



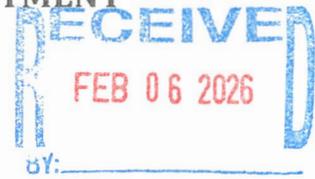
VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov



Application Fee Schedule	
Variance Application Fee	\$ 2,680.19
Advertising and Noticing Fee	\$ 376.81
Fire Department Review Fee	\$ 134.01
Total Application Fee	\$ 3,191.01

After the Fact Application Fee Schedule	
After the Fact Variance Application Fee	\$ 5,360.39
Advertising and Noticing Fee	\$ 376.81
Fire Department Review Fee	\$ 134.01
Total Application Fee	\$ 5,871.21

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: 1401 Albury Street

Zoning District: HMDR

Real Estate (RE) #: 00024210-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Carlos Rojas Mailing Address: 2012 Roosevelt Dr

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305 923 3567 Office: _____ Fax: _____

Email: ArchitectKW@hotmail.com

PROPERTY OWNER: (if different than above)

Name: ANN Kolson Mailing Address: 1401 Albury Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 347 668 7561 Office: _____ Fax: _____

Email: ANN.KOLSON@gmail.com

Description of Proposed Construction, Development, and Use: Add 10'x12'

Living Space in rear of property

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

- 1 Rear setback
- 2 Building Area

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

If yes, please describe and attach relevant documents: _____

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

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

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

SEE DRAWINGS

Site Data Table

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

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

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

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.

Undersized, corner lot historic house

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

None created

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.

Adding 120 sqft is not a special privilege.

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.

Undersized lot and existing location of historic home do not allow for adding space anywhere else

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.

It is the minimum for a modern space 120 sqft.

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.

Public interest or welfare is not harmed

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.

No other property is mentioned in this application

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."

Applicant contacted all neighbors who objected to the variance application and addressed their concerns.

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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

**City of Key West
Planning Department**

1401 Albury Street

**Authorization Form
(Individual or Joint Owner)**



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

X I, Ann Kolson authorize
Please Print Name(s) of Owner(s) as appears on the deed

Carlos Rojas
Please Print Name of Representative

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

[Signature]
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 3rd February 2026
Date

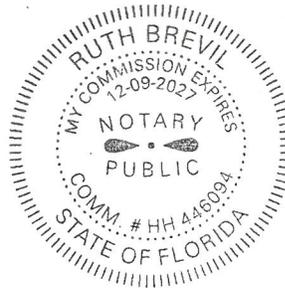
X by Ann Kolson
Name of Owner

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

[Signature]
Notary's Signature and Seal

Ruth Brevil
Name of Acknowledger typed, printed or stamped

HH446094
Commission Number, if any



City of Key West
Planning Department



Verification Form
(Where Applicant is an entity)

I, Carlos Rojas, in my capacity as Architect/President
(print name) (print position; president, managing member)
of Carlos O Rojas Jr AIA Inc.
(print name of entity)

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:

1401 Albury Street Key West
Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; 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.

me
X

[Signature]
Signature of Applicant

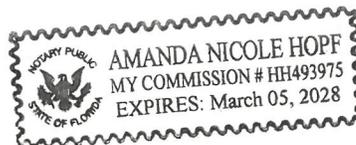
Subscribed and sworn to (or affirmed) before me on this 2/3/2026 by
date

CARLOS ROJAS
Name of Applicant

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

[Signature]
Notary's Signature and Seal

AMANDA HOPF
Name of Acknowledger typed, printed or stamped



HH493975
Commission Number, if any

Albury

Prepared By and Return To:

Keys Title and Abstract Company
631 Whitehead Street
Key West, Florida 33040

MONROE COUNTY
OFFICIAL RECORDS

FILE # 1 0 0 4 6 2 7
BK # 1 4 5 7 PG # 1 1 5 2

Grantee Name and S.S. #:
Steven Lovelady

RCD May 16 1997 04:31PM
DANNY L KOLHAGE, CLERK

Grantee Name and S.S. #:
Ann Kolson
62139-97

DEED DOC STAMPS 2450.00
05/16/1997 DRP CLK

Space Above for Court House Use

"CORRECTIVE"

This Indenture,

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and if used, the term "note" shall include all the notes herein described if more than one

Made this 9th day of May, 1997 A.D.

