



# VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

## CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

### Application Fee Schedule

Variance Application Fee	\$ 2,552.56
Advertising and Noticing Fee	\$ 358.87
Fire Department Review Fee	\$ 127.63
Total Application Fee	\$ 3,039.06

### After the Fact Application Fee Schedule

After the Fact Variance Application Fee	\$ 5,105.13
Advertising and Noticing Fee	\$ 358.87
Fire Department Review Fee	\$ 127.63
Total Application Fee	\$ 5,591.63

### **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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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: 1709 Washington St, Key West FL 33040

Zoning District: SF

Real Estate (RE) #: 00043100-000000

Property located within the Historic District?

Yes

No

**APPLICANT:**

Owner

Authorized Representative

Name: Andrew and Amy Freckmann

Mailing Address: 1709 Washington St,

City: Key West

State: Florida

Zip: 33040

Home/Mobile Phone: (301) 529-7147

Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: andy.freckmann@gmail.com

**PROPERTY OWNER: (if different than above)**

Name: \_\_\_\_\_ Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Home/Mobile Phone: \_\_\_\_\_ Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

**Description of Proposed Construction, Development, and Use:**

An enclosure of covered porch in rear of property under existing roof.  
Conversion into bedroom and bathroom.

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

Rear setback variance. Existing covered porch is partially located within existing rear setback.  
19'-4" to roof line. required 25'-0"

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

If yes, please describe and attach relevant documents: \_\_\_\_\_

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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
<b>Zoning</b>	SF Single Family Residential			
<b>Flood Zone</b>	AE7			
<b>Size of Site</b>	+/-4,863.00 SQ.FT.			
<b>Height</b>	25+5 FT	+/-20.5 FT	NO CHANGES	NO
<b>Front Setback</b>	30 FT/20FT	+/-15.1 FT	NO CHANGES	NO
<b>Side Setback</b>	5FT	+/-6.25 FT	NO CHANGES	NO
<b>Side Setback</b>	5FT	+/-5.67 FT	NO CHANGES	NO
<b>Street Side Setback</b>	N/A	N/A	N/A	NO
<b>Rear Setback</b>	25 FT	+/-18.83 FT	NO CHANGES	YES
<b>F.A.R</b>	N/A	N/A	N/A	NO
<b>Building Coverage</b>	35%	37.4%	NO CHANGES	NO
<b>Impervious Surface</b>	50%	54.7%	NO CHANGES	NO
<b>Parking</b>	2 SPOTS	0	NO CHANGES	NO
<b>Handicap Parking</b>	N/A	N/A	N/A	NO
<b>Bicycle Parking</b>	N/A	N/A	N/A	NO
<b>Open Space/ Landscaping</b>	35%	30.1%	NO CHANGES	NO
<b>Number and type of units</b>	1	1	NO CHANGES	NO
<b>Consumption Area or No. of seats</b>	N/A	N/A	N/A	NO

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](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.

Special circumstances exist. The existing house was constructed in 1933 with later modifications and has a peculiar shape and site placement and orientation with large side yards and is not applicable to other land or buildings in the same zoning district.

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

The house was constructed in 1933 with various modifications since. Current owners purchased the property in 2024 and the conditions are not created by the applicant.

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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.

Special privileges not conferred. Granting the variances requested will not confer upon the applicant any special privileges denied by the LDR to other lands or buildings in the same zoning district.

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

Hardship conditions exist. Existing covered patio can be easily enclosed and converted into habitable space while other options of addition will become much more significant and require costly efforts while creating other variances.

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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 variances are requested that will make the reasonable use of the land.

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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.

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No injury to the public welfare is created.

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

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Existing nonconforming uses of other properties are not considered as the basis of this approval.

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**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

BEARING BASE:  
ALL BEARINGS ARE BASED  
ON N90°00'00"E ASSUMED  
ALONG THE CENTERLINE OF  
WASHINGTON STREET.

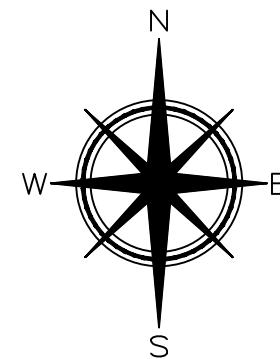
ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

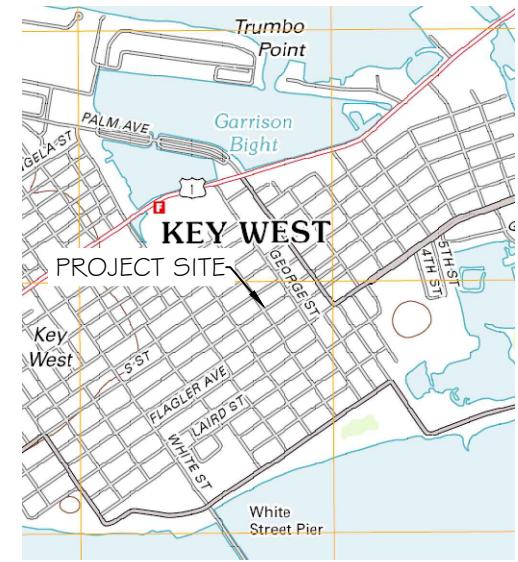
ADDRESS:  
1709 WASHINGTON STREET,  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-05  
FLOOD ZONE: AE  
BASE ELEVATION: 7

