

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



To: Chairman and Planning Board Members

From: Ginny Haller, Planner

Through: Donald L. Craig, AICP, Planning Director

Meeting Date: August 30, 2012

Agenda Item: Variances – 411 Grinnell Street (RE# 00005240-000000) – A request for front and side yard setback in the HMDR zoning district per Sections 90-391, 122-28(b), 122-600(6)a, and 122-600(6)b of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Request: To consider variances associated with the renovation of an existing non-conforming house.

Applicant: Thomas E. Pope

Property Owner: Neal Ganem and Johnny Allen Gillin

Location: 411 Grinnell Street
RE # 00005240-000000

Zoning: Historic Medium Density Residential – HMDR



Background:

This historic structure is legal non-conforming to the current Code of Ordinances. The structure does not conform to front and side yard setback requirements. The renovations are expected to exceed 66% of the value of the house. The renovations include construction of a new rear addition and the elevation of the house to meet FEMA requirements. The two-story house was built in 1899. According to the Sanborn maps, the back portion of the house used to have a one-story attached structure. Through time it has been altered and today part of the back structure has the same width of the main house. The owners of 411 Grinnell recently bought the lot located on the south side, commonly referred to as 413 and 415 Grinnell Street. The Unity of Title is attached to this staff report. A Build Back Determination for 413 and 415 Grinnell Street was issued by the Planning Department that allows a single-family structure be located on each of the two lots. HARC approved the design of the renovations and in a second reading on July 10, 2012 approved the demolition of the rear gazebo, shed and rear deck. As the structure does not conform to current Code requirements, the applicant requests a variance to setback requirements as described below:

Request:

This request is to renovate an existing historic house.

Project Data				
	Required/ Allowed	Existing	Proposed	Variance Request
Zoning	HMDR			
Size of Site	2,691 s.f		No changes proposed	
Height	30'	25' 10.5"		None Required
Front Setback	10'	4.62'	4.62'	4.62' Variance Required
Side Setback	5'	2.54''	2.54'	2.54' Variance Required
Side Setback	5'	6.49'	No change	None Required
Rear Setback	15'			None Required
Building Coverage	40%			None Required
Impervious Surface	60%			None Required
Open Space	35%			None Required

Process:

Development Review Committee Meeting:

June 28, 2012

HARC Meetings:

June 26, 2012

July 10, 2012

Analysis – Evaluation for Compliance with the Land Development Regulations:

The criteria for evaluating a variance are listed in Section 90-395 of the City Code. The Planning Board, before granting a variance, 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 non-conforming front and side setback are existing conditions. The proposed variances are in the same footprint as the existing conditions, and do not constitute special conditions or circumstances.

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

Although the existing conditions and circumstances do not result from the action or negligence of the owners the proposed addition is the result of the applicant's request.

- 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 variance request will confer upon the applicant special privileges provisionally denied to other lands, structures or structures in the same zoning district.

- 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.**

If the variance for the proposed addition is denied, the applicant would not be deprived of reasonable use of the land and the existing structure. Therefore, hardship conditions do not exist.

- 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 variances requested appear to be the minimum variances needed to make reasonable use of the land and existing structure. The front and side setbacks are existing conditions.

- 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.**

The granting of the 4.62' front variance and 2.54' side variance does not appear injurious to the public welfare. The renovation and rear addition does not increase the existing

nonconformities, and HARC approved the design to renovate the contributing structure and for the demolitions in the rear yard.

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.**

Existing nonconforming uses of other properties do not form the basis for this analysis.

The Planning Board shall make factual findings regarding the following:

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

The application does not meet all the standards established by the City Code for a variance.

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.**

The department has not been notified of any neighborhood objections to date.

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

No utilities or services are required with this application.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for variance be **denied**.

**Draft
Resolution**

**PLANNING BOARD
RESOLUTION No. 2012-**

A VARIANCE APPROVAL FOR FRONT-YARD AND SIDE-YEAR SETBACK REQUIREMENTS ON PROPERTY LOCATED AT 411 GRINNELL STREET (RE# 00005240-000000) IN THE HISTORIC MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT PER SECTIONS 122-28 (b), 90-391, 122-600 (6) a AND 122-600 (6) b. OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST.

WHEREAS, Section 122-28 (b) requires that if reconstruction or replacement of a non-conforming building or structure exceeds 66% of its assessed value, a variance is required to any non-conformity; and

WHEREAS, Section 90-391 allows an applicant to request a variance if the literal enforcement of the LDR's will cause unnecessary hardship; and

WHEREAS, Section 122-600 (6) a of the Code of Ordinances provides that the minimum front-yard setback is to be 10 feet; and

WHEREAS, Section 122-600 (6) b of the Code of Ordinances provides that the minimum side-yard setback is to be 5 feet; and

WHEREAS, the applicant requested a variance to the allowed front-yard setback of 4.62 feet

_____ Chairman
_____ Planning Director

to the existing 4.62 feet; and

WHEREAS, the applicant requested a variance to the allowed side-yard setback of 2.54 feet to the existing 2.54feet; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on August 30, 2012; 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 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; 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 variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds 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; 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 shall be considered grounds for the issuance of any variance; and

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

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

_____ Chairman
_____ Planning Director

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 renovation of an historic structure on property located at 411 Grinnell Street (RE# 00005240-000000) in the HMDR zoning district per Sections 90-391, 122-600(6)a , and 122-600 (6) b. of the Land Development Regulations of the Code of Ordinances of the City of Key West per the plan set dated June 28, 2012.

Section 3. It is a condition of these 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 or 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 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 9J-1, 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 30th day of August, 2012.

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 411 GRINNELL
2. Name of Applicant THOMAS E. POPE
3. Applicant is: Owner _____ Authorized Representative
4. Address of Applicant 610 WHITE STREET
5. Phone # of Applicant 296-3611 Mobile# _____
6. E-Mail Address TEPOPEPA@AOL.COM
7. Name of Owner, if different than above JOHNNY GILLIN
8. Address of Owner 2644 NE 31TH DRIVE
FT. LAUDERDALE, FL 33308
9. Phone # of Owner 404-386-1395
10. Email Address _____
11. Zoning District of Parcel _____ HMDR RE# 00005240-000000
12. Description of Proposed Construction, Development, and Use
Renovation of an existing house.
Elevating house to meet FEMA requirement.
and rear addition.
13. List and describe the specific variance(s) being requested:
Front setback 4.62'
side setback 2.54'

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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	HMDR			
Flood Zone	AE7			
Size of Site	2691 ⁺			
Height	30'	25' 10.5"		N/A
Front Setback	10'	4.62'	4.62'	4.62'
Side Setback	5'	2.54'	2.54'	2.54'
Side Setback	5'	N/A	N/A	N/A
Street Side Setback	7.5'	/		
Rear Setback	15'			
F.A.R	N/A			
Building Coverage	40%			
Impervious Surface	60%			
Parking	N/A		N/A	
Handicap Parking	N/A			
Bicycle Parking	N/A			
Open Space/ Landscaping	N/A			
Number and type of units	N/A			
Consumption Area or Number of seats	N/A			

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

Meeting Date Pending HARC Approval # Pending

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
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16. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes _____ No 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 _____ 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.**

Variance Application
City of Key West Planning Department
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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:

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 non-conformity is an existing conditions of the side and front setback.

