

Staff Report

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



To: Chair and Planning Board Members

From: Melissa Paul-Leto, Planner Analyst

Through: Thaddeus Cohen, Planning Director

Meeting Date: September 15, 2016

Agenda Item: **Variance – Variance-418 United Street (RE# 00029000-000000; AK# 1029785)** – A request for variances to maximum rear setback, impervious surface requirements and minimum open space requirements in order to remove and replace rear and side exterior staircases located within the Historic High Density Residential (HHDR) Zoning District pursuant to Sections 122-630(6)(c.), 122-630(4)(b.) and 108-346(b) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: A request to variances for the minimum rear setback requirement, maximum impervious surface requirement and the minimum open space requirement.

Applicant: Paul Leon Janker of One Call Construction, Inc.

Property Owners: David Pouliot

Location: 418 United Street (RE# 00029000-000000; AK# 1029785)

Zoning: Historic High Density Residential (HHDR) Zoning District



Background:

This subject property is located within the HHDR zoning district. The property consists of a two story multi-family residence with two exterior stair cases. One is located on the side and the other is located in the rear of the structure. The applicant is proposing to reconstruct both staircases. The change in the side staircase design increases the impervious surface and decreases the minimum open space requirements requiring variances. The staircase located in the rear, encroaches into the rear setback requiring a rear setback variance.

Relevant HHDR Zoning District Dimensional Requirements: Code Section 122-630				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Maximum height	30 feet	30 feet	30 feet	Complies
Maximum building coverage	50% 1,816.50 sf	52.10% 1,892.67 sf	52.10% 1,892.67 sf	Existing Non-conformity Complies
Maximum impervious surface	60% 2,179.80 sf	62.57% 2,273 square feet	65.15% 2,367 square feet	Variance required -5.15% -188 sf
Minimum Open Space	35% 1,271.55 sf	37.43% 1,359.74 sf	34.85% 1,265.93 sf	Variance required -.15% -5.62 sf
Minimum lot size	4,000 SF	3,633 SF	3,633 SF	No change / Non-conformity Complies
Minimum lot width	40 feet	43 feet	43 feet	Complies
Minimum lot depth	90 feet	84 feet	84 feet	No change / Non-conforming
Minimum front setback	10 feet	10 feet 1 inches	10 feet 1 inches	Complies
Minimum side setback (to stairs)	5 feet	4 feet 5 inches	5 feet 0 inches	Improvement Complies
Minimum side setback (Building overhang over line)	5 feet	0 feet 0 inches	0 feet 0 inches	Existing Non-conformity Complies
Minimum rear setback	20 feet	15 feet 6 inches (To house)	8 feet 1 inches (To stairs)	Variance Required -11 feet 11 inches

Process:

Planning Board:

September 15, 2016

Local Appeal Period:

30 days

DEO Review Period:

Up to 45 days

Analysis – Evaluation for Compliance With The Land Development Regulations:

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

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

The land, structure and building on the subject property does not have special conditions or circumstances involved that any other property located within the HHDR Zoning District possesses.

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

Currently, the rear exterior staircase is non-conforming to the rear setback requirement. The applicant is proposing to reconstruct new staircases for the side and rear of the structure. The rear setback will be the same as before. The setback for the side staircase will be improving by 5 inches.

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

Granting the requested variance would confer special privileges upon the Applicant that are denied by the LDRs to other lands, buildings and structures in the HHDR Zoning District.

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

The denial of the requested variance would deprive the applicant of exterior access to the second floor.

- (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 variance requested is the minimum required that will make possible the reasonable use of the building / structure. It is the minimum necessary to accommodate the request.

- (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 requested variance would not be injurious to the area involved and otherwise detrimental to the public interest.

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

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

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

It does not appear that the requested variances would trigger any public facility capacity issues.

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

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

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

- (2) That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.**

The Planning Department has not received any public comment both for and against the requested variance.

Recommendation:

Based on the above analysis of the standards for considering variances established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the requested variances be **DENIED**.

Application

VARIANCE APPLICATION INFORMATION SHEET

City of Key West Planning Department
PO Box 1409 Key West, FL 33041-1409
(305) 809-3720



Please read the following carefully before filling out the application

This application and any required attachments should be submitted to the City Planning Department at 3140 Flagler Avenue. It is preferable to make an appointment before the application is submitted to determine what variances are necessary and what fee applies.

Please note that all proposed variances for development within the Historic District must be approved by the Historic Architectural Review Commission (HARC) prior to submitting this application.

Application Process

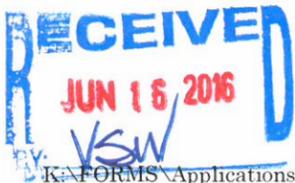
- After submittal, the application will be reviewed by the Development Review Committee (DRC). Additional modifications to the site plan may be necessary at that time.
- After the DRC process the applicant will be responsible for submitting a landscape approval letter from the Urban Forestry Program 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 Community Affairs (DCA) for rendering. The rendering period is 45 days.