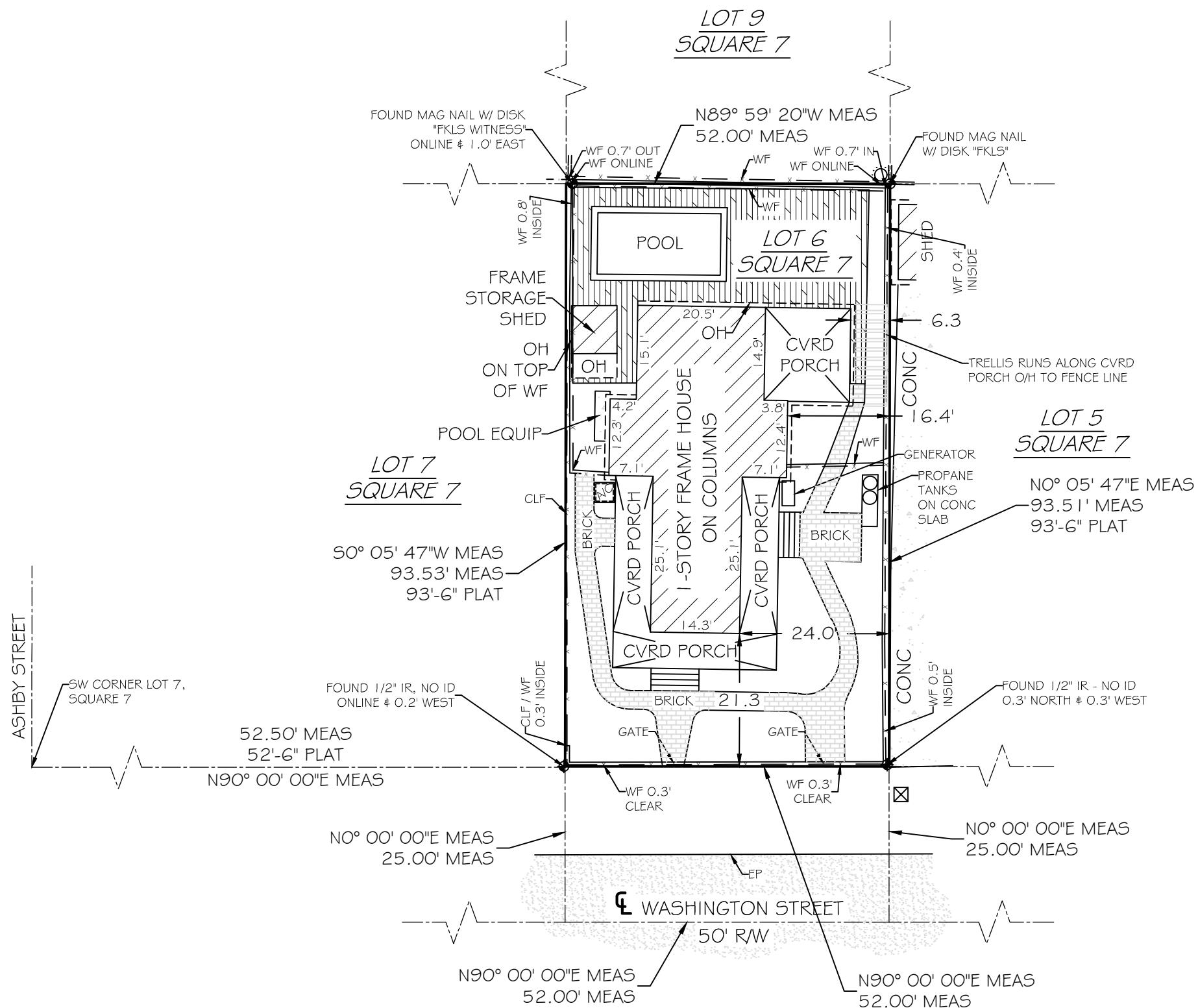
# MAP OF BOUNDARY SURVEY



ASSUMED



LOCATION MAP - NTS  
SEC. 05-T68S-R25E

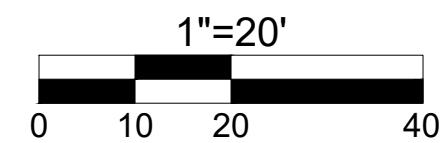


## SURVEYOR NOTES:

- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

## LEGEND

- 0 - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- - WOOD POWER POLE
- ☒ - CONCRETE POWER POLE



TOTAL AREA = 4,863.03 SQFT ±

## CERTIFIED TO -

Amy Freckmann and Andrew Freckmann;  
Spottswood, Spottswood, Spottswood & Sterling PLLC;  
Old Republic National Title Insurance Company;  
First Horizon Bank, its successors and/or assigns ATIMA

NOTE: FOUNDATIONS BEHIND THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.  
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER	GUY = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
C & G = CONCRETE CURB & GUTTER	HP = HOLE PIPES	PRM = PERMANENT REFERENCE
CB = CONCRETE BLOCK	IR = IRON ROD	PT = POINT OF TANGENT
CVRD = CONCRETE VERTICAL REINFORCED	L = ARC LENGTH	R = RADIUS
CL = CENTERLINE	LS = LANDSCAPING	RL = RADIAL LINE OF WAY LINE
CLF = CHAINLINK FENCE	MEAS = MEASURED	SSCO = SANITARY SEWER CLEAN-OUT
CMA = CONCRETE MONUMENT	MF = METAL FENCE	SW = SIDE WALK
CONC = CONCRETE	MHW = MEASURED HIGH WATER LINE	TBM = TEMPORARY BENCHMARK
CP = CONCRETE POLE	(SFE NOTE)	TOD = TOWER DOME
CVRD = COVERED	NGVD = NATIONAL GEODETIC	TOS = TOE OF SLOPE
DEA = DRAINAGE EASEMENT	VERTICAL DATUM (1929)	TS = TRAFFIC SIGN
EL = ELEVATION	NTS = NATIONAL TRIGONOMETRIC	TRP = TRAILER PARK
ENG = ENGINE	OH = OVERHEAD WIRES	UE = UNREADABLE
EP = EDGE OF PAVEMENT	PC = POINT OF CURVE	WD = WOOD DECK
FF = FINISHED FLOOR ELEVATION	PL = POINT OF LANDING	WF = WOOD FENCE
FH = FIRE HYDRANT	PCC = POINT OF COMPOUND CURVE	WL = WOOD LANDING
F = FENCE OUTSIDE	PCP = PERMANENT CONTROL POINT	WM = WATER METER
FND = FOUND	POB = POINT OF BEGINNING	WP = WOOD POWER POLE
FO = FENCE OUTSIDE	PI = POINT OF INTERSECTION	WPOD = WOOD PILE OR DEBRIS ON SHORE
FOL = FENCE ON LINE		WV = WATER VALVE

## LEGAL DESCRIPTION -

In the City of Key West, and is known as part of Tract Twenty (20) according to the map of the Island of Key West, delineated in February 1829, by William A. Whitehead, but better known and described as Lot Six (6) of Square Seven (7) of the Monroe Investment Company's diagram of the said Tract Twenty (20) as surveyed by W.A. Gwynn, and recorded in Plat Book 1, Page 41, Monroe County, Records.

