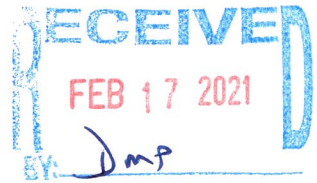


Application



Application for Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Application Fee: \$2,415.00 / After-the-Fact: \$4,515.00

(includes \$210.00 advertising/noticing fee and \$105.00 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 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 701 Windsor Ln., Key West, FL 33040

Zoning District: HHDR

Real Estate (RE) #: 00018700-000100

Property located within the Historic District. X Yes No

APPLICANT: X Owner Authorized Representative

Name: Kevin & Jennifer Trapani Mailing Address: 105 Cross Creek Dr.

City: Chapel Hill State: NC Zip: 27514 Home/Mobile 305-797-7133

Office: 305-294-0945

Fax: _____

Email: ktrapani@redwoodsgroup.com, sclark@constructionkeywest.com

PROPERTY OWNER: (if different than above)

Name: _____ Mailing Address: _____

City: _____ State: _____ Zip: _____ Home/Mobile _____

Office: _____ Fax: _____

Email: _____

Description of Proposed Construction, Development, and Use: Extending existing walls upwards, reconfiguring floor plan, openings and roof lines of the existing property

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

Left Side: Increase of non-conformity - extending walls upwards withing required setback. Right Side (same), Rear (same)

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	HHDR			
Flood Zone	X			
Size of Site	1,535 SQ.FT.			
Height	30' MAX	+/- 14'-1"	+/- 19'-3"	NO
Front Setback	10'-0"	+/-52'-9"	+/-54'-0"	NO
Side Setback	5'-0"	0'-0"	0'-0"	YES
Side Setback	5'-0"	0'-0"	0'-0"	YES
Street Side Setback	N/A	N/A	N/A	N/A
Rear Setback	15'-0"	+/-0'-3" ENCR.	+/-0'-3" ENCR.	YES
F.A.R	N/A	N/A	N/A	N/A
Building Coverage	50%	+/-54.75%	+/-49.45%	NO
Impervious Surface	60%	+/-93.88%	+/-75.96%	NO
Parking	1	0	0	NO
Handicap Parking	N/A	N/A	N/A	N/A
Bicycle Parking	N/A	N/A	3	NO
Open Space/ Landscaping	35%	+/-6.12%	+/-24.0%	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: Please print your responses.

- 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 building is constructed over exceptionally unusual parcel shape and is built with walls located on 3 property lines with roof encroachments into the adjacent properties. Special condition exist since it is very unusual site layout for residential properites in this zoning district

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

Single family home built in 1948. Current owner purchased the property as is. No modifications or additions have been performed 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.

Granting of the requested variances will not confer any special privileges to the applicant.

- 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.

Hardship conditions exist. It is phisically impossible to make any meaningful improvements to the property without triggering a variance applicaiton since building walls are located on property lines with large setbacks and literal interpretation of the code provisions would deprive the applicant of rights commonly enjoyed by others

- 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 varaiances are being requested. Improvements are proposed on several code requirements.

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.

There are no apparent injurious to the public welfare. In contrast, the variances are consistent with the intended land use and improve the owner's quality of life.

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 non-conforming uses of the property (if any) do not present any effects on this variance application.

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 materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department and one (1) electronic version in PDF format.

- Correct application fee, made payable to "City of Key West."
- Pre-application meeting form
- Notarized verification form signed by property owner or authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Monroe County Property record card
- Signed and sealed survey (Survey must be within 10 years from submittal of this application)
- Sign and sealed site plan (sign and sealed by an Engineer or Architect)
- Floor plans
- Any additional supplemental information necessary to render a determination related to the variance request.

Variance Information sheet

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Application Fee: \$2,415.00 / After-the-Fact: \$4,515.00

(includes \$210.00 advertising/noticing fee and \$105.00 fire review fee)

Please read the following carefully before filling out the application

This application and all required attachments should be submitted to the
City Planning Department at 1300 White Street.

- 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.
- Variances are quasi-judicial hearings and it is improper to speak to a Planning Board and/or Board of Adjustment member about the variance outside of the hearing.

Application Process

- Prior to submittal, the applicant will schedule a pre-application meeting with staff to review the application and suggest any modifications that may be necessary before submittal. A pre-application meeting is free of charge and should be the final step before submittal. To schedule a pre-application meeting, please call the Planning Department at (305) 809-3764.
- After submittal, the application will be reviewed by staff and additional modifications to the site plan may be necessary at that time. Any modifications within eight (8) days of the scheduled Planning Board meeting may result in the item being postponed till the following Planning Board meeting.
- 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 include the following with this application:

1. A copy of the most recent 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.
3. Sign and Sealed site plan(s) 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 exist, 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. A survey of the property no more than ten years old
5. Elevation drawings or 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 version of application and all required materials submitted to the Planning Department

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.

For assistance please call the Planning Department at (305) 809-3764.

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 - 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 exist, 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. A survey of the property no more than ten years old
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PROPERTY DESCRIPTION:

Site Address: 627 Elizabeth St, Key West, FL> 33040

Zoning District: HHDR

Real Estate (RE) #: 00011920-000000

Property located within the Historic District. Yes No

APPLICANT: Owner Authorized Representative

Name: One Call Construction

Mailing Address: 1901 Flagler Ave.

City: Key West

State: FL Zip: 33040

Home/Mobile 305-797-7133

Office: 305-294-0945

Fax: _____

Email: sclark@constructionkeywest.com

PROPERTY OWNER: (if different than above)

Name: Kevin Trapani

Mailing Address: 105 Cross Creek Dr.

City: Chapel Hill

State: NC Zip: 27514

Home/Mobile 919-931-6316

Office: _____

Fax: _____

Email: ktrapani@redwoodsgroup.com

Description of Proposed Construction, Development, and Use: Extending existing walls upwards, reconfiguring floor plan, openings and roof lines of the existing property

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

Left Side: Increase of non-conformity - extending walls upwards withing required setback, Rear (same)

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?
 If yes, provide date of landscape approval, and attach a copy of such approval.

Yes No

Yes No

Is this variance request for habitable space pursuant to Section 122-1078?

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HHDR			
Flood Zone	X			
Size of Site	4,030 SQ.FT.			
Height	30' MAX	+/- 14'-1"	+/- 19'-3"	NO
Front Setback	10'-0"	0'-0"	NO CHANGE	NO
Side Setback	5'-0"	0'-4"	NO CHANGE	NO
Side Setback	5'-0"	+/-1'-5" ENCR	0'-0"	YES
Street Side Setback	10'-0'	52'-2"	52'-4"	NO
Rear Setback	15'-0"	+/-0'-3" ENCR.	+/-0'-3" ENCR.	YES
F.A.R	N/A	N/A	N/A	N/A
Building Coverage	50%	+/-55.31%	+/-54.99%	NO
Impervious Surface	60%	+/-76.13%	+/-70.67%	NO
Parking	1	0	0	NO
Handicap Parking	N/A	N/A	N/A	N/A
Bicycle Parking	N/A	N/A	3	NO
Open Space/ Landscaping	35%	+/-10.62%	+/-15.76%	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

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- Monroe County Property record card
- Signed and sealed survey (Survey must be within 10 years from submittal of this application)
- Sign and sealed site plan (sign and sealed by an Engineer or Architect)
- Floor plans
- Any additional supplemental information necessary to render a determination related to the variance request.

Warranty Deed

Doc# 2121098 05/01/2017 12:39PM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

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: RE17-024
RECORDING PAID: \$18.50
DOC STAMPS PAID: \$8,645.00

05/01/2017 12:39PM
DEED DOC STAMP CL: Krys \$8,645.00

Doc# 2121098
Bk# 2851 Pg# 2194

_____ [Space above this line for Recording Data] _____

WARRANTY DEED

THIS WARRANTY DEED is made on this 25 day of April, 2017, between MARKATCUL, LLC, a Maine limited liability company, whose corporate address is in c/o Pierce Atwood, LLP, 254 Commercial Street, Portland, ME 04101 (hereinafter referred to as "Grantor"), and KEVIN A. TRAPANI & JENNIFER A. TRAPANI, husband & wife (hereinafter referred to as "Grantee"), whose address is 105 Cross Creek Drive, Chapel Hill, NC 27514.