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

The side and front setback are existing conditions.

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.

The existing house requires renovations that are typical of historic houses in the district.

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
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4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

This is an existing condition.

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.

Yes, this is a minimum request.
The side and front setback is an
existing condition.

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.

This request is not detrimental to the
public's interest or welfare.

Variance Application
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
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7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

None have been considered.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in subsection (a) 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."

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Thomas E. Pope, 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:

411 Grinnell

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.

[Handwritten Signature]

Signature of Authorized Representative

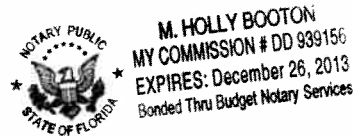
Subscribed and sworn to (or affirmed) before me on this 5/31/12 by _____ by
date

Thomas E. Pope
Name of Authorized Representative

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

[Handwritten Signature]
Notary's Signature and Seal

M. Holly Booton
Name of Acknowledger typed, printed or stamped



DD 939 156
Commission Number, if any

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, Neal Ganem/Johnny Allen Gillin authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

Thomas E. Pope
Please Print Name of Representative

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

Joseph Neal
Signature of Owner

Johnny A. Gillin
Signature of Joint Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this Aug. 28, 2012 by
date

Jennifer Dowden
Name of Authorized Representative

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

Janet [Signature]
Notary's Signature and Seal

Jennifer C. Dowden
Name of Acknowledger typed, printed or stamped

W-001-301-86
Commission Number, if any



Deed

Prepared by and return to:

Susan Mary Cardenas
Attorney at Law
Stones & Cardenas
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 12-078-Klingene

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 2nd day of April, 2012 between Nancy Klingener, a married woman herein joined by Geoffrey Mark Hedden, her husband, whose post office address is 411 Grinnell Street, Key West, FL 33040, grantor, and Neal Ganem, a single man and Johnny Allen Gillin, a single man, as joint tenants with right of survivorship whose post office address is 2644 NE 37th Drive, Fort Lauderdale, FL 33308, grantee:

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

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

On the Island of Key West, and known on William A. Whitehead's Map of said Island delineated in February A.D. 1829, as a part of Lot Three (3) in Square Thirty-two (32), but better known as part of subdivision Five (5) and Six (6) of John Lowe Jr., and James R. Curry's sub-division of said Lot Three (3) of said Square Thirty-Two (32), which said subdivision is recorded in Book "J" of Deeds, Page 627 of Monroe County, Florida records: COMMENCING at a point on the Northeast side of Grinnell Street, distant Twenty-six (26) feet and Eight (8) inches from the Southeast corner of Grinnell Street and Elgin Lane and runs thence in a Southeasterly direction along Grinnell Street, Twenty-six (26) feet and Eight (8) inches; thence at right angles in a Northeasterly direction One Hundred (100) feet and Six (6) inches; thence at right angles in a Northwesterly direction Twenty-six (26) feet and Eight (8) inches; thence at right angles in a Southwesterly direction One Hundred (100) feet and Six (6) inches out to the point of beginning on Grinnell Street.

AND ALSO

On the Island of Key West, and known on William A. Whitehead's Map of the said Island delineated in February A.D. 1829 as part of Lot Three(3) in Square Thirty-Two (32), but better known as part of subdivision Five (5) and Six (6) of John Lowe, Jr., and James R. Curry's subdivision of said Lot Three (3) of said Square Thirty-two (32); which said subdivision is recorded in Book "J" of Deeds, Page 627 of Monroe County, Florida Records:

COMMENCING at a point on the Northeast side of Grinnell Street, distant 53.33 feet from the Southeast corner of Grinnell Street and Elgin Lane thence Northeasterly and at right angles for a distance of 28.30 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence continue Northeasterly along a prolongation of the preceding course for a distance of 16.33 feet; thence Southeasterly and along a line deflected 93° 39' to the right for a distance of 1.04 feet; thence Southwesterly and at right angles for a distance of 16.31 feet back to the POINT OF BEGINNING.

Parcel Identification Number: 00005240-000000

Subject to taxes for 2012 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2011.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Mary E. Turso
Witness Name: Mary E. Turso

Nancy Klingener (Seal)
Nancy Klingener

Adele V. Stones
Witness Name: Adele V. Stones

Geoffrey Mark Hedden
GEOFFREY MARK HEDDEN

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 2nd day of April, 2012 by Nancy Klingener, herein joined by Geoffrey Mark Hedden, her husband, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Mary E. Turso
Notary Public
Printed Name: Mary E. Turso
My Commission Expires: _____

Survey

LEGAL DESCRIPTION:

413 Grinnell Street
 On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February A.D. 1829, as part of Lot Three (3) in Square Thirty-two (32), but better known as part of subdivision Five (5) and Six (6) of John Lowe Jr., and James Lowe Jr. and James R. Curry's subdivision of said Lot Three (3) of said Square Thirty-two (32) which said subdivision is recorded in Book "J" of Deeds, page 627 of Monroe County, Florida Records;
 Commencing at a point on the Northeast side of Grinnell Street, distance Fifty-three (53) feet and Four (4) inches from the Southeast corner of Grinnell Street and Elgin Lane, and runs thence in a Southeasterly direction along Grinnell Street Twenty-six (26) feet and Eight (8) inches; thence at right angles in a Northeasterly direction One Hundred (100) feet and Six (6) inches; thence at right angles in a Northwesterly direction Twenty-six (26) feet and Eight (8) inches; thence at right angles in a Southwesterly direction One Hundred (100) feet and Six (6) inches out to the Point of Beginning on Grinnell Street.

LESS AND EXCEPT:

On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February A.D. 1829, as part of Lot Three (3) in Square Thirty-two (32), but better known as part of subdivision Five (5) and Six (6) of John Lowe Jr., and James Lowe Jr. and James R. Curry's subdivision of said Lot Three (3) of said Square Thirty-two (32) which said subdivision is recorded in Book "J" of Deeds, page 627 of Monroe County, Florida Records;
 Commencing at a point on the Northeast side of Grinnell Street, distance 53.33 feet from the Southeast corner of Grinnell Street and Elgin Lane, thence in a Northeasterly and at right angles for a distance of 28.30 feet to the Point of Beginning of the parcel of land being described herein; thence continue Northeasterly along a prolongation of the preceding course for a distance of 16.33 feet; thence Southeasterly and along a line deflected 93°39'00" to the right for a distance of 1.04 feet; thence Southeasterly and at right angles a distance of 16.31 feet back to the Point of Beginning.

