

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



To: Chairman and Planning Board Members

From: Brendon Cunningham

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: March 15, 2012

Agenda Item: **Variances - 2718 Harris Street (RE# 00067640-000000)** - A request for a rear yard setback and building coverage variances in the SF zoning district per Section 90-391, Section 122-238(4)a. and Section 122-238(6)a3. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Request: To allow a variance to maximum building coverage from the 43% existing to the 45% proposed and for a rear-yard setback request from the 25 feet allowed to the 20 feet existing for a 180 square foot roof addition over an existing patio.

Applicant: Zachary and Mary Bently

Property Owner: Same

Location: 2718 Harris Avenue, RE# 00067640-000000

Zoning: Single-Family (SF) Zoning District

Background: The property is legally nonconforming regarding impervious surface, building coverage and rear-yard setback requirements. The rear yard of the property is largely covered with brick pavers and a swimming pool. The house itself encroaches into the rear setback.

The applicant previously made a variance request to construct a roof over the entire patio area encroaching into the rear-yard setback up to five feet from the property line. That application was denied (Planning Board Resolution 2010-027). This application is substantially different to the extent that there is over a 50% reduction in the area requested for the variance. Further, the encroachment into the required rear-yard setback is no greater than what currently exists.

Request: The applicant is requesting variances to building coverage and rear yard setback requirements to construct a roof addition over a portion of the existing patio.

	Allowed/Required	Existing	Request
Rear Yard Setback	25 ft	20 ft	same
Building Coverage	35%	43%	45%
Impervious Surface	50%	65%	same

Process:

Development Review Committee Meeting:

November 17, 2011

Planning Board Meeting:

March 15, 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.**

Special conditions or circumstances do not exist which are peculiar to the land, structure or building involved. The applicant has not demonstrated that there is not viable use of the land if the variance is not approved.

- 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 location of the existing patio within the rear setback was not constructed by the applicant, the proposed roof addition is a condition created by the applicant.

- 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 denied to other lands, buildings 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.**

No hardship conditions exist. Without the approval of this variance request the homeowners would still have reasonable use of the land and the home that exists on it. The applicant's desire to construct a roof addition into the rear yard setback does not constitute a hardship.

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 are the minimum variances needed to construct the roof addition.

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.**

This roof addition does not appear injurious to the public welfare.

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.**

This request is not based on existing conditions on surrounding properties.

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 applicant does not meet all of the standards established by the City Code of Ordinances 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 Planning Department has not received any public input to date.

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

The approval of this application will have no impact on any facilities, utilities or services.

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 RESOLUTION OF THE KEY WEST
PLANNING BOARD FOR APPROVAL
VARIANCES APPROVAL TO CONSTRUCT A
FIXED ROOF OVER AN EXISTING PATIO
ON PROPERTY LOCATED AT 2718 HARRIS
AVENUE (RE#00067640-000000) IN THE
SINGLE FAMILY ZONING DISTRICT
EXCEEDING BUILDING COVERAGE AND
REAR-YARD SETBACK REQUIREMENTS PER
SECTIONS 90-391 AND 122-238(4.)a. AND 122-
238(6)a.3. OF THE LAND DEVELOPMENT
REGULATIONS OF THE CODE OF
ORDINANCES OF THE CITY OF KEY WEST.**

WHEREAS, Section 122-238(4)a. and 122-238 (6)a.3. of the Code of Ordinances provides that the maximum building coverage shall be 35% and the allowed rear-yard setback shall be 25 feet ; and

WHEREAS, the applicant requested variances to the allowed building coverage for a total of 45% and a rear-yard setback of 20 feet; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on March 15, 2012; and

_____ Chairman
_____ Planning Director

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 variances 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 variances granted are the minimum variances that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the granting of the variances will be in harmony

_____ Chairman
_____ Planning Director

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; 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 variances; 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 variances 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:

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 a variances to allow the construction of a fixed roof over an existing patio on property located at 2718 Harris

_____ Chairman
_____ Planning Director

Avenue (RE# 00067640-000000) in the SF zoning district per Section 122-238(4)a. and Section 122-238(6)a.3. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Section 3. It is a condition of these variances that full, complete, and final application for all conditions of this approval for any use and occupancy for which these variances are 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 these variances in accordance with the terms of the as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

Section 5. These variances do 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

_____ Chairman
_____ Planning Director

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 Community Affairs. 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 DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA 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 15th day of March, 2012.

Authenticated by the Chairman of the Planning Board and the Planning Director.

Richard Klitenick
Planning Board Chairman

_____ Date

Attest:

**Page 5 of 6
Resolution Number 2012-**

_____ Chairman
_____ Planning Director

Donald Leland Craig, AICP, Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

Draft

_____ 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 2718 Harris Ave.
2. Name of Applicant Zachary & Mary Bentley
3. Applicant is: Owner Authorized Representative
4. Address of Applicant 2718 Harris Ave.
Key West, FL 33040
5. Phone # of Applicant 394-7472 Mobile#
6. E-Mail Address Marybhatteras @ Yahoo. Com
7. Name of Owner, if different than above N/A
8. Address of Owner N/A
9. Phone # of Owner N/A
10. Email Address N/A
11. Zoning District of Parcel SF 1 RE# 00067640-000000
12. Description of Proposed Construction, Development, and Use
Provide and extend existing Roof Line to cover
existing B-BQ & Patio area. Total approximate
area is 10x18'.
13. List and describe the specific variance(s) being requested:
 1. Rear setback of 5'
 2. Building coverage of existing non-conforming to increase
5.2%. Existing is 38.1% Proposed is 40.2%



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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	SF 1			
Flood Zone				
Size of Site	6,185'			
Height	23.5'			
Front Setback	30'	31.4		
Side Setback	5'	6.2		
Side Setback	5'	6.4		
Street Side Setback	5'	N/A		
Rear Setback	25'	20'	20'	5'
F.A.R	N/A			
Building Coverage	35%	38.19%	40.2	5.2%
Impervious Surface	4582	5409		
Parking	N/A			
Handicap Parking	N/A			
Bicycle Parking	N/A			
Open Space/ Landscaping	N/A			
Number and type of units	1	1		
Consumption Area or Number of seats	N/A			

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

Meeting Date _____ HARC Approval # _____



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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.**



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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.

Existing house and patio are exactly the same footprint prior to applicant purchasing property. These conditions were existing.

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

The existing patio was installed prior to applicant purchasing property. Applicant is requesting that a roof be installed over a portion of patio approximately 10' x 18'.

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.

Building pre-dates our ownership. Building already has a Rear Non-Conforming Set back of 5'. Proposed variance will not exceed this Rear Non-Conforming of 5'.



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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.

Applicant is requesting to have a covered patio.
The proposed is a B.B.Q area beside the pool.
Applicant is recovering from cancer and can not
be exposed to direct sunlight for long periods of time.

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.

Applicant is requesting only 10'x18' patio covered.
This is not the total patio area. This is the
minimum required space for covered patio.

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 variance will be in harmony with the
general intent & purpose of the surrounding neighborhood.



Variance Application
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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.

We are not using any other properties or
circumstances as bases for this Request.

