

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



To: Chairman and Planning Board Members
From: Brendon Cunningham
Through: Donald Leland Craig, AICP, Interim Planning Director
Meeting Date: May 19, 2011
Agenda Item: Variance request for a non-conforming front-yard setback in the Historic High Density Residential zoning district per Section 122-630 (6) a. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida (RE# 00010810-000100).

Request: To allow for a variance to Section 122-630 (6) a. for the construction of a single storey addition to be located in the required front-yard setback
Applicant: Anthony D. Sarno, mbi-k2m Architecture, Inc.
Owner: Jan and Hays Blinkmann
Location: 611 Grinnell Street, #1, RE# 00010810-000100
Zoning: Historic High Density Residential (HHDR) Zoning District



Background:

The property is located within the City’s Historic High Density Residential zoning district. The house is part of a seven unit compound commonly known as The Grinnell Group Homeowner’s Association. The property operates similarly to a condominium in that the owner’s property generally consists of their unit alone. The structure under consideration is located within the required front-yard setback for the “parcel as a whole.” Building coverage and impervious surface are calculated using the dimensions of the compound.

Request:

The applicant is requesting a variance to accommodate a one storey addition to include a bedroom and living area. The addition will replace an existing porch and decked area.

The table below provides site data calculations as proposed by the applicant:

HHDR District Dimensional Requirements: Section 122-630			
	Required/Allowed	Existing Conditions	Proposed Changes
Building Coverage	50%	34%	No Change
Impervious Surface	60%	57%	No Change
Front-Yard Setback	10’	4’8”	3’

Process:

Development Review Committee Meeting:

March 24, 2011

HARC Meeting, Approval #H11-01-110:

February 8 and 22, 2011

Planning Board Meeting:

May 19, 2011

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.**

The existing structure is nonconforming to the existing front-yard setback requirement in the HHDR zoning district. Nonconforming site characteristics are not exceptional in the historic district, and therefore do not generate the existence of special conditions or circumstances.

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

The current owner purchased the property in its present configuration and now intends to make material changes to increase the non-conformity. Therefore, the request for variances is generated by specific actions initiated 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.**

The structure in question does not meet set back requirements. The applicant proposes to increase this non-conformity. Therefore, allowing the variance would confer special privileges upon 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.**

The applicant is not deprived of rights commonly enjoyed by other properties without this variance approval.

5. **Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.**

The variance requested are the minimum variance that will make possible the continued use of the structure.

6. **Not injurious to the public welfare. That the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.**

The granting of this variance does not appear to be injurious to the area involved or detrimental to the public interest.

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

Existing conforming or nonconforming uses of other properties, use of neighboring lands, structures, or buildings in the same district, or other zoning districts, are not the basis for this request.

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

Based on comments received at the DRC, it does not appear that the requested variance will trigger any public facility capacity issues.

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 standards established by Section 90-395 of the City Code have not entirely been met by the applicant for the granting of variances.

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 is not aware of any objections at this time.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for variances be **denied**.

**Draft
Resolution**

RESOLUTION NO- 2011-

A RESOLUTION OF THE KEY WEST PLANNING BOARD TO ALLOW THE CONSTRUCTION OF A TWO ROOM ADDITION BY GRANTING VARIANCES TO THE FRONT-YARD SETBACK REQUIREMENTS FOR PROPERTY LOCATED AT 611 GRINNELL STREET #1 (RE#00010810-000000), PURSUANT TO SECTION 122-630 (6) a. UNDER THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 122-630(6) a. of the Code of Ordinances provides that the front-yard setback is 10 feet in the HHDR zoning district; and

WHEREAS, the applicant requested variances to the front-yard setback to allow the construction of a two-room addition; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on May 19, 2011; and

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

WHEREAS, the Planning Board finds 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; and

WHEREAS, the Planning Board finds that no non-conforming 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 variance; 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 variance 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. That a variance for the front- yard setback requirement, for project in the Historic High Density Residential (HHDR) zoning district for property located at 611 Grinnell Street #1 (RE # 00010810-000000), per Section 122-630 (6) a. of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown on the attached plan set dated March 3, 2011.

Section 3. It is a condition of these variances that full, complete, and final application for all permits required for any new construction for any use and occupancy for which these variances are wholly or partly necessary, whether or not such construction is suggested or proposed in the documents presented in support of these variances, shall be submitted in its entirety within two years after the date hereof; and further, that no application or reapplication for new construction for which

the variances are wholly or partly necessary 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 submit a full and complete application for permits for new construction for which these variances are wholly or partly necessary, or the failure to complete new construction for use and occupancy pursuant to these variances in accordance with the terms of a City building permit issued upon timely application 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 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 19th day of May, 2011.

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

Timothy Root, Vice Chairman
Key West Planning Board
Date

Attest:

Donald Leland Craig, AICP
Interim Planning Director
Date

Filed with the Clerk:

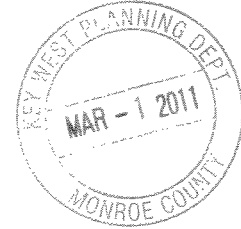
Cheryl Smith, City Clerk
Date

Application

**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 THE HEARING**

Variance Application

City of Key West
Planning Department



Please print or type a response to the following:

1. Site Address 611 Grinnell Street, Unit 1
2. Name of Applicant Anthony D. Sarno - mbi | k2m Architecture, Inc.
3. Applicant is: Owner _____ Authorized Representative X
(attached Authorization Form must be completed)
4. Address of Applicant 1001 Whitehead Street, Suite 101
Key West, FL 33040
5. Phone # of Applicant 305.292.7722 Mobile# _____ Fax# 305.292.2162
6. E-Mail Address asarno@mbi-k2m.com
7. Name of Owner, if different than above Jan and Hays Blinckmann
8. Address of Owner 611 Grinnell Street, Unit 1
Key West, FL 33040
9. Phone Number of Owner 305.294.1977 Fax# _____
10. Email Address haysblinckmann@comcast.net
11. Zoning District of Parcel HHDR RE# 00010810-000100
12. Description of Proposed Construction, Development, and Use
Proposed work is a single story addition to the front of the
structure for additional bedroom and living area.

13. Required information: (application will not move forward until all information is provided)

	Required	Existing	Requested
Front Setback	10'-0"	4'-8"	3'-0" (1'-8" change)
Side Setback	5'-0"	4'-6"	No Change
Side Setback	5'-0"	2'-0"	No Change
Rear Setback	20'-0"	0'-4"	No Change
Building Coverage	6,645.00 SF/50%	4,488.06 SF/34%	None
Open Space Requirements	5,316.00 SF/40%	5,655.49 SF/43%	None
Impervious Surface	7,975.00 SF/60%	7,634.51 SF/57%	None

14. Is Subject Property located within the Historic District? Yes No
 If Yes, indicate date of HARC approval as well as the HARC Approval Number. Attach minutes of the meeting.

Date 02/08/2011 HARC # H11-01-110

15. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes No If Yes, please describe and attach relevant documents. _____

16. 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.
 Tree Permit Application submitted 02/23/2011



Check List

(to be completed by Planning Staff and Applicant at time of submittal)

Applicant Initials	Staff Initials	The following must be included with this application
_____	_____	Copy of the most recent recorded deed showing ownership and a legal description of the subject property
_____	_____	Application Fee (to be determined according to fee schedule)
_____	_____	Site Plan (existing and proposed) as specified on Variance Application Information Sheet
_____	_____	Floor Plans of existing and proposed development (8.5 x 11)
_____	_____	Copy of the most recent survey of the subject property
_____	_____	Elevation drawings as measured from crown of road
_____	_____	Stormwater management plan
_____	_____	HARC Approval (if applicable)
_____	_____	Notarized Verification Form
_____	_____	A PDF or compatible electronic copy of the complete application on a compact disk

Please note that all architecture or engineering designs must be prepared and sealed by a professional architect or engineer registered in the state pursuant to F.S. chs. 471 and 481, respectively. Two signed and sealed copies will be required at time of submittal.

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.

This home is part of a 7 unit compound that shares common space areas. Property lines are tight to the perimeter on the sides and rear of the property, permitting only an addition to the front of the home.

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

Original configuration of building location and adjacent property lines were established prior to current ownership.

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 this variance does not establish any precedent for new construction or confer a privilege not previously established prior to current land regulations due to the unique project site and location and is consistent with abutting structures.

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

The existing house configuration on the parcel prevents expansion to the side or rear. In keeping with the HARC guidelines, a second story addition would not be in keeping with the massing and scale of adjacent buildings. The proposed addition is the best option to create the much needed living space for the family and has been approved by HARC as appropriate.

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.

The proposed 8'-0" addition and resulting variance request are the minimum dimensions necessary to make the resulting living spaces usable and varies existing setback dimensions by 1'-8".

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 request will permit an addition to the home that is in keeping with the adjacent home's setbacks, scale, and massing. This addition will not impede public safety access to and around the property and will be consistent with other development in the area.

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.

This request for this property's variance is not based on any other property's legal or nonconforming use.

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.

Verification Form

Verification Form

Please note, variances are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the variance outside of the hearing.

