

Application



Anthony D. Sarno, R.A., NCARB

Professional Registration Architecture _ AA28003135
Professional Registration Interior Design _ IB28001703
Florida Architecture License _ AB95308

September 27, 2018

City of Key West Planning Department
1300 White Street
Key West, Florida 33040

RE: 420 Grinnell Street
Variance Application Cover Letter

Enclosed, please find a Variance Application for 420 Grinnell Street, a project to expand an existing cottage to create an accessible master suite for the owners.

This application is requesting a variance to building coverage, increasing the existing from 51.13% to 52.45%, and a variance to impervious surface, increasing the existing 60.71% to 62.05%.

Should you have any questions, please do not hesitate to contact me.

Regards,

A handwritten signature in blue ink that reads 'Anthony D. Sarno'.

Anthony D. Sarno, R.A., NCARB, President
Anthony Architecture, LLC



Anthony D. Sarno, R.A., NCARB

Professional Registration Architecture _ AA28003135

Professional Registration Interior Design _ IB28001703

Florida Architecture License _ 0095308

SECTION 01

Variance Application
420 Grinnell Street

VARIANCE APPLICATION INFORMATION SHEET

City of Key West Planning Department
PO Box 1409 Key West, FL 33041-1409
(305) 809-3720



Please read the following carefully before filling out the application

This application and any required attachments should be submitted to the City Planning Department at 1300 White Street. It is preferable to make an appointment before the application is submitted to determine what variances are necessary and what fee applies.

Application Process

- After submittal, the application will be reviewed by the Development Review Committee (DRC). Additional modifications to the site plan may be necessary at that time.
- After the DRC process the applicant will be responsible for submitting a landscape approval letter from the Urban Forestry Program Manager and a Stormwater approval letter from the Director of Engineering.
- **When the application is determined to be complete**, it will be brought forth to the Planning Board. If the application is approved, there is a 10 day appeal period.
- After the 10 day appeal period, the application will be sent to the Department of Environmental Opportunity (DEO) for rendering. The rendering period is 45 days.

PLEASE NOTE:

- Owners and applicants are notified of their scheduled Planning Board hearing date.
- Attendance at the formal public hearing is mandatory.
- Notice of Public Meeting is published in the newspaper.
- Owners of property within 300 feet of the subject property or parcels are notified by mail.
- Notice of public hearing will be posted on the property and must be left up until after the hearing.

FEE SCHEDULE

Variations, any number of issues	\$1,000.00
All After-the-fact variations	\$2,000.00
Advertising and Noticing Fee	\$ 100.00
Fire Department Review Fee	\$ 50.00

Please include the following with this application:

1. A **copy of the most recent recorded** warranty deed with the Book and Page numbers from the office of the Clerk of Circuit Court for Monroe County containing a legal description of the subject parcel. The application forms must be signed by all owners listed on the deed. For business/corporate ownership, please attach authorization for name of executive authorized to make the application.
2. An application fee is determined according to the attached fee schedule. Make the check payable to the City of Key West and include the site address on the memo portion of the check. Be advised that upon review by the Planning Department, additional or fewer variances may be required necessitating a different fee. It is best to see a Planner before turning in the application.
3. A site plan or site plans (**plans MUST be signed and sealed by an Engineer or Architect**) of the subject site, indicating the following:
 - a. **Existing and proposed** lot coverage including buildings, pools, spas, driveways and other walkways, patios, porches, covered areas and decks.
 - b. Location and identification/names of existing trees of 3.5 inches diameter or greater on the property or extending over the proposed work (including access routes and stormwater areas). Please provide photos.
 - c. All proposed changes to what exists, including those which make the variance(s) necessary.
 - d. Lot dimensions on all drawings and the distance from all property lines of all existing and proposed structures.
 - e. Dimensions (**existing and proposed**) of all the items in (a) above, including the height and number of stories of the structure.
 - f. Parking spaces and dimensions (**existing and proposed**).
 - g. Easements or other encumbrances on the property.
4. One copy of the most recent survey of the property.
5. Elevation drawings of proposed structures, indicating finished height above established grade as measured from crown of road.
6. Floor Plans of **existing and proposed** development.
7. Stormwater management plan.
8. PDF or compatible electronic format of entire application on compact disk.

The attached Verification and Authorization Forms must be notarized. This can be done at City Hall or the Planning Department. Identification is required. An out-of-state notarization is acceptable, if necessary.

Make sure that the applicable application and authorization forms are signed by all people listed as owners on the recorded Warranty Deed.

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

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



Application For Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3720 • www.cityofkeywest-fl.gov

Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00

(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: _____

Zoning District: _____ Real Estate (RE) #: _____

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

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

Email: _____

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: _____

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

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

If yes, please describe and attach relevant documents: _____

Will any work be within the dripline (canopy) of any tree on or off the property? Yes No
 If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078? Yes No

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback				
F.A.R				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City’s LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key_West under Subpart B.

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

Standards for Considering Variances

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

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

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

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

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.

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.

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.