SURVEYOR'S NOTES:

Bearings based on Grinnell Street
 North arrow based on assumed median
 3.4 denotes existing elevation
 Elevations based on N.G.V.D. 1929 Datum
 Bench Mark No.: Basic Elevation: 14.324

Monumentation:

- ⊙ = fd. 1/2" Iron Pipe, P.L.S. No. 2749
- = Found 1/2" Iron Pipe
- = Found 1/2" Iron Bar
- ▲ = fd. P.K. Nail, P.L.S. No. 2749

Abbreviations:

- | | |
|-----------------------------|---------------------------------|
| Sty. = Story | a/h = Overhead |
| R/W = Right-of-Way | F.F.L. = Finish Floor Elevation |
| fd. = Found | conc. = concrete |
| p. = Plat | I.P. = Iron Pipe |
| m. = Measured | I.B. = Iron Bar |
| d. = Deed | C.B.S. = Concrete Block Stucco |
| N.T.S. = Not to Scale | cov'd. = Covered |
| ⊙ = Centerline | P.I. = Point of Intersection |
| Elev. = Elevation | wd. = Wood |
| P.O.C. = Point of Commence | w.m. = Water Meter |
| P.O.B. = Point of Beginning | Bal. = Balcony |
| P.B. = Plat Book | ** = Water Valve |
| pg. = page | E = Concrete Utility Pole |

CERTIFICATION:

I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
 Professional Land Surveyor & Mapper No. 2749
 Professional Engineer No. 36810
 State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



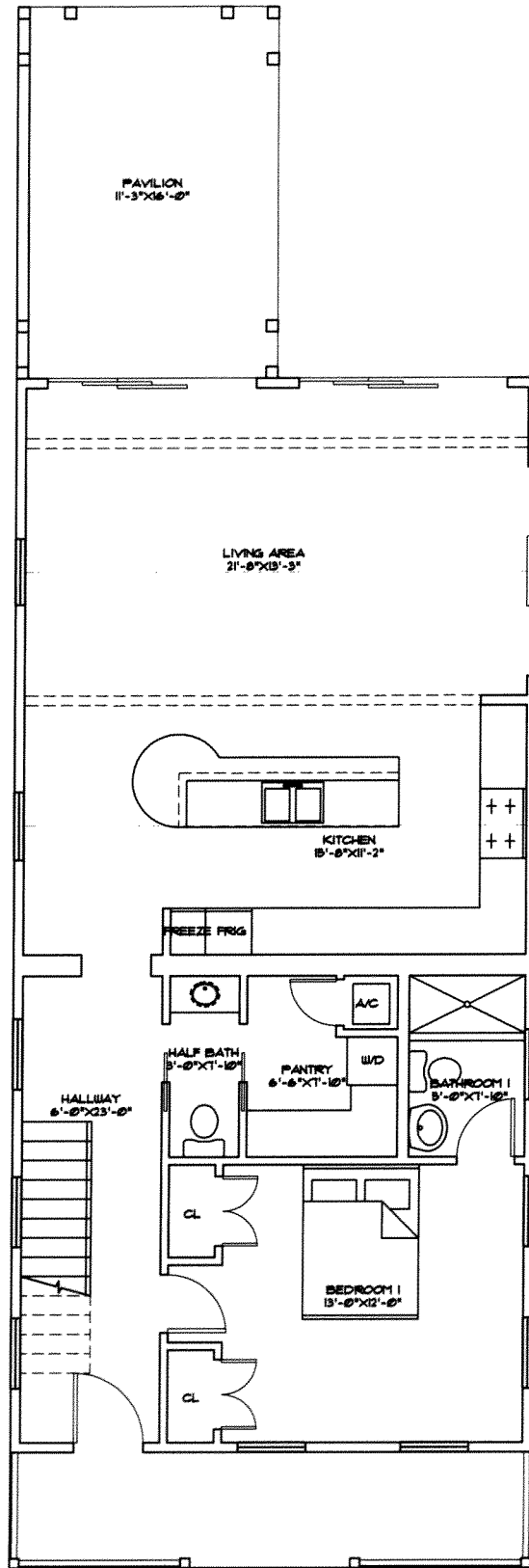
Field Work performed on: 2/3/12

Neal Ganem 413 Grinnell Street, Key West, Fl. 33040			
Boundary Survey		Dwn No.: 12-118	
Scale: 1"=20'	Ref. 206-46	Flood panel No. 151A	Dwn. By: F.H.H.
Date: 2/6/12		Flood Zone: AE	Flood Elev. 6-7
REVISIONS AND/OR ADDITIONS			

ISLAND SURVEYING INC.
 ENGINEERS PLANNERS SURVEYORS

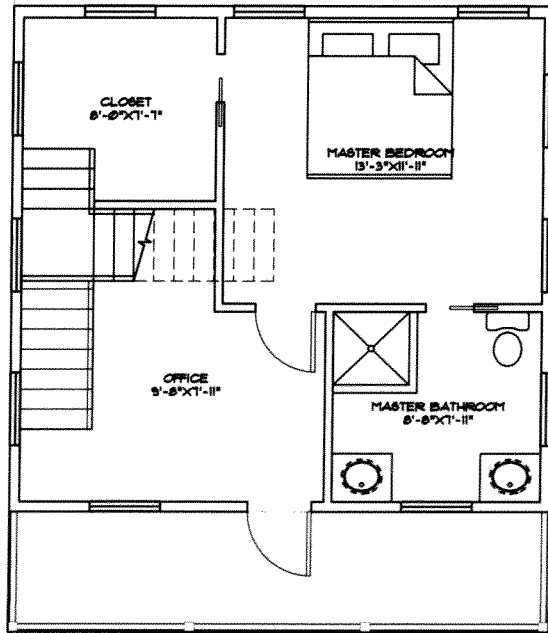
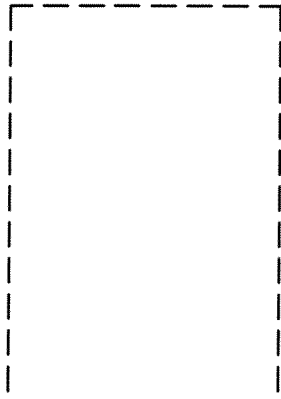
3152 Northside Drive Suite 201 Key West, Fl. 33040	(305) 293-0466 Fax: (305) 293-0237 fhildeb1@bellsouth.net L.B. No. 7700
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Site Plans



First Floor Plan

1/8" = 1' - 0"



Second Floor Plan

1/8" = 1' - 0"

DRC
Minutes & Comments

Minutes of the Development Review Committee

June 28, 2012

Approved July 26, 2012

Planning Director, Don Craig called the Development Review Committee Meeting of June 28, 2012 to order at 10:15 am at Old City Hall, in the antechamber at 510 Greene Street, Key West.

ROLL CALL

Present were: Planning Director, Don Craig; HARC Planner, Enid Torregrosa; General Services, Elizabeth Ignaffo; Urban Forestry Manager, Paul Williams; and ADA Coordinator, Diane Nicklaus.

Also in attendance were: Planning Department staff: Brendon Cunningham, Carlene Smith and Ginny Haller.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

May 24, 2012

A motion to approve the May 24, 2012 minutes was made by Ms. Nicklaus and seconded by Mr. Williams.

DISCUSSION ITEMS

1. **Variances - 1315 United Street (RE# 00035460-000000) - A request for front and side-yard setback, building coverage and impervious surface ratio requirements in the HMDR zoning district per Sections 122-600 (4) a. & b. and 122-600 (6) a. & b. of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Mr. Cunningham gave members an overview of the variances request. He informed members that the applicant would like to reconstruct a historic front porch. The variance request is for front and side-yard setback, building coverage and impervious surface.