Between

Thomas M. Seaton, a single man, party of the first part, and Steven M. Lovelady & Ann J. Kolson husband & wife, whose address is: 108 W. 75th Street #4, New York of the County of _____, in the State of NY, party of the second part, 10023

Witnesseth, that the said party of the first part, for and in consideration of the sum of Ten and No/100ths (\$10.00) Dollars, and other valuable and good consideration to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Monroe, State of Florida, to wit:

Part of Lot 7, Square 3, Tract 7, Benjamin Albury's Subdivision, according to diagram in Deed Book 1, Page 289, described as: Commencing at the intersection or corner of Albury and Florida Streets for a point of beginning and run thence along Florida Street in a Northwesterly direction sixty one (61) feet and ten (10) inches; thence at right angles in a Northeasterly direction fifty-six (56) feet; thence at right angles in a Southeasterly direction sixty-one (61) feet and ten (10) inches; thence at right angles in a Southwesterly direction along Albury Street fifty-six (56) feet back to the point of beginning.

AND ALSO:
A parcel of land on the Island of Key West, and being part of Lot 7, Square 3, Tract 7, Benjamin Albury's Subdivision, according to the diagram in Deed Book 1, Page 289, said parcel being more particularly described by metes and bounds as follows: Commencing at the intersection of Albury and Florida Streets and running thence NW'ly along NE'ly right-of-way line said Florida Street for a distance of 61.83 feet to the Point of Beginning of the parcel of land herein described; thence at right angles in a NE'ly direction for a distance of 19.05 feet to the NE'ly face of an existing one story frame structure; thence at right angles in a NW'ly direction along said NE'ly face of said structure for a distance of 2.55 feet; thence SW'ly along the NW'ly face of said structure and projections thereof for a distance of 19.95 feet to the NE'ly right-of-way line of said Florida Street; thence SE'ly along said right-of-way line of Florida Street for a distance of 2.55 feet back to the Point of Beginning.

Subject To: Taxes and assessments for the year 1997 and subsequent years.
Subject To: Limitations, conditions, restrictions and easements of record, if any.
Subject To: Mortgage made by grantees herein to Norwest Mortgage, Inc., filed eventdate herewith securing the principal of \$150,000.00.

This document is being re-recorded to correct the grantees name.

Property Appraiser's Parcel Identification Number: 2421
And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and the year above first written.

Signed, Sealed and Delivered in Our Presence:

Michael P. Spirnak
Witness

MICHAEL P. SPIRNAK
Printed Name

Jim Hogan
Witness

JIM HOGAN
Printed Name

Lynn Kaufert
Witness

LYNN KAUFERT
Printed Name

Witness

Printed Name

Thomas M. Seaton L.S.

MONROE COUNTY
OFFICIAL RECORDS

FILE # 1 0 1 5 2 8 1
BK # 1 4 6 7 PG # 1 7 6 5

RCD Jul 22 1997 10:27AM
DANNY L KOLHAGE, CLERK

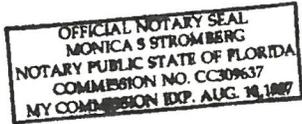
DEED DOC STAMPS 0.70
07/22/1997 DRP CLK

State of Florida
County of Monroe

FILE #1004627
BK#1457 PG#1153

The foregoing instrument was acknowledged before me this 8th day of May, 1997, by Thomas M. Seaton, who is personally known to me or who has produced US Passport as identification and who did (did not) take an oath.

Monica S. Stromberg
Signature
Monica S. STROMBERG
Printed Name
Notary Public
Title
Serial#, If Any



★ FILE #1015201
BK#1467 PG#1766 ★

MONROE COUNTY
OFFICIAL RECORDS

Warranty
Deed



STATE OF FLORIDA
COUNTY OF MONROE
This copy is a True Copy of the
Original on File in this Office. Witness
My hand and Official Seal
And that same is in full force and effect

This 2 day of Feb

MONROE COUNTY
OFFICIAL RECORDS

AD 20
KEVIN MADOK, CPA
Clerk Circuit Court

By: E. G.
Deputy Clerk

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID 00024210-000000
Account# 1025011
Property ID 1025011
Millage Group 10KW
Location 1401 ALBURY St, KEY WEST
Address
Legal KW BENJ ALBURYS SUBD DIAGRAM I-389 PT LOT 7 SQR 3 TR 7 B3-504 OR479-701
Description OR974-126 OR1006-2069 OR1457-1149/51 OR1457-1152/53 OR1467-1765 OR2470-1153
(Note: Not to be used on legal documents.)
Neighborhood 6284
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 05/68/25
Affordable No
Housing



1025011 1401 ALBURY ST 07/27/22

Owner

KOLSON ANN J
 109 A Church St
 Philadelphia PA 19106

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$198,884	\$197,877	\$194,420	\$199,161
+ Market Misc Value	\$8,977	\$8,341	\$8,354	\$8,367
+ Market Land Value	\$1,116,816	\$1,116,816	\$1,004,432	\$734,008
= Just Market Value	\$1,324,677	\$1,323,034	\$1,207,206	\$941,536
= Total Assessed Value	\$974,945	\$886,314	\$805,740	\$732,491
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,324,677	\$1,323,034	\$1,207,206	\$941,536