PLEASE NOTE:

- 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.

FEE SCHEDULE

Variations, any number of issues	\$1,000.00
All After-the-fact variations	\$2,000.00
Advertising and Noticing Fee	\$ 100.00
Fire Department Review Fee	\$ 50.00



Please include the following with this application:

1. A **copy of the most recent recorded** 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. It is best to see a Planner before turning in the application.
3. A drawing or drawings 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 exists, 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. One copy of the most recent survey of the property.
5. Elevation drawings of 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 or compatible electronic format of entire application on compact disk.

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.

If you have any questions, please call the Planning Department. We will be happy to assist you in the application process.

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 418 United Street Key West FL 33040
2. Name of Applicant David Pouliot
3. Applicant is: Owner _____ Authorized Representative X
4. Address of Applicant 1901 Flagler Ave Key West FL 33040
5. Phone # of Applicant 305-294-0945 Mobile# _____
6. E-Mail Address dave@constructionkeywest.com
7. Name of Owner, if different than above Paul Janker
8. Address of Owner 7688 Oak Field CT Springfield, VA 22153
9. Phone # of Owner 706-358-9860
10. Email Address jankerpl@yahoo.com
11. Zoning District of Parcel HHDR RE# 29000
12. Description of Proposed Construction, Development, and Use
Remove and Replace rear and side stairwell
13. List and describe the specific variance(s) being requested:
Stairs are located in setbacks.

Variance Application
 City of Key West Planning Department
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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	HHDR			
Flood Zone	AE7			
Size of Site	3,633 Sq Ft			
Height	30 Feet	30 Feet	30 Feet	
Front Setback	10 Feet	10.1 Feet	10.1 Feet	
Side Setback	5 Feet	0 feet	0 feet	
Side Setback	5 Feet	4'5"	5 feet	
Street Side Setback				
Rear Setback	20 Feet	15'6"	8'1"	Yes
F.A.R				
Building Coverage	1,816.5 Sq Ft	1,892.67 Sq Ft	1,892.67 Sq Ft	
Impervious Surface	2,179.8 Sq Ft	2,273.26 Sq Ft	2,367.07 SQ Ft	Yes
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping	1,271.55 Sq Ft	1,3593.74 Sq Ft	1,265.93 Sq Ft	Yes
Number and type of units				
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 _____ HARC Approval # _____

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 x_____ If Yes, please describe and attach relevant documents

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

YES _____ NO x_____

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
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



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.

Not Applicable

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

Not Applicable

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.

Not Applicable

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



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

The staircases are the only means in entry to the
upstairs units. They also provide access for life
safety.

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.

To only build the staircases

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.

Not Applicable

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



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.

Not Applicable

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

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an individual)

I, DAVID PAULIOT, 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:

418 United Street Key West FL 33040
Street address of subject property

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

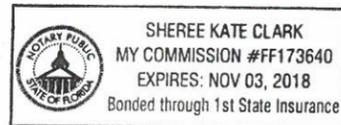
[Signature]
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 8/7/16 by _____
date

Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal



Sheree Clark
Name of Acknowledger typed, printed or stamped

FF173640
Commission Number, if any

Authorization

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, Paul Leon Janke authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

One Call Construction
Please Print Name of Representative

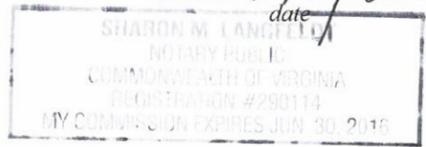
to be the representative for this application and act on my/our behalf before the City of Key West.

[Signature]
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 31 May 2016 by Paul Leon Janke
date

[Signature]
Name of Authorized Representative

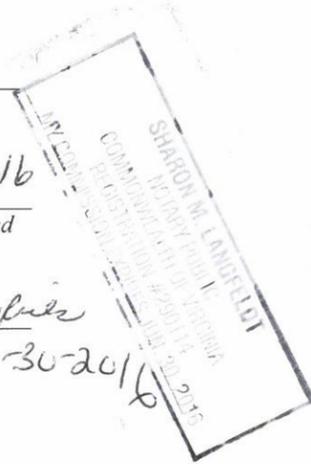


He/She is personally known to me or has presented Military ID as identification.

[Signature]
Notary's Signature and Seal

SHARON M LANGFELDT 31 May 2016
Name of Acknowledger typed, printed or stamped

290114 Commission Expires
Commission Number, if any 06-30-2016



Deed

Doc# 1913352 12/26/2012 12:21PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

12/26/2012 12:21PM
DEED DOC STAMP CL: MT \$3,010.00

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: 12-248-Salyer

Doc# 1913352
Bk# 2605 Pg# 1131

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 21st day of December, 2012 between Thomas D. Salyer, M.D., a single man whose post office address is 415 Joshua Ct., Beaufort, SC 29902, grantor, and Paul Leon Janker and Rori Jean Chrisco-Janker, husband and wife whose post office address is CMR 415 Box 7995, Apo, AE 09114, 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, known on William A. Whitehead's map, delineated in February, A.D. 1829, as part of Lot 1, in square 9, Tract 11, according to Charles W. Tift's map of the Island of Key West:

COMMENCING at a point 148 feet and 9 inches from the corner of Duval and United Streets, and running thence along United Street in a Southwesterly direction 49 feet; thence at right angles in a Northwesterly direction 84 feet; thence at right angles in a Northeasterly direction 49 feet; thence at right angles in a Southeasterly direction 84 feet, to the Place of Beginning.