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE AS SHOWN ON THIS SURVEY MAP WAS IDENTIFIED IN THE FIELD BY PHYSICAL EVIDENCE ON SITE SUCH AS DISCOLORATION, VEGETATION INDICATORS OR WRACK LINES. THIS IS NOT A TIDAL WATER SURVEY AND DOES NOT COMPLY WITH CHAPTER 177, PART II, FLORIDA STATUTES. THE SAID MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1"=20'

FIELD WORK DATE: 09/19/2024

MAP DATE: 09/20/2024

REVISION DATE: XXXXXXXX

SHEET: 1 OF 1

DRAWN BY: IDG

JOB NO.: 24-199

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 2014-147 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



NOT VALID WITHOUT THE  
SIGNATURE AND THE RAISED  
SEAL OF A FLORIDA  
SURVEYOR AND MAPPER



FLORIDA KEYS  
LAND SURVEYING  
21460 OVERSEAS HWY, SUITE 4  
CUDJOE KEY, FL 33042  
PHONE: (305) 394-3690  
EMAIL: FKLSemail@gmail.com

SIGNED

ERIC A. ISAACSON, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LBB 7847

Prepared by and return to:

Richard J. McChesney

Attorney at Law

Spottswood, Spottswood, Spottswood & Sterling, PLLC

500 Fleming Street

Key West, FL 33040

305-294-9556

File Number: 792-24.0376 RM

Will Call No.:

\$ 1,370,000

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 1st day of October, 2024 between Priscilla Cox, an unremarried widow whose post office address is 3056 Comet Street, Fort Collins, CO 80524, grantor, and Andy Freckmann and Amy Freckmann, husband and wife whose post office address is 1709 Washington Street, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations 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 to-wit:

In the City of Key West, and is known as part of Tract Twenty (20) according to the Map of the Island of Key West, delineated in February 1829, by William A. Whitehead, but better known and described as Lot Six (6) of Square Seven (7) of the Monroe Investment Company's Diagram of Tract 20 as surveyed by W.A. Gwynn, and recorded in Plat Book 1, Page 41, of the Public Records of Monroe County, Florida.

Parcel Identification Number: 00043100-000000

**SUBJECT TO:** Taxes for the current and subsequent years; conditions, limitations, easements and restrictions of record, if any.

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, 2023.

Doc # 2476536 Bk# 3294 Pg# 2485  
Recorded 10/3/2024 9:11 AM Page 1 of 2

Deed Doc Stamp \$9,590.00  
Filed and Recorded in Official Records of  
MONROE COUNTY KEVIN MADOK, CPA

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

Signed, sealed and delivered in our presence:

Patricia Fuerstenberger

Witness Name: Patricia Fuerstenberger  
Witness Address: 1204 Peak Ct.  
Windsor, CO 80550

Priscilla Cox

(Seal)

Priscilla Cox

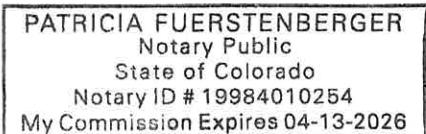
William Fuerstenberger

Witness Name: William Fuerstenberger  
Witness Address: 1204 Peak Ct.  
Windsor, CO 80550

State of CO  
County of Larimer

The foregoing instrument was acknowledged before me by means of [X] physical presence or  online notarization, this 30 day of September, 2024 by Priscilla Cox, who  is personally known or [X] has produced a driver's license as identification.

[Notary Seal]



Patricia Fuerstenberger

Notary Public

Printed Name: Patricia Fuerstenberger

My Commission Expires: 4-13-26

# Monroe County, FL

## \*\*PROPERTY RECORD CARD\*\*

### 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	00043100-000000
Account#	1043737
Property ID	1043737
Millage Group	10KW
Location	1709 WASHINGTON St, KEY WEST
Address	
Legal Description	KW MONROE INVESTMENT CO SUB PB1-41 LOT 6 SQR 7 TR 20 E1-138 OR3-159/60 OR427-68 OR1162-1423 OR1280-1809 OR1662-799 OR1693-820 OR2575-2121 OR2637-2042/43ORD OR2797-302 OR3294-2485 (Note: Not to be used on legal documents.)
Neighborhood	6157
Property Class	SINGLE FAMILY RESID (0100)
Subdivision	Monroe Investment Co
Sec/Twp/Rng	05/68/25
Affordable Housing	No



### Owner

FRECKMANN ANDY	FRECKMANN AMY
1709 Washington St	1709 Washington St
Key West FL 33040	Key West FL 33040

### Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$331,330	\$315,222	\$318,611	\$292,613
+ Market Misc Value	\$30,343	\$31,293	\$32,245	\$28,596
+ Market Land Value	\$833,152	\$760,004	\$540,557	\$357,065
= Just Market Value	<b>\$1,194,825</b>	<b>\$1,106,519</b>	<b>\$891,413</b>	<b>\$678,274</b>
= Total Assessed Value	<b>\$902,782</b>	<b>\$820,711</b>	<b>\$746,101</b>	<b>\$678,274</b>
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	<b>\$1,194,825</b>	<b>\$1,106,519</b>	<b>\$891,413</b>	<b>\$678,274</b>

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$833,152	\$331,330	\$30,343	\$1,194,825	\$902,782	\$0	\$1,194,825	\$0
2023	\$760,004	\$315,222	\$31,293	\$1,106,519	\$820,711	\$0	\$1,106,519	\$0
2022	\$540,557	\$318,611	\$32,245	\$891,413	\$746,101	\$0	\$891,413	\$0
2021	\$357,065	\$292,613	\$28,596	\$678,274	\$678,274	\$0	\$678,274	\$0
2020	\$337,228	\$299,116	\$29,583	\$665,927	\$665,927	\$0	\$665,927	\$0
2019	\$395,305	\$302,367	\$18,382	\$716,054	\$716,054	\$0	\$716,054	\$0
2018	\$400,216	\$305,618	\$17,922	\$723,756	\$723,756	\$0	\$723,756	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	4,862.00	Square Foot	52	93.5