(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 ONE MILLION TWO HUNDRED THIRTY-FIVE THOUSAND & 00/100^{ths} DOLLARS (\$1,235,000.00) 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 627 Elizabeth Street, Key West, FL 33040, more particularly described as:

A TRACT OF LAND IN A PART OF LOT 4, SQUARE 59, ACCORDING TO WILLIAM A. WHITEHEAD'S MAP OF THE ISLAND OF KEY WEST, FLORIDA, DATED FEBRUARY, A.D. 1829 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY CORNER OF THE RIGHT OF WAY OF ELIZABETH STREET AND THE NORTHERLY LINE OF THE RIGHT OF WAY OF WINDSOR LANE; THENCE BEAR NORTH 33 DEGREES 30 MINUTES WEST ALONG THE EAST SIDE OF ELIZABETH STREET, 50 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE NORTH 33 DEGREES 30 MINUTES WEST ALONG THE EAST SIDE OF ELIZABETH STREET 25.65 FEET; THENCE BEAR NORTH 56 DEGREES 30 MINUTES EAST 99.08 FEET; THENCE BEAR SOUTHEASTERLY ALONG A CYCLONE FENCE 26.0 FEET TO THE NORTHWESTERLY FACE OF A CONCRETE BLOCK BUILDING; THENCE BEAR SOUTHWESTERLY ALONG THE NORTHWESTERLY FACE OF SAID BUILDING, 25.50 FEET TO THE NORTHWEST CORNER OF SAID BUILDING AND OLD WOOD FENCE; THENCE CONTINUE BEARING SOUTHWESTERLY AND ALONG SAID OLD WOOD FENCE 72.50 FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NUMBER: 00011920-000000; ALTERNATE KEY ("AK") NUMBER: 1012254

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 2017 AND SUBSEQUENT YEARS.

MARKATCUL, LLC TO TRAPANI
627 ELIZABETH STREET, KEY WEST, FL
PAGE 1 OF 2

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

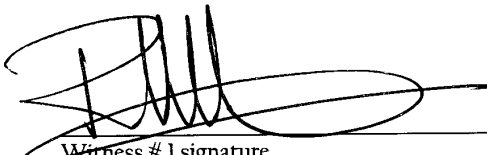
To Have and to Hold, the same in fee simple forever.

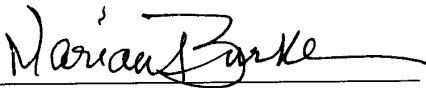
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016, and those items listed above.

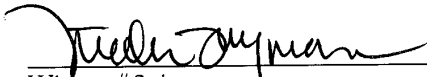
In Witness Whereof, Grantor has hereunto set their hand and seal the day and year first above written.

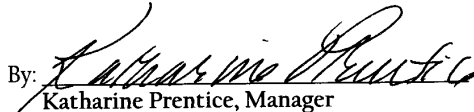
Signed, sealed and delivered in our presence:
(As to both signatures)

MARKATCUL, a Maine limited liability Company


Witness # 1 signature
Print name: RICHARD M KLITENICK

By: 
Marian Burke, Manager


Witness # 2 signature
Print name: NICOLE TWYMAN

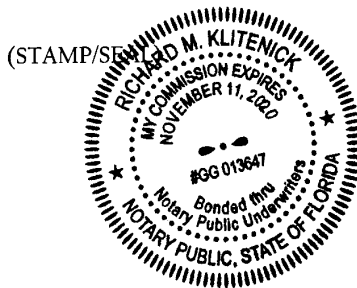
By: 
Katharine Prentice, Manager

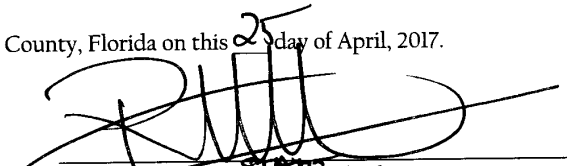
Doc# 2121098
Bk# 2951 Pg# 2195

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, MARIAN BURKE & KATHARINE PRENTICE, who is personally known to me to be the same persons who are the named corporate principals in the foregoing Warranty Deed, or who produced N/A as identification, and they acknowledged to me that they executed the same freely and voluntarily for the purposes therein expressed, with all requisite authority on behalf of the Company.

WITNESS my hand and official seal at Monroe County, Florida on this 25 day of April, 2017.




Notary Public - Commonwealth of FL
Commission Expires: 11/11/2020

MARKATCUL, LLC TO TRAPANI
627 ELIZABETH STREET, KEY WEST, FL
PAGE 2 OF 2

MONROE COUNTY
OFFICIAL RECORDS

IN THE CIRCUIT COURT OF THE
SIXTEENTH JUDICIAL CIRCUIT IN AND
FOR MONROE COUNTY, FLORIDA

Doc# :2170728 05/24/2018 4:22PM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

CASE NO. 44-2015-CA-877-K

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES
CORPORATION HOME EQUITY MORTGAGE SAAET-BACKED PASS-THROUGH
CERTIFICATES SERIES 2007-KS2

Plaintiff

VS.

FRANK R. KOENIG A/K/A FRANK RALPH KOENIG, et, al.

Defendant

05/24/2018 4:22PM
DEED DOC STAMP CL: Krys \$2,506.00

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he or she executed and filed a Certificate of Sale in this action May 11, 2018 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Monroe County, Florida:

SEE ATTACHED LEGAL DESCRIPTION

was sold to: KEVIN & JENNIFER TRAPANI
105 CROSS CREEK DRIVE
CHAPEL HILL, NC 27514

FILED FOR RECORD
2018 MAY 24 PM 3:20
CLK. KR. CL.
MONROE COUNTY, FLA

WITNESS MY HAND AND SEAL of this Court on May 24, 2018

Doc# :2170728
Ek# 2:908 Pg# 1299

KEVIN MADOK,
Clerk of the Court

By: [Signature]
Deputy Clerk

Bid Amount \$358,000.00



ON THE ISLAND OF KEY WEST, AND KNOWN ON WILLIAM A. WHITEHEAD'S MAP, DELINEATED IN FEBRUARY, 1829, AS PART OF TRACT 5 AND A PART OF LOT 4 OF SQUARE 59, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF WINDSOR LANE AND THE EASTERLY RIGHT OF WAY OF

ELIZABETH STREET, AND RUNNING THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF WINDSOR LANE, ON THE ASSUMED BEARING N 90°00'00" E., A DISTANCE OF 46 FEET 10 INCHES, MORE OF LESS, TO A POINT WHERE AN EXISTING BRICK WALL INTERSECTS SAID NORTHERLY RIGHT OF WAY LINE, TO THE POINT OF BEGINNING; THENCE N 09°25'25" W., FOR A DISTANCE OF 54.59 FEET; THENCE N 12°29'42" W., FOR A DISTANCE OF 28.66 FEET; THENCE N 58°42'16" E., FOR A DISTANCE OF 32.27 FEET; THENCE S 12°49'03" E., FOR A DISTANCE OF 11.25 FEET; THENCE S 35°40'43" W., FOR A DISTANCE OF 2.26 FEET; THENCE S 12°23'46" E., FOR A DISTANCE OF 11.78 FEET; THENCE S 79°20'02" W., FOR A DISTANCE OF 2.20 FEET; THENCE S 10°39'58" E., FOR A DISTANCE OF 24.54 FEET; THENCE S 63°24'26" W., FOR A DISTANCE OF 10.63 FEET; THENCE S 39°15'20" W., FOR A DISTANCE OF 17.35 FEET; THENCE S 09°25'40" E., FOR A DISTANCE OF 32.41 FEET; THENCE N 90°00'00" W., FOR A DISTANCE OF 4.04 FEET BACK TO THE POINT OF BEGINNING.