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,116,816	\$197,877	\$8,341	\$1,323,034	\$886,314	\$0	\$1,323,034	\$0
2023	\$1,004,432	\$194,420	\$8,354	\$1,207,206	\$805,740	\$0	\$1,207,206	\$0
2022	\$734,008	\$199,161	\$8,367	\$941,536	\$732,491	\$0	\$941,536	\$0
2021	\$512,752	\$144,768	\$8,381	\$665,901	\$665,901	\$0	\$665,901	\$0
2020	\$512,752	\$146,778	\$8,394	\$667,924	\$667,924	\$0	\$667,924	\$0
2019	\$619,868	\$148,789	\$8,407	\$777,064	\$727,382	\$0	\$777,064	\$0
2018	\$597,040	\$152,810	\$8,420	\$758,270	\$661,256	\$0	\$758,270	\$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)	3,512.00	Square Foot	0	0

Buildings

Building ID	1874	Exterior Walls	ABOVE AVERAGE WOOD
Style	1 STORY ELEV FOUNDATION	Year Built	1943
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2007
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	2405	Roof Type	GABLE/HIP
Finished Sq Ft	1074	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	SFT/HD WD
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	186	Bedrooms	2
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	26	Grade	500
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,074	1,074	0
OPU	OP PR UNFIN LL	76	0	0
OPF	OP PRCH FIN LL	232	0	0
PTO	PATIO	987	0	0
SBF	UTIL FIN BLK	18	0	0
SBU	UTIL UNFIN BLK	18	0	0
TOTAL		2,405	1,074	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1985	1986	6 x 67	1	402 SF	2
RES POOL	1985	1986	9 x 15	1	135 SF	5
BRICK PATIO	2005	2006	0 x 0	1	70 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/1/1997	\$350,000	Warranty Deed		1457	1152	O - Unqualified	Improved		
3/1/1987	\$195,000	Warranty Deed		1006	2069	Q - Qualified	Improved		
5/1/1986	\$90,000	Warranty Deed		974	126	U - Unqualified	Improved		
2/1/1971	\$8,000	Conversion Code		479	701	Q - Qualified	Improved		