LESS

On the Island of Key West, Monroe County, Florida, and known on William A. Whitehead's Map delineated in February, A.D. 1829 as a part of Tract 11 but better known as part of Lot 1, Square 9, Tract 11, according to Charles W. Tift's Map of said Island recorded in Deed Book "L" at Page 564 of the Public Records of Monroe County, Florida, and being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the Southwesterly right of way boundary line of Duval Street with the Northwesterly right of way boundary line of United Street and run in a Southwesterly direction along the said right of way boundary line of United Street a distance of 148.75 feet to the Point of Beginning of the parcel of land herein being described; thence at right angles in a Northwesterly direction 84.17 feet to a point; thence at right angles in a Southwesterly direction 5.5 feet to a fence corner; thence in a Southeasterly direction along a fence 84.17 feet to a point on the Northeasterly right of way boundary line of United Street; thence in a Northeasterly direction along the said right of way boundary line of United Street a distance of 6.0 feet back to the Point of Beginning.

Parcel Identification Number: 00029000-000000

Subject to taxes for 2013 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.

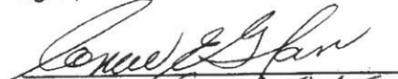
DoubleTime

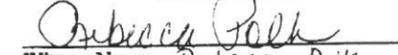
To Have and to Hold, the same in fee simple forever.

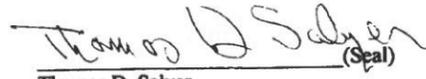
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2012**.

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:

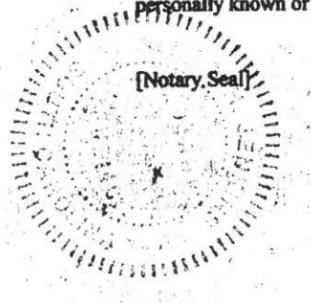

Witness Name: Connie Glass

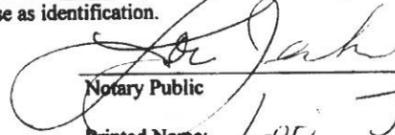

Witness Name: Rebecca Paik


Thomas D. Salyer (Seal)

State of South Carolina
County of Beaufort

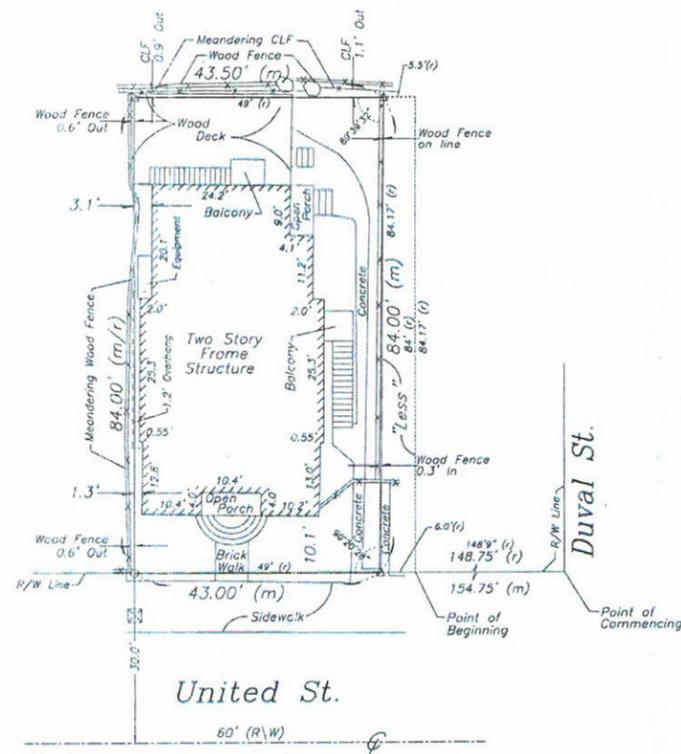
The foregoing instrument was acknowledged before me this 19 day of December, 2012 by Thomas D. Salyer, who is personally known or has produced a driver's license as identification.