Doc# 2170728
Blk# 2108 Pg# 1300

SUBJECT TO THE FOLLOWING EASEMENT OF INGRESS AND EGRESS FOR 705 (REAR RIGHT) WINDSOR LANE, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: ON THE ISLAND OF KEY WEST AND KNOWN ON WILLIAM A. WHITEHEAD'S MAP, DELINEATED IN FEBRUARY 1829, AS A PART OF TRACT 5 AND A PART OF LOT 4 OF SQUARE 59, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF WINDSOR LANE AND THE EASTERLY RIGHT OF WAY OF ELIZABETH STREET, AND RUNNING THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF WINDSOR LANE, ON THE ASSUMED BEARING N 90°00'00" E., FOR A DISTANCE OF 46 FEET 10 INCHES, MORE OR LESS TO A POINT WHERE AN EXISTING BRICK WALL INTERSECTS SAID NORTHERLY RIGHT OF WAY LINE, TO THE POINT OF BEGINNING: THENCE N 09°25'25" W., FOR A DISTANCE OF 54.59 FEET; THENCE N 59°10'43" E., FOR A DISTANCE OF 18.20 FEET; THENCE N 30°49'17" W., FOR A DISTANCE OF 9.80 FEET; THENCE N 59°10'43" E., FOR A DISTANCE OF 7.70 FEET; THENCE N 30°49'17" W., FOR A DISTANCE OF 2.80 FEET; THENCE N 59°10'43" E., FOR A DISTANCE OF 8.74 FEET; THENCE S 12°23'46" E FOR A DISTANCE OF 8.28 FEET; THENCE S 79°20'02" W., FOR A DISTANCE OF 2.20 FEET; THENCE S 10°39'58" E., FOR A DISTANCE OF 24.54 FEET; THENCE S 63°24'26" W., FOR A DISTANCE OF 10.63 FEET; THENCE S 39°15'20" W., FOR A DISTANCE OF 17.35 FEET; THENCE S 09°25'40" E., FOR A DISTANCE OF 32.41 FEET; THENCE N 90°00'00" W., FOR A DISTANCE OF 4.04 FEET BACK TO THE POINT OF BEGINNING. BEING IN SECTION 6, TOWNSHIP 68 SOUTH, RANGE 25 EAST, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

MONROE COUNTY
OFFICIAL RECORDS

Property Address: 701 WINDSOR LN KEY WEST, FL 33040

Verification Form



**City of Key West
Planning Department**

Verification Form
(Where Owner is the applicant)

I, Jennifer Trapani, 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:

701 Windsor Lane, Key West, FL. 33040

Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

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.

Jennifer A. Trapani
Signature of Owner

Subscribed and sworn to (or affirmed) before me on this 02-16-2021 by _____
date

Jennifer Trapani
Name of Owner

He/She is personally known to me or has presented NC DL 200028723201 as identification.

Monica Grodzinski
Notary's Signature and Seal



MONICA GRODZINSKI
Commission # GG 319279
Expires April 3, 2023
Bonded Thru Budget Notary Services

Monica Grodzinski
Name of Acknowledger typed, printed or stamped

GG 319279
Commission Number, if any

Authorization Form



**City of Key West
Planning Department**

Verification Form
(Where Owner is the applicant)

I, Kevin Trapani, 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:

701 Windsor Lane, Key West, FL. 33040

Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

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 02-16-2021 by _____
date

Kevin Trapani

Name of Owner

He/She is personally known to me or has presented NC0001278777 as identification.


Notary's Signature and Seal



MONICA GRODZINSKI
Commission # GG 319279
Expires April 3, 2023
Bonded Thru Budget Notary Services

Monica Grodzinski

Name of Acknowledger typed, printed or stamped

GG 319279

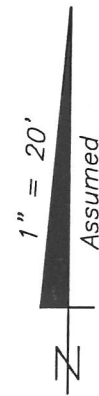
Commission Number, if any

Site Plans

Boundary Survey Map of part of Tract 5 and part of Lot 4, Square 59 Island of Key West, Florida

LEGEND

- Found 1/2" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- (12.0) Spot Elevation (Typical)



NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 627 Elizabeth Street and 701 Windsor Lane, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. Bearings are assumed and based on the legal description, whereas the East side of Elizabeth Street is called, N 33°30' W.
8. All Concrete and Bricking is not shown.
9. Date of field work: April 3, 2021
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.
12. Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.
13. Benchmark utilized: BASIC

BOUNDARY SURVEY OF: A tract of land in a part or Lot 4, Square 59, according to William A. Whitehead's Map of the Island of Key West, Florida, dated February, A.D. 1829 and being more particularly described by metes and bounds as follows; COMMENCING at the intersection of the Northeasterly corner of the right of way of Elizabeth Street and the Northerly line of the right of way of Windsor Lane; thence bear North 33 degrees 30 minutes West along the East side of Elizabeth Street, 50 feet to the Point of Beginning of the tract of land hereinafter described; thence continue North 33 degrees 30 minutes West along the East side of Elizabeth Street 25.65 feet; thence bear North 56 degrees 30 minutes East 99.08 feet; thence bear Southeasterly along a cyclone fence 26.0 feet to the Northwesterly face of a concrete block building; thence bear Southwesterly along the Northwesterly face of a said building, 25.50 feet to the Northwest corner of said building and old wood fence; thence continue bearing Southwesterly and along said old wood fence 72.50 feet, more or less, back to the Point of Beginning.

AND ALSO

On the Island of Key West, and known on William A. Whitehead's map, delineated in February, 1829, as a part of Tract 5 and a part of Lot 4 of Square 59, more particularly described as follows: COMMENCING at the intersection of the Northerly right of way line of Windsor Lane and the Easterly right of way of Elizabeth Street, and running thence along the Northerly right of way line of Windsor Lane, on the assumed bearing N 90°00'00" E for distance of 46 feet 10 inches, more or less, to a point where an existing brick wall intersects said Northerly right of way line, to the Point of Beginning; thence N 09°25'25" W for a distance of 54.59 feet; thence N 12°29'42" W for a distance of 28.66 feet; thence N 58°42'16" E for a distance of 32.27 feet; thence South 12°49'03" E for a distance of 11.25 feet; thence S 35°40'43" W for a distance of 2.26 feet; thence S 12°23'46" E for a distance of 11.78 feet; thence S 79°20'02" W for a distance of 2.20 feet; thence S 10°39'58" E for a distance of 24.54 feet; thence S 63°24'26" W for a distance of 10.63 feet; thence S 39°15'20" W for a distance of 17.35 feet; thence S 09°25'40" E for a distance of 32.41 feet; thence N 90°00'00" W for a distance of 4.04 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Kevin A. Trapani; Jennifer A. Trapani;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

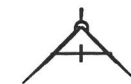
J. LYNN O'FLYNN, INC.

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

April 6, 2021

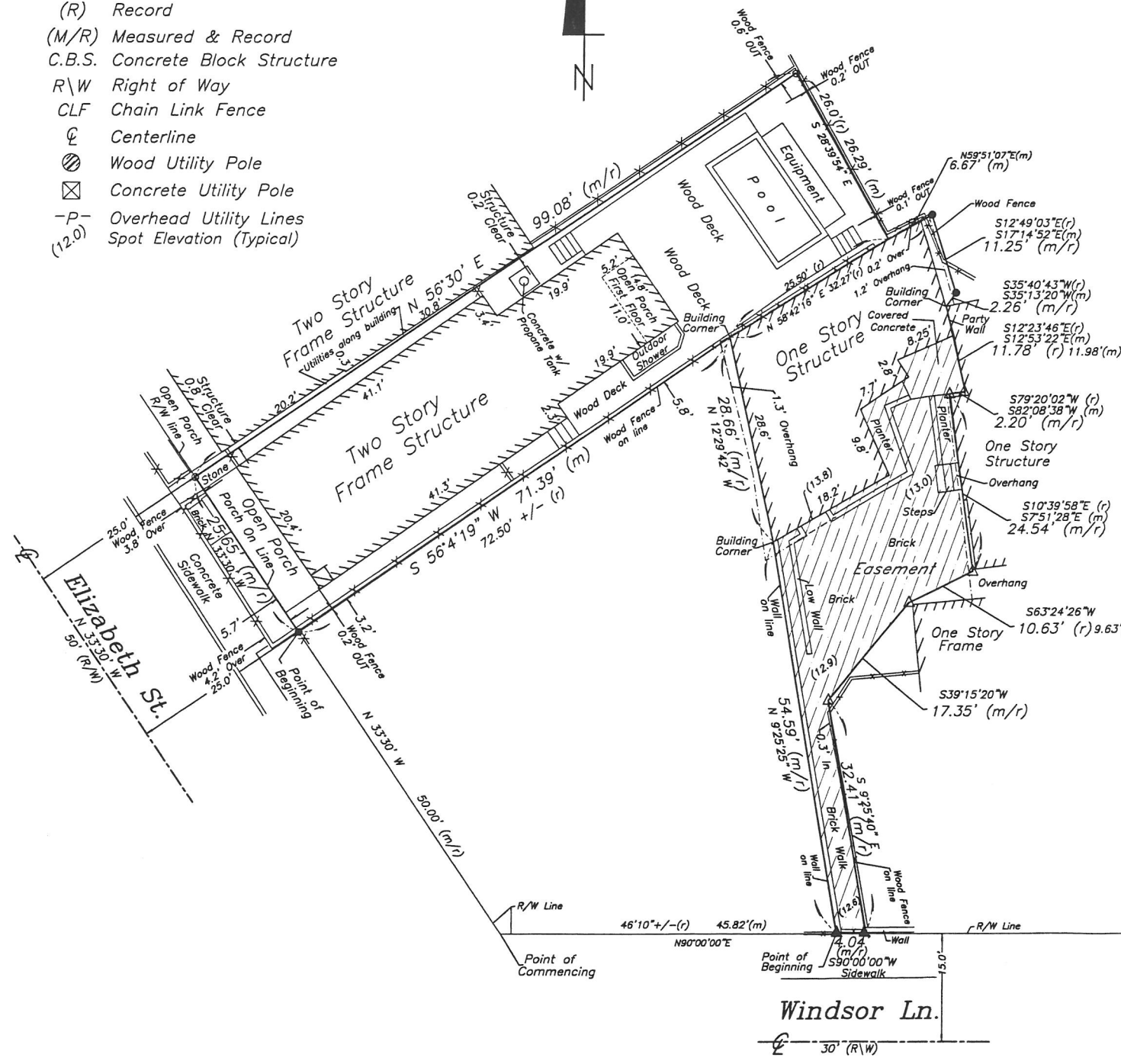
THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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



