

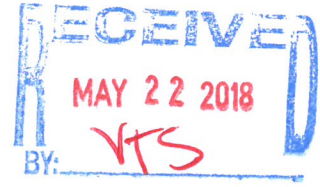
Application



Application For Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3720 • www.cityofkeywest-fl.gov



Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00
(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 1535 5TH STREET KEY WEST FL 33040

Zoning District: SF Real Estate (RE) #: 63630

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: ROBERT REILLY + NICOLA ROQUES

Mailing Address: 1535 5TH STREET

City: KEY WEST State: FL Zip: 33040

Home/Mobile Phone: (305) 587-7671 Office: _____ Fax: _____

Email: RDREILLY1888@COMCAST.NET

PROPERTY OWNER: (if different than above)

Name: SAME AS ABOVE

Mailing Address: _____

City: _____ State: _____ Zip: _____

Home/Mobile Phone: _____ Office: _____ Fax: _____

Email: _____

Description of Proposed Construction, Development, and Use: FINISHED CONSTRUCTED

ADDITION TO MAIN HOUSE WITH BATHROOM + BEDROOM. DETACHED

STORAGE SHED AT BACK OF PROPERTY

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

BED, BATH ADDITION + DETACHED STORAGE SHED DOESN'T MEET

SIDE SETBACK

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

If yes, please describe and attach relevant documents: UTILITY EASEMENT AT REAR OF PROPERTY

SHOWN ON THE SURVEY.

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

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

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	SF			
Flood Zone	AE-8			
Size of Site	7,115 FT ²			
Height	25'-0"	12'-2"	12'-2"	NONE
Front Setback	30'-0"	20'-8"	20'-8"	NONE
Side Setback - SOUTH	5'-0"	7'-6"	7'-6"	NONE
Side Setback - NORTH - ADDITIONAL SHED	5'-0"	1'-1"	0'-6"	0'-7"
Street Side Setback	10'-0"	20'-8"	20'-8"	NONE
Rear Setback - STORAGE SHED	5'-0"	1'-7" OVER	5'-0"	IMPROVEMENT
F.A.R	N/A	N/A	N/A	N/A
Building Coverage	35% (2,490 FT ²)	51.8% (3,690 FT ²)	50.9% (3,628 FT ²)	IMPROVEMENT
Impervious Surface	50% (3,577 FT ²)	68% (4,844 FT ²)	60.2% (4,282 FT ²)	IMPROVEMENT
Parking	N/A	N/A	N/A	N/A
Handicap Parking	N/A	N/A	N/A	N/A
Bicycle Parking	N/A	N/A	N/A	N/A
Open Space/ Landscaping	35% (2,490 FT ²)	14.26% (1,015 FT ²)	22.2% (1,557 FT ²)	IMPROVEMENT
Number and type of units	N/A	N/A	N/A	N/A
Consumption Area or Number of seats	N/A	N/A	N/A	N/A

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

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

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:

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.

PRINCIPAL STRUCTURE OF MAIN HOUSE WAS ALREADY THERE + DIDN'T MEET
THE SIDE SETBACK. DESIGNED NEW ADDITION TO LOOK THE SAME
AS PRINCIPAL STRUCTURE OF MAIN HOUSE.

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

CONDITIONS CREATED BY APPLICANT.

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.

I AM ASKING FOR MINIMUM AMOUNT FOR MY VARIANCE REQUEST

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.

N/A

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.

I AM REQUESTING ONLY THE MINIMUM VARIANCES

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.

N/A

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.

I AM REMOVING ENCROACHMENT OF A NEIGHBORING LAND REGARDING THE REAR OF THE STORAGE SHED. SO THERE WILL BE NO NONCONFORMING USE OF NEIGHBORING LANDS.

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

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- Correct application fee. Check may be payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Property record card
- Signed and sealed survey
- Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- Floor plans
- Stormwater management plan

Warranty Deed

Return to: (Enclose self addressed stamped envelope)

Name: STONES & CARDENAS

Address: 221 Simonton Street
Key West, FL 33040

MONROE COUNTY
OFFICIAL RECORDS

FILE #1172060
BK#1625 PG#433

This Instrument Prepared By:

STONES & CARDENAS
221 Simonton Street
Key West, FL 33040
(305) 294-0252

RCD Mar 29 2000 10:54AM
DANNY L KOLHAGE, CLERK

Grantees Names & S.S.N.:

Robert D. Reilly: 637-28-0562

Nicola Roques: 592-63-8855

DEED DOC STAMPS 2541.00
03/29/2000 FR DEP CLK

WARRANTY DEED

THIS INDENTURE made this 27th day of March, 2000, by and between STEPHEN P. TURCO and HOLLY S. MERRILL, Husband and Wife, as tenants by the entireties, whose address is 3750 Sunrise Drive, Key West, Florida, 33040, as Grantors, and ROBERT D. REILLY, a single man and NICOLA ROQUES, a single woman, as joint tenants with right of survivorship, whose address is 1535 5th Street, Key West, Florida, 33040, Grantees,

WITNESSETH: that the said Grantors, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration to said Grantors, in hand paid, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said Grantees, its successors, heirs, and assigns forever, the following described property, situate lying and being in the County of Monroe, State of Florida, to wit:

Lot 5, SER-DEB ESTATES, being part of Tract 26, as recorded in Plat Book 5, Page 87, Monroe County, Florida Public Records.

Property Appraiser's Parcel Identification No.: 00063630-000000

SUBJECT TO: Taxes for the year 2000 and subsequent years.