Notary Public
Printed Name: Lori Jenkins
My Commission Expires: 8-19-2015

Survey

Boundary Survey Map of part of Lot 1, Square 9,
Tract 11, Island of Key West, FL



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (6298)
- ▲ Found Nail & Disc (6298)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊙ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- Tree

NOTES:

1. The legal descriptions shown hereon were furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 418 United Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: November 6, 2012.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: On the Island of Key West, known on William A. Whitehead's map, delineated in February, A.D. 1829, as part of Lot 1, in Square 9, Tract 11, according to Charles W. Tift's map of the Island of Key West; COMMENCING at a point 148 feet and 9 inches from the corner of Duval and United Streets, and running thence along United Street in a Southwesterly direction 49 feet; thence at right angles in a Northwesterly direction 84 feet; thence at right angles in a Northeasterly direction 49 feet; thence at right angles in a Southeasterly direction 84 feet, to the Place of Beginning.

LESS
On the Island of Key West, Monroe County, Florida, and known on William A. Whitehead's Map delineated in February, A.D. 1829 as a part of Tract 11 but better known as part of Lot 1, Square 9, Tract 11, according to Charles W. Tift's Map of said Island recorded in Deed Book "L" at Page 564 of the Public Records of Monroe County, Florida, and being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the Southwesterly right of way boundary line of Duval Street with the Northwesterly right of way boundary line of United Street and run in a Southwesterly direction along the said right of way boundary line of United Street a distance of 148.75 feet to the Point of Beginning of the parcel of land herein being described; thence at right angles in a Northwesterly direction 84.17 feet to a point; thence at right angles in a Southwesterly direction 5.5 feet to a fence corner; thence in a Southeasterly direction along a fence 84.17 feet to a point on the Northeasterly right of way boundary line of United Street; thence in a Northeasterly direction along the said right of way boundary line of United Street a distance of 6.0 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Paul Leon Janker & Rori Jean Chrisco-Janker;
Iberiabank Mortgage Company;
Stones & Cardenas;
Chicago Title Insurance Company;

J. LYNN O'FLYNN, INC.

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

November 8, 2012

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.

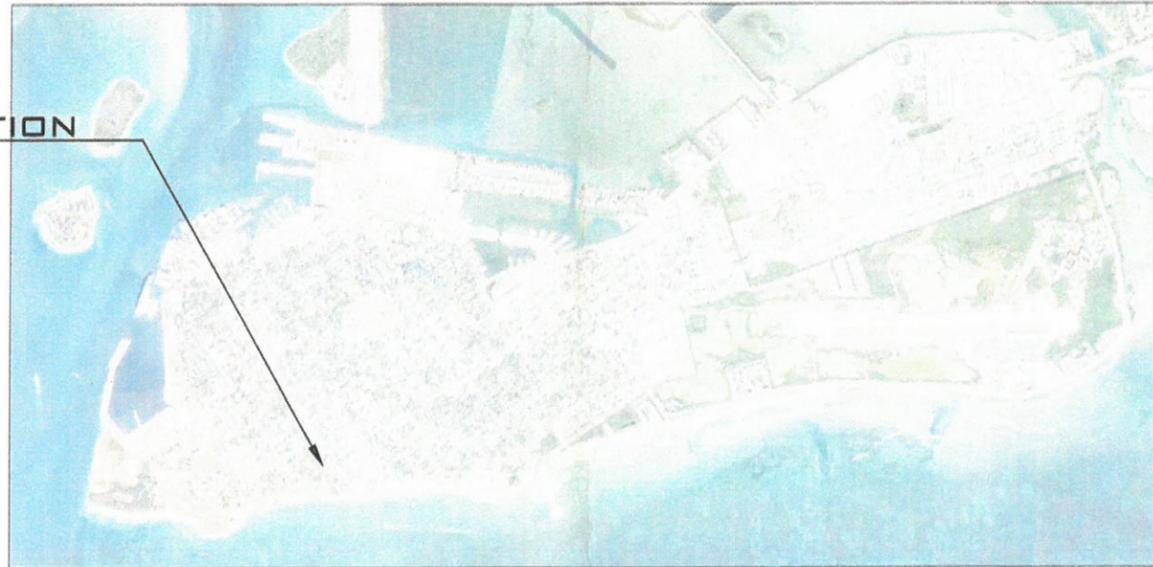
Professional Surveyor & Mapper
PSM #6298

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

Site Plan

CONSTRUCTION PLANS FOR 418 UNITED

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:
418 UNITED ST
KEY WEST, FL 33040

OWNER:
PAUL LEON JANKER
7688 OAK FIELD CT
SPRINGFIELD, VA 22153

**NOTE: NOT FOR CONSTRUCTION
FOR HARC AND VARIANCE
APPROVAL ONLY**

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



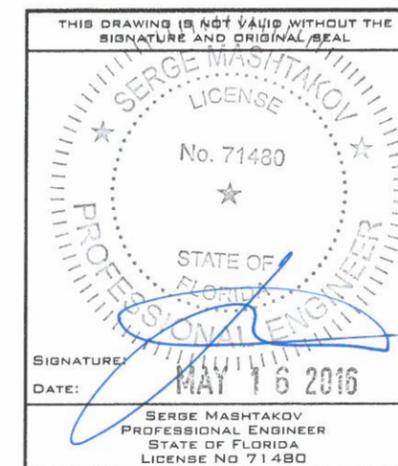
ARTIBUS DESIGN
3706 N. ROOSEVELT BLVD
SUITE 1-208
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: ONE CALL CONSTRUCTION
1901 FLAGLER AVE
KEY WEST, FL 33040
T: (305) 194-0945