REQUEST FOR VARIANCE APPLICATION 627 ELIZABETH ST

SITE LOCATION



**PROJECT LOCATION:
627 ELIZABETH ST
KEY WEST, FL 33040**

**CLIENT:
ONE CALL CONSTRUCTION**

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: ONE CALL CONSTRUCTION

PROJECT: 627 ELIZABETH ST

SITE: 627 ELIZABETH ST
KEY WEST, FL 33040

TITLE: COVER

SCALE AT 1/4"=1'-0":	DATE:	DRAWN:	CHECKED:
AS SHOWN	04/08/21	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2012-11	G-101	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:
DATE:
SERGE MARSHAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 07482

SITE DEVELOPMENT SUMMARY

SITE DATA:

TOTAL SITE AREA: ±4,030 SQ.FT
 LAND USE: HHDR
 FLOOD ZONE: X

SETBACKS - RESIDENCE

FRONT:
 REQUIRED 10'-0"
 EXISTING ±0'-0"
 PROPOSED NO CHANGE

SIDE: (627 ELIZABETH STREET)
 REQUIRED 5'-0"
 EXISTING ±0'-4"
 PROPOSED NO CHANGE

SIDE: (627 ELIZABETH STREET)
 REQUIRED 5'-0"
 EXISTING ±2'-5"
 PROPOSED NO CHANGE

SIDE: (701 WINDSOR LANE)
 REQUIRED 5'-0"
 EXISTING ±1'-5" OVER PROPERTY LINE
 PROPOSED ±0'-2" OVER PROPERTY LINE
 VARIANCE REQUIRED (VERTICAL INCREASE)

REAR:
 REQUIRED 15'-0"
 EXISTING ±0'-3" OVER PROPERTY LINE
 PROPOSED NO CHANGE
 VARIANCE REQUIRED (VERTICAL INCREASE)

FRONT: (701 WINDSOR LANE)

REQUIRED 10'-0"
 EXISTING ±52'-2"
 PROPOSED ±54'-4"

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED 60.00% (2,418 SQ.FT.)
 EXISTING 76.13% (±3,068 SQ.FT.)
 PROPOSED 70.67% (±2,848 SQ.FT.)
 IMPROVEMENT

MAXIMUM BUILDING COVERAGE:

REQUIRED 50.00% (±2,015 SQ.FT.)
 EXISTING 55.31% (±2,229 SQ.FT.)
 PROPOSED 54.99% (±2,216 SQ.FT.)
 IMPROVEMENT

MINIMUM OPEN SPACE:

REQUIRED 35.00% (±1,410.5 SQ.FT)
 EXISTING 10.62% (±428 SQ.FT.)
 PROPOSED 15.76% (±635 SQ.FT.)
 IMPROVEMENT

MAXIMUM HEIGHT:

REQUIRED 30 FT
 EXISTING ±26'-5"
 PROPOSED NO CHANGE

REAR SETBACK COVERAGE: < 30% (±357.3 SQ.FT.)

TOTAL AREA: ± 1,191 SQ.FT.
 COVERED BY BUILDING: 37.9% (± 451 SQ.FT.)
 VARIANCE REQUIRED

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



ARTIBUS DESIGN
 3710 N. ROOSEVELT BLVD
 KEY WEST, FL 33040
 (305) 304-3512
 WWW.ARTIBUSDESIGN.COM
 CA # 30835

CLIENT: ONE CALL CONSTRUCTION

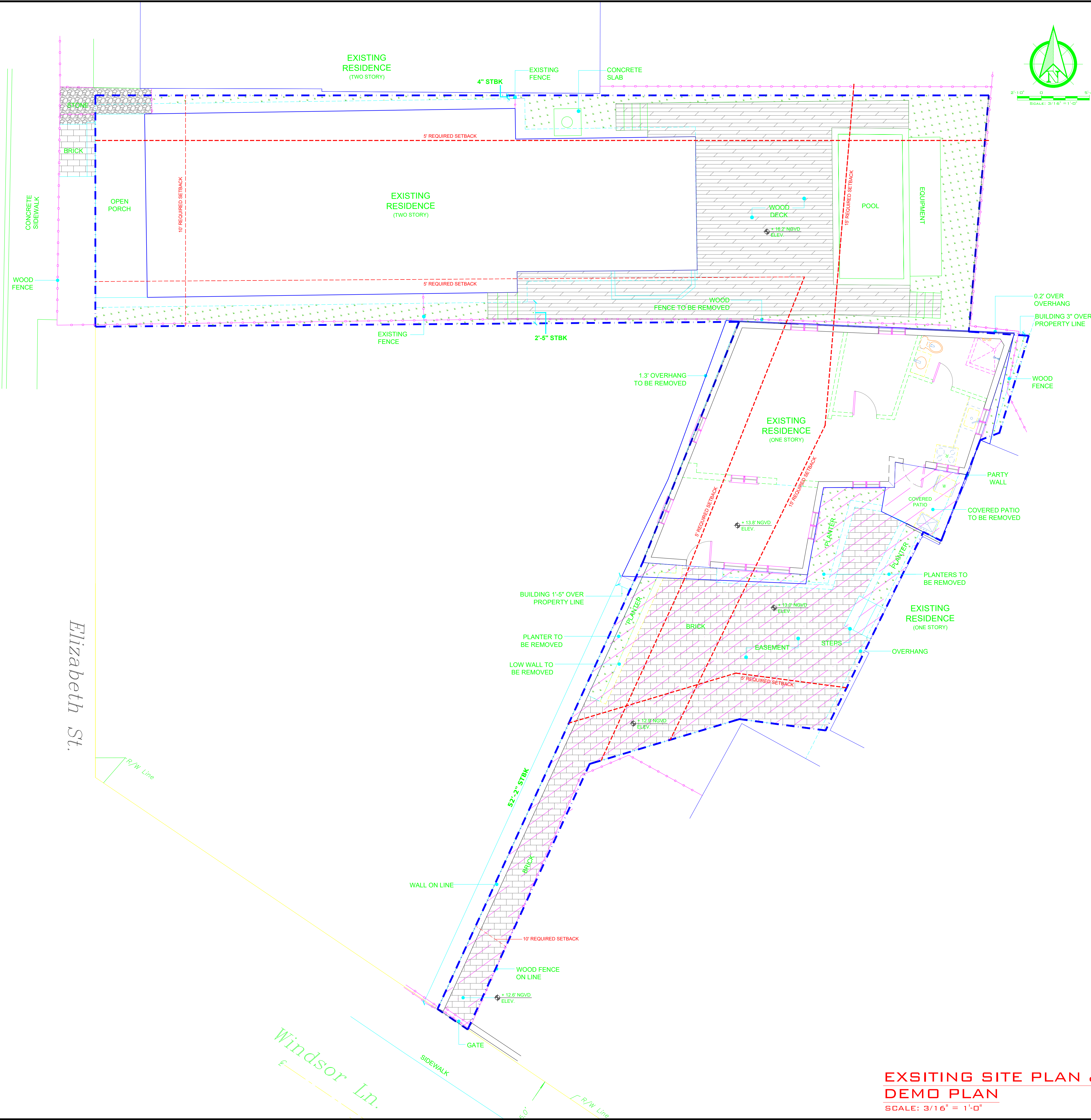
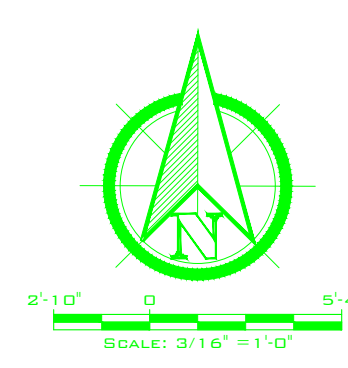
PROJECT: 627 ELIZABETH ST

