

# **APPLICATION**



# VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

## CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

Application Fee Schedule	
Variance Application Fee	\$ 2,315.25
Advertising and Noticing Fee	\$ 325.50
Fire Department Review Fee	\$ 115.76
Total Application Fee	\$2,756.51

After the Fact Application Fee Schedule	
After the Fact Variance Application Fee	\$ 4,630.50
Advertising and Noticing Fee	\$ 325.50
Fire Department Review Fee	\$ 115.76
Total Application Fee	\$5,071.76

### **Please read the following carefully before filling out the application**

This application and all required attachments should be submitted to the City Planning Department at 1300 White Street.

- Owners and applicants are notified of their scheduled Planning Board hearing date.
- Attendance at the formal public hearing is mandatory.
- Notice of Public Meeting is published in the newspaper.
- Owners of property within 300 feet of the subject property or parcels are notified by mail.
- Notice of public hearing will be posted on the property and must be left up until after the hearing.
- Variances are quasi-judicial hearings, and it is improper to speak to a Planning Board and/or Board of Adjustment member about the variance outside of the hearing.

### **Application Process**

- Prior to submittal, the applicant will schedule a pre-application meeting with staff to review the application and suggest any modifications that may be necessary before submittal. A pre-application meeting is free of charge and should be the final step before submittal. To schedule a pre-application meeting, please call the Planning Department at (305) 809-3764.
- After submittal, the application will be reviewed by staff and additional modifications to the site plan may be necessary at that time. Any modifications within eight (8) days of the scheduled Planning Board meeting may result in the item being postponed till the following Planning Board meeting.
- The applicant will be responsible for submitting a landscape approval letter from the Urban Forestry Program Manager and a Stormwater approval letter from the Director of Engineering.
- **When the application is determined to be complete**, it will be brought forth to the Planning Board. If the application is approved, there is a 10-day appeal period.
- After the 10-day appeal period, the application will be sent to the Department of Environmental Opportunity (DEO) for rendering. The rendering period is 45 days.

**Please include the following with this application:**

1. A copy of the most recent warranty deed with the Book and Page numbers from the office of the Clerk of Circuit Court for Monroe County containing a legal description of the subject parcel. The application forms must be signed by all owners listed on the deed. For business/corporate ownership, please attach authorization for name of executive authorized to make the application.
2. An application fee is determined according to the attached fee schedule. Make the check payable to the City of Key West and include the site address on the memo portion of the check. Be advised that upon review by the Planning Department, additional or fewer variances may be required necessitating a different fee.
3. Sign and Sealed site plan(s) of the subject site, indicating the following:
  - a. **Existing and proposed** lot coverage including buildings, pools, spas, driveways and other walkways, patios, porches, covered areas, and decks.
  - b. Location and identification/names of existing trees of 3.5 inches diameter or greater on the property or extending over the proposed work (including access routes and stormwater areas). Please provide photos.
  - c. All proposed changes to what exist, including those which make the variance(s) necessary.
  - d. Lot dimensions on all drawings and the distance from all property lines of all existing and proposed structures.
  - e. Dimensions (**existing and proposed**) of all the items in (a) above, including the height and number of stories of the structure.
  - f. Parking spaces and dimensions (**existing and proposed**).
  - g. Easements or other encumbrances on the property.
4. A survey of the property no more than ten years old
5. Elevation drawings or proposed structures, indicating finished height above established grade as measured from crown of road
6. Floor Plans of existing and proposed development
7. Stormwater management plan
8. PDF version of application and all required materials submitted to the Planning Department

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

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

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

For assistance, please call the Planning Department at (305) 809-3764.



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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: 825 Ashe St, Key West, FL 33040

Zoning District: HHDR

Real Estate (RE) #: 00022300-000000

Property located within the Historic District?  Yes  No

**APPLICANT:**  Owner  Authorized Representative

Name: Michael D Kindinger, Sarah A Kindinger Mailing Address: 825 Ashe St

City: Key West State: Florida Zip: 33040

Home/Mobile Phone: 440-356-4691 260-402-2628 Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: mike.kindinger@gmail.com sakindinger@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:** Rear Addition and existing building alterations with roof raising within a rear property setback, reconstruction of covered porch within right side setback  
Roof cover over side entry door within left side setback

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

Left Side: Req. 5'-0"; Ex. 1'-10"; Prop. 1'-0". Right Side: Req. 5'-0"; Ex. 2'-2"; Prop. 3'-3". Rear Setback: Req. 20'-0"; Ex. 5'-3"; Prop. 5'-0"

Max. Building Coverage: Req. 50%; Ex. 48.5%; Prop. 50.8%.

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

Yes  No  
 Yes  No

Is this variance request for habitable space pursuant to Section 122-1078?

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	HHDR			
Flood Zone	X			
Size of Site	+/-2,530.0 SF			
Height	30'-0"	23'-8"	NO CHANGES	NO
Front Setback	10'-0"	4'-4"	NO CHANGES	NO
Side Setback	5'-0"	1'-10"	1'-0"	YES
Side Setback	5'-0"	2'-2"	3'-3"	YES
Street Side Setback	N/A	N/A	N/A	NO
Rear Setback	20'-0"	5'-3"	5'-0"	YES
F.A.R	N/A	N/A	N/A	NO
Building Coverage	50%	48.5%	50.8%	YES
Impervious Surface	60%	69.2%	68.7%	NO
Parking	1	1	1	NO
Handicap Parking	N/A	N/A	N/A	NO
Bicycle Parking	N/A	N/A	N/A	NO
Open Space/ Landscaping	35%	13.1%	19.7%	NO
Number and type of units	1	1	NO CHANGES	NO
Consumption Area or Number of seats	N/A	N/A	N/A	NO

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: 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.

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Special circumstances exist. The existing house is located on a very small lot with pre-existing nonconforming structures within rear setback. Current layout doesn't allow practical beneficial use of the property. The existing micro pool, lack of landscaping and arrangement of the house are peculiar to the building and is not applicable to other properties located in the same building zoning district.

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

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The variance conditions have not been created by the applicant. Current owners went through the variance process prior to formalize the pre-existing conditions created by prior owners.

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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.

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Special privileges not conferred. Similar conditions and non-conformities exist and are approved in the same zoning district.

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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.

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Hardship conditions exist. The literal interpretation of the provisions of the land development regulations limits the beneficial use of the property basic amenities commonly enjoyed by other properties in this zoning district.

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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.

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Only minimum variances are requested that will make the reasonable use of the land.

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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.

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No injury to the public welfare is created. The proposed addition is setback further from the side property line than the existing nonconforming accessory structure which improves fire safety of the neighborhood.

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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.

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Existing nonconforming uses of other properties are not considered as the basis of this approval.

