



Variance Application
 City of Key West Planning Department
 3140 Flagler Avenue, Key West, FL 33040
 (305) 809-3720



Variance Application

Please completely fill out this application and attach all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3720 to schedule an appointment with a Planner.

Please print or type a response to the following:

1. Site Address 411 BAHAMA STREET
2. Name of Applicant LYNN KEPHART
3. Applicant is: Owner YES Authorized Representative _____
4. Address of Applicant 414 SIMONTON ST.
KEY WEST, FL, 33040
5. Phone # of Applicant (305) 509-1883 Mobile# (305) 509-1883
6. E-Mail Address N/A
7. Name of Owner, if different than above SAME AS ABOVE
8. Address of Owner _____
9. Phone # of Owner _____
10. Email Address _____
11. Zoning District of Parcel HNC-1 RE# _____
12. Description of Proposed Construction, Development, and Use

13. List and describe the specific variance(s) being requested:
Owner is requesting a 5' Foot VARIANCE for the north side set back - To construct an office and storage AREA for the Pilot House Guest House.

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	MNC-1			
Flood Zone	X			
Size of Site	5240 sq ft			
Height	35	28'-0"	21-0	0
Front Setback	5	15'-0"	15-0	0
Side Setback	5	5'	5	0
Side Setback	5	0	0	5'
Street Side Setback	7 1/2	-	-	-
Rear Setback	15	5	5	0
F.A.R	1	-		
Building Coverage	50%	33%	35%	0
Impervious Surface	60%	90%	90%	0
Parking		4	4	0
Handicap Parking		YES (1)		
Bicycle Parking		YRS		
Open Space/ Landscaping		67%		
Number and type of units		6 TRANS- SIENT		
Consumption Area or Number of seats	N/A	N/A		

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

Meeting Date _____ HARC Approval # _____

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

17. Will the work be within the dripline (canopy) of any tree on or off the property?

YES _____ NO

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

This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.

If the applicant would like additional information, electronic version of the City's Code of Ordinances can be found either through www.keywestcity.com, Planning Department archives or at www.municode.com. Once there, search Online Library/Florida/Key West/Chapter 122.

***Please note, variance approvals are quasi-judicial hearings, and it is improper for the owner or signatory to speak to a Planning Board member or City Commissioner about the hearing.**

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Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

Given the landscaping and pool on the property there is only one area proposed for office and storage area for the Pilot House Guest House.

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

To provide for an office + storage area, the applicant proposes to use the existing deck area for storage. The office is proposed to be located under the deck. (see photos)

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

The variance will allow for storage of guest house living equipment and will provide under space for the proposed office.

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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.

Without an additional storage area there would be a hardship to find space for storage of guest house supplies and office

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 only variance for storage and office is on the northern side of the property, there is an existing deck which will provide the structure for a storage room and an office under the deck. Therefore, a 5' side variance is the best location on the site.

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.

The storage area and office will not be injurious and is in harmony to the area as there is an existing deck located in the proposed site.

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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.

The proposed storage area and office is to be located in an area that presently has an existing deck. This requires a variance as the adjacent property is a separate parcel.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in subsection (a) have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

The "good neighbor policy" has been addressed as the owner is the existing neighbor. If the owner should sell he will obtain a letter from the new owner stating there is no objection to the proposed storage area and office.

Verification

City of Key West
Planning Department



Verification Form
(Where Owner is the applicant)

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

411 BAHAMA STREET

Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

[Signature]
Signature of Owner

Subscribed and sworn to (or affirmed) before me on this 3 June 2013 by

Lynn Kephart
Name of Owner

He/She is personally known to me or has presented FL Drivers license as identification.
K163-528-43-143-0



Notary's Signature and Seal

[Signature]
Name of Acknowledger typed, printed or stamped

EE 211659 exp 8/3/2016
Commission Number, if any

Deed

695231

MAY 177 2019



WARRANTY DEED

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 numbers shall include the plural, and the plural the singular, the use of any gender and, if used, the term "note" shall include all the notes herein described if more than one.

THIS INDENTURE,

Made this 6th day of June, A.D. 1991

Between, **FIRST BAPTIST CHURCH OF KEY WEST INCORPORATED, A FLORIDA NOT-FOR-PROFIT CORPORATION a/k/a THE FIRST BAPTIST CHURCH OF KEY WEST, INC.,** a/k/a **THE FIRST BAPTIST CHURCH OF KEY WEST, INC.,** which corporation is successor to **FIRST BAPTIST CHURCH OF KEY WEST, INC.,** which of the first part, and **LYNN W. REPHART, A SINGLE MAN,** whose address is 414 Simonton Street, Key West, Monroe County, Florida, party of the second part, witnesses, That the said party of the first part, for and in consideration of the sum of **TEN AND NO/100 (\$10.00)** Dollars to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remise, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey, and confirm unto the said party of the second part and his heirs and assigns forever, all that certain parcel of land lying and being in the County of Monroe and State of Florida, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

FILED IN PUBLIC RECORDS
MAY 24 11:16 AM '91

Property Appraiser's Parcel I.D. Number: A Portion of: 0000650-000000; 00006390-00200; and 00006520-000000

together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining:

TO HAVE AND TO HOLD the same in fee simple forever.