The applicant's architect, Bill Rowan, gave members an overview of the project.

Mr. Williams inquired if the project will require any tree removals. Mr. Rowan stated that they may possibly remove some Christmas Palms.

Mrs. Torregrosa requested that the applicant add the HARC approval number on the application, H11-01-832.

Ms. Ignaffo asked that the applicant direct porch roof stormwater runoff back onto the applicant's property, preferably into the proposed swale or other landscape areas.

Mrs. Nicklaus had no comments.

2. **Variances - 411 Grinnell Street (RE# 00005240-000000) – A request for front and side yard setback in the HMDR zoning district per Section 122-600(6)a and Section 122-600(6)b of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

Ms. Haller gave member an overview of the variances request. She stated that the request is to renovate an existing home by elevating it to meet FEMA requirements, and add a rear addition.

The applicant's architect, Tom Pope, gave members an overview of the request.

Minutes of the Development Review Committee

June 28, 2012

Approved July 26, 2012

Mr. Craig inquired if there are two single family units on three lots. Mr. Pope stated that there are two units and that they are currently working on obtaining a unity of title.

Mr. Williams inquired if the project will require any tree removals. Mr. Pope stated that there are no plans for tree removal.

Mrs. Torregrosa stated that the building is contributing. She then informed members that this item is scheduled for a second reading in their demolition request.

Ms. Ignaffo and Mrs. Nicklaus had no comments.

3. Variance - 517 Elizabeth Street (RE# 00008800-000000) – A request for side yard setback in the HMDR zoning district per Section 122-600(6)b of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Ms. Haller gave members an overview of the variance request. She informed members that this is a request to consider a variance to an existing non-conforming side setback associated with the restoration of an existing enclosed front porch, removal of rear additions, garage, and carport, and the replacement of rear additions with conforming new additions.

The applicant's architect, Tom Pope, gave members an overview of the request.

Mr. William had no comments.

Mrs. Torregrosa stated that this item was approved by HARC at a second reading and requested that the HARC demolition package and pictures be included with the variance application.

Ms. Ignaffo requested that the applicant direct roof gutter downspouts onto the property, retaining all stormwater runoff on the property.

Ms. Nicklaus stated that the fence on the northside of the property encroaches onto the neighbor's lot.

Mr. Pope clarified for members that the concrete area in the back of the property is being removed and which will improve the impervious surface ratio and drainage.

ADJOURNMENT

A motion to adjourn was made by Mrs. Nicklaus and seconded by Mrs. Torregrosa.

Meeting adjourned at 10:35 am.

**Respectfully submitted by,
Carlene Smith
Development Review Administrator
Planning Department**



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

July 18, 2012

Arch. Thomas E. Pope
#610 White St
Key West, Florida 33040

**RE: ELEVATE HOUSE +/- 4" TO FEMA ELEVATION OF 7'. RELOCATE FRONT DOORS. NEW REAR ADDITION TO EXTEND EXISTING SAWTOOTH AND EXTERIOR RENOVATIONS. DEMOLITION OF REAR GAZEBO, SHED AND REAR DECK.
FOR: #411 GRINNELL STREET - HARC APPLICATION # H12-01-998
KEY WEST HISTORIC DISTRICT**


Dear Architect Pope:

This letter is to notify you that the Key West Historic Architectural Review Commission **approved** the second reading for demolition for the above mentioned project on the public hearing held on Tuesday July 10, 2012. The Commissioners motioned to approve the project based on the submitted documents and your presentation.

You may now apply for the necessary permits and required approvals. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:


Enid Torregrosa, MSHP
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3973

HISTORICAL ARCHITECTURAL
REVIEW COMMISSION
FOR BUILDING DEPARTMENT USE

etorregr@keywestcity.com

- 10a Elevate house +/- 4" to FEMA elevation of 7'. Relocate front doors. New rear addition to extend existing sawtooth and exterior renovations- #411 Grinnell Street- Thomas E. Pope Architect (H12-01-998)

This staff report is for the review of a Certificate of Appropriateness for a proposed small side addition of an existing one story sawtooth on the back of the house. The plans also include the request to raise the house +/-4" from its existing height in order to protect the house during floods. The main house located on 411 Grinnell Street is listed as a contributing resource. The two story structure was built in 1899. According to the Sanborn maps the back portion of the house used to have a one story attached structure. Through time this structure has been altered and today part of the back structure has the same width of the main house. The owners of this house recently bought the lot located on the south side.

The proposed one story addition will be on the south side of the back portion of the house and will have a gable roof. The plans also include a pavilion attached to the back portion of the house. The existing front doors on the front façade will be relocated to the left side of the façade.

Guidelines that should be reviewed for this application;

Additions/ Alterations and New Construction (pages 36-38a);

- (1) A structure shall not be altered and/or expanded in such a manner that its essential character defining features are disguised or concealed.
- (3) Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes.
- (4) Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors.
- (5) Additions should be attached to less publicly visible secondary elevations of an historic structure.
- (6) Additions should not alter the balance and symmetry of an historic structure.
- (7) No existing structure shall be enlarged so that its proportions are out of scale with its surroundings.

New Construction:

2. ***Elevation of finished floor above grade*** - Applications for buildings with the first finished floor above the minimum height necessary to comply with federal flood regulations will not be approved unless the applicant demonstrates that such elevation does not interfere with the essential form and integrity of properties in the neighborhood.

It is staff's opinion that the proposed plans are consistent with the guidelines for additions and alterations. Staff recommends to the Commission that the house should not be raised more than 4 inches since the house next door has almost the same finish floor elevation. The location of the house in relation to the site must not be altered when raising the structure, as depicted in the plans. It is staff's opinion that the scale, mass and proportions of the proposed addition and the pavilion are in keeping with the historic house and its surroundings. If approved this project may require Planning Board review for side variances since this is a non-conforming structure.



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

July 18, 2012

Arch. Thomas E. Pope
#610 White St
Key West, Florida 33040

**RE: ELEVATE HOUSE +/- 4" TO FEMA ELEVATION OF 7'. RELOCATE FRONT DOORS. NEW REAR ADDITION TO EXTEND EXISTING SAWTOOTH AND EXTERIOR RENOVATIONS. DEMOLITION OF REAR GAZEBO, SHED AND REAR DECK.
FOR: #411 GRINNELL STREET - HARC APPLICATION # H12-01-998
KEY WEST HISTORIC DISTRICT**

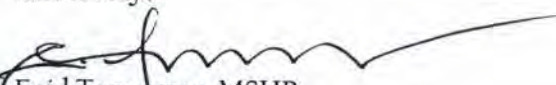
Dear Architect Pope:

This letter is to notify you that the Key West Historic Architectural Review Commission **approved** the second reading for demolition for the above mentioned project on the public hearing held on Tuesday July 10, 2012. The Commissioners motioned to approve the project based on the submitted documents and your presentation.

