

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 1300 White Street. It is preferable to make an appointment before the application is submitted to determine what variances are necessary and what fee applies.

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 Environmental Opportunity (DEO) 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 variances	\$2,000.00
Advertising and Noticing Fee	\$ 100.00
Fire Department Review Fee	\$ 50.00

\$1150

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 site plan or site plans (**plans MUST be signed and sealed by an Engineer or Architect**) 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.

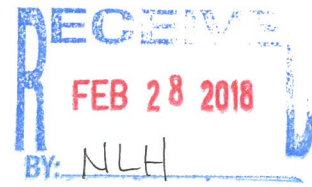
Be advised that the City will not grant a variance unless the City Impact Fees of sewer and solid waste services are paid in full.

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



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: 18 MERGANSER LANE, KEY WEST, FLORIDA

Zoning District: PRD Real Estate (RE) #: 00072081-00109

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: LESLIE MCCOMSEY

Mailing Address: 18 MERGANSER LN

City: KEY WEST State: FL Zip: 33040

Home/Mobile Phone: 3053047176 Office: _____ Fax: _____

Email: jerseygirlkw@aol.com

PROPERTY OWNER: (if different than above)

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

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

Email: _____

Description of Proposed Construction, Development, and Use: REPLACING EXISTING 1 STORY PORCH WITH NEW 2 STORY PORCH WITH ROOF

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

SIDE SETBACK ON JOINING PROPERTY LINE OF HOMES

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

If yes, please describe and attach relevant documents: _____

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	PRD			
Flood Zone	AE9			
Size of Site	1 ACRE			
Height	35' MAX	N/A	25'-5 1/2"	NO
Front Setback	5'	11'-3"	11'-3"	NO
Side Setback	5'	0"	0"	YES
Side Setback	5'	10'-8"	10'-0"	NO
Street Side Setback	5'	N/A	N/A	NO
Rear Setback	5'	18'-1 1/2"	6'-10 1/2"	NO
F.A.R	.8	.46	NO CHANGE	NO
Building Coverage	40% MAX	29%	38.4%	NO
Impervious Surface	60% MAX	37%	40.8%	NO
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% MIN	65.7%	59.1%	NO
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.

The existing deck was built with permits in the wide setback.

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

The porch was originally built into the side setback.

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

The existing deck is decayed and dangerous to the occupants.

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.

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.

Only minimum variance is to be granted.

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.

No injurious to the public welfare.

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.

Existing nonconforming uses of other property were not considered.

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

Prepared By and Return To:
Chicago Title of the Florida Keys, Inc.
801 Eisenhower Drive
Key West, Florida 33040

1747322

File No. 1498-410980054

Doc# 1747322 06/19/2009 11:44AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Property Appraiser's Parcel I.D. (folio) Number(s)
00072081-000109

06/19/2009 11:44AM
DEED DOC STAMP CL: TRINA \$1,218.00

Doc# 1747322
Bk# 2418 Pg# 1809

WARRANTY DEED

THIS WARRANTY DEED dated June 16, 2009, by Mary Greenwood, a single woman, hereinafter called the grantor, to Leslie McComsey, a single woman, whose post office address is 18 Merganser Lane, Key West, FL 33040, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Monroe County, Florida, to wit:

Townhome Unit 13, of the Key West Golf Club Development, according to the Declaration of Protective Covenants, Restrictions and Easements of the Key West Golf Club, a Townhome Planned Unit Development, as recorded in Official Records Book 1377, at Page 750 of the Public Records of Monroe County, Florida, and any amendments thereto; more particularly described by metes and bounds as follows:

Being a part of land located on Stock Island, Monroe County, Florida and being more particularly described by metes and bounds as follows:
Commencing at coordinates of which are N 87,107.701 and E 251,328.207 based on the United States Coast and Geodetic Survey's Mercator Grid Coordinate System which has for its zero coordinates a point at Latitude 24°20'00" North and 500,000 West of Longitude 81°00'00" West, said point being the intersection of the Easterly Right-of-Way Line of Junior College Road and the Northerly Right-of-Way Line of U.S. Highway No. 1 (State Road No. 5), at the Westerly end of Junior College Road; thence N 70° 58' 03" E along the said Northerly Right-of-Way of Line of U. S. Highway No. 1 for 21.39 feet;
thence N 32° 21' 44" E for 704.35 feet; thence N 03° 40' 22" E for 549.85 feet; thence N 33° 20' 00" E for 573.00 feet; thence N 38° 50' 00" E for 251.36 feet; thence N 34° 41' 34" E for 405.85 feet; thence S 75° 15' 00" E for 655.58 feet; thence S 34° 15' 00" E for 567.00 feet; thence N 70° 00' 00" E for 140.00 feet; thence N 33° 02' 52" E for 273.48 feet; thence N 02° 20' 00" W for 77.00 feet; thence N 63° 00' 00" E for 202.50 feet; thence S 86° 11' 18" E for 238.37 feet; thence N 28° 10' 00" E for 13.18 feet; thence S 64° 26' 21" E for 15.00 feet to the Point of Beginning; thence continue S 64° 26' 21" E for 73.52 feet to a point on a curve concave to the Southeast and whose radius bears S 64° 26' 21" E; thence along the curve in a Southwesterly direction, having for its elements a radius of 160.20 feet and a central angle of 05° 18' 48" for 17.65 feet; thence N 70° 45' 09" W for 75.22 feet; thence N 26° 10' 00" E for 25.89 feet to the Point of Beginning.

Subject to easements, restrictions, reservations and limitations of record, if any.
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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, 2008.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Paula Ribeiro
(Witness Signature)

Mary Greenwood
Mary Greenwood

Paula Ribeiro
(Print Name of Witness)

Address:

Lisa A DuBrevil
(Witness Signature)

Lisa A DuBrevil
(Print Name of Witness)

WARRANTY DEED
(Continued)

Doc# 1747322
Bk# 2418 Pg# 1810

State of Rhode Island
County of Bristol

Sworn to and subscribed before me this 11th day of June, 2009, by Mary Greenwood, who is personally known to me or who has produced FL Driver's License as identification.

Goretti M. Pacheco
Printed Name: **GORETTI M. PACHECO**
Notary Public **NOTARY PUBLIC, RHODE ISLAND**
My commission expires: **MY COMMISSION EXPIRES 4-7-2012**

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an Entity)

I, Richard J. Milelli, in my capacity as Principal
(print name) (print position; president, managing member)
of Meridian Engineering LLC
(print name of entity serving as Authorized Representative)

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:

18 Merganser

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

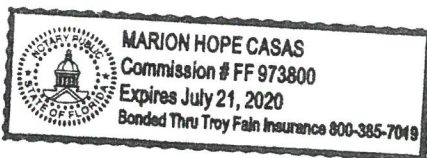
Subscribed and sworn to (or affirmed) before me on this 2-27-18 by
date
Richard J. Milelli
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

MARION HOPE CASAS
Name of Acknowledger typed, printed or stamped

Commission Number, if any



Authorization Form

**City of Key West
Planning Department**



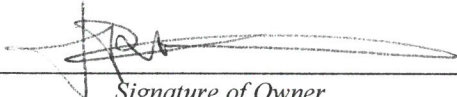
Authorization Form
(Individual or Joint Owner)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Leslie McCormsey _____ authorize
Please Print Name(s) of Owner(s) as appears on the deed

Mendrian Engineering LLC _____
Please Print Name of Representative

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



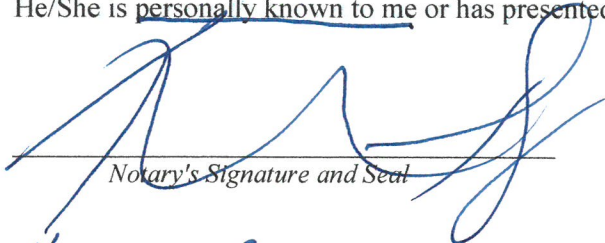
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 2/27/18 _____
Date

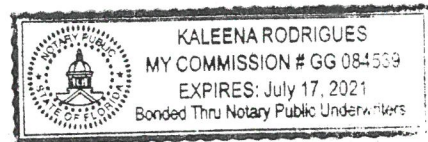
by _____
Name of Owner

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



Notary's Signature and Seal

KALEENA RODRIGUES
Name of Acknowledger typed, printed or stamped



Commission Number, if any

Site Plans

SITE DATA

SITE ADDRESS: 18 MERGANSER LN, KEY WEST, FL 33040
 RE: 00072081-000109
 ZONING: PLANNED REDEVELOPMENT AND DEVELOPMENT DISTRICT (PRD)
 FLOOD ZONE: AE 9
 F.I.R.M. - COMMUNITY#12087C, MAP & PANEL #1528 SUFFIX K, DATE: 02-18-05
 SECTION/TOWNSHIP/RANGE: 28-67-25
 LEGAL DESCRIPTION: TOWNHOME UNIT 13 KEY WEST GOLF CLUB DEVELOPMENT
 SETBACKS: FRONT 5 FT, SIDE 5 FT, REAR 5 FT, STREET SIDE 5 FT
 OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY
 TYPE OF CONSTRUCTION: VB

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.
 THE FOLLOWING LOADINGS WERE USED:
 DESIGN LOADS: ASCE 7-10
 WIND LOAD: 180 mph; 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF;
 FLOOR LL 40 PSF, DECK 60PSF
 SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ. FT.