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

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- Correct application fee. Check may be payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Property record card
- Signed and sealed survey
- Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- Floor plans
- Stormwater management plan

Warranty Deed

Prepared by and return to:
Gregory S. Oropeza, Esq.
Attorney at Law
Oropeza Stones Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 18-142
Consideration: \$1,960,000.00

Doc# 2164630
Ekb 2901 Pg# 1465

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 14th day of April, 2018 between Donald R. Wilson, Jr., a single man, Individually and as Trustee of the Donald R. Wilson, Jr., 2002 Trust whose post office address is 540 W Madison, Suite 2500, Chicago, IL 60661, grantor, and William Randall Shapiro and Brandi Letrice Shapiro, husband and wife, Individually and as Trustee(s) of the William Randall Shapiro & Brandi Letrice Shapiro Trust dated June 11, 2008 whose post office address is 2105 Bay Club Drive, Arlington, TX 76013, 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:

On the Island of Key West and known on William A. Whitehead's map delineated in February A.D. 1829, as a part of Lot One (1) in Square Thirty-three (33) and described by metes and bounds as follows:

Commencing One Hundred (100) feet from the corner of Fleming and Grinnell Streets, and running on Grinnell Street North 40 degrees West, Seventy-six (76) feet; thence at right angles thereto South 50 degrees West on the dividing line of Lots 1 and 2, Fifty (50) feet; thence at right angles thereto South 40 degrees East Seventy-six (76) feet; thence at right angles thereto Fifty (50) feet to the Place of Beginning.

Parcel Identification Number: 00005420-000000

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations 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, 2017.

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:

[Signature]
Witness Name: Kim Feld

[Signature]
Donald R. Wilson, Jr., Individually and as Trustee

[Signature]
Witness Name: Kristin L. Turner

State of Illinois
County of Cook

The foregoing instrument was acknowledged before me this 9th day of April, 2018 by Donald R. Wilson, Jr., Individually and as Trustee of the Donald R. Wilson, Jr., 2002 Trust, who is personally known or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Kristin L. Turner

My Commission Expires: May 4, 2019

MONROE COUNTY
OFFICIAL RECORDS

Verification Form

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an Entity)

I, Anthony D. Sarno, in my capacity as President
(print name) *(print position; president, managing member)*
of Anthony Architecture, LLC
(print name of entity serving as Authorized Representative)

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

420 Grinnell Street, Key West, Florida 33040

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.

Handwritten signature of Anthony D. Sarno in blue ink.

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this September 5, 2018 by
Anthony D. Sarno
date
Name of Authorized Representative

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

Handwritten signature of Stacy L. Gibson in blue ink.

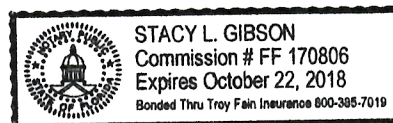
Notary's Signature and Seal

Stacy L. Gibson

Name of Acknowledger typed, printed or stamped

FF 170806

Commission Number, if any



Authorization Form

**City of Key West
Planning Department**



Authorization Form
(Individual or Joint Owner)

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

I, Randall Shapiro & Brandi Shapiro authorize
Please Print Name(s) of Owner(s) as appears on the deed

Anthony D. Sarno of Anthony Architecture
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]
Signature of Owner

[Signature]
Signature of Joint/Co-owner if applicable

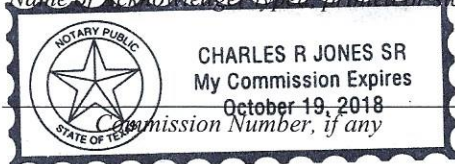
Subscribed and sworn to (or affirmed) before me on this 9-19-18
Date

by Randall Shapiro Brandi Shapiro
Name of Owner

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

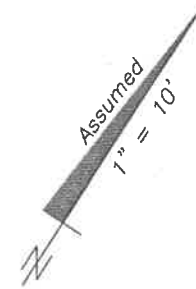
[Signature]
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped



Site Plans

Boundary Survey Map of
part of Lot 1, Square 33,
Island of Key West



LEGEND

- ▲ Found Nail & Disc (Norby)
- Found 60d Nail
- Found 1/2" Iron Rod (LB 7131)
- △ Set Nail & Disc (6298)
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- CLF Chain Link Fence
- R\W Right of Way
- ⊕ Centerline