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**



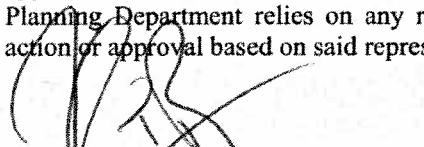
Verification Form
(Where Owner is the applicant)

I, Zachary T. Bentley, 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:

2718 Harris Ave

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 of Owner

Subscribed and sworn to (or affirmed) before me on this 9th May 2011 by
date

Zachary T. Bentley

Name of Owner

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

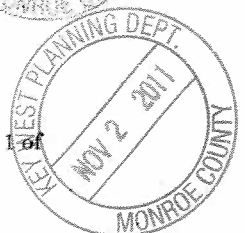
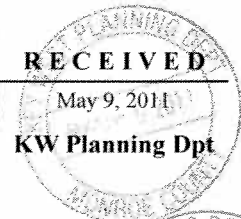


Notary's Signature and Seal

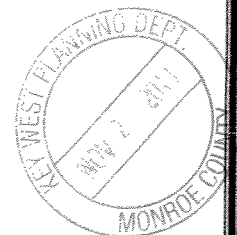


Name of Applicant

Commission Number, if any



Deed



PREPARED BY AND RETURN TO:
RICHARD M. KLITENICK
RICHARD M. KLITENICK, P.A.
1009 SIMONTON STREET
KEY WEST, FL 33040
305-292-4101
FILE NUMBER: RE09-051
RECORDING PAID: \$18.50
DOC STAMPS PAID: \$4,795.00

[Space above this line for Recording Data]

WARRANTY DEED

THIS WARRANTY DEED is made on this 23RD day of November, 2009, between KEY WEST BANK, FSB, whose address is 701 Whitehead Street, Key West, FL 33040, (hereinafter referred to as 'Grantor'), and ZACHARY T. BENTLEY and MARY C. BENTLEY, husband and wife, whose address is 1511 17th Terrace, Key West, FL 33040 (hereinafter collectively referred to as "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 SIX HUNDRED EIGHTY-FIVE THOUSAND & 00/100th DOLLARS (\$685,000.00) and other good and valuable consideration 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, with the street address of 2718 Harris Avenue, Key West FL 33040, more particularly described as:

ON THE ISLAND OF KEY WEST AND KNOWN AS THE EAST ONE-HALF OF LOT 10, AND ALL OF LOT 12, BLOCK 3, CORAL REEF ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 36, MONROE COUNTY, FLORIDA, PUBLIC RECORDS.

AND

A PARCEL OF LAND ON THE ISLAND OF KEY WEST AND KNOWN AS A PART OF LOT 10, BLOCK 3, CORAL REEF ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3 AT PAGE 36 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF TENTH STREET WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF HARRIS AVENUE AND RUN THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE SAID HARRIS AVENUE FOR DISTANCE OF 143.75 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY AND AT RIGHT ANGLES FOR DISTANCE OF 105.025 FEET; THENCE SOUTHWESTERLY AND AT RIGHT ANGLES FOR A DISTANCE OF 0.4 FEET TO THE WESTERLY FACE OF AN EXISTING CONCRETE BLOCK WALL; THENCE NORTHWESTERLY AND AT RIGHT ANGLES FOR A DISTANCE OF 33.325 FEET TO THE SOUTHERLY FACE OF AN EXISTING OVERHANG; THENCE SOUTHWESTERLY AND AT RIGHT ANGLES FOR A DISTANCE OF 0.9 FEET; THENCE SOUTHWESTERLY AND AT RIGHT ANGLES FOR A DISTANCE OF 74.7 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE SAID HARRIS AVENUE; THENCE NORTHEASTERLY AND AT RIGHT ANGLES FOR A DISTANCE OF 1.3 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 106.5 SQUARE FEET, MORE OR LESS.

PARCEL IDENTIFICATION #: 00067640-000000; AK #: 1071587



SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY, BUT THIS DECLARATION SHALL NOT OPERATE TO RE-IMPOSE THE SAME.

SUBJECT TO: TAXES FOR THE YEAR 2010 AND SUBSEQUENT YEARS.

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, 2009, and those items listed above.

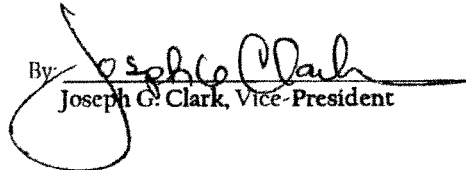
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

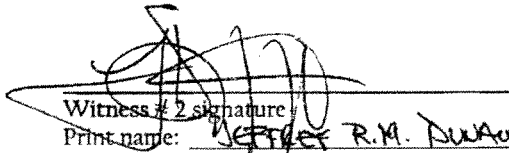
Signed, sealed and delivered in our presence:

KEY WEST BANK, FSB
a Federally Chartered Thrift



Witness # 1 signature
Print name: RICHARD M. KLITENICK

By: 
Joseph G. Clark, Vice-President

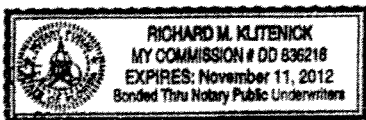


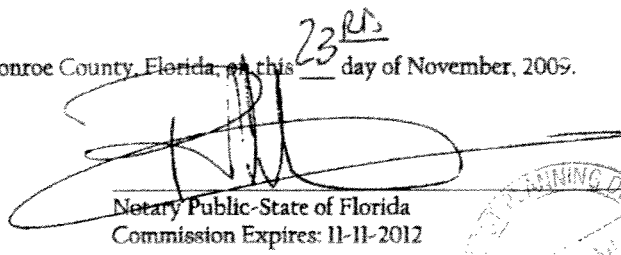
Witness # 2 signature
Print name: JEFFREY R.M. DURUI

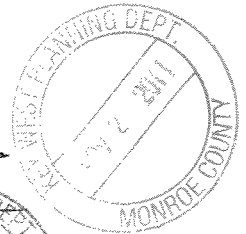
STATE OF FLORIDA
COUNTY OF MONROE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, JOSEPH G. CLARK, who is personally known to me to be the same person who is the named corporate principal Grantor described in the foregoing Warranty Deed, and he acknowledged to me that he executed the same freely and voluntarily for the purposes therein expressed with all requisite corporate authority.

WITNESS my hand and official seal at Monroe County, Florida, on this 23rd day of November, 2009.

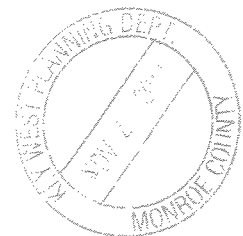



Notary Public-State of Florida
Commission Expires: 11-11-2012

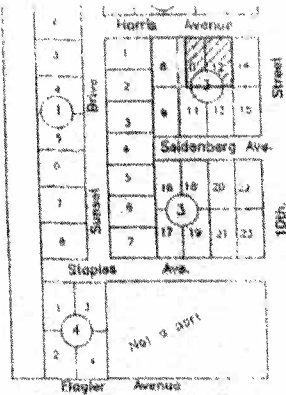


RECEIVED
May 9, 2011
KW Planning Dpt

Survey



N.T.S.