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

I, Anthony D. Sarno, being duly sworn, depose and say
Name(s) of Applicant(s)

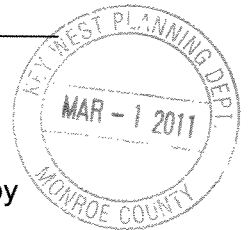
that: I am (check one) the _____ Owner Owner's Legal Representative
for the property identified as the subject matter of this application:

611 Grinnell Street, Unit 1, Key West, FL 33040
Street Address and Commonly Used Name (if any)

All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

[Signature]
Signature of Owner/Legal Representative

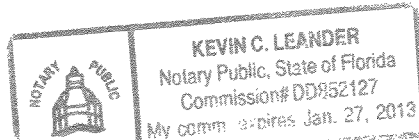
Signature of Joint/Co-owner



Subscribed and sworn to (or affirmed) before me on March 2 2011 (date) by
Anthony D. Sarno (name). He/She is personally known to me or has

presented FLORIDA DRIVERS LICENSE as identification.

[Signature]
Notary's Signature and Seal



Kevin C Leander Name of Acknowledger typed, printed or stamped
Notary Public Title or Rank DD852127 Commission Number (if any)

Authorization Form

Authorization Form

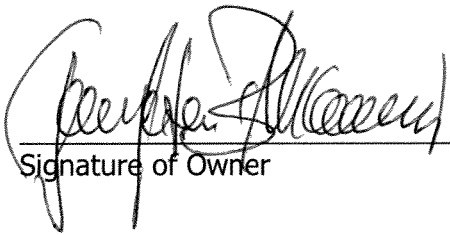
Please note, variances are quasi-judicial hearings and it is improper to speak to a Planning Board or Board of Adjustment Member about the variance outside of the hearing.

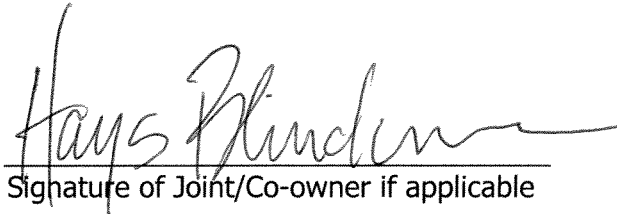
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Jan and Hays Blinckmann authorize
Please Print Name(s) of Owner(s)

Anthony D. Sarno - mbi | k2m Architecture, Inc.
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the Planning Board.


Signature of Owner


Signature of Joint/Co-owner if applicable

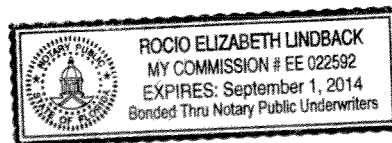
Subscribed and sworn to (or affirmed) before me on 03-1-11 (date) by

Hays Blinckmann and Jan-Marten Blinckmann
Please Print Name of Affiant

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




Notary's Signature and Seal



Name of Acknowledger printed or stamped

Title or Rank

Commission Number (if any)

Deed

Prepared By:
Chicago Title of the Florida Keys.
801 Eisenhower Drive,
Key West, FL 33040

Doc# 1549913 11/08/2005 10:33AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Doc# 1549913
Bk# 2163 Pg# 2312

WARRANTY DEED

This Indenture, Made this 19th day of October, 2005, A.D., Between

JON C. McINTOSH, a single man; JEAN G. McINTOSH, a single woman; and HAYS S. TROTT, n/k/a HAYS T. BLINCKMANN, a married woman, joined by her husband, ~~JON~~ BLINCKMANN, grantors

To HAYS T. BLINCKMANN and JON BLINCKMANN, wife and husband, grantees,

whose address is: 6011 Grinnell St., Key West, FL 33090

Witnesseth, that the GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Monroe, State of Florida to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

PARCEL ID NO. 00010810-000100

And, the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence.

Robin R. Gadmin
Witness
Robin R. Gadmin
Printed Name of Witness

JON C. McINTOSH
JON C. McINTOSH

Teresa Mench
Witness
Teresa Mench
Printed Name of Witness

Michael Paparoci
Witness
Michael Paparoci
Printed Name of Witness

JEAN G. McINTOSH
JEAN G. McINTOSH

Teresa Mench
Witness
Teresa Mench
Printed Name of Witness

RECEIVED
March 3, 2011
KW Planning Dpt

Robin R. Gadmin
Witness
ROBIN R. GADMIN
Printed Name of Witness

HAYS T. BLINCKMANN
HAYS T. BLINCKMANN

Teresa Mench
Witness
Teresa Mench
Printed Name of Witness

JON BLINCKMANN
JON BLINCKMANN


410580499

Prepared By:
Chicago Title of the Florida Keys.
801 Eisenhower Drive,
Key West, FL 33040

Doc# 1549913
Bk# 2163 Pg# 2313

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 19th day of October, 2005, by JON C. McINTOSH, who is personally known to me or who has produced FL d/l as identification.



Notary Public
Commission Expires

STATE OF MASSACHUSETTS
COUNTY OF DUKES



Robin R. Gedmin
MY COMMISSION # DD178891 EXPIRES
April 1, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

The foregoing instrument was acknowledged before me this 14 day of October, 2005, by JEAN G. McINTOSH, who is personally known to me or who have produced LICENSE as identification.


Notary Public
Commission Expires 4/6/12

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 19th day of June, 2003, by HAYS S. TROTT, n/k/a HAYS T. BLINCKMANN, a married woman, joined by her husband, ~~JON~~ JAN BLINCKMANN, who are personally known to me or who have produced FL d/l as identification.


Notary Public
Commission Expires



Robin R. Gedmin
MY COMMISSION # DD178891 EXPIRES
April 1, 2007
BONDED THRU TROY FAIN INSURANCE, INC.



RECEIVED

March 3, 2011

KW Planning Dpt

Unit 1: A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Lot 3, Square 56 of William A. Whitehead's Map of said Island delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the NE'ly right of way line of Grinnell Street with the SE'ly right of way line of Southard Street and run thence S 45°00'00" E along the NE'ly right of way line of said Grinnell Street for a distance of 110.50 feet to the Point of Beginning; thence continue S 45°00'00" along the NE'ly right of way line of the said Grinnell Street for a distance of 40.00 feet; thence N 45°00'00" E along the SE'ly boundary line of the lands described in Official Records Book 1156, Page 2453 of the Public Records of Monroe County, Florida, for a distance of 61.29 feet; thence N 44°00'38" W for a distance of 26.81 feet; thence S 45°02'05" W for a distance of 1.90 feet; thence N 46°06'58" W for a distance of 12.85 feet; thence S 45°19'22" W for a distance of 59.58 feet back to the Point of Beginning.

AND ALSO:

AN UNDIVIDED INTEREST IN THE FOLLOWING:

COMMON AREA: A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Lot 3, Square 56 of William A. Whitehead's Map of said Island delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the NE'ly right of way line of Grinnell Street with the SE'ly right of way line of Southard Street and run thence S 45°00'00" E along the NE'ly right of way line of the said Grinnell Street for a distance of 60.00 feet to the Point of Beginning. Thence N 45°00'00" E along the NW'ly boundary line of the lands described in Official Records Book 1156, Page 2453 of the Public Records of Monroe County, Florida for a distance of 39.13 feet; thence S 45°00'00" E for a distance of 38.20 feet; thence N 45°00'00" E for a distance of 25.50 feet; thence N 45°00'00" W for a distance of 13.40 feet; thence N 45°00'00" E for a distance of 15.37 feet to the NE'ly boundary line of the said lands described in Official Record Book 1156 at Page 2453 of the Public Records of Monroe County, Florida; thence S 45°00'00" E along the NE'ly boundary line of the said lands described in Official Record Book 1156 at Page 2453 of the Public Records for a distance of 15.70 feet; thence N 45°00'00" E along the NW'ly boundary line of the said lands described in Official Record Book 1156 at Page 2453 of the Public Records for a distance of 68.11 feet; thence S 45°00'00" E for a distance of 26.66 feet; thence N 45°00'00" E for a distance of 1.50 feet; thence S 45°00'00" E for a distance of 23.34 feet; thence S 45°00'00" W along the SE'ly boundary line of the lands described in Official Record Book 1156 at Page 2453 of the Public Records of Monroe County, Florida, for a distance of 9.61 feet; thence N 45°00'00" W for a distance of 37.65 feet; thence S 46°25'46" W for a distance of 80.44 feet; thence S 45°19'22" W for a distance of 59.58 feet to the NE'ly right of way line of the said Grinnell Street; thence N 45°00'00" W along the NE'ly right of way line of the said Grinnell Street for a distance of 50.50 feet back to the Point of Beginning.

**MONROE COUNTY
OFFICIAL RECORDS**

Return to: DAVID PAUL HORAN
Name THE CLOSING DEPT.
Address 3432 DUCK AVENUE
KEY WEST, FL. 33040

MONROE COUNTY
OFFICIAL RECORDS
FILE #1295569
BK#1778 PG#316
RCD Apr 19 2002 12:40PM
DANNY L KOLHAGE, CLERK

This Instrument Prepared by: DAVID PAUL HORAN
Address: 3432 DUCK AVENUE
KEY WEST, FL 33040

DEED DOC STAMPS 1102.50
04/19/2002 DEP CLK

This Indenture

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this _____ day of April A. D. 2002
Between, KEVIN PAUL BUTLER, a single man,
whose address is 7 West Avenue Road, Walthamstow, London, England, E17 9SE
of the County of C. ,in the Country of England ,party of the first part, and
whose address is JON McINTOSH and JEAN McINTOSH, his wife, and HAYS S. TROTT, a single
of the County of Monroe ,in the State of Florida woman, as tenants in common, 611 Grinnell Street, #1, Key West, FL
party of the second part,

Witnesseth that the said party of the first part, for and in consideration of the sum of
TEN AND NO/100 (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION ----- Dollars
to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and
sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County
of Monroe State of Florida, to wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO taxes for the year 2002 and subsequent years.
SUBJECT TO easements, restrictions and reservations of record,
but this reference thereto shall not operate to reimpose same.