And the said party of the first part doth covenant with the said party of the second part that it is lawfully seized of the said premises; that they are free of all incumbrances, and that it has good right and lawful authority to sell the same; 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 caused these presents to be signed in its name by its Director and its corporate seal to be affixed, the date and year above written.

Signed, Sealed and Delivered
In Our Presence:

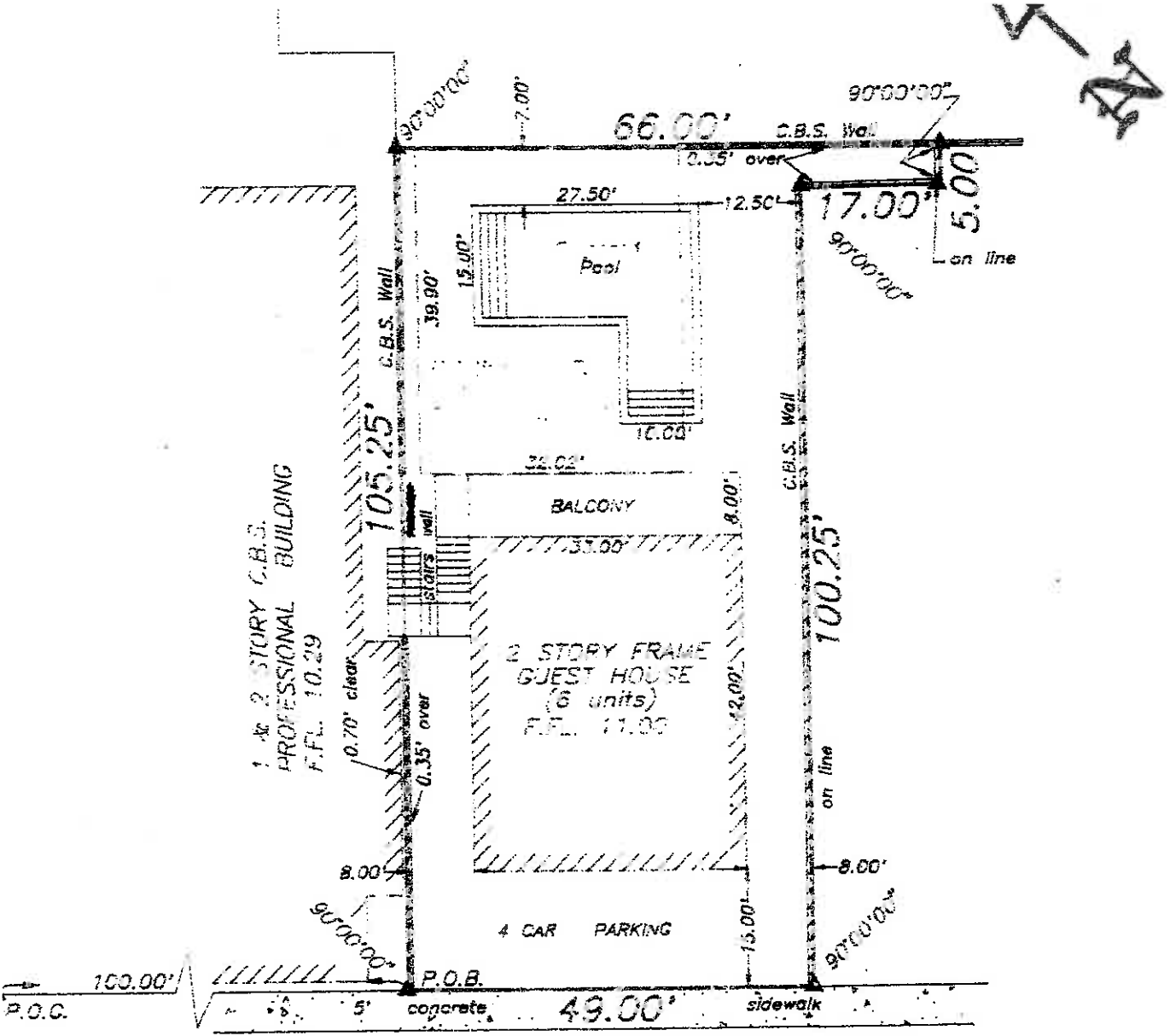
FIRST BAPTIST CHURCH OF KEY WEST INCORPORATED, A FLORIDA NOT-FOR-PROFIT CORPORATION, a/k/a THE FIRST BAPTIST CHURCH OF KEY WEST, INC., a/k/a THE FIRST BAPTIST CHURCH OF KEY WEST, INC., WHICH CORPORATION IS SUCCESSOR TO FIRST BAPTIST CHURCH OF KEY WEST.

Singer R. Roberts
Phonca

BY: William J. Sires
WILLIAM J. SIRES, Director

DR Paid 1650000 Date 7-24-91
MONROE COUNTY
DAVID M. KOLMAN DEPT. CH. CL.
By [Signature] D.C.