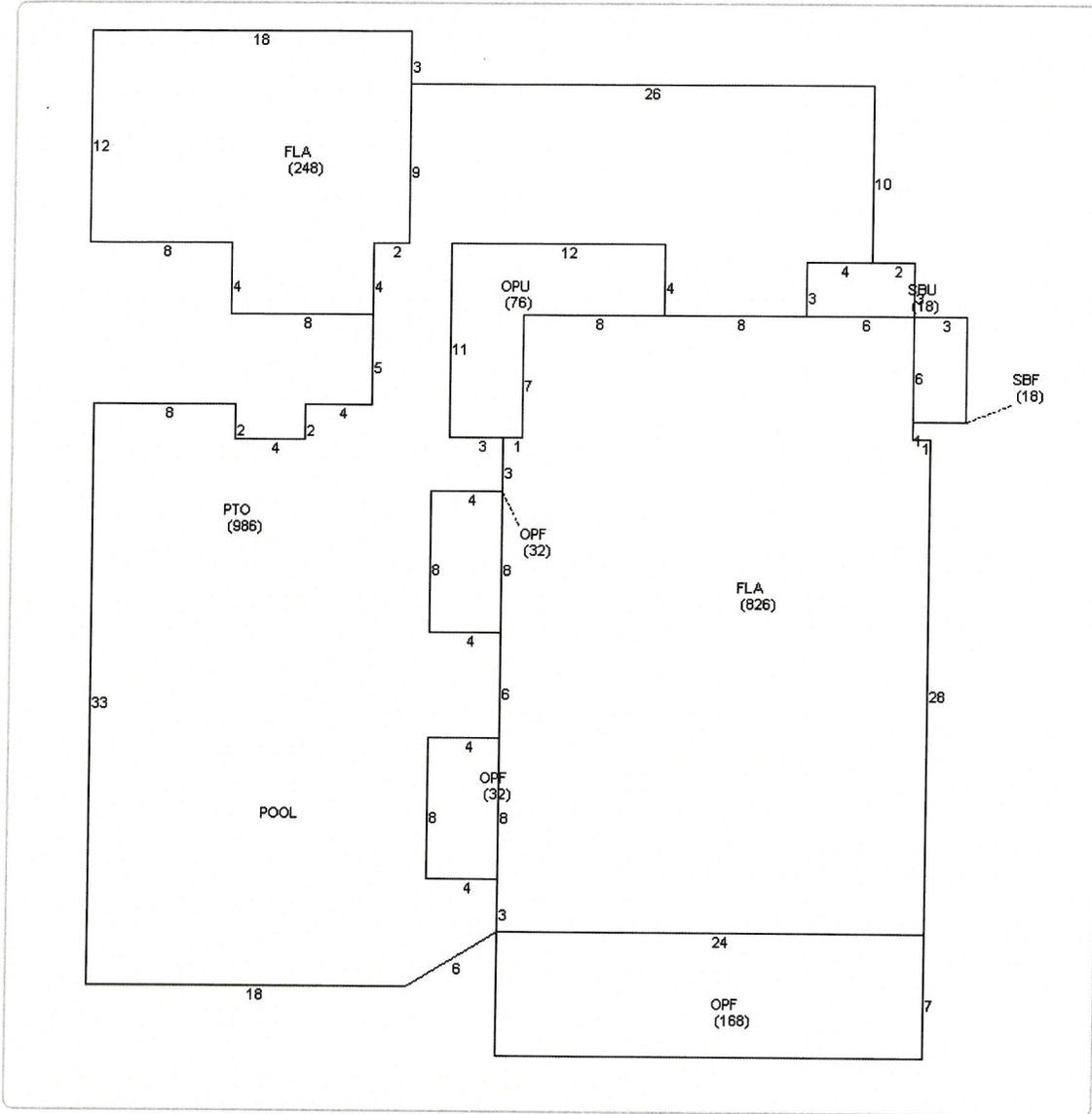
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
15-2200	06/04/2015	Completed	\$9,685		REMOVE EXISTING DECKING AND STEPS. REPLACE ROTTED FRAMING WHERE NEEDED. INSTALLED 2' X 6' DECKING MATERIAL BUILD NEW STEPS TO MATCH EXISTING 3. TOTAL SQ/FT 610. NEW DECK TO HAVE GAP BETWEEN BOARDS.
11-1058	04/01/2011	Completed	\$2,400		RENOVATION KITCHEN & BATH
11-1025	03/31/2011	Completed	\$3,800		R & R COUNTER TOPS 15f IN KITCHEN, RETILE BATHROOM, NEW VANITY
05-1534	05/10/2005	Completed	\$800		DUCTLESS A/C
05-0019	01/07/2005	Completed	\$750		BRICK PAVERS
03-2181	06/18/2003	Completed	\$1,500		GUTTERS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

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[| User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 1/31/2026, 2:03:21 AM

[Contact Us](#)

Developed by
 **SCHNEIDER**
 GEOSPATIAL

From: [Michael Anderson](#)
To: [Carlos Rojas](#); [Benjamin Gagnon](#)
Cc: [Ann Kolson](#); [Timothy Anson](#)
Subject: RE: [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] Fw: 1401 Albury
Date: Tuesday, March 3, 2026 12:47:54 PM
Attachments: [image001.png](#)
[image002.png](#)

Hello Mr. Rojas,

Thank you for your time and effort in this matter. Unfortunately, these revisions do not address the life safety concerns of the rear setback. The City of Key West requires a 15-foot rear setback in this zone. The existing conditions are at 11'7". The Key West Fire Marshal's Office can support a design that allows for a 5ft rear setback variance request.

In addition, the Bravo side (the other side of the yard) of the property looks to have a pool and an existing structure that limits emergency accessibility. For these reasons, we can not support these revisions to the original variance proposal.

Regards,

Michael V. Anderson
Lieutenant/Inspector

Key West Fire Department

1600 N. Roosevelt Blvd.

Key West, Florida 33040

305-809-3935 Office

305-293-8399 Fax

michael.anderson@cityofkeywest-fl.gov



From: Carlos Rojas <architectkw@hotmail.com>
Sent: Tuesday, March 3, 2026 11:19 AM
To: Benjamin Gagnon <benjamin.gagnon@cityofkeywest-fl.gov>; Michael Anderson <michael.anderson@cityofkeywest-fl.gov>
Cc: Ann Kolson <ann.kolson@gmail.com>
Subject: [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] Fw: 1401 Albury

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

All,

Please see attached revised drawings. There are two added drawings, F1 and F2 to help explain firefighting access

And how this project is beneficial for fire protection.

Plans have been changed by removing a shed and more concrete and moving the HVAC out of the way and onto the roof.

The site calculations have been updated and corrected. The survey has not changed.

To follow will be 3 emails each with a group of photos of the existing site. They are separated by area of the site and correspond to the Photo locations on the plan.