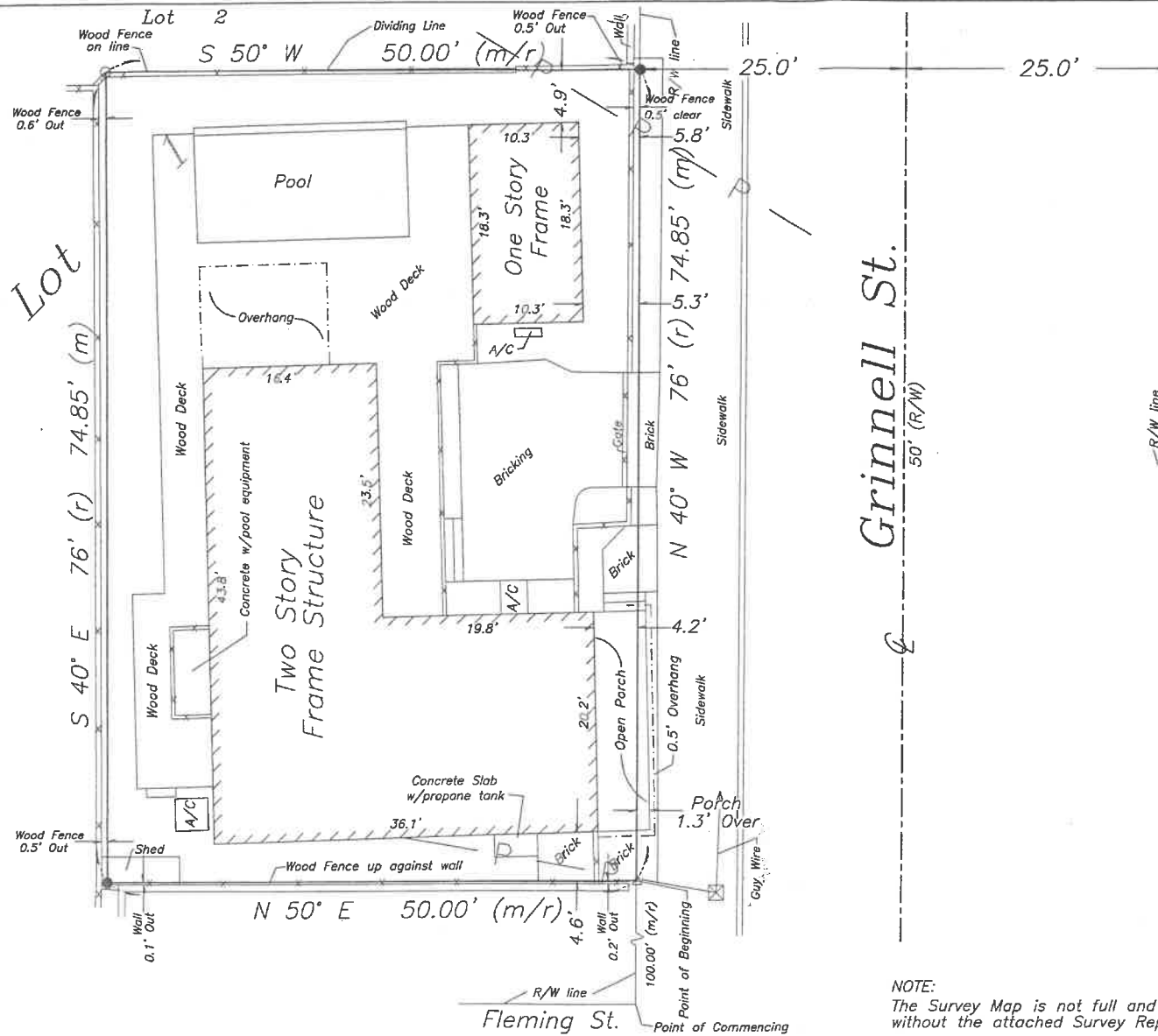
Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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



NOTE:
The Survey Map is not full and complete
without the attached Survey Report.

Boundary Survey Report of
part of Lot 1, Square 33,
Island of Key West

NOTES:

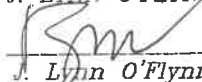
1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 420 Grinnell St., Key West, FL
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. Date of field work: March 30, 2018.
8. Bearings are based on the SW'ly right of way line of Grinnell Street as N 40° W as per legal description.
9. All bricking and concrete is not shown.
10. The Survey Report is not full and complete without the attached Survey Map.
11. Adjoiners are not furnished.

BOUNDARY SURVEY OF: On the Island of Key West and known on William A. Whitehead's map delineated in February A.D. 1829, as a part of Lot One (1) in Square Thirty-Three (33) and described by metes and bounds as follows:
Commencing One Hundred (100) feet from the corner of Fleming and Grinnell Streets, and running on Grinnell Street North 40 degrees West, Seventy-Six (76) feet; thence at right angles thereto South 50 degrees West on the dividing line of Lots 1 and 2, Fifty (50) feet; thence at right angles thereto South 40 degrees East Seventy-six (76) feet; thence at right angles thereto Fifty (50) feet to the place of beginning.

BOUNDARY SURVEY FOR: William Randall Shapiro & Randi Leticia Shapiro;
Compass Bank;
Oropeza Stones & Cardenas;
Chicago Title Insurance Company;

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

J. LYNN O'FLYNN, INC.


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

March 30, 2018

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

420 GRINNELL STREET

COTTAGE ADDITION

VARIANCE APPLICATION

SEPTEMBER 27, 2018

TEAM
Contractor

APPROVALS

DRC
Submitted: Not Required
Meeting: Not Required
Approval #: N/A

PLANNING
Submitted: September 27, 2018
Meeting: Pending
Approval #: Pending

TREE
Submitted: Pending
Meeting: Pending
Approval #: Pending

CITY COMMISSION
Submitted: Not Required
Meeting: Not Required
Approval #: N/A

HARC
Submitted: Pending
Meeting: Pending
Approval #: Pending

Owner
Randall and Brandi Shapiro
2015 Bay Club Drive
Arlington, TX 76013

Architect
Anthony Architecture, LLC
1615 United Street, Key West
305.395.2846
Anthony@AnthonyArchitecture.com