Survey



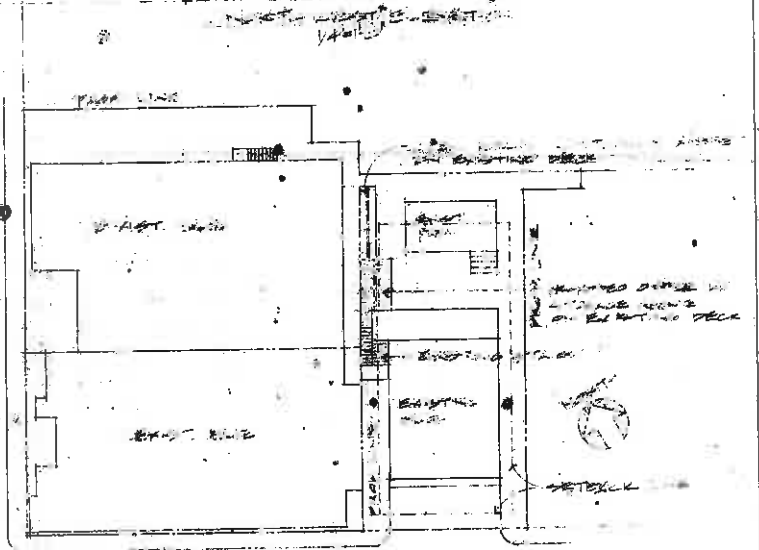
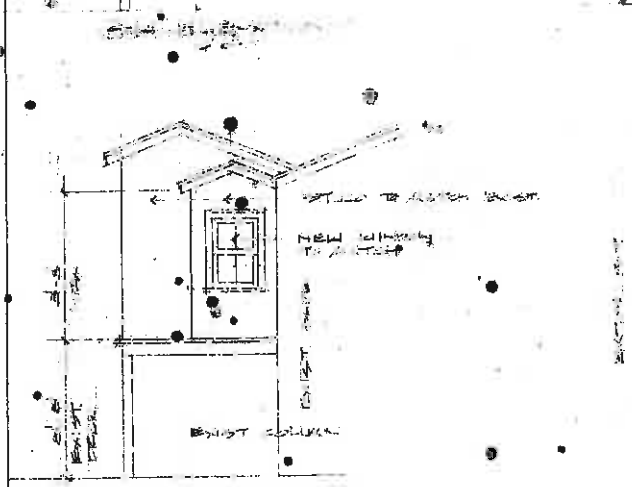
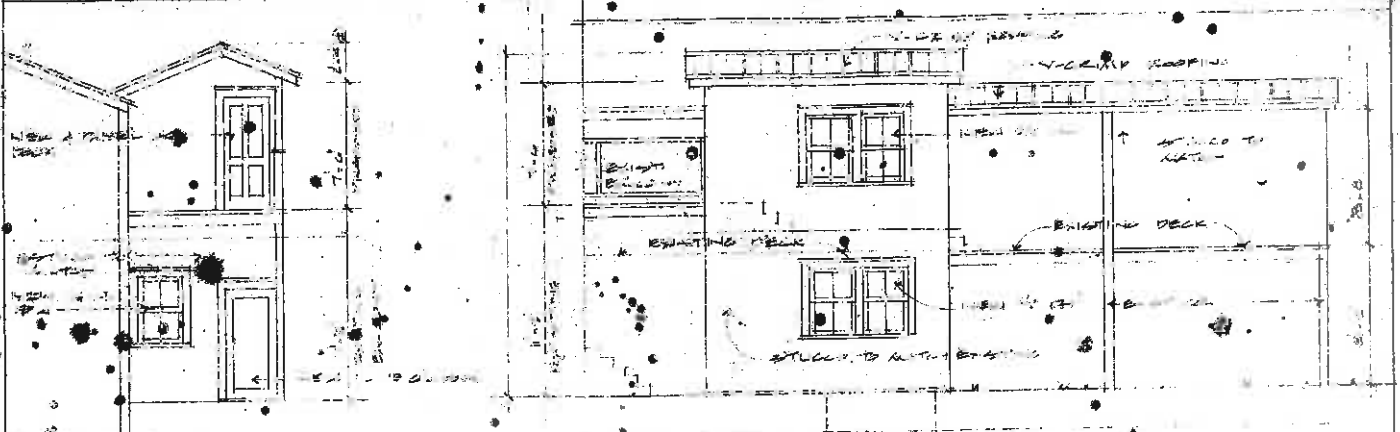
B A H A M A S T R E E T
 (30.25' R/W)

SURVEYOR'S NOTES:
 North arrow based on assumed median
 Elevation based on N.G.V.D. 1929 Datum
 B.M. No. Basic; Elev. 11.124
 ▲ = set P.K. Nail, P.L.S. No. 2749
 Sty. = Story
 F.F.L. = Finish Floor Elevation
 B.M. = Bench Mark
 N.T.S. = Not to Scale
 B.S. = Concrete Block Stucco
 R/W = Right of Way
 Field work performed on 11/3/93