Property Appraiser's Parcel Identification Number: 00010810-000100

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful
claims of all persons whomsoever.

In Witness Whereof the said party of the first part has hereunto set his hand and seal the day and year first above
written.

Signed, Sealed and Delivered in Our Presence:

Witnesses:

① Carrie Smith

Printed Name CARRIE SMITH

Kevin Paul Butler L.S.
KEVIN PAUL BUTLER

② Maureen Eveleigh

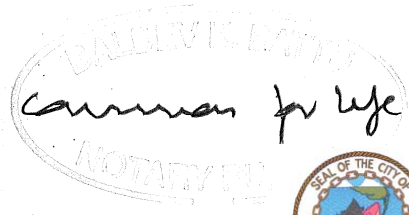
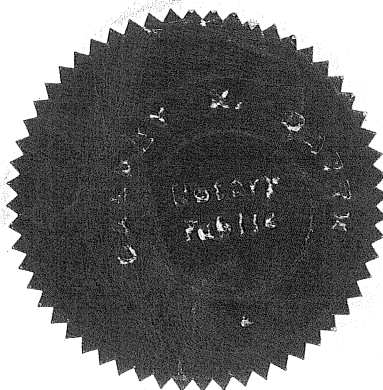
Printed Name MAUREEN EVELLEIGH

State of London

County of England

The foregoing instrument was acknowledged before me this 12th day of April 2002,
by KEVIN PAUL BUTLER who is/are personally known to me or who has/have produced
his butlers passport as identification as identification and who ~~did~~ did not take an oath.

Robert Batty
NOTARY PUBLIC *commission for life*



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March 3, 2011

KW Planning Dpt

WARRANTY DEED

Return to:
Name THE CLOSING DEPARTMENT, INC. FILE # 1 3 2 8 2 6 2
Address 3432 DUCK AVENUE BK# 1 8 2 3 PG# 1 7 9 3
KEY WEST, FL. 33040

RCD Oct 17 2002 02:51PM

This Instrument Prepared by: MITCHELL J. COOK, P.A.
Address: 3706 N. ROOSEVELT BLVD, STE. I
KEY WEST, FL. 33040

DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 0.70
10/17/2002 DEP CLK

Special Warranty Deed

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

Made this 15th day of OCTOBER A. D. 2002

Between, GRINNELL GROUP HOMEOWNERS ASSOCIATION, INC.

A not for profit corporation existing under the laws of Florida
whose address is 611 Grinnell Street, #2, Key West, Florida, 33040
of the County of Monroe, in the State of Florida, hereinafter called the grantor,
and JON C. McINTOSH and JEAN G. McINTOSH, his wife, and
HAYS S.TROTT, a single woman,

whose address is 611 Grinnell Street, #1, Key West, Florida, 33040
of the County of Monroe, in the State of Florida, hereinafter called the grantee,

Witnesseth, that the grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, convey and confirm unto the grantee, all that land situate in the County of Monroe, State of Florida, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE PART HEREOF

THIS DOCUMENT IS A DEED OF CONVENIENCE PREPARED PURSUANT TO THAT CERTAIN FINAL JUDGMENT, CASE NO. CA-K-01-15, RECORDED ON DECEMBER 27, 2001, IN OFFICIAL RECORD BOOK 1748, PAGE 2453, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

THIS DOCUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR ABSTRACT EXAMINATION AND IS BASED SOLELY ON FACTS PROVIDED BY EITHER OF THE PARTIES OR THEIR AGENT. THIS DOCUMENT

Property Appraiser's Parcel Identification Number: 00010810-000100

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

In Witness Whereof the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witnesses:

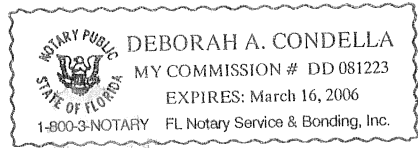
Deborah Condezza
Printed Name DEBORAH CONDEZZA
Phillip Condezza
Printed Name PHILLIP CONDEZZA

GRINNELL GROUP HOMEOWNERS ASSOCIATION, INC.
By Thomas N Stroh L.S.
THOMAS N STROH President
Attest: Eileen Chanin L.S.
EILEEN CHANIN Secretary

State of Florida
County of Monroe

I HEREBY CERTIFY that on this day, before me, an officer duly offer rise in the State and County aforesaid to take acknowledgements, personally appeared THOMAS N. STROH and EILEEN CHANIN, well known to me to be the President and Secretary respectively of the Corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said Corporation and that the seal of six thereto is the true corporate seal of said Corporation.

WITNESS my hand an official seal in the County and State last aforesaid this 15th day of OCTOBER, 2002 A.D



Deborah A Condezza
NOTARY PUBLIC



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March 3, 2011
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LEGAL DESCRIPTION:

UNIT 1: A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Lot 3, Square 56 of William A. Whitehead's Map of said Island delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the NE'ly right of way line of Grinnell Street with the SE'ly right of way line of Southard Street and run thence S 45°00'00" E along the NE'ly right of way line of the said Grinnell Street for a distance of 110.50 feet to the Point of Beginning; thence continue S 45°00'00" E along the NE'ly right of way line of the said Grinnell Street for a distance of 40.00 feet; thence N 45°00'00" E along the SE'ly boundary line of the lands described in Official Record Book 1156 at Page 2453 of the Public Records of Monroe County, Florida, for a distance of 61.29 feet; thence N 44°00'38" W for a distance of 26.81 feet; thence S 45°02'05" W for a distance of 1.90 feet; thence N 46°06'58" W for a distance of 12.85 feet; thence S 45°19'22" W for a distance of 59.58 feet back to the Point of Beginning.

AND ALSO:

A 1/7 UNDIVIDED INTEREST IN THE FOLLOWING:

COMMON AREA: A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Lot 3, Square 56 of William A. Whitehead's Map of said Island delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the NE'ly right of way line of Grinnell Street with the SE'ly right of way line of Southard Street and run thence S 45°00'00" E along the NE'ly right of way line of the said Grinnell Street for a distance of 60.00 feet to the Point of Beginning; thence N 45°00'00" E along the NW'ly boundary line of the lands described in Official Record Book 1156 at Page 2453 of the Public Records of Monroe County, Florida, for a distance of 39.13 feet; thence S 45°00'00" E for a distance of 38.20 feet; thence N 45°00'00" E for a distance of 25.50 feet; thence N 45°00'00" W for a distance of 13.40 feet; thence N 45°00'00" E for a distance of 15.37 feet to the NE'ly boundary line of the said lands described in Official Record Book 1156 at Page 2453 of the Public Records of Monroe County, Florida; thence S 45°00'00" E along the NE'ly boundary line of the said lands described in Official Record Book 1156 at Page 2453 of the Public Records for a distance of 15.70 feet; thence N 45°00'00" E along the NW'ly boundary line of the said lands described in Official Record Book 1156 at Page 2453 of the Public Records for a distance of 68.11 feet; thence S 45°00'00" E for a distance of 26.66 feet; thence N 45°00'00" E for a distance of 1.50 feet; thence S 45°00'00" E for a distance of 23.34 feet; thence S 45°00'00" W along the SE'ly boundary line of the lands described in Official Record Book 1156 at Page 2453 of the Public Records of Monroe County, Florida, for a distance of 9.61 feet; thence N 45°00'00" W for a distance of 37.65 feet; thence S 46°25'46" W for a distance of 80.44 feet; thence S 45°19'22" W for a distance of 59.58 feet to the NE'ly right of way line of the said Grinnell Street; thence N 45°00'00" W along the NE'ly right of way line of the said Grinnell Street for a distance of 50.50 feet back to the Point of Beginning.

T.A. *ee*

MONROE COUNTY
OFFICIAL RECORDS



RECEIVED

March 3, 2011

KW Planning Dpt

Survey

NOTES:

1. The legal descriptions shown hereon were authored by the undersigned.
2. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
3. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
4. Bearings shown hereon are on an assumed bearing of S 45° 00' E on the centerline of Grinnell Street.
5. The description contained herein and the attached sketch, do not represent a field Boundary Survey.
6. Street address: 611 Grinnell Street, Key West, FL.
7. Date of field work: July 15, 1999.
8. This Survey Report is not full and complete without the attached Survey Map.

LEGAL DESCRIPTIONS:

UNIT 1: A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Lot 3, Square 56 of William A. Whitehead's Map of said Island delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the NE'ly right of way line of Grinnell Street with the SE'ly right of way line of Southard Street and run thence S 45°00'00" E along the NE'ly right of way line of the said Grinnell Street for a distance of 110.50 feet to the Point of Beginning; thence continue S 45°00'00" E along the NE'ly right of way line of the said Grinnell Street for a distance of 40.00 feet; thence N 45°00'00" E along the SE'ly boundary line of the lands described in Official Record Book 1156 at Page 2453 of the Public Records of Monroe County, Florida, for a distance of 61.29 feet; thence N 44°00'38" W for a distance of 26.81 feet; thence S 45°02'05" W for a distance of 1.90 feet; thence N 46°06'58" W for a distance of 12.85 feet; thence S 45°19'22" W for a distance of 59.58 feet back to the Point of Beginning.