You may now apply for the necessary permits and required approvals. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:


Enid Torregrosa, MSHP
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3973

etorregr@keywestcity.com



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

July 3, 2012

Arch. Thomas E. Pope
610 White St
Key West, Florida 33040

**RE: ELEVATE HOUSE +/- 4" TO FEMA ELEVATION OF 7'. RELOCATE FRONT DOORS. NEW REAR ADDITION TO EXTEND EXISTING SAWTOOTH AND EXTERIOR RENOVATIONS. DEMOLITION OF REAR GAZEBO, SHED AND REAR DECK.
FOR: #411 GRINNELL STREET - HARC APPLICATION # H12-01-998
KEY WEST HISTORIC DISTRICT**


Dear Architect Pope:

This letter is to notify you that the Key West Historic Architectural Review Commission **approved** the proposed design and the first reading for demolition for the above mentioned project on the public hearing held on Tuesday June 26, 2012. The Commissioners motioned to approve the project was based on the submitted documents and your presentation.

Because this project includes a demolition request, a second reading will take place on Tuesday July 10, 5:30 pm at Old City Hall, 510 Greene Street. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely,


Enid Torregrosa, MSHP
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3973

etorregr@keywestcity.com



Additional Information

Prepared by & return to:
Stones & Cardenas
221 Simonton Street
Key West, FL 33040
(305) 294-0252

Doc# 1887700 06/18/2012 10:22AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

UNITY OF TITLE

Doc# 1887700
Bk# 2575 Pg# 1240

WHEREAS, Joseph Neal Ganem and Johnny Allen Gillin, as Joint Owners with Rights of Survivorship, as the owner in fee simple of the property located in Key West, Monroe County, Florida, commonly referred to as 411 Grinnell Street, and more particularly described as follows:

On the Island of Key West, and known on William A. Whitehead's Map of said Island delineated in February A.D. 1829, as a part of Lot Three (3) in Square Thirty-two (32), but better known as part of subdivision Five (5) and Six (6) of John Lowe Jr., and James R. Curry's sub-division of said Lot Three (3) of said Square Thirty-Two (32), which said subdivision is recorded in Book "J" of Deeds, Page 627 of Monroe County, Florida records: COMMENCING at a point on the Northeast side of Grinnell Street, distant Twenty-six (26) feet and Eight (8) inches from the Southeast corner of Grinnell Street and Elgin Lane and runs thence in a Southeasterly direction along Grinnell Street, Twenty-six (26) feet and Eight (8) inches; thence at right angles in a Northeasterly direction One Hundred (100) feet and Six (6) inches; thence at right angles in a Northwesterly direction Twenty-six (26) feet and Eight (8) inches; thence at right angles in a Southwesterly direction One Hundred (100) feet and Six (6) inches out to the point of beginning on Grinnell Street.

AND ALSO

On the Island of Key West, and known on William A. Whitehead's Map of the said Island delineated in February A.D. 1829 as part of Lot Three(3) in Square Thirty-Two (32), but better known as part of subdivision Five (5) and Six (6) of John Lowe, Jr., and James R. Curry's subdivision of said Lot Three (3) of said Square Thirty-two (32); which said subdivision is recorded in Book "J" of Deeds, Page 627 of Monroe County, Florida Records:

COMMENCING at a point on the Northeast side of Grinnell Street, distant 53.33 feet from the Southeast corner of Grinnell Street and Elgin Lane thence Northeasterly and at right angles for a distance of 28.30 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence continue Northeasterly along a prolongation of the preceding course for a distance of 16.33 feet; thence Southeasterly and along a line deflected 93° 39' to the right for a distance of 1.04 feet; thence Southwesterly and at right angles for a distance of 16.31 feet back to the POINT OF BEGINNING.

and, WHEREAS, Joseph Neal Ganem and Johnny Allen Gillin are also the owner in fee simple of the property located in Key West, Monroe County, Florida, commonly referred to as 413 and 415 Grinnell Street, and described as follows:

On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February A.D. 1829, as a Part of Lot Three (3) in Square Thirty-two (32), but better known as part of sub-divisions Five (5) and Six (6) of John Lowe Jr.,

and James Lowe, Jr. and James R. Curry's sub-division of said Lot Three (3) of said Square Thirty-two (32) which said sub-division is recorded in Book "J" of Deeds, Page 627 of Monroe County, Records;

Commencing at a point on the North East side of Grinnell Street, distant Fifty-three (53) feet and Four (4) inches from the South East corner of Grinnell Street, and Elgin Lane, and runs thence in a Southeasterly direction along Grinnell Street, Twenty-six (26) feet and Eight (8) inches; thence at right angles in a Northeasterly direction One Hundred (100) feet and Six (6) inches; thence at right angles in a Northwesterly direction Twenty-six (26) feet and Eight (8) inches; thence at right angles in a Southwesterly direction One Hundred (100) feet and Six (6) inches out to the point of beginning on Grinnell Street.

AND ALSO:

On the Island of Key West, known on William A. Whitehead's map of said Island delineated in February, A.D. 1829, as a part of Lot Four (4), Square Thirty-two (32),

Commencing at a point on the Northeasterly side of Grinnell Street, distant One Hundred Forty-six (146) feet Northwesterly from the corner of Grinnell and Fleming Streets and from said point running along the line of Grinnell Street in a Northwesterly direction Thirty (30) feet, thence at right angles in a Northeasterly direction One Hundred (100) feet Six (6) inches; thence at right angles in a Southeasterly direction Thirty (30) feet; thence at right angles in a Southwesterly direction One Hundred (100) feet Six (6) inches out to Grinnell Street to the point of beginning.

and, WHEREAS, the undersigned recognize and acknowledge that the herein described property should not be divided into separate parcels owned by multiple owners as long as the same is put to the hereinafter use; and

WHEREAS, the undersigned hereby executes this written document to effect the above stated purpose.

NOW, THEREFORE, in consideration of other goods and valuable considerations, the undersigned hereby agrees to restrict the use of the above described real properties in the following manner:

1. Unless the City of Key West authorizes otherwise, the three parcels of property referred to herein above shall be considered as one plot and parcel of land, and that no portion of said lot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land.



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 894-3700

March 30, 2012

VIA EMAIL

Guillermo Orozco
1517 Washington Street
Key West, Florida 33040

**RE: 413-415 Grinnell Street
Build-Back Determination**

Dear Mr. Orozco,

This letter is in response to your request regarding a Lawful Unit Determination for the property located at 413 - 415 Grinnell Street. After careful review, the property is better assessed for build-back rights as there is no second unit extant at 415. Based on the information available to the Planning Department, it appears that there were two residential units on the property as a whole. During demolition, a portion of the unit at 415 was moved to the rear of 413 and attached to that existing structure and has not yet been replaced as of this date.

A site visit revealed that there are two separate sewer meters. The property has always consisted of two lots of record under common ownership and thus considered as one. The properties are now under new ownership. The new owner would like to redevelop both sites by demolishing and replacing the house at 413 and reconstructing the second unit. At this time, the only practical location for the second replacement unit would be on the 415 vacant parcel.

As the use of this property was established prior to 1987, back impact fees are voided. As this property has been vacant for some time, no back sewer or solid waste fees are relevant. As such, any new construction will require payment of current impact fees for "new" development. For this, contact Carolyn Walker at 809.3957. If there are any questions or concerns, please contact me direct at 305.809.3724.