Thank you.

Sincerely,

Carlos Rojas

Carlos O. Rojas, Architect
2012 Roosevelt Drive
Key West, Fl 33040
(305) 923-3567

From: Benjamin Gagnon <benjamin.gagnon@cityofkeywest-fl.gov>

Sent: Monday, March 2, 2026 3:08 PM

To: Carlos Rojas <architectkw@hotmail.com>

Subject: RE: [EXTERNAL] Re: [EXTERNAL] Fw: 1401 Albury

Hi Carlos,

Staff Reports are due Thursday and Posted this Friday. If you have any updates to the plans that Fire will approve I need to see them ASAP.

Thanks

Ben Gagnon
Planner II
City of Key West
1300 White Street

Key West, FL 33040
305-809-3723 | benjamin.gagnon@cityofkeywest-fl.gov



From: Carlos Rojas <architectkw@hotmail.com>
Sent: Wednesday, February 25, 2026 5:07 PM
To: Michael Anderson <michael.anderson@cityofkeywest-fl.gov>
Cc: Benjamin Gagnon <benjamin.gagnon@cityofkeywest-fl.gov>; Timothy Anson <tanson@cityofkeywest-fl.gov>; Taylor Brown <taylor.brown@cityofkeywest-fl.gov>; Patrick Wright <patrick.wright@cityofkeywest-fl.gov>
Subject: [EXTERNAL] Re: [EXTERNAL] Fw: 1401 Albury

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Hi All just a note to concur with the below summary of our phone conversation today. I will draw up a graphic display of the fire access as it is now, and as it would be as proposed to show to the board of adjustment.

Sincerely,

Carlos Rojas

Carlos O. Rojas, Architect
2012 Roosevelt Drive
Key West, FL 33040
(305) 923-3567

From: Michael Anderson <michael.anderson@cityofkeywest-fl.gov>
Sent: Wednesday, February 25, 2026 11:28 AM
To: Carlos Rojas <architectkw@hotmail.com>
Cc: Benjamin Gagnon <benjamin.gagnon@cityofkeywest-fl.gov>; Timothy Anson <tanson@cityofkeywest-fl.gov>; Taylor Brown <taylor.brown@cityofkeywest-fl.gov>; Patrick Wright <patrick.wright@cityofkeywest-fl.gov>
Subject: RE: [EXTERNAL] Fw: 1401 Albury

Good morning Mr. Rojas,

Thank you for your time today, and for the alternate discussion option of proposing a one-sided 5ft

clearance. Unfortunately, this option will not negate the rear setback fire/life safety concerns. We also spoke about the partial sprinkling of the proposed cottage, leaving the main existing structure not sprinkled. The past practices and current requirements of the Fire Marshal (AHJ) do not allow for the partial sprinkling of properties. You also notified me that the full fire sprinkling of the property would not be financially feasible. At the discretion of the Fire Marshal, at this time, due to accessibility and operational life safety concerns, we cannot support the proposal as currently presented.

Respectfully,

Michael V. Anderson
Lieutenant/Inspector

Key West Fire Department

1600 N. Roosevelt Blvd.

Key West, Florida 33040

305-809-3935 Office

305-293-8399 Fax

michael.anderson@cityofkeywest-fl.gov



From: Carlos Rojas <architectkw@hotmail.com>

Sent: Tuesday, February 24, 2026 1:44 PM

To: Michael Anderson <michael.anderson@cityofkeywest-fl.gov>

Subject: [EXTERNAL] Fw: 1401 Albury

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mr. Anderson can we meet for ten minutes and discuss possible solutions to this project?

Sincerely,

Carlos Rojas

Carlos O. Rojas, Architect
2012 Roosevelt Drive
Key West, FL 33040

(305) 923-3567

From: Benjamin Gagnon <benjamin.gagnon@cityofkeywest-fl.gov>
Sent: Monday, February 23, 2026 4:33 PM
To: Carlos Rojas <architectkw@hotmail.com>
Cc: Taylor Brown <taylor.brown@cityofkeywest-fl.gov>; Patrick Wright <patrick.wright@cityofkeywest-fl.gov>
Subject: FW: 1401 Albury

Hi Carlos,

Michael Anderson with KWFD has just confirmed that they will not be able to support this variance request. please read below.

Please inform your client and I would recommend working with Michael to get to a design they could support.

if you need to withdraw or postpone the variance from the March PB meeting please let me know. If the plans change to an extent the header must change the item will be postponed by staff.