INDEX OF DRAWINGS

SHEET CS-1 - SITE PLAN, DEMOLITION PLAN AND PROPOSED FLOOR PLAN
 SHEET S-1 - STRUCTURAL PLAN, ROOF FRAMING PLAN AND DETAILS

GENERAL NOTES

- THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
- NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK. PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.)
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2014 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2017 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
- THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.
- THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE.
- PORTABLE RESTROOM FACILITIES TO BE PROVIDED AT THE SITE BY THE CONTRACTOR.

LEGEND

SYMBOLS

- ELEVATION MARK
- WALL TYPE SYMBOL
- WINDOW TYPE SYMBOL
- DOOR NUMBER SYMBOL
- ROOM NAME AND NUMBER
- DETAIL OR SECTION AREA
- DETAIL OR SECTION NUMBER
- SHEET# WHERE DETAIL IS SHOWN
- DETAIL OR SECTION NUMBER
- DETAIL
- SHEET# WHERE DETAIL IS SHOWN
- SHEET# WHERE DETAIL IS TAKEN

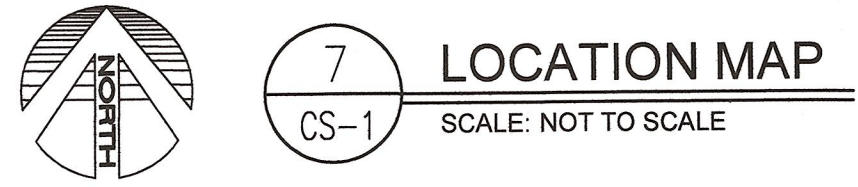
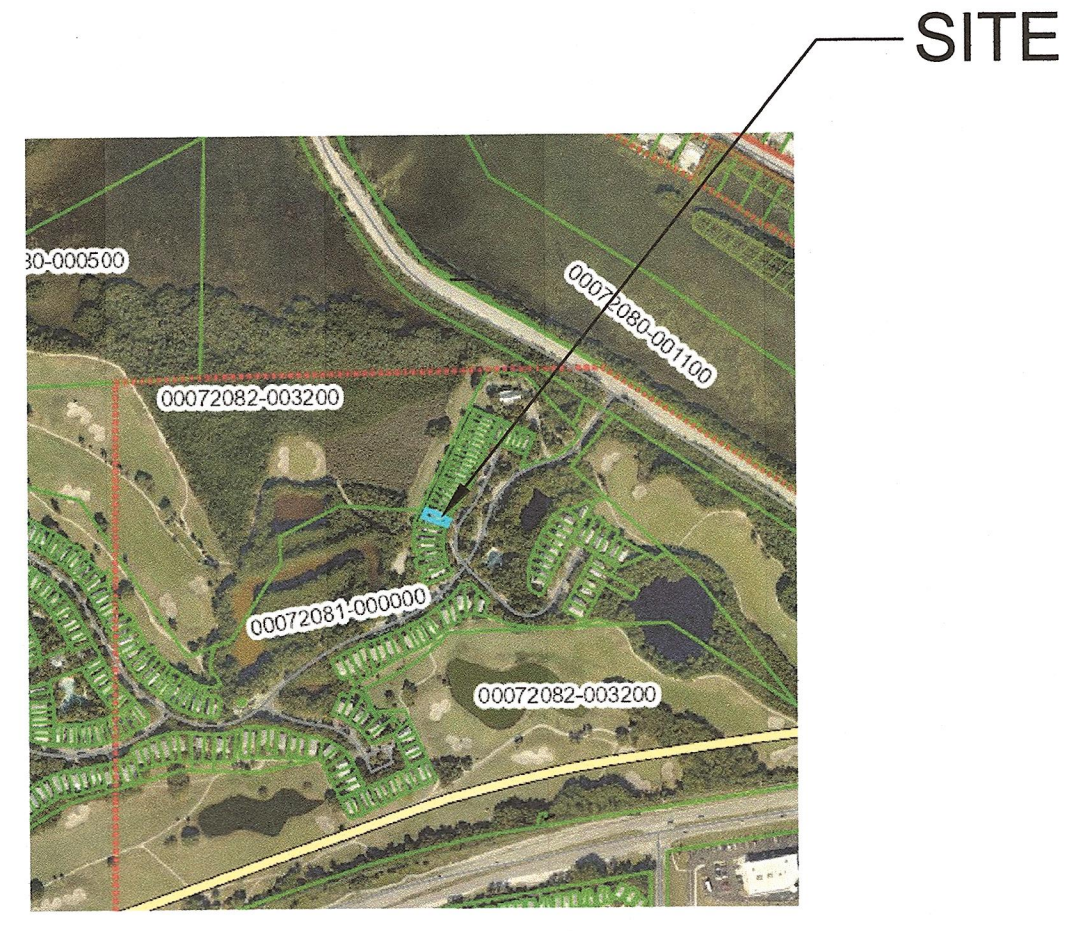
MATERIAL INDICATIONS

- CONCRETE
- COMPACTED EARTH FILL
- STUCCO OR GYPSUM WALL BOARD
- CONCRETE MASONRY UNIT
- BRICK
- BATT INSULATION
- RIDGE INSULATION
- SAND
- GRAVEL
- CONTINUOUS WOOD FRAMING
- WOOD BLOCKING
- PLYWOOD
- FINISH WOOD