UNIT 2: A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Lot 3, Square 56 of William A. Whitehead's Map of said Island delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the NE'ly right of way line of Grinnell Street with the SE'ly right of way line of Southard Street and run thence S 45°00'00" E along the NE'ly right of way line of the said Grinnell Street for a distance of 150.50 feet; thence N 45°00'00" E along the SE'ly boundary line of the lands described in Official Record Book 1156 at Page 2453 of the Public Records of Monroe County, Florida, for a distance of 61.29 feet to the Point of Beginning; thence continue N 45°00'00" E along the said SE'ly boundary line of the lands described in Official Record Book 1156 at Page 2453, for a distance of 25.71 feet; thence N 45°00'00" W for a distance of 38.98 feet; thence S 46°25'46" W for a distance of 27.42 feet; thence S 46°06'58" E for a distance of 12.85 feet; thence N 45°02'05" E for a distance of 1.90 feet; thence S 44°00'38" E for a distance of 26.81 feet back to the Point of Beginning.

UNIT 3: A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Lot 3, Square 56 of William A. Whitehead's Map of said Island delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the NE'ly right of way line of Grinnell Street with the SE'ly right of way line of Southard Street and run thence S 45°00'00" E along the NE'ly right of way line of the said Grinnell Street for a distance of 150.50 feet; thence N 45°00'00" E along the SE'ly boundary line of the lands described in Official Record Book 1156 at Page 2453 of the Public Records of Monroe County, Florida, for a distance of 87.00 feet to the Point of Beginning; thence continue N 45°00'00" E along the said SE'ly boundary line of the lands described in Official Record Book 1156 at Page 2453, for a distance of 18.00 feet; thence N 45°00'00" W for a distance of 38.53 feet; thence S 46°25'46" W for a distance of 18.01 feet; thence S 45°00'00" E for a distance of 38.98 feet back to the Point of Beginning.

UNIT 4: A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Lot 3, Square 56 of William A. Whitehead's Map of said Island delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the NE'ly right of way line of Grinnell Street with the SE'ly right of way line of Southard Street and run thence S 45°00'00" E along the NE'ly right of way line of the said Grinnell Street for a distance of 150.50 feet; thence N 45°00'00" E along the SE'ly boundary line of the lands described in Official Record Book 1156 at Page 2453 of the Public Records of Monroe County, Florida, for a distance of 105.00 feet to the Point of Beginning; thence continue N 45°00'00" E along the said SE'ly boundary line of the lands described in Official Record Book 1156 at Page 2453, for a distance of 35.00 feet; thence N 45°00'00" W for a distance of 37.65 feet; thence S 46°25'46" W for a distance of 35.01 feet; thence S 45°00'00" E for a distance of 38.53 feet back to the Point of Beginning.

UNIT 5: A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Lot 3, Square 56 of William A. Whitehead's Map of said Island delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the NE'ly right of way line of Grinnell Street with the SE'ly right of way line of Southard Street and run thence S 45°00'00" E along the NE'ly right of way line of the said Grinnell Street for a distance of 150.50 feet; thence N 45°00'00" E along the SE'ly boundary line of the lands described in Official Record Book 1156 at Page 2453 of the Public Records of Monroe County, Florida, for a distance of 149.61 feet to the Point of Beginning; thence continue N 45°00'00" E along the said SE'ly boundary line of the lands described in Official Record Book 1156 at Page 2453, for a distance of 51.39 feet; thence N 45°00'00" W along the NE'ly boundary line of the said lands described in Official Record Book 1156 at Page 2453, for a distance of 23.34 feet; thence S 45°00'00" W for a distance of 51.39 feet; thence S 45°00'00" E for a distance of 23.34 feet back to the Point of Beginning.

Report of:
Specific Purpose Survey for:
Grinnell Group Homeowners Assoc.,
Inc., of part of Lot 3, Square 56,
City of Key West

SHEET TWO OF THREE

NORBY & O'FLYNN
Surveying, Inc.
Professional Land Surveyors
LB No. 7131
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 293-9924

UNIT 6: A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Lot 3, Square 56 of William A. Whitehead's Map of said Island delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the NE'ly right of way line of Grinnell Street with the SE'ly right of way line of Southard Street and run thence S 45°00'00" E along the NE'ly right of way line of the said Grinnell Street for a distance of 150.50 feet; thence N 45°00'00" E along the SE'ly boundary line of the lands described in Official Record Book 1156 at Page 2453 of the Public Records of Monroe County, Florida, for a distance of 201.00 feet; thence N 45°00'00" W along the NE'ly boundary line of the said lands described in Official Record Book 1156 at Page 2453, for a distance of 23.34 feet to the Point of Beginning; thence continue N 45°00'00" W along the NE'ly boundary line of the said lands described in Official Record Book 1156 at Page 2453, for a distance of 26.66 feet; thence S 45°00'00" W along the NW'ly boundary line of the said lands described in Official Record Book 1156 at Page 2453, for a distance of 52.89 feet; thence S 45°00'00" E for a distance of 26.66 feet; thence N 45°00'00" E for a distance of 52.89 feet back to the Point of Beginning.

UNIT 7: A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Lot 3, Square 56 of William A. Whitehead's Map of said Island delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the NE'ly right of way line of Grinnell Street with the SE'ly right of way line of Southard Street and run thence S 45°00'00" E along the NE'ly right of way line of the said Grinnell Street for a distance of 60.00 feet; thence N 45°00'00" E along the NW'ly boundary line of the lands described in Official Record Book 1156 at Page 2453 of the Public Records of Monroe County, Florida, for a distance of 39.13 feet to the Point of Beginning; thence continue N 45°00'00" E along the NW'ly boundary line of the said lands described in Official Record Book 1156 at Page 2453, for a distance of 40.87 feet; thence S 45°00'00" E along the NE'ly boundary line of the said lands described in Official Record Book 1156 at Page 2453, for a distance of 24.80 feet; thence S 45°00'00" W for a distance of 15.37 feet; thence S 45°00'00" E for a distance of 13.40 feet; thence S 45°00'00" W for a distance of 25.50 feet; thence N 45°00'00" W for a distance of 38.20 feet back to the Point of Beginning.

COMMON AREA: A parcel of land on the Island of Key West, Monroe County, Florida, and being a part of Lot 3, Square 56 of William A. Whitehead's Map of said Island delineated in February, A.D. 1829, said parcel being more particularly described by metes and bounds as follows:

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DESCRIPTION FOR: Tom Stroh;

February 19, 2002

NORBY & O'FLYNN SURVEYING, INC.

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

Report of:
Specific Purpose Survey for:
Grinnell Group Homeowners Assoc.,
Inc., of part of Lot 3, Square 56,
City of Key West

SHEET THREE OF THREE

NORBY & O'FLYNN
Surveying, Inc.



Professional Land Surveyors
LB No. 7131

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 293-9924

Site Plans

JAN AND HAYS BLINCKMANN

RESIDENTIAL REMODELING PROJECT

611 GRINNELL STREET, UNIT 1, KEY WEST, FLORIDA 33040



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March 3, 2011

KW Planning Dpt

PLANNING SUBMISSION

MARCH 3, 2011

Drawing Index

GENERAL

A0.1.1 - Cover

ARCHITECTURAL

AD1.1.1 - Demolition Site Plan

AD2.1.1 - Demolition First Floor Plan

AD3.1.1 - Demolition Exterior Elevations

A1.1.1 - Proposed Site Plan

A2.1.1 - Proposed First Floor Plan

A3.1.1 - Proposed Exterior Elevations



GRINNELL STREET ELEVATION

**JAN AND HAYS
BLINCKMANN**
RESIDENTIAL REMODELING PROJECT
Planning Submission

mbi | k2m
ARCHITECTURE, INC.

1001 Whitehead St., Suite 101, Key West, Florida 33040
Tel: 305-292-7722 | Fax: 305-292-2162
Email: info@mbi-k2m.com | URL: www.mbi-k2m.com
PROF. REG. AA26001059

SUBMISSIONS

2011.01.26 Client Review Meeting
2011.01.28 HARC Submission
2011.03.03 Planning Submission

Project No. MK-10116 Phase: Design Development

COVER SHEET

A0.1.1

DATE: March 3, 2011

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March 3, 2011
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ARCHITECT:

mbi | k2m
ARCHITECTURE, INC.

Architecture, Interior Design,
Procurement,
Owner Representation,
Specialty Consulting

1001 Whitehead St., Suite 101
Key West, Florida 33040
Tel: 305-292-7722
Fax: 305-292-2162
Email: info@mbi-k2m.com
URL: www.mbi-k2m.com
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Seal:

Consultants:

Revisions:

2011.01.28 Client Review Meeting
2011.01.28 HARC Submission
2011.03.03 Planning Submission

JAN AND HAYS BLINCKMANN
RESIDENTIAL REMODELING PROJECT
611 GRINNELL STREET, UNIT 1
KEY WEST, FLORIDA 33040

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Drawing Size 24x36	Project # 10116
Drawn By: ADS	Checked By: MBI