**Buildings**

Building ID	3379	Exterior Walls	WD FRAME
Style	1 STORY ELEV FOUNDATION	Year Built	1933
Building Type	S.F.R. - R1 / R1	Effective Year Built	2014
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	1623	Roof Type	GABLE/HIP
Finished Sq Ft	1038	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	CONC S/B GRND
Condition	GOOD	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	162	Bedrooms	2
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	10	Grade	550
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0
<b>Code</b>	<b>Description</b>	<b>Sketch Area</b>	<b>Finished Area</b>
FLA	FLOOR LIV AREA	1,038	1,038
OPF	OP PRCH FIN LL	585	0
<b>TOTAL</b>		<b>1,623</b>	<b>1,038</b>
			<b>380</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1984	1985	0x0	1	20 SF	2
TILE PATIO	2001	2002	70 x 2	1	105 SF	1
CONC PATIO	2001	2002	11 x 6	1	66 SF	2
FENCES	2002	2003	8 x 45	1	360 SF	5
FENCES	2018	2019	6 x 68	1	408 SF	2
FENCES	2018	2019	4 x 50	1	200 SF	1
RES POOL	2002	2003	10 x 20	1	200 SF	5
WOOD DECK	2019	2020	0x0	1	750 SF	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
10/1/2024	\$1,370,000	Warranty Deed	2476536	3294	2485	01 - Qualified	Improved		
4/9/2016	\$850,000	Warranty Deed		2797	302	02 - Qualified	Improved		
1/12/2013	\$0	Order (to be used for Order Det. Heirs, Probate in		2637	2042	11 - Unqualified	Improved		
6/13/2012	\$565,000	Warranty Deed		2575	2121	01 - Qualified	Improved		
4/20/2001	\$335,000	Warranty Deed		1693	0820	Q - Qualified	Improved		
10/17/2000	\$95,000	Quit Claim Deed		1662	0799	K - Unqualified	Improved		
11/1/1993	\$117,000	Warranty Deed		1280	1809	Q - Qualified	Improved		
2/1/1969	\$10,000	Conversion Code		427	68	Q - Qualified	Improved		

**Permits**

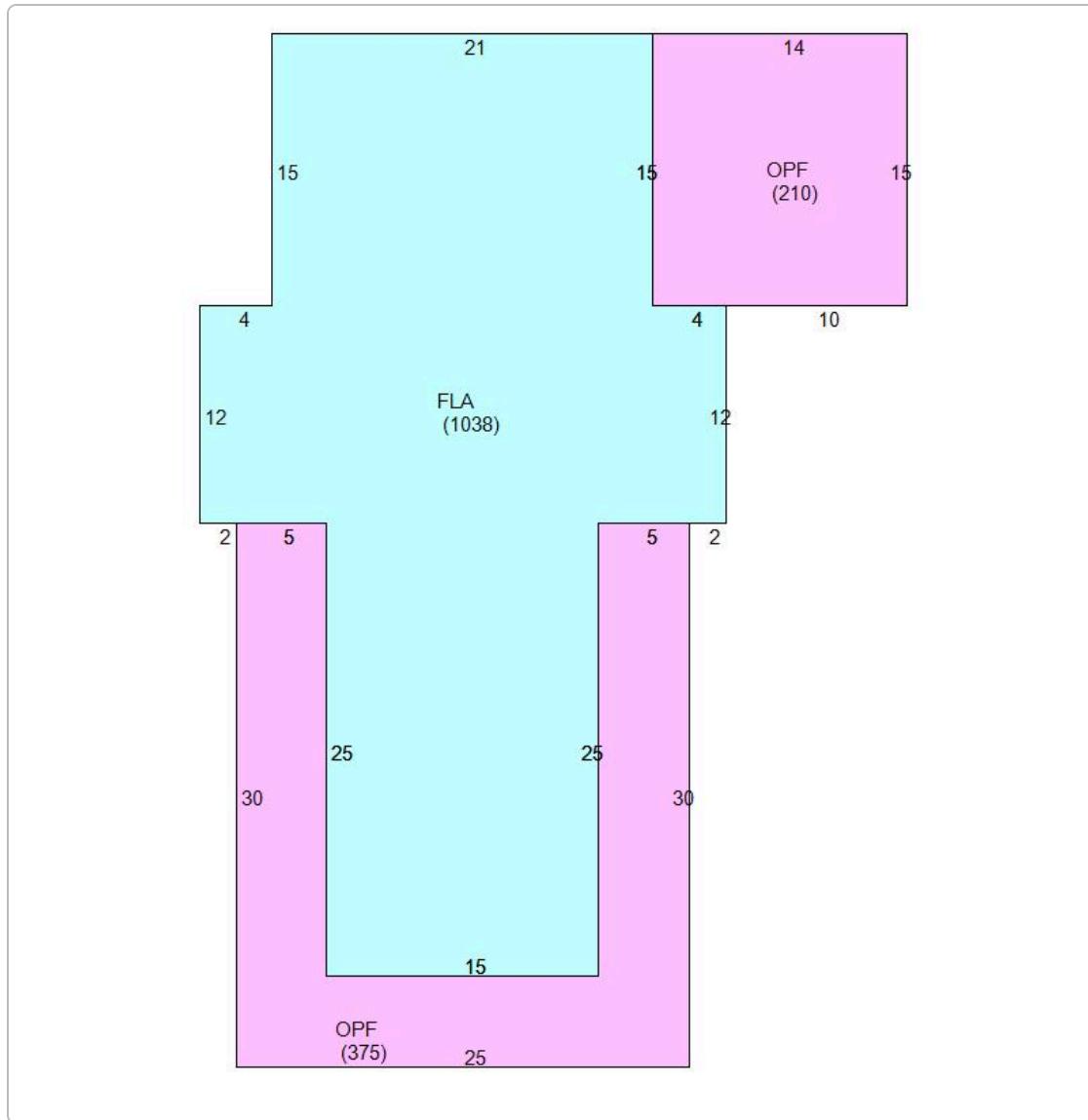
Number	Date Issued	Status	Amount	Permit		Notes
				Type	Notes	
24-3021	11/27/2024	Active	\$4,175	Residential		
18-3586	08/17/2018	Completed	\$0	Residential	REPLACE CENTRAL A/C	
18-805	03/05/2018	Completed	\$9,500	Residential	CONSTRUCTON OF 42" PICKET FENCE AT FRONT OF PROPERTY TO REPLACE CHAIN LINK. 6 X 6 POSTS/COLUMNS; 2 X 4 RAILS, 1 X 4 PICKETS. 2 GATES 3' AND 8' AT EXISTING GATE LOCATIONS.	
16-2638	06/30/2016	Completed	\$14,000	Residential	DECK APPLICATION	
15-2560	06/28/2015	Completed	\$2,400	Residential	INSTALL 050 STORM PANELS ON WHOLE HOUSE HEADERS AND SILLS. TRACKS TO BE PAINTED THE SAME COLOR AS THE BACKGROUND THEY ARE INSTALLED ON.	
12-2364	09/24/2012	Completed	\$10,000	Residential	14 SQS REMOVE EXISTING CONCH SHINGLES TO MAIN HOUSE AND INSTALL GRACE, 26 GAGE GALVALUME EAVES DRIP, FLASHING, INSTALL 26 GAGE GALVALUME CONCH SHINGLES AND 26 GAGE GALVALUME METAL RIDGE CAP	
12-2310	07/16/2012	Completed	\$45,000	Residential	REPLACE 12 EXT LOUVER WINDOWS. 9 6/6 WOOD WINDOWS, 3 SMALLER 4/4 WOOD WINDOWS. REPAIR AS NEEDED APPROX 1200 SF EXT SIDING AND TRIM. REPLACE EXISTING 100 SF OF KITCHEN CABINETS. REPLACE 900 SQ FT EXT TILE FLOORS W/WOOD. REMODEL 2 APPROX 80 SQ FT EXT BATHS LEAVING PLUMING IN SAME LOCATION. REPAIR APPROX 2500 SF INT DRYWALL AND PAINT REVISION ON 07/16/2012 REPAIR APPROX 300 SQ FT OF EXISTING FRONT PORCH (SAFETY ISSUE) SAME AS EXISTING.	
12-2312	06/27/2012	Completed	\$5,000	Residential	INTERIOR DEMO ONLY-APPROX 900 SF OF TILE FLOORING, INTERIOR TRIM (600 LF), KITCHEN CABINETS (100 SF), 2 BATHROOMS (80 SF)	
06-4934	08/21/2006	Completed	\$200	Residential	ATF - REPAIR FENCE	
06-2833	05/19/2006	Completed	\$1,500	Residential	REMOVE AND REPLACE RAFTERS.	
04-1024	04/05/2004	Completed	\$1,500	Residential	SEWER LATERAL	
02-1452	06/11/2002	Completed	\$8,900	Residential	FENCE	
02-0946	05/06/2002	Completed	\$6,500	Residential	DECK	
02-0527	04/08/2002	Completed	\$19,200	Residential	POOL	