LIST OF ABBREVIATIONS

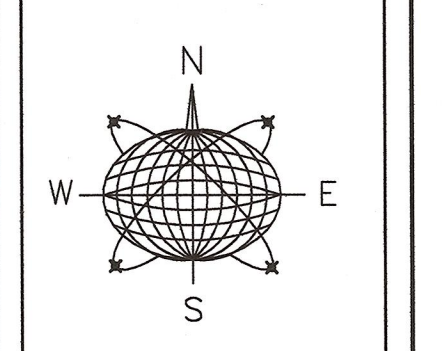
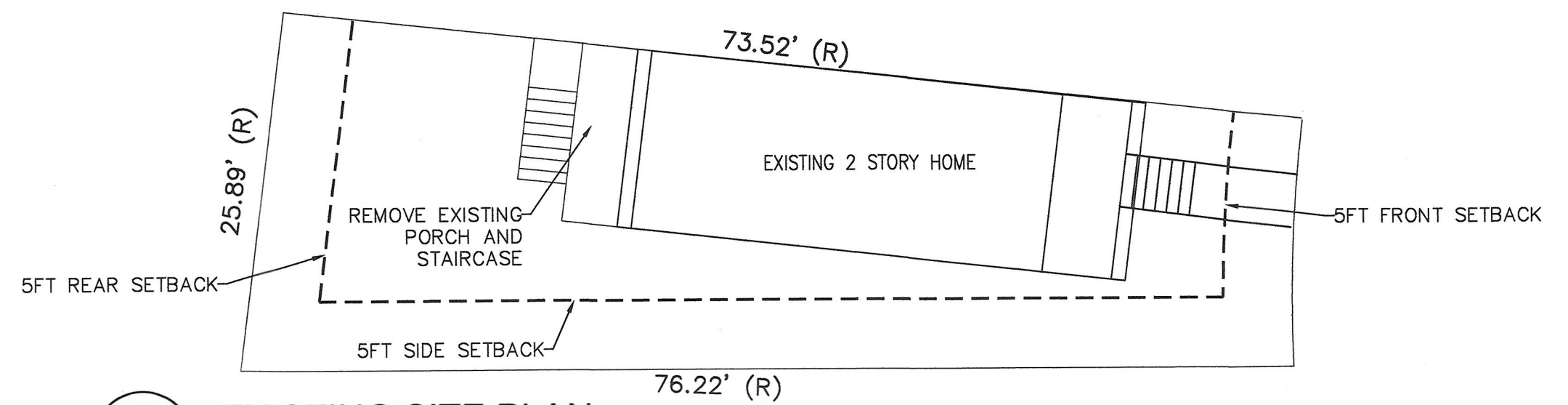
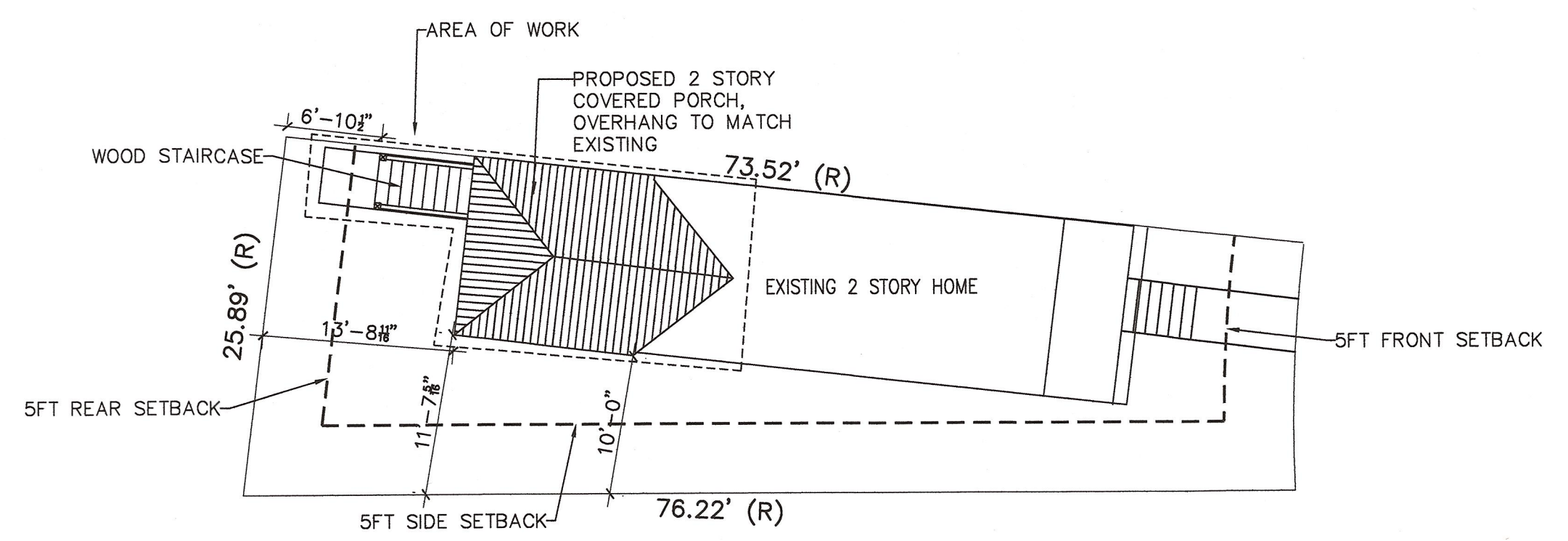
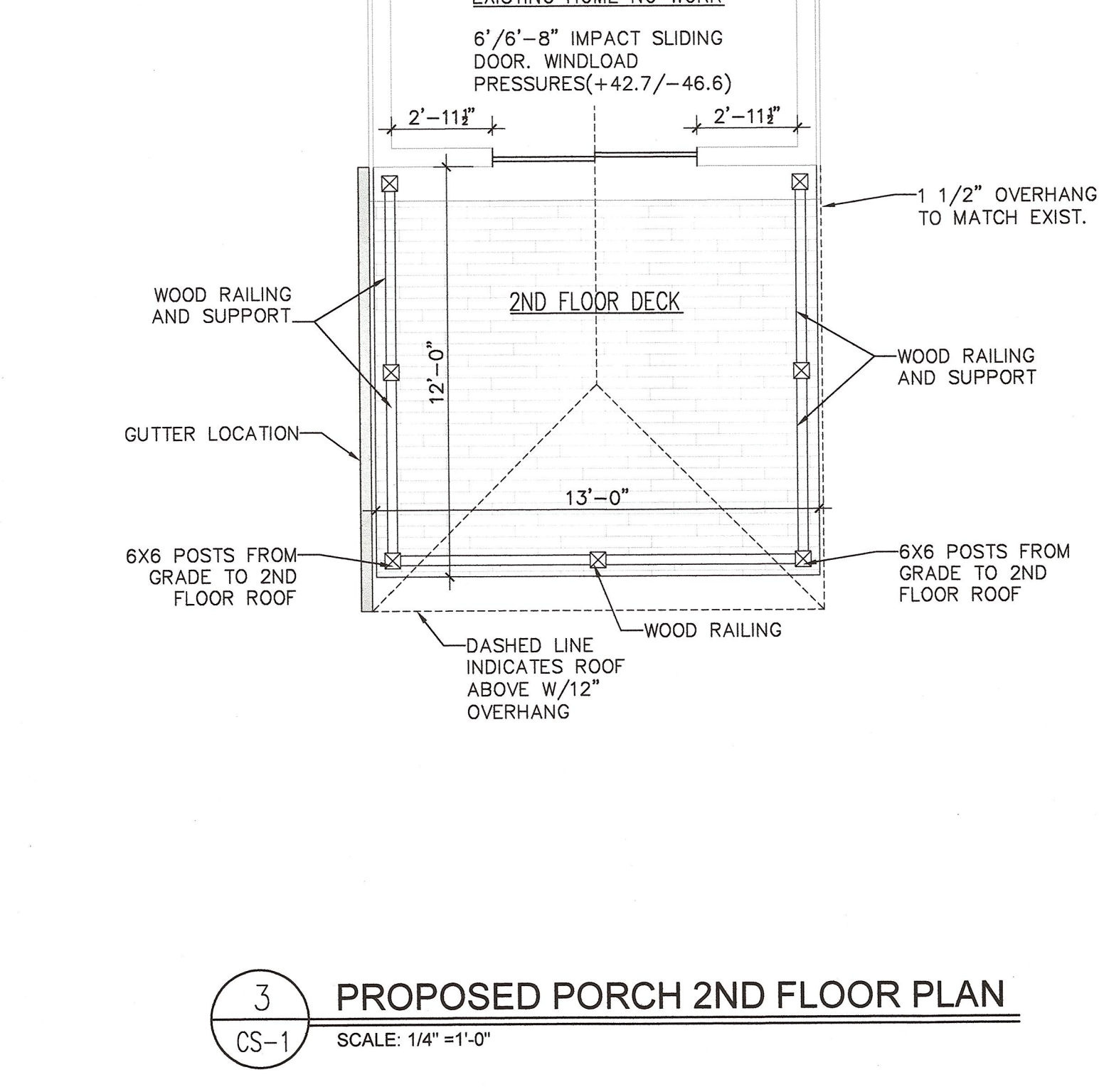
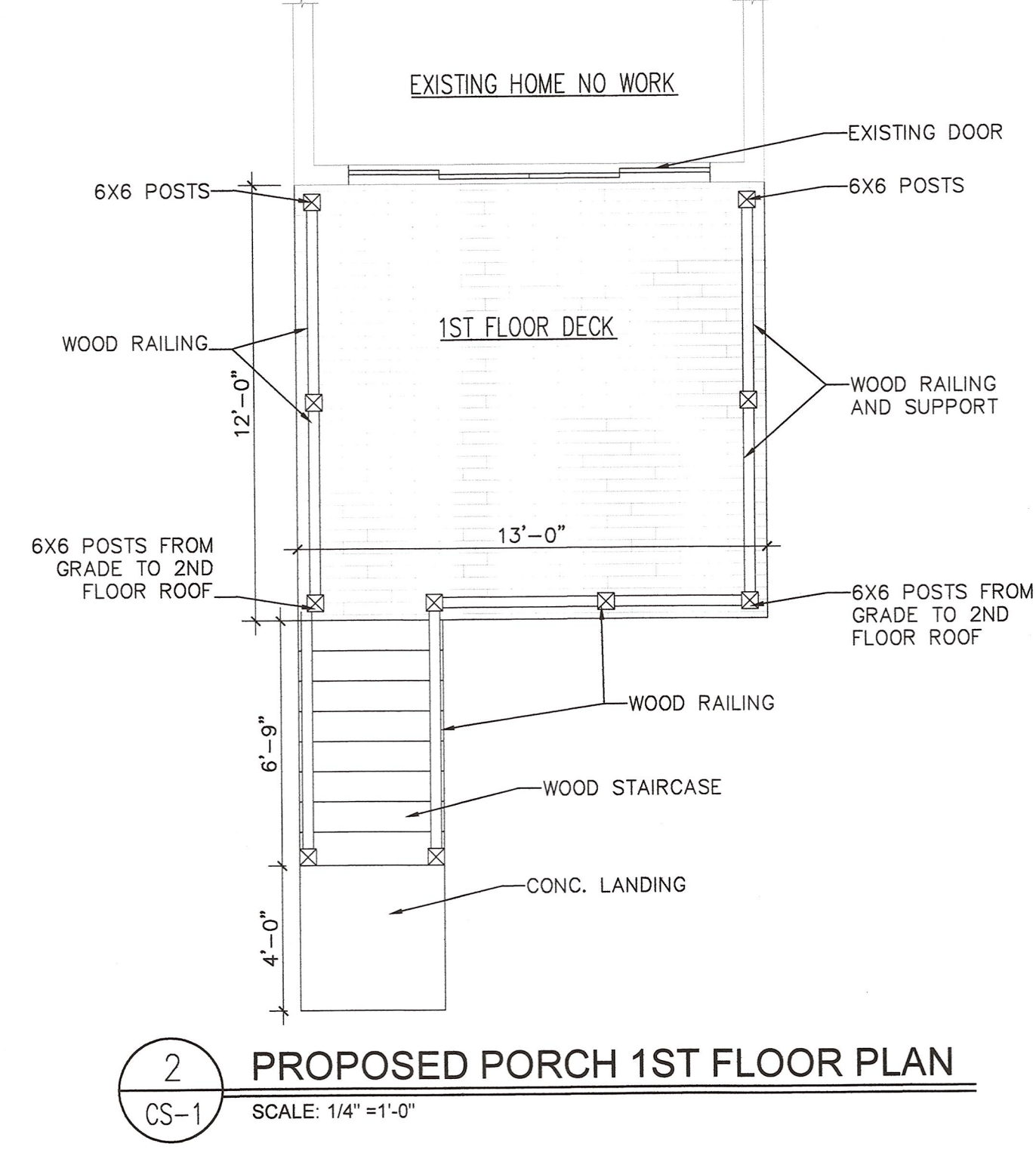
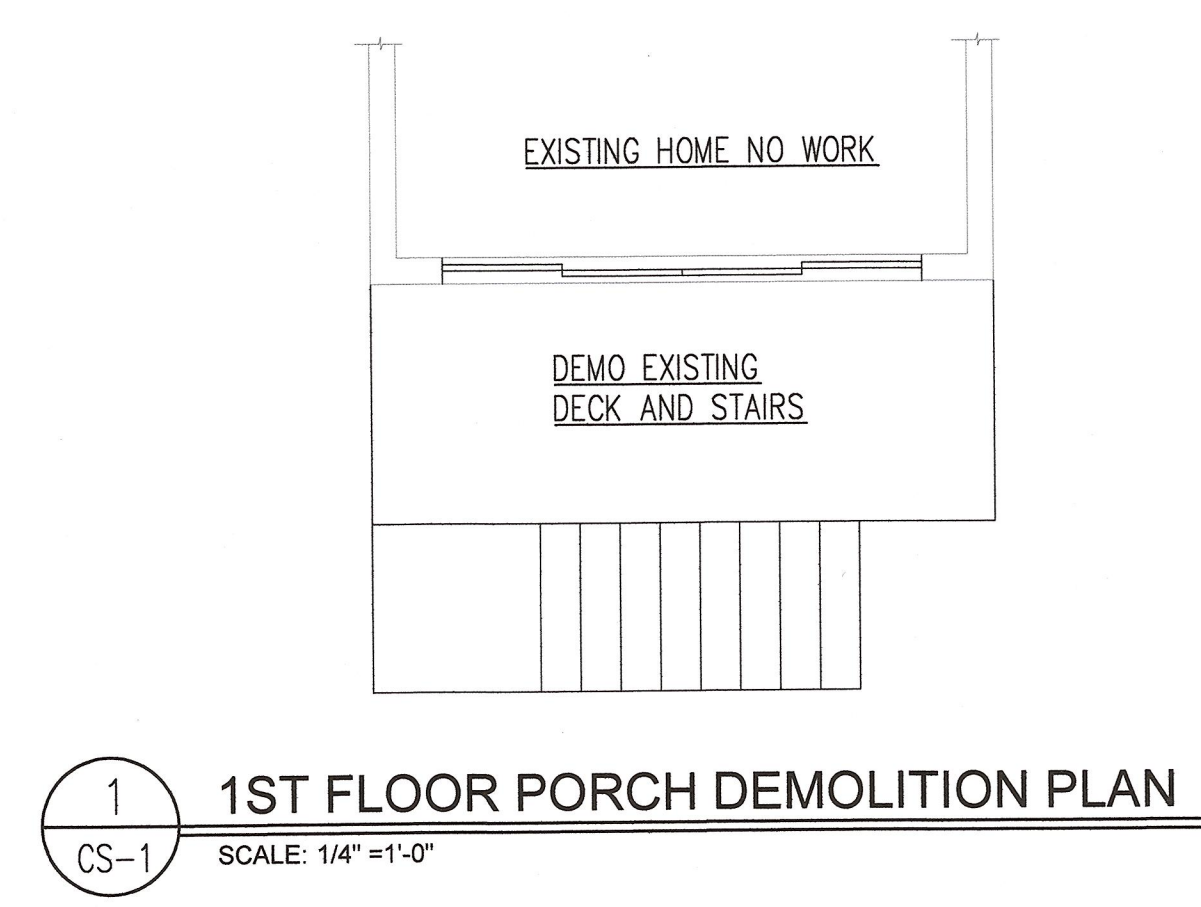
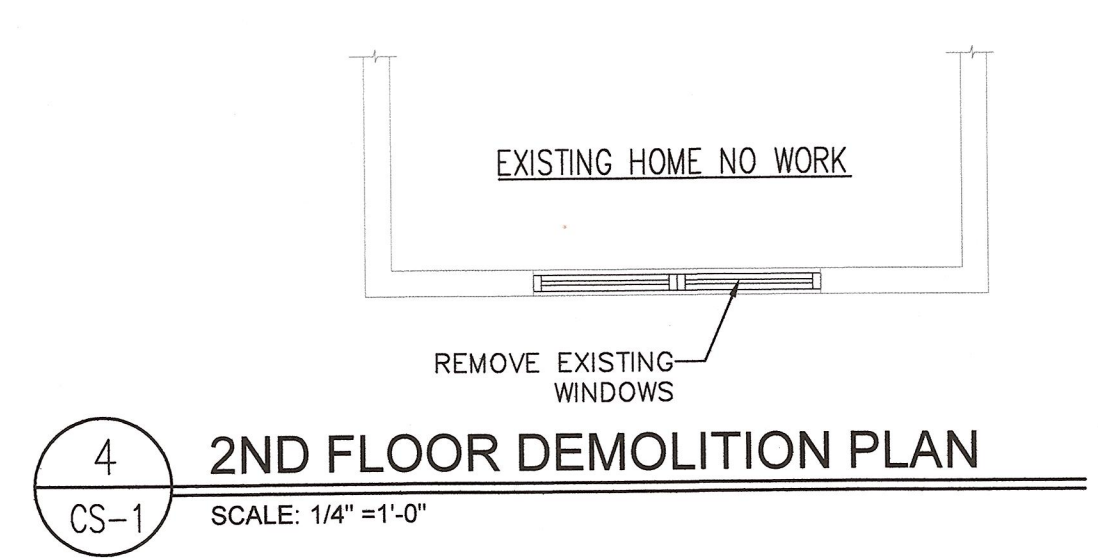
& AND
 @ AT
 APPROX. APPROXIMATELY
 FT. FOOT/FEET
 FFL FINISH FLOOR LEVEL
 IN. INCH
 MAX. MAXIMUM
 MIN. MINIMUM