SITE: 627 ELIZABETH ST
 KEY WEST, FL 33040

TITLE: EXISTING SITE PLAN

SCALE AT 1/4"=1'-0"	DATE: 04/08/21	DRAWN: VF	CHECKED: SM
PROJECT NO: 2012-11	DRAWING NO: C-101	REVISION: 1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL
 SIGNATURE: _____
 DATE: _____
 BEBBIE MARSHFORDY
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 07481



EXISTING SITE PLAN & DEMO PLAN
 SCALE: 3/16" = 1'-0"

SITE DEVELOPMENT SUMMARY

SITE DATA:

TOTAL SITE AREA: ±4,030 SQ.FT
 LAND USE: HHDR
 FLOOD ZONE: X

SETBACKS - RESIDENCE

FRONT:
 REQUIRED 10'-0"
 EXISTING ±0'-0"
 PROPOSED NO CHANGE

SIDE: (627 ELIZABETH STREET)
 REQUIRED 5'-0"
 EXISTING ±0'-4"
 PROPOSED NO CHANGE

SIDE: (627 ELIZABETH STREET)
 REQUIRED 5'-0"
 EXISTING ±2'-5"
 PROPOSED NO CHANGE

SIDE: (701 WINDSOR LANE)
 REQUIRED 5'-0"
 EXISTING ±1'-5" OVER PROPERTY LINE
 PROPOSED ±0'-2" OVER PROPERTY LINE
 VARIANCE REQUIRED (VERTICAL INCREASE)

REAR:
 REQUIRED 15'-0"
 EXISTING ±0'-3" OVER PROPERTY LINE
 PROPOSED NO CHANGE
 VARIANCE REQUIRED (VERTICAL INCREASE)

FRONT: (701 WINDSOR LANE)

REQUIRED 10'-0"
 EXISTING ±52'-2"
 PROPOSED ±54'-4"

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED 60.00% (2,418 SQ.FT.)
 EXISTING 76.13% (±3,068 SQ.FT.)
 PROPOSED 70.67% (±2,848 SQ.FT.)
 IMPROVEMENT

MAXIMUM BUILDING COVERAGE:

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 IMPROVEMENT

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 EXISTING 10.62% (±428 SQ.FT.)
 PROPOSED 15.76% (±635 SQ.FT.)
 IMPROVEMENT

MAXIMUM HEIGHT:

EXISTING 30 FT
 PROPOSED ±26'-5"
 NO CHANGE

REAR SETBACK COVERAGE: < 30% (±357.3 SQ.FT.)

TOTAL AREA: ± 1,191 SQ.FT.
 COVERED BY BUILDING: 37.9% (± 451 SQ.FT.)
 VARIANCE REQUIRED

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



ARTIBUS DESIGN
 3710 N. ROOSEVELT BLVD
 KEY WEST, FL 33040
 (305) 304-3512
 WWW.ARTIBUSDESIGN.COM
 CA # 30835

CLIENT: ONE CALL CONSTRUCTION

PROJECT: 627 ELIZABETH ST

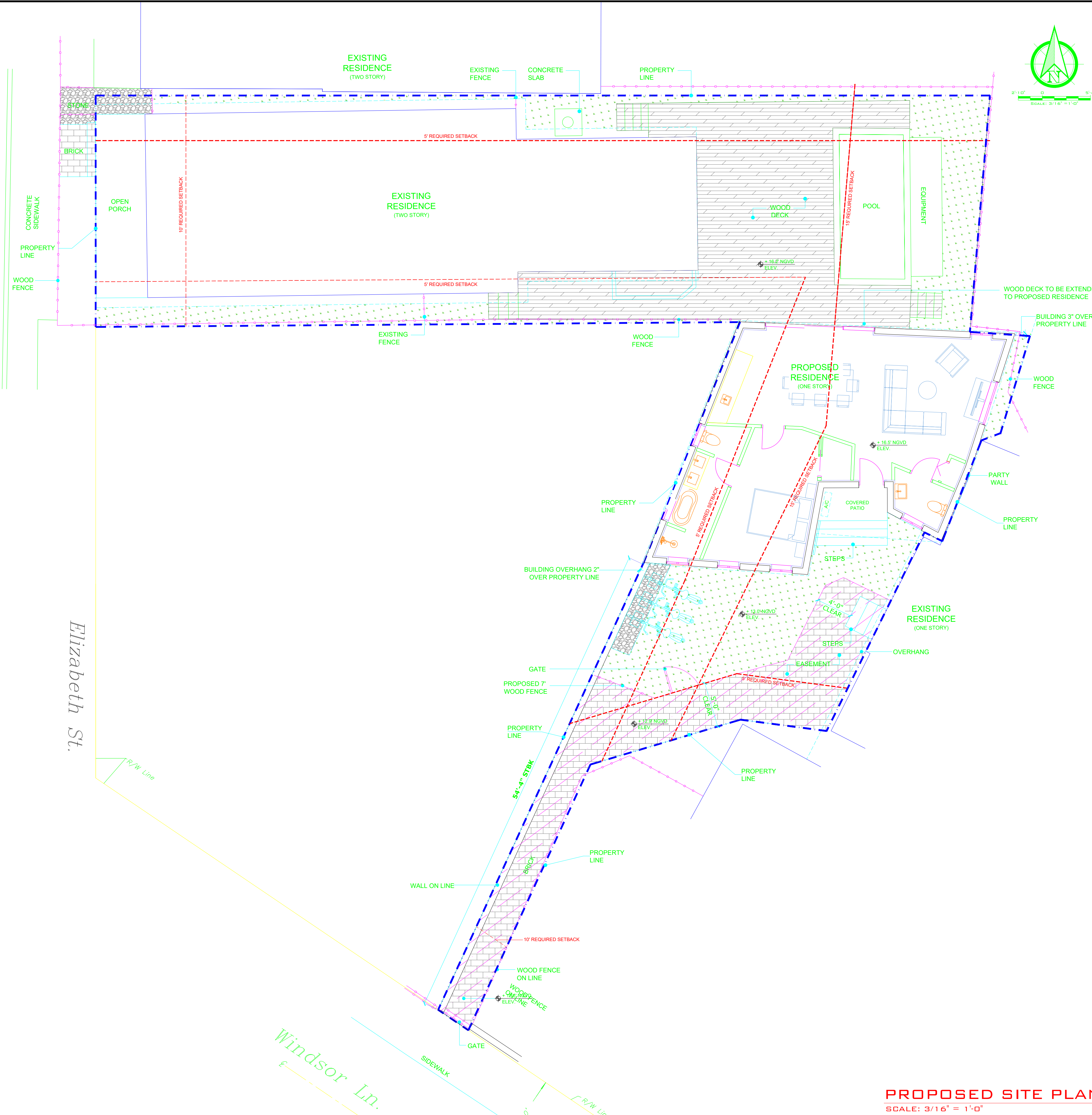
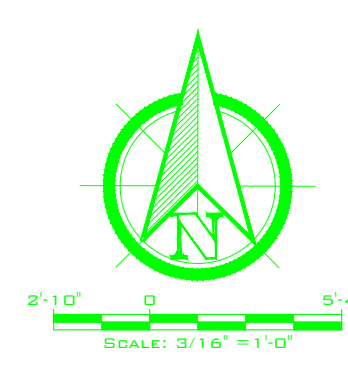
SITE: 627 ELIZABETH ST
 KEY WEST, FL 33040

