

Staff Report

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



To: Chair and Planning Board Members

From: Kevin Bond, AICP, LEED Green Associate, Senior Planner

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: November 20, 2014

Agenda Item: **Variance – 732 Poorhouse Lane (RE # 00019490-000000; AK # 1020176)** – A request for variances to minimum side setbacks and the minimum rear setback for the construction of a new second-floor addition and renovation of an existing residence on property located within the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 90-395 and 122-630(6) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

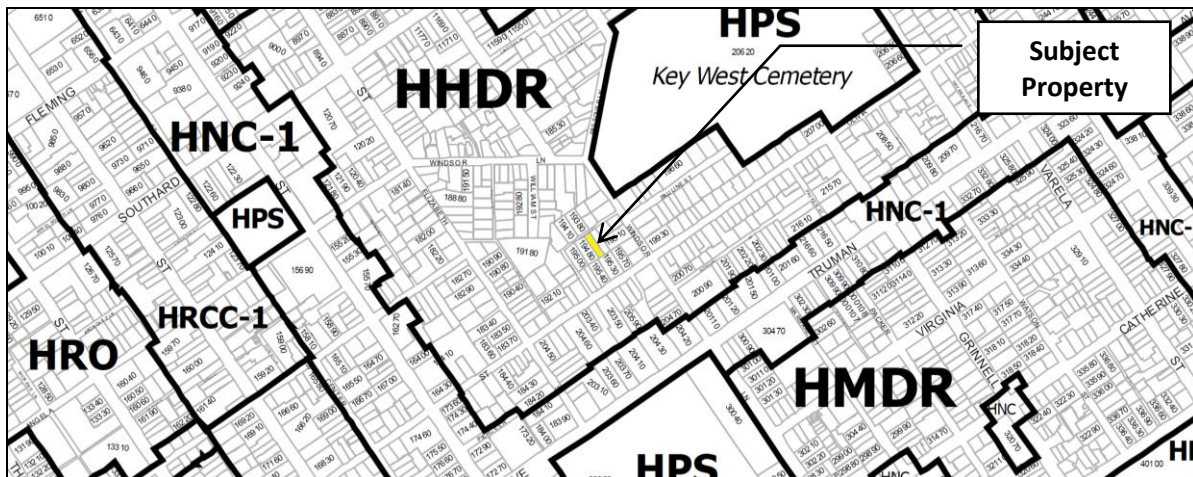
Request: Variance approval to reduce the minimum southwest side setback from five (5) feet to 2'-10", reduce the minimum northeast side setback from five (5) feet to 3'-7", and reduce the minimum rear setback from 20 feet to 17'-4" for the construction of a new second-floor addition and renovation of an existing residence

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

Property Owner: Stephen Bayne and Sharon Grayden

Location: 732 Poorhouse Lane (RE # 00019490-000000; AK # 1020176)

Zoning: Historic High Density Residential (HHDR)



Background:

The property, located on Poorhouse Lane near the corner of Olivia Street and Windsor Lane, is comprised of a 1.5-story, single-family residential dwelling. The property is located within the Key West Historic District and is considered a contributing structure. There is an original portion of the house toward the street with several later additions added toward the rear of the property. The property is within the AE-6 FEMA flood zone.

The Applicant proposes to demolish the later rear additions to the original house and construct a new two-story addition to the rear of the remaining historic house. The plans also call for removing an existing shed that is nonconforming to the rear yard setback, removing an existing fence that encroaches 5.5 feet into the neighbor’s property, removing two equipment sheds, removing gates and removing an existing concrete driveway in front of the house. The proposed site plan indicates a new pool, new wood deck, new gates and a new pervious paver driveway in front on the house. The property is nonconforming to minimum lot width and minimum lot size. The existing development is nonconforming to maximum building coverage, maximum impervious surface, minimum side setbacks and minimum rear setback. The proposed development would decrease the nonconforming lot coverages, but not bring them into full compliances. The proposed development would also remove existing accessory structures that are encroaching onto neighboring properties and setbacks. Variances are required due to the proposed three-dimensional expansion of the building envelope within both sides and rear setbacks of the new addition to the existing residence.

The following table summarizes the requested variance and site conditions:

Relevant HHDR Zoning District Dimensional Requirements: Code Section 122-630				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Maximum density	22 dwelling units per acre	1 unit	1 unit	No change; conforming
Maximum floor area ratio	1.00	None	None	N/A
Maximum height	30 feet	18'-9"	24'-6"	+5'-9"; Conforming
Maximum building coverage	50%	60%	54%	-6; Nonconforming, but decreasing
Maximum impervious surface	60%	94%	65%	-29; Nonconforming, but decreasing
Minimum lot size	4,000 SF	2,400 SF	2,400 SF	No change; nonconforming
Minimum lot width	40 feet	24 feet	24 feet	No change; nonconforming
Minimum lot depth	90 feet	100 feet	100 feet	No change; conforming
Minimum front setback	10 feet	11'-10" feet	11'-10" feet	No change; conforming

Relevant HHDR Zoning District Dimensional Requirements: Code Section 122-630				
Minimum side setback (southwest)	5 feet or 10% of lot width to 15 feet max, whichever is greater	1'-6"	1'-4" to original house; 2'-10" to addition	Variance required due to 3D expansion within setback
Minimum side setback (northeast)	5 feet or 10% of lot width to 15 feet max, whichever is greater	~2.25 feet	2'-11" to original house; 3'7" to addition	Variance required due to 3D expansion within setback
Minimum rear setback	20 feet	12 to 12'-2" to existing screen porch	17'-4"	+5 feet; Variance required due to 3D expansion within setback
Minimum street side setback	5 feet	N/A	N/A	N/A

Process:

Development Review Committee: June 5, 2014
 Planning Board: July 24, 2014 (postponed by applicant)
 September 18, 2014 (postponed by applicant)
 October 16, 2014 (postponed by applicant)
 November 20, 2014

Local Appeal Period: 30 days
 DEO Review: Up to 45 days

Analysis – Evaluation for Compliance With The Land Development Regulations:

The standards for considering variances are set forth in Section 90-395(a) of the City of Key West (the “City”) Land Development Regulations (“LDRs”). Before any variance may be granted, the Planning Board must find all of the following:

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

The land, structures and buildings involved are located on the property within the HHDR Zoning District, and were developed prior to the adoption of the current land development regulations (LDRs). Thus, existing nonconformities were established prior to the current LDRs. However, many other land, structures and buildings within the HHDR Zoning District were also developed prior to the adoption of the current LDRs. Therefore, there are no special conditions or circumstances that exist peculiar to the land, structures or buildings involved. NOT IN COMPLIANCE.

(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 nonconformities were not created by the Applicant. However, the Applicant is proposing to enlarge the existing structures, thereby increasing some nonconformities on the property. This is a circumstance resulting from the proposed action of the Applicant. Therefore, some of the conditions are created by the Applicant. However, it should be noted that the proposed development would decrease some nonconformities, and remove existing accessory structures that are encroaching on adjacent properties or nonconforming to setbacks. NOT IN COMPLIANCE.

(3) Special privileges not conferred. That granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

Granting the requested variance would confer special privileges upon the Applicant that are denied by the LDRs to other lands, buildings and structures in the HHDR Zoning District. NOT IN COMPLIANCE.

(4) Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

The Applicant currently enjoys the use of the property as a single-family residential dwelling with common accessory structures, which are common permitted uses within the HHDR Zoning District. The Applicant wishes to demolish a later addition to the existing residence and construct a new two-story addition, as has been similarly requested and approved without variances at similar residential dwellings in the same zoning district. However, denial of the requested variance would not deprive the Applicant of rights commonly enjoyed by other properties in the HHDR Zoning District. NOT IN COMPLIANCE.

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

The proposed development could be designed in a way so as to reduce or eliminate the requested variances. Furthermore, the Applicant currently has reasonable use of the land, building and structures prior to the proposed development. NOT IN COMPLIANCE.

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

Due to not being in compliance with all of the standards for considering variances, the granting of the requested variances would be injurious to the area involved and otherwise detrimental to the public interest. NOT IN COMPLIANCE.

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

The Applicant has not used existing nonconforming uses of other property in the HHDR Zoning District or permitted uses of property in other zoning districts as the grounds for approval of the requested variances. IN COMPLIANCE.

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

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

Pursuant to Code Section 90-395(b), the Planning Board shall make factual findings regarding the following:

- (1) That the standards established by Code Section 90-395 have been met by the applicant for a variance.**

The standards for the granting of variances established by Code Section 90-395 have not all been met by the Applicant.

- (2) 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.**

Staff has been contacted by concerned residents and property owners near the property, but has not yet received any written objections. As of the writing of this report, staff is not aware of any "good neighbor" attempts by the applicant to contact concerned neighbors.

Recommendation:

Based on the above analysis of the standards for considering variances established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the requested variance be **DENIED**. However, if the Planning Board approves the requested variance, the Planning Department recommends the following conditions:

General Conditions:

1. The proposed development shall be consistent with the signed and sealed plans dated November 12, 2014 by Anthony D. Sarno, Registered Architect.
2. A fire sprinkler system shall be installed and maintained throughout the entire building as approved by the City Fire Marshall.
3. Existing trees shall be protected during construction. Tree permits shall be obtained as required.

Conditions required to be completed prior to issuance of a building permit:

4. The owner shall obtain Certificates of Appropriateness for the proposed development.

Draft Resolution

**PLANNING BOARD
RESOLUTION NO. 2014-**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS A REQUEST FOR VARIANCES TO MINIMUM SIDE SETBACKS AND THE MINIMUM REAR SETBACK FOR THE CONSTRUCTION OF A NEW SECOND-FLOOR ADDITION AND RENOVATION OF AN EXISTING RESIDENCE ON PROPERTY LOCATED AT 732 POORHOUSE LANE (RE # 00019490-000000; AK # 1020176) IN THE HISTORIC HIGH DENSITY RESIDENTIAL (HHDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395 AND 122-630(6) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA

WHEREAS, the applicant proposes demolish the later rear additions of an existing single-family residential dwelling and construct a new two-story addition to the rear of the remaining house on property located at 732 Poorhouse Lane (RE # 00019490-000000; AK # 1020176); and

WHEREAS, the existing development is nonconforming to maximum building coverage, maximum impervious surface, minimum side setbacks and minimum rear setback, and the property is currently nonconforming to the minimum lot width and minimum lot size within the Historic High Density Residential (HHDR) Zoning District; and

WHEREAS, Section 122-630 of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that the minimum side setback is five (5) feet and the minimum rear setback is 20 feet; and

WHEREAS, the proposed southwest side setback is 2'-10", the proposed northeast side setback is 3'-7", and the proposed rear setback is 17'-4"; and

_____ Chairman
_____ Planning Director

WHEREAS, the applicant requests variances to the minimum side setbacks and the minimum rear setback; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on November 20, 2014; and

WHEREAS, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

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

WHEREAS, the Planning Board finds that granting the variances requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and

WHEREAS, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

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

WHEREAS, the Planning Board finds that the granting of the variances 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; and

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

WHEREAS, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

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

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

Section 2. An approval by Resolution of the Key West Planning Board for variances to allow the construction of construction of a new second-floor addition and renovation of an existing residence per the attached signed and sealed plans dated November 12, 2014 by Anthony D. Sarno, Registered Architect, on property located at 732 Poorhouse Lane (RE # 00019490-000000; AK # 1020176) in the HHDR Zoning District pursuant to Sections 90-395 and 122-630(6) of the City of Key West Land Development Regulations with the following conditions:

General Conditions:

1. The proposed development shall be consistent with the signed and sealed plans dated November 12, 2014 by Anthony D. Sarno, Registered Architect.
2. A fire sprinkler system shall be installed and maintained throughout the entire building as approved by the City Fire Marshall.

3. Existing trees shall be protected during construction. Tree permits shall be obtained as required.

Conditions required to be completed prior to issuance of a building permit:

4. The owner shall obtain Certificates of Appropriateness for the proposed development.

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

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

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

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

Section 7. This Resolution is subject to appeal periods as provided by the City of Key

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

Read and passed on first reading at a regularly scheduled meeting held this ____ day of _____, 2014.

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

Richard Klitenick, Planning Board Chairman

Date

Attest:

Donald Leland Craig, AICP, Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman
_____ Planning Director

Application

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



Variance Application

Please completely fill out this application and attach all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3720 to schedule an appointment with a Planner.

Please print or type a response to the following:

1. Site Address 732 Poorhouse Lane, Key West, Florida 33040
2. Name of Applicant Anthony D. Sarno - k2m Design, Inc.
3. Applicant is: Owner _____ Authorized Representative X
4. Address of Applicant 1001 Whitehead Street, Suite 101
Key West, Florida 33040
5. Phone # of Applicant 305.292.7722 Mobile# 305.395.2846
6. E-Mail Address asarno@k2mdesign.com
7. Name of Owner, if different than above Stephen Bayne
8. Address of Owner 732 Poorhouse Lane, Key West, Fl 33040

9. Phone # of Owner 734.647.9396
10. Email Address sbayne@umich.edu
11. Zoning District of Parcel HHDR RE# 00019490-000000
12. Description of Proposed Construction, Development, and Use
This variance submission includes a rear and side yard setbacks improving the existing
conditions and to re-up the existing site conditions. The existing house will be
reconfigured, retaining the front story and a half structure with a reconstructed two story
addition at the rear.

13. List and describe the specific variance(s) being requested:
We are requesting approval to re-up the existing site conditions and a rear and side yard setbacks
to accommodate the second floor addition. The second floor addition is still improving
the existing condition of the rear and side yard setbacks.

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



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

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

15. Is Subject Property located within the Historic District? Yes No
 If Yes, attach HARC approval and approved site plans

Meeting Date N/A HARC Approval # _____
 (To be submitted after Variance approval, per current City of Key West guidelines.)

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



16. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes _____ No X If Yes, please describe and attach relevant documents

17. Will the work be within the dripline (canopy) of any tree on or off the property?

YES X NO _____

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

This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.

If the applicant would like additional information, electronic version of the City's Code of Ordinances can be found either through www.keywestcity.com, Planning Department archives or at www.municode.com. Once there, search Online Library/Florida/Key West/Chapter 122.

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



May 1, 2014

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

Re: 732 Poorhouse Lane
 Variance Application
 Site Data Table

PROJECT STATISTICS:				
	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUESTED
ZONING	HHDR			
FLOOD ZONE	AE (6'-0")			
SIZE OF SITE	4,000 SF	2,400 SF		
HEIGHT	30'-0"	18'-9"	24'-6"	NONE
SETBACK 1: FRONT	10'-0"	11'-10"	11'-10"	NO CHANGE
SETBACK 2: SIDE SETBACK	5'-0"	1'-6"	2'-9"	IMPROVING
HOUSE	5'-0"	1'-6"	2'-9"	IMPROVING
POOL	5'-0"	N/A	5'-0"	NONE
SETBACK 3: SIDE SETBACK	5'-0"	0'-0"	1'-4"	IMPROVING
SETBACK 4: REAR SETBACK	20'-0"	0'-0"	15'-6"	VARIANCE OF 4'-6" INCREASE TO THE REAR YARD SETBACK
FLOOR AREA RATIO	1.0	.50 (1,211.5 SF)	.63 (1,515.75 SF)	NONE
FIRST FLOOR		.39 (934 SF)	.36 (878.5 SF)	NONE
SECOND FLOOR		.11 (277.5 SF)	.27 (637.25 SF)	NONE
BUILDING COVERAGE	50% (1,160.25 SF)	60% (1,448.5 SF)	54% (1,306.5 SF)	VARIANCE OF A 4% INCREASE TO THE ALLOWABLE BUILDING COVERAGE
IMPERVIOUS SURFACE	60% (1,392.3 SF)	94% (2,267 SF)	65% (1,561 SF)	VARIANCE OF A 5% INCREASE TO THE ALLOWABLE IMPERVIOUS SURFACE

BUILDING RELATIONSHIPS BASED ON TRUST AND RESULTS.