NUMBER
 O.C. ON CENTER
 L.B. POUND
 PSI POUND PER SQUARE INCH
 PT PRESSURE TREATED
 SF SQUARE FOOT/FEET
 T & G TONGUE AND GROOVE
 WWM WELDED WIRE MESH

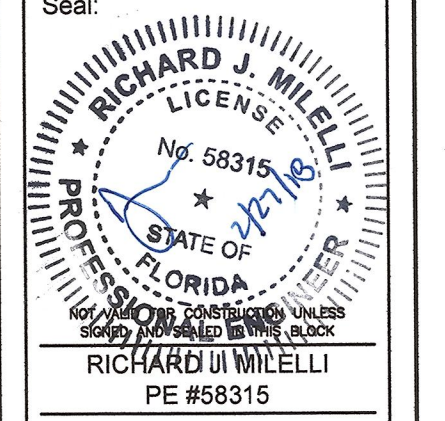


PROJECT DATA

RE NO.	PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED
RE NO.	00072081-000109			
SETBACKS:				
FRONT	N/A	N/A	5'	NONE
STREET SIDE	N/A	N/A	5'	NONE
SIDE	0" TO JOINING BUILDING	0" TO JOINING BUILDING	5'	YES
REAR	6'-10 1/2" TO NEW PORCH 1ST STAIR	18'-1 1/2"	5'	NONE
LOT SIZE	NO CHANGE	1,619 SQ. FT.	1 ACRE	NONE
BUILDING COVERAGE	622 SQ. FT. 38.4%	468 SQ. FT. 29%	40% MAX	NONE
FLOOR AREA	NO CHANGE	756 SQ. FT. .46	.8	NONE
BUILDING HEIGHT	25'-5 1/2" TO NEW PORCH ROOF PEAK	N/A	35' MAX	NONE
IMPERVIOUS AREA	682 SQ. FT. 40.8%	600 SQ. FT. 37%	60% MAX	NONE
OPEN SPACE	957 SQ. FT. 59.1%	1,065 SQ. FT. 65.7%	35% MIN	NONE