Respectfully,

Brendon Cunningham 

Xc: Donald Leland Craig, AICP, Planning Director
Caroline Walker, Licensing Official
Geo File



Z BPAS
Confirmate

THE CITY OF KEY WEST

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

April 13, 2012

VIA ELECTRONIC MAIL

Brendon Cunningham
City of Key West Planning
PO Box 1409
Key West, FL 33041

Re: 413 and 415 Grinnell Street / Build Back Determination

Dear Mr. Cunningham:

This letter is follow-up to our telephone conversation today regarding the property rights at the above-referenced Grinnell Street addresses. While my client is pleased with the determination you have made, the wording of the letter and the phraseology of the positive determination leaves my client concerned that the result may be misinterpreted to deny his building rights. My client has asked that I confirm with you that the stated "Build Back Determination" allows a single family structure to be located on each of the two (2) platted lots. With your "Build Back Determination" the property owner will not be required to apply for a beneficial use allocation or otherwise produce proof of an "allocation" for a replacement residential building at this location, as you have determined that your research confirms the "as of right" entitlement to build back to replace the demolished single family residence.

If I have correctly restated your determination, I would appreciate acknowledgement by your counter-signature below.

Sincerely,

Handwritten signature of Adele V. Stones in cursive.

Adele V. Stones
AVS/cms

Acknowledgement of letter
contents by signature

Handwritten signature of Brendon Cunningham in cursive, written over a horizontal line.

Brendon Cunningham

c: client
G. Orozco

Property Appraiser Information

**Karl D. Borglum
Property Appraiser
Monroe County, Florida**

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

**Property Record Card -
Map portion under construction.**

Website tested on
Internet Explorer.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1005428 Parcel ID: 00005240-000000

Ownership Details

Mailing Address:

GANEM NEAL
2644 NE 37TH DR
FORT LAUDERDALE, FL 33308-6325

All Owners:

GILLIN JOHNNY ALLEN R/S, GANEM NEAL

Property Details

PC Code: 01 - SINGLE FAMILY

Millage Group: 10KW

**Affordable
Housing:** No

**Section-
Township-** 06-68-25

Range:

**Property
Location:** 411 GRINNELL ST KEY WEST

Legal KW PT LT 3 SQR 32 OR63-464/65 OR679-422 OR945-1003/04R/SOR1150-2493/94 OR1226-1232AFFD
Description: OR1233-1953/54EST OR1233-2265/66EST OR1269-1640 OR1269-1641/44 OR1309-118/20 OR1312-167/69R/S OR1515-1213/15 OR2563-332/33



Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

Exemptions

Exemption	Amount
44 - ADDL HOMESTEAD	25,000.00
39 - 25000 HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	27	100	2,688.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1423
 Year Built: 1918

Building 1 Details

Building Type R1
 Effective Age 20
 Year Built 1918
 Functional Obs 0

Condition A
 Perimeter 222
 Special Arch 0
 Economic Obs 0

Quality Grade 550
 Depreciation % 27
 Grnd Floor Area 1,423

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

Roof Type GABLE/HIP

Roof Cover METAL

Foundation CONC BLOCK

Heat 1 NONE

Heat 2 NONE

Bedrooms 3

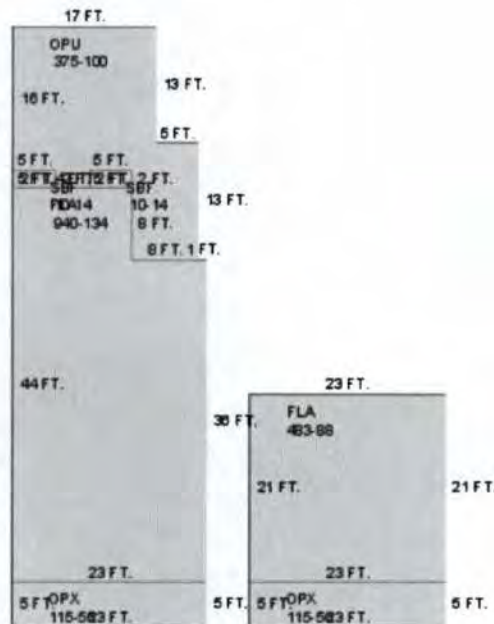
Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0
 3 Fix Bath 1
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 0

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1989	N N	0.00	0.00	940
2	OPX		1	1989	N N	0.00	0.00	115
3	SBF	12:ABOVE AVERAGE WOOD	1	1989	N N	0.00	0.00	10
4	SBF	12:ABOVE AVERAGE WOOD	1	1989	N N	0.00	0.00	10
5	OPU		1	1989	N N	0.00	0.00	375
6	FLA	12:ABOVE AVERAGE WOOD	1	1989	N N	0.00	0.00	483
7	OPX		1	1989	N N	0.00	0.00	115

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT2:BRICK PATIO	417 SF	0	0	1988	1989	2	50
2	FN2:FENCES	714 SF	0	0	1984	1985	2	30

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
2	98-2061	10/16/1998	11/05/1998	10,000	Residential	REPAIR SIDING/DECK/WNDWS
1	B95-0189	01/01/1995	12/01/1995	5,525	Residential	REPAIRS TO SIDING/WINDOWS
3	04-1530	05/12/2004	09/29/2004	2,500	Residential	ROOF REPAIR
4	06-2703	05/03/2006	07/02/2007	5,933	Commercial	INSTALL V-CRIMP METAL ROOFING

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
2012	158,100	2,689	236,852	397,641	328,238	25,000	303,238
2011	186,254	2,751	217,172	406,177	318,678	25,000	293,678
2010	188,420	2,814	274,068	465,302	313,968	25,000	288,968
2009	209,435	2,877	416,584	628,896	305,714	25,000	280,714
2008	192,559	2,939	470,400	665,898	305,409	25,000	280,409
2007	275,641	3,002	358,848	637,491	296,514	25,000	271,514
2006	424,708	3,064	255,360	683,132	289,282	25,000	264,282
2005	443,796	3,127	201,600	648,523	280,856	25,000	255,856
2004	276,770	3,190	188,160	468,120	272,676	25,000	247,676
2003	266,519	3,252	94,080	363,852	267,592	25,000	242,592
2002	245,512	3,390	94,080	342,982	261,321	25,000	236,321

2001	194,508	3,552	94,080	292,140	257,206	25,000	232,206
2000	198,830	2,788	51,072	252,690	249,715	25,000	224,715
1999	189,321	2,757	51,072	243,150	243,150	25,000	218,150
1998	146,539	1,454	51,072	199,065	199,065	0	199,065
1997	134,657	1,370	45,696	181,723	181,723	0	181,723
1996	106,934	1,114	45,696	153,743	153,743	0	153,743
1995	111,898	1,097	45,696	158,691	158,691	0	158,691
1994	94,683	949	45,696	141,328	141,328	0	141,328
1993	92,611	970	45,696	139,277	139,277	25,500	113,777
1992	92,611	991	45,696	139,298	139,298	25,000	114,298
1991	92,611	1,013	45,696	139,320	139,320	25,000	114,320
1990	67,774	1,034	35,325	104,133	104,133	25,000	79,133
1989	53,931	0	34,658	88,589	88,589	25,000	63,589
1988	47,335	0	29,326	76,661	76,661	25,000	51,661
1987	47,060	0	21,451	68,511	68,511	25,000	43,511
1986	47,324	0	20,731	68,055	68,055	0	68,055
1985	26,666	0	10,582	37,248	37,248	12,416	24,832
1984	24,941	0	10,582	35,523	35,523	11,636	23,887
1983	24,941	0	10,582	35,523	35,523	11,722	23,801
1982	25,413	0	10,582	35,995	35,995	11,878	24,117