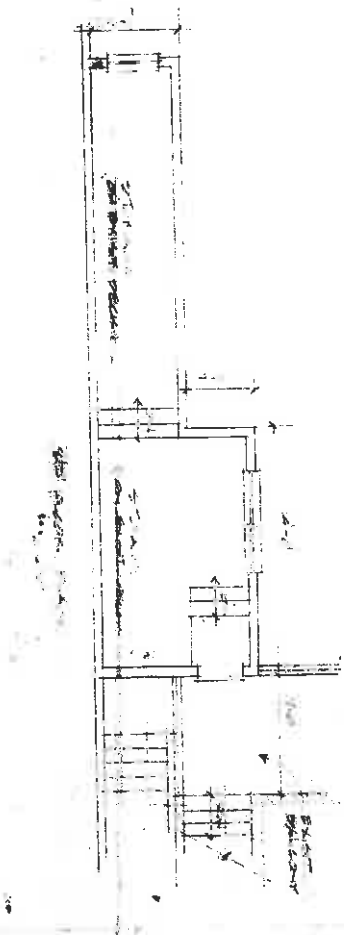
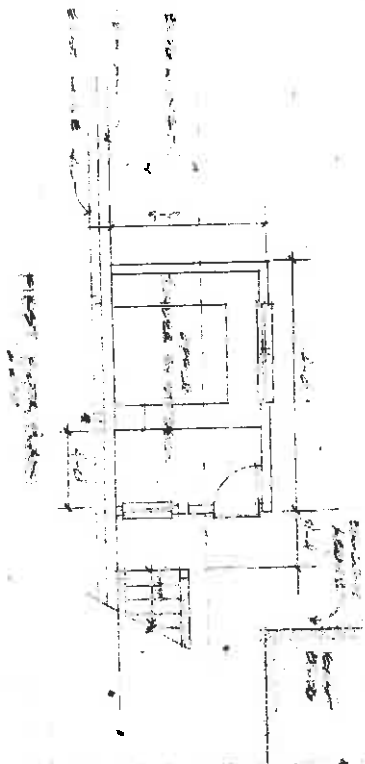
411 Bahama St.
 Attn Key # 8613482
FREDERICK H. HILFERRANDT

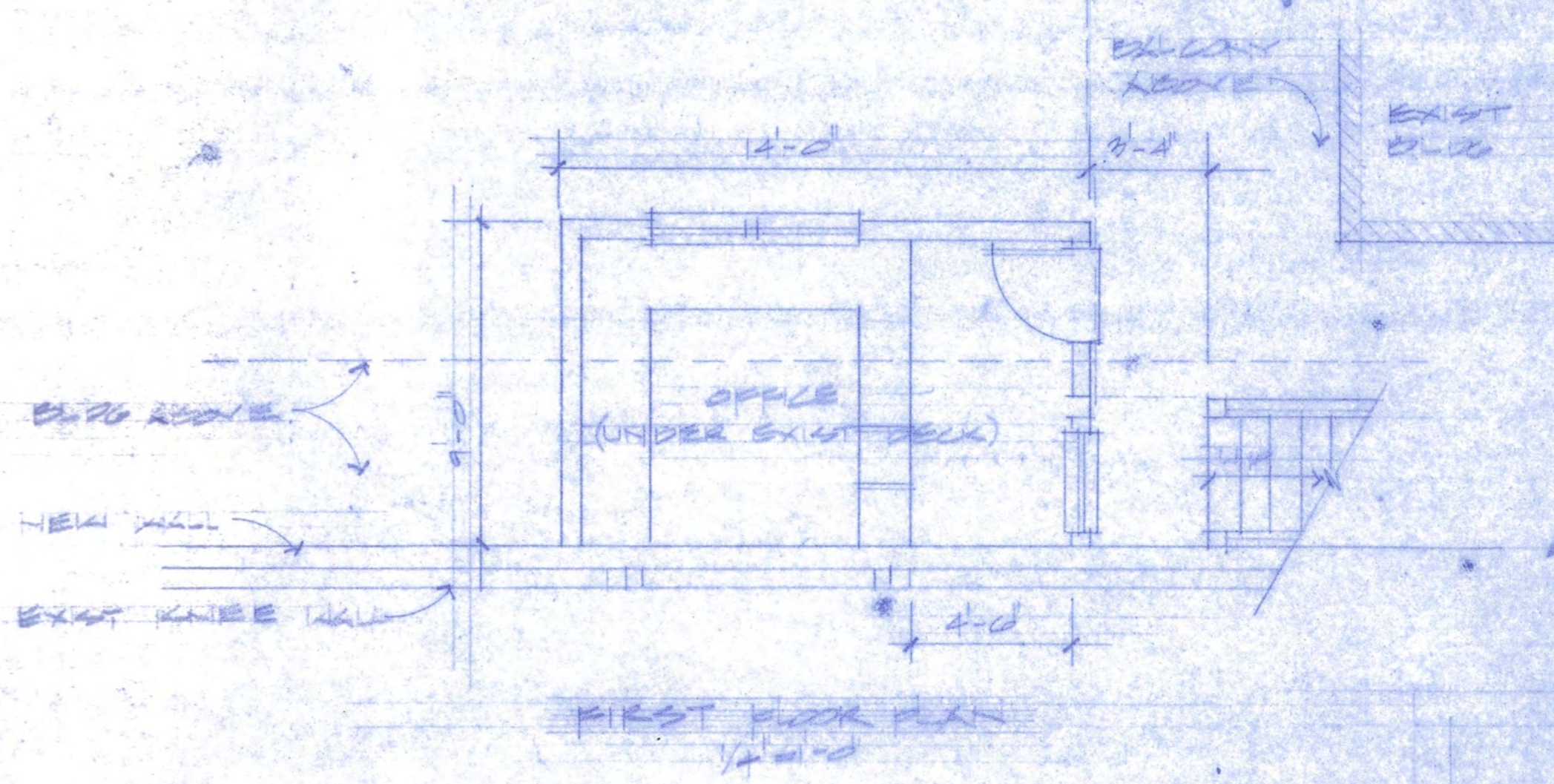
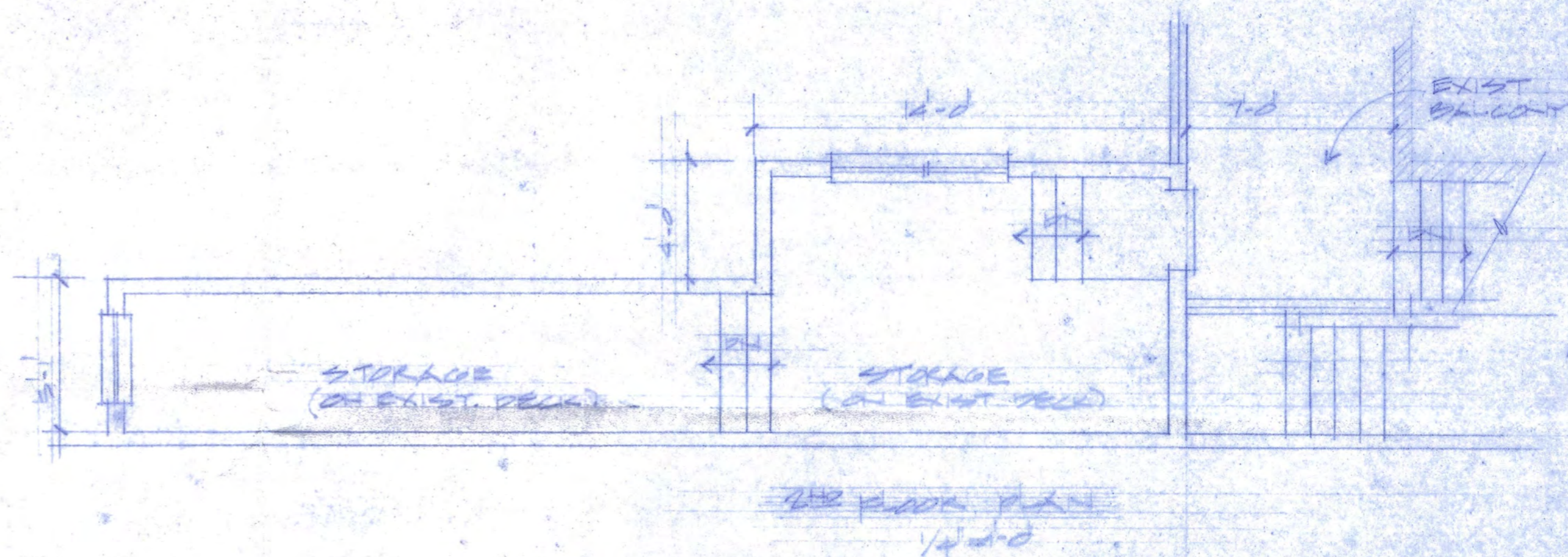
Vechart
 Bahama Street, Key West, Fl. 33040