LOCATION MAP

CORAL REEF ESTATES, P.B. 3, Pg. 36

LEGAL DESCRIPTION:
 In the Island of Key West and known as the East one half of Lot 10, and all of Lot 12, Block 3, CORAL REEF ESTATES, according to the Plat thereof recorded in Plat Book 3, Page 36 Monroe County, Florida, Public Records and

a parcel of land in the island of Key West and known as a part of Lot 10, Block 3, CORAL REEF ESTATES, according to the plat thereof as recorded in Plat Book 3 of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the Southwesterly right of way line of tenth Street with a Southeastery right of way line of Harris Avenue and run thence Southeastery along the Southeastery right of way line of the said Harris Street for a distance of 143.75 feet to the point of beginning; thence Southeastery and at right angles for a distance of 105.025 feet; thence Southwestery and at right angles for a distance of 0.4 feet to the Westerly face of an existing concrete block wall; thence Northwestery and at right angles for a distance of 33.325 feet to the Southerly face of an existing overhang; thence Southwestery and at right angles for a distance of 0.8 feet; thence Southwestery and at right angles for a distance of 74.7 feet to the Southeastery right of way line of the said Harris Avenue; thence Northeastery and at right angles for a distance of 1.3 feet back to the Point of Beginning, containing 106.5 square feet more or less

Surveyor's Note:

North arrow based on real
 Reference Bearing: R/W Harris Street
 N indicates existing structure

Elevations based on N.G.V.I. 1928 datum
 Bench Mark No.: Bayou Elevation: 4.220

Monumentation:

- ⊙ = set 1/2" Iron Pipe, P.L.S. No. 2749
- = Found 1/2" Iron Pipe/Bor., P.L.S. No. 5234
- ▲ = to P.K. Mark
- ⊠ = set P.K. Mark, P.L.S. No. 2749

Abbreviations:

- | | | |
|-----------------------|-----------------------------------|---------------------------|
| Sty. = Story | ovh = Overhang | wd = Wood |
| R/W = Right-of-Way | ug = Underground | w.m. = Water Meter |
| fd = Found | f.f.t. = Finish Floor Elevation | pl = Plaster |
| P = Plat | pr = Proprietor | A/C = Air Conditioner |
| m = Measured | con = concrete | pg. = page |
| d = Dead | IP = Iron Pipe | C.L.F. = Chain Link Fence |
| N.T.S. = Not to Scale | IS = Iron Bar | W.P. = Wood Utility Pole |
| C = Centerline | CB = Concrete Block | WM = Water Meter |
| Elev = Elevation | C.B.S. = Concrete Block Structure | Covd. = Covered |
| P.B. = Plat Book | P.B. = Plat Book | |

Field work performed on 12/23/08

CERTIFICATION:

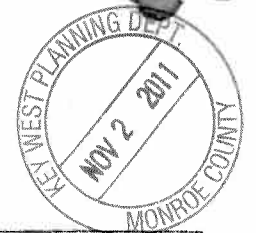
I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief, that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Florida Statute Section 472.027, and the American Land Title Association, and that 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



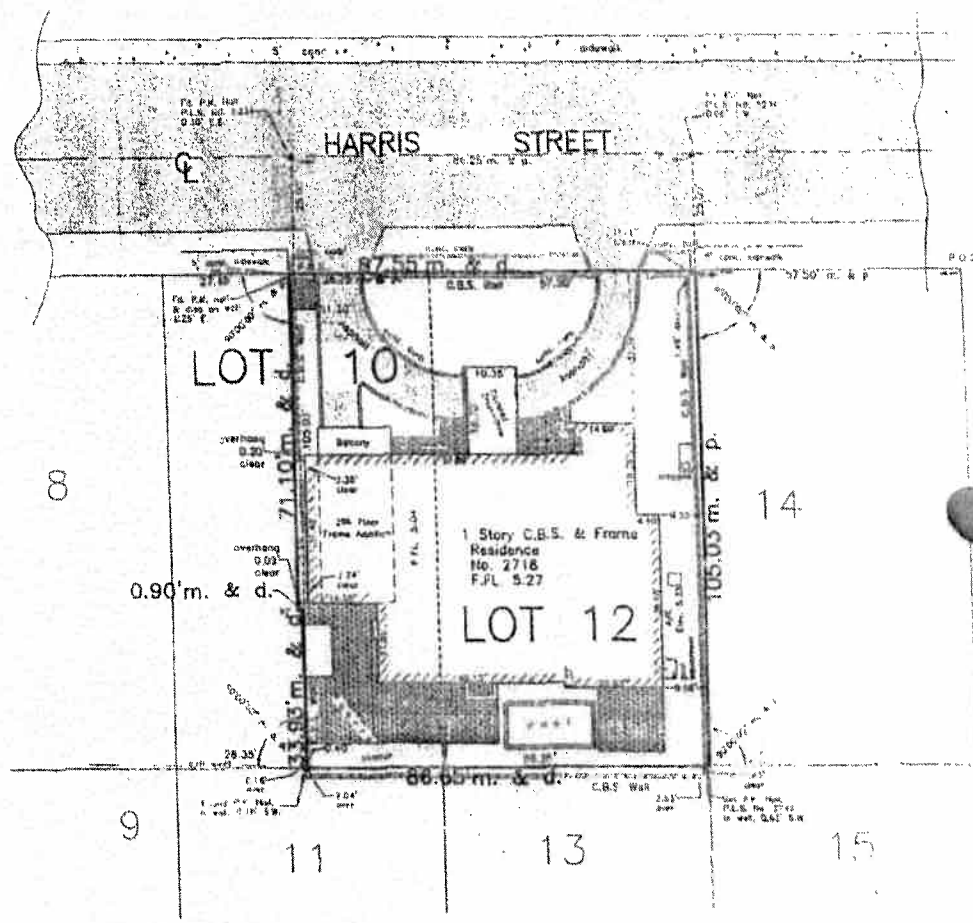
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 May 9, 2011
 KW Planning Dpt



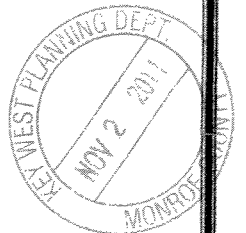
Zachary Bentley 2718 Harris Avenue, Key West, FL 33040		Draw No. 08-364
BOUNDARY SURVEY		
Scale 1"=20'	Map No. 100-72	Drawn by: Z.Bentley
Date: 12/19/08	File	Field Date: Y
REVISIONS AND/OR APPROVALS		
7/19/09 Update - Ed. Survey plat		
11/23/09 Update - final survey plat		
12/23/08 Original field survey plat		

ISLAND SURVEYORS & ENGINEERS, P.L.L.C.