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
4/2/2012	2563 / 332	630,000	WD	37
5/1/1998	1515 / 1213	292,000	WD	Q
5/1/1994	1309 / 0118	195,000	WD	Q
8/1/1993	1269 / 1640	180,000	WD	Q
6/1/1985	945 / 1003	85,000	WD	Q

This page has been visited 80,312 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., August 30, 2012 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:

Variances – 411 Grinnell Street (RE# 00005240-000000) – A request for front and side yard setback in the HMDR zoning district per Sections 90-391, 122-28(b), 122-600(6)a, and 122-600(6)b of the Land Development Regulations of the Code of Ordinances of the City of Key West.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3720 or visit our website at www.keywestcity.com.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing:

Request: Variances – 411 Grinnell Street (RE# 00005240-000000) – A request for front and side yard setback in the HMDR zoning district per Sections 90-391, 122-28(b), 122-600(6)a, and 122-600(6)b of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant:	Thomas E. Pope	Owner:	Neal Ganem & Johnny Allen Gillin
Project Location:	411 Grinnell	Date of Hearing:	Thursday, August 30, 2012
Time of Hearing:	6:00 PM	Location of Hearing:	Old City Hall, 510 Greene City Commission Chambers

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. Packets can be viewed online 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 the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Carlene Smith at cesmith@keywestcity.com .

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 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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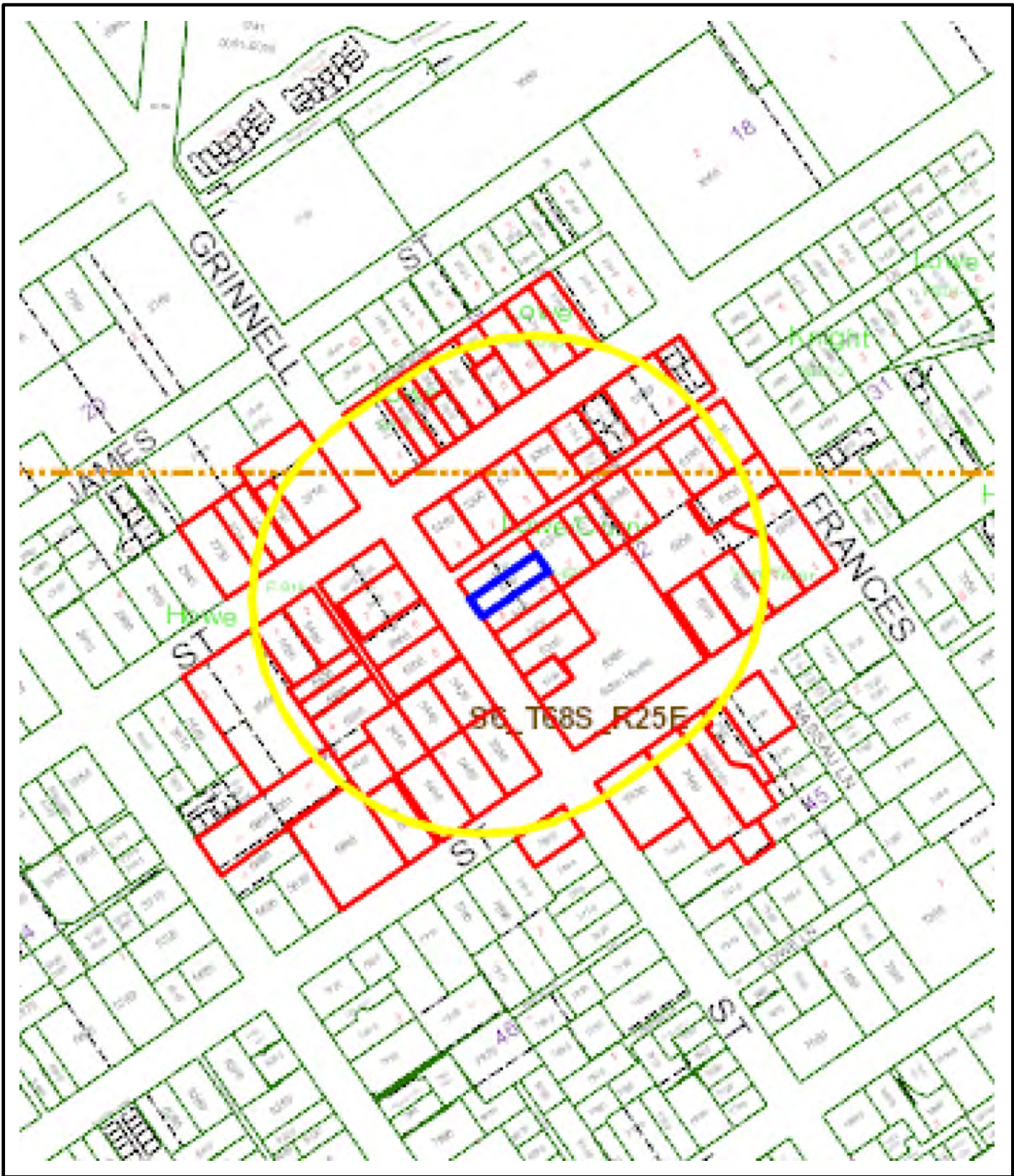
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Monroe County, Florida

Printed: Aug 20, 2012

411 Grinnell

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.