Anthony Architecture, LLC
info@AnthonyArchitecture.com | 305.395.2846

DATE
September 27, 2018

PROJECT
420 Grinnell Street

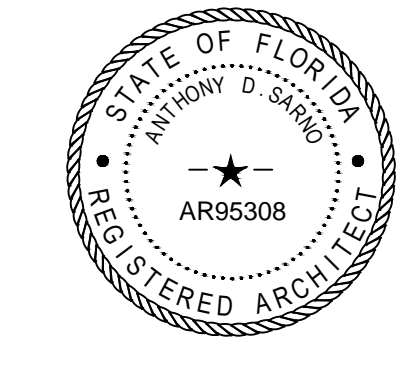


PROJECT
Cottage Addition
- AT -
420 Grinnell Street
- FOR -

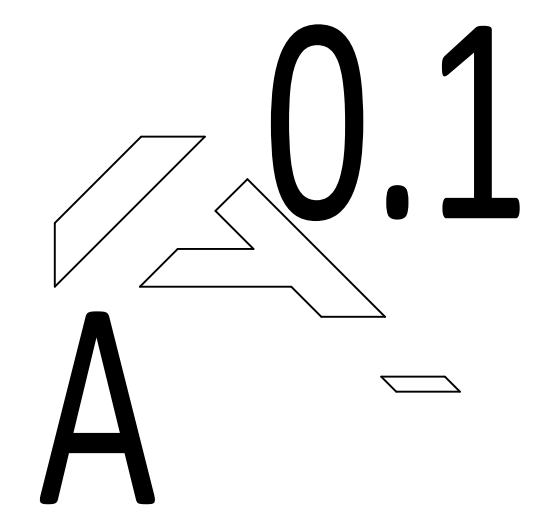
CLIENT
Shapiro Residence

Anthony Architecture, LLC
1615 United Street
Key West, Florida 33040
305.395.2846
info@AnthonyArchitecture.com
Prof. Reg. Arch. AA26003135
Prof. Reg. ID. IB26001303