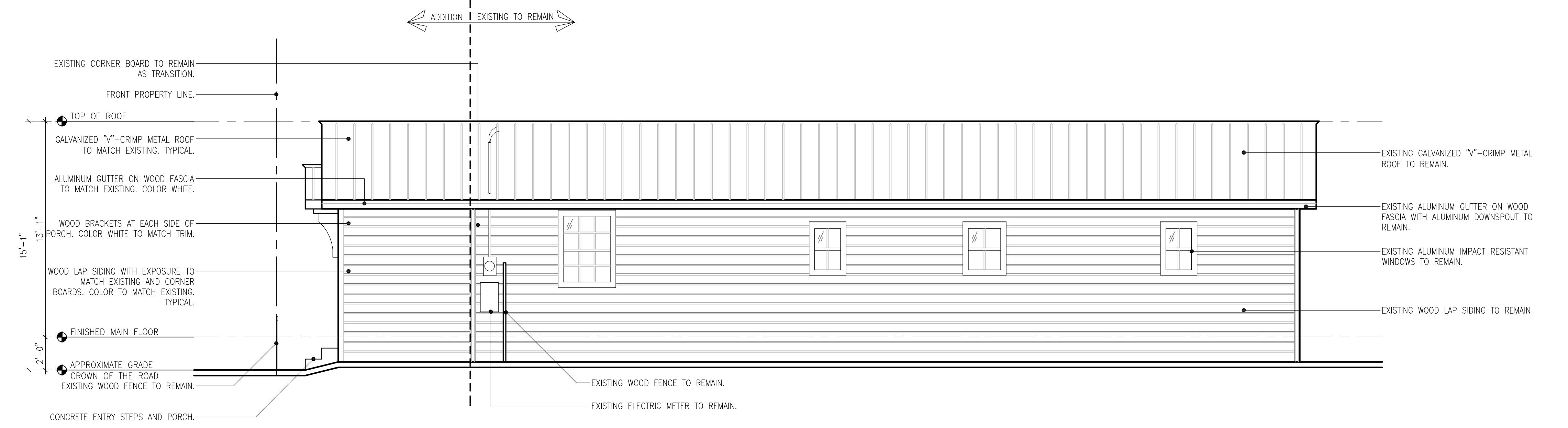
Title:

**PROPOSED
EXTERIOR
ELEVATIONS**

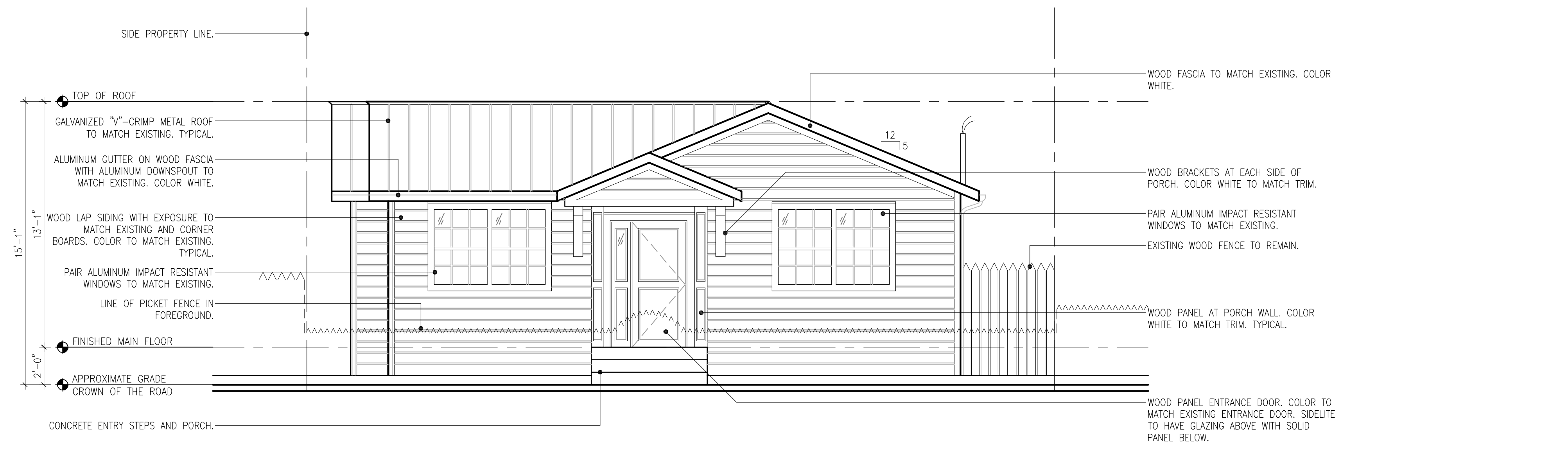
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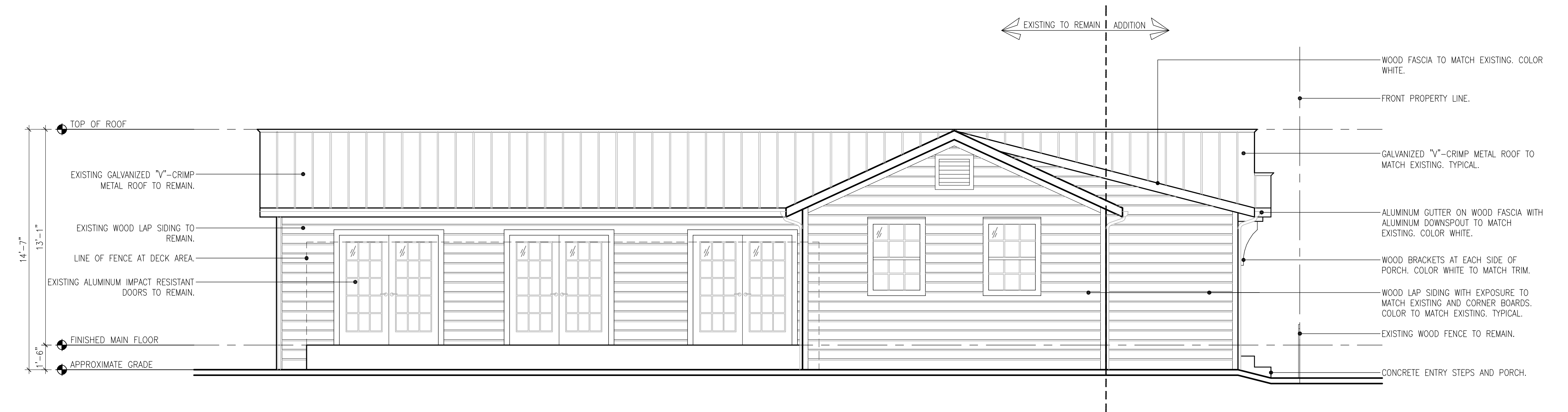
Date: March 3, 2011
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03 SOUTH ELEVATION
A3.1.1 SCALE: 1/4"=1'-0"



02 WEST ELEVATION - GRINNELL STREET
A3.1.1 SCALE: 1/4"=1'-0"



01 NORTH ELEVATION
A3.1.1 SCALE: 1/4"=1'-0"

X:\Jobs\2011\Mar-10116 - Blinckmann - 611 Grinnell House Remo - Phase 03\Arch\Arch\A3.1.1.dwg, 3/2/2011, 8:41 AM, scale: 1/4" = 1'-0", adms



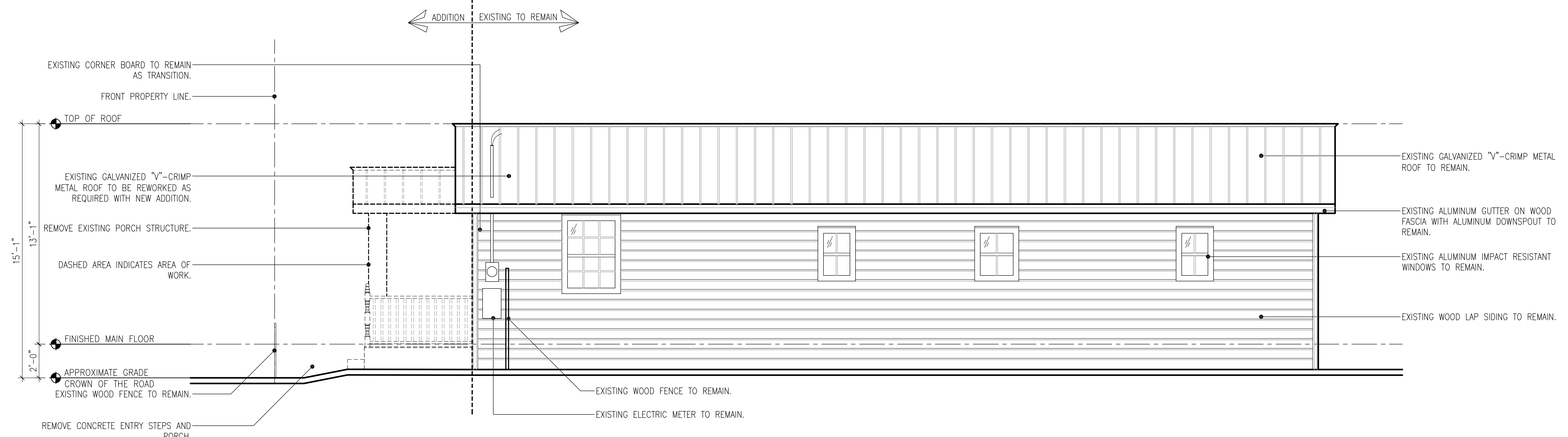
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March 3, 2011
KW Planning Dpt

ARCHITECT:

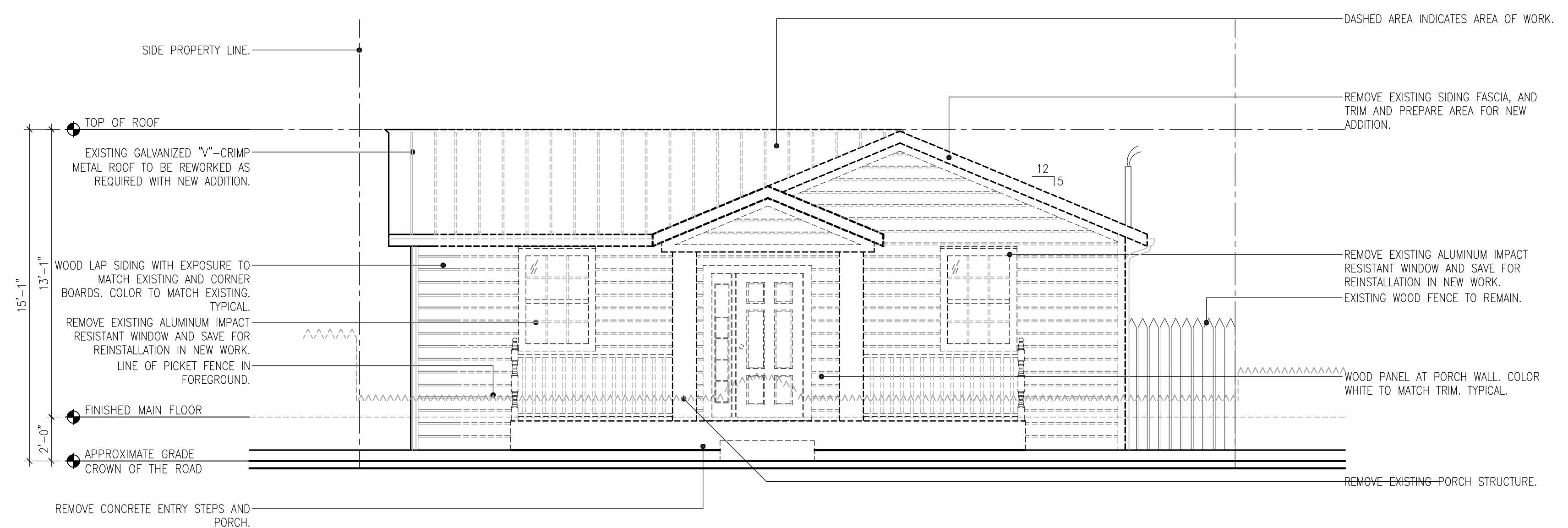
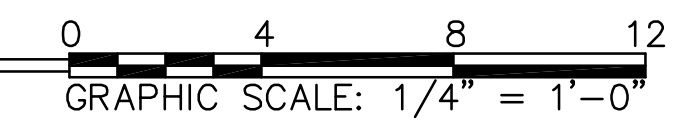
mbi | k2m
ARCHITECTURE, INC.

Architecture, Interior Design,
Procurement,
Owner Representation,
Specialty Consulting

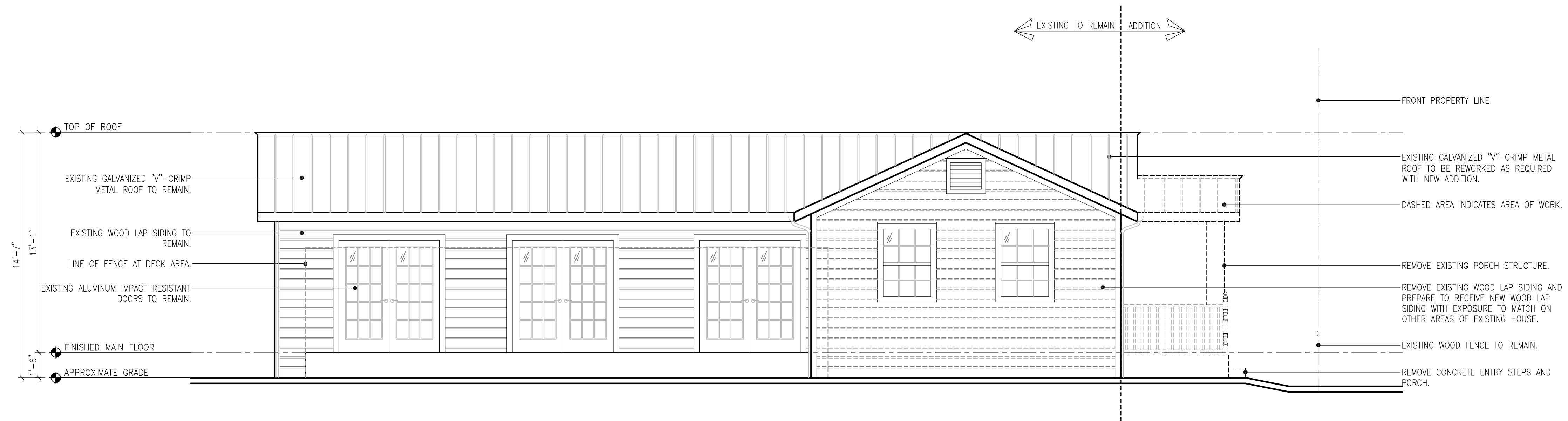
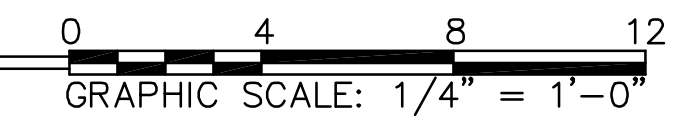
1001 Whitehead St., Suite 101
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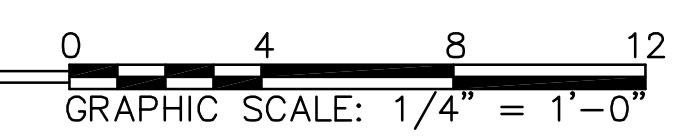
03 SOUTH ELEVATION
AD3.1.1 SCALE: 1/4"=1'-0"



02 WEST ELEVATION - GRINNELL STREET
AD3.1.1 SCALE: 1/4"=1'-0"



01 NORTH ELEVATION
AD3.1.1 SCALE: 1/4"=1'-0"



Seal:

Consultants:

Revisions:

2011.01.28 Client Review Meeting
2011.01.28 HARC Submission
2011.03.03 Planning Submission

JAN AND HAYS BLINCKMANN
 RESIDENTIAL REMODELING PROJECT
 611 GRINNELL STREET, UNIT 1
 KEY WEST, FLORIDA 33040

PLOTTED: 3/3/2011 8:40 AM

Drawing Size 24x36	Project #: 10116
Drawn By: ADS	Checked By: MBI

Title:
**DEMOLITION
EXTERIOR
ELEVATIONS**

Sheet Number:

AD3.1.1

Date: March 3, 2011
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X:\del\01\Mar-10116 - Blinckmann - 611 Grinnel House Rev - Phase 1\Drawing\Arch\0311.dwg, 3/2/2011 8:40 AM, scale: 1/4" = 1'-0", csmo

DRC
Minutes & Comments

3. Variance - 1125 Von Phister (RE Number 00004300-000000) - A variance request for the expansion of a nonconforming structure in the HMDR zoning district per Section 90-391 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Nicole Malo reviewed the project. She asked the applicant for a signed and sealed survey as well as drawings on the site plan.

Ms. Ignaffo requested that the applicant provide a rear storm water swale as well as side setbacks for downspouts.

Mrs. Domenech-Coogle stated that the applicant would need to set up a site visit with the Landscaping Department.

Mr. Craig, Mr. Avertte, Mr. Torrence, Mr. Cruz, and Mrs. Nicklaus had no comments.

4. Variances - 611 Grinnell Street (RE#00010810-000100) - A variance request for front, side and rear yard setback requirements in the HHDR zoning district per Section 122-630(6) a., b.& c.

Ms. Ignaffo asked what the deck materials would consist of, and if there was a proposed lighting plan. She added that she needed to review storm water plans.

Mr. Averette asked if the deck was going to farther into the setbacks.

Mrs. Nicklaus, Mr. Torrence and Mr. Cruz had no comment.

Mrs. Domenech-Coogle suggested a shaded tree in the front or a donation to the local park.

Mehdi Benkhatar stated he would look into these issues.

5. Exception for Outdoor Display - 408 Greene street (RE Number 00001500-000000) - An Exception for Outdoor Display in the HRO zoning district per Section 106-51 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Nicole Malo Reviewed the project.

Mr. Cunningham stated that outdoor displays are not allowed in the Historic District.

Mr. Averette stated that the two entrances to the porch area would need a 3ft minimum clearance for ADA.

Mrs. Ignaffo and Mr. Cruz had no comments.

Mrs. Nicklaus stated that the cracked and broken concrete pavers were a concern for fire access and ADA, but not a requirement.



CITY OF KEY WEST

TREE PERMIT

Permit# 5688 Date Issued 03/16/11

Address 611 Grinnell Street, Unit #1

This is to certify that Jan & Hays Blinckmann

has permission to Remove (1) Orchid tree, located at front southside of property, due to structural integrity. Replace with 12.7 caliper inches of native canopy trees of choice, Fl #1 to be planted on site and planted in the six months from the approval date as described here in. All plants shall be planted according to current 'Best Management Practices'. Call Landscape office for tree replacement inspection.

All replacement trees shall be maintained as trees in perpetuity.

as per application approved 03/16/11

The person accepting this permit shall conform to the terms of the application on file in the office of the Tree Commission of Key West. All work shall conform to the requirements of the Code of Ordinances of the City of Key West, Chapter 110-Article VI. Tree Protection.

This Tree Permit is effective for 6 months from the date issued.

IMPORTANT NOTICE

This card must be posted in a location clearly visible from the street and in a protected covering.