Meridian Engineering LLC
 201 Front Street, Suite 210
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph:305-293-3283 fax:293-4899



General Notes:

PORCH VARIANCE
 18 MERGANSER LANE
 KEY WEST, FL

Drawn By: JMT
 Checked By: RJM
 Project No.:
 Scale: AS NOTED
 AutoCad File No.:

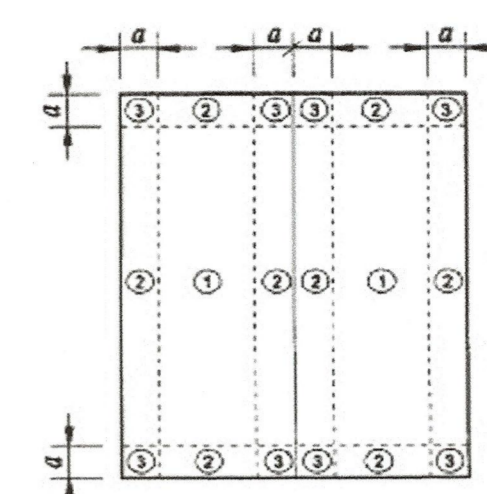
Revisions:

Title: SITE DATA, DEMOLITION PLAN AND PROPOSED PLAN
 Sheet Number: **CS-1**
 Date: DECEMBER 1, 2017

ASCE 7-10 WIND LOAD DATA

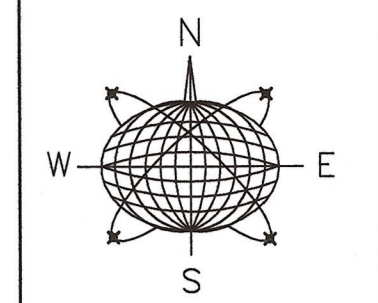
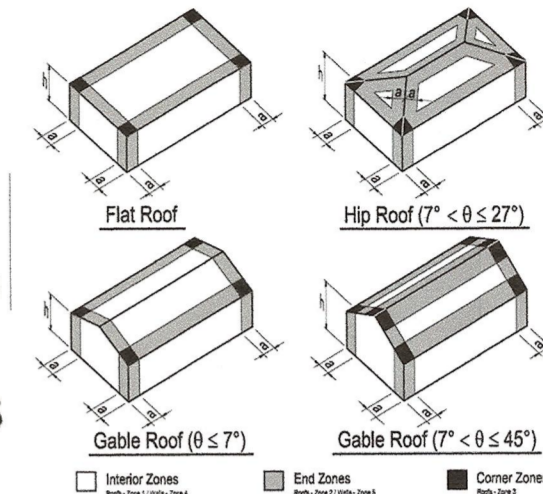
PER FBC 2017 - CH. 28, 30

WIND SPEED 180 MPH
 CATEGORY/EXPOSURE: III-D
 MEAN ROOF HEIGHT: 24'-3"
 ROOF ANGLE: 28.67 DEG
 WIND PRESSURES (PSF)

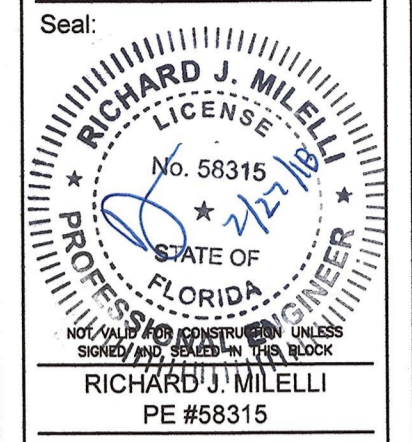


HIP ROOF ZONES:
 NOMINAL: ZONE 1 - 31.8, ZONE 2 - 80.3, ZONE 3 - 80.3
 ULTIMATE: ZONE 1 - 53.0, ZONE 2 - 133.8, ZONE 3 - 133.8

- Interior Zones
Roofs - Zone 1 / Walls - Zone 4
- End Zones
Roofs - Zone 2 / Walls - Zone 5
- Corner Zones
Roofs - Zone 3



Meridian Engineering LLC
 201 Front Street, Suite 210
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph:305-293-3293 fax:293-4999



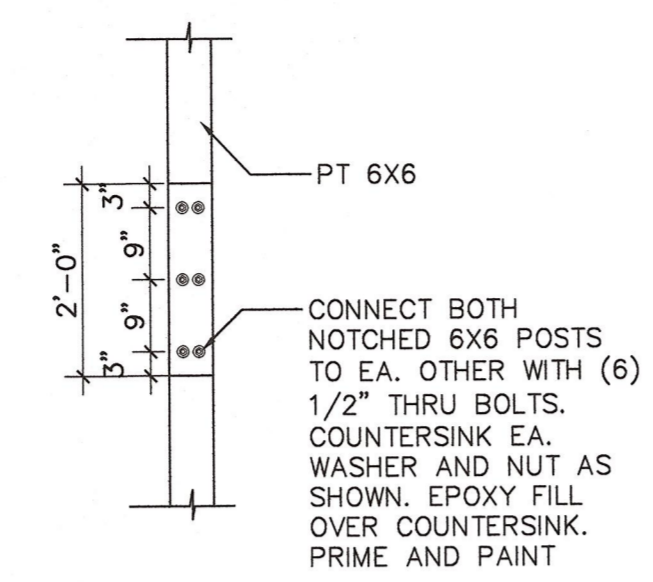
Richard J. Milelli
 PE #58315

General Notes:
 18 MORGANSEY KEY WEST, FL

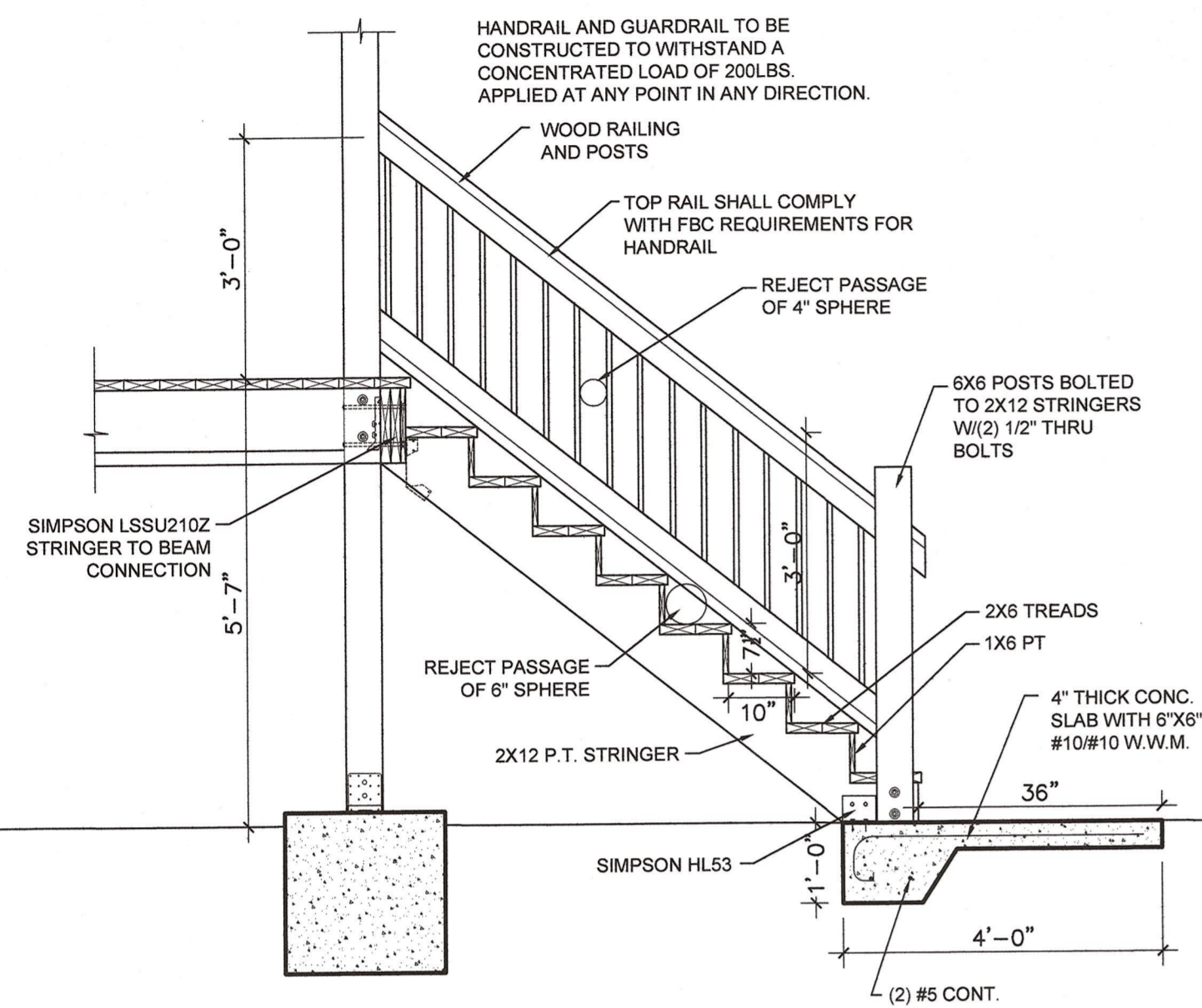
PORCH VARIANCE

Drawn By: JMT
 Checked By: RJM
 Project No.:
 Scale: AS NOTED
 AutoCad File No.:

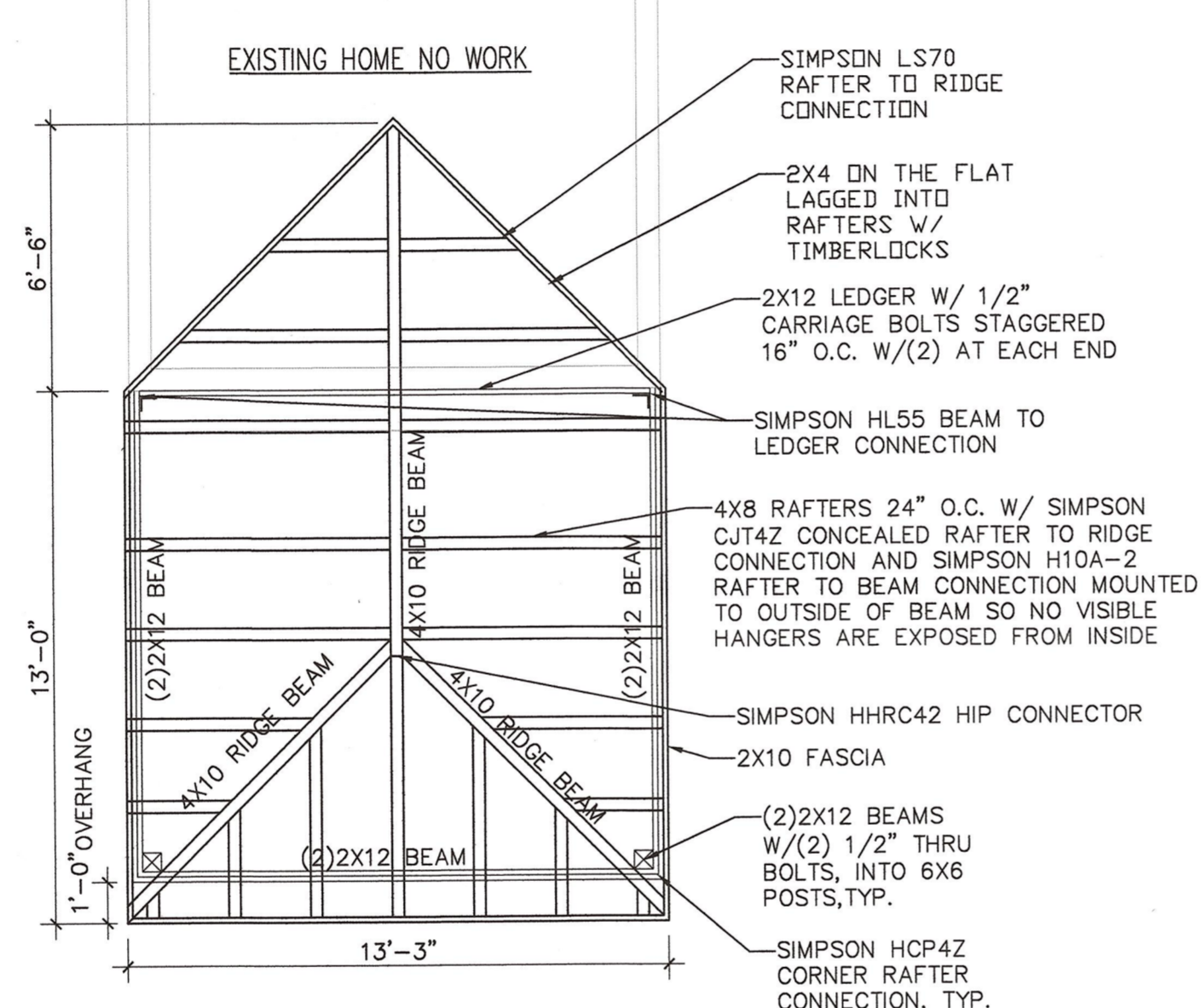
Revisions:
 Title: STRUCTURAL PORCH PLANS
 Sheet Number: S-1
 Date: DECEMBER 1, 2017



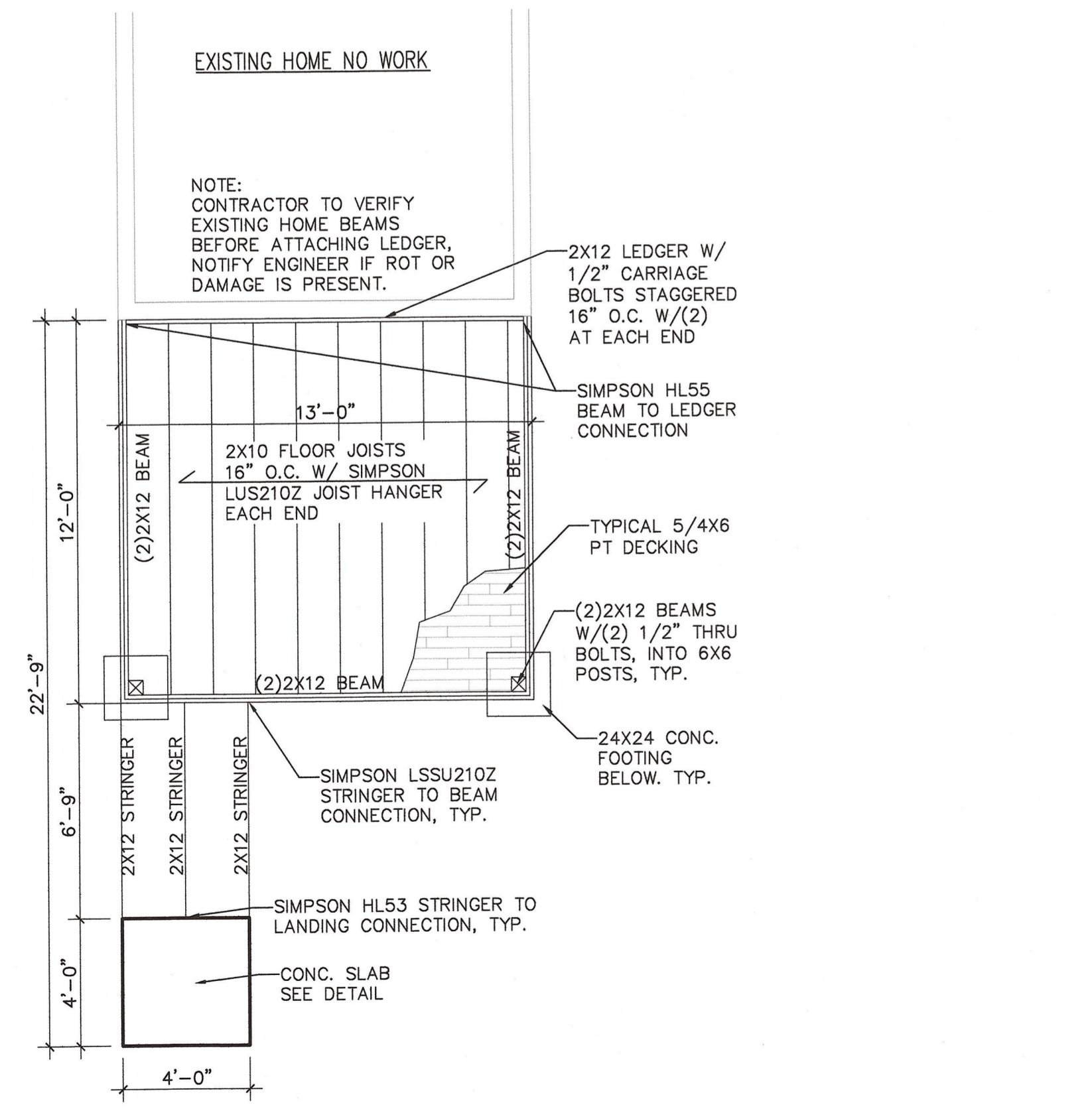
6 SCARF JOINT DETAIL
 S-1 SCALE: 1/2" = 1'-0"