REVISIONS



Anthony D. Sarno License # AR95308
Expiration Date: February 28, 2019



BUILDING CODE REVIEW

2017 Florida Building Code

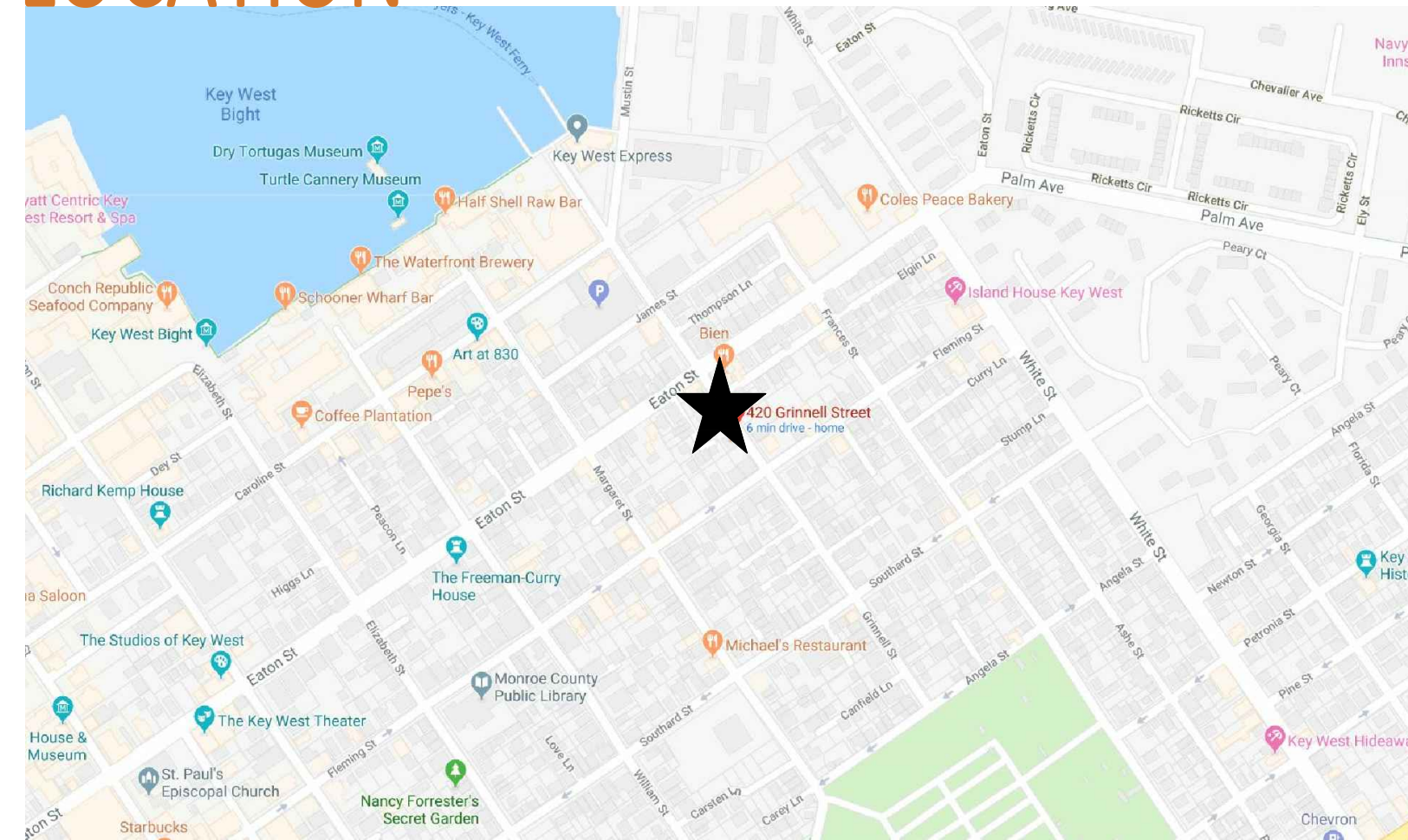
SCOPE OF WORK

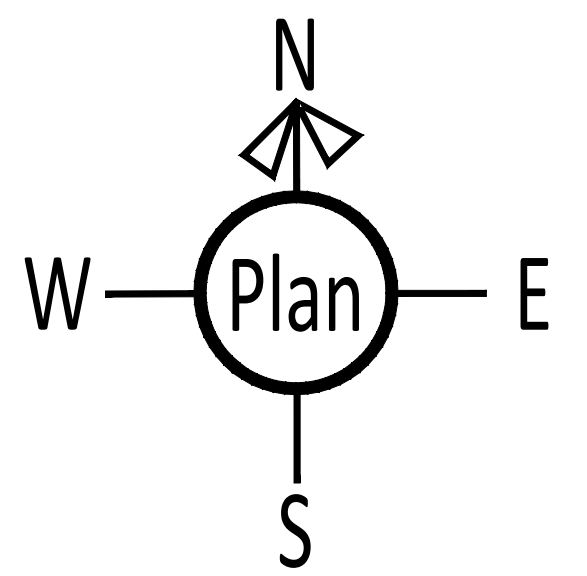
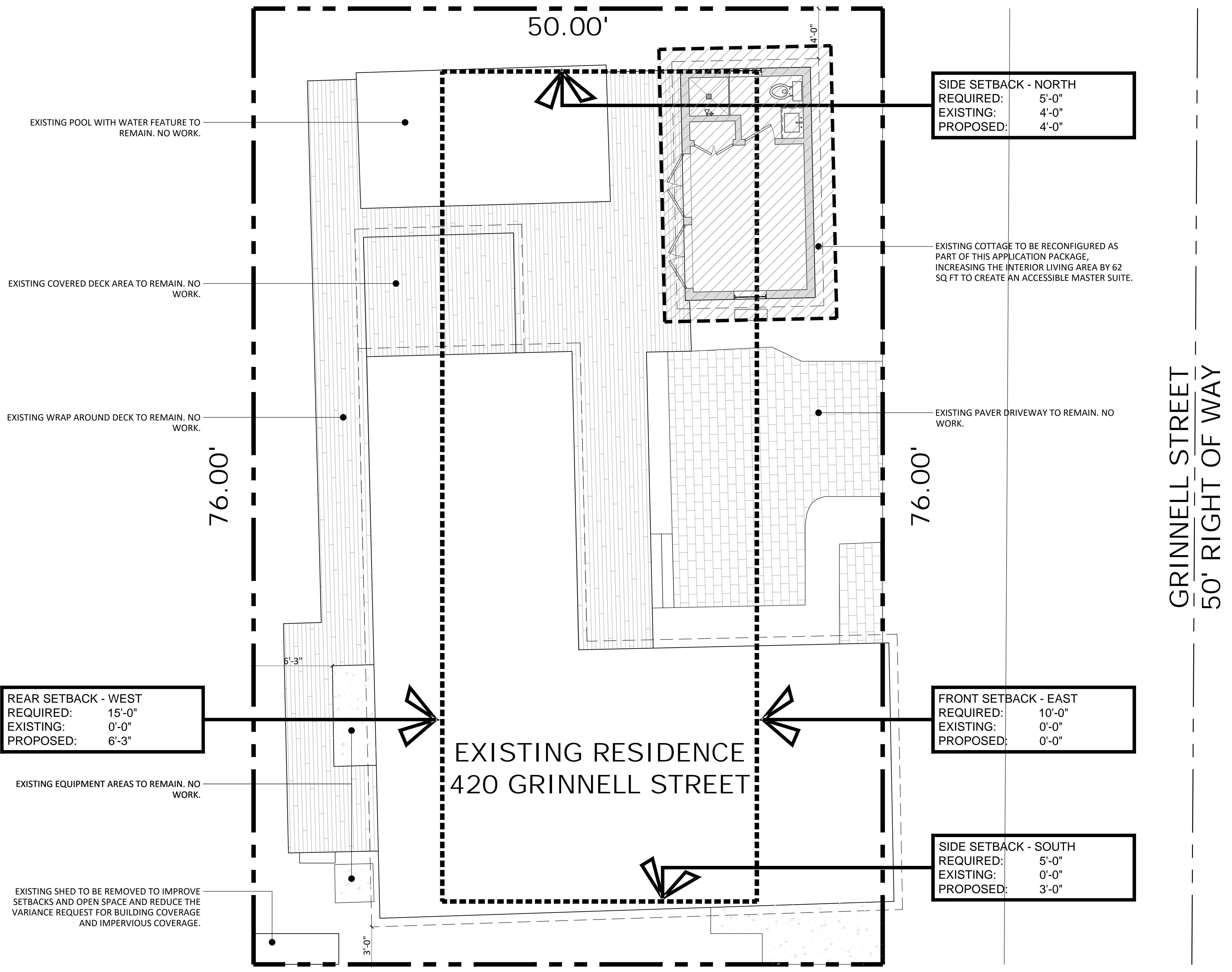
This project Scope of Work is to expand the existing cottage by 62 square feet to accommodate an accessible master suite, requesting variances to building coverage and impervious surface.

INDEX OF DRAWINGS

- A0.1 - Cover Sheet
- AE1.1 - Existing Site Plan
- AE1.2 - Existing Calc Plan and Data Table
- AE3.1 - Existing Exterior Elevations
- A1.1 - Proposed Site Plan
- A1.2 - Proposed Calc Plan and Data Table
- A2.1 - Existing / Demolition and Proposed Cottage Floor Plan
- A3.1 - Proposed Exterior Elevations