TITLE: PROPOSED SITE PLAN

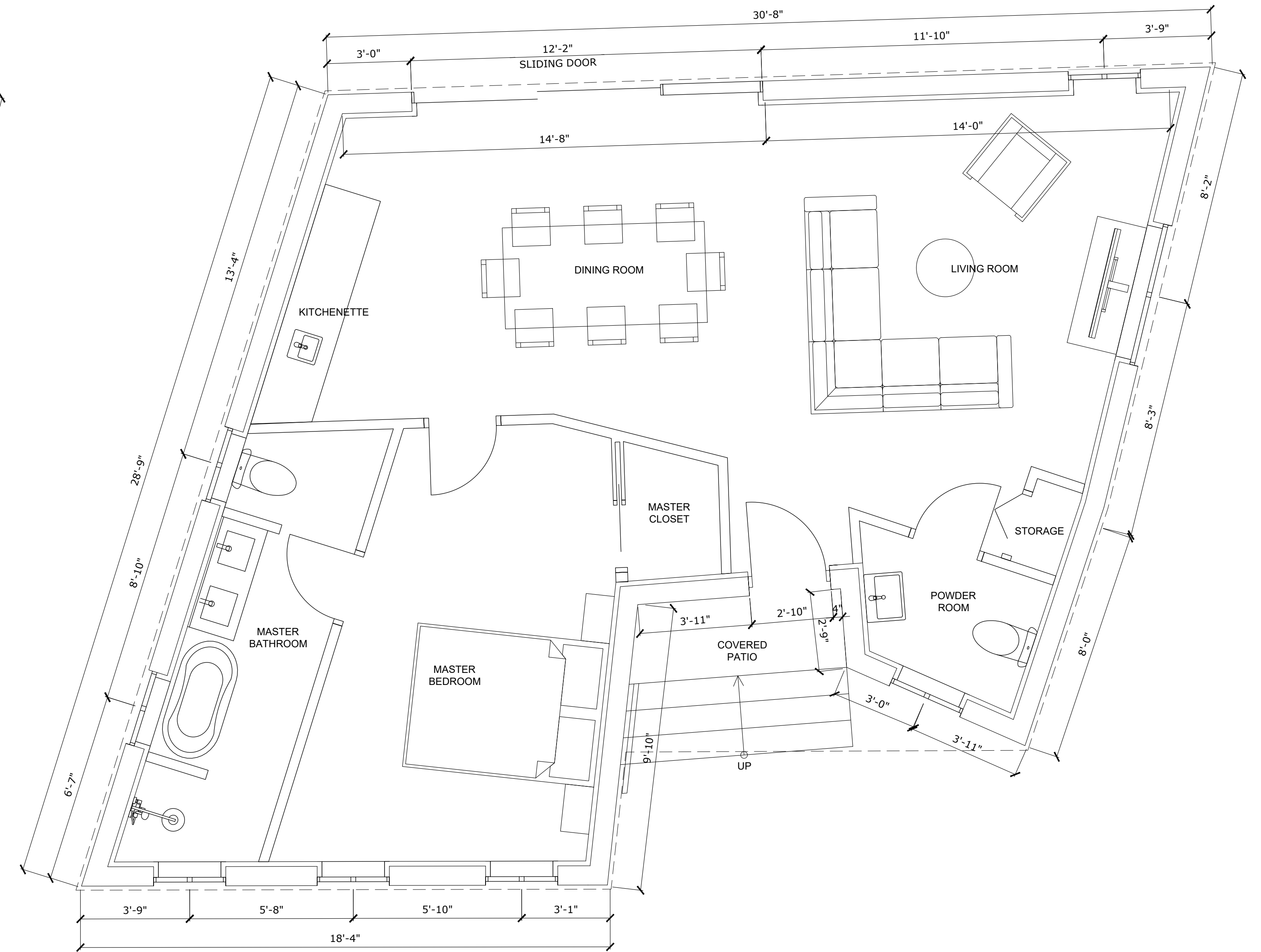
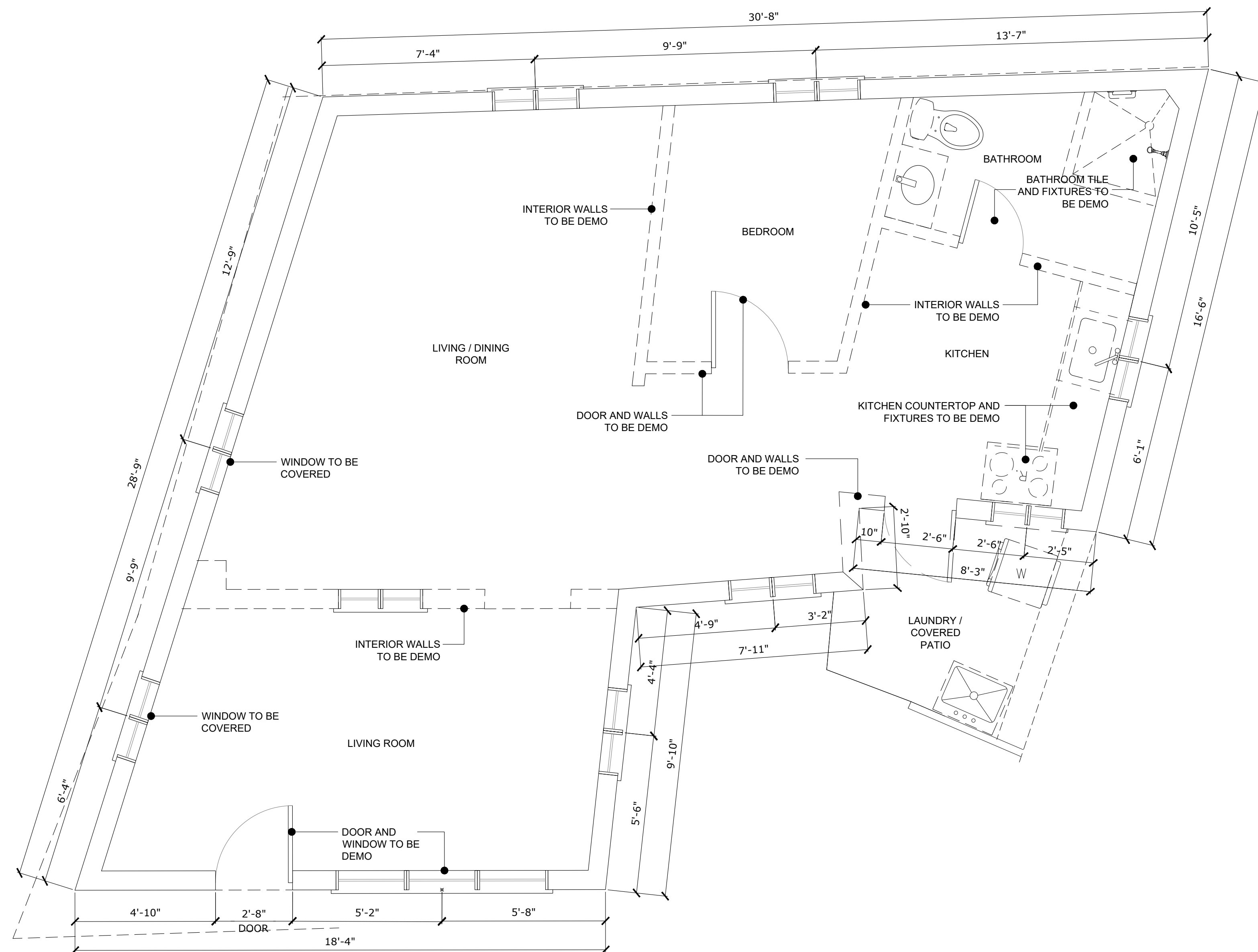
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PROJECT NO: 2012-11	DRAWING NO: C-102	REVISION: 1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: _____
 DATE: _____
 BEBBIE MARSHAKOFF
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 77481



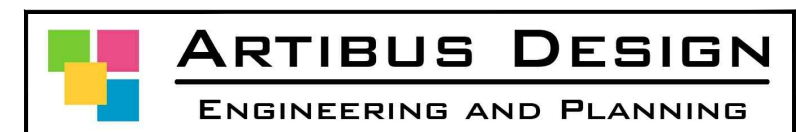
PROPOSED SITE PLAN
 SCALE: 3/16" = 1'-0"



EXISTING AND DEMO FLOOR PLAN
SCALE: 3/8" = 1'-0"

PROPOSED FLOOR PLAN
SCALE: 3/8" = 1'-0"

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



ARTIBUS DESIGN
 3710 N. ROOSEVELT BLVD
 KEY WEST, FL 33040
 (305) 304-3512
 WWW.ARTIBUSDESIGN.COM
 CA # 30835

CLIENT: ONE CALL CONSTRUCTION

PROJECT: 627 ELIZABETH ST

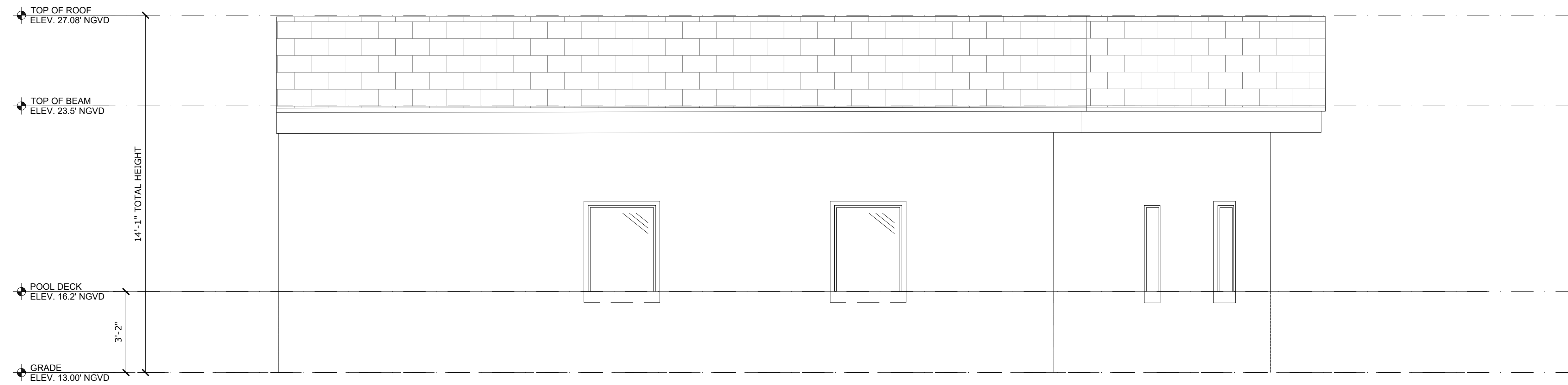
SITE: 627 ELIZABETH ST
KEY WEST, FL 33040

TITLE: FIRST FLOOR PLANS

SCALE AT 1/4" = 1'-0":	DATE:	DRAWN:	CHECKED:
AS SHOWN	04/07/21	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2012-11	A-101	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.