May 01, 2014

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

Re: 732 Poorhouse Lane
Variance Application
Standards for Considering Variances

- 1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.**
Response: Pre-Existing conditions do not conform to requirements for new construction. Proposed construction does not change non-conforming setbacks. Existing building coverage and impervious surfaces are decreased bringing the property closer to code requirement. FAR is increased, but remains under the 1.0 ratio required by code.
- 2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.**
Response: The requested variance to the rear and side yard setback to provide a more functional outdoor space creating a more unified exterior. The requested variance for the building coverage and impervious surface will create a more usable space while bringing the property into more compliance with code. The conditions requiring these requests are not created by the applicant and are inherited from the limited existing site and building location on the site.
- 3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.**
Response: HMMDR Zone is one of the oldest areas of Key West with multiple properties as non-compliant related to lot size, FAR, Setbacks, and impervious surface.
- 4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.**
Response: Proposed improvements are consistent with neighboring properties.
- 5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.**
Response: Footprint of existing structure is being reduced and the 2-story rear reconstruction is to allow code compliant living space on this narrow lot.

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

Response: Proposed improvements are consistent with neighboring structures as to: density, mass, scale, and setbacks.

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

Response: No single property is utilized as a basis of this request; proposal is consistent with HHDR zone as a whole.

May 1, 2014

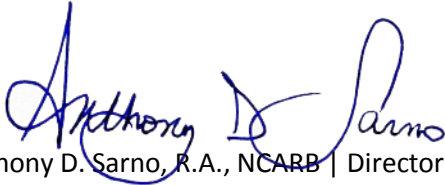
City of Key West
3140 Flagler Avenue
Key West, Florida 33040
Attn: Don Craig, Planning Director

Re: 732 Poorhouse Lane
Variance Application – Photo Documentation

Dear Mr. Craig,

The following photographs represent the current building and neighborhood conditions at 732 Poorhouse Lane. These are included with our application to clarify the existing conditions during the project review and approval process.

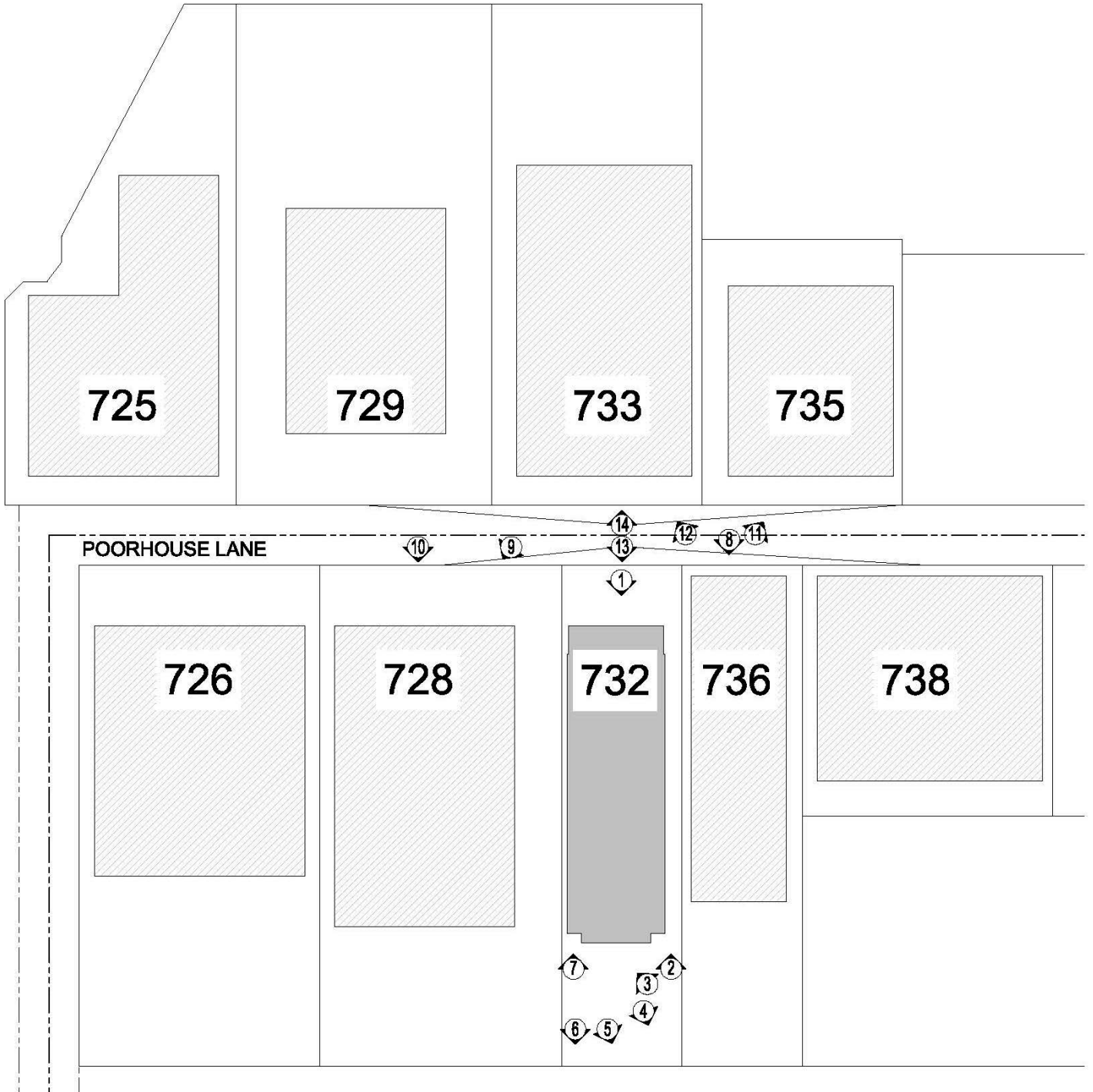
Best regards,



Anthony D. Sarno, R.A., NCARB | Director of Key West

Current Conditions
732 Poorhouse Lane

Site Map Key

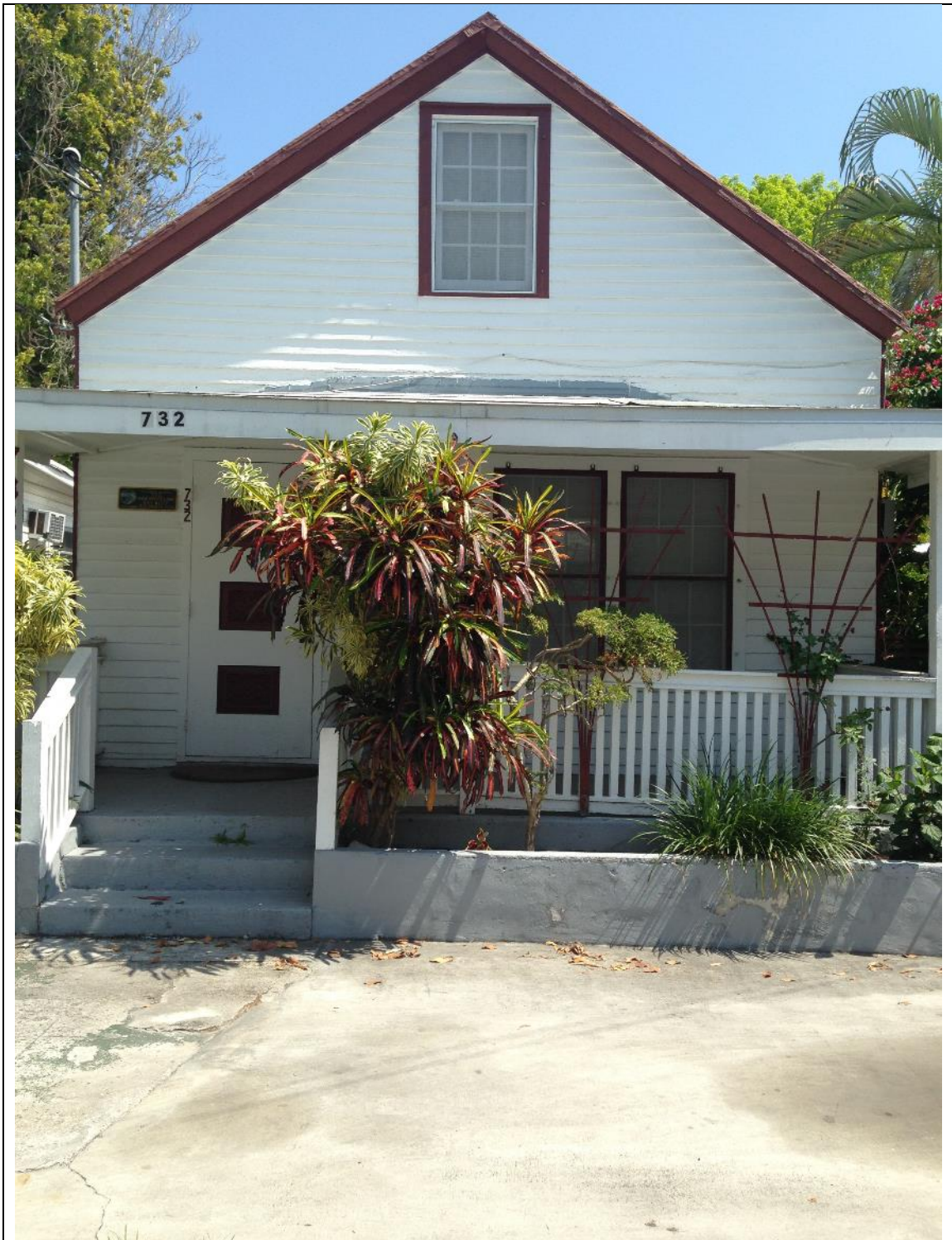


Historic Photo
732 Poorhouse Lane



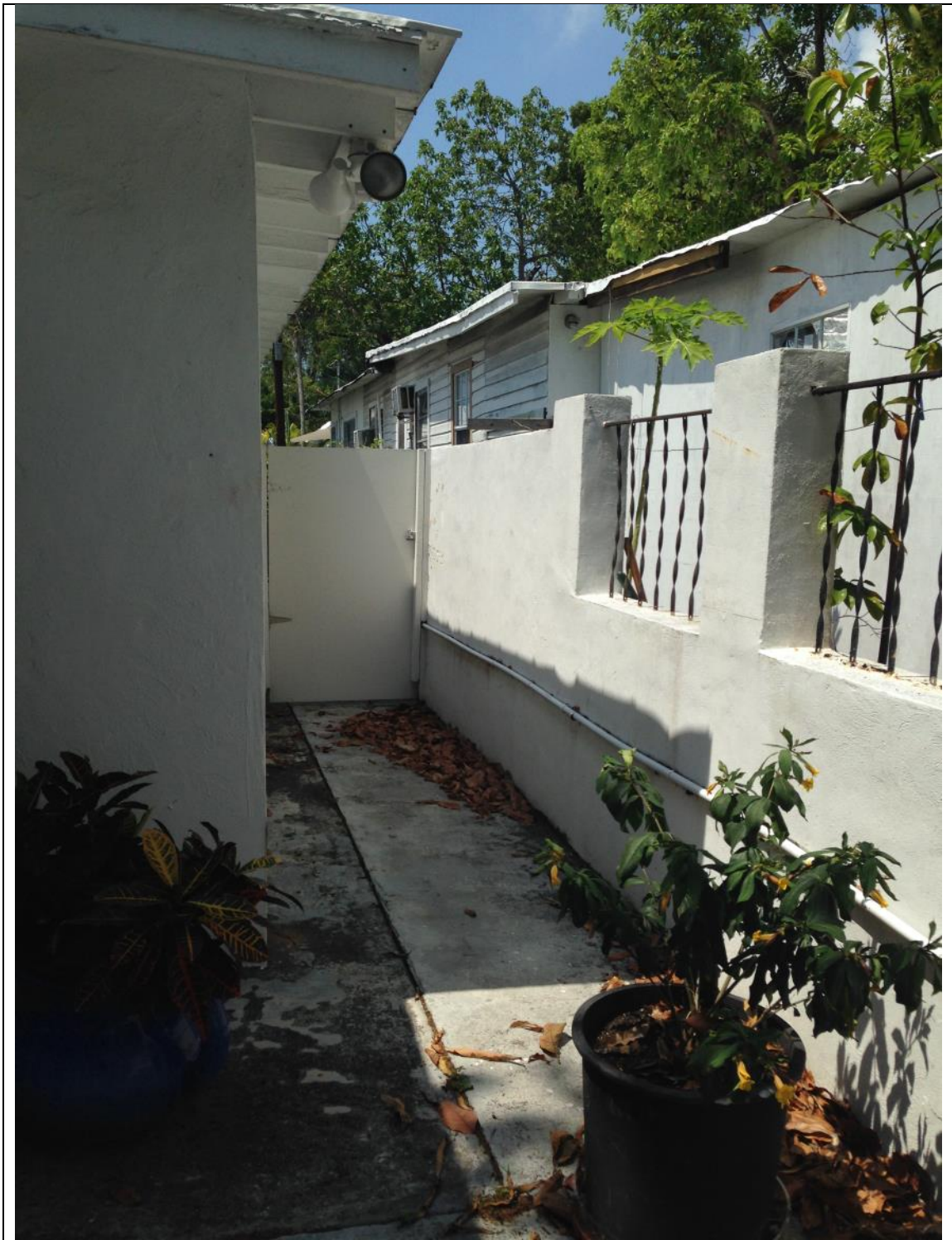
Historic Photo Documentation c. 1948 - Illustrating original wood porch and elongated historic windows.

Current Conditions
732 Poorhouse Lane



1. 732 Poorhouse Lane. View from the street.

Current Conditions
732 Poorhouse Lane



2. 732 Poorhouse Lane.