LOCATION

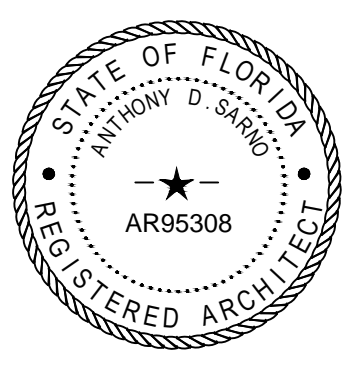




01 Existing Site Plan
1/4" = 1'-0"



Anthony Architecture, LLC



Anthony D. Sarno: License # AR95308
Expiration Date: February 28, 2019

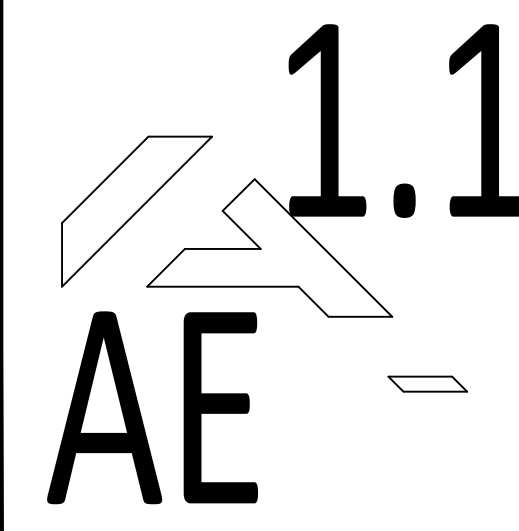
1615 United Street
Key West, Florida 33040
305.395.2846
info@AnthonyArchitecture.com
Prof. Reg. Arch. AA26003135
Prof. Reg. ID. IB26001303