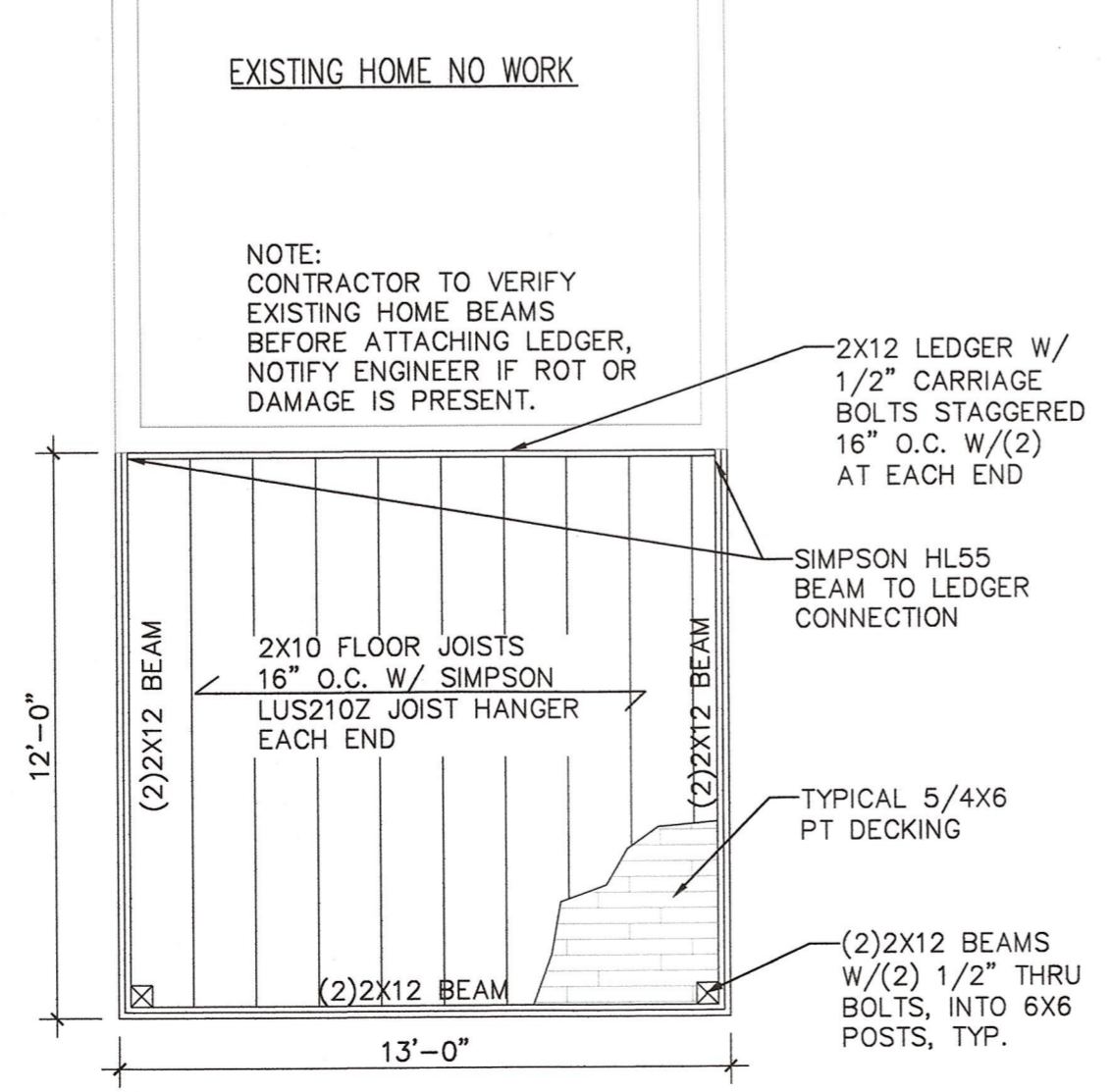
5 STAIR SECTION
 S-1 SCALE: 1/2" = 1'-0"



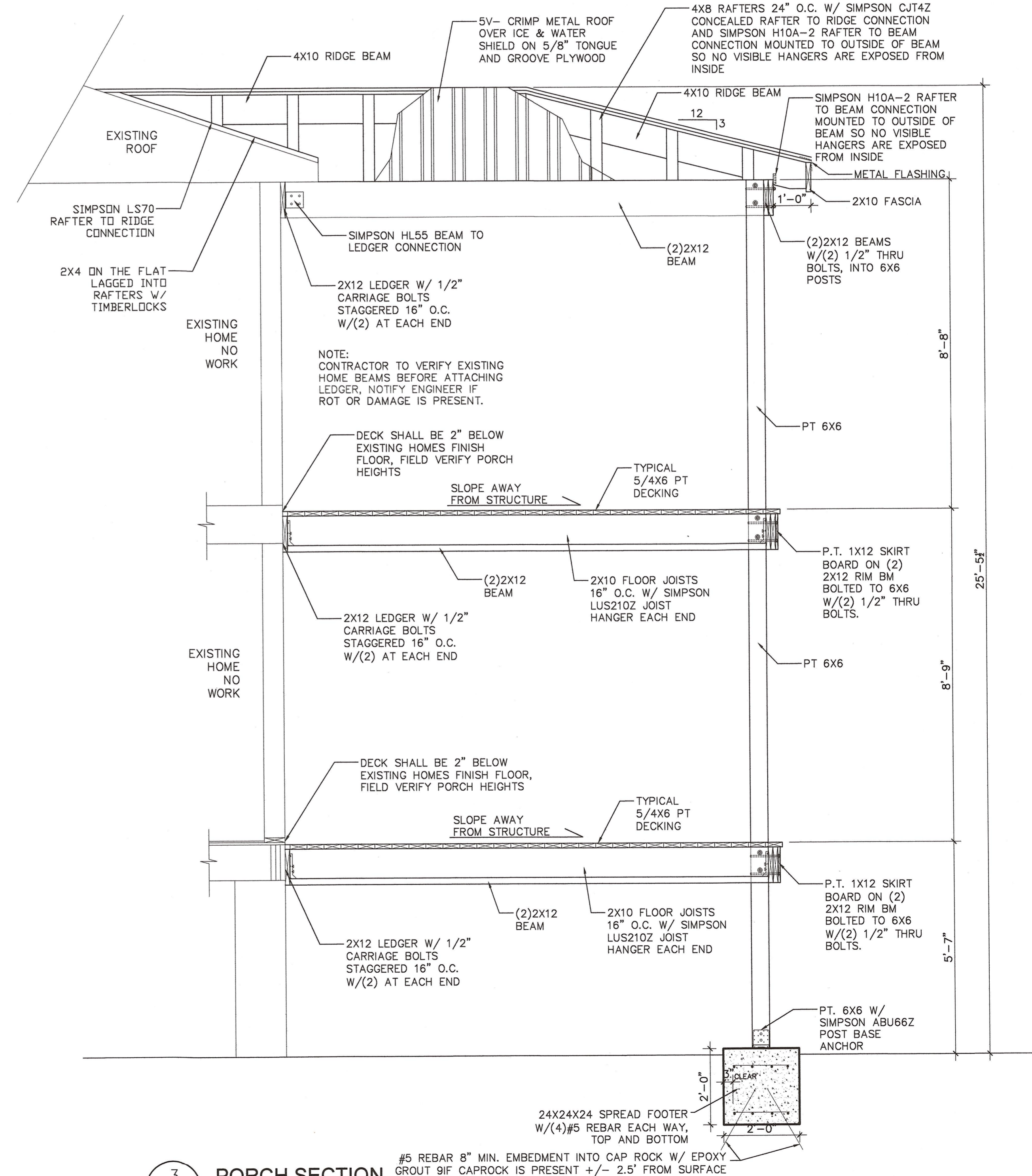
4 ROOF FRAMING PLAN
 S-1 SCALE: 1/4" = 1'-0"



1 1ST FLOOR DECK FRAMING PLAN
 S-1 SCALE: 1/4" = 1'-0"



2 2ND FLOOR DECK FRAMING PLAN
 S-1 SCALE: 1/4" = 1'-0"