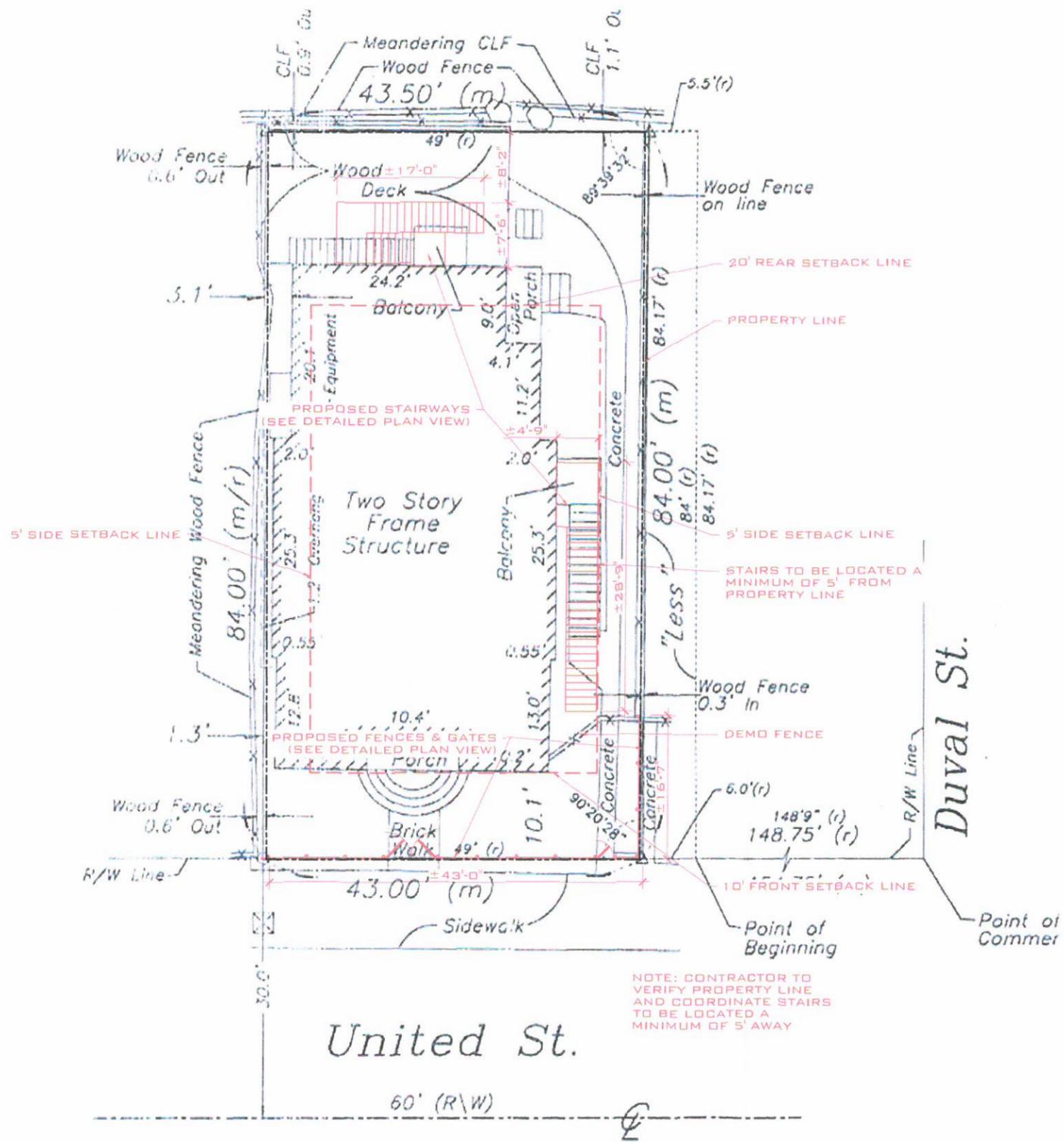
PROJECT: 418 UNITED

SITE: 418 UNITED ST
KEY WEST, FL 33040

TITLE: COVER



SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/13/16	BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-03	G-100	1	



SITE DIAGRAM
SCALE: 1/16" = 1'-0"