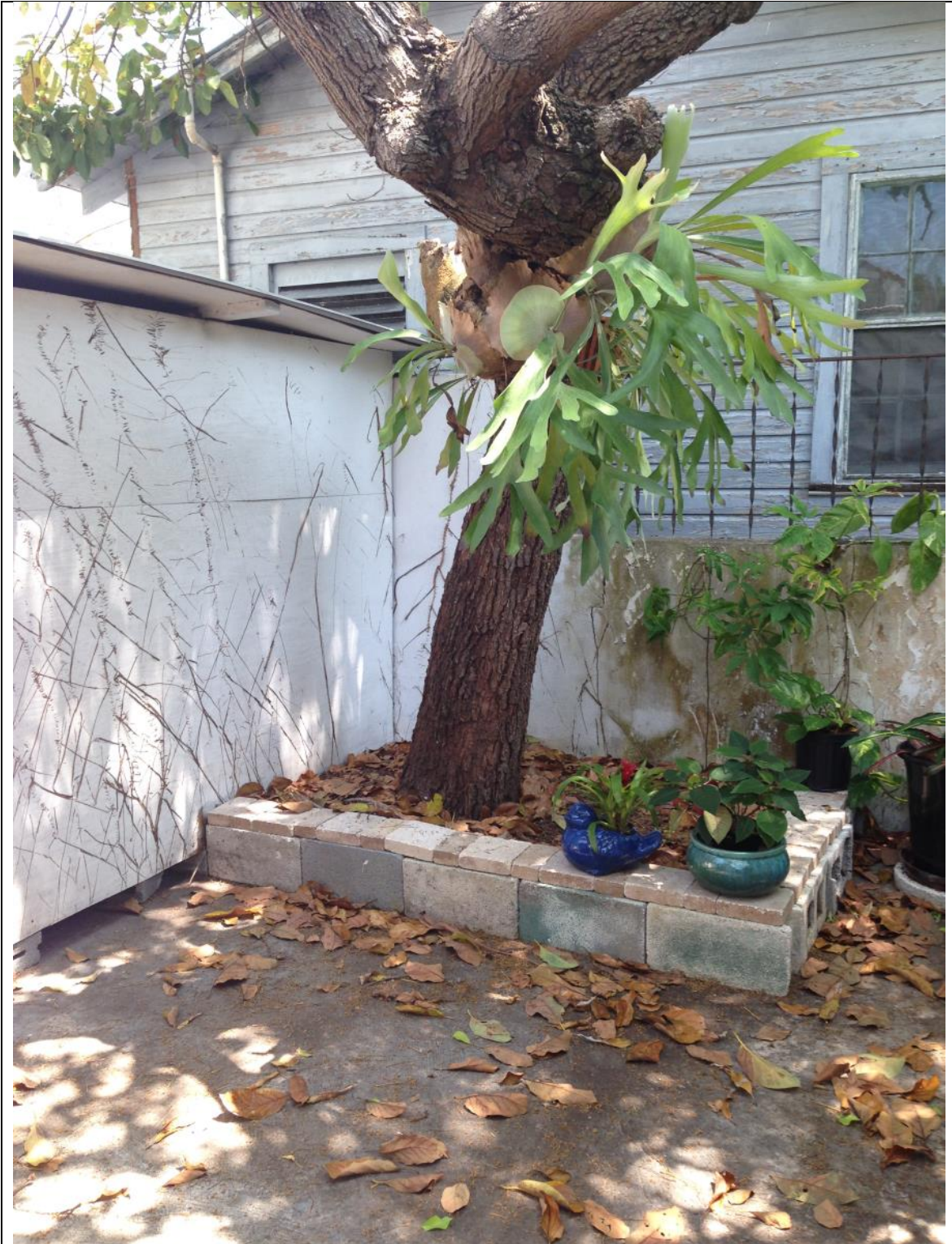
Current Conditions
732 Poorhouse Lane



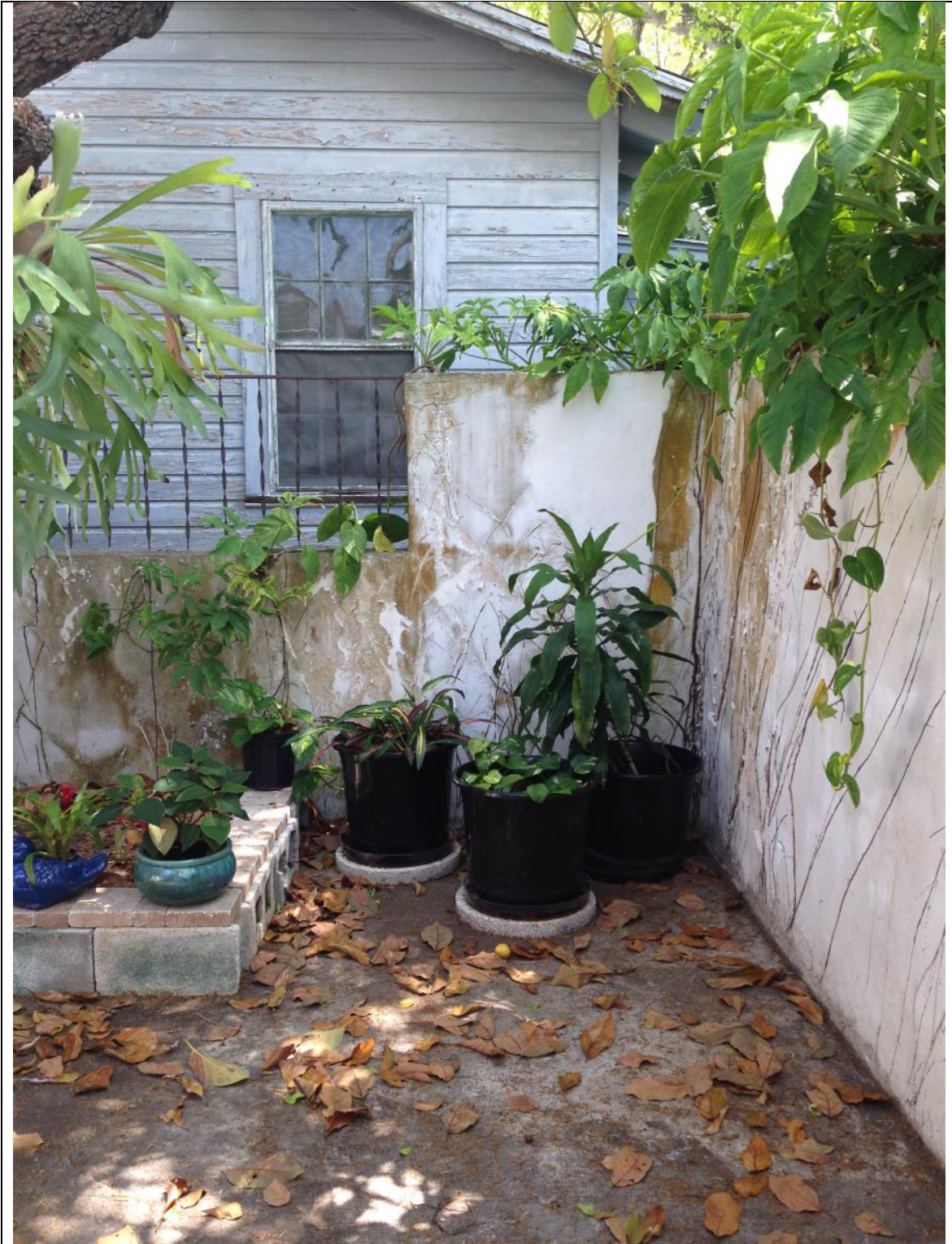
3. 732 Poorhouse Lane



4. 732 Poorhouse Lane

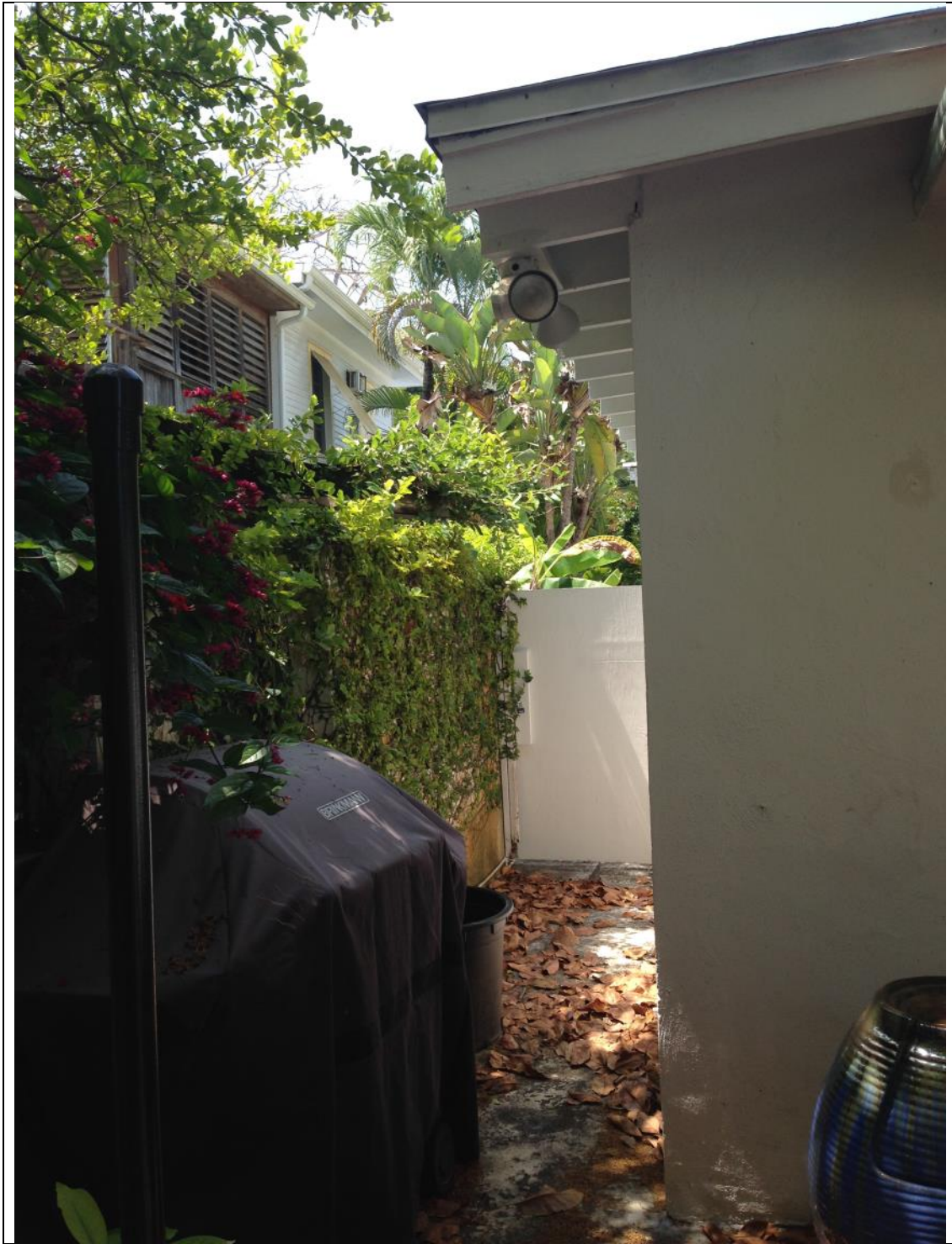


5. 732 Poorhouse Lane- Existing Tree to Remain

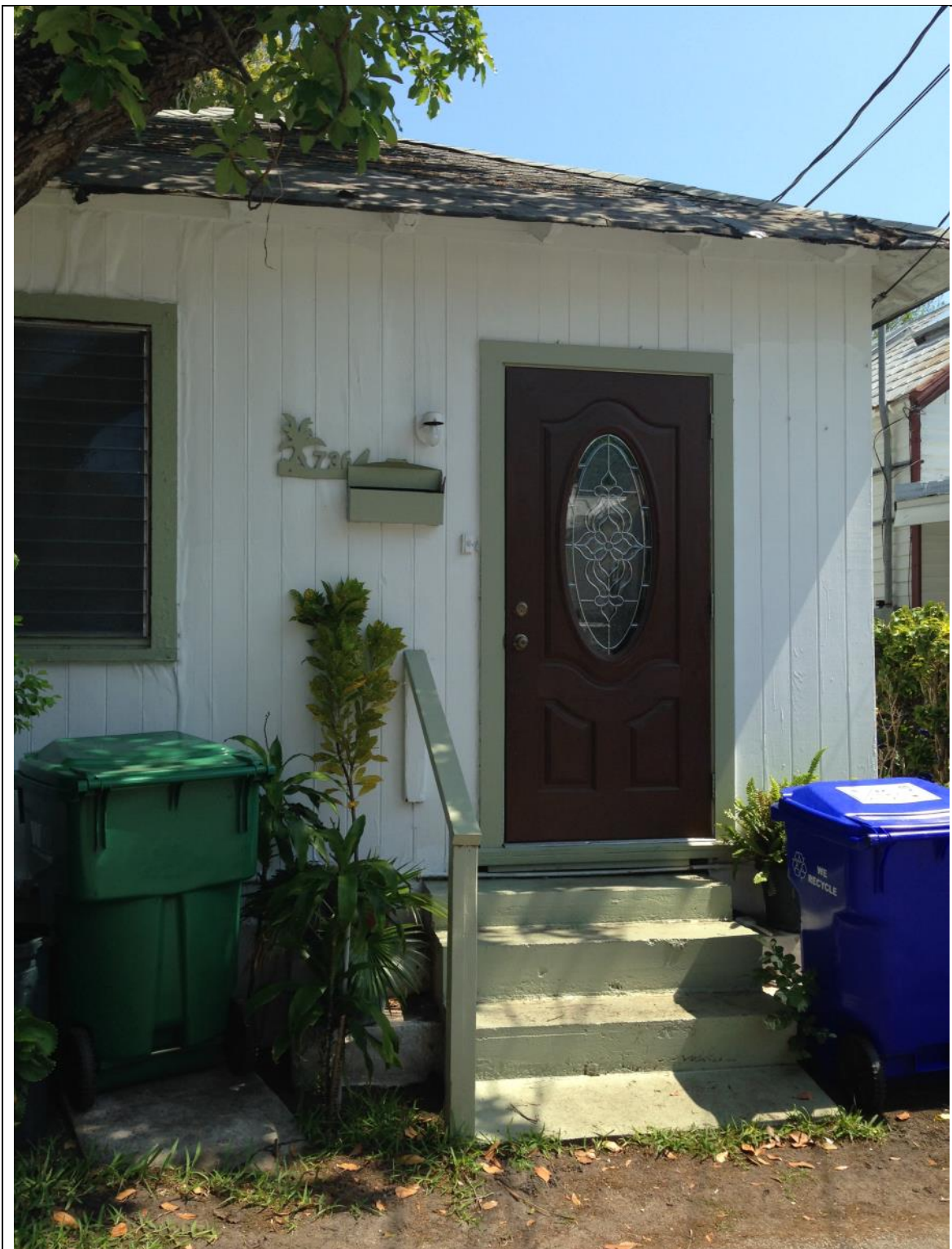


6. 732 Poorhouse Lane

Current Conditions
732 Poorhouse Lane



7. 732 Poorhouse Lane



8. 736 Poorhouse Lane

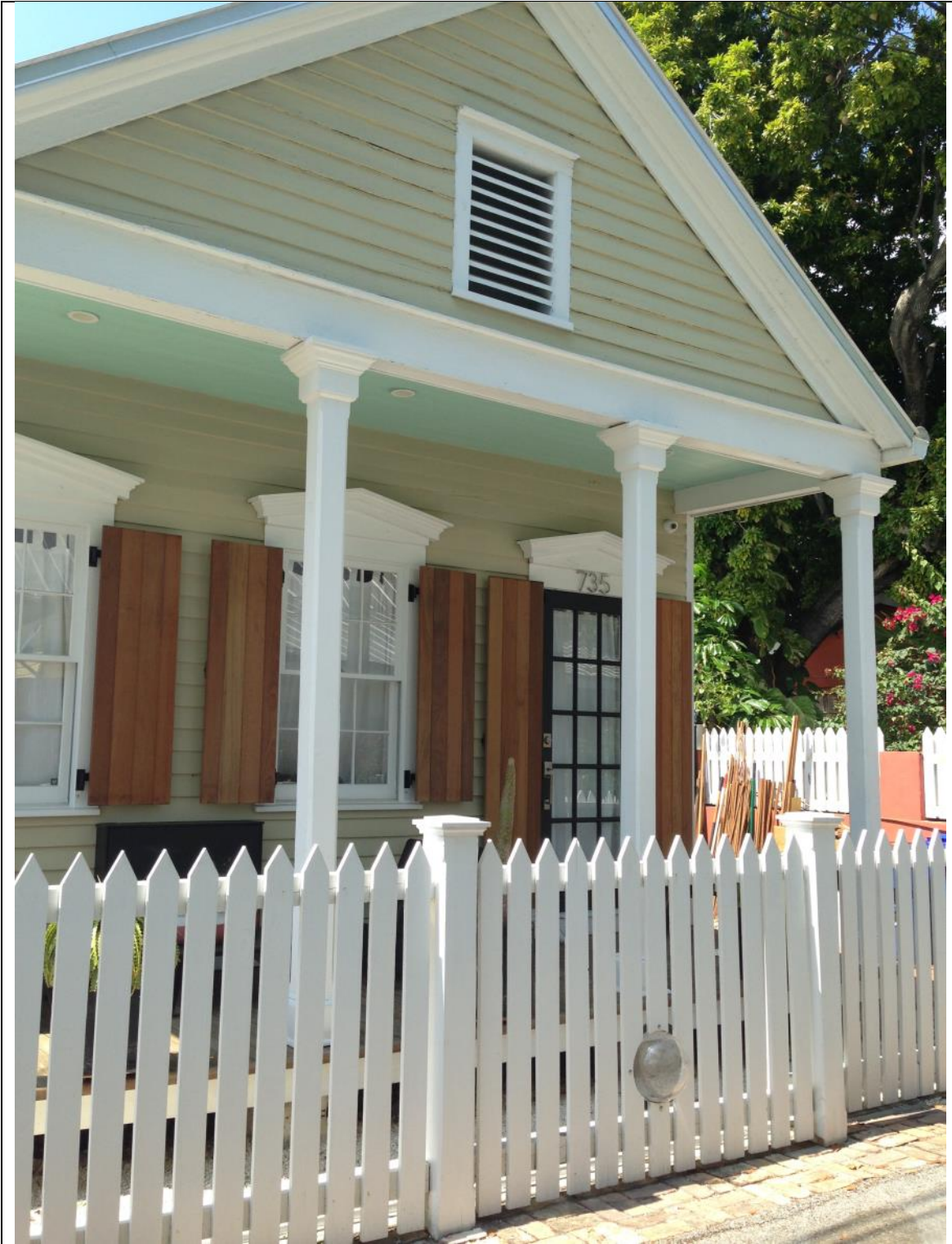
Neighborhood Conditions
Poorhouse Lane



9. 728 Poorhouse Lane



10. 728 Poorhouse Lane



11. 735 Poorhouse Lane



12. 733 Poorhouse Lane



13. Poorhouse Lane Panorama- Street View Looking at 732 Poorhouse Lane.



14. Poorhouse Lane Panorama- Street view looking opposite of 732 Poorhouse Lane.

Authorization Form

City of Key West
Planning Department



Authorization Form
(Individual Owner)

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

I, Stephen C. Bayne and Sharon K. Grayden authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

Anthony D. Sarno of K2M Design, Inc.
Please Print Name of Representative

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

Stephen C. Bayne
Signature of Owner

Sharon K. Grayden
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 18 April 2014 by
date

Susan Paveur Koehler
Name of Authorized Representative

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

Susan Paveur Koehler
Notary's Signature and Seal

SUSAN PAVEUR KOEHLER
Notary Public, State of Michigan
Name of Acknowledging Party printed or stamped
County of Washtenaw
My Commission Expires 08-01-2019
Acting in the County of Washtenaw
Commission Number, if any



Verification Form

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an individual)

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

732 Poorhouse Lane, Key West, Florida 33040
Street address of subject property

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

ADJ
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this May 1, 2014 by
date

Anthony D. Sarno
Name of Authorized Representative

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

Kevin C Leander
Notary's Signature and Seal

KEVIN C LEANDER
Name of Acknowledger typed, printed or stamped



EE 860719
Commission Number, if any

Deed

Prepared by and return to:
Chicago Title Servicelink Div.
4000 Industrial Blvd
Aliquippa, Pa 15001

07/11/2013 2:40PM
DEED DOC STAMP CL: Krys \$3,429.30

File Number:
Will Call Number:

Doc# 1941249
Bk# 2639 Pg# 75

(Space Above This Line For Recording Data)

Special Warranty Deed

This Special Warranty Deed made this June 13 2013 between **US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ADJUSTABLE RATE MORTGAGE TRUST 2006-2, ADJUSTABLE RATE MORTGAGE-BACKED PASS THROUGH CERTIFICATES, SERIES 2006-2**, whose address is **8480 Stagecoach Circle Frederick MD 21701** grantor, and **Stephen Bayne and Sharon Grayden, Husband and Wife as joint tenants with the right of survivorship**, whose address is **732 Poorhouse Ln, Key West, FL 33040**, 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 **Four Hundred Eighty Nine Thousand Nine Hundred Dollars and Zero Cents (\$489,900.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's successors, heirs and assigns forever, the following described land, situate, lying and being in **Monroe County, Florida**, to-wit:

All that certain parcel of land situate in the County of Monroe, State of Florida, being known and designated as follows:

On the Island of Key West and known on William A. Whitehead's map delineated in February 1829, as part of Tract 5, but more particularly described as follows: Commencing at a point on an alleyway on the Southwest side of Windsor Lane, distant from the corner of said alleyway and Windsor Lane, 124 feet; and running thence in a Southwesterly direction 24 feet; thence at right angles in a Southeasterly direction 100 feet; thence at right angles in a Northeasterly direction 24 feet; thence at right angles in a Northwesterly direction 100 feet to the point of beginning.

SUBJECT TO:

1. Taxes and assessments for the current calendar year and all subsequent years;
2. Zoning ordinances, restrictions, prohibitions and other requirements imposed by governmental authority;
3. Conditions, restrictions, reservations, limitations and easements of record, if any, but this reference shall not operate to reimpose same;

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 specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, GRANTOR has signed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

****POA RECORDED – 09/03/2010 Doc #1804455 Book 2481 Page 2462****

**US BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR ADJUSTABLE RATE
MORTGAGE TRUST 2006-2, ADJUSTABLE
RATE MORTGAGE-BACKED PASS
THROUGH CERTIFICATES, SERIES 2006-2,
by Wells Fargo Bank, N.A. as attorney in fact**

By:  _____

Name: TAMARA A STONE

Its: Vice President Loan Documentation

Witness: [Signature]

Name: Shakira Fodorin

Witness: [Signature]

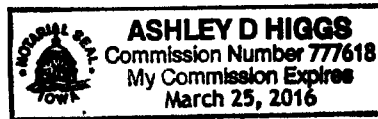
Name: Joyne Hatcher

State of Iowa

County Dallas

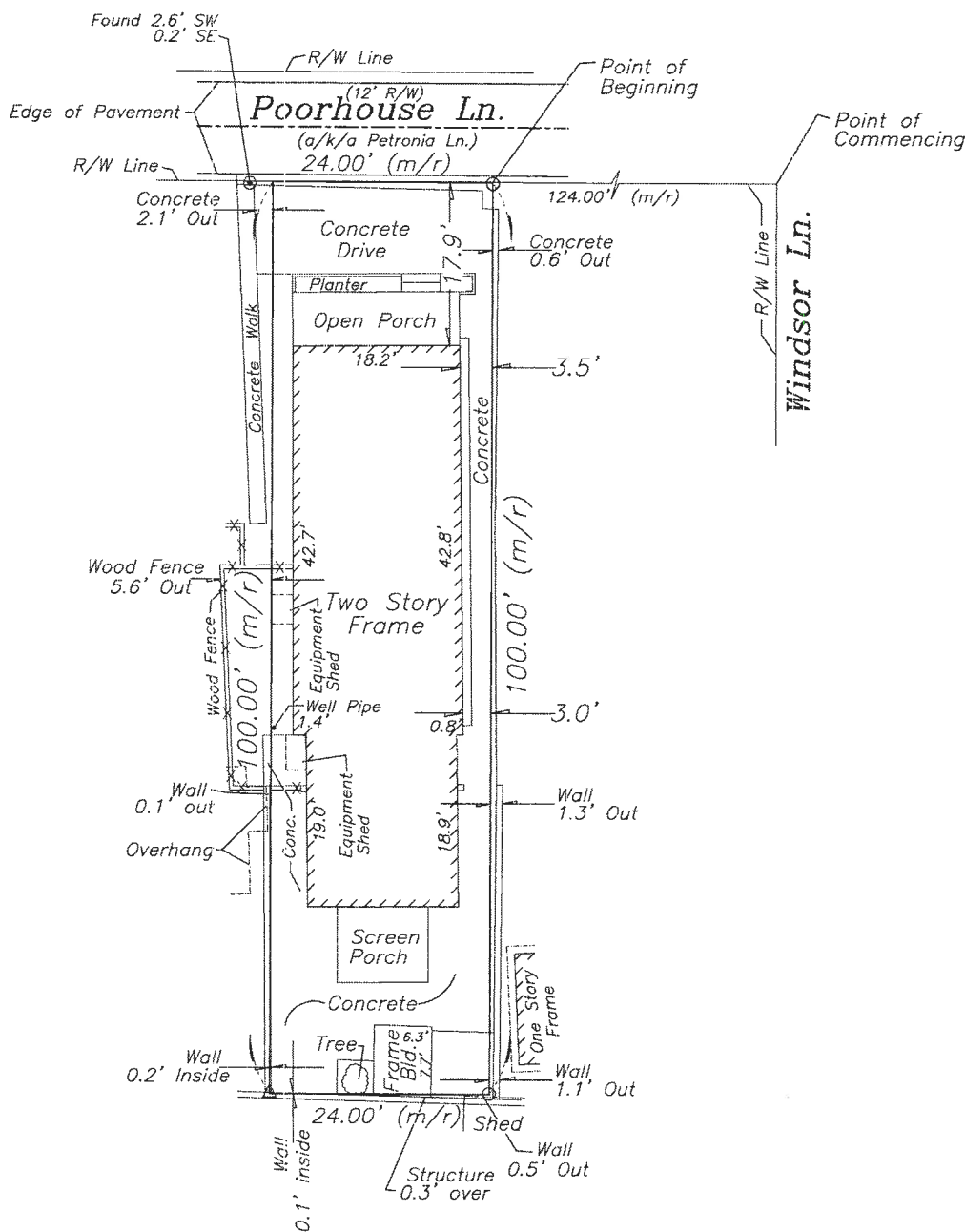
On this 13 day of June, A.D., 2013, before me, a Notary Public in and for said county, personally appeared Tamara A Stone, to me personally known, who being by me duly sworn (or affirmed) did say that that person is UPCD (title) of said Wells Fargo Bank, N.A as attorney in fact for **US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ADJUSTABLE RATE MORTGAGE TRUST 2006-2, ADJUSTABLE RATE MORTGAGE-BACKED PASS THROUGH CERTIFICATES, SERIES 2006-2**, by authority of its board of (directors or trustees) and the said(officer's name) Tamara A Stone acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Ashley D Higgs (Signature)
Notary Public



Survey

Boundary Survey Map of part of Tract 5, Island of Key West, Florida



LEGEND

- ⊙ Found 1/2" Iron Pipe (FHH)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- Conc. Concrete
- Bld. Building
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Power Lines

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 732 Poorhouse Lane, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Adjoiners are not furnished.
9. Date of field work: June 26, 2013
10. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: All that certain parcel of land situate in teh County of Monroe, State of Florida, being known and designated as follows:
On the Island of Key West and known on William A. Whitehead's map delineated in February 1829, as part of Tract 5, but more particularly described as follows:
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BOUNDARY SURVEY FOR: Sharon K. Grayden and Stephen Bayne;
Bank of America, N.A.;
Service Link;
Chicago Title Insurance Company;

