

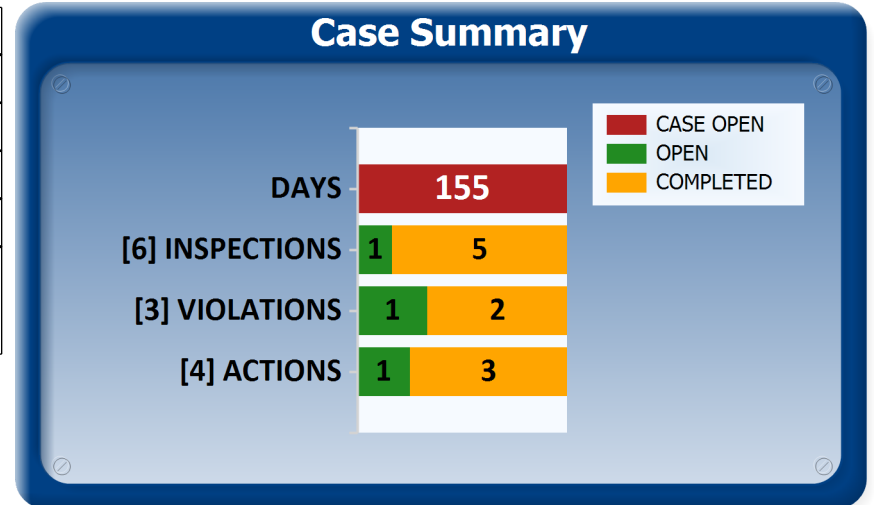


# Case Details

City of Key West

Case Number  
**CC2022-01542**

Description: overscope		Status: CASE CLOSED	
Type: BUILDING ORDINANCE		Subtype:	
Opened: 11/23/2022	Closed: 4/27/2023	Last Action: 4/27/2023	Flw Up: 1/13/2023
Site Address: 10 LOWES LN KEY WEST, FL 33040			
Site APN: 00007530-000000		Officer: ROMAN STENKO	
Details: I received an email compliant from Raj Ramsingh 1300 White Street. Luigi with Key West Trim Works pulled a permit for 7,500 in work and I have reports that house is gutted, and Key West Trim works is not the ones performing the work.			



## ADDITIONAL SITES

## LINKED CASES

## CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
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<p><b>ADMINISTRATIVE HEARING</b></p>	<p>Roman Stenko</p>	<p>4/27/2023</p>	<p>4/28/2023</p>	<p>The Code Officer was Roman Stenko. Chief Building Official Raj Ramsingh was present of behalf of the City. The Respondent Luigi Vaccaro was present at the hearing. The Respondent did not receive good service for the notice that was sent but decided to waive the service. Officer Stenko read his timeline and evidence was shown. The Respondent explained to the court what he was working out at the property and what permits were pulled. The Respondent believes that some of the work that was done did not require a permit and that the complaint was made by an anonymous complainant which is not allowed in the state of Florida. Director Jim Young also set the record straight that there was a complainant who was Chief Building Official Raj Ramsingh. Chief Building Official Raj Ramsingh set the record straight that a permit did need to be obtained to perform the work that was done and that they had demoed the whole house along with taking out all the electric. Chief Building Official also went on to say that it was not the Respondent doing the work himself that the home owner was posing as one of his employees to put in windows. The Respondent denied that comment made by the Chief Building Official and went on to say that he performed the demo and the windows were still sitting there so the homeowner asked if he could put them in so the Respondent put the homeowner on the books so that he could put in the windows. The Special Magistrate did find that there was substantial evidence for a finding of violation and imposed the finding with no fees or fines.</p>
<p><b>NOTICE OF VIOLATION W/HEARING</b></p>	<p>Roman Stenko</p>	<p>4/11/2023</p>		
<p><b>PERSONAL CONTACT</b></p>	<p>Roman Stenko</p>	<p>12/9/2022</p>	<p>12/9/2022</p>	<p>Luigi owner of the Key West Trim works came to the City Hall to apply for the after the fact permit. He said there would be additional permits applied for when revisions are submitted on 12.13.2022  NOCV will be mailed if Luigi does not follow through on obtaining the after the fact permit</p>





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STOP WORK ORDER	Roman Stenko	11/21/2022	11/21/2022
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## CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	TWO SISTERS FAMILY TRUST 7/1/2003	4 Lowes Ln Key West, FL 33040			

## FINANCIAL INFORMATION

## INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	RS	12/6/2022	12/6/2022	VIOLATION FOUND		To Wit; On December 6, 2022 Building Inspector Wright met with Key west Trim works to review the scope of work that have been completed without the permit. They agreed to apply for an after the fact permit for an electrical Demo.
FOLLOW UP		12/16/2022				
FOLLOW UP	RS	12/19/2022	12/19/2022			<p>TO Wit; On December 19, 2022 Key west Trim works stopped by the City Hall and provided all missing information ( Paperwork) for the electrical permit.</p> <p>They paid for the permit and the Electrical contractor will stop by later to pick this permit up. As of today they're in compliance and have all appropriate permits that were needed. As of today I have been told by Key west Trim works that they're planning on to get some more permits for additional work. They will keep me posted.</p>
FOLLOW UP	RS	12/15/2022	12/15/2022			To Wit: December 15, 2022 In compliance / all permits obtained.





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FOLLOW UP	RS	1/13/2023	1/13/2023			<p>To Wit: On January 13, 2023 The office of the city of key west received an complaint against the subject property in regards unpermitted work. I responded to this case with CBO on my behalf and we inspected no violation nor work over the scope. Property owner stated that he works for ( Luigi-Key West Trim Works) and upon that he was asked to prove it with some proper document that He will need to submit to Building Department. The Scope of work that is currently taking place is (Installations of 2x new windows / which is properly permitted).</p> <p>The property owner has been also told to submit a Corrected new permit for the windows ( Because their plans stating installation of 2x windows / yet they're going to install 4x total.</p> <p>As of today there was no violation found.</p>
INITIAL INSPECTION	RS	11/21/2022	11/21/2022	VIOLATION FOUND		<p>To Wit; On November 21, 2022 I responded to a complaint regarding unpermitted work at the subject address. I conducted an inspection with building inspector Wright.</p> <p>We observed and photographed work that was performed over the scope of permits that were issued to the property.</p> <p>I placed the STOP work order in front entry area. The contractor of record is Key West Trim Works.</p>

VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES





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Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions	Roman Stenko	11/21/2022	12/15/2022	ENTIRE PROPERTY		
Sec. 14-40 Permits in historic districts	Roman Stenko	11/21/2022	12/15/2022	ENTIRE PROPERTY		

## ATTACHMENTS

ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
DOC	4/11/2023	Roman Stenko	NOCV_AH	0	