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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 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 and one (1) electronic version in PDF format.**

- Correct application fee, made payable to “City of Key West.”
- Pre-application meeting form
- Notarized verification form signed by property owner or 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)
- Sign and sealed site plan (sign and sealed by an Engineer or Architect)
- Floor plans
- Any additional supplemental information necessary to render a determination related to the variance request





# **PROPERTY CARD**

# Monroe County, FL

## 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** 00022300-000000  
**Account#** 1023086  
**Property ID** 1023086  
**Millage Group** 10KW  
**Location Address** 825 ASHE St, KEY WEST  
**Legal Description** KW PT LOT 2 SQR 4 TR 6 OR359-313/14 OR1024-1927 OR1036-2362 OR1036-2361 OR1120-850/51 OR1390-1284 OR1490-1751/56 OR1502-272/74 OR1833-681/82 OR2428-615  
(Note: Not to be used on legal documents.)  
**Neighborhood** 6103  
**Property Class** SINGLE FAMILY RESID (0100)  
**Subdivision**  
**Sec/Twp/Rng** 05/68/25  
**Affordable** No  
**Housing**



1023086 825 ASHE ST 08/12/22

## Owner

KINDINGER MICHAEL D 825 Ashe St Key West FL 33040	KINDINGER SARAH A 825 Ashe St Key West FL 33040
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## Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$228,757	\$231,386	\$203,435	\$207,956
+ Market Misc Value	\$5,330	\$5,330	\$5,330	\$5,330
+ Market Land Value	\$967,725	\$619,344	\$405,799	\$369,026
= Just Market Value	<b>\$1,201,812</b>	<b>\$856,060</b>	<b>\$614,564</b>	<b>\$582,312</b>
= Total Assessed Value	<b>\$743,622</b>	<b>\$676,020</b>	<b>\$614,564</b>	<b>\$582,312</b>
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	<b>\$1,201,812</b>	<b>\$856,060</b>	<b>\$614,564</b>	<b>\$582,312</b>

**Historical Assessments**

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$405,799	\$203,435	\$5,330	\$614,564	\$614,564	\$0	\$614,564	\$0
2020	\$369,026	\$207,956	\$5,330	\$582,312	\$582,312	\$0	\$582,312	\$0
2019	\$348,381	\$175,712	\$5,330	\$529,423	\$529,423	\$0	\$529,423	\$0
2018	\$319,994	\$184,723	\$5,330	\$510,047	\$510,047	\$0	\$510,047	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	2,530.00	Square Foot	39.3	66

**Buildings**

<b>Building ID</b>	1700	<b>Exterior Walls</b>	ABOVE AVERAGE WOOD with 10% WD FRAME
<b>Style</b>	2 STORY ELEV FOUNDATION	<b>Year Built</b>	1928
<b>Building Type</b>	S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b>	2010
<b>Building Name</b>		<b>Foundation</b>	WD CONC PADS
<b>Gross Sq Ft</b>	1998	<b>Roof Type</b>	GABLE/HIP
<b>Finished Sq Ft</b>	854	<b>Roof Coverage</b>	METAL
<b>Stories</b>	2 Floor	<b>Flooring Type</b>	SFT/HD WD
<b>Condition</b>	AVERAGE	<b>Heating Type</b>	FCD/AIR NON-DC with 0% NONE
<b>Perimeter</b>	236	<b>Bedrooms</b>	3
<b>Functional Obs</b>	0	<b>Full Bathrooms</b>	2
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	0
<b>Depreciation %</b>	13	<b>Grade</b>	550
<b>Interior Walls</b>	WALL BD/WD WAL	<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	220	0	62
FHS	FINISH HALF ST	378	0	78
FLA	FLOOR LIV AREA	854	854	236
OPF	OP PRCH FIN LL	80	0	42
PTO	PATIO	450	0	110
SBU	UTIL UNFIN BLK	16	0	20
<b>TOTAL</b>		<b>1,998</b>	<b>854</b>	<b>548</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1964	1965	0 x 0	1	264 SF	1
WOOD DECK	1984	1985	0 x 0	1	108 SF	1
FENCES	1999	2000	8 x 209	1	1672 SF	2
WATER FEATURE	2002	2003	0 x 0	1	1 UT	1

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
8/18/2009	\$590,000	Warranty Deed		2428	615
9/18/2002	\$405,000	Warranty Deed		1833	0681
3/1/1998	\$150,000	Warranty Deed		1502	0272

**Permits**

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕
23-1602	6/2/2023		\$3,500	Residential
05-4825	2/7/2006	7/5/2006	\$4,900	
05-4827	2/3/2006	7/5/2006	\$800	
05-0306	2/2/2005	7/5/2006	\$250	
04-0179	1/28/2004	6/22/2004	\$4,000	
03-3010	12/18/2003	6/22/2004	\$1,500	
03-3854	11/7/2003	6/22/2004	\$2,200	
03-3777	10/30/2003	6/22/2004	\$3,500	
03-3010	10/8/2003	6/22/2004	\$18,000	
03-3485	10/6/2003	6/22/2004	\$800	
03-3010	8/26/2003	6/22/2004	\$18,000	
03-2293	7/7/2003	7/21/2003	\$2,200	
04-0179	3/23/2003	6/22/2004	\$900	
00-2168	8/10/2000	10/18/2002	\$1,000	
99-1030	3/24/1999	8/17/1999	\$800	
98-3253	10/21/1998	8/7/1999	\$150	
98-1059	4/29/1998	4/20/2000	\$8,600	

### View Tax Info

[View Taxes for this Parcel](#)

### Sketches (click to enlarge)



Photos



Map



TRIM Notice

2022 TRIM Notice (PDF)

2022 Notices Only

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  
[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 8/10/2023, 3:10:42 AM

Contact Us



**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, Michael D Kindinger and Sarah A Kindinger 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.

Michael D Kindinger  
*Signature of Owner*

Sarah A Kindinger  
*Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this August 15, 2023  
*Date*

by Michael Kindinger and Sarah Kindinger  
*Name of Owner*

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

Jennifer R Moran  
*Notary's Signature and Seal*



Jennifer R. Moran  
*Name of Acknowledger typed, printed or stamped*

HH 365060  
*Commission Number, if any*

**VERIFICATION  
FORM**



**City of Key West  
Planning Department**

**Verification Form**  
*(Where Owner is the applicant)*

Michael D Kindinger and  
I, Sarah A Kindinger, 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:

825 Ashe St. Key West, FL 33040

*Street address of subject property*

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

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.