J. LYNN O'FLYNN, INC.

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

June 27, 2013

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

Plans

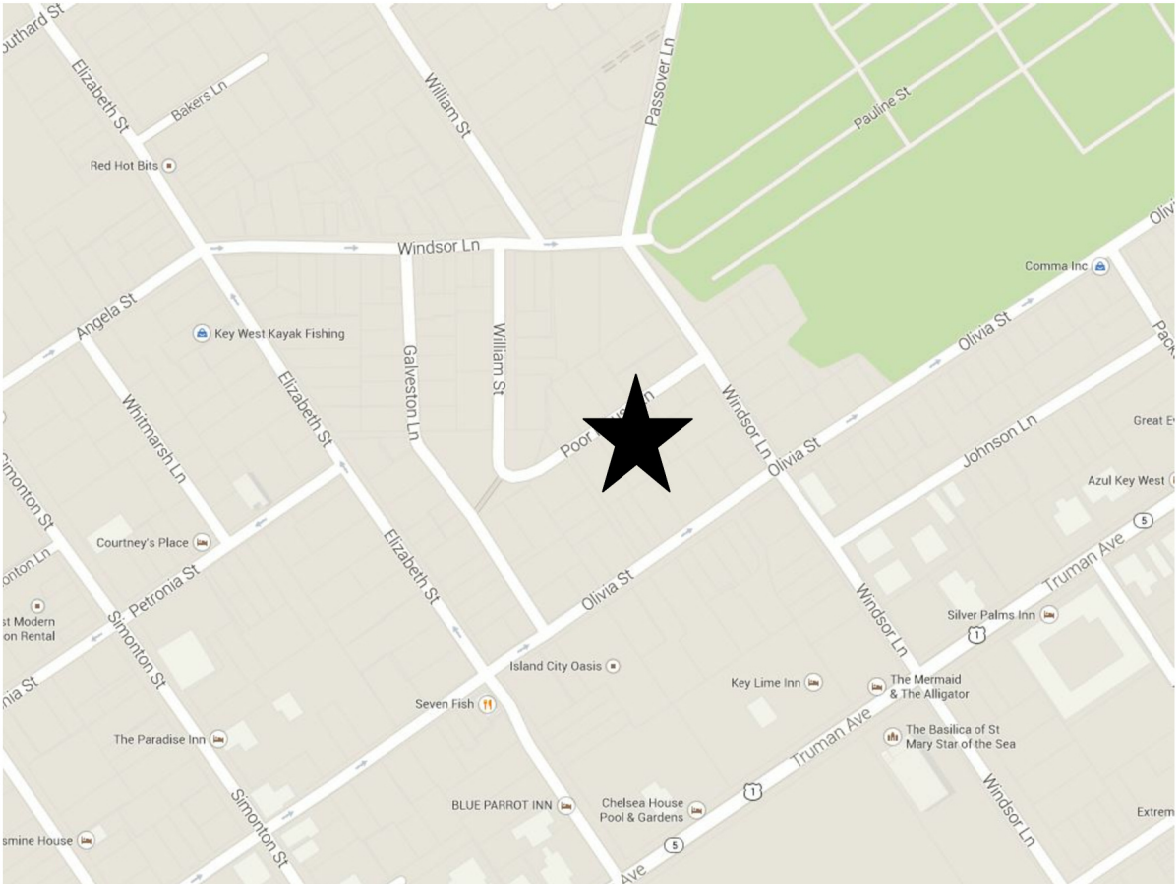
BAYNE GRAYDEN RESIDENCE

732 POORHOUSE LANE, KEY WEST, FLORIDA 33040

VARIANCE SUBMISSION

MAY 01, 2014

Anthony D. Sarno
November 12, 2014

<p>DESIGN TEAM</p> <p><u>ARCHITECT:</u> k2m Design, Inc. Anthony D. Sarno, RA 1001 Whitehead Street, Suite 101 Key West, Florida 33040 305.292.7722</p>	<p>DRAWING INDEX</p> <p><u>GENERAL</u></p> <p>A0.1.1 COVER SHEET WITH DRAWING INDEX, CODE INFORMATION, LOCATION MAP, & SCOPE OF WORK</p> <p><u>ARCHITECTURAL</u></p> <p>AE1.0.1 SITE SURVEY COPY AE1.1.1 EXISTING SITE PLAN AE2.1.1 EXISTING FIRST FLOOR PLAN AE3.1.1 EXISTING EXTERIOR ELEVATIONS AD2.1.1 DEMOLITION FIRST FLOOR PLAN AD3.1.1 DEMOLITION EXTERIOR ELEVATIONS A1.1.1 SITE PLAN A2.1.1 FLOOR PLANS A3.1.1 EXTERIOR ELEVATIONS</p>	
<p>LOCATION MAP</p>  <p>PROJECT LOCATION ★</p>	<p>CODE INFORMATION</p> <p><u>APPLICABLE CODES</u> 2010 FLORIDA RESIDENTIAL CODE</p> <p><u>STRUCTURAL CERTIFICATION</u> ALL NEW WORK DESIGNED TO MEET FLORIDA BUILDING CODE 2010 INCLUDING ASCE 7-10 WIND LOADS FOR 180 MPH, CATEGORY 1, EXPOSURE D, ENCLOSED STRUCTURE</p>	<p>SCOPE OF WORK</p> <p>PROJECT SCOPE OF WORK CONSISTS OF RECONFIGURATION OF THE EXTERIOR SPACE, RENOVATION OF THE EXISTING STRUCTURE FROM A ONE AND A HALF STORY BUILDING TO A RECONFIGURED STORY AND A HALF AT THE STREET WITH A TWO STORY RENOVATION AT THE REAR. IMPROVEMENTS TO THE EXISTING INTERIORS WILL INCLUDE LANDSCAPING, DECKING, AND AN INTEGRATED POOL WITH FENCING. ALTERATIONS MADE WILL CREATE A MORE UNIFIED AND FUNCTIONAL INDOOR AND OUTDOOR SPACE THAT ALIGNS WITH THE ADJACENT NEIGHBORHOOD AESTHETIC ALONG POORHOUSE LANE.</p> <p>THIS VARIANCE SUBMISSION INCLUDES A REAR YARD SETBACK VARIANCE TO CONSTRUCT AN IN-GROUND POOL AND TO RE-UP THE EXISTING SITE CONDITIONS. THE EXISTING STRUCTURE EXCEEDS ALLOWABLE SETBACKS ON BOTH SIDES AND IS ALMOST COMPLETELY IMPERVIOUS. UPON APPROVAL OF THIS VARIANCE APPLICATION, THE PROJECT WILL PROCEED FOR HARC APPROVAL TO ADDRESS THE FAÇADE IMPROVEMENTS OF STRUCTURE.</p>

**BAYNE GRAYDEN RESIDENCE
732 POORHOUSE LANE
VARIANCE APPLICATION**

K2M DESIGN

1001 Whitehead St., Suite 101, Key West, Florida 33040
Tel: 305-292-7722 | Fax: 305-292-2162
Email: info@k2mdesign.com
URL: www.k2mdesign.com
PROF. REG. AR95308

SUBMISSIONS
May 01, 2014 - Variance Application

Project No. 13 098	Phase: VARIANCE APPLICATION
-----------------------	--------------------------------

COVER SHEET

A0.1.1

DATE: May 01, 2014

©2014 by k2m Design, Inc.

PLOTTED: 11/12/2014 10:00 AM

Y:\Jobs\2014\13 098 - 732 Poorhouse Lane - Bayne Grayden Residence\Drawings\Arch\A01.dwg, 11/12/2014 10:00 AM, scale: 1"=0'-0", plot style: none

LEGEND

- Found 1/2" Iron Pipe (FHH)
Set #5 rebar w/cap (6298)
Found 1/2" Iron Rod (No ID)
Found Nail & Disc (PTS)
Set Nail & Disc (6298)
(M) Measured
(R) Record
(M/R) Measured & Record
C.B.S. Concrete Block Structure
Conc. Concrete
Bld. Building
R/W Right of Way
CLF Chain Link Fence
Centerline
Wood Utility Pole
Concrete Utility Pole
-P- Overhead Power Lines

NOTES:

- 1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 732 Poorhouse Lane, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Adjoiners are not furnished.
9. Date of field work: June 26, 2013
10. Ownership of fences is undeterminable, unless otherwise noted.

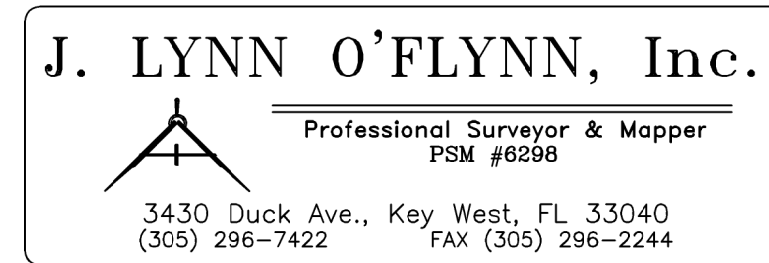
BOUNDARY SURVEY OF: All that certain parcel of land situate in teh County of Monroe, State of Florida, being known and designated as follows:
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BOUNDARY SURVEY FOR: Sharon K. Grayden and Stephen Bayne;
Bank of America, N.A.;
Service Link;
Chicago Title Insurance Company;

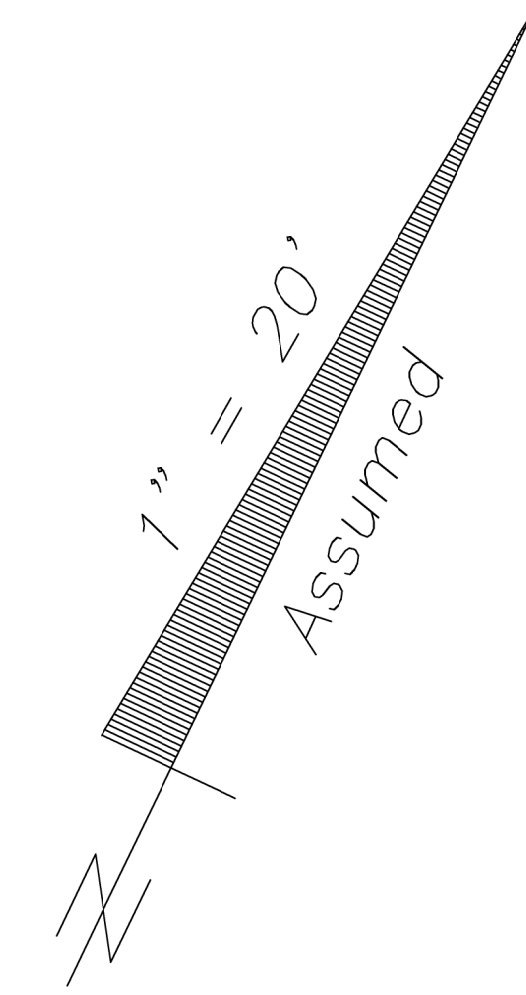
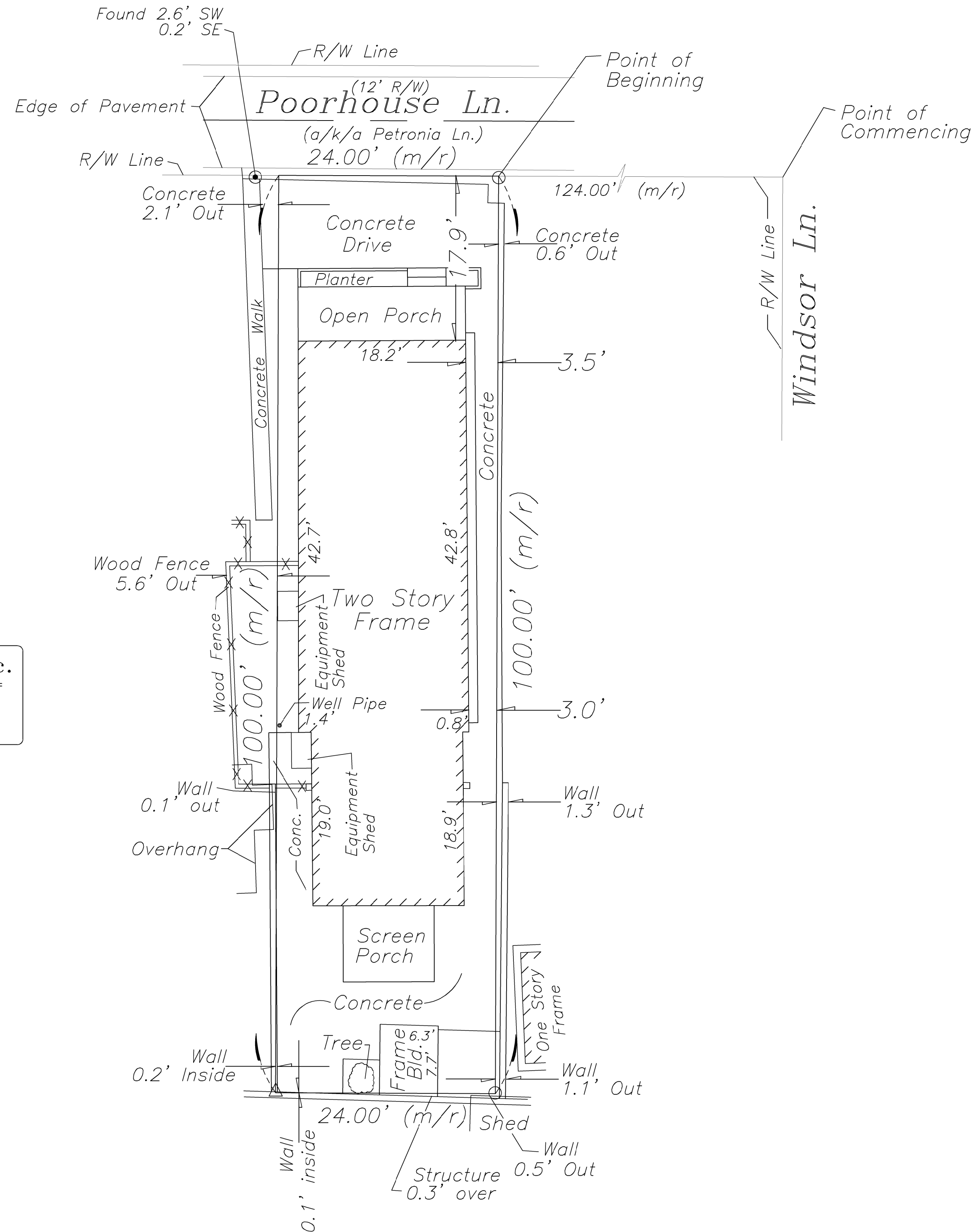
J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298
June 27, 2013

THIS SURVEY IS NOT ASSIGNABLE



Boundary Survey Map of part of Tract 5, Island of Key West, Florida



NOTE:

SURVEY COPY INCLUDED AS AN EXCERPT OF THE ORIGINAL DATED JUNE 27, 2013, SCALED AND ORIENTED TO ALIGN WITH THE PROJECT DRAWINGS.

ARCHITECT: K2M DESIGN
Architecture, Interior Design, Procurement, Owner Representation, Specialty Consulting
1001 Whitehead St., Unit 101 Key West, Florida 33040

Seal: Anthony D. Samo
November 12, 2014
Anthony D. Samo, License # AR95358
Expiration Date: February 28, 2015

Table with 2 columns: Revisions, Consultants. Multiple empty rows for recording changes and consultant names.

BAYNE GRAYDEN RESIDENCE
732 Poorhouse Lane, Key West, Florida 33040
RESIDENTIAL REDEVELOPMENT

Table with 2 columns: PLOTTED, Drawing Size, Project #, Drawn By, Checked By.

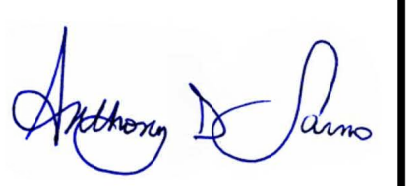
Title: SITE SURVEY COPY

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



SITE SURVEY COPY

SCALE: N.T.S.

Seal:

 November 12, 2014
 Anthony D. Samo, License # AR96358
 Expiration Date: February 28, 2015

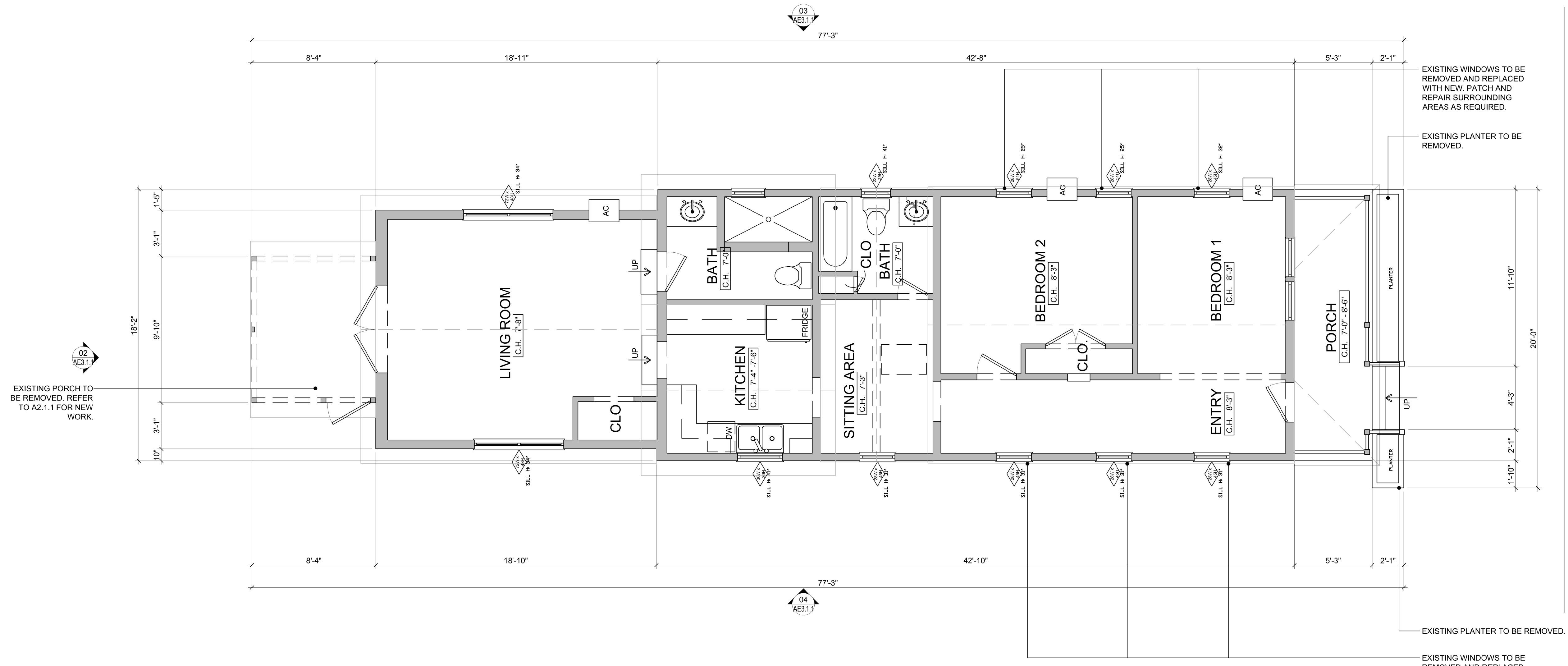
Consultants:

BAYNE GRAYDEN RESIDENCE
 732 Poorhouse Lane, Key West, Florida 33040
RESIDENTIAL REDEVELOPMENT

PLOTTED: 11/12/2014 10:08 AM
 Drawing Size: 24x36 Project #: 13 098
 Drawn By: KIMA Checked By: ADS

Title:
EXISTING FIRST FLOOR PLAN

Sheet Number:
AE2.1.1
 Date: May 1, 2014
 ©2014 by k2m Design, Inc.