SIGNATURE: _____
 DATE: _____
 SERIE MARIKADY
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 07482



EXISTING FRONT ELEVATION

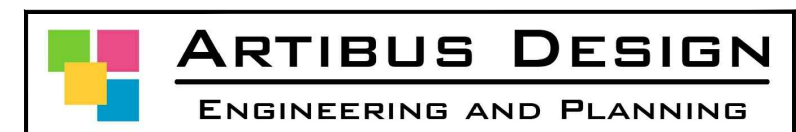
SCALE: 3/8" = 1'-0"



PROPOSED FRONT ELEVATION

SCALE: 3/8" = 1'-0"

REV.	DESCRIPTION:	BY:	DATE:



ARTIBUS DESIGN
 3710 N. ROOSEVELT BLVD
 KEY WEST, FL 33040
 (305) 304-3512
 WWW.ARTIBUSDESIGN.COM
 CA # 30835

CLIENT: ONE CALL CONSTRUCTION

PROJECT: 701 WINDSOR LN

SITE: 701 WINDSOR LN
 KEY WEST, FL 33040

TITLE: ELEVATIONS

SCALE AT 1/4" = 1'-0": AS SHOWN	DATE: 04/07/21	DRAWN: VF	CHECKED: SM
PROJECT NO: 2012-11	DRAWING NO: A-201	REVISION: 1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

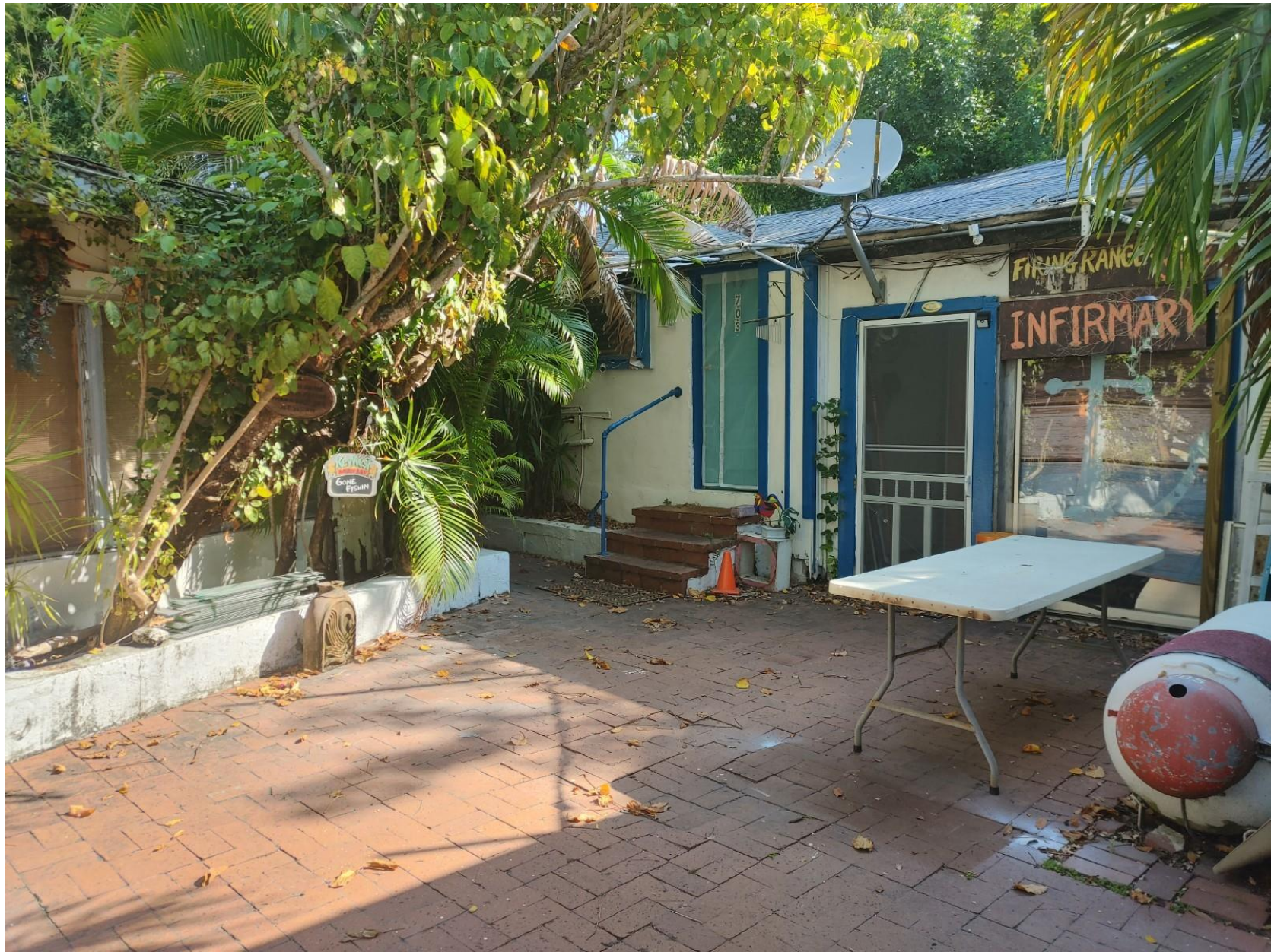
SIGNATURE:
 DATE:
 SERGE MARSHAKOV
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 07480