PROJECT
420 Grinnell Street

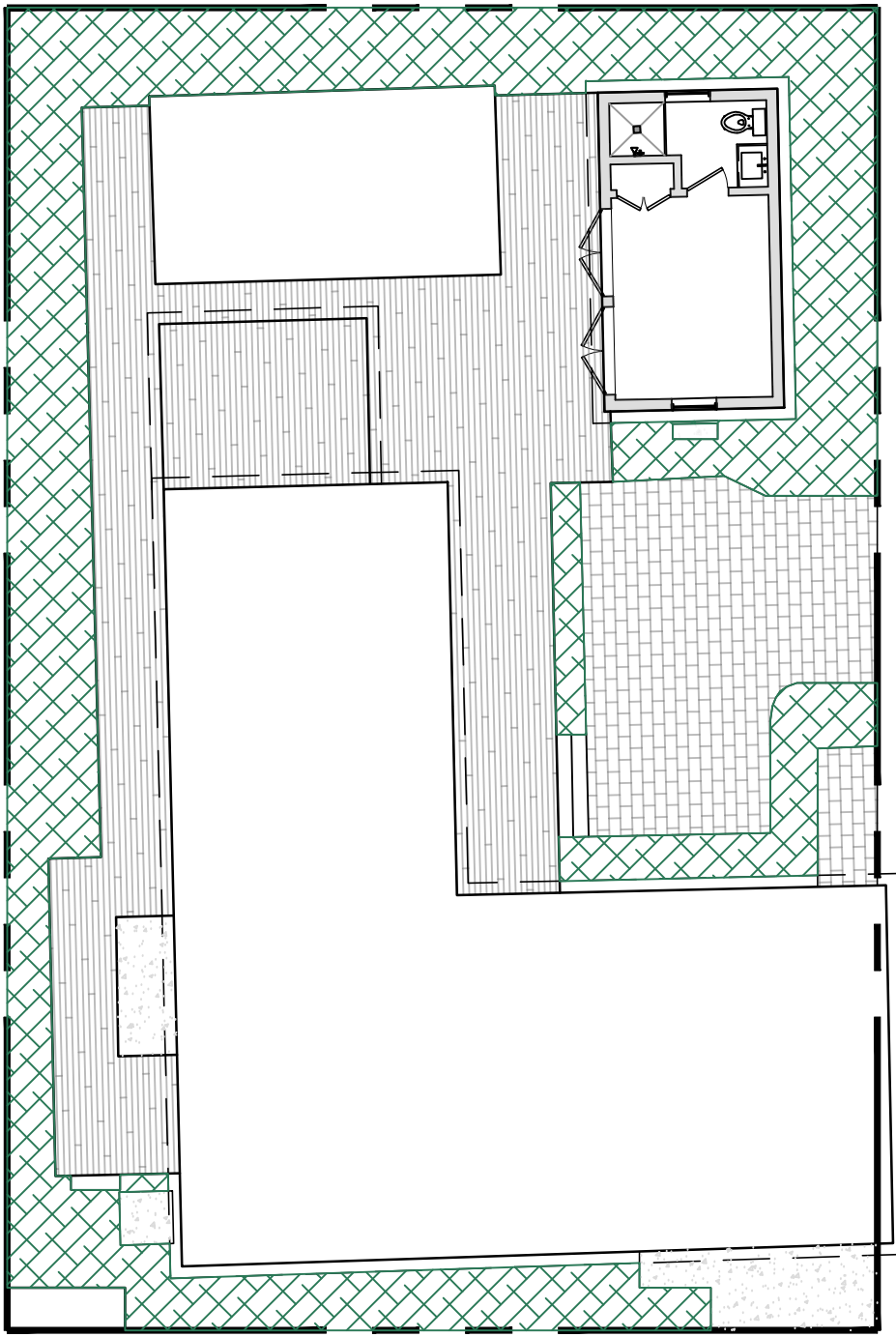
CLIENT
Shapiro Residence

DRAWING
EXISTING SITE PLAN

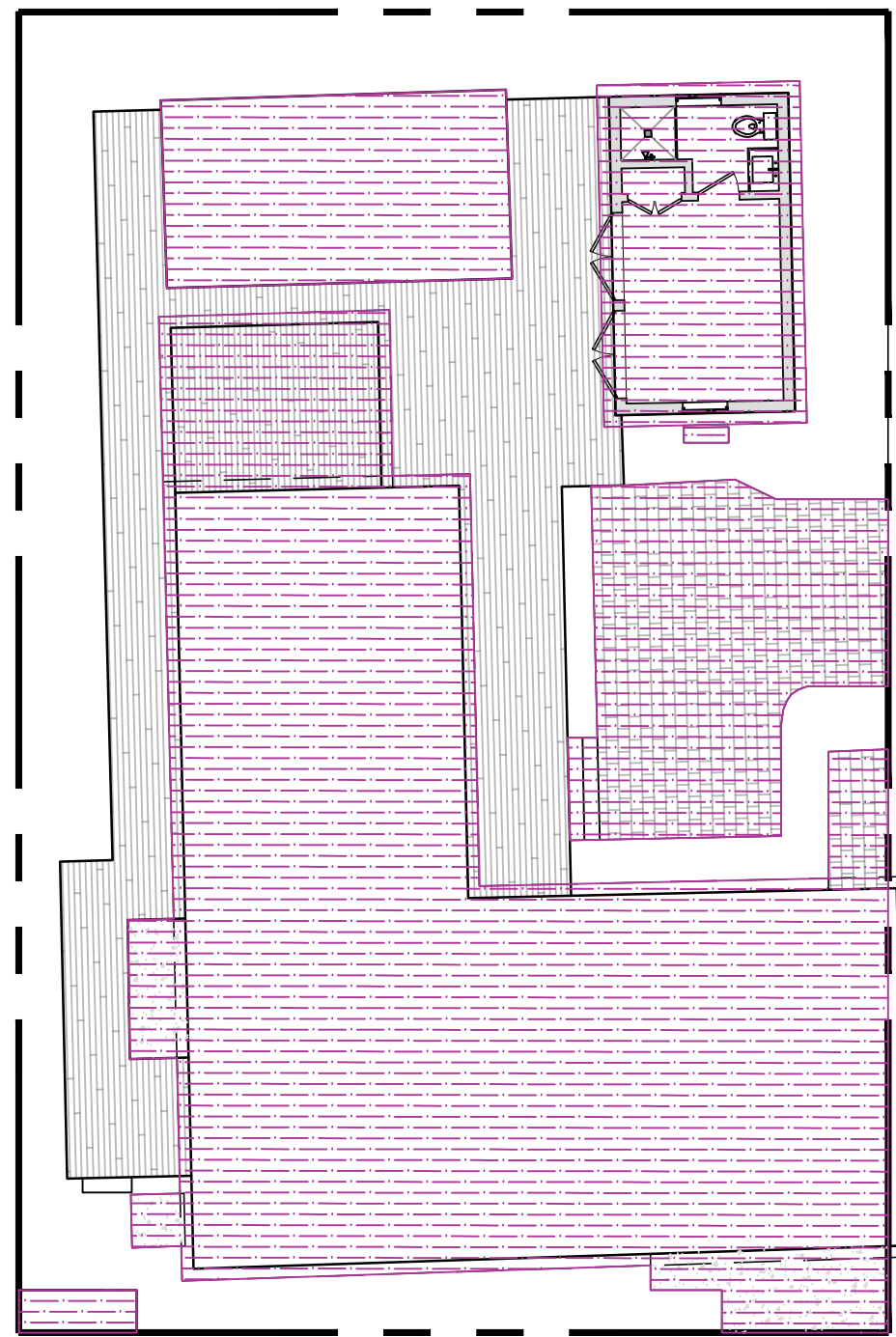
DATE
September 27, 2018



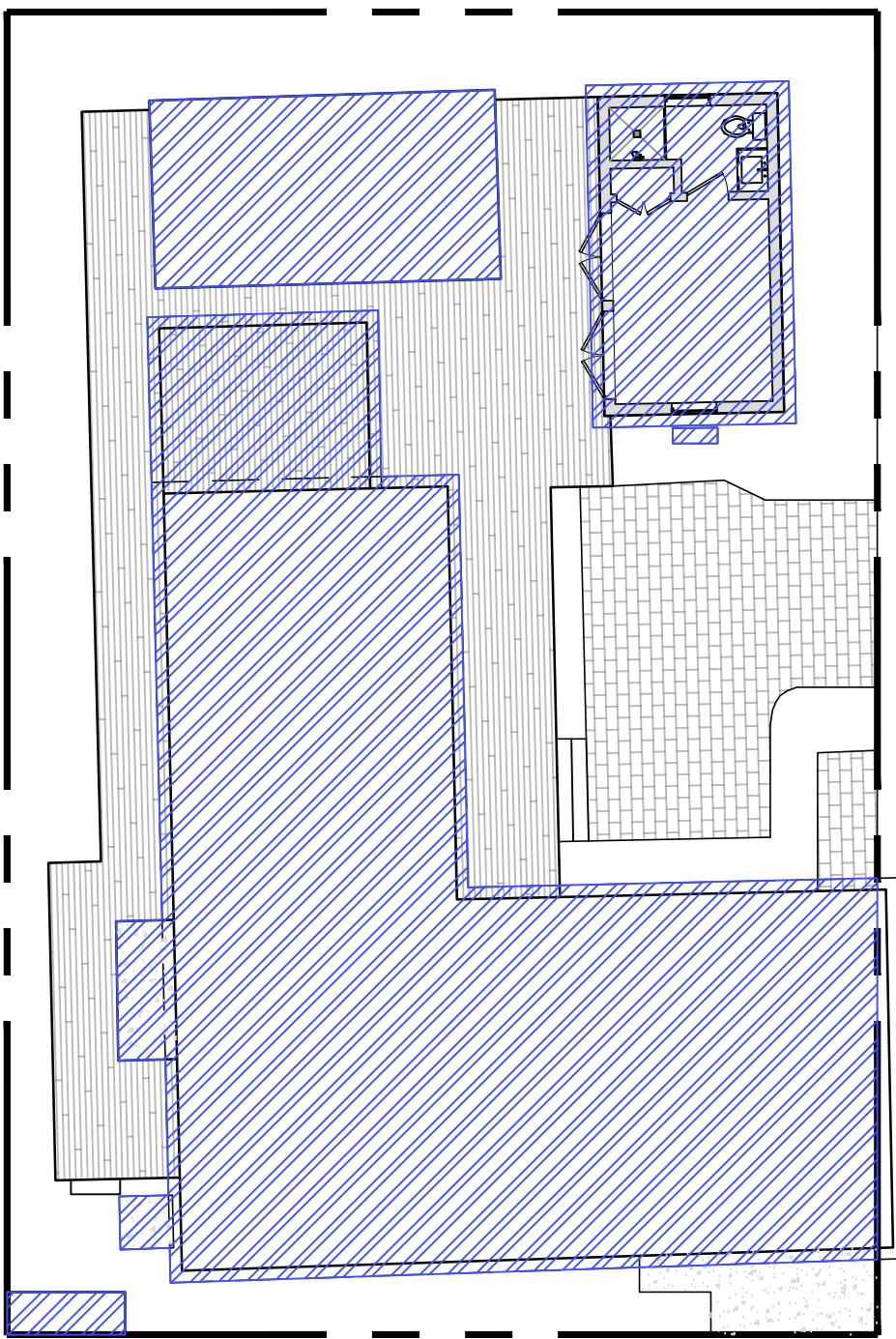
SITE DATA TABLE														
420 Grinnell Street														
CODE REQUIREMENT			EXISTING				PROPOSED				VARIANCE REQUESTED			
ZONING														
Historic Medium Density Residential District (HMDR)														
FLOOD ZONE														
ZONE X														
SIZE OF SITE		MIN	4,000.00	SQ FT		3,800.00	SQ FT		3,800.00	SQ FT		NO CHANGE		
MINIMUM LOT WIDTH	40	FT	0	IN	50	FT	0	IN	50	FT	0	IN	NO CHANGE	
MINIMUM LOT DEPTH	90	FT	0	IN	76	FT	0	IN	76	FT	0	IN	NO CHANGE	
HEIGHT	30	FT	0	IN	22	FT	0	IN	22	FT	0	IN	NO CHANGE	
FRONT SETBACK - EAST	10	FT	0	IN	0	FT	0	IN	0	FT	0	IN	NO CHANGE	
SIDE SETBACK - NORTH	5	FT	0	IN	4	FT	0	IN	4	FT	0	IN	NO CHANGE	
REAR SETBACK - WEST	15	FT	0	IN	0	FT	0	IN	6	FT	3	IN	IMPROVING	
SIDE SETBACK - SOUTH	5	FT	0	IN	0	FT	0	IN	3	FT	0	IN	IMPROVING	
FLOOR AREA RATIO	1.00	MAX	3,800.00	SQ FT	0.52	1,972.00	SQ FT	0.54	2,034.00	SQ FT	0.54	2,034.00	SQ FT	NO CHANGE