Michael D Kindinger, Sarah A Kindinger  
*Signature of Owner*

Subscribed and sworn to (or affirmed) before me on this August 15, 2023 by  
*date*

Michael D Kindinger and Sarah A Kindinger  
*Name of Owner*

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

Jennifer R. Moran  
*Notary's Signature and Seal*

Jennifer R. Moran  
*Name of Acknowledger typed, printed or stamped*



HH365060  
*Commission Number, if any*

**DEED**

Doc# 1755973 08/21/2009 3:50PM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

08/21/2009 3:50PM  
DEED DOC STAMP CL: TRINA \$4,130.00

Prepared by and return to:  
MARCI L. ROSE  
Attorney at Law  
MARCI L. ROSE  
818 WHITE STREET STE. 5  
Key West, FL 33040  
305-293-1881  
File Number: 09-032  
Will Call No.:

Doc# 1755973  
Bk# 2428 Pg# 615

[Space Above This Line For Recording Data]

### Warranty Deed

**This Warranty Deed** made this 21st day of August, 2009 between JOSEPH GASSMAN, A Single Man whose post office address is P.O. BOX 6473, Key West, FL 33041, grantor, and MICHAEL D. KINDINGER and SARAH A. KINDINGER, Husband and Wife whose post office address is 9723 KALMIA COURT, Fort Wayne, IN 46804, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

On the Island of Key West and being a part of Tract 6, according to William A. Whitehead's map delineated in February, A.D. 1829, and more particularly described as follows: Commencing at a point on the Northeasterly side of Ashe Street, distant 78 feet from the corner of Ashe Street and Olivia Street and running thence along Ashe Street in a Northwesterly direction 38 feet 4 inches; thence at right angles in a Northeasterly direction 66 feet; thence at right angles in a Southeasterly direction 38 feet, 4 inches; thence at right angles in a Southwesterly direction 66 feet to the point or place of beginning on the Northeasterly side of Ashe Street.

Parcel Identification Number: 00022300-000000

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2008.

**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:

Jay Scott  
Witness Name: JAY SCOTT  
Marci L. Rose  
Witness Name: MARCI L. ROSE

Joseph Gassman (Seal)  
JOSEPH GASSMAN

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this <sup>18<sup>th</sup></sup> 21st day of August, 2009 by JOSEPH GASSMAN, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



Marci L. Rose  
Notary Public  
Printed Name: MARCI L. ROSE  
My Commission Expires: 5/28/2012

# **SURVEY**



# MAP OF BOUNDARY SURVEY

PART OF TRACT 6  
 WILLIAM A. WHITEHEAD'S MAP OF THE ISLAND OF KEY WEST  
 DELINEATED IN FEBRUARY, A.D. 1829  
 MONROE COUNTY, FLORIDA

ADDRESS:  
 825 ASHE STREET  
 KEY WEST, FLORIDA 33040

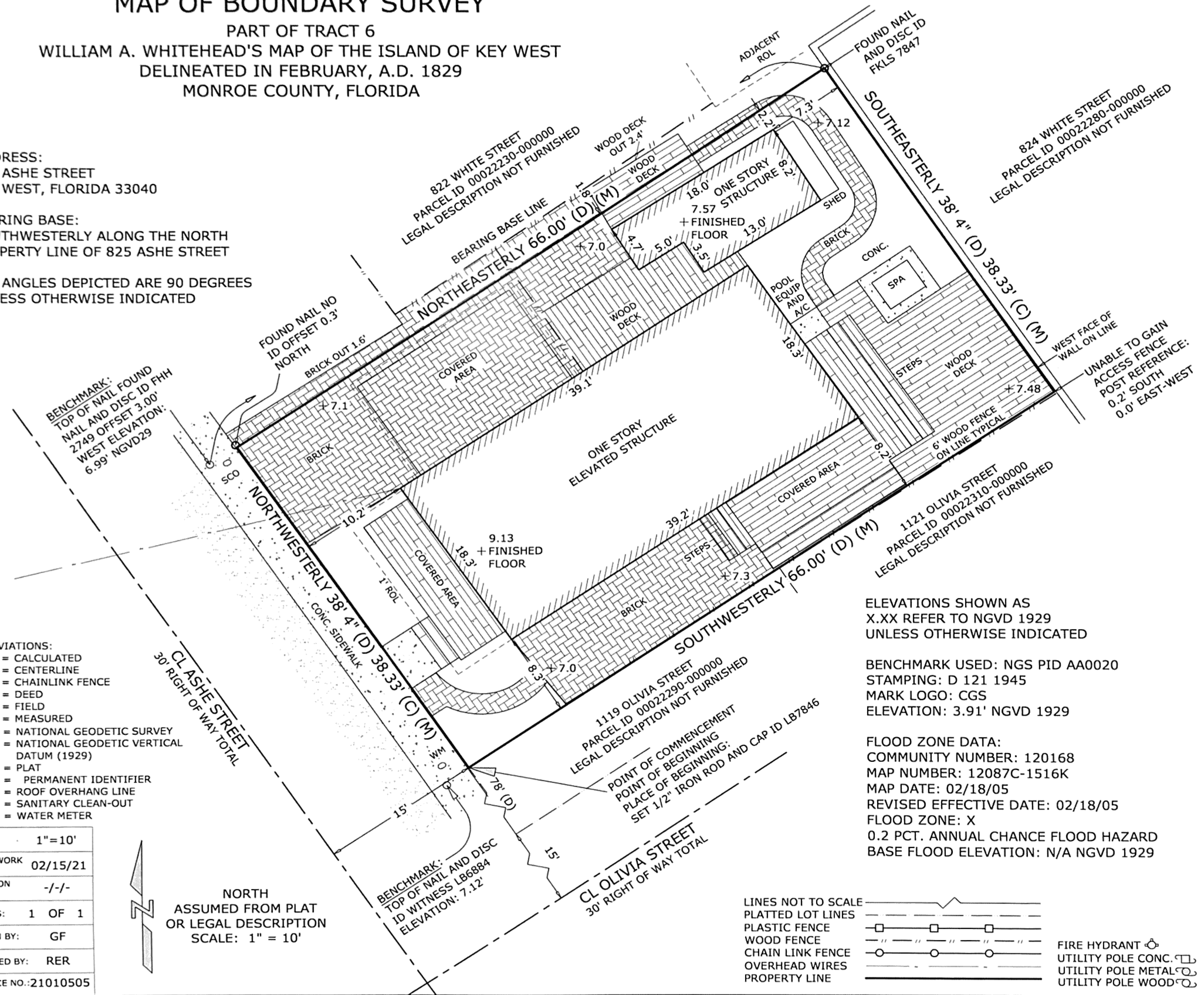
BEARING BASE:  
 SOUTHWESTERLY ALONG THE NORTH  
 PROPERTY LINE OF 825 ASHE STREET

ALL ANGLES DEPICTED ARE 90 DEGREES  
 UNLESS OTHERWISE INDICATED

- ABBREVIATIONS:
- (C) = CALCULATED
  - CL = CENTERLINE
  - CLF = CHAINLINK FENCE
  - (D) = DEED
  - (F) = FIELD
  - (M) = MEASURED
  - NGS = NATIONAL GEODETIC SURVEY
  - NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
  - P = PLAT
  - PID = PERMANENT IDENTIFIER
  - ROL = ROOF OVERHANG LINE
  - SCO = SANITARY CLEAN-OUT
  - WM = WATER METER

SCALE:	1"=10'
FIELD WORK DATE:	02/15/21
REVISION DATE:	-/-
SHEETS:	1 OF 1
DRAWN BY:	GF
CHECKED BY:	RER
INVOICE NO.:	21010505