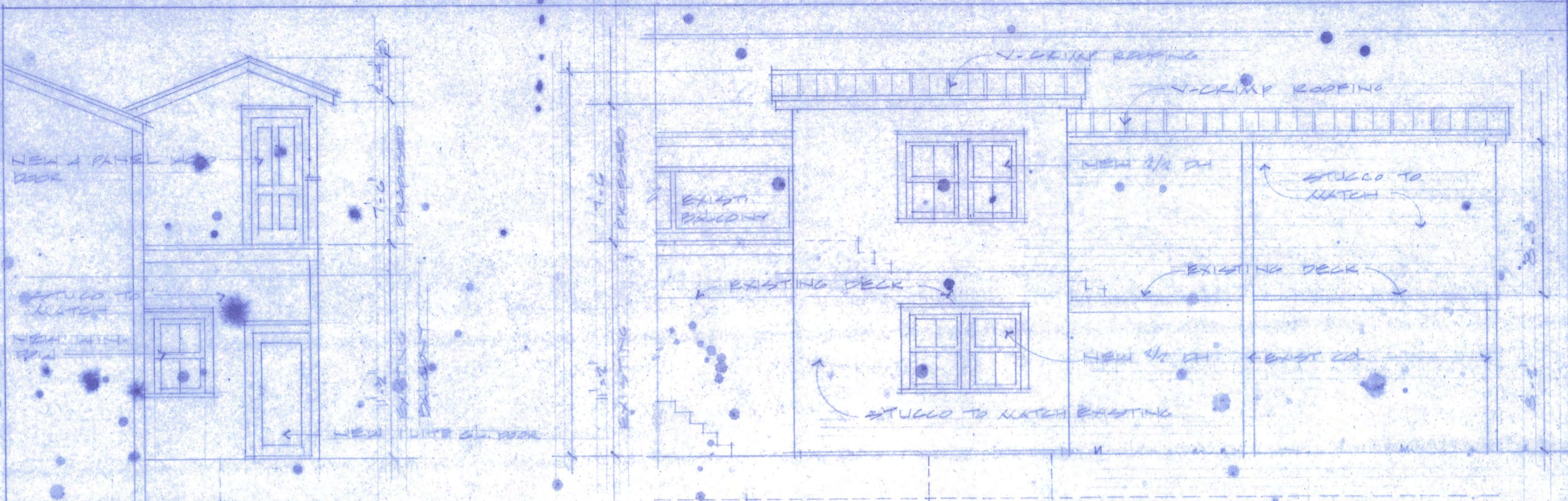
Site Plans



LOT AREA	8240	SQ. FT.
LOT SURFACE AREA	1700	SQ. FT.
LOT DECK AREA	487	SQ. FT.