3152 N. State St.
 Key West, FL 33002
 Fax: (305) 241-1121



Site Plans

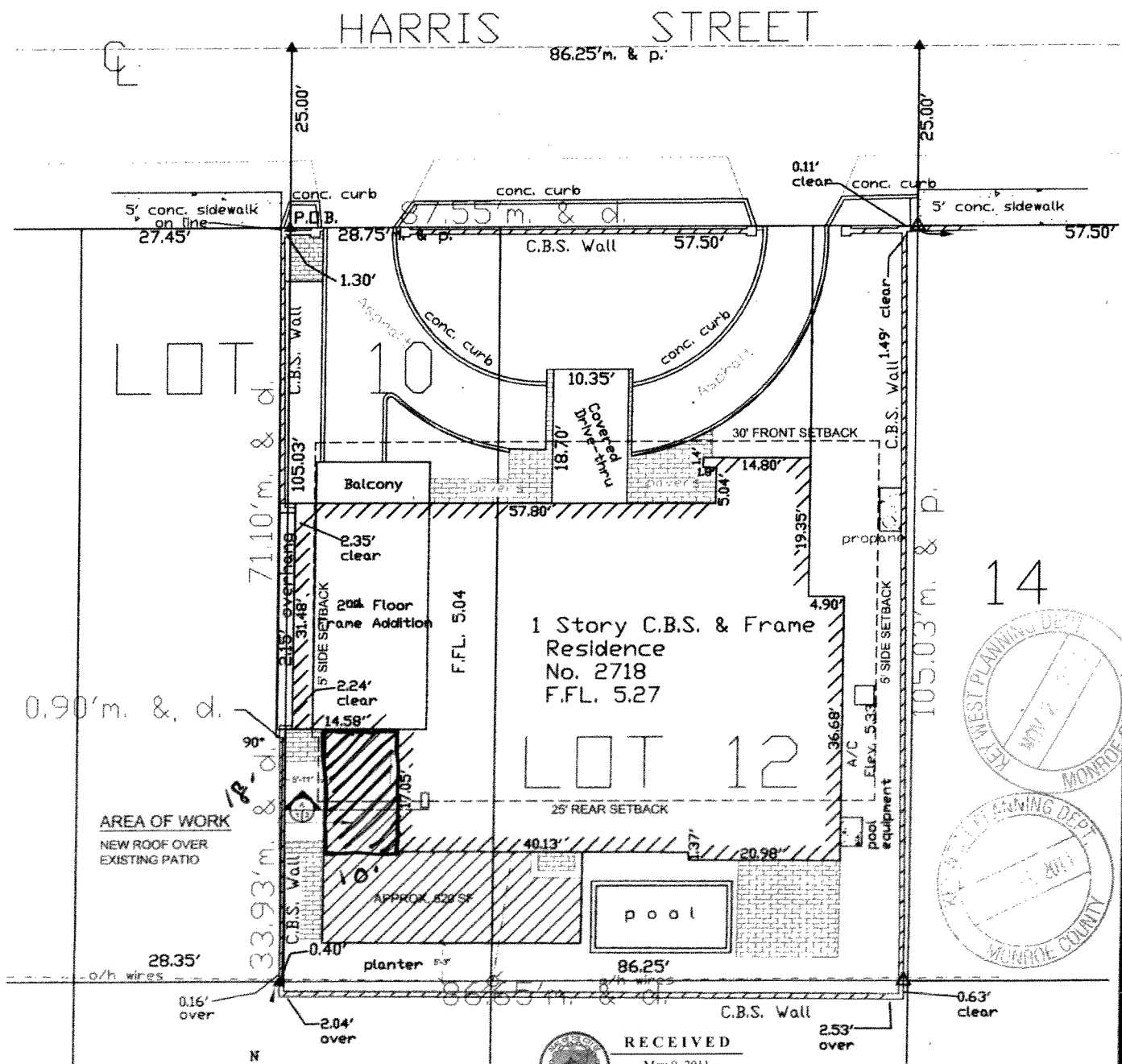


FLORIDA BUILDING CONSULTANTS, INC.

402 APPELROUTH LANE, SUITE 1-F
 KEY WEST, FLORIDA
 C.A.#26045

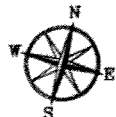
SHEET: 1 OF 4
 DATE: 01-22-10
 BY: EKM
 JOB # _____

JOB TITLE: 2718 HARRIS AVENUE, KEY WEST, FLORIDA



0.90' m. & d.

AREA OF WORK
 NEW ROOF OVER
 EXISTING PATIO



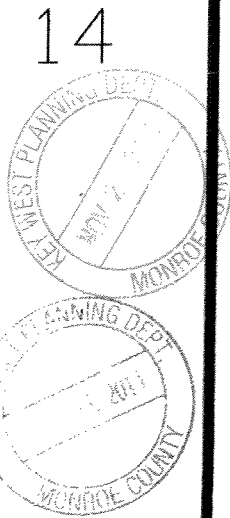
SITE PLAN



RECEIVED
 May 9, 2011
 KW Planning Dpt

SCALE: 1"=20'-0"

PAUL R. SEMMES, P.E.
 #44137 DATE: _____

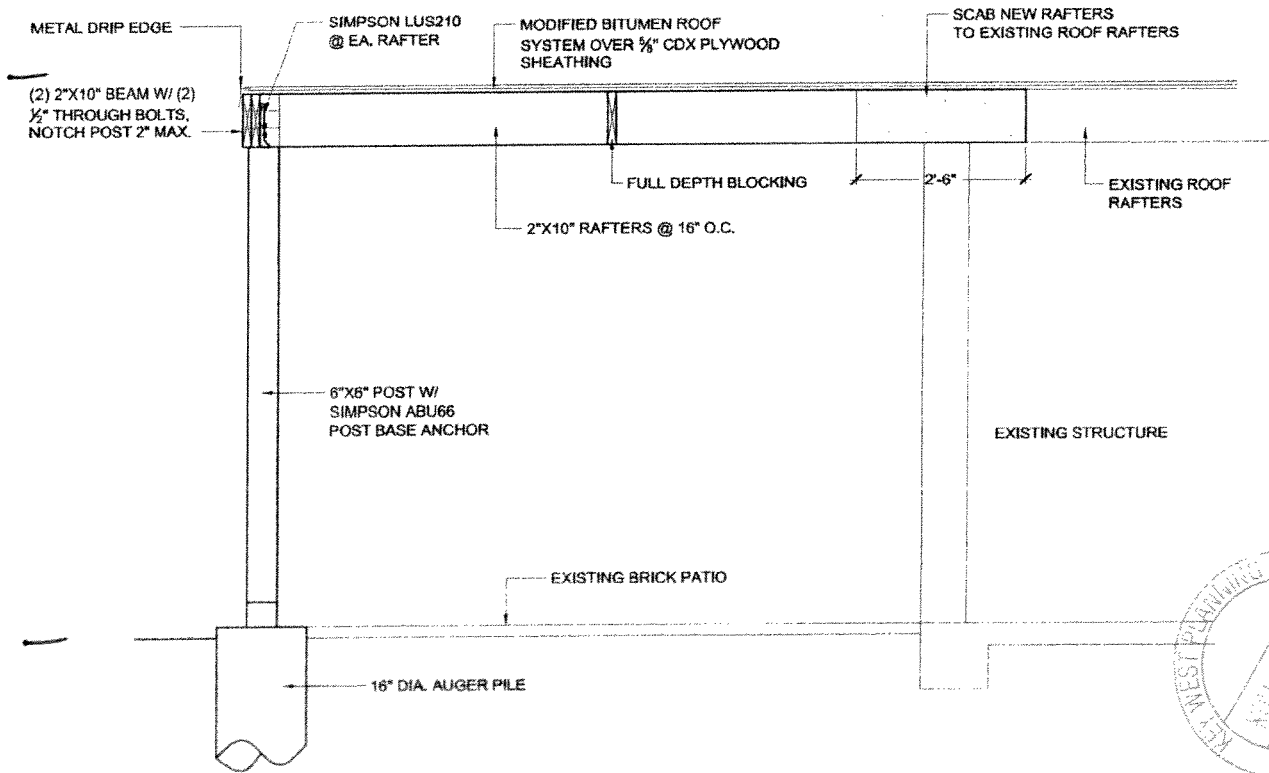


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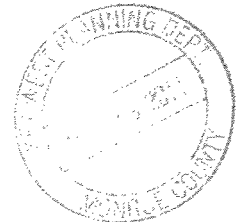
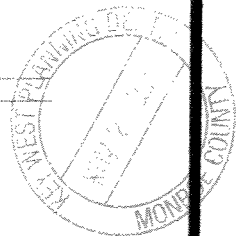
JOB TITLE: 2718 HARRIS AVENUE, KEY WEST, FLORIDA

SHEET: 2 OF 4
DATE: 01-22-10
BY: EKM
JOB # _____



A SECTION
1 | 2

SCALE: 1/2"=1'-0"



