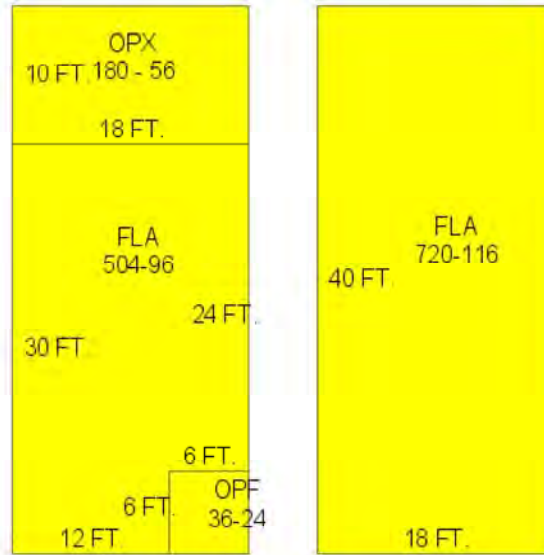
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation CONC BLOCK
Bedrooms 2

Extra Features:

2 Fix Bath 0
3 Fix Bath 1
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 |
|-----|------|--------------|-----------|------------|-------|-----|------------|---------------------|------|
| 0 | OPX | | 1 | 1990 | | | | | 180 |
| 1 | OPF | | 1 | 1990 | | | 0.00 | 0.00 | 36 |
| 2 | FLA | 10:HARDIE BD | 1 | 1990 | N | Y | 0.00 | 0.00 | 504 |
| 4 | FLA | 10:HARDIE BD | 1 | 1990 | N | Y | 0.00 | 0.00 | 720 |

Misc Improvement Details

| Nbr | Type | # Units | Length | Width | Year Built | Roll Year | Grade | Life |
|-----|------------|---------|--------|-------|------------|-----------|-------|------|
| 1 | FN2:FENCES | 56 SF | 14 | 4 | 1988 | 1989 | 5 | 30 |
| 2 | FN2:FENCES | 84 SF | 14 | 6 | 1988 | 1989 | 5 | 30 |
| 3 | FN2:FENCES | 140 SF | 35 | 4 | 1988 | 1989 | 5 | 30 |
| 4 | PT3:PATIO | 72 SF | 18 | 4 | 1988 | 1989 | 1 | 50 |

Building Permits

| Bldg | Number | Date Issued | Date Completed | Amount | Description | Notes |
|------|---------|-------------|----------------|--------|-------------|--------------------------|
| | 04-0665 | 04/06/2004 | 07/23/2004 | 73,100 | | ENCL PORCH,NEW KITCH,A/C |

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 | 205,886 | 1,336 | 339,495 | 546,717 | 525,748 | 0 | 546,717 |
| 2013 | 208,332 | 1,345 | 272,278 | 481,955 | 477,953 | 0 | 481,955 |
| 2012 | 210,572 | 1,353 | 222,578 | 434,503 | 434,503 | 0 | 434,503 |
| 2011 | 210,572 | 1,362 | 267,522 | 479,456 | 479,456 | 0 | 479,456 |
| 2010 | 213,477 | 1,371 | 226,145 | 440,993 | 440,993 | 0 | 440,993 |
| 2009 | 237,059 | 1,379 | 312,449 | 550,887 | 550,887 | 0 | 550,887 |
| 2008 | 217,753 | 1,388 | 286,218 | 505,359 | 505,359 | 0 | 505,359 |
| 2007 | 219,998 | 1,396 | 383,085 | 604,479 | 604,479 | 0 | 604,479 |
| 2006 | 290,539 | 1,489 | 267,440 | 559,468 | 559,468 | 0 | 559,468 |
| 2005 | 221,640 | 1,610 | 226,670 | 449,920 | 449,920 | 0 | 449,920 |
| 2004 | 179,339 | 1,702 | 167,644 | 348,685 | 348,685 | 0 | 348,685 |
| 2003 | 244,662 | 1,795 | 76,328 | 322,785 | 322,785 | 0 | 322,785 |
| 2002 | 235,365 | 1,916 | 76,328 | 313,609 | 313,609 | 0 | 313,609 |
| 2001 | 199,353 | 2,008 | 76,328 | 277,689 | 277,689 | 0 | 277,689 |
| 2000 | 199,353 | 874 | 68,174 | 268,401 | 268,401 | 0 | 268,401 |
| 1999 | 165,528 | 983 | 68,174 | 234,685 | 234,685 | 0 | 234,685 |
| 1998 | 174,382 | 1,085 | 68,174 | 243,641 | 243,641 | 0 | 243,641 |
| 1997 | 164,418 | 1,063 | 62,738 | 228,218 | 228,218 | 0 | 228,218 |
| 1996 | 130,473 | 831 | 62,738 | 194,043 | 194,043 | 0 | 194,043 |
| 1995 | 130,473 | 860 | 62,738 | 194,071 | 194,071 | 0 | 194,071 |
| 1994 | 116,684 | 795 | 62,738 | 180,217 | 180,217 | 25,000 | 155,217 |
| 1993 | 116,684 | 831 | 62,738 | 180,252 | 180,252 | 25,000 | 155,252 |
| 1992 | 116,684 | 857 | 62,738 | 180,279 | 180,279 | 25,000 | 155,279 |
| 1991 | 117,158 | 883 | 62,738 | 180,779 | 180,779 | 25,000 | 155,779 |
| 1990 | 118,283 | 1,002 | 54,360 | 173,645 | 173,645 | 25,000 | 148,645 |

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 |
|-----------|----------------------------|---------|------------|---------------|
| 7/1/1996 | 1411 / 1880 | 260,000 | WD | Q |
| 11/1/1995 | 1379 / 0663 | 250,000 | WD | Q |
| 11/1/1989 | 1112 / 2306 | 225,000 | WD | Q |

This page has been visited 189,617 times.

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