3 PORCH SECTION
 S-1 SCALE: 1/2" = 1'-0"

#5 REBAR 8" MIN. EMBEDMENT INTO CAP ROCK W/ EPOXY
 GROUT 9" CAP ROCK IS PRESENT +/- 2.5' FROM SURFACE

Site Visit

18 Merganser Lane
SITE VISIT



18 Merganser Lane
SITE VISIT



18 Merganser Lane
SITE VISIT



18 Merganser Lane
SITE VISIT



18 Merganser Lane
SITE VISIT



18 Merganser Lane
SITE VISIT



Additional Information



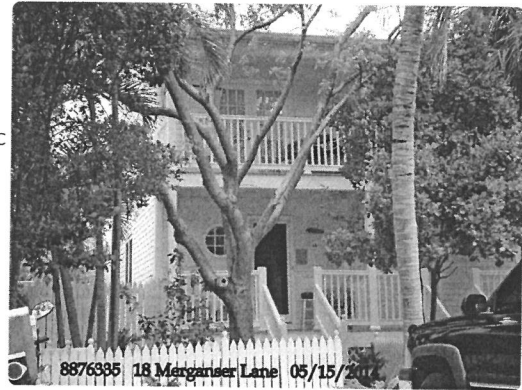
Disclaimer

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 00072081-000109
 Account # 8876335
 Property ID 8876335
 Millage Group 10KW
 Location 18 MERGANSE LN , KEY WEST
 Address
 Legal TOWNHOME UNIT 13 KEY WEST GOLF CLUB DEVELOPMENT OR1377-750/825DEC
 Description OR1382-1960/1962 OR2418-1809/10 OR2649-384/86
 (Note: Not to be used on legal documents)
 Neighborhood 6258
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 26/67/25
 Affordable No
 Housing



Owner

MCCOMSEY LESLIE
 18 MERGANSE LN
 KEY WEST FL 33040

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$131,370	\$108,990	\$99,153	\$109,748
+ Market Misc Value	\$994	\$994	\$865	\$787
+ Market Land Value	\$152,352	\$176,014	\$141,524	\$147,471
= Just Market Value	\$284,716	\$285,998	\$241,542	\$258,006
= Total Assessed Value	\$129,137	\$126,481	\$125,602	\$258,006
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	\$0
= School Taxable Value	\$104,137	\$101,481	\$100,602	\$258,006

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	1,611.00	Square Foot	0	0

Buildings

Building ID	34442	Exterior Walls	HARDIE BD
Style		Year Built	1995
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2005
Gross Sq Ft	1511	Foundation	CONC PILINGS
Finished Sq Ft	780	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	METAL
Condition	GOOD	Flooring Type	CONC S/B GRND
Perimeter	172	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	2
Economic Obs	0	Full Bathrooms	1
Depreciation %	13	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	500
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
EFD	ELEVATED FOUND	520	0	0
FLA	FLOOR LIV AREA	780	780	0
OPU	OP PR UNFIN LL	81	0	0
OPF	OP PRCH FIN LL	65	0	0
OUF	OP PRCH FIN UL	65	0	0
TOTAL		1,511	780	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1994	1995	1	562 SF	2

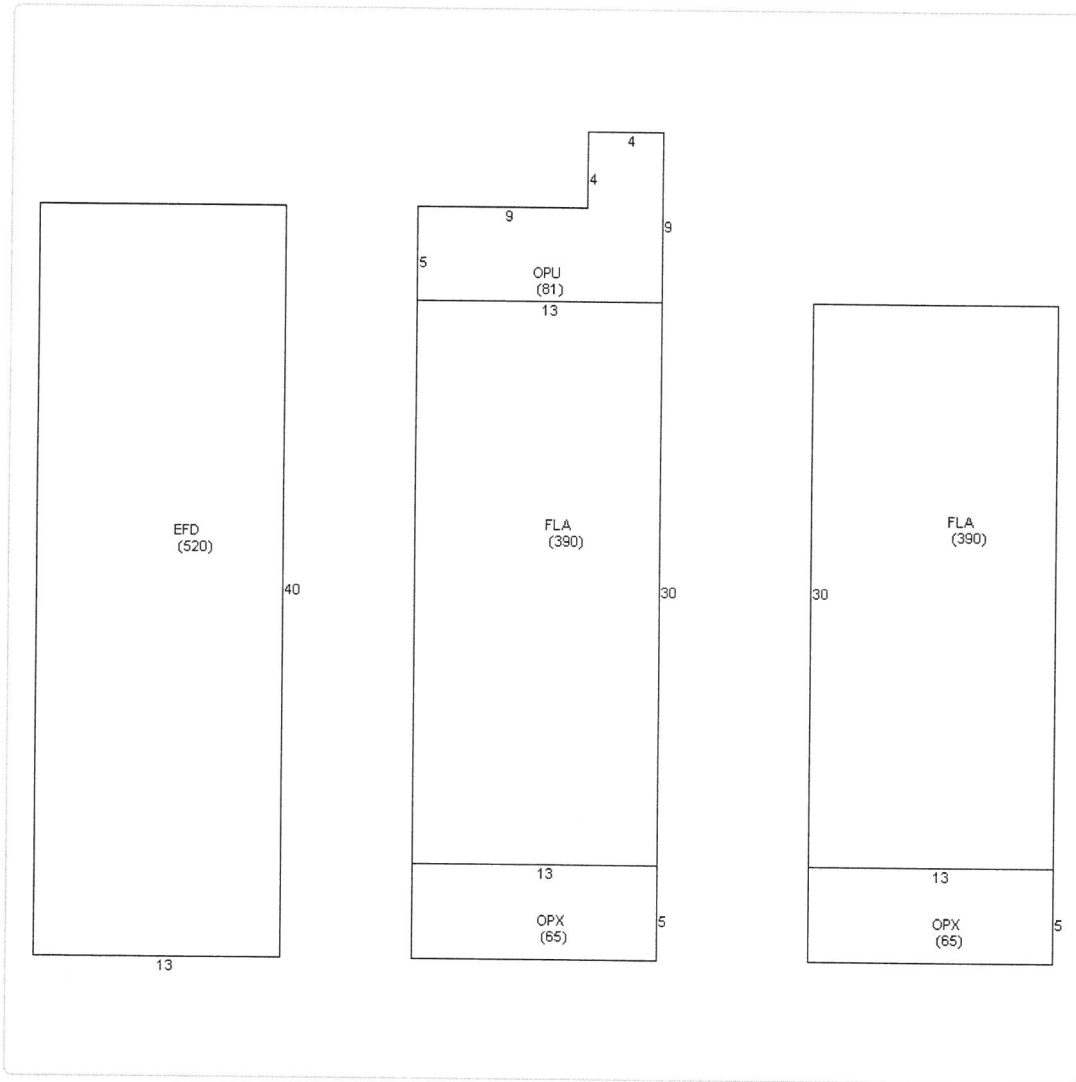
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/2/2013	\$100	Quit Claim Deed		2649	384	11 - Unqualified	Improved
6/11/2009	\$174,000	Warranty Deed		2418	1809	01 - Qualified	Improved
12/1/1995	\$116,900	Warranty Deed		1382	1960	Q - Qualified	Improved

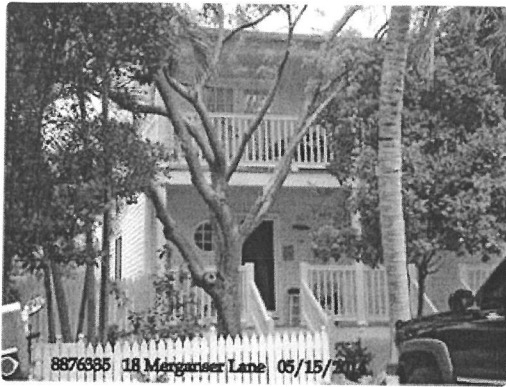
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
A953852	11/1/1995	12/1/1995	\$2,195		6 SQRS GALV V-CRIMP ROOF
M953880	11/1/1995	12/1/1995	\$2,600		1-2-1/2 TON A/C W/6 DROPS
P953880	11/1/1995	12/1/1995	\$3,260		PLUMBING
E953373	10/1/1995	12/1/1995	\$4,600		ELECTRICAL WIRING & FIXTU
B953288	9/1/1995	12/1/1995	\$60,000	Residential	NEW 2 STORY S.F.R.

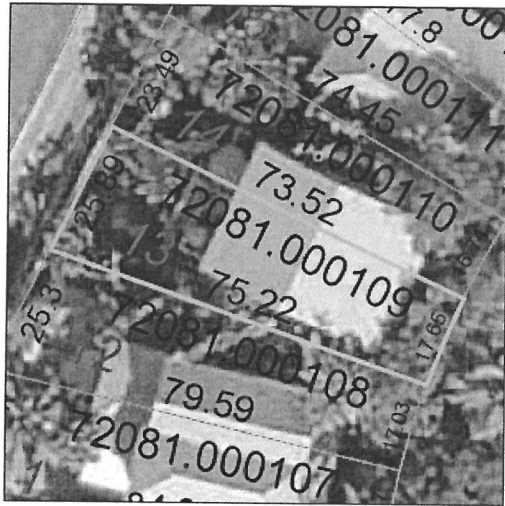
Sketches (click to enlarge)



Photos



Map



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

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

Last Data Upload Data: 12/29/2017, 4:03:08 AM