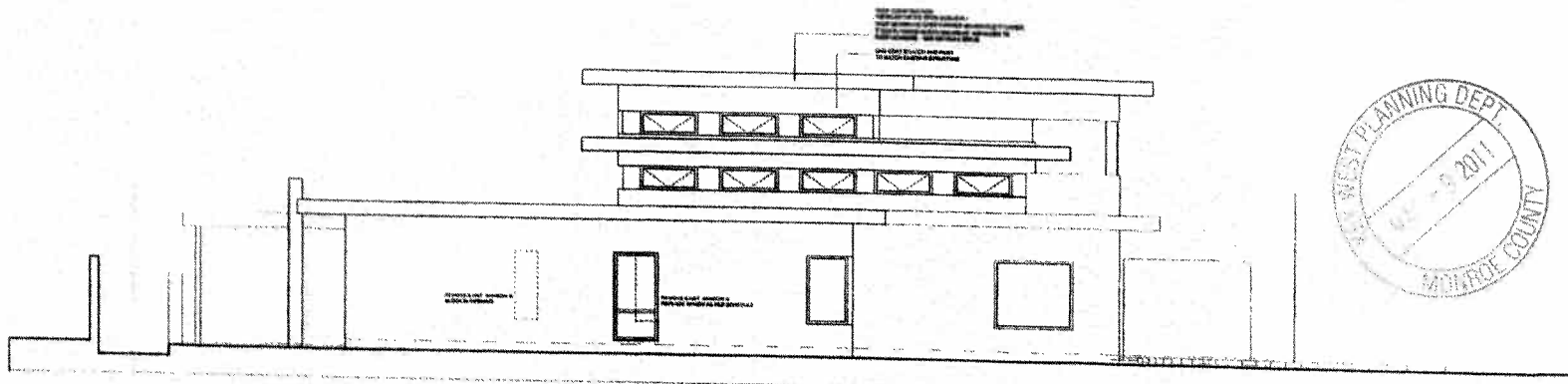
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May 9, 2011

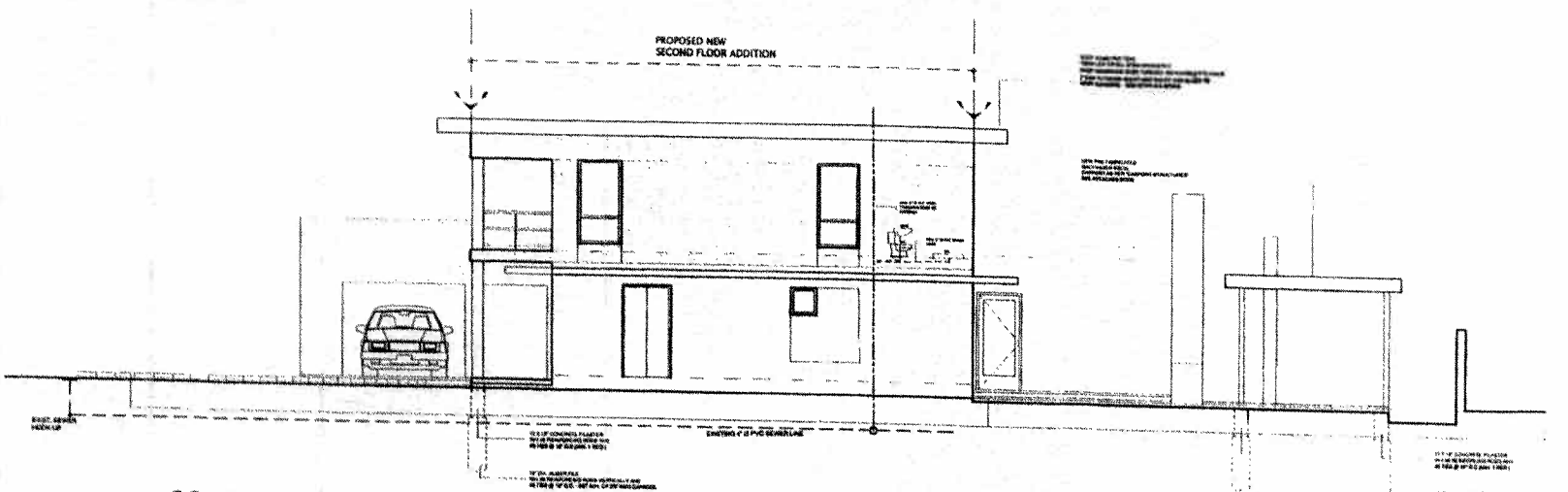
KW Planning Dpt

PAUL R. SEMMES, P.E.

#44137 DATE: _____



3 NORTHEAST-ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTHWEST-ELEVATION
SCALE: 1/4" = 1'-0"

Seal:
<p>KEY WEST PLANNING DEPT. NOV 9 2011 MONROE COUNTY</p>
<p>CLIENT / OWNER: MR. & MRS. J.J. VOSSER 2718 HARRIS ST. KEY WEST FL, 34040</p>
<p>Date: 01/27/2007 Scale: AS NOTED Drawn By: PDP Checked By: PDP</p>
<p>Address / Revisions: None /</p>
<p>DRAWING TITLE: ELEVATIONS</p>
<p>PROJECT: PROPOSED ALTERATIONS TO EXISTING STRUCT. @ 2718 HARRIS ST KEY WEST, FL</p>
<p>DRAWING NUMBER: 06</p>



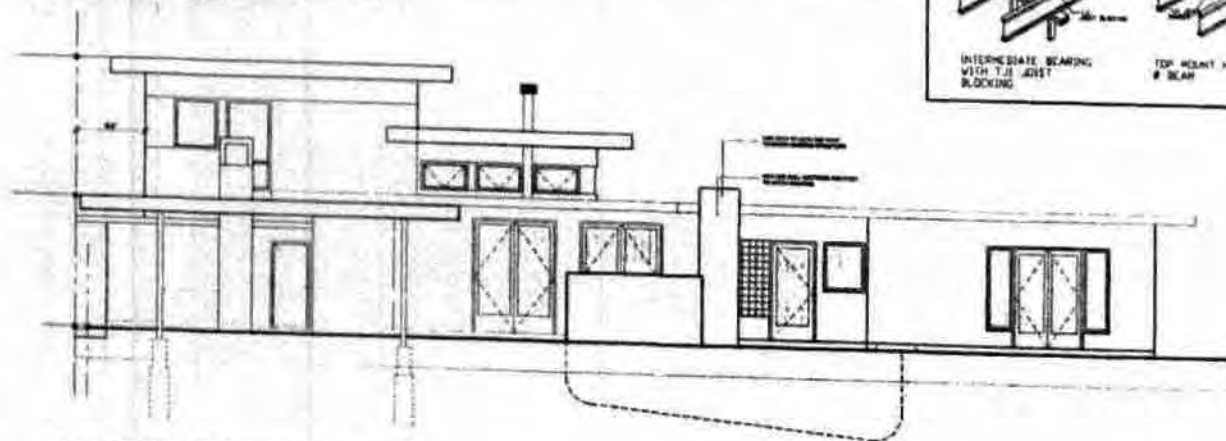
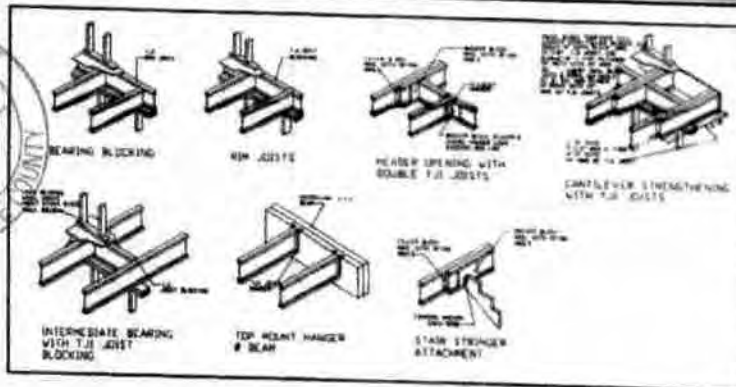
RECEIVED
May 9, 2011
KW Planning Dpt



WOOD AND FRAMING NOTES

1. ALL WOOD SHALL BE DRY LUMBER UNLESS OTHERWISE NOTED.
 2. ALL WOOD SHALL BE TREATED WITH A PRESERVATIVE.
 3. ALL WOOD SHALL BE NOTED WITH THE GRADE AND SPECIES.
 4. ALL WOOD SHALL BE NOTED WITH THE GRADE AND SPECIES.
 5. ALL WOOD SHALL BE NOTED WITH THE GRADE AND SPECIES.
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 9. ALL WOOD SHALL BE NOTED WITH THE GRADE AND SPECIES.
 10. ALL WOOD SHALL BE NOTED WITH THE GRADE AND SPECIES.