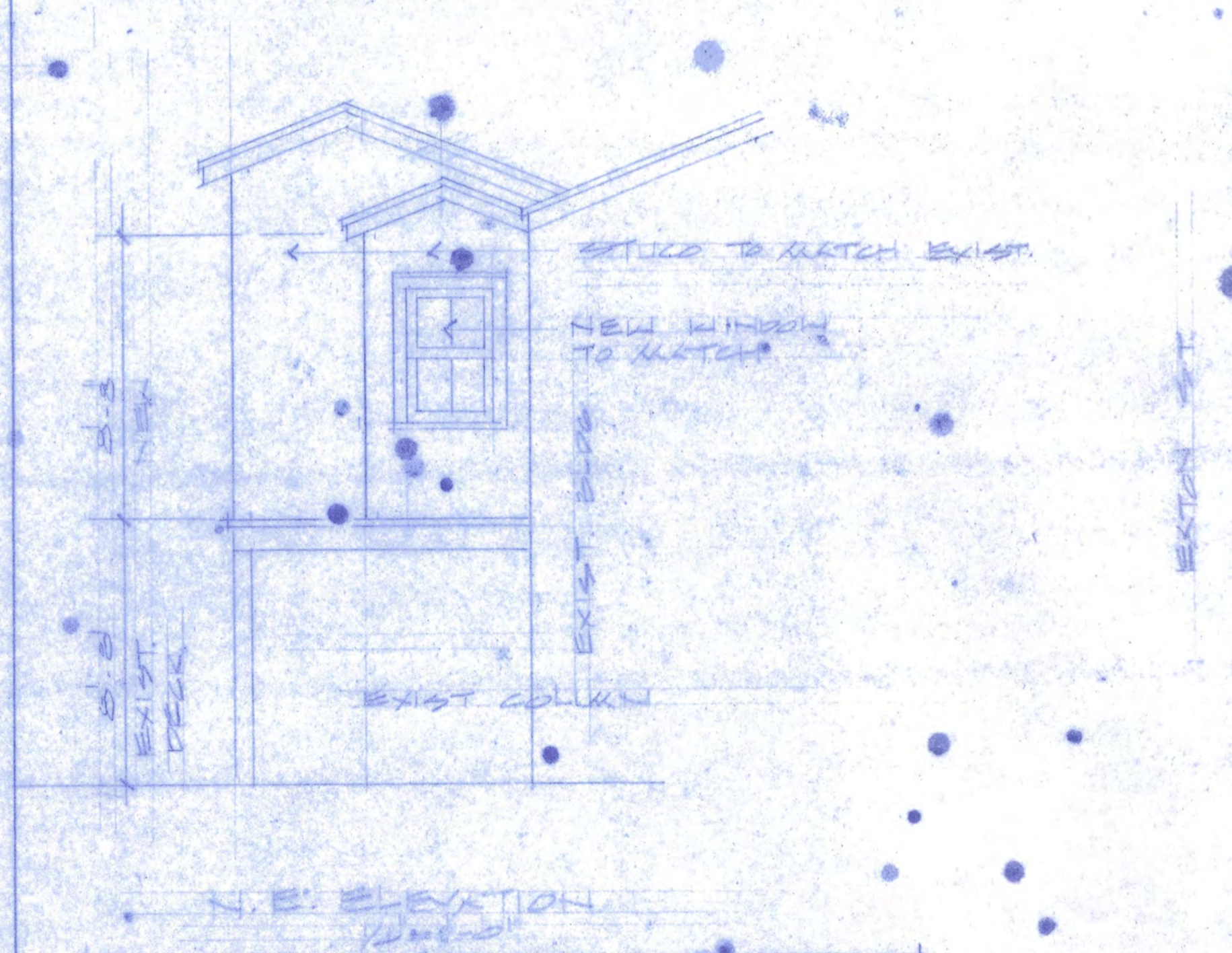




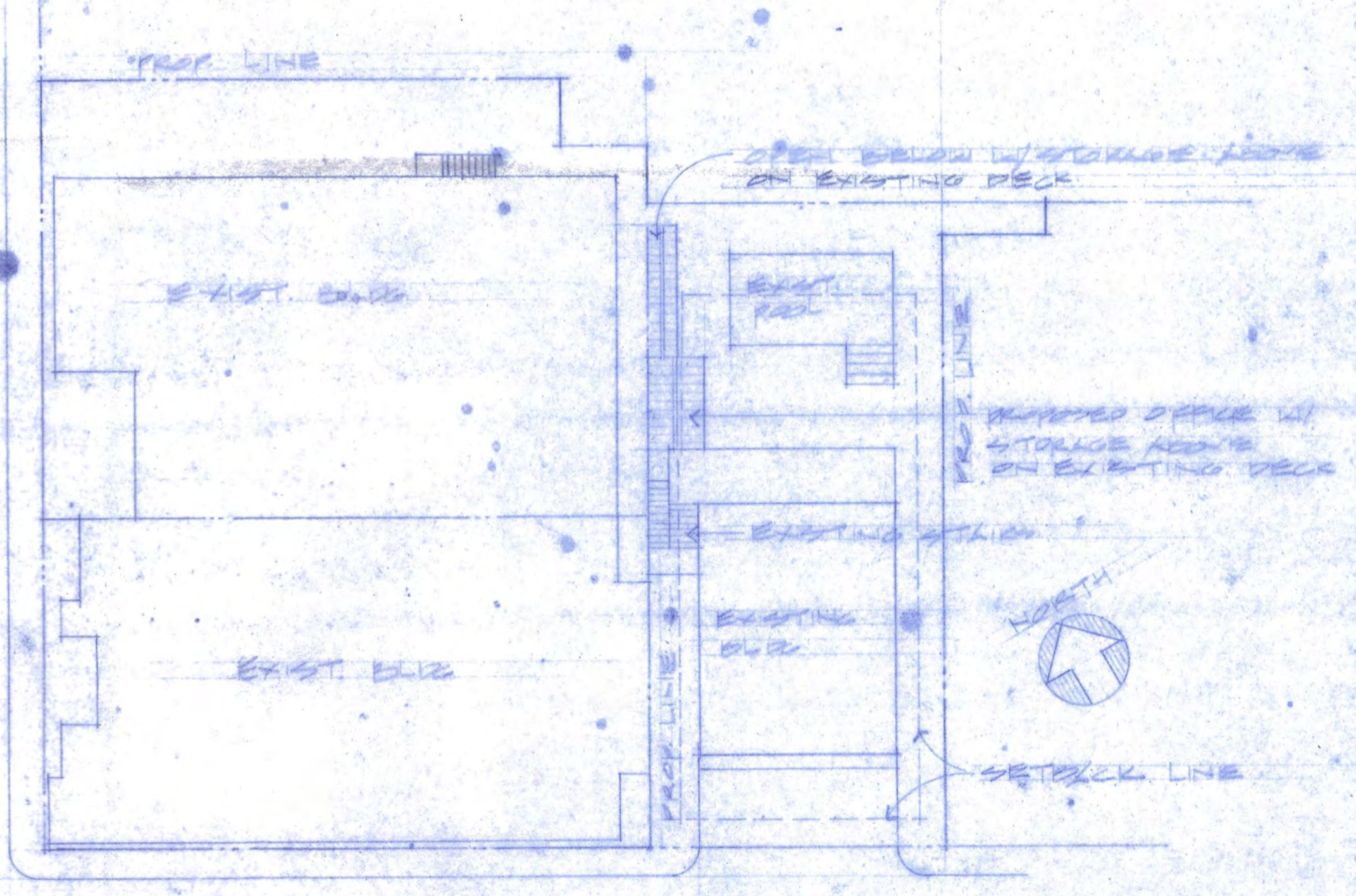


SIDE ELEVATION
1/20'0

NORTH WEST ELEVATION
1/20'0



N.E. ELEVATION
1/20'0



5'-0\"/>

NOTES	
LOT SIZE	5240 SQ FT
LOT COVERAGE	1790 SQ FT - 34%
MAX SURFACE	4890 SQ FT - 93%

Site Photos

KINKY CONSTRUCTION CO.

ARCHITECTURE
CONSTRUCTION
RENOVATION

(305) 246-2632
KEY WEST, FLA.

LOCATION
OF OFFICE

FRONT OF PROPOSED OFFICE



RIGHT FRONT OF PROPOSED OFFICE



LEFT SIDE OF OFFICE



PROPOSED OFFICE

FRONT OF OFFICE



Property Appraiser Information

Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 8613482 Parcel ID: 00006390-000200

Ownership Details

Mailing Address:
KEPHART LYNN H
414 SIMONTON ST
KEY WEST, FL 33040

Property Details

PC Code: 39 - HOTELS,MOTELS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 411 BAHAMA ST KEY WEST
Legal Description: KW PT LOTS 1 & 2 SQR 37 OR837-994 OR1168-1416Q/C OR1177-2019/2022(LG) OR1177-2023(CSP) OR1318-1866Q/C(LG)

[Click Map Image to open interactive viewer](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	50	105	5,250.00 SF

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 1
 Total Living Area: 2772
 Year Built: 1995