SITE DATA:	
TOTAL SITE AREA:	±3,633.00 SQ.FT
LAND USE:	HHDR
FLOOD ZONE:	AE7
MAXIMUM IMPERVIOUS SURFACE RATIO:	
REQUIRED:	60% (2,179.80 SQ.FT)
EXISTING	62.57% (±2,273.26 SQ.FT.)
PROPOSED	65.15% (±2,367.07 SQ.FT.)
	VARIANCE NEEDED
MAXIMUM BUILDING COVERAGE:	
REQUIRED	50% (1,816.50 SQ.FT)
EXISTING	52.10% (±1,892.67 SQ.FT.)
PROPOSED	52.10% (±1,892.67 SQ.FT.)
OPEN SPACE MINIMUM:	
REQUIRED	35% (1,271.55 SQ.FT)
EXISTING	37.43% (±1,359.74 SQ.FT.)
PROPOSED	34.85% (±1,265.93 SQ.FT.)
	VARIANCE NEEDED
SETBACKS	
FRONT:	
REQUIRED	10 FT
EXISTING	±10'-1" (TO HOUSE)
PROPOSED	±10'-1" (TO HOUSE) NO CHANGE
SIDE:	
REQUIRED	5 FT
EXISTING	0'-0" (BUILDING OVER HANG OVER LINE)
PROPOSED	0'-0" (BUILDING OVER HANG OVER LINE) NO CHANGE
SIDE:	
REQUIRED	5 FT
EXISTING	±4'-5" (TO STAIRS)
PROPOSED	±5'-0" (TO STAIRS) IMPROVEMENT
REAR:	
REQUIRED	20 FT
EXISTING	±15'-6" (TO HOUSE)
PROPOSED	±8'-1" (TO STAIRS) VARIANCE NEEDED
MAXIMUM HEIGHT:	
REQUIRED	30 FT
EXISTING	±30'-0"
PROPOSED	±30'-0" NO CHANGE

REV	DESCRIPTION	BY	DATE
1	SITE CALCS	BB	05/31/16

STATUS: FINAL

ARTIBUS DESIGN
ENGINEERING AND PLANNING

ARTIBUS DESIGN
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KEY WEST, FL 33040
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PROJECT: 418 UNITED

SITE: 418 UNITED ST
KEY WEST, FL 33040

TITLE: PROPOSED PLAN

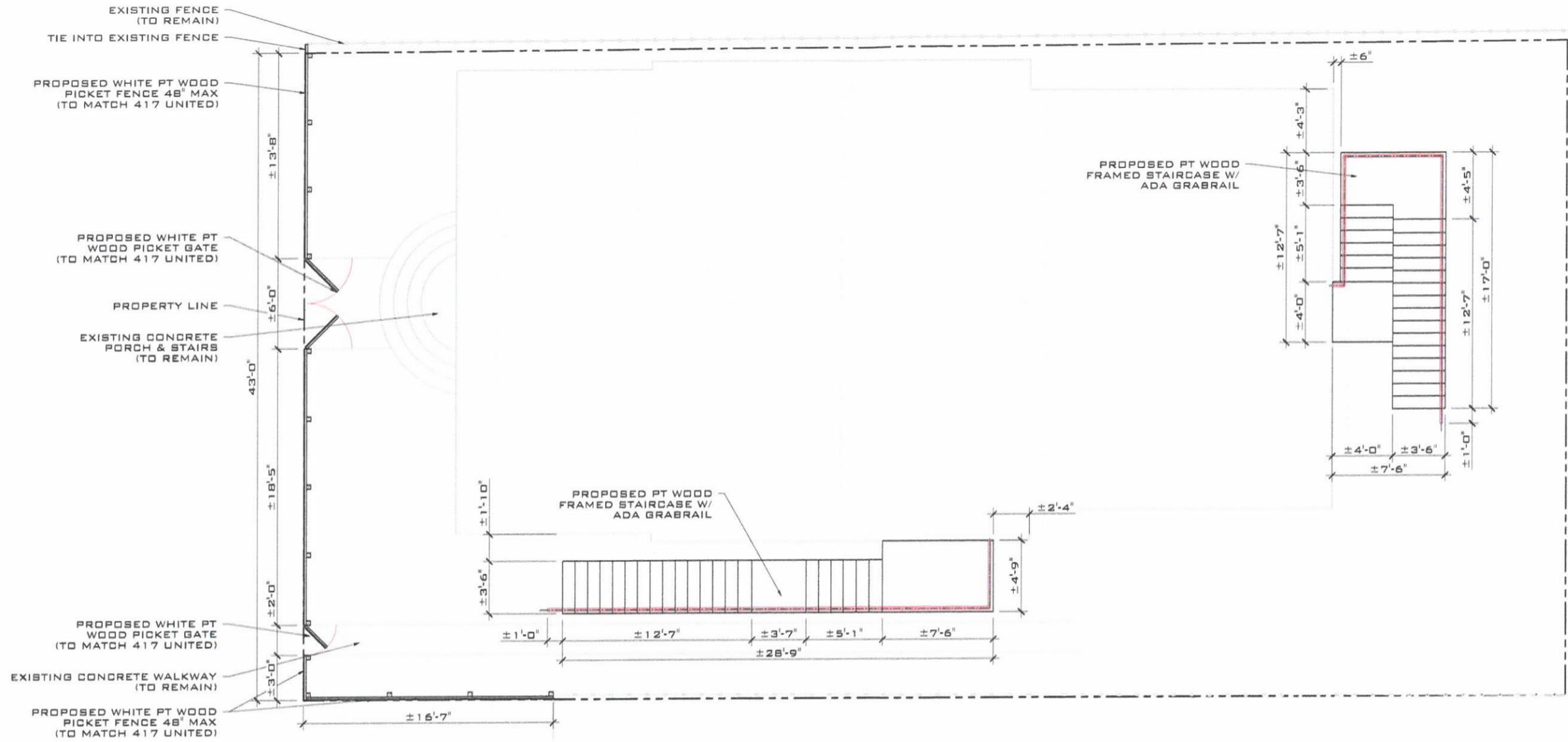
SCALE AT 11x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/13/16	BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-03	A-101	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE No. 71480