SUBJECT TO: Conditions, Restrictions, Limitations and Easements of Record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereunto belonging or in anywise appertaining:

TO HAVE AND TO HOLD the same in fee simple forever.

AND the said Grantors do hereby covenant with said Grantees that the said Grantors are lawfully seized of the said property; that it is free of all encumbrances except as above stated; that they have good right and lawful authority to sell the same; and that the said Grantees shall

Verification Form

**City of Key West
Planning Department**



Verification Form
(Where Owner is the applicant)

I, ROBERT REILLY, being duly sworn, depose and say that I am the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1535 5TH 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.

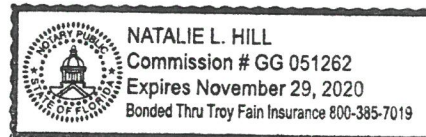
Robert Reilly
Signature of Owner

Subscribed and sworn to (or affirmed) before me on this 5/16/18 by
ROBERT REILLY
Name of Owner
date

He/She is personally known to me or has presented DL R400-764-68-243-0 as identification.

Natalie L Hill
Notary's Signature and Seal

Natalie L. Hill
Name of Acknowledger typed, printed or stamped

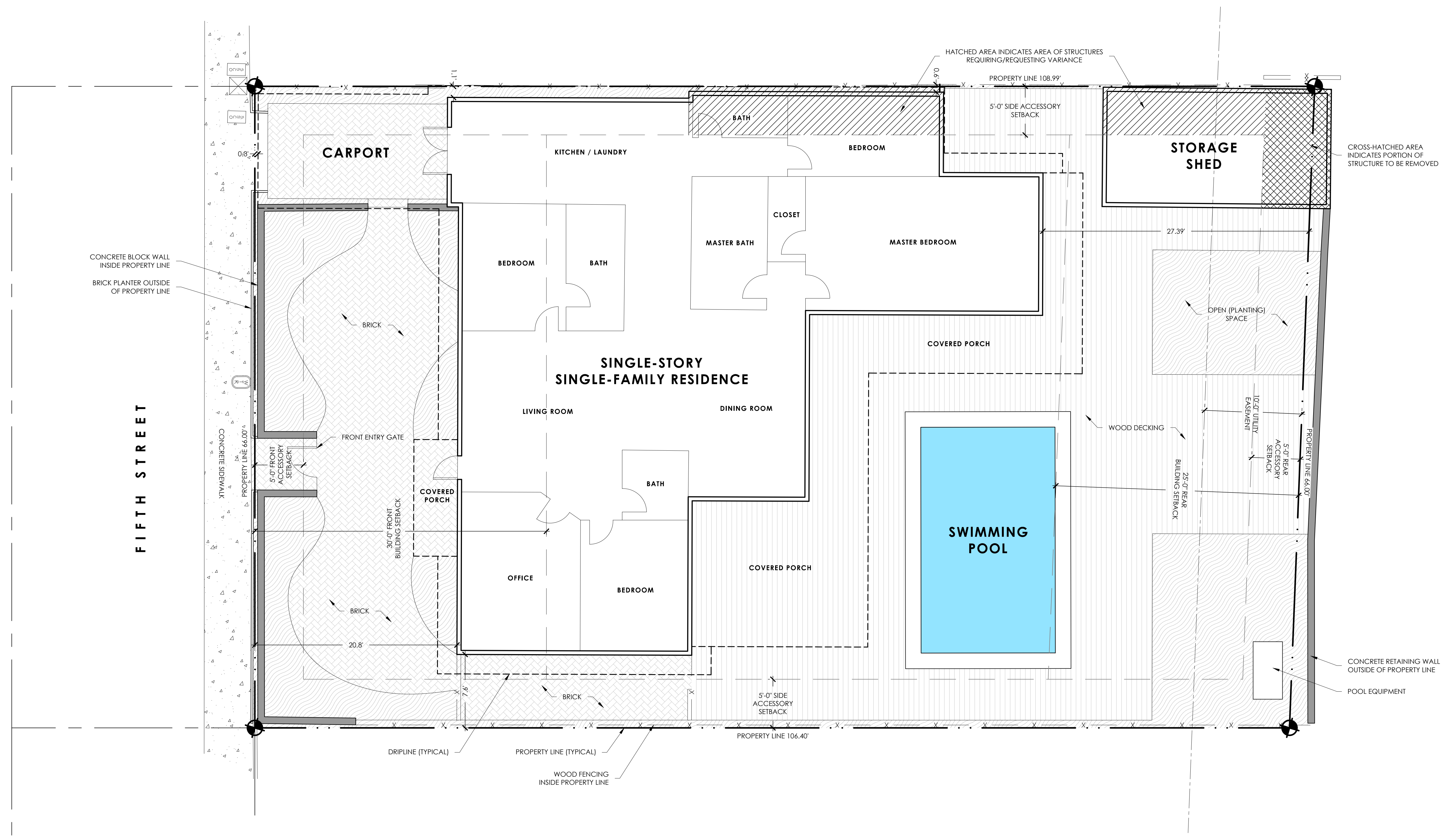


GG 051262
Commission Number, if any

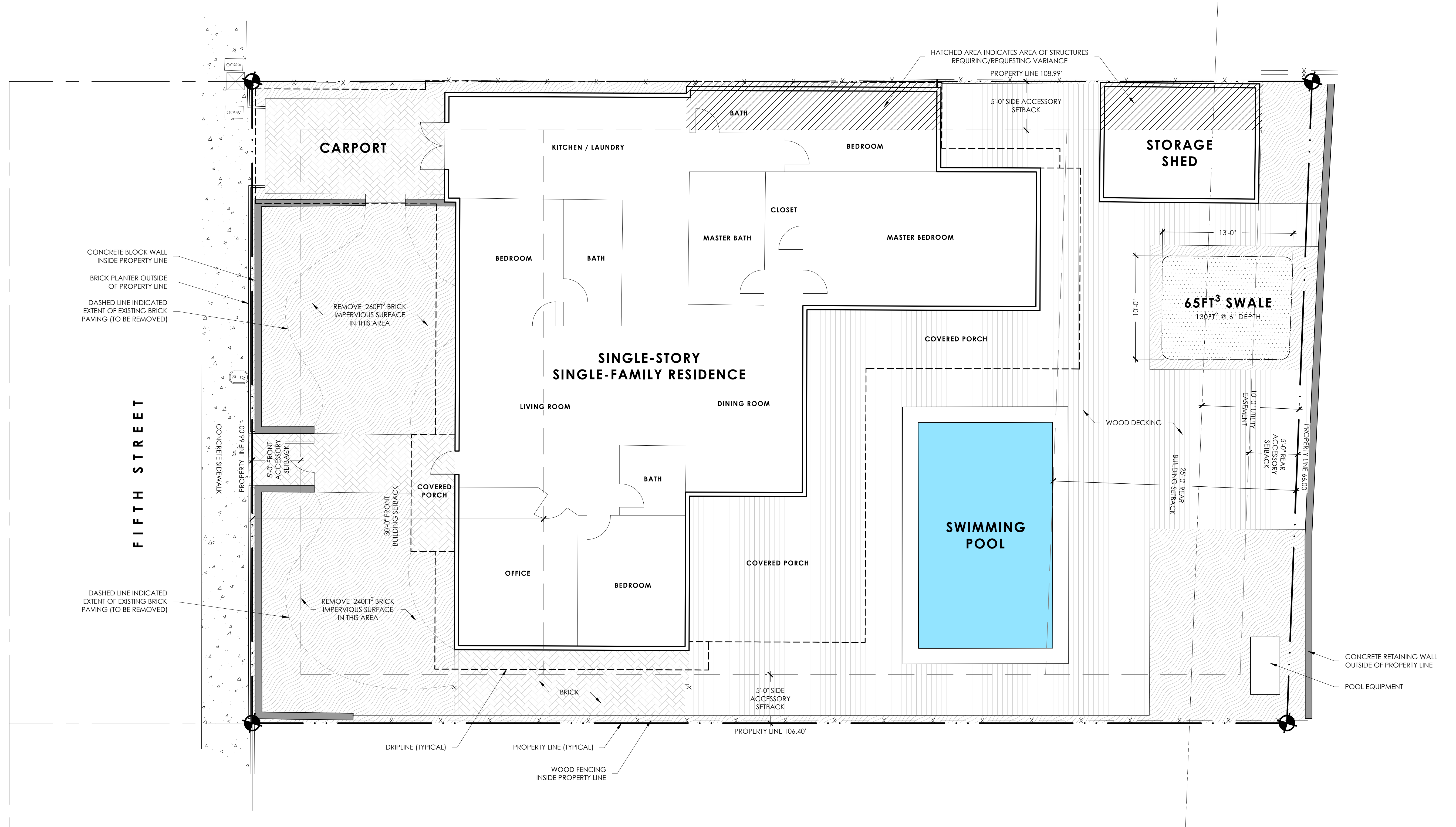
Site Plans

SITE DATA	
MUNICIPALITY	KEY WEST
ZONE	SF
FLOOD ZONE	AE-8
LOT AREA	+/- 7,115 FT ²
SETBACKS	
FRONT	30'-0"
SIDES	5'-0"
REAR	24'-0"
MAX LOT COVERAGE	35% (2,490 FT ²)
EXISTING LOT COVERAGE	51.8% (3,690 FT ²)
MAX IMPERVIOUS SURFACE	50% (3,557 FT ²)
EXISTING IMPERVIOUS SURFACE	68% (4,844 FT ²)
MIN. OPEN SPACE	35% (2,490 FT ²)
EXISTING OPEN SPACE	14.26% (1,015 FT ²)