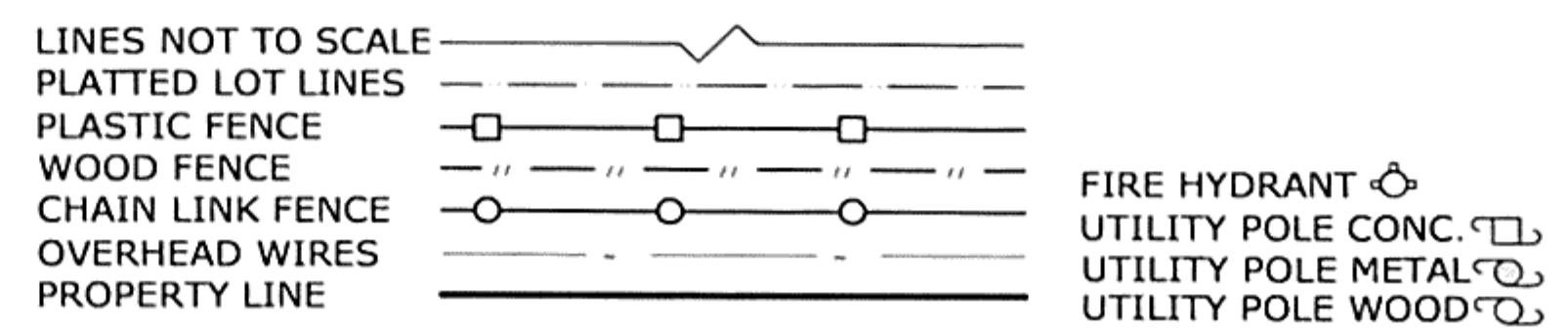
NORTH  
 ASSUMED FROM PLAT  
 OR LEGAL DESCRIPTION  
 SCALE: 1" = 10'



ELEVATIONS SHOWN AS  
 X.XX REFER TO NGVD 1929  
 UNLESS OTHERWISE INDICATED

BENCHMARK USED: NGS PID AA0020  
 STAMPING: D 121 1945  
 MARK LOGO: CGS  
 ELEVATION: 3.91' NGVD 1929

FLOOD ZONE DATA:  
 COMMUNITY NUMBER: 120168  
 MAP NUMBER: 12087C-1516K  
 MAP DATE: 02/18/05  
 REVISED EFFECTIVE DATE: 02/18/05  
 FLOOD ZONE: X  
 0.2 PCT. ANNUAL CHANCE FLOOD HAZARD  
 BASE FLOOD ELEVATION: N/A NGVD 1929



LEGAL DESCRIPTION (Official Records Book 2428, Page 615):  
 On the Island of Key West and being a part of Tract 6, according to William A. Whitehead's map delineated in February, A.D., 1829, and more particularly described as follows: Commencing at a point on the Northeasterly side of Ashe Street, distant 78 feet from the corner of Ashe Street and Olivia Street and running thence along Ashe Street in a Northwesterly direction 38 feet and 4 inches; thence at right angles in a Northeasterly direction 66 feet; thence at right angles in a Southeasterly direction 38 feet, 4 inches; thence at right angles in a Southwesterly direction 66 feet to the point or place of beginning on the Northeasterly side of Ashe Street.

CERTIFIED TO:  
 MICHAEL D. KINDINGER AND SARAH A. KINDINGER

- GENERAL NOTES
- 1.) THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKewise, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
  - 2.) LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
  - 3.) THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
  - 4.) ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
  - 5.) FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
  - 6.) MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
  - 7.) UNITS OF MEASUREMENT ARE U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
  - 8.) THE EXPECTED USE OF THE PROPERTY IS RESIDENTIAL WITH AN ACCURACY STANDARD OF ONE FOOT IN 7,500 FEET. ACCURACY WAS VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS TO MEET OR EXCEED CLOSURE.
  - 9.) SYMBOLS SHOWN HEREON AND IN THE LEGEND MAY HAVE BEEN ENLARGED FOR CLARITY, THESE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE

**REECE & ASSOCIATES**  
 PROFESSIONAL SURVEYORS AND MAPPERS  
 LICENSED BUSINESS (LB) NO. 7846

127 INDUSTRIAL ROAD, BIG PINE KEY, FL. 33043  
 OFFICE (305) 872 - 1348  
 EMAIL: info@reecesurveying.com

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED   
 ROBERT E. REECE  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. LS 5632

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

# **SITE PLAN**



# HARC AND VARIANCE APPLICATION FOR 825 ASHE ST

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:  
825 ASHE ST,  
KEY WEST, FL 33040

CLIENT:  
MIKE KINDINGER

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

BERGE MASHKOVY  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71480

REV	DESCRIPTION	BY	DATE
01	FINAL		

**ARTIBUS DESIGN**  
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(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: MIKE KINDINGER