Number	Date Issued	Status	Amount	Permit		Notes
				Type	Notes	
02-0480	03/12/2002	Completed	\$1,250	Residential	REPLACE WINDOWS	
01-3364	10/11/2001	Completed	\$3,500	Residential	CENTRAL AC	
B940072	01/01/1994	Completed	\$948	Residential	WOOD DECK	

### View Tax Info

[View Taxes for this Parcel](#)

### Sketches (click to enlarge)



### Photos

**Map****TRIM Notice**[2024 TRIM Notice \(PDF\)](#)

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

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[Contact Us](#)

Developed by  




## City of Key West Planning Department

### Authorization Form (Individual or Joint Owner)

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

I, ANDREW (ANDY) FRECKMANN authorize  
*Please Print Name(s) of Owner(s) as appears on the deed*

ANDREW (ANDY) FRECKMANN  
*Please Print Name of Representative*

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

  
Signature of Owner

  
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this

2nd day of May 2025  
Date

by Andrew/Andy Freckmann, Amy Freckmann  
Name of Owner

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

  
Notary's Signature and Seal



Commission Number, if any



## City of Key West Planning Department

### Authorization Form (Individual or Joint Owner)

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

I, ANDREW (ANDY) FRECKMANN authorize  
*Please Print Name(s) of Owner(s) as appears on the deed*

ANDREW (ANDY) FRECKMANN  
*Please Print Name of Representative*

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

  
*Signature of Owner*

  
*Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this 2nd day of May 2025  
Date  
by Andrew/Andy Freckmann, Amy Freckmann  
*Name of Owner*

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

  
*Rebecca J. King*  
*Notary's Signature and Seal*



*Commission Number, if any*



**City of Key West  
Planning Department  
Verification Form**  
(Where Applicant is an entity)

I, Andrew Freckmann, in my capacity as OWNER  
(print name) (print position; president, managing member)  
of 1709 WASHINGTON ST, KEY WEST, FL 33040  
(print name of entity)

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

1709 WASHINGTON ST, KEY WEST, FL 33040  
Street address of subject property

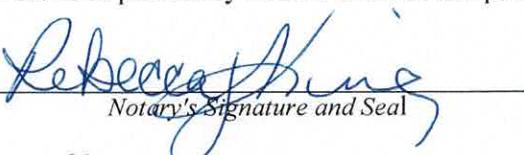
I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein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

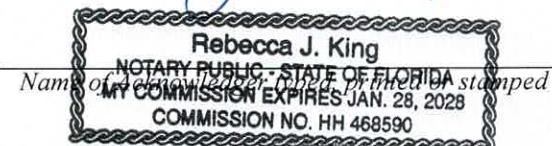
In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

  
\_\_\_\_\_  
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 2nd day of May 2025  
Andrew Freckmann  
Name of Applicant

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

  
\_\_\_\_\_  
Notary's Signature and Seal



\_\_\_\_\_  
Commission Number, if any

# **Property Card**

# **Warranty Deed**

# **Plans**

# **Verification & Authorization Forms**

# **Survey**

VARIANCE APPLICATION SET  
FOR  
1709 WASHINGTON ST



SITE LOCATION

LOCATION MAP:

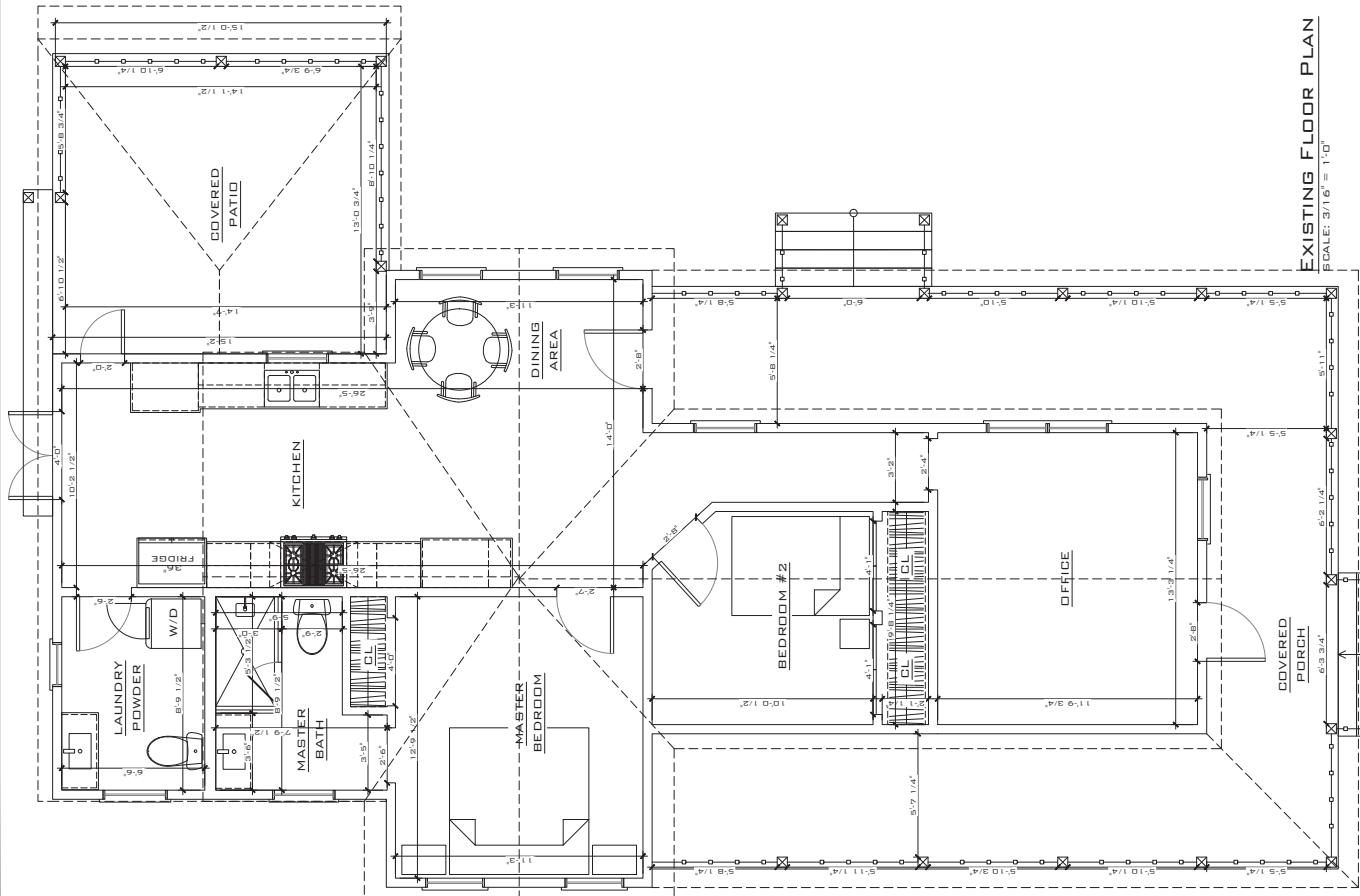
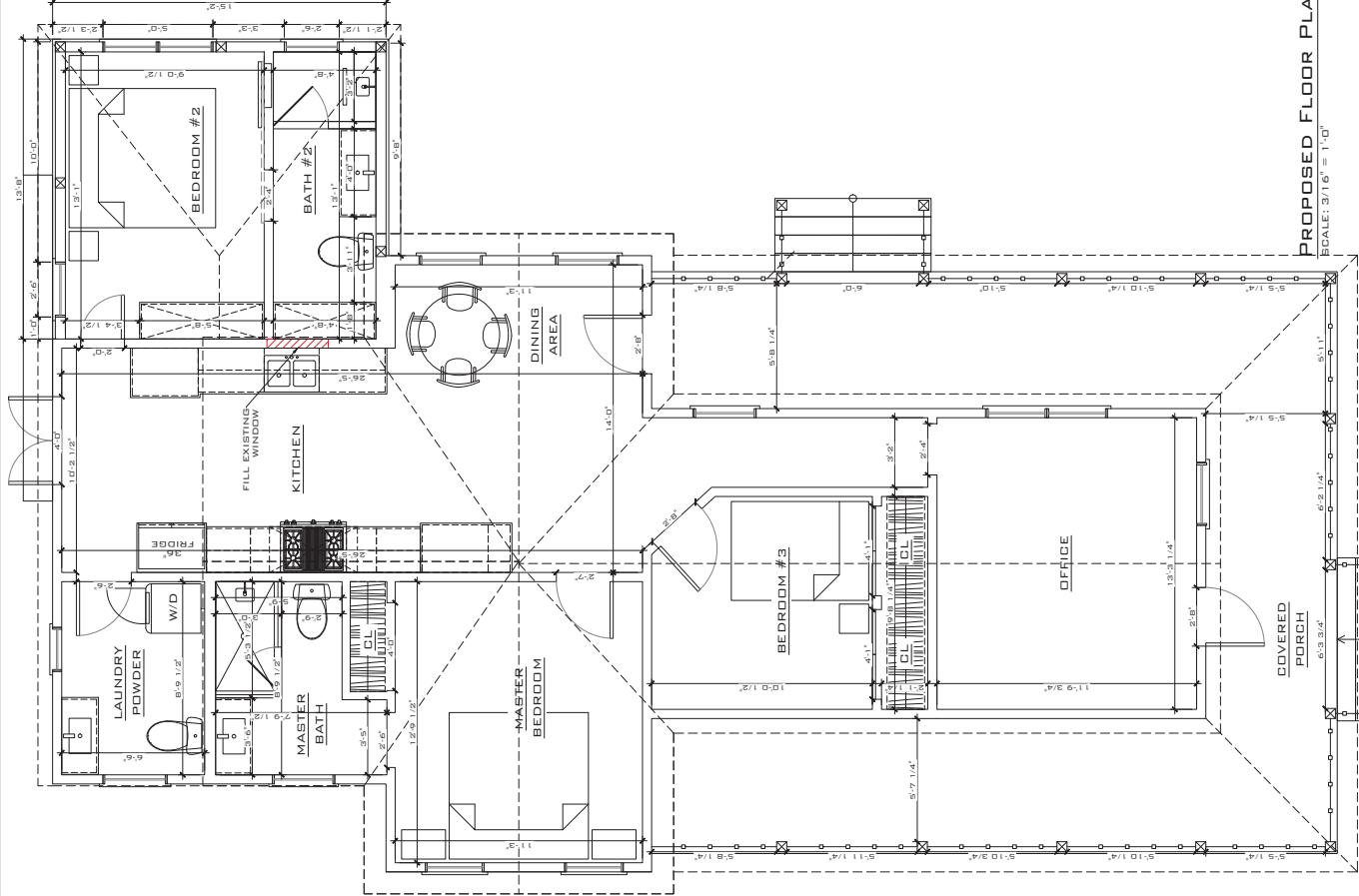
PROJECT LOCATION:  
1709 WASHINGTON ST,  
KEY WEST, FL 33040