APPROVED BY


Niels Weise, chair

(305)809-3764
City of Key West
Tree Commission
PO Box 1409
Key West, FL 33040

Property Appraiser Information

Ervin A. Higgs, CFA Property Appraiser Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501

Property Record View

Alternate Key: 8729120 Parcel ID: 00010810-000100

Ownership Details

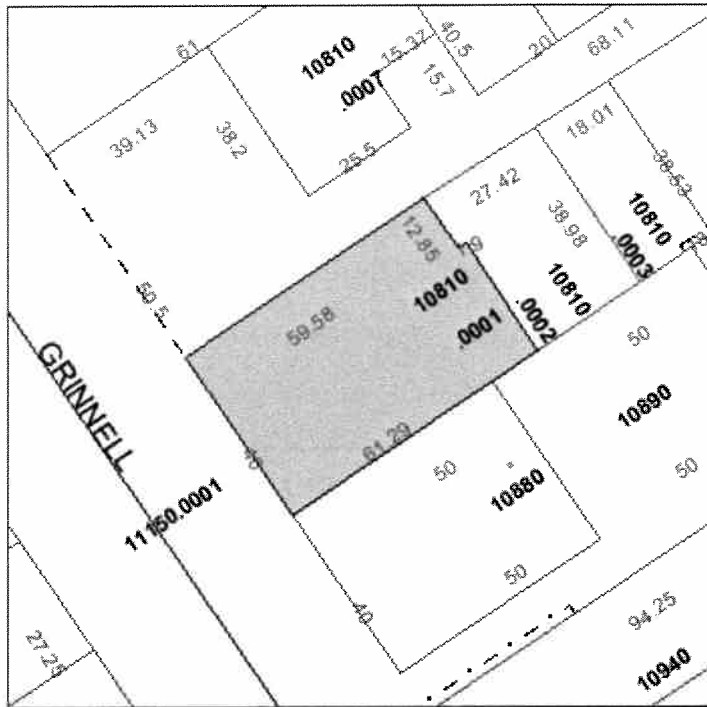
Mailing Address:
BLINCKMANN HAYS T AND JAN
611 GRINNELL ST
UNIT 1
KEY WEST, FL 33040

Property Details

PC Code: 07 - COMPOUNDS
Millage Group: 10KW
Affordable Housing: No
Section-
Township- 06-68-25
Range:
Property Location: 611 GRINNELL ST UNIT: 1 KEY WEST
Legal Description: KW PT LOT 3 SQR 56 (UNIT 1 & 1/7 INT IN COMMON AREA) OR1035-1457/62DEC OR1035-1439/41 OR1052-1369/76 OR1104-1418/1423 OR1120-1488/89 OR1172-2480/81Q/C OR1213-752/54C/T OR1224-206/07C/T/C OR1303-1261/65 OR1437-1454/55Q/C OR1494-727/728R/S OR1748-2453/78F/J OR1778-313/315T/C OR1778-316/318T/C OR1823-1780/81Q/C OR1823-1782/83Q/C OR1823-1784/85Q/C OR1823-1786/88Q/C OR1823-1789/90Q/C OR1823-1791/92Q/C OR1823-1793/94 OR2163-2312/14

Parcel Map





Exemptions

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

Land Details

Land Use Code	Frontage	Depth	Land Area
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010D - RESIDENTIAL DRY	40	60	2,426.00 SF
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Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 1266
Year Built: 1938

Building 1 Details

Building Type R1
Effective Age 10
Year Built 1938
Functional Obs 0

Condition G
Perimeter 166
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 11
Grnd Floor Area 1,266

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE

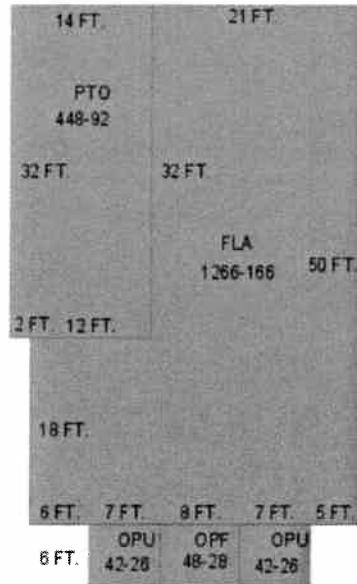
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation CONC BLOCK
Bedrooms 2

Extra Features:

2 Fix Bath 0
3 Fix Bath 1
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1987	N Y	0.00	0.00	1,266
2	OPU		1	1987	N N	0.00	0.00	42
3	OPF		1	1987	N N	0.00	0.00	48
4	OPU		1	1987	N N	0.00	0.00	42
5	PTO		1	1999	N N	0.00	0.00	448

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PT2:BRICK PATIO	508 SF	145	4	2004	2005	2	50
1	FN2:FENCES	544 SF	68	8	1986	1987	2	30
2	WD2:WOOD DECK	364 SF	28	13	1986	1987	2	40
3	FN2:FENCES	240 SF	40	6	1999	2000	2	30

Appraiser Notes

POOL AND FENCE ARE PART OF COMMON AREA

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
10	04-1648	06/03/2004	09/29/2004	2,831 Residential	INSTALL BRICK WALKWAY 145'x3"
11	05-5505	12/06/2005	08/30/2006	2,450 Residential	REPLACE THREE EXISTING AWNING WINDOWS WITH IMPACT RESISTANT SINGLE HUNG
	05-3115	12/02/2006	07/06/2007	4,800 Residential	REMODEL POOL DIAMOND BRITE TILE & BRICK
1	A950521	02/01/1995	07/01/1997	1,200 Residential	6 SQUARES ROOFING
2	96-1070	03/01/1996	07/01/1997	1,500 Residential	RENOVATIONS
4	98-0119	01/13/1998	09/05/1998	200 Residential	PAINT HOUSE WHITE
5	99-0571	02/17/1999	08/18/1999	300 Residential	FENCE
6	02-1030	04/23/2002	09/04/2002	12,000 Residential	PAINT EXTERIOR
7	02-1030	06/27/2002	09/04/2002	12,000 Residential	NEW FRONT DOOR
8	02-3075	12/18/2003	08/05/2003	500 Residential	PAINT EXTERIOR
9	02-3369	12/17/2003	08/05/2003	450 Residential	REPLACED DECKING

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
2010	154,026	6,786	117,040	277,852	277,852	25,000	252,852
2009	172,979	6,981	211,620	391,580	391,580	25,000	366,580
2008	158,945	9,546	361,189	529,680	529,680	25,000	504,680
2007	164,596	9,847	478,700	653,143	653,143	25,000	628,143
2006	257,399	10,235	280,470	548,104	548,104	0	548,104
2005	204,617	10,527	256,210	471,354	471,354	0	471,354
2004	223,714	7,099	165,921	396,734	396,734	0	396,734
2003	173,458	7,392	84,910	265,760	265,760	0	265,760
2002	138,375	7,761	96,610	242,746	242,746	0	242,746
2001	121,770	8,043	96,610	226,423	226,423	0	226,423
2000	121,770	5,977	93,449	221,196	221,196	0	221,196
1999	121,806	5,641	93,449	220,896	220,896	0	220,896
1998	69,366	4,150	93,449	166,966	150,720	25,000	125,720
1997	62,863	3,889	87,127	153,879	148,201	25,000	123,201
1996	53,325	3,433	87,127	143,885	143,885	25,000	118,885
1995	53,325	3,531	87,127	143,984	143,984	25,000	118,984
1994	47,689	3,287	87,127	138,103	138,103	0	138,103
1993	47,689	3,375	115,097	166,161	166,161	0	166,161

1992	47,689	3,496	115,097	166,282	166,282	0	166,282
1991	47,689	3,592	115,097	166,378	166,378	0	166,378
1990	64,920	4,049	107,297	176,266	176,266	0	176,266
1989	51,805	0	95,245	147,050	147,050	0	147,050
1988	39,513	0	81,266	120,779	120,779	0	120,779

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
4/17/2002	1778 / 0313	315,000	<u>WD</u>	<u>Q</u>
1/1/1998	1494 / 0727	250,000	<u>WD</u>	<u>Q</u>
4/1/1994	1303 / 1261	100,000	<u>WD</u>	<u>B</u>
4/1/1988	1052 / 1369	135,200	<u>WD</u>	<u>Q</u>

This page has been visited 16,260 times.

Monroe County Property Appraiser
 Ervin A. Higgs, CFA
 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., May 19, 2011 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:

Variations – 611 Grinnell Street, Unit 1 (RE# 00010810-000100) – A request for front, side and rear yard setback requirements in the HHDR zoning district per Section 122-630(6) a., b. & c. 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:

Request: Variances – 611 Grinnell Street, Unit 1 (RE# 00010810-000100) – A request for front, side and rear yard setback requirements in the HHDR zoning district per Section 122-630(6) a., b. & c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant: Anthony D. Sarno, mbi/k2m Architecture **Owner:** Jan & Hays Blinckmann
Project Location: 611 Grinnell Street, Unit 1 **Date of Hearing:** Thursday, May 19, 2011
Time of Hearing: 6:00 PM **Location of Hearing:** Old City Hall – City Commission Chambers, 510 Greene St

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. 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. **Packets can be viewed online at www.keywestcity.com. Click on City Board & Committee Agendas.**

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email ccowart@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: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the ADA Coordinator at 305-809-3951 between the hours of 8:00 a.m. and 5:00 p.m., or information on access available to individuals with disabilities. To request materials in accessible format, a sign language interpreter or other assistance (5 days advance notice required), please call 305-809-1000 for assistance.