PROJECT: 825 ASHE ST

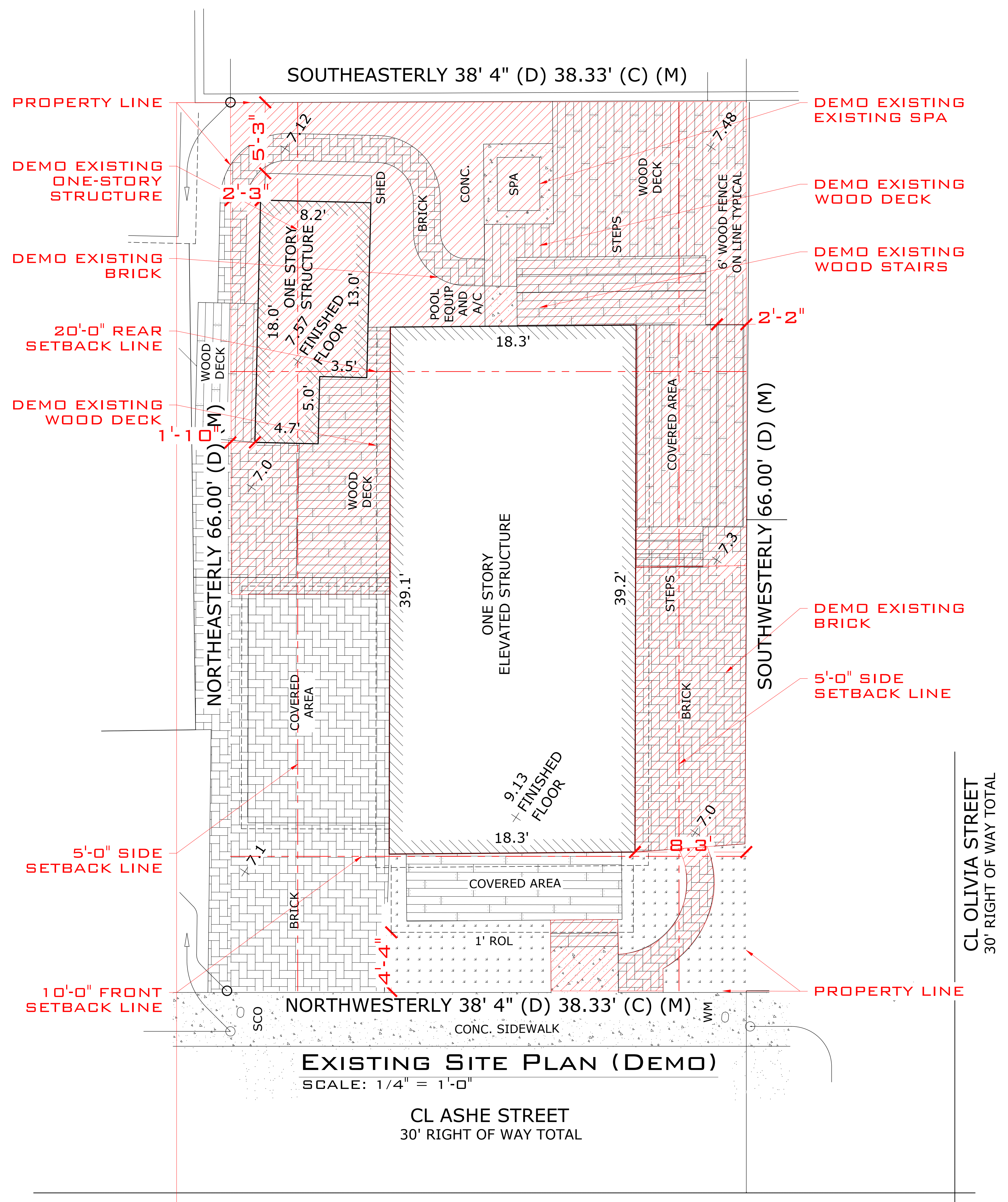
DATE: 825 ASHE ST,  
KEY WEST, FL 33040

TITLE: COVER

DATE PLOTTED	DATE	DRAWN	CHECKED
AS SHOWN	08/03/23	DA	SAH

PROJECT NO. 2306-05    DRAWING NO. B-100    REVISION: 1





**EXISTING SITE PLAN (DEMO)**

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

CL ASHE STREET  
30' RIGHT OF WAY TOTAL

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:  
DATE:

BERGE MASHYAGOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71480

REV	DESCRIPTION	BY	DATE
01	FINAL		

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CLIENT:  
**MIKE KINDINGER**

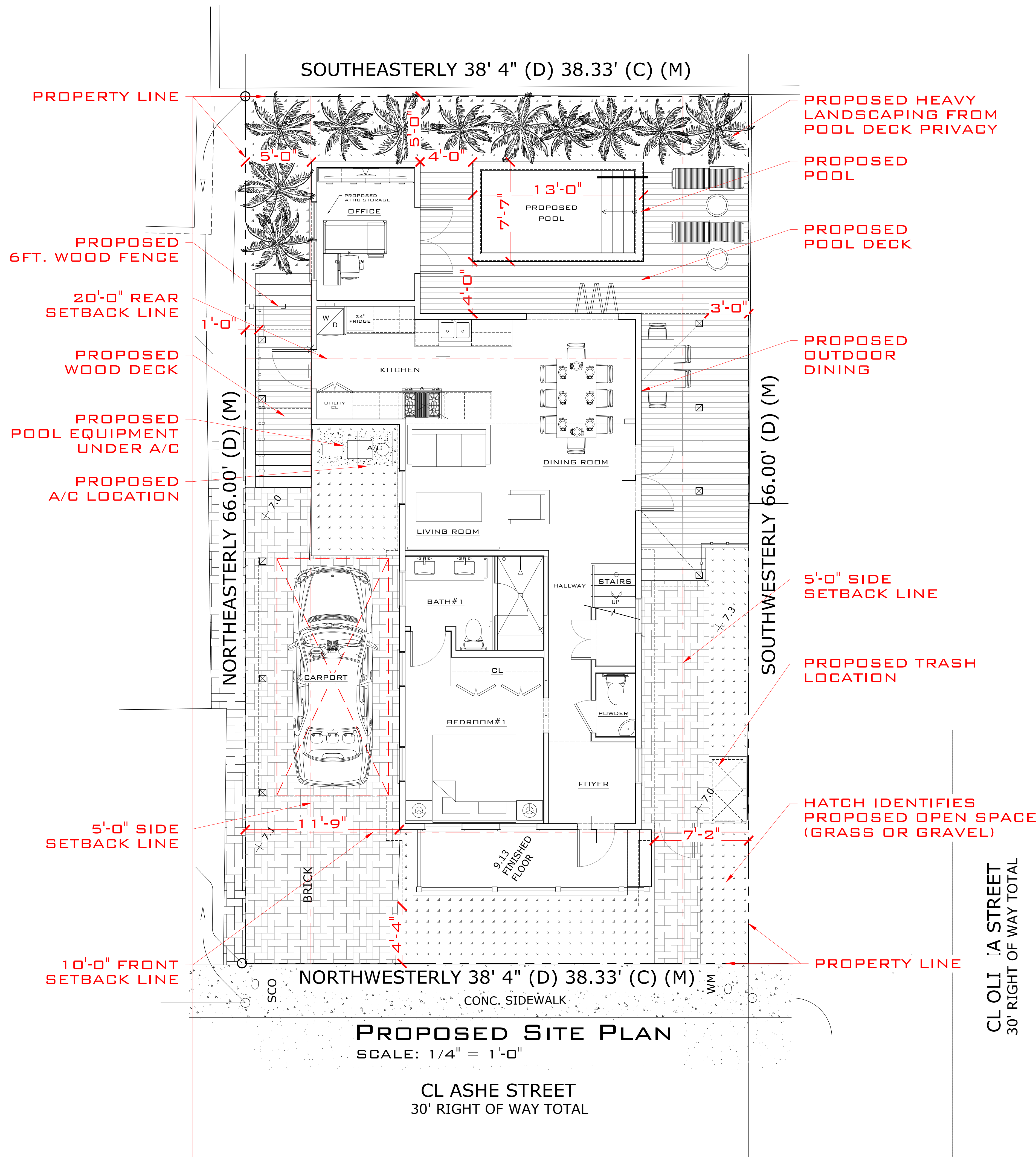
PROJECT:  
**B25 ASHE ST**

DATE:  
**B25 ASHE ST,  
KEY WEST, FL 33040**

TITLE:  
**EXISTING SITE PLAN**

DATE PLOTTED	DATE	DRAWN	CHECKED	PROJECT NO.	SHEET NO.	TOTAL SHEETS
AS SHOWN	08/03/23	DA	SAH	2306-05	D-101	1





**SITE DATA:**

TOTAL SITE AREA: ±2,530.00 SQ.FT

LAND USE: HHDR (HISTORIC HIGH DENSITY RESIDENTIAL)

FLOOD ZONE: X

**SETBACKS**

**FRONT:**  
 REQUIRED: 10'-0"  
 EXISTING: 4'-4"  
 PROPOSED: NO CHANGES

**LEFT SIDE:**  
 REQUIRED: 5'-0"  
 EXISTING: 1'-10"  
 PROPOSED: 1'-0"  
 (VARIANCE REQUIRED)

**RIGHT SIDE:**  
 REQUIRED: 5'-0"  
 EXISTING: 2'-2"  
 PROPOSED: 3'-3"  
 IMPROVEMENT (VARIANCE REQUIRED)

**REAR:**  
 REQUIRED: 20'-0"  
 EXISTING: 5'-3"  
 PROPOSED: 5'-0"  
 (VARIANCE REQUIRED)

**MAXIMUM IMPERVIOUS SURFACE RATIO:**

REQUIRED: 60% (1,518.0 SQ.FT.)