SIGNATURE: SERGE MASHTAKOV
DATE: MAY 31 2016

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



PROPOSED PLAN
SCALE: 1/8" = 1'-0"



417 UNITED FENCE
SCALE: N.T.S.

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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KEY WEST, FL 33040
T: (305) 194-0945

PROJECT: 418 UNITED

SITE: 418 UNITED ST
KEY WEST, FL 33040

TITLE: PROPOSED PLAN

SCALE AT 1/8" = 1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/13/16	BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-03	A-101	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *Serge Mashtakov*

DATE: MAY 16 2016

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



EXISTING REAR ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED STAIRCASE DESIGN

PROPOSED REAR ELEVATION
SCALE: 1/8" = 1'-0"

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



ARTIBUS DESIGN
3706 N. ROOSEVELT BLVD
SUITE 1-208
KEY WEST, FL 33040
(305) 904-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: ONE CALL CONSTRUCTION
1901 FLAGLER AVE
KEY WEST, FL 33040
T: (305) 194-0945

PROJECT: 418 UNITED

SITE: 418 UNITED ST
KEY WEST, FL 33040

TITLE: REAR ELEVATION

SCALE AT 1/8" = 1'-0":	DATE:	DRAWN:	CHECKED:
AS SHOWN	05/13/16	BDB	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1605-03	A-103	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Signature]*
DATE: MAY 16 2016

SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

Site Photos

418 United Street, Key West, Florida
SITE VISIT-AUGUST 30, 2016





418 United Street, Key West, Florida
SITE VISIT-AUGUST 30, 2016



418 United Street, Key West, Florida
SITE VISIT-AUGUST 30, 2016



Property Appraiser



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

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

Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1029785 Parcel ID: 00029000-000000

Ownership Details

Mailing Address:
JANKER PAUL LEON
7688 OAK FIELD CT
SPRINGFIELD, VA 22153-3506

All Owners:
CHRISCO-JANKER RORI JEAN H/W, JANKER PAUL LEON

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 418 UNITED ST KEY WEST
Legal Description: KW PT SUB 7 PT LOT 1 SQR 9 TR 11 D2-191 J1-30 OR412-12 OR595-634 OR601-460 OR704-388 OR796-1353
Description: OR921-1864 OR921-1865/AFF OR921-1866R/S OR1959-117/18 OR2605-1131/32

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
080D - MULTI RES DRY	43	84	3,635.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 2404
 Year Built: 1938

Building 1 Details

Building Type R5
 Effective Age 24
 Year Built 1938
 Functional Obs 0

Condition A
 Perimeter 306
 Special Arch 0
 Economic Obs 0

Quality Grade 500
 Depreciation % 31
 Grnd Floor Area 2,404

Inclusions: R5 includes 5 3-fixture baths and 5 kitchens.

Roof Type IRR/CUSTOM
 Heat 1 NONE
 Heat Src 1 NONE

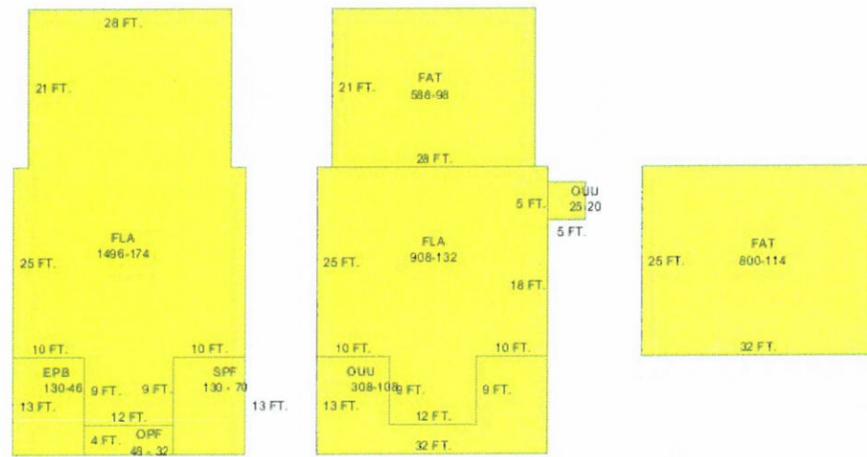
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation WD CONC PADS
 Bedrooms 5