01
 AE2.1.1
EXISTING FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



K:\WORK\2014\098 - 732 Poorhouse Lane - Bayne Grayden Residence\Working\AE2.1.1.dwg, 11/12/2014 10:08 AM, User: k2m, Plot: 1'-0" = 1/4", Medium, origin

Seal:

November 12, 2014
Anthony D. Sarno, License # AR86358
Expiration Date: February 28, 2015

Consultants:

Revisions:

BAYNE GRAYDEN RESIDENCE
732 Poorhouse Lane, Key West, Florida 33040
RESIDENTIAL REDEVELOPMENT

PLOTTED: 11/12/2014 10:09 AM

Drawing Size: 24x36
Project #: 13 098

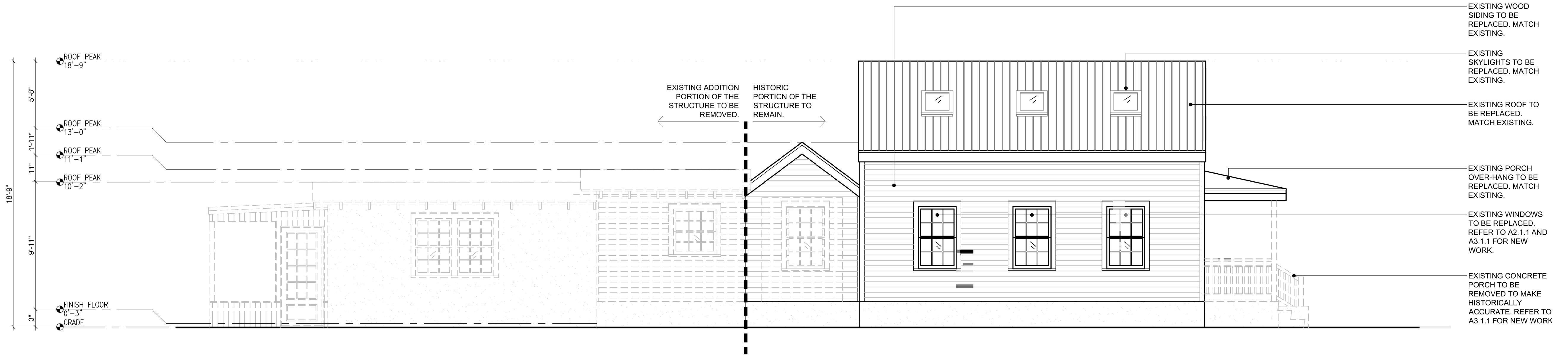
Drawn By: KMA
Checked By: ADS

Title:
DEMOLITION EXTERIOR ELEVATIONS

Sheet Number:

AD3.1.1

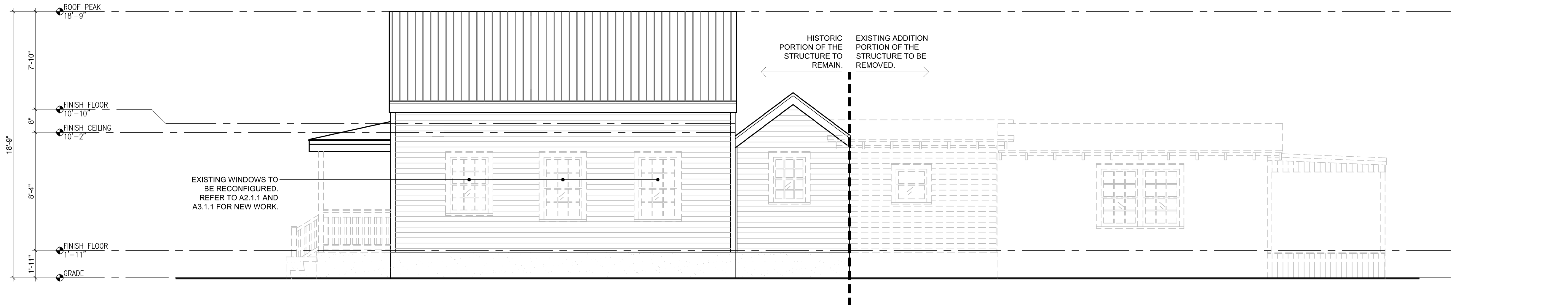
Date: May 1, 2014
©2014 by k2m Design, Inc.



DEMOLITION SIDE ELEVATION WEST FACADE

04
AD3.1.1

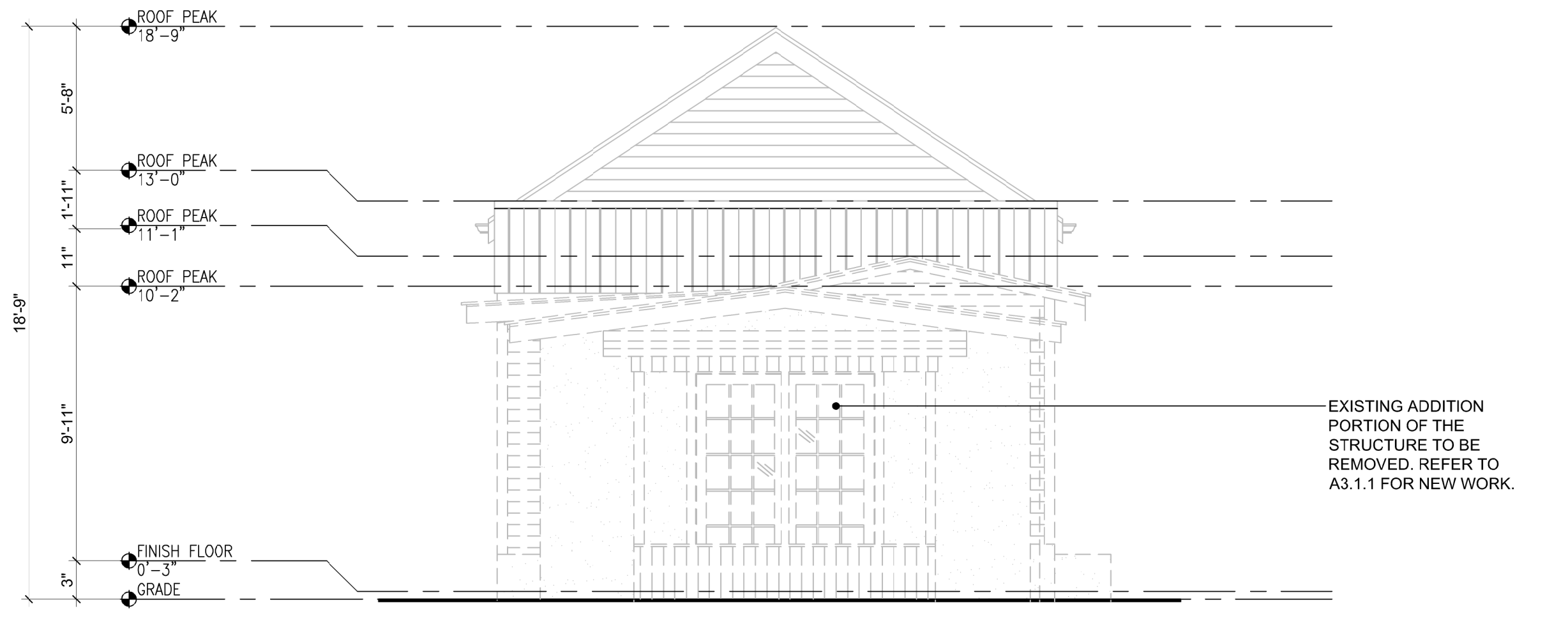
SCALE: 1/4" = 1'-0"



DEMOLITION SIDE ELEVATION EAST FACADE

03
AD3.1.1

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



DEMOLITION REAR ELEVATION NORTH FACADE

02
AD3.1.1

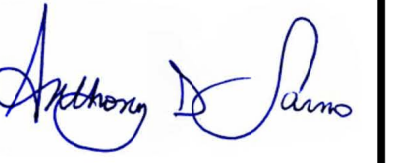
SCALE: 1/4" = 1'-0"



DEMOLITION FRONT ELEVATION SOUTH FACADE

01
AD3.1.1

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

Seal:


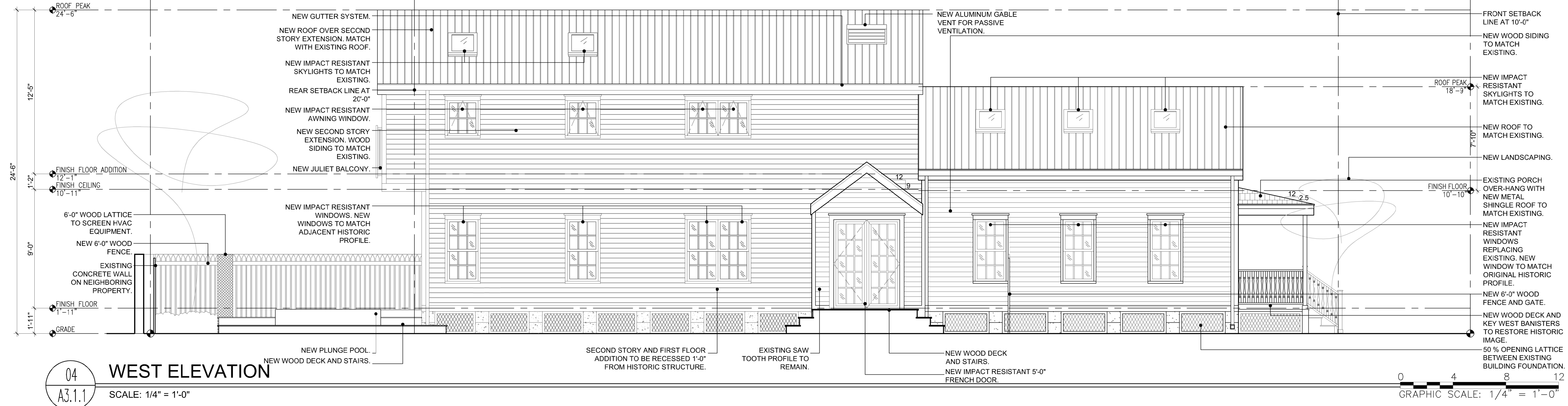
November 12, 2014
 Anthony D. Sarno, License # AR86358
 Expiration Date: February 28, 2015

Consultants:

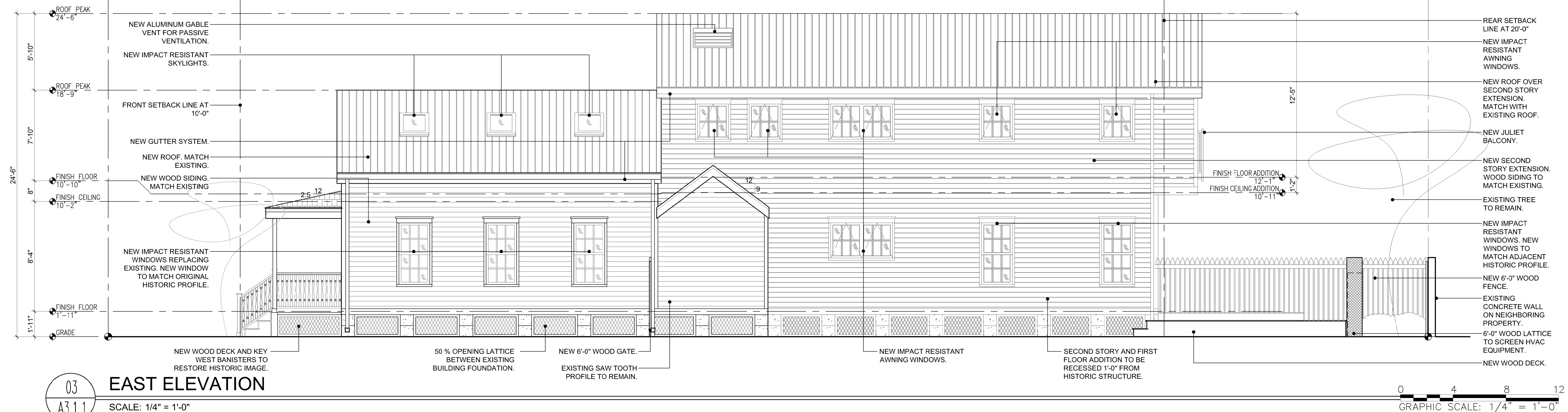
Revisions:

No.	Description

BAYNE GRAYDEN RESIDENCE
 732 Poorhouse Lane, Key West, Florida 33040
RESIDENTIAL REDEVELOPMENT



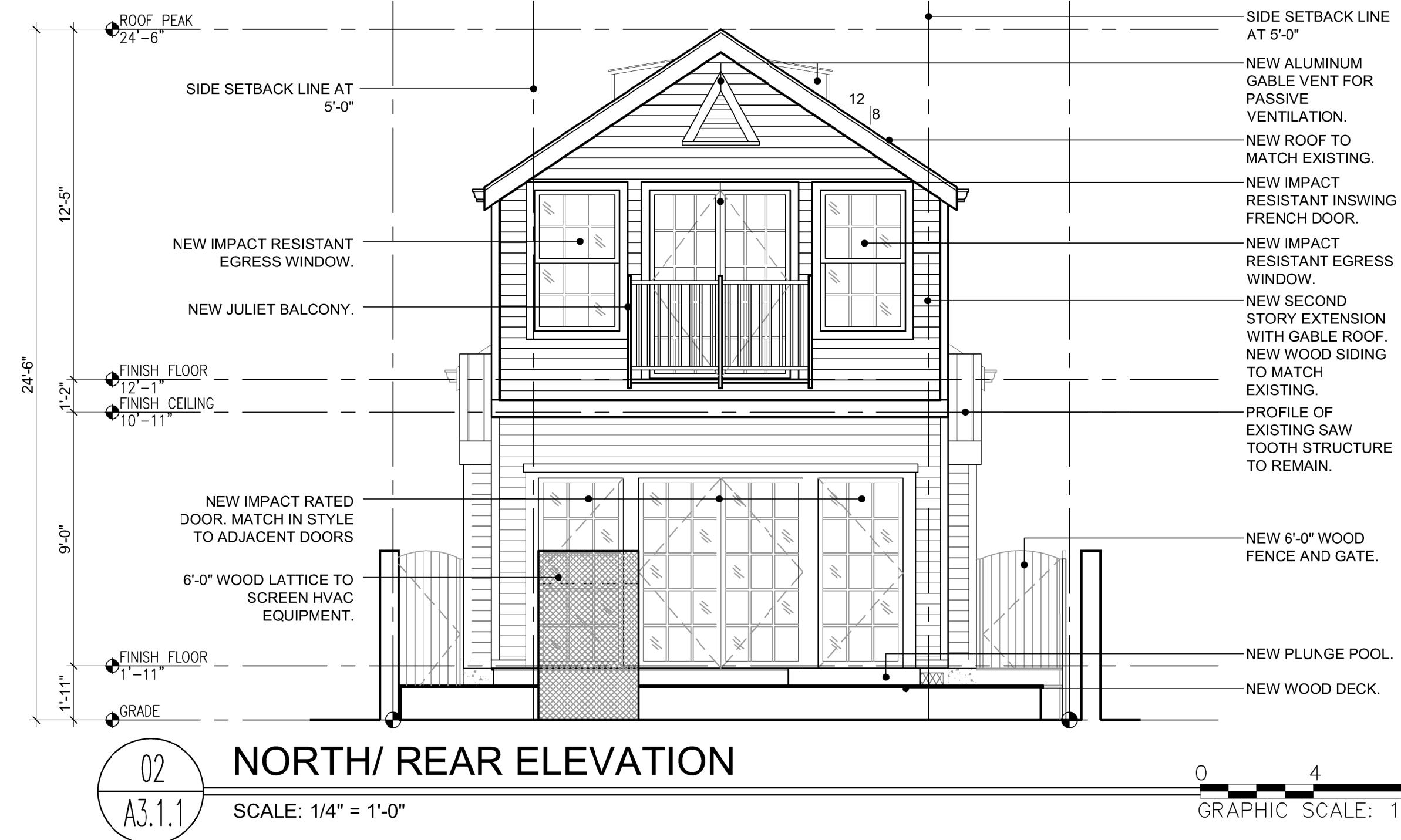
04 WEST ELEVATION
 A3.1.1 SCALE: 1/4" = 1'-0"