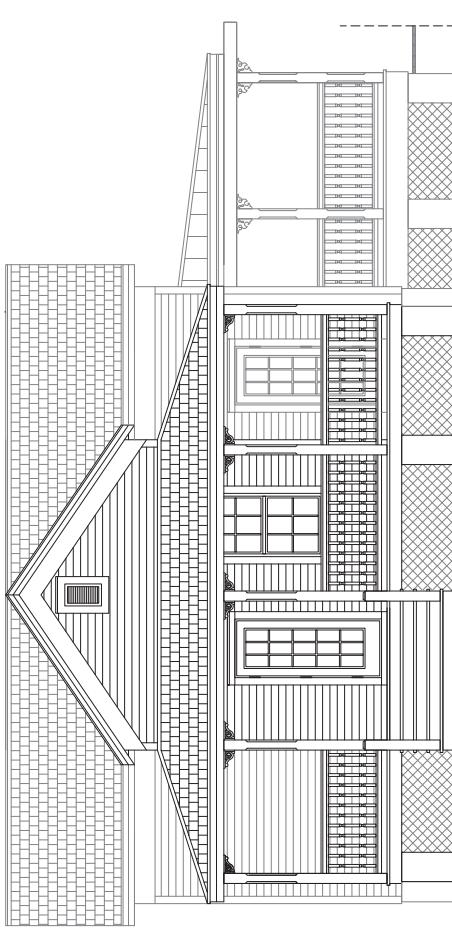
CLIENT:  
ANDREW FRECKMANN





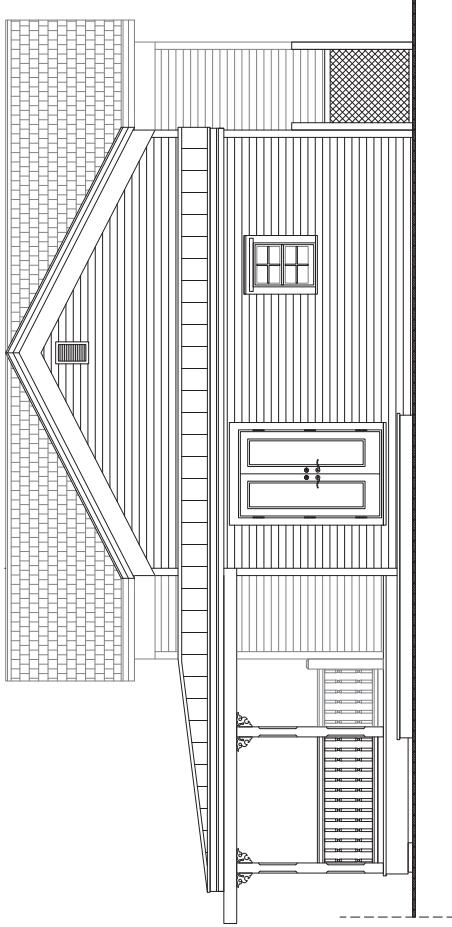






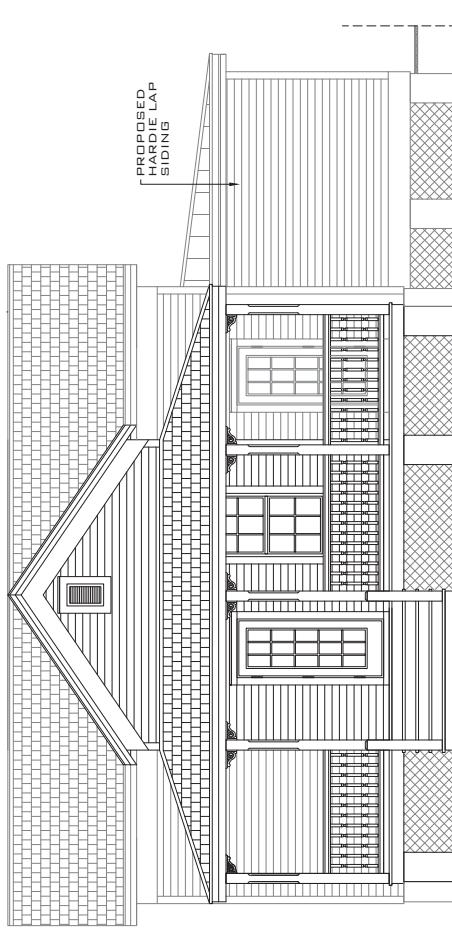
EXISTING FRONT ELEVATION

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



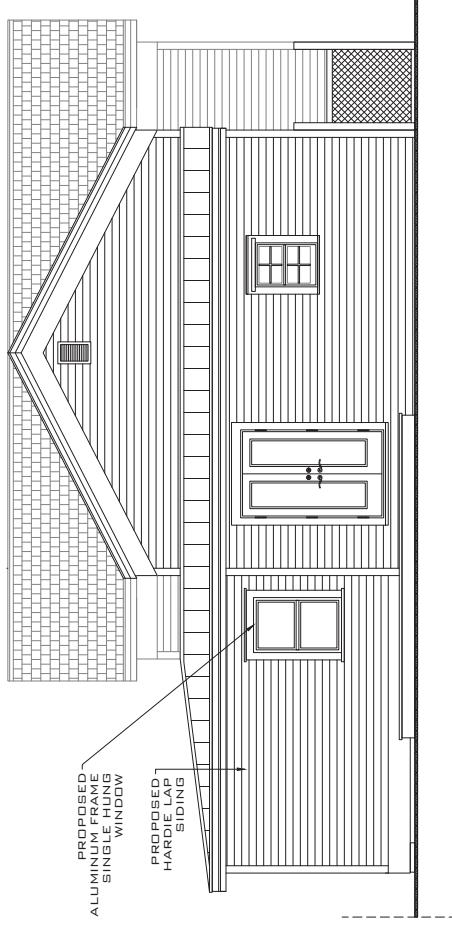
EXISTING REAR ELEVATION

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



PROPOSED FRONT ELEVATION

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

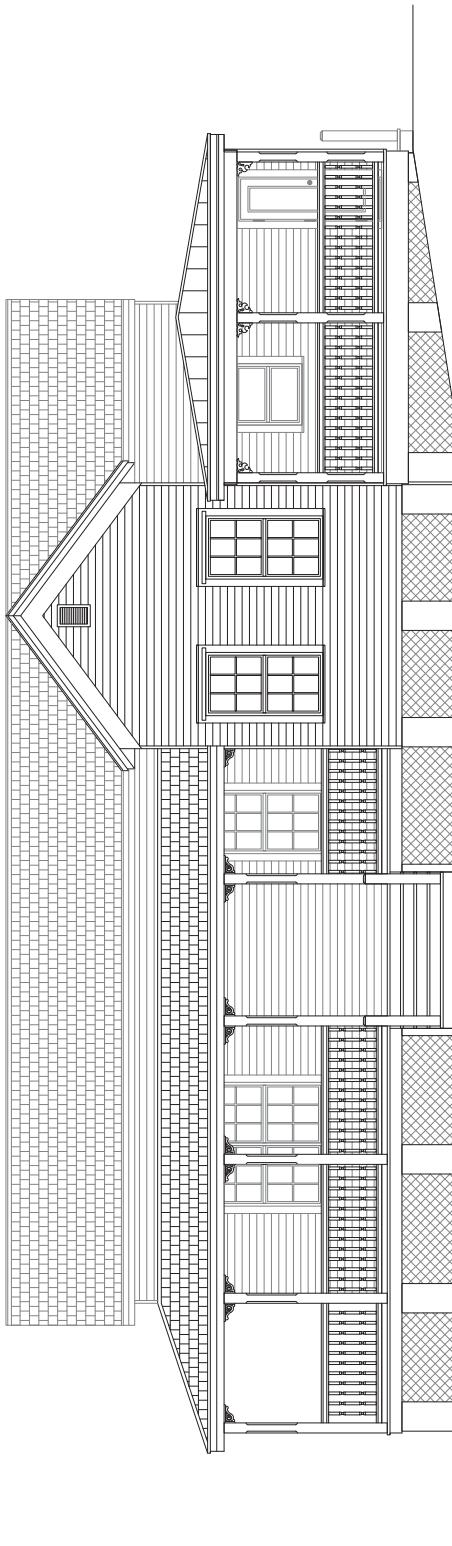


PROPOSED REAR ELEVATION

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

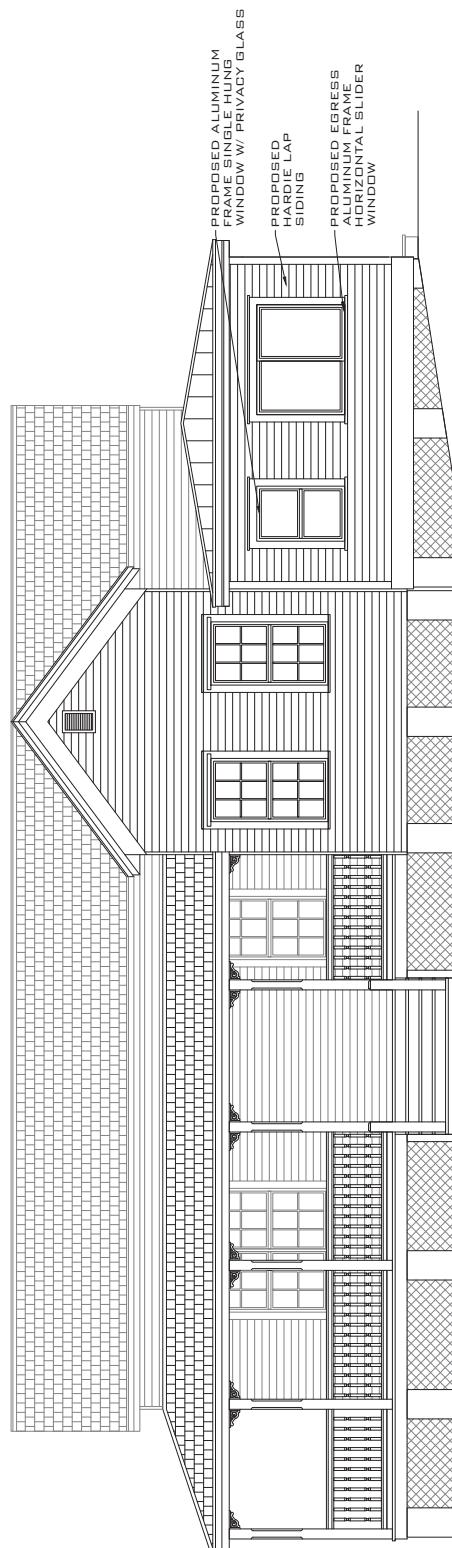
ARTBED DESIGN  
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Kittery, ME 03901  
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Drawing System  
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ANDREW FREDMANN  
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Kittery, ME 03901  
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Drawing System  
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**EXISTING RIGHT ELEVATION**  
SCALE: 3/8" = 1'-0"

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



## PROPOSED EIGHT ELEVATION

## PROPOSED

 <b>ANDREW FREDRICKMAN</b> <small>LABORATORY</small>	<b>1709 WASHINGTON ST</b> <small>KEY WEST, FL 33040</small>
<small>1709 Washington St. Key West, FL 33040 DIA # 203035</small>	