Thank you,

Ben Gagnon
Planner II
City of Key West
1300 White Street
Key West, FL 33040
305-809-3723 | benjamin.gagnon@cityofkeywest-fl.gov



From: Michael Anderson <michael.anderson@cityofkeywest-fl.gov>
Sent: Monday, February 23, 2026 4:31 PM
To: Benjamin Gagnon <benjamin.gagnon@cityofkeywest-fl.gov>
Cc: Timothy Anson <tanson@cityofkeywest-fl.gov>
Subject: RE: 1401 Albury

Hello Ben,

I have confirmed with the Fire Marshal that, due to fire/life-safety concerns, we can not support this request for the rear 1.7ft variance. If the design can be reconfigured to allow 5ft of rear clearance,

fire would support the request for variance. Thank you.

Regards,

Michael V. Anderson
Lieutenant/Inspector

Key West Fire Department

1600 N. Roosevelt Blvd.

Key West, Florida 33040

305-809-3935 Office

305-293-8399 Fax

michael.anderson@cityofkeywest-fl.gov



From: Benjamin Gagnon <benjamin.gagnon@cityofkeywest-fl.gov>

Sent: Monday, February 23, 2026 3:09 PM

To: Michael Anderson <michael.anderson@cityofkeywest-fl.gov>

Subject: 1401 Albury

Hi Michael,

Could your team please review the attached Variance plans, the applicant is requesting to add a rear addition on their home and reduce the rear yard setback to 1' 7".

Thank you,

Ben Gagnon

Planner II

City of Key West

1300 White Street

Key West, FL 33040

305-809-3723 | benjamin.gagnon@cityofkeywest-fl.gov



SITE CONDITIONS

	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	HMDR	HMDR	HMDR	
LOT SIZE	3612.5 SF	4000 SF MIN	3612.5 SF	EXISTING HARDSHIP
BUILDING AREA	1363 SF	1445 SF	1450.7 SF	VARIANCE REQUEST +5.7 SQFT OVER
BUILDING COVERAGE %	37.7%	40%	40.1%	
IMPERVIOUS COVERAGE	2041 SF	2167.5 SF	2081 SF	IN COMPLIANCE
IMPERVIOUS COVERAGE %	56.4%	60%	57.6%	
BUILDING HEIGHT	20'-0"	30'-0"	20'-0"	IN COMPLIANCE
FRONT SETBACK	6'-10"	10'-0"	6'-10"	IN COMPLIANCE
SIDE SETBACK	1'-11"/ 7'-10"	5'-0"	1'-11"/ 7'-10"	NO CHANGE IN COMPLIANCE
REAR SETBACK	11'-7"	15'-0"	1'-7"	VARIANCE REQUEST
OPEN SPACE	31.5% / 1139	35%	34.7 % / 1255.8	IN COMPLIANCE IMPROVING OPEN SPACE



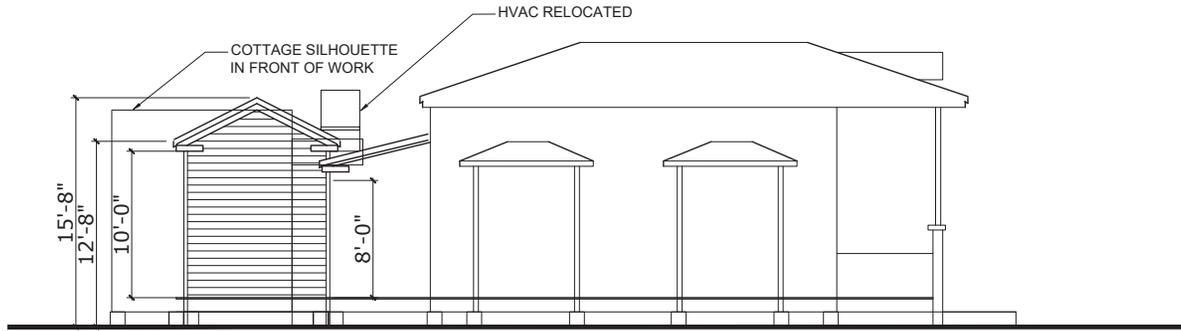
Carlos O. Rojas, AIA
 AR 0016754
 2017 Moore Building
 1401 West Ft. St. Dr.
 Key West, FL 33041
 (305) 923-3567
 ArchitectWV@hotmail.com