Site Visit















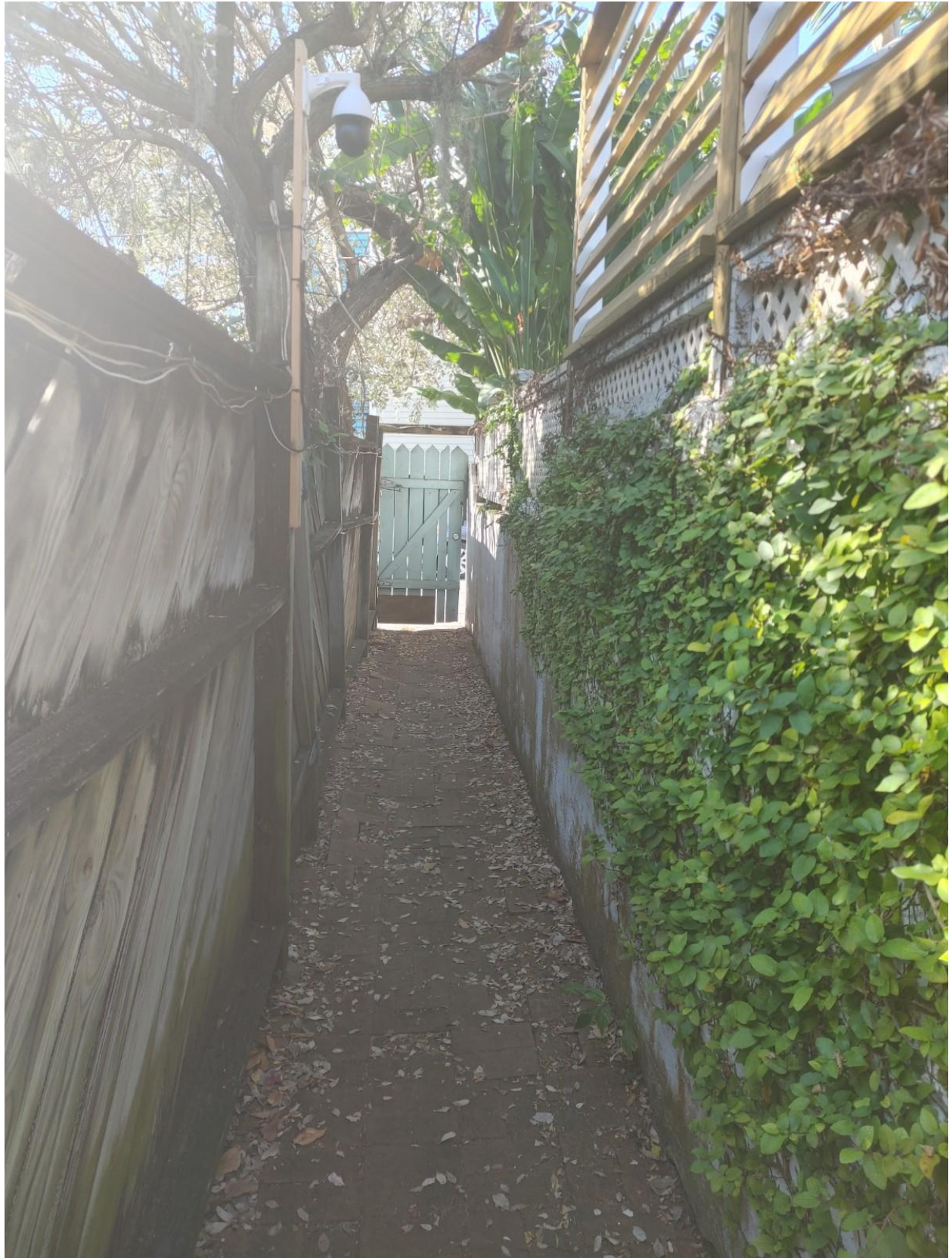












Additional Information



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 00018700-000100
 Account# 1019275
 Property ID 1019275
 Millage Group 10KW
 Location 701 WINDSOR Ln, KEY WEST
 Address
 Legal Description PT LOT 4 SQR 59 AND PT TR 5 PARCEL 2 AND 3 KW G56-31/34 OR552-88 OR700-75/78 OR783-129/34 OR784-1663/64 OR1003-1903/04 OR1529-1311/13 OR1994-2469/70 OR2012-1375/76 OR2252-985/87 OR2329-309/10 OR2329-311/12 OR2908-1299
 (Note: Not to be used on legal documents.)
 Neighborhood 6103
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

[TRAPANI KEVIN](#)
 105 Cross Creek Dr
 Chapel Hill NC 27514

[TRAPANI JENNIFER](#)
 105 Cross Creek Dr
 Chapel Hill NC 27514

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$71,118	\$72,247	\$72,247	\$73,376
+ Market Misc Value	\$4,145	\$4,256	\$4,369	\$6,626
+ Market Land Value	\$248,116	\$234,236	\$215,150	\$215,150
= Just Market Value	\$323,379	\$310,739	\$291,766	\$295,152
= Total Assessed Value	\$323,379	\$310,739	\$291,766	\$295,152
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$323,379	\$310,739	\$291,766	\$295,152

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	1,522.00	Square Foot	26	55

Buildings

Building ID	1396	Exterior Walls	B & B	
Style	1 STORY ELEV FOUNDATION	Year Built	1948	
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1985	
Gross Sq Ft	802	Foundation	WD CONC PADS	
Finished Sq Ft	802	Roof Type	FLAT OR SHED	
Stories	1 Floor	Roof Coverage	ASPHALT SHINGL	
Condition	GOOD	Flooring Type	CONC S/B GRND	
Perimeter	121	Heating Type	NONE with 0% NONE	
Functional Obs	0	Bedrooms	2	
Economic Obs	0	Full Bathrooms	1	
Depreciation %	37	Half Bathrooms	0	
Interior Walls	WALL BD/WD WAL	Grade	450	
		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	802	802	0
TOTAL		802	802	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
BRICK PATIO	1999	2000	1	120 SF	2
BRICK PATIO	1999	2000	1	473 SF	2
FENCES	1965	1966	1	498 SF	2

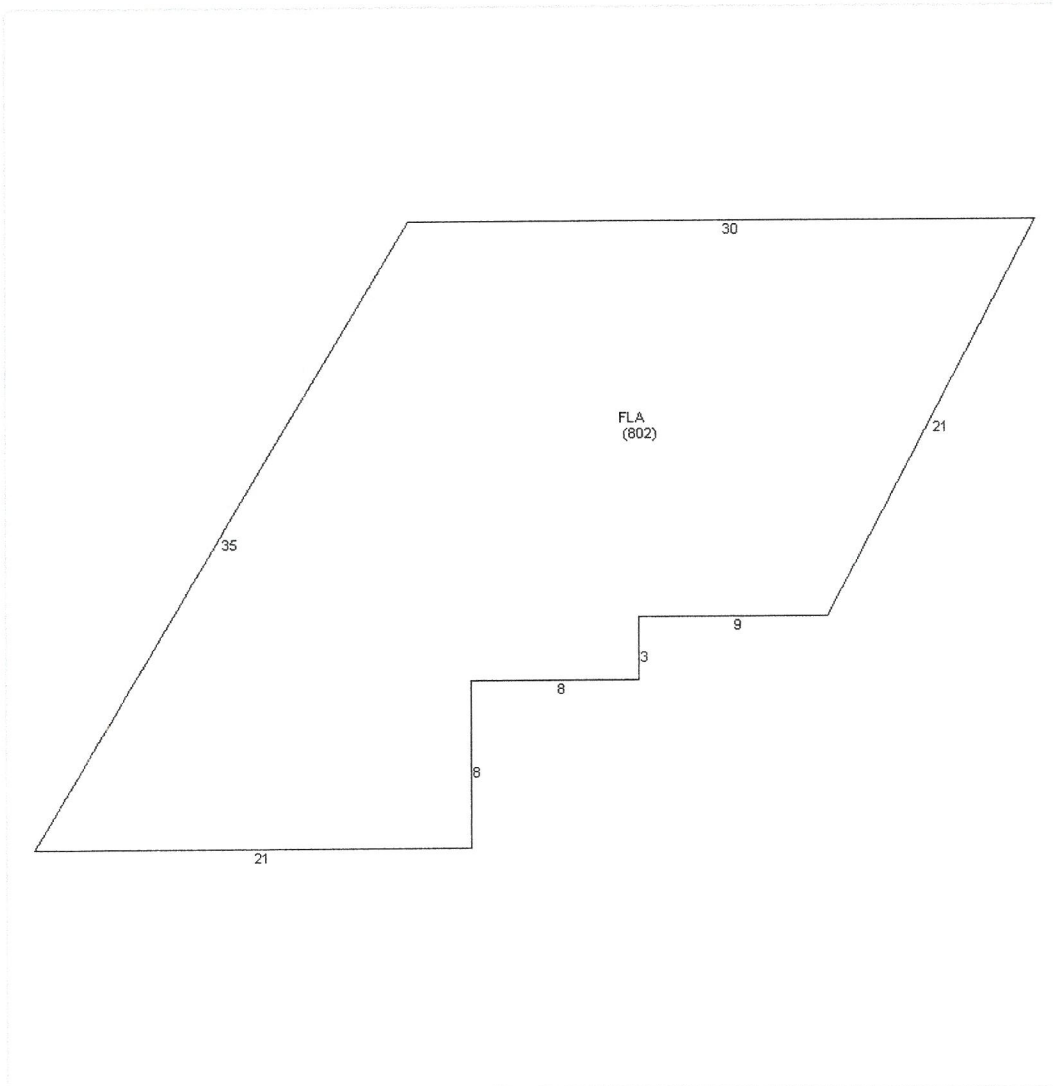
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
5/24/2018	\$358,000	Certificate of Title	2170728	2908	1299
11/14/2006	\$310,000	Warranty Deed		2252	985
4/15/2004	\$1	Warranty Deed		1994	2469
2/1/1987	\$1	Warranty Deed		1003	1903

View Tax Info

[View Taxes for this Parcel](#)

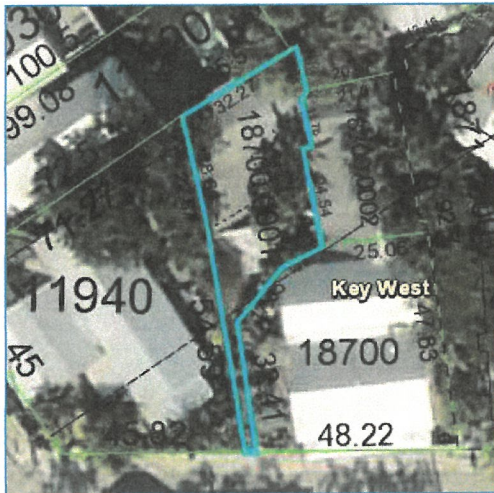
Sketches (click to enlarge)



Photos



Map



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2020 Notices Only

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

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