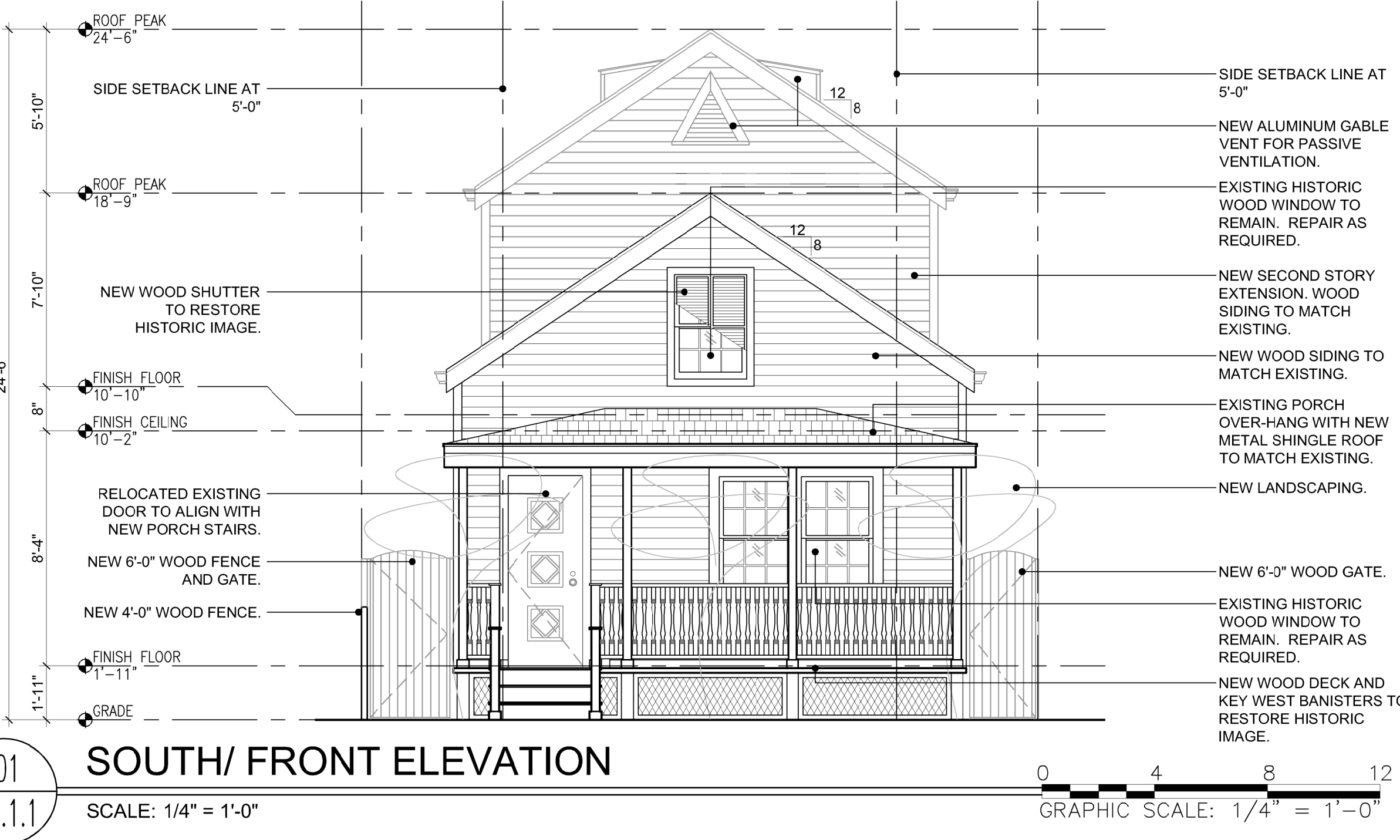
03 EAST ELEVATION
 A3.1.1 SCALE: 1/4" = 1'-0"



NOTE:
 INTERIOR TO HAVE RESIDENTIAL FIRE SUPPRESSION SYSTEM THROUGHOUT AS REQUIRED BY FIRE MARSHAL. SYSTEM TO BE INSTALLED WITH CONCEALED HEADS AND CONNECTIONS, COMPLIANT WITH NFPA 13 R.



02 NORTH/ REAR ELEVATION
 A3.1.1 SCALE: 1/4" = 1'-0"



01 SOUTH/ FRONT ELEVATION
 A3.1.1 SCALE: 1/4" = 1'-0"



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DRC Minutes/Comments

June 5, 2014 Minutes of the Development Review Committee

Administrative Variance request.

DRC MEMBER COMMENTS:

ART IN PUBLIC PLACES:

No comment

URBAN FORESTRY MANAGER:

Ms. DeMaria stated the property has several tree removal permits and even though the House was demolished, it appears the fence had been removed also. Existing red stopper tree on the property appears to have been damaged and may need to be replaced. There are numerous tall palm trees that may inhibit the placement of a modular.

HARC PLANNER:

Ms. Torregrosa stated she is concerned about the massive size of the building and requires elevations. She sees no Architectural details on the plans and manufacturer of the modular home. She inquired if the address would change and the applicant said it would become a 1430 Albury Street.

PLANNING DIRECTOR:

No comment.

ENGINEERING:

Ms. Ignaffo advised the site plans shows one (1) off-site parking space and requested the Applicant to provide a site plan showing the off-street parking space plan, including length and width dimensions, distance from the structure and fence, and curb cut details. She mentioned there were no identifiers for roof gutter downspouts leading into stormwater retention swale shown or rainwater management on the property.

FIRE DEPARTMENT:

Mr. Barroso stated the Fire Marshal had concerns with the lap pool and Life safety concerns with accessibility. Requested they contact the Fire office to set up a meeting for review of Albury Street access for the Fire Department's equipment has ample room to travel on the street.

KEYS ENERGY:

No objection.

- 6. Variance - 732 Poorhouse Lane (RE # 00019490-000000; AK # 1020176) - A request for variances to maximum building coverage, maximum impervious surface ratio and minimum side setback for the construction of a new in-ground pool on property located within the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 90-395, 122-630(4) and 122-690(6) b. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

Planner Kevin Bond gave members an overview of the Variance request.

The applicant, Anthony Sarno from K2M, gave members an overview of the Variance request.

June 5, 2014 Minutes of the Development Review Committee

DRC MEMBER COMMENTS:

ART IN PUBLIC PLACES:

No comment.

URBAN FORESTRY MANAGER:

Ms. DeMaria advised the trees must be protected during demolition and construction. Watch out for tree roots from tree nearby, permits may be required if roots are to be cut and call her if they have concerns prior to digging around existing trees.

HARC PLANNER:

Ms. Torregrosa stated the blurb for the pool needed revision as it was confusing to read. Her concern was the configuration was changed and the specific guidelines protect the historic building roof? Remove the word proposed prior to the words "Site Plan"

PLANNING DIRECTOR:

Mr. Craig stated the survey shows a fence on the plans that goes onto the neighbor's property. The Concrete fence is what exists.

ENGINEERING:

Ms. Ignaffo inquired about an underground propane tank (buried) in the off-street parking space and driveway. She would like to see a drainage plan for the site. The applicant advised there is a well and existing cistern on site. City Planner Craig advised the City's Code requires registering all wells and cisterns. Ms. Ignaffo requested the Propane tank installation be below parking areas. Installation shall be in accordance with NFPA 58, International Fire Code, Chapter 61, and Florida Building Code, Fuel Gas. Carbon Monoxide Protection shall be provided, in accordance with Florida Building Code, Building, and Section 916. Ms. Ignaffo requested the dimensions for the off-street parking space, including width length, and distance from structure, mechanical equipment and trash storage fence. Please provide Drainage Plan that provides stormwater treatment within new landscape areas. Direct roof gutter downspouts into swale and landscape areas. For abandonment or retention of the cistern, please complete an application and submit to the Building Department. Please indicate if well water is in use for purposes that are connected to the sanitary sewer.

FIRE DEPARTMENT:

Mr. Barroso stated setbacks are a concerned with life safety and to make it as safe as possible. He also requested they contact the Fire office to set up a meeting for review of the project.

KEYS ENERGY:

No objection

7. **Variance - 760 Washington Street (RE # 00037560-000000; AK # 1038300)** - A request for variance to minimum side setback for the construction of an interior stairway for an existing single-family residential dwelling on property located within the Historic Medium Density



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

Development Review Committee
June 5, 2014
Engineering Services and Utilities Comments

901 Caroline Street
Outdoor Merchandise Display Exception

Chairs are shown in photographs. Please do not set chairs in front of doorways, to keep exits clear.

500 Duval Street
Easement

No comments.

725 Duval Street
Major Development Plan and Impervious Surface Variance

Survey date is 1998. Please provide a recent survey.

Site Plan shows exterior stairway partially located on Petronia Street right-of-way.

Easement will be required.

Retractable awnings are attached above Duval Street windows for the commercial unit. Revocable license will be required.

Drainage Plan does not show cistern for proposed addition, roof drain connection to cistern, and overflow to exfiltration trench system. Please show cistern on Drainage Plan, and indicate how overflow from cistern will flow into stormwater management system.

Solid waste storage area is not shown on Site Plan. Please show trash and recycling storage area of sufficient capacity to contain residential units and commercial space solid waste. Storage area shall be screened from public view.

Site plan does not show location of mechanical equipment, which shall be screened in accordance with Sec. 108-279.

Proposed First Level Parking plan ADA accessible space does not meet van accessible standards. Please revise access aisle width, location to correct conflicts with rolling gate and columns, and show the sign.

Please refer to Sec. 108-641, driveway minimum width shall be 24 feet.

Please refer to Sec. 108-643, bicycle parking space shall be 2ft x 6ft with 7ft vertical clearance and 5ft access aisle. Please show how bike racks will be accessed and indicate vertical clearance for bike rack placement beneath stairway.

901 Pearl Street (1430 Albury Street)
Administrative (Front Yard Setback) Variance

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

Direct roof gutter downspouts into stormwater retention swale.

732 Poorhouse Lane

Impervious Surface and Side Yard Setback Variance

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

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

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

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

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

760 Washington Street
Side-yard Setback Variance

No comments.

618 Petronia Street
Side-yard Setback Variance

Direct roof gutter downspouts back onto property.

1019 Varela Street
Impervious Surface and Side Yard Setback Variance

No comments.

1108 Pearl Street
Impervious Surface and Side Yard Setback Variance

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

Direct roof gutter downspouts back onto property.

Property Appraiser Record Card



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

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

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: **1020176** Parcel ID: **00019490-000000**

Ownership Details

Mailing Address:
 BAYNE STEPHEN
 732 POOR HOUSE LN
 KEY WEST, FL 33040-6411

All Owners:
 BAYNE STEPHEN, GRAYDEN SHARON H/W

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 732 POORHOUSE LN KEY WEST
Legal Description: KW PT OF TR 5 G21-53 OR335-275/76 OR353-54/55 OR1166-564D/C OR1802-521/23P/R OR2068-1070/84 OR2170-1583 OR2610-2458/59C/T OR2626-1937C/T OR2639-75/77

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



Land Details

Land Use Code	Frontage	Depth	Land Area
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01LN - SFR LANE

24

100

2,400.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1080
 Year Built: 1948

Building 1 Details

Building Type R1
 Effective Age 22
 Year Built 1948
 Functional Obs 0

Condition A
 Perimeter 158
 Special Arch 0
 Economic Obs 0

Quality Grade 500
 Depreciation % 30
 Grnd Floor Area 1,080

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

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

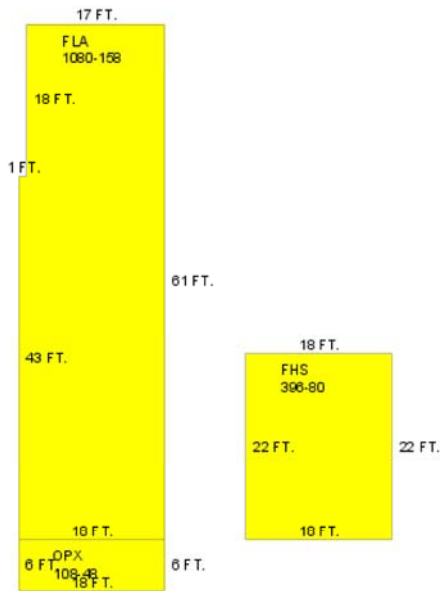
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation WD CONC PADS
 Bedrooms 2

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	<u>FLA</u>	12:ABOVE AVERAGE WOOD	1	1948	N N	0.00	0.00	1,080
2	<u>OPX</u>		1	1948		0.00	0.00	108
3	<u>FHS</u>	12:ABOVE AVERAGE WOOD	1	1948	N N	0.00	0.00	396

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	444 SF	0	0	1959	1960	1	50
2	FN2:FENCES	72 SF	12	6	1994	1995	5	30
3	AC2:WALL AIR COND	1 UT	0	0	1959	1960	1	20

Appraiser Notes

2002 CUT OUT DONE

PER CITY OF KEY WEST RESOLUTION NO 98-179 THE LANE'S NAME HAS BEEN CHANGED FROM PETRONIA LANE TO POORHOUSE LANE

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 9801382	04/30/1998	12/31/1998	150	Residential	RUN LINE FOR WINDOW AC
2 06-1207	03/13/2006	07/27/2006	25,000	Residential	HURRICANE DAMAGE - REPLACE WALLS, CEILING, FLOORING, & PAINT.