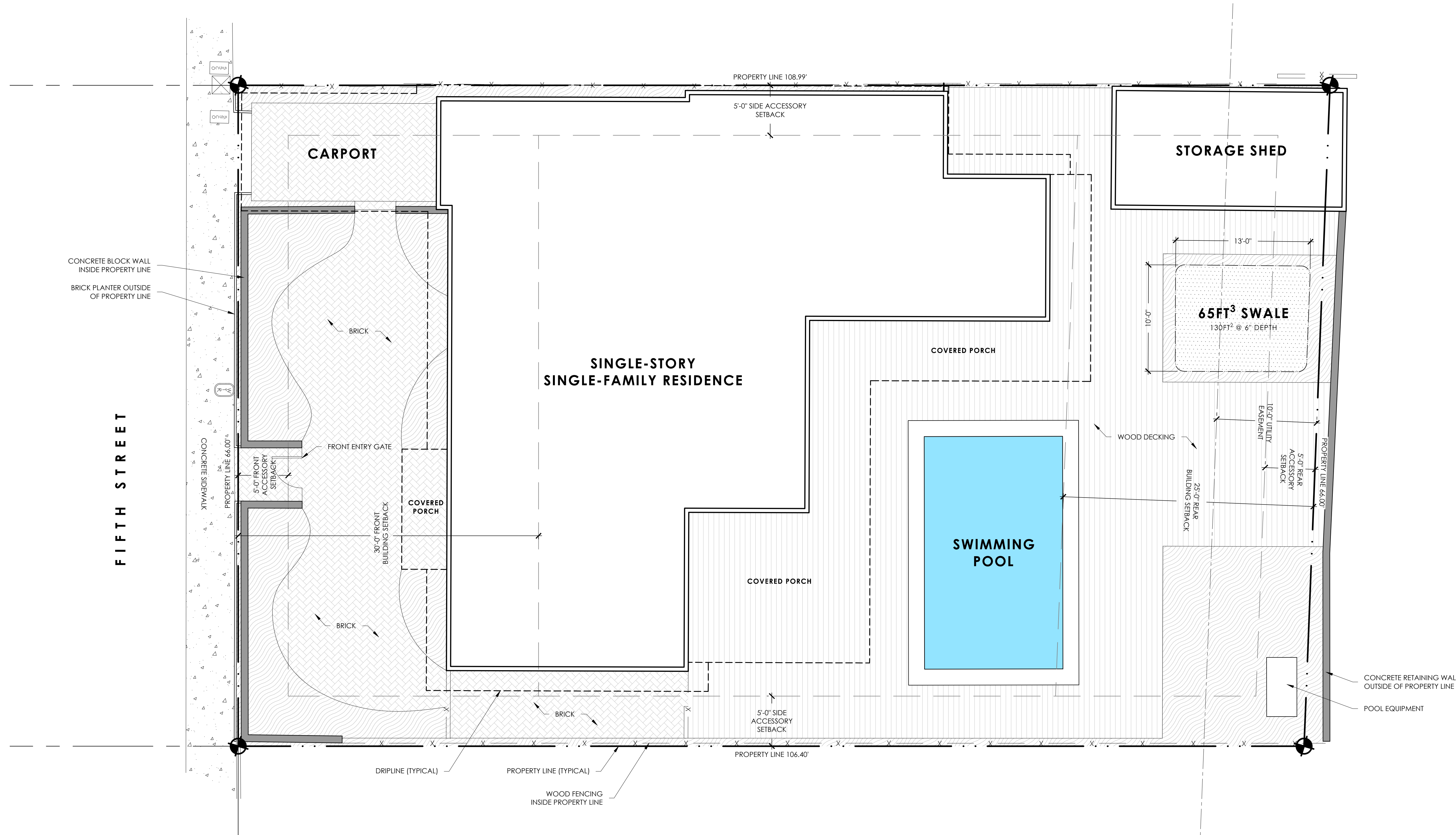
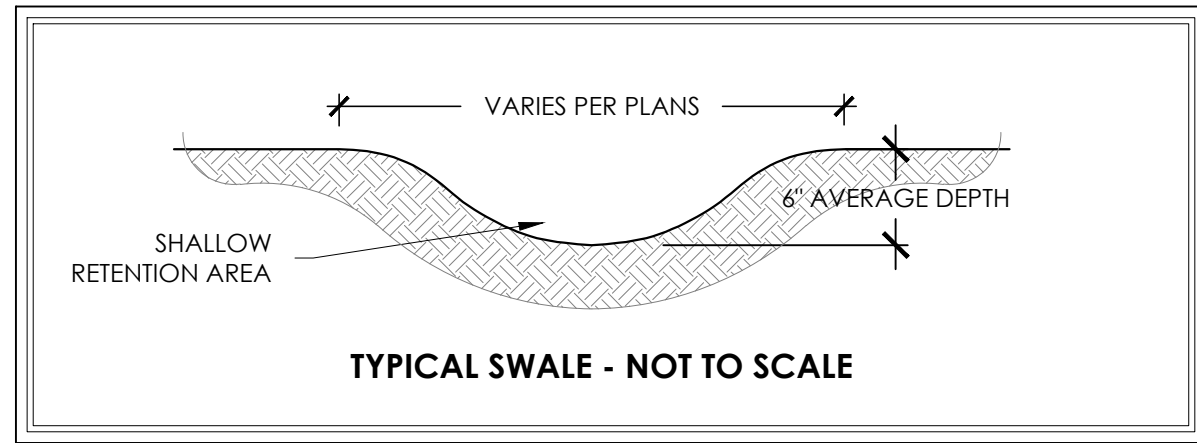
NOTE: CITY OF KEY WEST URBAN FORESTER HAS ALREADY VISITED SITE AND CONFIRMED THAT NO TREES IN EXCESS OF 3.5" DIAMETER EXIST ON-SITE