3 **SOUTHEAST-ELEVATION**
 SCALE: 1/4" = 1'-0"

FOUNDATION AND CONCRETE NOTES:

1. ALL CONCRETE SHALL BE 3000 PSI STRENGTH.
 2. ALL CONCRETE SHALL BE TREATED WITH A PRESERVATIVE.
 3. ALL CONCRETE SHALL BE NOTED WITH THE GRADE AND SPECIES.
 4. ALL CONCRETE SHALL BE NOTED WITH THE GRADE AND SPECIES.
 5. ALL CONCRETE SHALL BE NOTED WITH THE GRADE AND SPECIES.
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CLIENT/OWNER:
MR & MRS J.J. VOSSER
 2718 HARRIS ST.
 KEY WEST FL. 34040

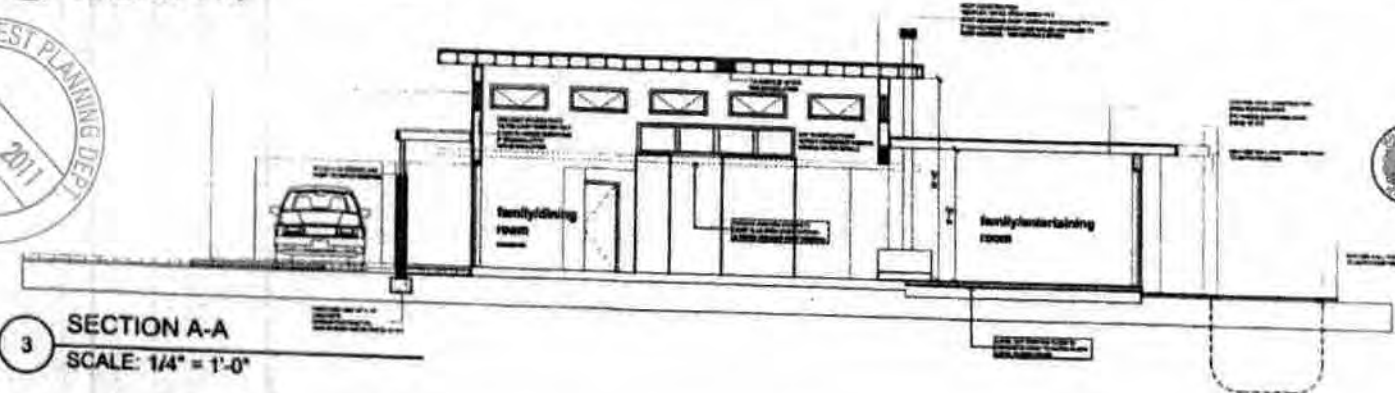
Date: 01/22/2011
 Scale: AS NOTED
 Drawn By: RPH
 Checked By: RPH

RECEIVED
 May 9, 2011
 KW Planning Dpt

DRAWING TITLE:
SECTION ELEVATION

PROJECT:
PROPOSED ALTERATIONS TO EXISTING STRUCT @ 2718 HARRIS ST KEY WEST, FL

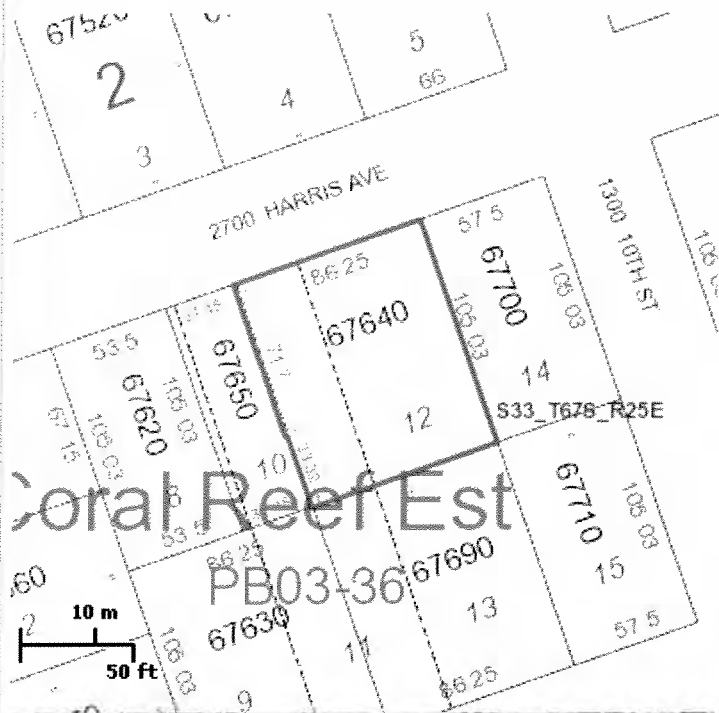
DRAWING NUMBER:
07



3 **SECTION A-A**
 SCALE: 1/4" = 1'-0"

Arch Job 7

Parcel Map (Click to open dynamic parcel map)



Exemptions

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

Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
 fax (305) 292-3501
 Website tested on
 Internet Explorer

GIS Mapping requires Adobe Flash 10.3 or higher.

Property Record View

Alternate Key: 1071587 Parcel ID: 00067640-000000

Ownership Details

Mailing Address:
 BENTLEY ZACHARY T AND MARY C
 2718 HARRIS AVE
 KEY WEST, FL 33040-3955

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 33-67-25
Property Location: 2718 HARRIS AVE KEY WEST
Subdivision: Coral Reef Estates
Legal Description: BK 3 PT LT 10 AND ALL LT 12 CORAL REEF ESTATES PB3-36 OR45-425/26 OR636-55 OR661-451 OR778-OR2248-1086/88 OR2254-409D/C OR2254-412 OR2255-2167PR OR2264-497/98 OR2344-1416/17 OR2418-1255/65F/J OR2428-838/39C/T OR2442-4/5 OR2464-2229/30C

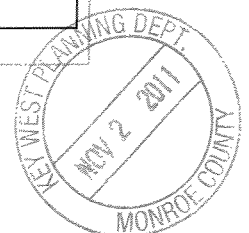
Show Parcel Map - Must have Adobe Flash Player 10.3 or higher

Exemptions

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

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	9,164.90 SF



Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 3924
 Year Built: 1958

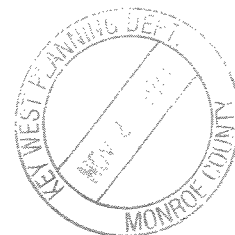
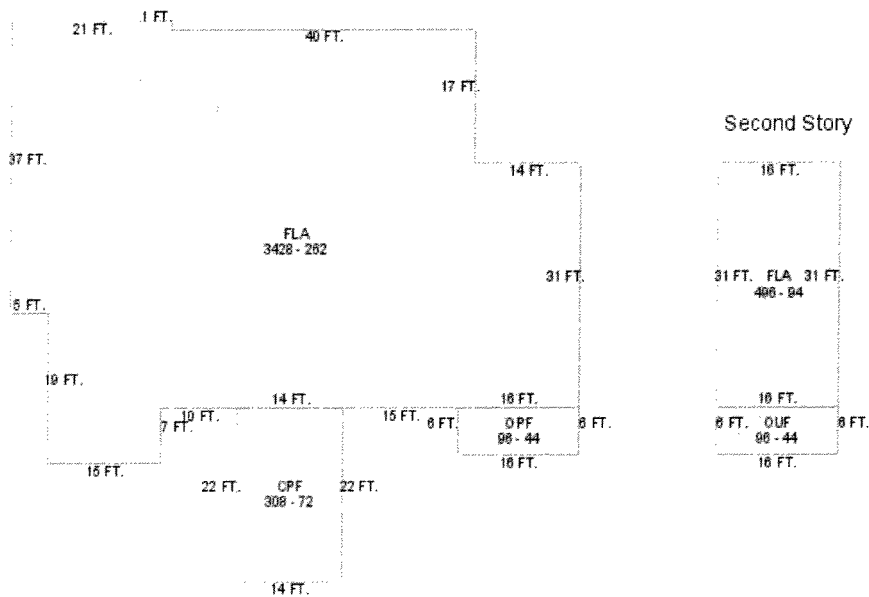
Building 1 Details