EXISTING: 69.2% (±1,752.7 SQ.FT.)

PROPOSED: 68.7% (±1,740.3 SQ.FT.)  
 IMPROVEMENT

**MAXIMUM BUILDING COVERAGE:**

REQUIRED: 50% (1,265.0 SQ.FT.)

EXISTING: 48.5% (±1,228.9 SQ.FT.)

PROPOSED: 50.8% (±1,285.5 SQ.FT.)  
 (VARIANCE REQUIRED)

**OPEN SPACE MINIMUM:**

REQUIRED: 35% (885.5 SQ.FT.)

EXISTING: 13.1% (±331.4 SQ.FT.)

PROPOSED: 19.7% (±498.9 SQ.FT.)  
 IMPROVEMENT

**PROPOSED SITE PLAN**  
 SCALE: 1/4" = 1'-0"

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SIGNATURE: SERGE MASHYAGOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO. 71480

DATE: \_\_\_\_\_

REV: \_\_\_\_\_

TYPE: FINAL

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CLIENT: MIKE KINDINGER

PROJECT: B25 ASHE ST

DATE: B25 ASHE ST.  
 KEY WEST, FL 33040

TITLE: PROPOSED SITE PLAN

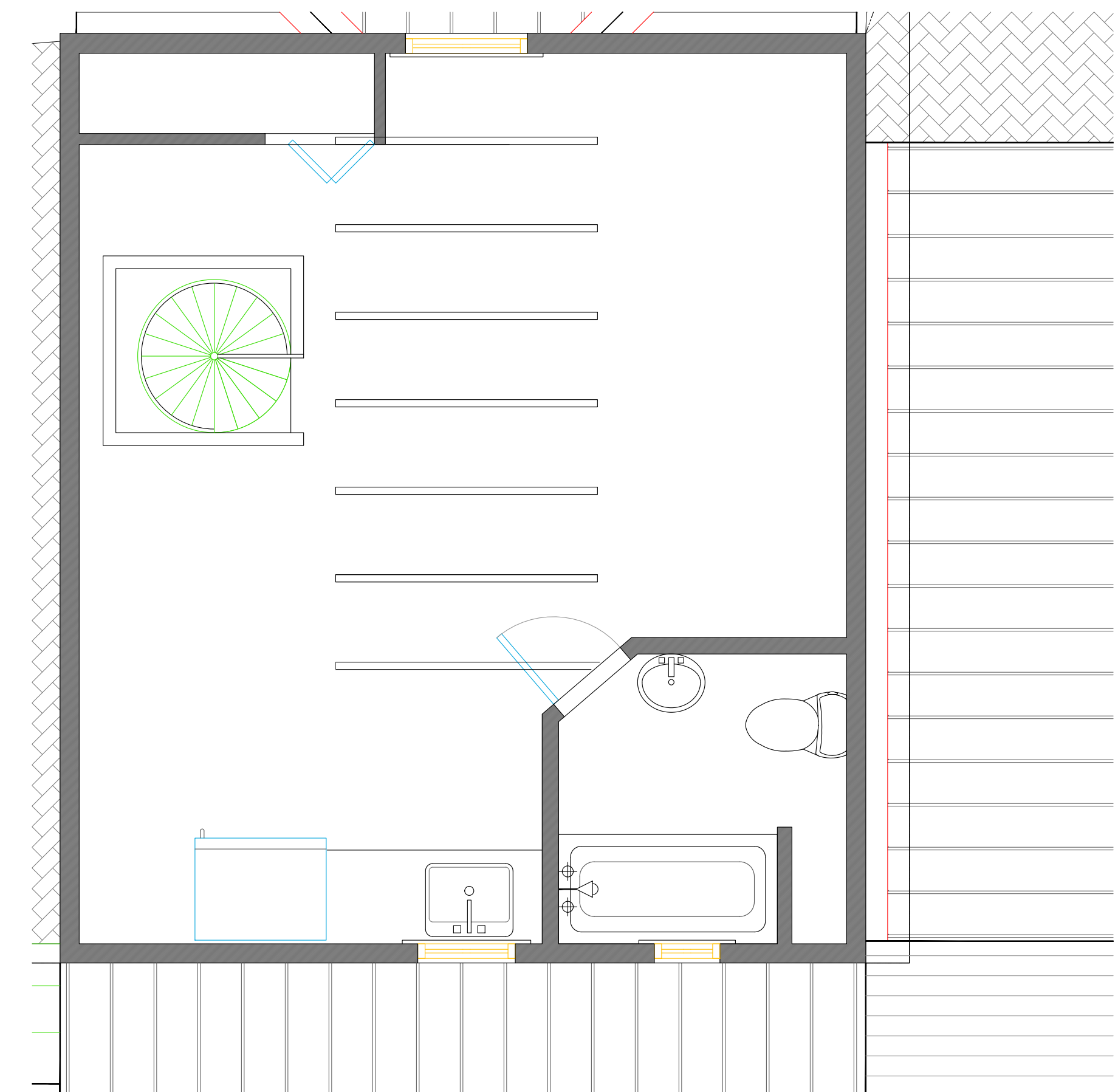
DATE PLOTTED: \_\_\_\_\_ DATE: \_\_\_\_\_ DESIGNED: \_\_\_\_\_ CHECKED: \_\_\_\_\_  
 AS SHOWN: DB/03/23 DA: SAM

PROJECT NO.: 2306-05 DRAWING NO.: C-102 REVISION: 1





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



**EXISTING 2ND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

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SIGNATURE: SERGE MASHITAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71480