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611 Grinnell

1015 ANGELA ST LLC
143 BULL CREEK RD
ASHEVILLE, NC 28805

524 GRINNEL STREET LLC
3056 RIVIERA DR
KEY WEST, FL 33040

623 GRIN LLC
910 WASHINGTON ST
CAPE MAY, NJ 08204

ANDERSON JESSE K
800 CAROLINE ST
KEY WEST, FL 33040

ASHBY JERMY
525 GRINNELL ST
KEY WEST, FL 33040

AVILA BARBARA THERESA
522 WHITE ST
KEY WEST, FL 33040

BALLANTINE BARBARA
5964 TIPPERARY MANOR
CLARENCE CENTER, NY 14032

BARNETT MARILYN
918 SOUTHARD ST
KEY WEST, FL 33040

BARNETT MARK
3111 NW 18TH PL
GAINESVILLE, FL 32605

BARRY SCOTT B
628 GRINNELL ST
KEY WEST, FL 33040

BILSA INTERNATIONAL LLC
17 RUE DUPHOT
75001 PARIS
FRANCE

BLINCKMANN HAYS T AND JAN
611 GRINNELL ST
KEY WEST, FL 33040

BOLTEN JOSHUA B
4106 MARYLAND AVE
BETHESDA, MD 20816

BORCH FREDERIC LOUIS III AND
JANET ANN
1647 OXFORD RD
CHARLOTTESVILLE, VA 22903

BRAY THOMAS P AND REBECCA G
135 ALLVIEW RD
WESTERVILLE, OH 43081

BRENNAN PATRICIA
PO BOX 4524
KEY WEST, FL 33041

BROOKS ROBERT T AND NATALIE
N
2038 W CULLOM
CHICAGO, IL 60618

COGGINS THOMAS M III
605 2ND AVE
BEESLEYS POINT, NJ 08223

COTE MICHELE P
626 GRINNELL ST
KEY WEST, FL 33040

CROWLEY KAREN
616 CANFIELD LANE
KEY WEST, FL 33040

CURRY JOHN PATRICK
444 W 19TH ST APT 703
NEW YORK, NY 10011

DELLAPASTA GABRIEL AND LYNN
29694 SOUTHWOOD LN
OLMSTED FALLS, OH 44138

DESROSIERS DONALD R
392 THAMES ST
NEWPORT, RI 02840

EARDLEY CHARLES B REV TR DTD
4/8/08
16860 DRIFTWOOD LN
SUGARLOAF KEY, FL 33042

EMMET LUCINDA B TRUST
1020 SOUTHARD ST
KEY WEST, FL 33040

ESPOSITO KENNETH E AND SUSAN
4 CATHOLIC LANE
KEY WEST, FL 33040

FERRARA ANNE F
6 PURITAN AVE
MOUNT SINAI, NY 11766

FISHER LIBBY L
608 ROBERTS LN
KEY WEST, FL 33040

FLAK EDWARD J AND CAROLYN L
7601 NE SPANISH TRAIL CT
BOCA RATON, FL 33486

FLANIGAN JOHN F AND JANET R
436 OYSTER RD
NORTH PALM BEACH, FL 33408

GECKOS CORP
131 HEFFNER ROAD
WERNERSVILLE, PA 19565

GEMINI KEY WEST ACQUISITION
LLC
2009 MORRIS AVE
UNION, NJ 07083

GINSBERG PETER M
619 CANFIELD LANE
KEY WEST, FL 33040

GINSBERG PETER M LIVING
TRUST 12/28/94
610 GRIFFIN LN
KEY WEST, FL 33040

GLASS PETER S AND SABRINA U
919 SOUTHARD ST
KEY WEST, FL 33040

GOLDFARB JASON
1 O'DONNELL RD
MIDDLETOWN, RI 02842

GREGORY ANTHONY
614 ROBERTS LANE
KEY WEST, FL 33040

GUARINIELLO TRACI DILL
8302 MAGIC LEAF RD
SPRINGFIELD, VA 22153

HALEY STEVE AND LYNDY
605 SEA GROVE AVE
CAPE MAY, NJ 08204

HARTWELL JOHN G
1017 ANGELA ST
KEY WEST, FL 33040

HEMMELE DAVID L
PO BOX 4255
KEY WEST, FL 33041

HENDRICKSON STEPHEN J
1017 SOUTHARD ST
KEY WEST, FL 33040

HIGGINS MARTIN E
726 HILLCREST AVE
STATE COLLEGE, PA 16803

HIGGS STANLEY EDMUND
608 GRIFFIN LN
KEY WEST, FL 33040

HUMES ELIZABETH H
427 EAGLE RD
WAYNE, PA 19087

IRWIN SHARON B
1012 SOUTHARD ST
KEY WEST, FL 33040

KILGORE KATHRYN
20 NASSAU ST
PRINCETON, NJ 08542

KIRWIN FRANCIS T AND PEGGY A
614 GRINNELL STREET
KEY WEST, FL 33040

KLINGER HARVEY
PO BOX 189
CARVERSVILLE, PA 18913

KNUTH JEFFREY J
11279 CAVES RD
CHESTERLAND, OH 44026

KRUGLICK FAMILY LIMITED
PARTNERSHIP
1305 NORTH LAKESHORE DR
SARASOTA, FL 34231

LAMACCHIA MICHAEL CHARLES
AND THERESA
1912 HIGHLAND DR
BEDFORD, TX 76021

LASKOW MARK J AND LISA C
161 S PENN RD
STAHLSTOWN, PA 15687

LEPINE MICHAEL
607 GRINNELL ST
KEY WEST, FL 33040

LIGGETT ANNETTE M
606 FRANCES ST
KEY WEST, FL 33040

LONG FRANK A
926 HEMINGWAY CIR
TAMPA, FL 33602

LUNN PATRICK C
1320 SAN REMO AVE
CORAL GABLES, FL 33146

MACONAUGHEY KIRK D AND
DEBRA A
PO BOX 420243
SUMMERLAND KEY, FL 33042

MARIO CHRISTOPHER B
20 GREENHOUSE DR
PRINCETON, NJ 08540

MATHEWS HARRY AND MARIE
619 GRINNELL ST
KEY WEST, FL 33040

MAYER CHRISTINE B
2060 BROADWAY
BOULDER, CO 80302

MAYER MARK W AND LUCY
3540 NORTH BAYHOMES DR
COCONUT GROVE, FL 33133

MCMAHON JAMES J AND JOAN
SHERMAN
107 MILL HILL LN
SOUTHPORT, CT 06890

MIDSON CARL
1014 SOUTHARD STREET
KEY WEST, FL 33040

MOSCHEL MICHAEL L
618 CATHOLIC LN
KEY WEST, FL 33040

MURPHY WILLIAM F
1024 SOUTHARD ST
KEY WEST, FL 33040

MURRAY GAIL W
1004 SOUTHARD ST
KEY WEST, FL 33040

NOEL ANNE MARIE
5 CATHOLIC LN
KEY WEST, FL 33040

NORTON THOMAS M
902 RYDER COVE LN
ISLESBORO, ME 04848

NYGREN J HAMILTON AND
MARGARET A
918 SOUTHARD ST
KEY WEST, FL 33040

PAEZ HERIBERTO SR AND
CARIDAD
27180 ANGELFISH RD
SUMMERLAND KEY, FL 33042

PALMER JEFFREY L AND
PATRICIA C
1025 ROBERTS LN
KEY WEST, FL 33040

PATRI MARY DENISE AND
THOMAS JUDE JR
183 BURNT PINE DR
NAPLES, FL 34119

PELKEY MICHAEL G
118 S CHURCH AVE
LANDRUM, SC 29356

POOLE MARY FORSYTH
157 EAST RD
ALFORD, MA 01266

REAVES SHIRLEY R
608 FRANCES ST
KEY WEST, FL 33040

REYNOLDS WYNETKA ANN
56 FRONT ST
KEY WEST, FL 33040

RIDDLES ANDREW M
10 EVERGREEN PARKWAY
WESTPORT, CT 06880

ROSS ELIZABETH
1015 FLEMING ST
KEY WEST, FL 33040

RUCHMAN NEAL
4 S WINCHESTER RD
ANNAPOLIS, MD 21409

SADE RICHARD S AND MARTHA J
8241 BAYSIDE DR
PASADENA, MD 21122

SAVINI LEWIS REVOCABLE TRUST
1013 SOUTHARD ST
KEY WEST, FL 33040

SCHAEFFER PHILIP P AND
MARGARET M
923 SOUTHARD ST
KEY WEST, FL 33040

SEEMILLER JOSEPH J III
604 FRANCES ST
KEY WEST, FL 33040

SIBLEY GAIL M AND JOHN G
918 SOUTHARD ST
KEY WEST, FL 33040

SIEMINSKI DAVID THOMAS
616 FRANCES ST
KEY WEST, FL 33040

SPROGELL ROBERT M
622 GRINNELL ST UP
KEY WEST, FL 33040

STROH THOMAS N
PO BOX 674
KEY WEST, FL 33041

SYMONS DAVID
921 ANGELA ST
KEY WEST, FL 33040

VAVRINA CHARLENE Y
PO BOX 623
BERRYVILLE, VA 22611

VELLOFF STEVEN M
611 GRINNELL ST
KEY WEST, FL 33040

VETTER JANE A
624 FRANCES ST
KEY WEST, FL 33040

WETZEL JOHN
621 CATHOLIC LANE
KEY WEST, FL 33040

WHELAN PETER A
626 CANFIELD LN
KEY WEST, FL 33040

WINSTON JONES H
P O BOX 534
BLOWING ROCK, NC 28605

WINTER GLENN M & TOOL
THERESA A R/S
2 TROON CT
MOORESTOWN, NJ 08057

WRIGHT CRAIG L III LIV TR DTD
8/04/2005
PO BOX 688
WAINSCOTT, NY 11975

ZAHAV SHARON B
621 GRINNELL ST
KEY WEST, FL 33040