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
2013	112,443	1,514	381,484	495,441	495,441	0	495,441
2012	114,004	1,536	346,309	461,849	459,495	0	461,849
2011	114,004	1,564	302,155	417,723	417,723	0	417,723
2010	144,754	1,586	250,950	397,290	397,290	0	397,290
2009	162,857	1,608	381,444	545,909	545,909	0	545,909
2008	149,774	1,636	422,800	574,210	574,210	0	574,210
2007	212,093	1,658	322,536	536,287	536,287	0	536,287
2006	339,461	1,385	229,520	570,366	570,366	0	570,366
2005	339,461	1,395	181,200	522,056	522,056	0	522,056
2004	193,022	1,402	169,120	363,544	103,050	25,000	78,050
2003	185,873	1,410	84,560	271,843	101,129	25,000	76,129
2002	199,349	1,420	56,776	257,545	98,759	25,000	73,759
2001	158,940	1,428	56,776	217,144	97,204	25,500	71,704
2000	152,105	1,856	41,072	195,033	94,373	25,500	68,873
1999	124,262	1,526	41,072	166,860	91,892	25,500	66,392
1998	101,718	952	41,072	143,742	90,445	25,500	64,945
1997	78,341	743	36,240	115,324	88,934	25,500	63,434
1996	50,715	481	36,240	87,436	86,344	25,500	60,844
1995	50,715	481	36,240	87,436	84,239	25,500	58,739
1994	45,355	430	36,240	82,025	82,025	25,500	56,525
1993	37,993	0	36,240	74,233	74,233	25,500	48,733
1992	37,993	0	36,240	74,233	74,233	25,500	48,733

1991	37,993	0	36,240	74,233	74,233	25,500	48,733
1990	29,969	0	28,388	58,358	58,358	25,500	32,858
1989	24,768	0	27,784	52,552	52,552	25,500	27,052
1988	21,722	0	24,160	45,882	45,882	25,500	20,382
1987	21,517	0	13,590	35,107	35,107	25,500	9,607
1986	21,629	0	13,046	34,675	34,675	25,500	9,175
1985	21,140	0	7,800	28,940	28,940	25,500	3,440
1984	19,692	0	7,800	27,492	27,492	25,500	1,992
1983	19,692	0	7,800	27,492	27,492	25,500	1,992
1982	20,108	0	6,744	26,852	26,852	25,500	1,352

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
6/13/2013	2639 / 75	489,900	WD	12
5/1/2013	2626 / 1937	100	CT	12
1/30/2013	2610 / 2458	100	CT	12

This page has been visited 133,110 times.

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

Public Notice

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 PM on November 20, 2014 at Old City Hall, 510 Greene Street, Key West, Florida, (behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Variance – 732 Poorhouse Lane (RE # 00019490-000000; AK # 1020176) – A request for variances to maximum building coverage, maximum impervious surface ratio, minimum side setbacks and minimum rear setback for the construction of a new second-floor addition and renovation of an existing residence on property located within the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 90-395, 122-630(4) and 122-690(6) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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

Contact: Kevin Bond, Senior Planner; E-mail: kbond@cityofkeywest-fl.gov; Phone: 305-809-3725; Fax 305-809-3978; Mail: PO Box 1409, Key West FL 33041-1409

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

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

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

Variance — A request for variances to maximum building coverage, maximum impervious surface ratio, minimum side setbacks and minimum rear setback for the construction of a new second-floor addition and renovation of an existing residence on property located within the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 90-395, 122-630(4) and 122-690(6) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Applicant: Anthony D. Sarno **Owner:** Stephen Bayne

Locations: 732 Poorhouse Lane (RE # 00019490-000000; AK # 1020176)

Date of Hearing: November 20, 2014 **Time of Hearing:** 6:00 PM

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

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

Please provide written comments to: Kevin Bond, Senior Planner; **E-mail:** kbond@cityofkeywest-fl.gov; Phone: 305-809-3725; Fax 305-809-3978; Mail: PO Box 1409, Key West FL 33041-1409

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

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

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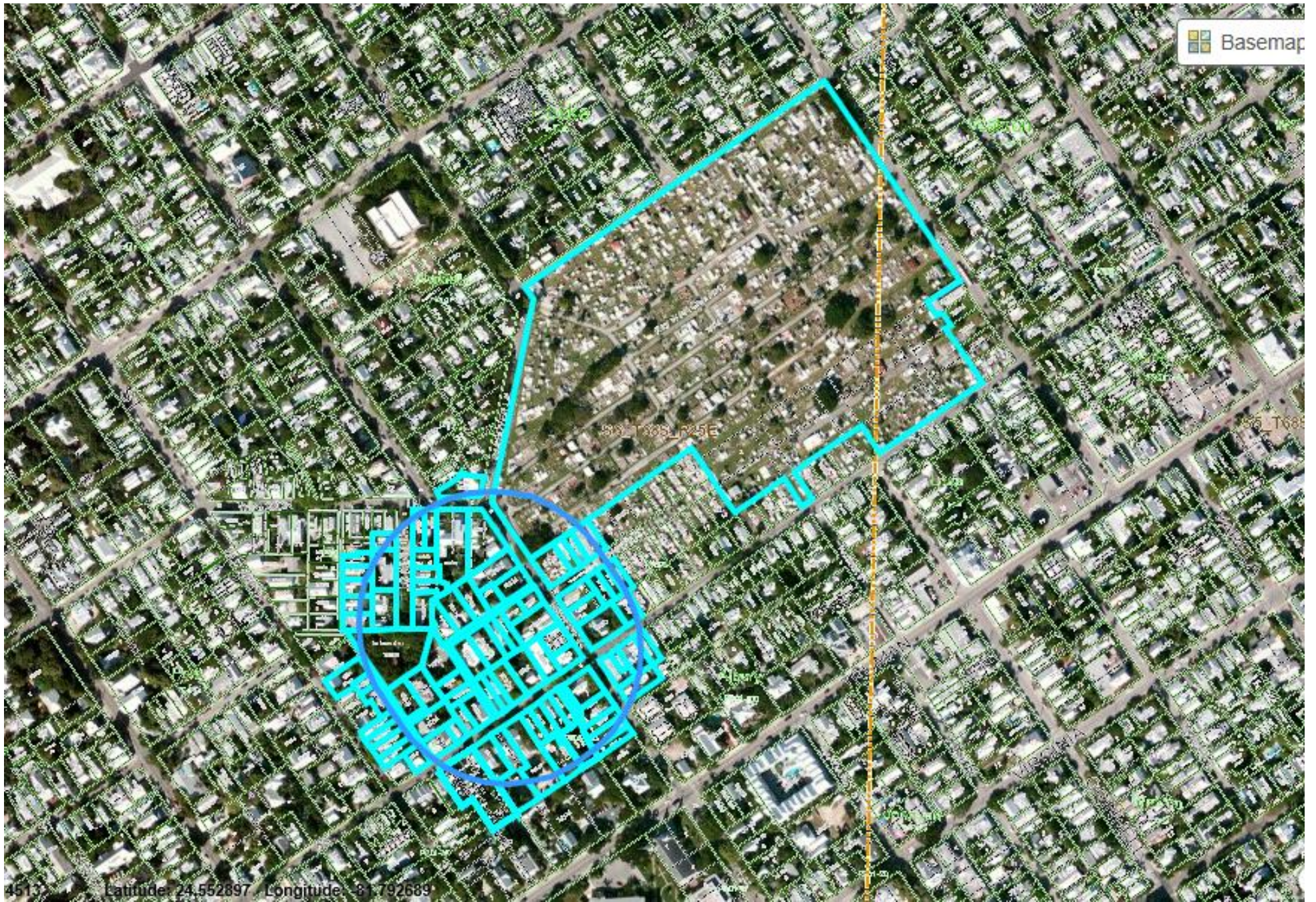
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Basemap

Latitude: 24.552897 Longitude: -81.792689

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 ANTONOWICH FRANK J AND RUTH		737 OLIVIA	KEY WEST	FL	33040-6444	
2 BAYNE STEPHEN		732 POOR	KEY WEST	FL	33040-6411	
3 BLACKSHEAR OVEDIA		4831 NW 1	LAUDERHILL	FL	33313-6521	
4 BLUMENKRANZ 2000 FAMILY TRUST 9/12/00	C/O BLUMENKRANZ JUDITH A TI	PO BOX 4	KEY WEST	FL	33041-4172	
5 BOBO LESA LOIS		W12035 C	ETTRICK	WI	54627-9118	
6 BROMM HAROLD J JR L/E		727 POOR	KEY WEST	FL	33040-6457	
7 BYE ARTHUR E III REVOCABLE TRUST 8/30/2010		624 CLEM	MULLICA HILL	NJ	08062-2839	
8 CAHILL DARENE M		812 GALVI	KEY WEST	FL	33040-6410	
9 CAREY THEODORE		736 POOR	KEY WEST	FL	33040-6411	
10 CARLSON THOMAS G AND JOANN		329 CORY	WAUKEGAN	IL	60085-4024	
11 CHAMBERLIN BREWSTER S		PO BOX 4	KEY WEST	FL	33041	
12 CHARVET PONY		814 WIND	KEY WEST	FL	33040-6447	
13 CLARK MONA C		809 ELIZAI	KEY WEST	FL	33040-6403	
14 COOPER CHERYL J		11741 RO	OAKWOOD	OH	45873-9346	
15 CURTIS CHARLES H AND SANDRA J		1160 WRA	WATKINSVILLE	GA	30677-4338	
16 DEEGAN MICHAEL R REV TR 4/20/2010		729 OLIVIA	KEY WEST	FL	33040-6444	
17 DEMILLY WALTER A III		739 OLIVIA	KEY WEST	FL	33040-6444	
18 DONALD WENDY L AND SCOTT D		738 OLIVIA	KEY WEST	FL	33040-6413	
19 DYE DONALD R		345 W 13T	NEW YORK	NY	10014-1259	
20 FIELDS ROBERT		828 WIND	KEY WEST	FL	33040-6448	
21 FROELICH DONNA M		738 POOR	KEY WEST	FL	33040-6411	
22 GEIKE ONEIDA L/E		PO BOX 2	KEY WEST	FL	33045-2583	
23 GLEICK JAMES		808 WIND	KEY WEST	FL	33040-6447	
24 GOLDFARB JASON H		735 POOR	KEY WEST	FL	33040-6457	
25 GORE EDWARD AND NANCY		823 ELIZAI	KEY WEST	FL	33040-6403	
26 GOVUS DAVID		3709 BIG C	ELLIJAY	GA	30540-9160	
27 GRADL DAVID M AND BRENDA		6148 PALC	BRADENTON	FL	34201-2384	
28 GUGLEOTTI GEORGE		709 OLIVIA	KEY WEST	FL	33040-6412	
29 HARLEY TANGELA L/E		823 WIND	KEY WEST	FL	33040-6449	
30 HASKELL ARLO B		716 LOVE	KEY WEST	FL	33040-6830	
31 HAYES PAUL N		914 WIND	KEY WEST	FL	33040-6453	
32 HEELS MARK J AND JOYCE F		732 PASS	KEY WEST	FL	33040	
33 HENSHAW TIMOTHY ROGER DEC TRUST	C/O HENSHAW TIMOTHY ROGE	F 1109 DUV	KEY WEST	FL	33040-3127	
34 HEPBURN LEONARD		PO BOX 2	DARIEN	GA	31305-2177	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 HOBGOOD JARED ESTATE	C/O USINA SAMANTHA	908 WIND	KEY WEST	FL	33040-6453	
36 HOLLAND CHARLES P AND MARY ANN		7752 E GR	FRANKTOWN	CO	80116-8211	
37 HORN DAVID D		827 ELIZAI	KEY WEST	FL	33040	
38 HORN JACQUELINE A		827 ELIZAI	KEY WEST	FL	33040-6403	
39 INSITE KEY WEST (OLIVIA) LLC		1400 16TH	OAK BROOK	IL	60523-8854	
40 JOHNSON JEANETTE A		7725 PEN	CHARLOTTE	NC	28227-2451	
41 JONES DAVID D		726 POOR	KEY WEST	FL	33040-6411	
42 KAHN PAUL S		9 ISLAND	MIAMI BEACH	FL	33139-1343	
43 KENT SUSAN D		821 WIND	KEY WEST	FL	33040-6449	
44 KEY WEST BANK FSB	C/O CENTENNIAL BANK SPECIAL	970 RINE	LAKE MARY	FL	32746-1555	
45 KNOWLES PATRICIA L L/E		723 OLIVI	KEY WEST	FL	33040-6446	
46 KRIZMANIC MARK AND MARY		1629 HOL	TYLER	TX	75703-0822	
47 LACHAT AMY		PO BOX 4	KEY WEST	FL	33041-4062	
48 LARSEN WAYNE E AND DEBRA J		12650 WR.	ELM GROVE	WI	53122-1453	
49 MACDONALD WILLIAM G AND SHARON A		72 CHURC	CHARLESTON	SC	29401	
50 MAGEE SIDNEY TRUST AGR 7/18/2008		31526 FO	EUGENE	OR	97405-9506	
51 MARKIEWICZ DANIEL AND ELEANOR		3611 205T	BAYSIDE	NY	11361-1235	
52 MARTINI JOHN M		810 GALVI	KEY WEST	FL	33040-6410	
53 MCGINTY KEVIN P		715 OLIVI	KEY WEST	FL	33040-6446	
54 MERICLE ROBERT D		2333 E FR	SPRINGFIELD	MO	65804	
55 MILLER GAIL ANN TRUST 1/8/1993		728 POOR	KEY WEST	FL	33040-6411	
56 MINEROFF BRUCE S AND SHARON		20 MOLLY	MANALAPAN	NJ	07726-8937	
57 MONROE COUNTY FLA		500 WHITE	KEY WEST	FL	33040-6581	
58 MONZON JOSEPH MARIO		725 OLIVI	KEY WEST	FL	33040-6444	
59 MOTON-BUTLER ALELIA		813 GALVI	KEY WEST	FL	33040-6409	
60 MURPHY EVELYN DIANE		845 GALVI	KEY WEST	FL	33040-6409	
61 MURPHY JOHN AND JEAN		102 BOOT	GAITHERSBURG	MD	20878-5443	
62 MURRELL DORETHEA ESTATE	C/O BOGAN VERONICA MURREL	726 WIND	KEY WEST	FL	33040-6456	
63 PFEFFER SOREN		47 LIBERT	MONTPELIER	VT	05602-2532	
64 PIEDRAHITA JOHN		812 WIND	KEY WEST	FL	33040-6447	
65 PISCOPINK DENNIS M AND KYLA M		715 GALVI	KEY WEST	FL	33040-6407	
66 POLLEY CHARLES		726 OLIVI	KEY WEST	FL	33040-6413	
67 RUSSELL BENJAMIN AND CAROLINE	C/O KNOWLES WILLIS A	PO BOX 2:	BRONX	NY	10467-0229	
68 SABER JOHN C		3620 SAUL	KENSINGTON	MD	20895-3436	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
69 SANTA MARIA INC		133 WISTE	LEESVILLE	SC	29070-8881	
70 SAVAGE THOMAS AND ZITA		2700 BAY	DUNEDIN	FL	34698-1626	
71 SCHANKER STEVEN M AND CAROL L		99 E NECK	HUNTINGTON	NY	11743-1567	
72 SCLAROW EDWARD T AND BARBARA H H/W		P O BOX 1	GLENSIDE	PA	19038	
73 SELKA STEPHEN L REVOCABLE TRUST 1/15/1996		744 WIND	KEY WEST	FL	33040-6441	
74 SIEGERT MECHTHILD AND MARKUS JP		718 OLIVIA	KEY WEST	FL	33040-6413	
75 STAFFORD FAMILY TRUST	C/O STAFFORD WILLIAM E TRU	36D 11TH	KEY WEST	FL	33040-5869	
76 STEWARD DAVID E AND RUTH		505 PROS	PRINCETON	NJ	08540-4032	
77 TRUJILLO DAVID L SR AND PATSY		1415 FLAG	KEY WEST	FL	33040-4921	
78 TWO SISTER 2 LLC		136 BAY A	HUNTINGTON	NY	11743	
79 TWO SISTERS 9 LLC		136 BAY A	HUNTINGTON	NY	11743	
80 VALESKI LIBBY AND THEODORE		880 MARIC	INDIANA	PA	15701-1434	
81 WEECH MARY LOUISE		211 TRUM	KEY WEST	FL	33040-7340	
82 ZOLOTOW DAVID M AND DIANE W		708 WILLIA	KEY WEST	FL	33040-6429	
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