Building Type R1	Condition A	Quality Grade 600
Effective Age 12	Perimeter 356	Depreciation % 13
Year Built 1958	Special Arch 0	Grnd Floor Area 3,924
Functional Obs 0	Economic Obs 0	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.
 Roof Type PRESTRESS CONC Roof Cover TAR & GRAVEL Foundation CONCR FTR
 Heat 1 FCD/AIR DUCTED Heat 2 NONE Bedrooms 4
 Heat Src 1 ELECTRIC Heat Src 2 NONE

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 2	Garbage Disposal 0
4 Fix Bath 1	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	5:C.B.S.	1	1958		Y			496
2	OPF		1	2008					96
3	CPF		1	2008					308

4	FLA	5:C.B.S.	1	2008	Y	3,428
5	OUF		1	2008		96

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	840 SF	210	4	2009	2010	4	30
2	FN2:FENCES	192 SF	64	3	2009	2010	4	30
3	FN2:FENCES	48 SF	8	6	1984	1985	2	30
4	PO4:RES POOL	200 SF	20	10	2008	2009	5	50
5	PT2:BRICK PATIO	1,488 SF	0	0	1984	1985	5	50

Appraiser Notes

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Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
10-1199	04/16/2010		3,500	Residential	ADD 30 RECESSED LIGHTS INSTALL GENERATOR
10-0846	03/18/2010		15,000	Residential	REMOVE AND REPAIR RUBBER ROOF
10-2037	06/23/2010		8,000	Residential	REPLACE PAVERS ON EXISTING FOOTPRINT
07-4105	08/31/2007		2,400	Residential	INSTALLROLLED OVER NEW ADDITION 500SQ FT
M94-1141	04/01/1994	11/01/1994	4,200	Residential	REPLACE 5 TON AC
08-3303	10/10/2008		1,000	Residential	install pool and all elec.
10-0026	01/28/2010		18,500	Residential	REBUILD FENCE ON REAR PROPERTY
10-0217	01/27/2010		16,000	Residential	NEW AC (3 TON) ADDITIONAL 3 TON WITH 6 NEW DROPS
09-4212	12/15/2009		500	Residential	DEMO INTERIOR WALLS
10-0026	01/17/2010		18,500	Residential	NEW FENCE, FORM AND POUR 16" COLUMNS 6' APART STUCCO FINISH, WOOD LOUVERS
09-3635	10/23/2009		10,000	Residential	NEW 10 X 20 POOL
07-0062	01/12/2007		1,500	Residential	DEMO OF INTERIOR DRYWALL.
07-0931	04/12/2007		58,500	Residential	BUILD 2ND.STORY ADDIION

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
2011	457,633	37,945	164,329	659,907	477,415	25,000	452,415
2010	462,834	39,016	109,553	611,403	611,403	0	611,403
2009	271,072	15,659	197,195	483,926	483,926	0	483,926

2008	255,713	16,031	366,596	638,340	638,340	0	638,340
2007	309,230	16,403	522,399	848,032	848,032	0	848,032
2006	395,762	16,775	504,070	916,607	233,845	25,500	208,345
2005	427,422	17,147	412,421	856,990	307,379	25,500	281,879
2004	339,352	17,519	247,452	604,323	298,426	25,000	273,426
2003	353,491	17,891	109,979	481,361	292,862	25,000	267,862
2002	344,327	18,712	109,979	473,018	285,999	25,000	260,999
2001	312,257	19,683	109,979	441,919	281,496	25,000	256,496
2000	292,982	16,592	90,580	400,154	273,298	25,000	248,298
1999	328,784	17,578	90,580	436,941	266,113	25,000	241,113
1998	261,052	14,519	90,580	366,150	261,923	25,000	236,923
1997	246,941	14,201	72,464	333,606	257,545	25,000	232,545
1996	173,564	10,310	72,464	256,338	250,044	25,000	225,044
1995	173,564	10,685	72,464	256,713	243,946	25,000	218,946
1994	155,220	9,849	72,464	237,533	237,533	25,000	212,533
1993	153,265	0	72,464	225,729	225,729	25,000	200,729
1992	153,265	0	72,464	225,729	225,729	25,000	200,729
1991	153,265	0	72,464	225,729	225,729	25,000	200,729
1990	153,265	0	67,935	221,200	221,200	25,000	196,200
1989	125,488	8,473	65,671	199,632	199,632	25,000	174,632
1988	113,688	7,144	49,819	170,651	170,651	25,000	145,651
1987	123,484	7,315	37,591	168,390	168,390	25,000	143,390
1986	95,020	7,506	33,152	135,678	135,678	25,000	110,678
1985	0	0	10,959	10,959	10,959	0	10,959
1984	0	0	10,959	10,959	10,959	0	10,959
1983	0	0	10,959	10,959	10,959	0	10,959
1982	0	0	7,673	7,673	7,673	0	7,673

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
3/19/2010	2464 / 2229	0	WD	11
11/23/2009	2442 / 4	685,000	WD	01
8/17/2009	2428 / 838	10,000	CT	12
1/3/2007	2264 / 497	592,500	WD	Z
12/1/1986	997 / 331	200,000	WD	Q

This page has been visited 50 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., March 15, 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:

Variance - 2718 Harris Street (RE# 00067640-000000) - A request for a rear yard setback and building coverage variances in the SF zoning district per Section 90-391, Section 122-238(4)a. and Section 122-238(6)a3. 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:

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Applicant/Owner: Zachary & Mary Bentley