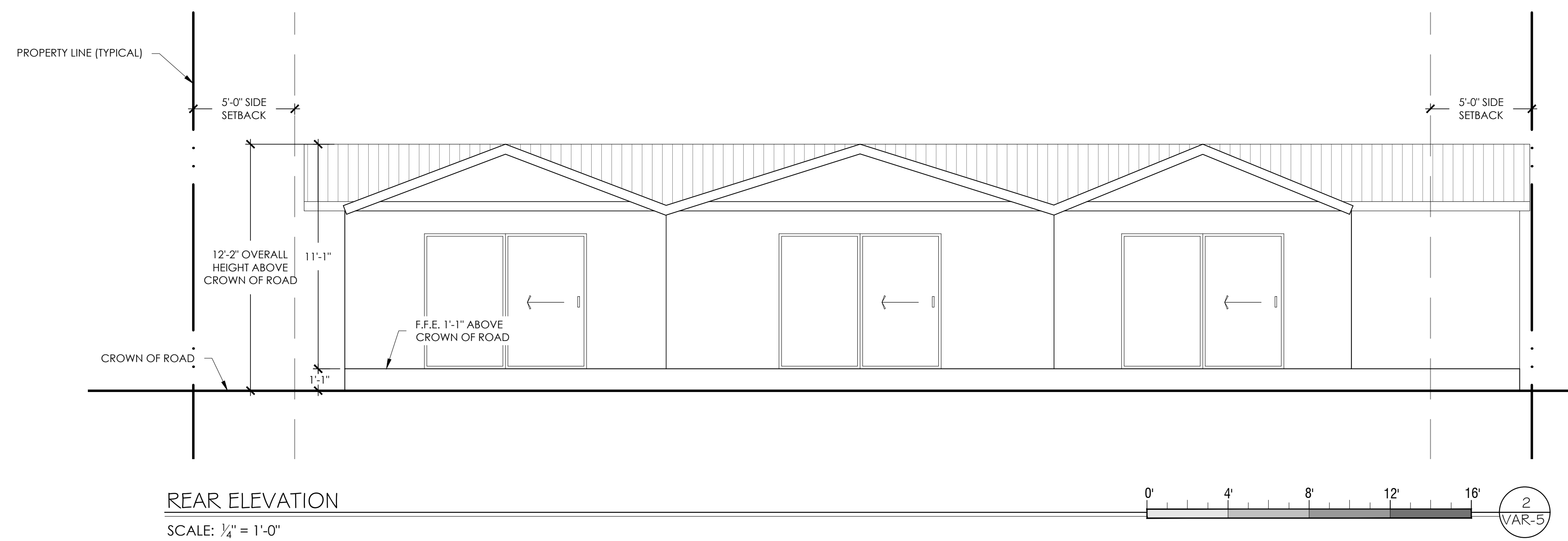
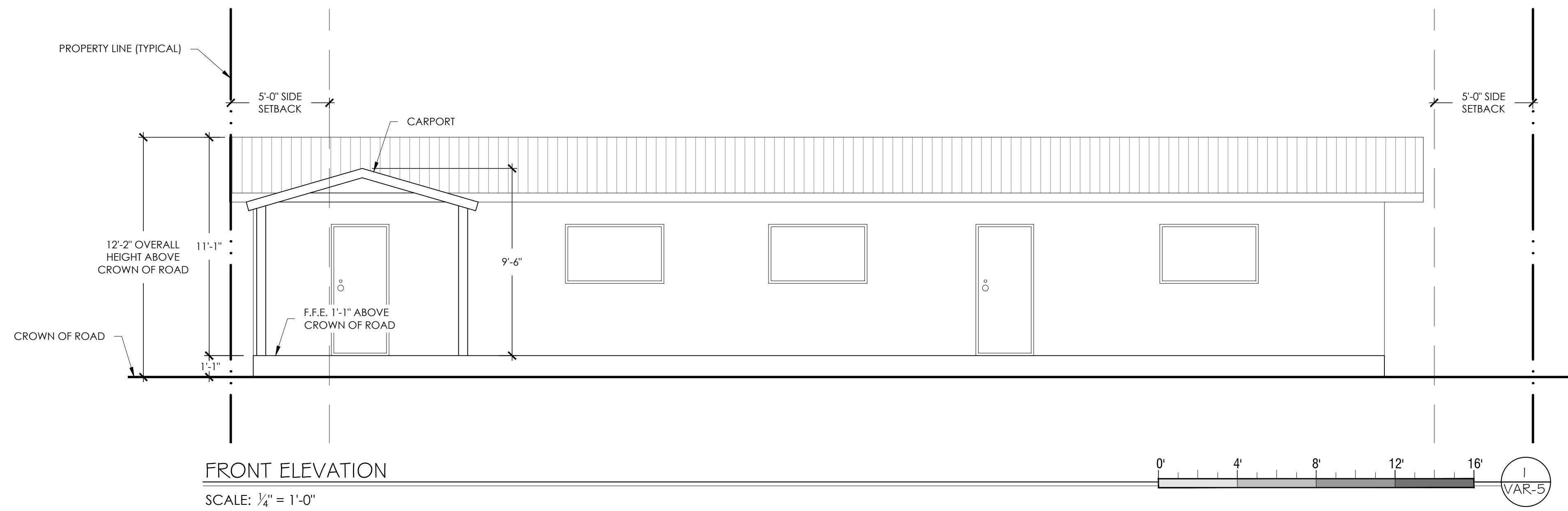