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	<u>FLA</u>	1:WD FRAME	1	1938	N N	0.00	0.00	1,496
2	<u>EPB</u>		1	1993		0.00	0.00	130
3	<u>SPF</u>		1	1993		0.00	0.00	130
4	<u>O UU</u>		1	1993		0.00	0.00	308
5	<u>FLA</u>	1:WD FRAME	1	1938	N N	0.00	0.00	908
6	<u>FAT</u>	1:WD FRAME	1	1993	N N	0.00	0.00	588

7	OUJ	1	1993			0.00	0.00	25
8	FAT 1:WD FRAME	1	1938	N	N	0.00	0.00	800
9	OPF	1	1938					48

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	480 SF	0	0	1979	1980	3	30
3	PT2:BRICK PATIO	66 SF	0	0	1985	1986	2	50

Appraiser Notes

2004 NOV 10: THIS PARCEL HAS AN "EVEN" NUMBER ON THE "ODD" SIDE OF THE STREET - BKC

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 12-4583	12/27/2012	04/02/2014	1,100	Residential	AFTER THE FACT * DEMLOISH THE BACK DECK, EXTERIOR STAIRS AND LANDING IN THE REAR OF THE PROPERTY
1 13-2179	05/22/2013	04/02/2014	17,277	Residential	INSTALL 800 SQ. FT. (8 SQS) OF 24G VICTORIAN METAL SHINGLES, 600 SQ. FT. (6 SQS) OF 26 G V-CRIMP & 35 SQ. FT. (3 1/4 SQS) OF 60 MIL TPO SINGLE PLY.
1 14-1527	04/23/2015	04/23/2015	100	Residential	AFTER THE FACT PERMIT REMOVE OF NON BEARING WALL APPROX. 20' (APT 2B)
1 15-2577	07/20/2015	04/11/2016	1,250		REMOVE AND INSTALL 2 NEW DOORS ON FRONT OF HOUSE
1 04-1594	05/14/2004	11/10/2004	300	Residential	R&R SVC CONDUCTOR

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
2015	248,510	1,813	372,679	623,002	452,923	0	623,002
2014	219,996	1,658	237,998	459,652	411,749	0	459,652
2013	148,687	4,238	221,393	374,318	374,318	0	374,318
2012	265,479	4,248	119,921	389,648	389,648	0	389,648
2011	269,272	4,258	166,045	439,575	434,947	0	439,575
2010	273,064	4,267	118,076	395,407	395,407	0	395,407
2009	304,238	4,277	316,761	625,276	625,276	0	625,276
2008	284,158	4,287	363,500	651,945	651,945	0	651,945
2007	337,540	4,297	599,775	941,612	941,612	0	941,612

2006	600,857	4,307	327,150	872,228	872,228	0	872,228
2005	503,043	4,317	272,625	779,985	779,985	0	779,985
2004	297,974	4,327	272,625	574,926	574,926	0	574,926
2003	311,518	4,530	83,237	399,285	399,285	0	399,285
2002	321,328	4,669	57,904	383,901	383,901	0	383,901
2001	293,275	4,871	57,904	356,050	356,050	0	356,050
2000	272,984	4,519	66,952	344,454	344,454	0	344,454
1999	147,140	1,908	66,952	216,000	216,000	0	216,000
1998	147,081	1,967	66,952	216,000	216,000	0	216,000
1997	154,209	2,077	59,714	216,000	216,000	0	216,000
1996	154,117	2,169	59,714	216,000	216,000	0	216,000
1995	154,006	2,280	59,714	216,000	216,000	0	216,000
1994	153,923	2,363	59,714	216,000	216,000	0	216,000
1993	153,934	2,352	59,714	216,000	216,000	0	216,000
1992	153,854	2,432	59,714	216,000	216,000	0	216,000
1991	153,747	2,539	59,714	216,000	216,000	0	216,000
1990	140,086	2,629	73,285	216,000	216,000	0	216,000
1989	140,884	2,736	72,380	216,000	216,000	0	216,000
1988	106,601	2,440	45,238	154,279	154,279	0	154,279
1987	97,760	2,540	27,143	127,443	127,443	0	127,443
1986	98,235	2,607	29,693	130,535	130,535	0	130,535
1985	95,546	2,700	22,280	120,526	120,526	0	120,526
1984	89,763	2,774	22,280	114,817	114,817	25,500	89,317
1983	89,763	2,866	17,493	110,122	110,122	25,500	84,622
1982	90,118	0	12,389	102,507	102,507	5,500	97,007

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
12/19/2012	2605 / 1131	430,000	WD	01
12/5/2003	1959 / 0117	100,000	QC	K
9/1/1984	921 / 1866	155,000	WD	Q
5/1/1979	796 / 1353	130,000	00	Q

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

Additional Information