Project Location: 2718 Harris

Date of Hearing: Thursday, March 15, 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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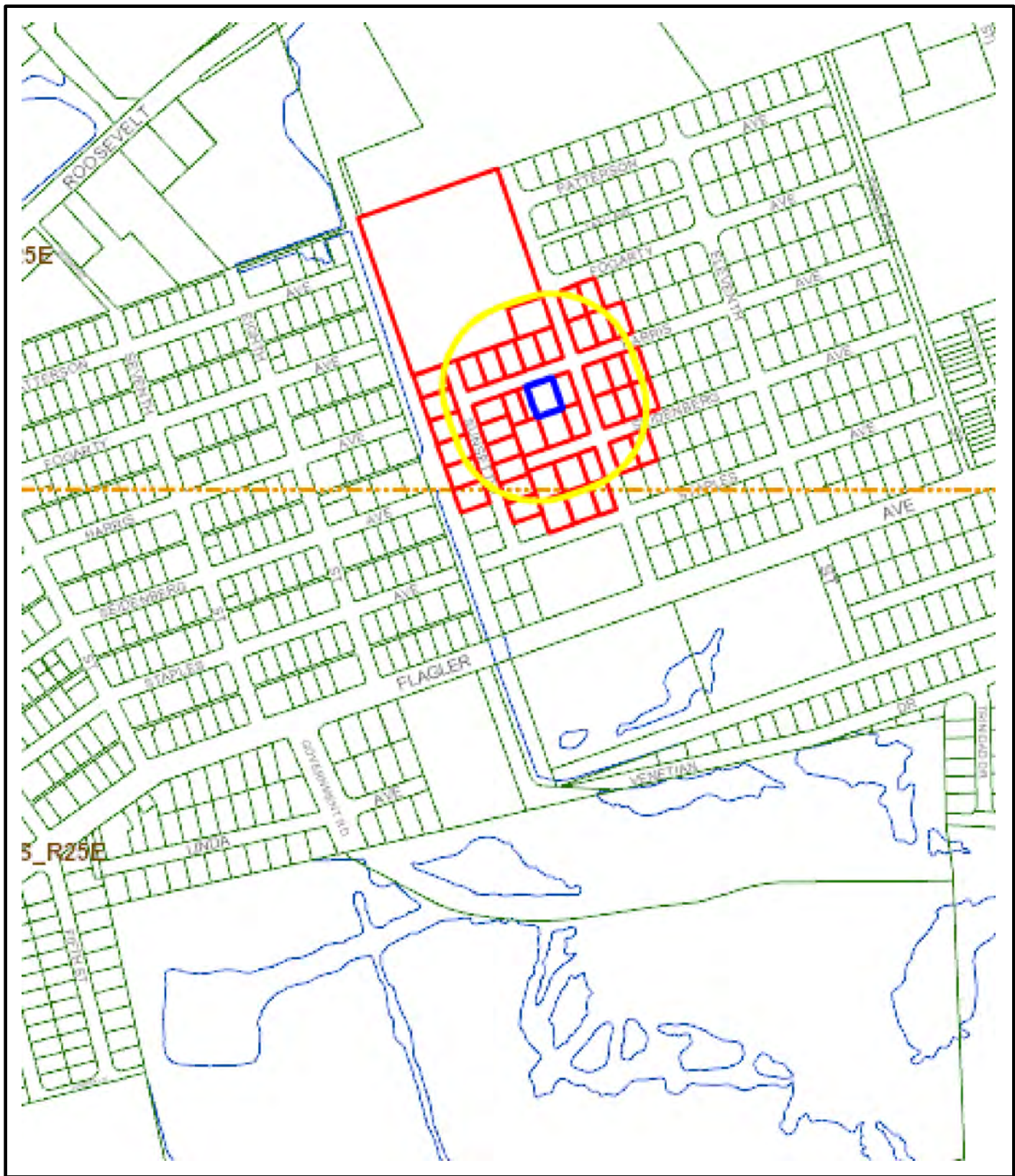
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Monroe County, Florida

2718 Harris

Printed: Mar 01, 2012



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 ALBURY WILLIAM J AND PAMELA	2737 HARRIS AVE		KEY WEST	FL	33040-3954	
2 MENENDEZ SONIA	1612 SEMINARY ST		KEY WEST	FL	33040	
3 CUERVO LISSETTE	2804 SEIDENBERG AVE		KEY WEST	FL	33040-4052	
4 RUSSELL MARTHA F	2812 HARRIS AVE		KEY WEST	FL	33040	
5 BROGLI KENNETH E AND ALBERTA A	2811 SEIDENBERG AVE		KEY WEST	FL	33040	
6 JABOUR ROBERT S	P O BOX 1674		KEY WEST	FL	33041	
7 PAAR THOMAS C AND MARGARET E	3924 NORTH UPLAND ST		ARLINGTON	VA	22207	
8 BENTLEY ZACHARY T AND MARY C	2718 HARRIS AVE		KEY WEST	FL	33040-3955	
9 ALPERT KELLIE D	1075 DUVAL ST STE C21		KEY WEST	FL	33040-3188	
10 BLOUNT KIRSTEN L	1326 10TH ST		KEY WEST	FL	33040-3966	
11 DELGADO RAYMOND R JR	2807 SEIDENBERG AVE		KEY WEST	FL	33040-4051	
12 CONFIDENTIAL DATA F.S. 119.07	1302 10TH ST		KEY WEST	FL	33040	
13 PANTELIS RUSSELL	1338 SUNSET DR		KEY WEST	FL	33040-3956	
14 RODRIGUEZ WILMA	2709 STAPLES AVE		KEY WEST	FL	33040-3961	
15 ANDREWS HENRY J JR AND CATHERINE A	1325 SUNSET DR		KEY WEST	FL	33040	
16 BOND ADRIANNE V	2710 HARRIS AVE		KEY WEST	FL	33040	
17 ROBINSON MARTHA	2710 SEIDENBERG AVE		KEY WEST	FL	33040-3960	
18 JONES GREGORY E AND DIANA S	2721 HARRIS AVE		KEY WEST	FL	33040-3954	
19 MUNOZ NANCY A	1335 SUNSET DR		KEY WEST	FL	33040-3938	
20 TIERNEY PATRICK A	2803 SEIDENBERG AVE		KEY WEST	FL	33040-4051	
21 TRUSTEES THE CHURCH OF CHRIST	1700 VONPHISTER ST		KEY WEST	FL	33040-4943	
22 MCGAREY BARBARA J LIV TRST 4/25/2000	2808 SEIDENBERG AVE		KEY WEST	FL	33040	
23 HOWLEY DENNIS C	1301 10TH STREET		KEY WEST	FL	33040	
24 WHITTINGSLOW EDWARD AND JOHANNA	2804 HARRIS AVE		KEY WEST	FL	33040	
25 VALDEZ ALEIDA N	2807 HARRIS AVE		KEY WEST	FL	33040	
26 PARKS JOHN W AND MARISOL	1318 SUNSET DR		KEY WEST	FL	33040-3956	
27 KAPSCH GLENN A	2722 SEIDENBERG AVE		KEY WEST	FL	33040-3960	
28 JACKSON STEADMAN D AND SHELLIE CHANDLER	2717 STAPLES AVE		KEY WEST	FL	33040-3961	
29 BOA MARY REVOCABLE LIVING TRUST 12/23/2008	2806 FOGARTY AVE		KEY WEST	FL	33040	
30 ALONSO JOSE AND ROSALINA	2803 HARRIS AVE		KEY WEST	FL	33040-4039	
31 SODY HARRY AND ANNA CHRISTINE	2811 HARRIS AVE		KEY WEST	FL	33040	
32 YOUNG SALLY L REVOCABLE TRUST	3212 APPLEWOOD RD		MIDLAND	MI	48640-2668	
33 GRISSOM CYNTHIA A	1401 SUNSET DR		KEY WEST	FL	33040-3957	
34 GIBSON JENNIFER	2712 HARRIS AVE		KEY WEST	FL	33040-3955	

NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
35 MARCHBANK FRANCES A	2718 SEIDENBERG AVE		KEY WEST	FL	33040-3960	
36 GRAY RUSSELL	1331 SUNSET DR		KEY WEST	FL	33040-3938	
37 DE JONG MARK S	2400 STAPLES AVE		KEY WEST	FL	33040-3882	
38 PERKINS RICHARD P	1401 BEECHWOOD TRL		FORT MYERS	FL	33919-3468	
39 NOLAN CAROLINE GREER REV LIV TR 6/29/2005	914 WHITE ST		KEY WEST	FL	33040-3356	
40 BRIDGER CHRISTOPHER S AND JULIE A	1314 10TH ST		KEY WEST	FL	33040-3966	
41 CATES CRAIG C AND CHERYL H	2721 STAPLES AVE		KEY WEST	FL	33040-3961	
42 FAHEY J TIMOTHY AND CONSUELO	2855 TIMBER KNOLL DR		VALRICO	FL	33596	
43 MCFADYEN VICTORIA A	1403 TROPICAL ST		KEY WEST	FL	33040-4905	