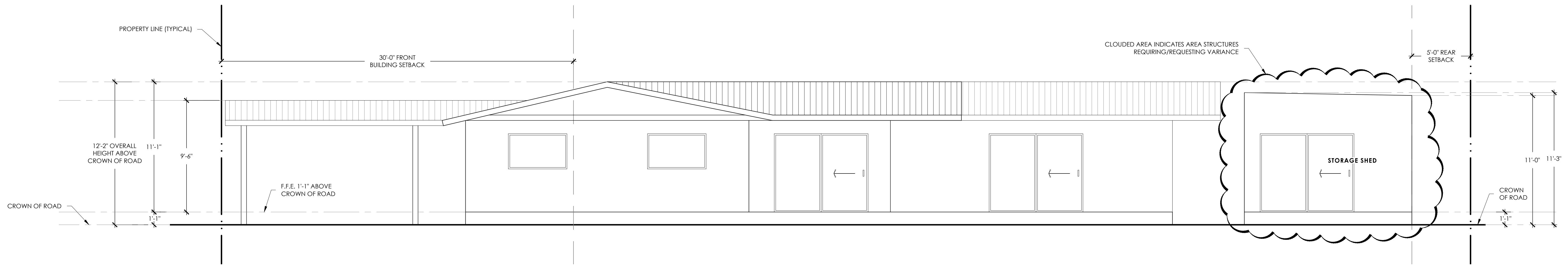
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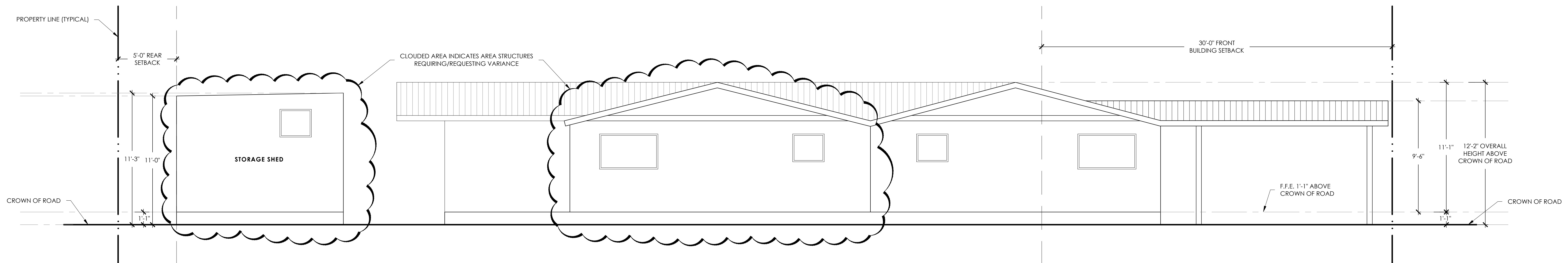
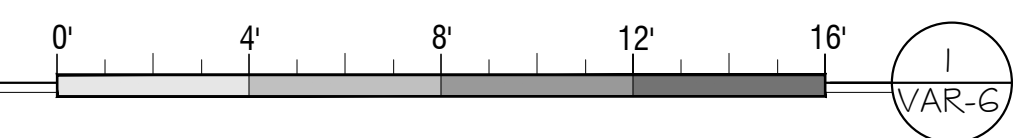
NOTE: STORMWATER RETENTION VOLUME SHOWN IS PER COMMENTS BY CITY OF KEY WEST ENGINEERING'S ELIZABETH IGNOFFO EMAIL CORRESPONDENCE WITH PROPERTY OWNER DATED APRIL 11, 2018; VOLUME DETERMINED TO BE 62 CUBIC FEET - THIS STORMWATER PLAN ACCOMMODATES 65 CUBIC FEET.



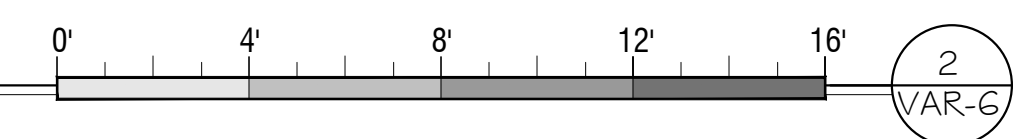




SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



Site Visit

3228 Flagler Avenue, Key West, Florida 33040
SITE VISIT



3228 Flagler Avenue, Key West, Florida 33040
SITE VISIT



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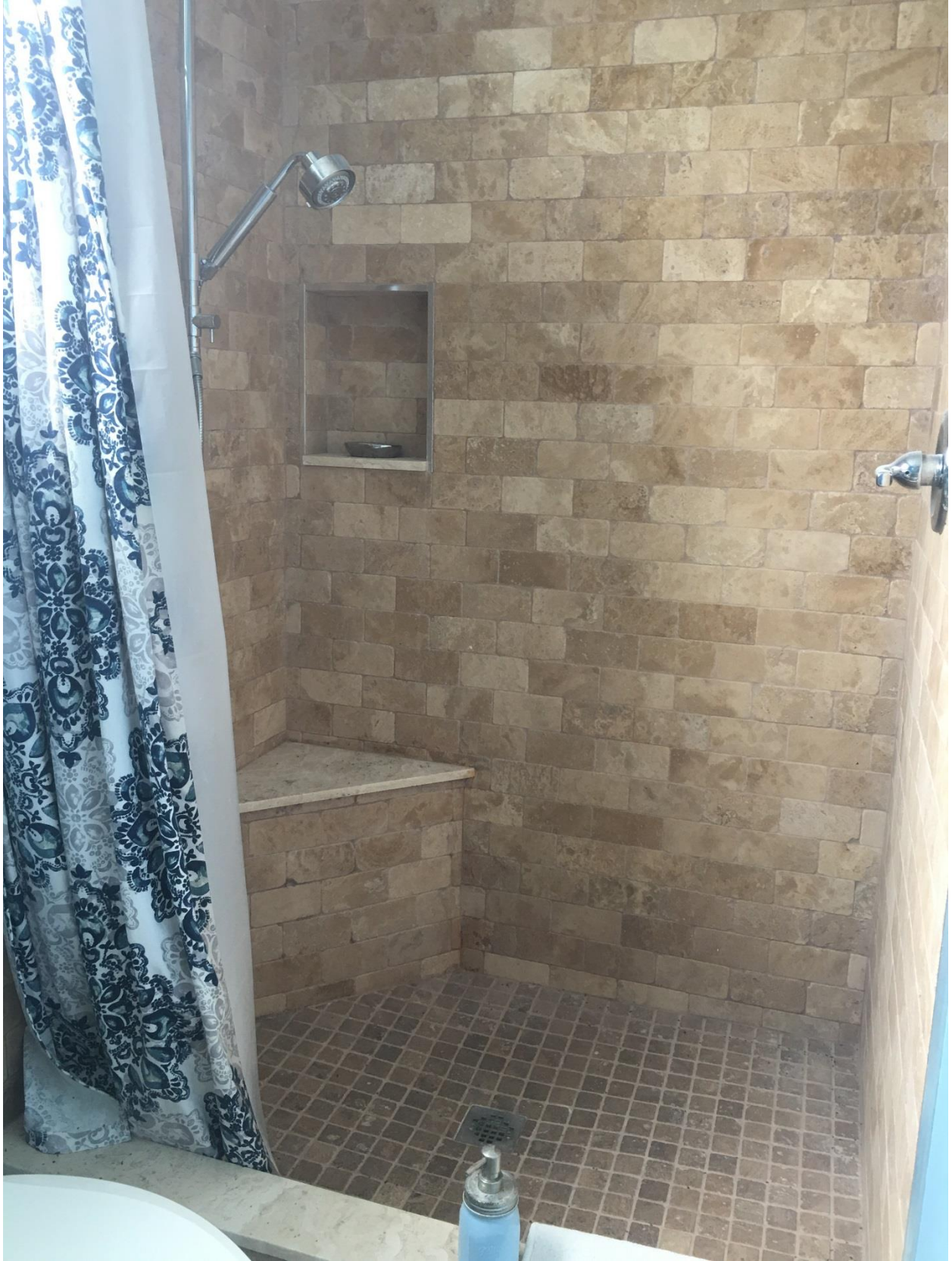
1535 5th Street, Key West, Florida 33040
SITE VISIT