REV	DESCRIPTION	BY	DATE
01	FINAL		

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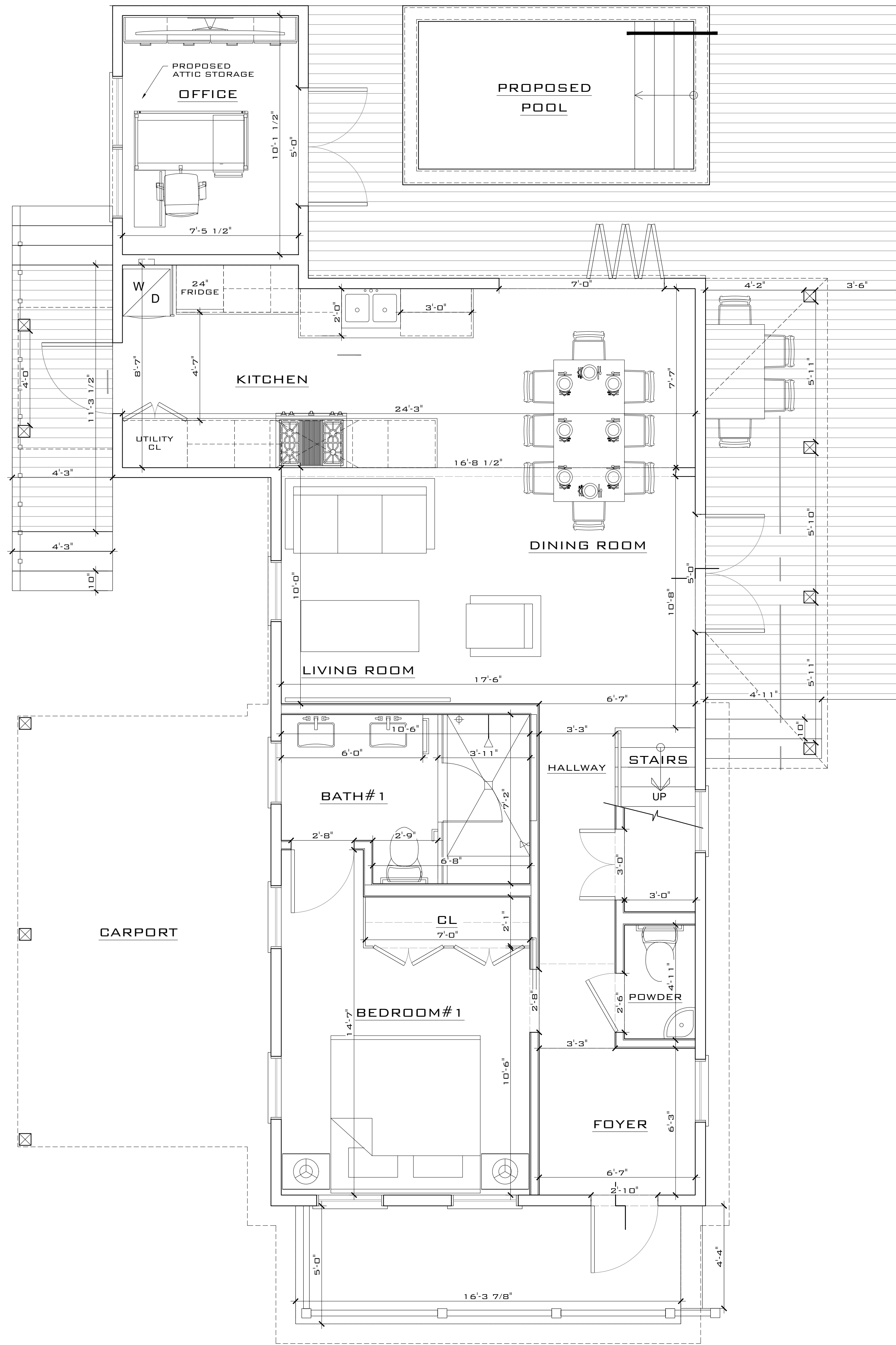
CLIENT: MIKE KINDINGER

PROJECT: B25 ASHE ST

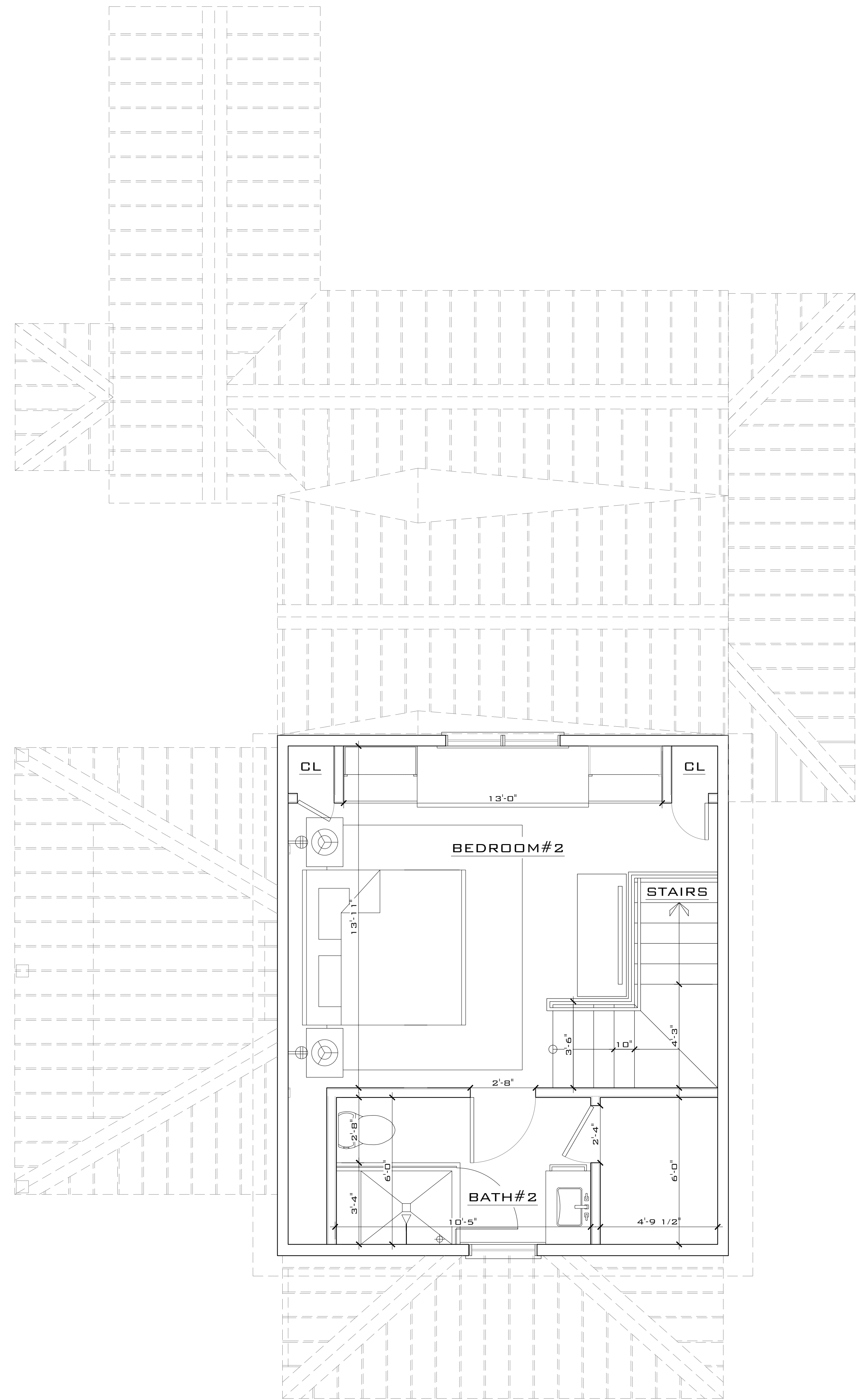
DATE: B25 ASHE ST, KEY WEST, FL 33040

TITLE: EXISTING FLOOR PLAN

DATE PLOTTED	DATE	DRAWN	CHECKED
AS SHOWN	08/03/23	GA	SAH
PROJECT NO.	2306-05	SCALE	RETENTION
	A-101		1



**PROPOSED 1ST FLOOR PLAN**  
SCALE: 3/8" = 1'-0"



**PROPOSED 2ND FLOOR PLAN**  
SCALE: 3/8" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: SERGE MASHYAGOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71480