Revisions

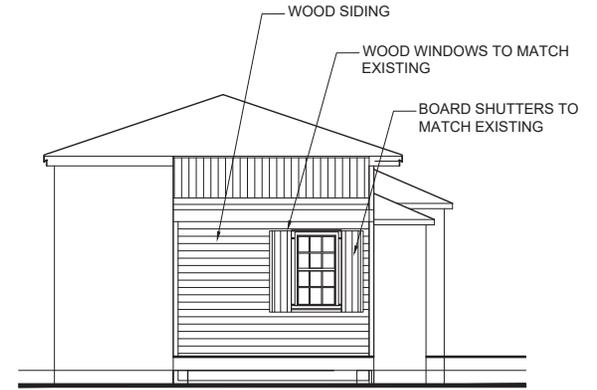
Carlos O. Rojas, AIA
 1401 Albury Street
 Key West, Florida

Project Number	020226
Date	02/2/26
Drawn By	COR

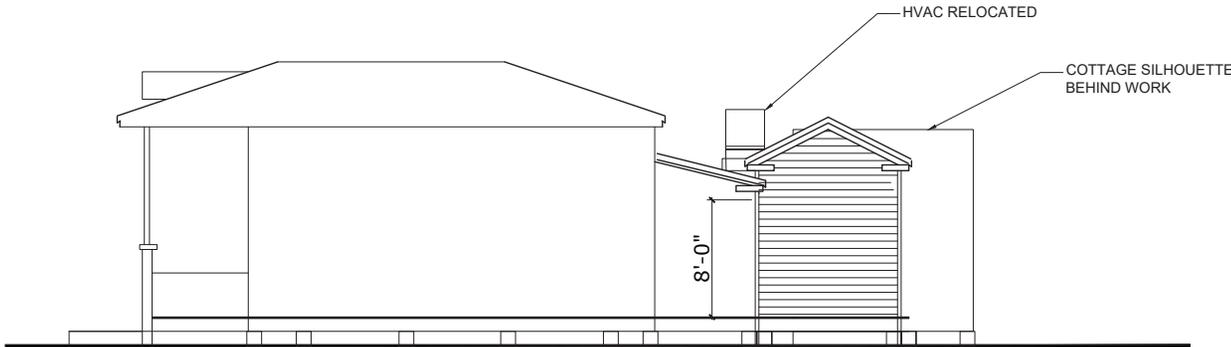
A1



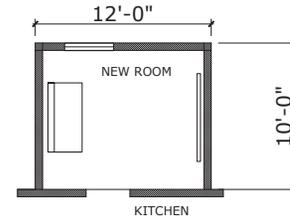
NEW LEFT ELEVATION
 1/4" = 1'-0"



NEW REAR ELEVATION
 1/4" = 1'-0"

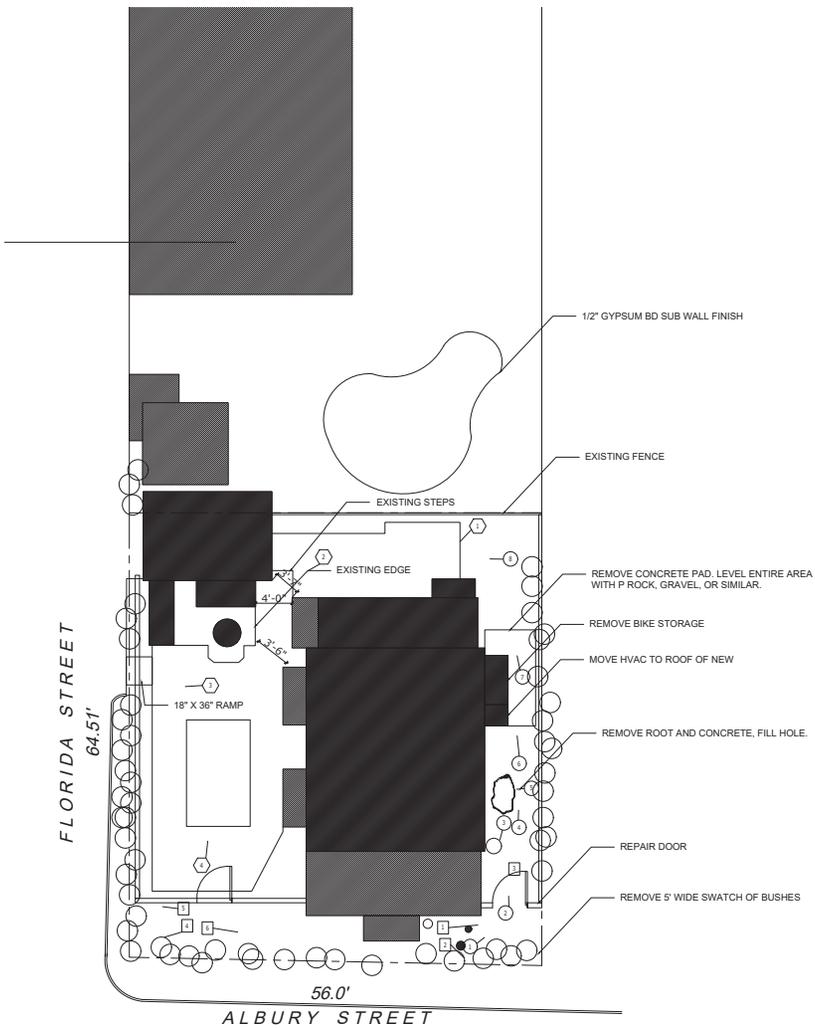


NEW RIGHT ELEVATION
 1/4" = 1'-0"