1535 5th Street, Key West, Florida 33040
SITE VISIT



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SITE VISIT



1535 5th Street, Key West, Florida 33040
SITE VISIT



Additional Information



Disclaimer

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

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

Summary

Parcel ID 00063630-000000
 Account # 1064041
 Property ID 1064041
 Millage Group 10KW
 Location 1535 5TH St., KEY WEST
 Address
 Legal Description KW SER-DEB ESTATES PB5-87 LOT 5 OR372-155/156 OR591-536 PROB #82-217-CP-12 OR858-1649/1650-WILL OR859-1731 PROBATE #82-234-CP-12 (OR859-1674/1675/1732) OR876-2478/2479PR OR916-2459 OR1036-2334 OR1157-2427 OR1625-433/435R/S
 (Note: Not to be used on legal documents)
 Neighborhood 6243
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Ser-Deb Estates
 Sec/Twp/Rng 04/68/25
 Affordable No
 Housing



Owner

REILLY ROBERT D ROQUES NICOLA
 1535 5th St
 Key West FL 33040

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$223,365	\$189,082	\$199,371	\$189,789
+ Market Misc Value	\$28,446	\$29,938	\$25,978	\$24,616
+ Market Land Value	\$285,635	\$321,327	\$224,260	\$200,829
= Just Market Value	\$537,446	\$540,347	\$449,609	\$415,234
= Total Assessed Value	\$378,486	\$370,702	\$368,125	\$365,203
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$353,486	\$345,702	\$343,125	\$340,203

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	7,108.00	Square Foot	66	107

Buildings

Building ID	5277	Exterior Walls	C.B.S.	
Style		Year Built	1968	
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1996	
Gross Sq Ft	2662	Foundation	CONCR FTR	
Finished Sq Ft	1872	Roof Type	GABLE/HIP	
Stories	1 Floor	Roof Coverage	METAL	
Condition	GOOD	Flooring Type	CONC ABOVE GRD	
Perimeter	220	Heating Type	NONE with 0% NONE	
Functional Obs	0	Bedrooms	4	
Economic Obs	0	Full Bathrooms	3	
Depreciation %	30	Half Bathrooms	0	
Interior Walls	PLYWOOD PANEL	Grade	500	
		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
CPF	CARPOT FIN	200	0	0
FLA	FLOOR LIV AREA	1,872	1,872	0

Code	Description	Sketch Area	Finished Area	Perimeter
GBF	GAR FIN BLOCK	284	0	0
OPF	OP PRCH FIN LL	306	0	0
TOTAL		2,662	1,872	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
PATIO	1975	1976	1	152 SF	2
FENCES	1984	1985	1	318 SF	5
WOOD DECK	1990	1991	1	1113 SF	2
RES POOL	1990	1991	1	322 SF	4
FENCES	1990	1991	1	984 SF	2