DATE: 08/03/23

REV. DESCRIPTION: FINAL

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CA # 30835

CLIENT: MIKE KINDINGER

PROJECT: B25 ASHE ST

DATE: B25 ASHE ST,  
KEY WEST, FL 33040

TITLE: PROPOSED FLOOR PLAN

DATE PLOTTED: 08/03/23  
AS SHOWN: 08/03/23  
PROJECT NO.: 2306-05  
DRAWN BY: SAH  
CHECKED BY: SAH  
SCALE: A-102  
SHEET NO.: 1





**EXISTING FRONT ELEVATION**

SCALE: 3/8" = 1'-0"



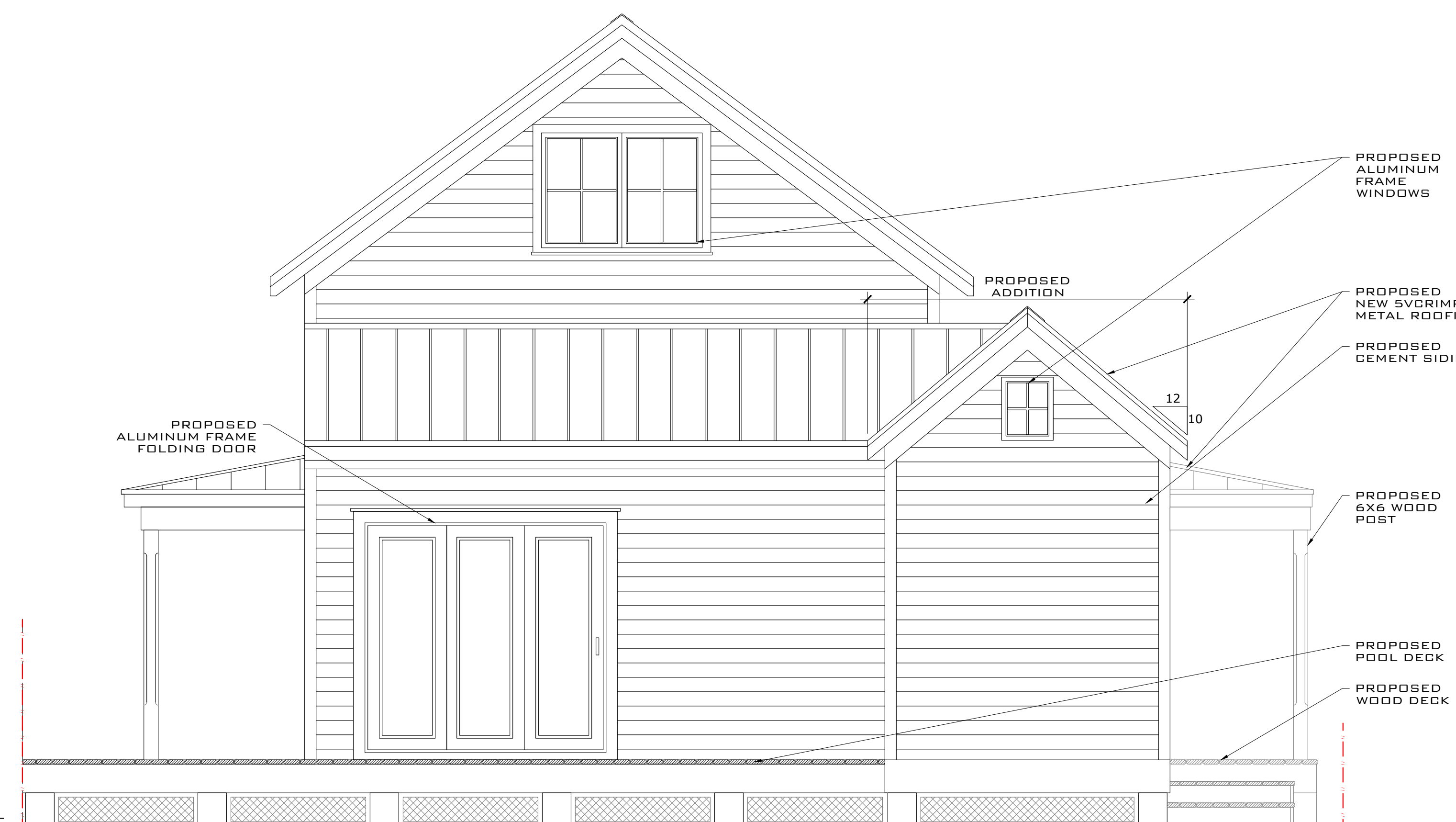
**EXISTING REAR ELEVATION**

SCALE: 3/8" = 1'-0"



**PROPOSED FRONT ELEVATION**

SCALE: 3/8" = 1'-0"



**PROPOSED REAR ELEVATION**

SCALE: 3/8" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

BERGE MASHITAKOV  
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 STATE OF FLORIDA  
 LICENSE NO. 71480

REV	DESCRIPTION	BY	DATE
01	FINAL		

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 CA # 30835

DESIGNER: **MIKE KINDINGER**

PROJECT: **B25 ASHE ST**

DATE: **B25 ASHE ST, KEY WEST, FL 33040**

DATE	BY	DATE	BY	DATE	BY
AS SHOWN	08/03/23	CA	SAH		
2306-05	A-103				1



**EXISTING LEFT ELEVATION**

SCALE: 3/8" = 1'-0"



**PROPOSED LEFT ELEVATION**

SCALE: 3/8" = 1'-0"

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STATE OF FLORIDA  
LICENSE NO. 71480

REV. DESCRIPTION: FINAL

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CA # 30835

CLIENT: MIKE KINDINGER

PROJECT: B25 ASHE ST

DATE: B25 ASHE ST, KEY WEST, FL 33040

TITLE: PROPOSED ELEVATIONS

DATE PLOTTED:	DATE:	DRAWN:	CHECKED:
AS SHOWN	08/03/23	GA	SAH
PROJECT NO.:	DRAWING NO.:	SHEET NO.:	TOTAL SHEETS:
2306-05	A-104	1	1



**EXISTING RIGHT ELEVATION**

SCALE: 3/8" = 1'-0"



**PROPOSED RIGHT ELEVATION**

SCALE: 3/8" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:  
DATE:

BERGE MASHITAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71480

REV DESCRIPTION

NO. DATE

1 FINAL

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CLIENT: **MIKE KINDINGER**

PROJECT: **B25 ASHE ST**

DATE: **B25 ASHE ST,  
KEY WEST, FL 33040**

TITLE: **PROPOSED ELEVATIONS**

DATE PLOTTED:	DATE:	DRAWN:	CHECKED:
AS SHOWN	08/03/23	DA	SAH
PROJECT NO.:	DATE REVISION:	REVISION:	BY:
2306-05	A-105		1