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 HUGHES MARILOU	2615 PATTTERSON AVE		KEY WEST	FL	33040	
2 VOLLMERT LESLIE J LIV TR 11/26/2010	1004 EATON ST		KEY WEST	FL	33040	
3 TALAMO KEY WEST INVESTMENTS LLC	817 CATHERINE ST		KEY WEST	FL	33040-3277	
4 DAMRON LEONARD A AND DIANE B	PO BOX 2349		CRYSTAL RIVER	FL	34423	
5 CLEMENTS THOMAS III AND KATHERINE A	1025 FLEMING ST		KEY WEST	FL	33040	
6 MORNING TOWN INC	3 LOWES LN		KEY WEST	FL	33040-7132	
7 VON SEGGERN CHRISTINE	1075 DUVAL ST STE C21 PMB 156		KEY WEST	FL	33040-3188	
8 D'AMICO EUGENE M III	318 CENTENNIAL CIR		GREENVILLE	DE	19807	
9 CHADASH REALTY LLC	231 NORTH AVE W	UNIT 387	WESTFIELD	NJ	07090	
10 BASILIKO WILLIAM	1010 ELGIN LN		KEY WEST	FL	33040-6946	
11 KYROPOULOS CONSTANTINE D REV TR 8/28/98	2110 BANCROFT PL NW		WASHINGTON	DC	20008	
12 CLARK J KAREN	PO BOX 6374		EVANSTON	IL	60204	
13 BANK OF NEW YORK MELLON	2900 N MADERA RD		SIMI VALLEY	CA	93065-6230	
14 PETRICK JOSEPH S	61 BALSAM RD		WAYNE	NJ	07470-5046	
15 ALBURY COURT INC	725 TRUMAN AVE		KEY WEST	FL	33040	
16 RPV REALTY TRUST 7/16/02	24 GULF HILL DR		SO DARTMOUTH	MA	02748	
17 MEYER RUSSELL C AND LISA J	128 ESCHLEY RD		ST MARYS	PA	15857	
18 MARSH ENTERPRISES OF SW FLORIDA INC	412 FRANCES ST		KEY WEST	FL	33040-6956	
19 THE HUNTER N HARDEN LIVING TRUST 7/27/2011	1065 BOCA CHICA RD		KEY WEST	FL	33040-6343	
20 METZMAN MITCHELL A AND MARNIE D	6124 ROSELAND DR		ROCKVILLE	MD	20852	
21 SMALLWOOD SHERI	1016 EATON ST		KEY WEST	FL	33040	
22 KERN MARK	521 SEAVIEW ST		LAGUNA BEACH	CA	92651	
23 EDEN HARRY M AND COLLEEN A	3363 RIVIERA DR		KEY WEST	FL	33040-4631	
24 GANEM NEAL	2644 NE 37TH DR		FORT LAUDERDA	FL	33308-6325	
25 DISABATINO MARIO P REV TR 8/30/2002	805 SAVANNAH RD		LEWES	DE	19958-1522	
26 HUMPHREY WILLIAM F	4857 VINCENT AVE S		MINNEAPOLIS	MN	55410	
27 AMATO CRAIG T QPRT 06/13/09	911 FLEMING ST		KEY WEST	FL	33040	
28 CHRIST ALTON ROBIN	1012 FLEMING ST APT 3		KEY WEST	FL	33040-6990	
29 TIM AND CATHY ADVENTURES LLC	11690 DEERFIELD DR		OAKTON	VA	22124-1238	
30 HICKS THOMAS H AND KATHLEEN R	3318 PROVIDENCE PLANTATION LN		CHARLOTTE	NC	28270-3719	
31 CLARK CHRISTOPHER M AND FRANCES W	1726 STONE BRIDGE CT		MARIETTA	GA	30064-4765	
32 GOTHIER ROBERT VINCENT JR AND BONNY LYNNE	3100 MARKET ST		CAMP HILL	PA	17011	
33 CIMINO WILLIAM A AND MARIE C	1018 ELGIN LN		KEY WEST	FL	33040	
34 EDEN HARRY M	1015 FLEMING ST		KEY WEST	FL	33040	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 HARDNER JOHN G	1005 EATON ST		KEY WEST	FL	33040	
36 GARDNER BENJAMIN F ESTATE	2615 PATTERSON AVE		KEY WEST	FL	33040-3920	
37 OBRIEN LINDA	923 FLEMING ST		KEY WEST	FL	33040-8802	
38 CARTER B G	914 EATON ST		KEY WEST	FL	33040-6923	
39 RUSSELL JOHN CHARTERS LIV TR 12/3/2004	1029 FLEMING ST		KEY WEST	FL	33040-6962	
40 EDEN HARRY M AND COLLEEN A	1015 FLEMING ST		KEY WEST	FL	33040	
41 SPIEL MARTHA GANDOLFO	18725 VASQUEZ CT		SALINAS	CA	93908-9603	
42 BATTAGLIA LOUIS R AND JULIE N	409 GRINNELL ST		KEY WEST	FL	33040-6911	
43 ERIKSEN CLAUDE LIVING TRUST 1/21/2011	4 FLETCHER LN		KEY WEST	FL	33040-6928	
44 WILSON DONALD R JR 2002 TRUST	540 W MADISON ST	UNIT 2500	CHICAGO	IL	60661	
45 HIRSCH MARTIN AND SHARON	1014 EATON ST		KEY WEST	FL	33040-6925	
46 O'BRIEN LINDA	P O BOX 963		KEY WEST	FL	33041	
47 COLLIER SUSAN M LIVING TRUST 2/18/2012	922 FLEMING ST		KEY WEST	FL	33040-6906	
48 ELGIN-EATON CONDOMINIUM	1020 EATON ST		KEY WEST	FL	33040	
49 WILLIAMS TERRY DEAN	2 FLETCHERS LN		KEY WEST	FL	33040	
50 LIPPI DEBORAH	1130 DUVAL ST APT 1		KEY WEST	FL	33040-3157	
51 TRUST 1015 UNDER TRUST 9/20/2011	PO BOX 6362		KEY WEST	FL	33041-6362	
52 BREATHING SPACE LLC	3939 HOUMA BLVD STE 6		METAIRIE	LA	70006-2901	
53 930 EATON LLC	143 BULL CREEK RD		ASHEVILLE	NC	28805-8701	
54 BATINOVIC MIRKO ESTATE TRUST 06/13/2007	412 GRINNELL ST		KEY WEST	FL	33040-6912	
55 CARDENAS ROBERT H JR AND DEBORAH S	917 EATON ST		KEY WEST	FL	33040	
56 STINCER RENE	1017 EATON ST		KEY WEST	FL	33040-6924	
57 1011 EATON LLC	2432 FLAGLER AVE		KEY WEST	FL	33040-3844	
58 OLSON ROBERT M REV TRUST 6/10/1998	1017 FLEMING ST		KEY WEST	FL	33040-6962	
59 COBO LUIS E AND ANA A	1501 FLORIDA ST		KEY WEST	FL	33040	
60 CLEMENTS THOMAS III	1025 FLEMING ST		KEY WEST	FL	33040	
61 TEAM SCOTT LLC	415 MARGARET ST		KEY WEST	FL	33040-6914	
62 CITY OF KEY WEST	PO BOX 1409		KEY WEST	FL	33041-1409	
63 JUSTICE ANTHONY G	608 AMBERLY MEADOWS CT		LENIOR CITY	TN	37771	
64 LEVIS LESLIE M REVOCABLE TRUST	13 HILTON HAVEN RD		KEY WEST	FL	33040	
65 GONZON NICHOL AND FRANCIS J	1002 FLEMING ST		KEY WEST	FL	33040	
66 ROMANO HOLDINGS LLC	1523 N MAIN ST		ROYAL OAK	MI	48067-1319	
67 HUNT MARK A	901 EDGEWOOD DR		CHARLESTON	WV	25302	
68 BOWKER THOMAS AND CAROLE	PO BOX 2222		SANTA FE	NM	87504-2222	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
69 REID JULIE A REVOCABLE TRUST	1006 FLEMING ST		KEY WEST	FL	33040-6908	
70 FONDRIEST JULIA	1953 LONG BEACH DR		BIG PINE KEY	FL	33043	
71 KUSH CHRISTOPHER P	1030 EATON ST	UNIT 404A	KEY WEST	FL	33040	
72 ALBURY COURT CONDOMINIUM	1030 EATON ST		KEY WEST	FL	33040	
73 BLAIN DAVID	183 DUMOND ST		LAGUNA BEACH	CA	92651	
74 THE ARTIST HOUSE ON FLEMING LLC	534 EATON ST		KEY WEST	FL	33040-6881	