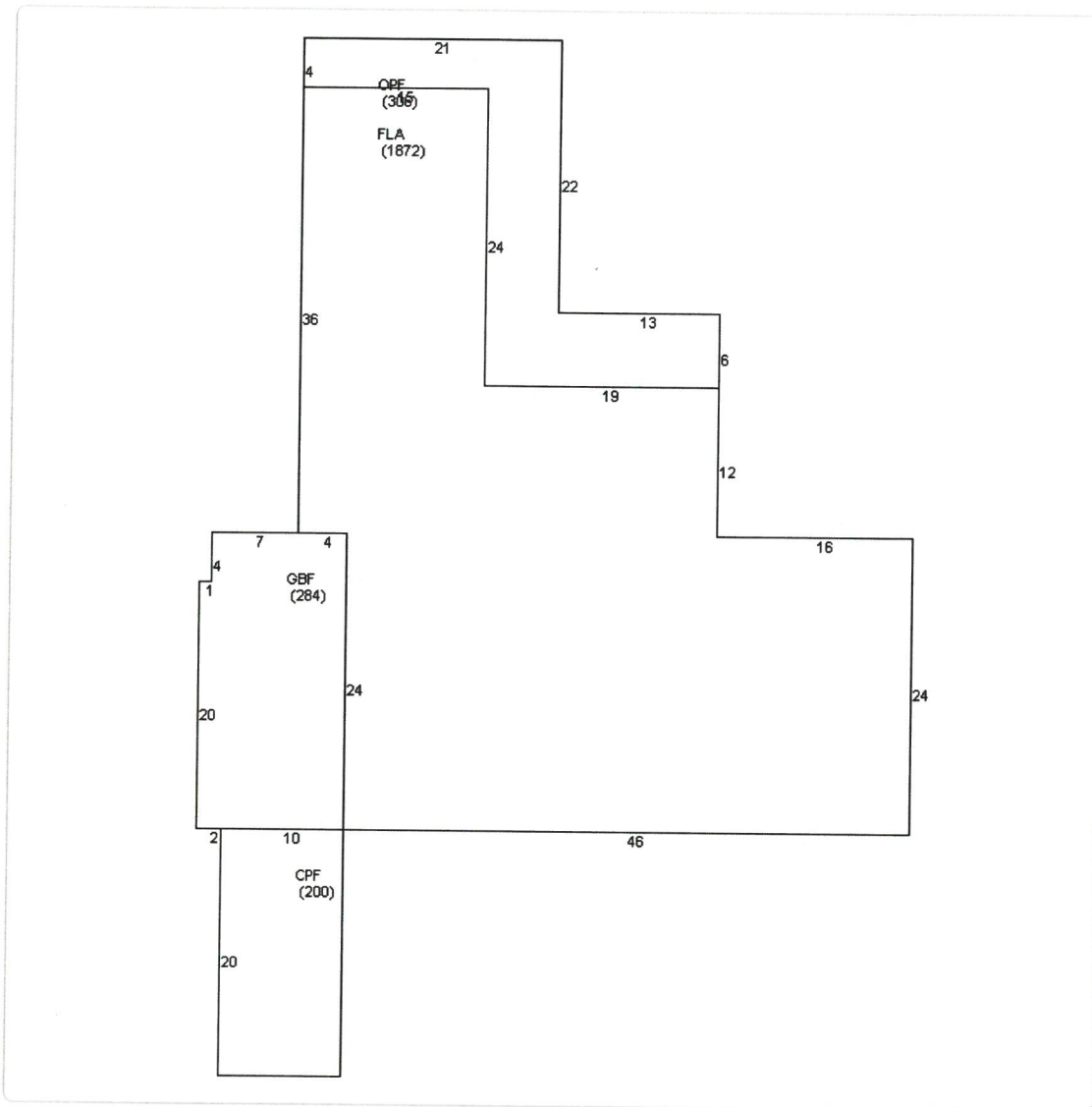
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/27/2000	\$363,000	Warranty Deed		1625	0433	Q - Qualified	Improved
12/1/1987	\$112,500	Warranty Deed		1036	2334	Q - Qualified	Improved
7/1/1984	\$90,000	Warranty Deed		916	2459	Q - Qualified	Improved
3/1/1983	\$75,000	Warranty Deed		876	2478	Q - Qualified	Improved
2/1/1974	\$35,000	Conversion Code		591	536	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
07-2012	4/25/2007	7/14/2009	\$1,500	Residential	REPLACE SEWER LATERAL TO HOUSE
06-1338	3/16/2006	7/6/2006	\$25,000	Residential	REPLACE 11 WINDOWS & 6 DOORS (AIRPORT SOUND PROJECT)
06-1434	3/16/2006	7/6/2006	\$5,719	Residential	INSTALL HURRICANE SHUTTERS (AIRPORT SOUND PROJECT)
06-1548	3/16/2006	7/6/2006	\$3,750	Residential	A/C AND WIRING
M95-2099	6/1/1995	10/1/1995	\$3,000	Residential	3 TON AC
B94-1916	6/1/1994	11/1/1994	\$2,000	Residential	INSTALL STORM PANELS
B92-0266	1/1/1992	11/1/1994	\$1,000	Residential	ERECT CARPORT

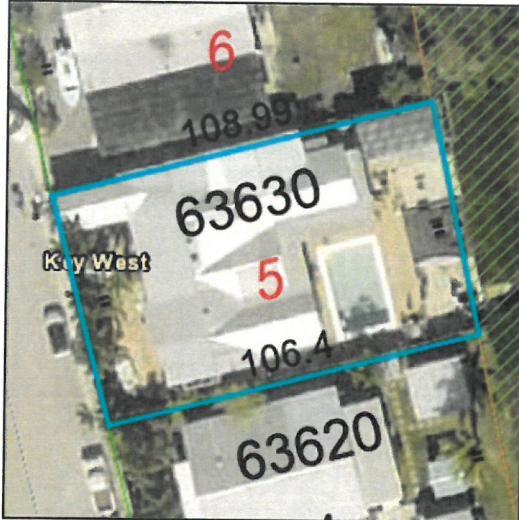
Sketches (click to enlarge)



Photos



Map



No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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