Building 1 Details

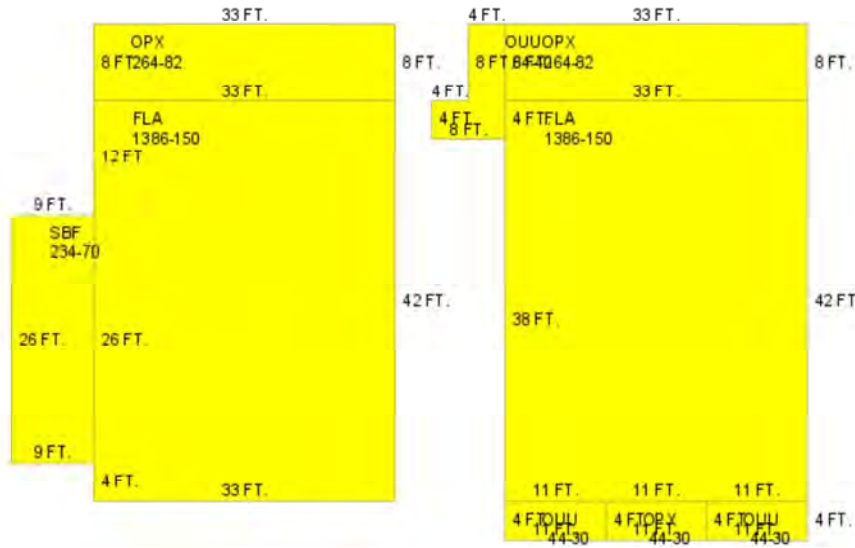
Building Type	Condition E	Quality Grade 450
Effective Age 17	Perimeter 300	Depreciation % 23
Year Built 1995	Special Arch 0	Grnd Floor Area 2,772
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	6	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	18	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1995					1,386
2	SBF		1	1995					234
3	OPX		1	1995					264
4	FLA		1	1995					1,386
5	OPX		1	1995					264

6	OUU	1	1995	64
7	OUU	1	1995	44
8	OPX	1	1995	44
9	OUU	1	1995	44

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	15014	HOTELS/MOTEL A	100	N	Y
	15015	SBF	100	N	N
	15016	OPX	100	N	N
	15017	HOTELS/MOTEL A	100	N	Y
	15018	OPX	100	N	N
	15019	OUU	100	N	N
	15020	OUU	100	N	N
	15021	OPX	100	N	N
	15022	OUU	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5177	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PO4:RES POOL	378 SF	27	14	1994	1995	3	50
1	FN2:FENCES	1,608 SF	0	0	1994	1995	5	30
2	PT5:TILE PATIO	1,338 SF	0	0	1994	1995	5	50
3	RW2:RETAINING WALL	52 SF	0	0	1994	1995	3	50
4	PT3:PATIO	548 SF	0	0	1994	1995	5	50

Appraiser Notes

411 BAHAMA STREET - 6 ROOM GUEST HOUSE PETITION KW 106-1997 MANAGER - ED COX 294-8719 2002-12-23-041 6
TRANSIENT RENTAL UNIT

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	B941842	06/01/1994	03/01/1995	1,200		DEMO GARAGE
1	B942300	07/01/1994	03/01/1995	200,000	Commercial	2 STORY BUILDING
	B942180	06/01/1994	03/01/1995	20,000		CONSTRUCT SWIMMING POOL
	M950010	01/01/1995	03/01/1995	8,900		6 TON AC

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
2012	494,229	45,622	766,589	895,210	895,210	0	895,210
2011	494,229	47,438	851,765	1,103,329	1,103,329	0	1,103,329
2010	518,635	29,091	534,831	1,103,329	1,103,329	0	1,103,329
2009	518,635	30,173	616,875	1,103,329	1,103,329	0	1,103,329
2008	518,635	31,419	682,500	1,265,692	1,265,692	0	1,265,692
2007	442,059	32,502	682,500	1,304,493	1,304,493	0	1,304,493
2006	442,059	33,586	525,000	1,260,868	1,260,868	0	1,260,868
2005	447,140	34,830	472,500	817,126	817,126	0	817,126
2004	457,289	35,915	341,250	742,842	742,842	0	742,842
2003	457,289	36,998	210,000	742,842	742,842	0	742,842
2002	457,289	38,243	210,000	707,469	707,469	0	707,469
2001	457,289	39,327	210,000	707,469	707,469	0	707,469
2000	497,937	15,601	141,750	707,469	707,469	0	707,469
1999	497,937	16,034	141,750	764,034	764,034	0	764,034
1998	332,630	16,427	141,750	554,366	554,366	0	554,366
1997	320,512	16,821	131,250	419,044	419,044	0	419,044
1996	291,375	17,253	131,250	439,878	439,878	0	439,878
1995	0	10,735	131,250	141,985	141,985	0	141,985
1994	0	10,756	131,250	142,006	142,006	0	142,006
1993	0	10,772	131,250	142,022	142,022	0	142,022
1992	0	10,787	131,250	142,037	142,037	0	142,037
1991	0	10,808	131,250	142,058	142,058	82,393	59,665
1990	0	236	111,563	111,799	111,799	111,799	0
1989	0	238	110,250	110,488	110,488	110,488	0
1988	0	241	99,750	99,991	99,991	99,991	0
1987	0	244	45,032	45,276	45,276	45,276	0
1986	0	246	44,415	44,661	44,661	44,661	0
1985	0	249	47,250	47,499	47,499	47,499	0
1984	0	252	47,250	47,502	47,502	47,502	0
1983	0	254	20,160	20,414	20,414	20,414	0
1982	0	257	20,160	20,417	20,417	20,417	0

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
6/1/1991	1177 / 2019	1	WD	M
5/1/1981	837 / 994	41,000	WD	U

This page has been visited 12,005 times.

Monroe County Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176