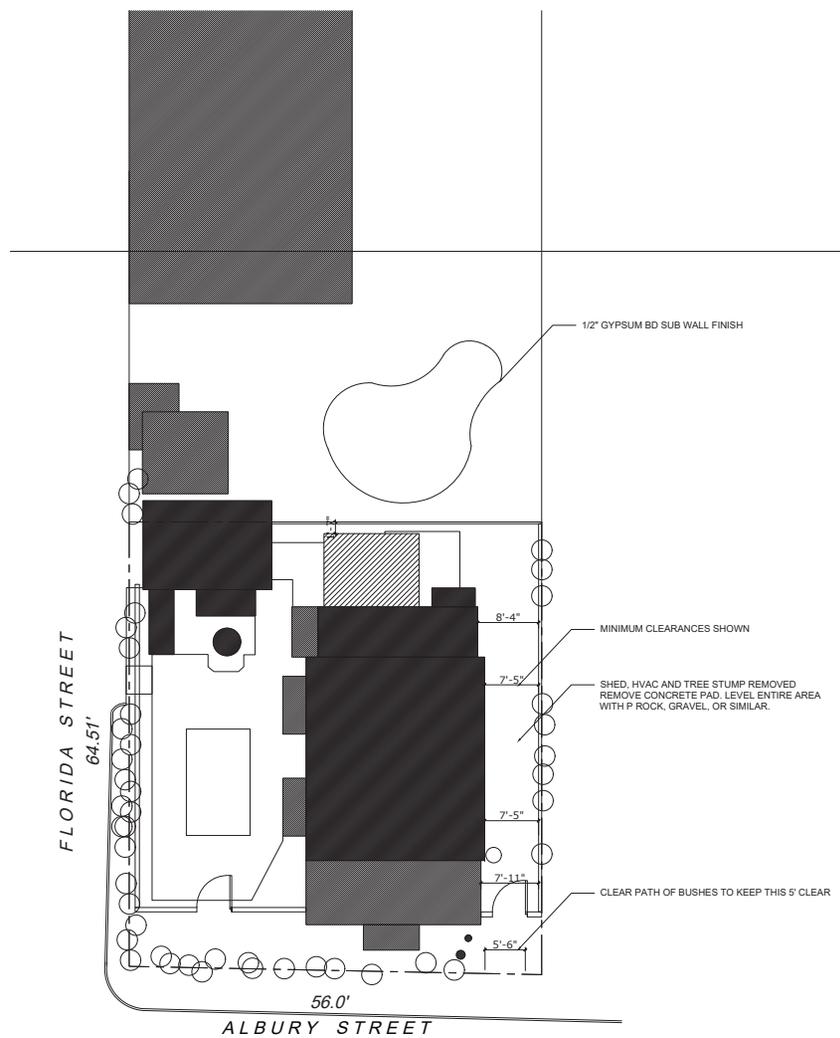


NEW FLOOR PLAN
 1/2" = 1'-0"

Carlos Rojas
 Digitally signed by Carlos Rojas
 DN: c=US, sn=Rojas, g=Carlos, e=carlosr@hottmail.com, cn=Carlos Rojas
 Reason: I am the author of this document
 Location:
 Date: 2026.02.03 10:51:35-0700
 File: 2026.02.03 10:51:35-0700
 Form: PDF Reader Version: 2024.3.0



EXISTING SITE PLAN
1/8" = 1'-0"



NEW SITE PLAN
1/8" = 1'-0"



Carlos O. Rojas, AIA
AIA 0016754
2017 Koenig Alt Drive
149 West Ft. St. Dr.
Key West, FL 33041
(305) 923-3567
ArchitectWV@hotmail.com

Revisions

Carlos O. Rojas, AIA
1401 Albany Street
Key West, Florida

Project Number
020226
Date
02/2/26
Drawn By
COR

Carlos Rojas
Digitally signed by Carlos Rojas
DN: cn=US, sn=Rojas, g=Carlos, e=carlosr@hottmail.com, cn=Carlos Rojas
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File: PDF Reader Version: 2024.3.0

F1