BUILDING COVERAGE	40%	MAX	1,520.00	SQ FT	51.13%	1,943.00	SQ FT	52.45%	1,993.00	SQ FT	52.45%	1,993.00	SQ FT	INCREASE OF 50 SQ FT
IMPERVIOUS SURFACE	60%	MAX	2,280.00	SQ FT	60.71%	2,307.00	SQ FT	62.05%	2,358.00	SQ FT	62.05%	2,358.00	SQ FT	INCREASE OF 51 SQ FT
OPEN SPACE LANDSCAPING	35%	MIN	1,330.00	SQ FT	23.63%	898.00	SQ FT	24.03%	913.00	SQ FT	24.03%	913.00	SQ FT	IMPROVING
FLOOR AREA														
FIRST FLOOR						1,332.00	SQ FT		1,394.00	SQ FT				INCREASE OF 62 SQ FT
SECOND FLOOR						640.00	SQ FT		640.00	SQ FT				NO CHANGE
FLOOR AREA TOTAL						1,972.00	SQ FT		2,034.00	SQ FT				



102 Open Space Plan - Existing
3/32" = 1'-0"



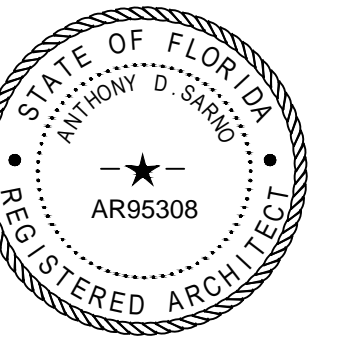
103 Impervious Surface Plan - Existing
3/32" = 1'-0"



101 Building Coverage Plan - Existing
3/32" = 1'-0"



Anthony Architecture, LLC



Anthony D. Sarno: License # AR95308
Expiration Date: February 28, 2019

1615 United Street
Key West, Florida 33040
305.395.2846
info@AnthonyArchitecture.com
Prof. Reg. Arch. AA26003135
Prof. Reg. ID. IB26001303

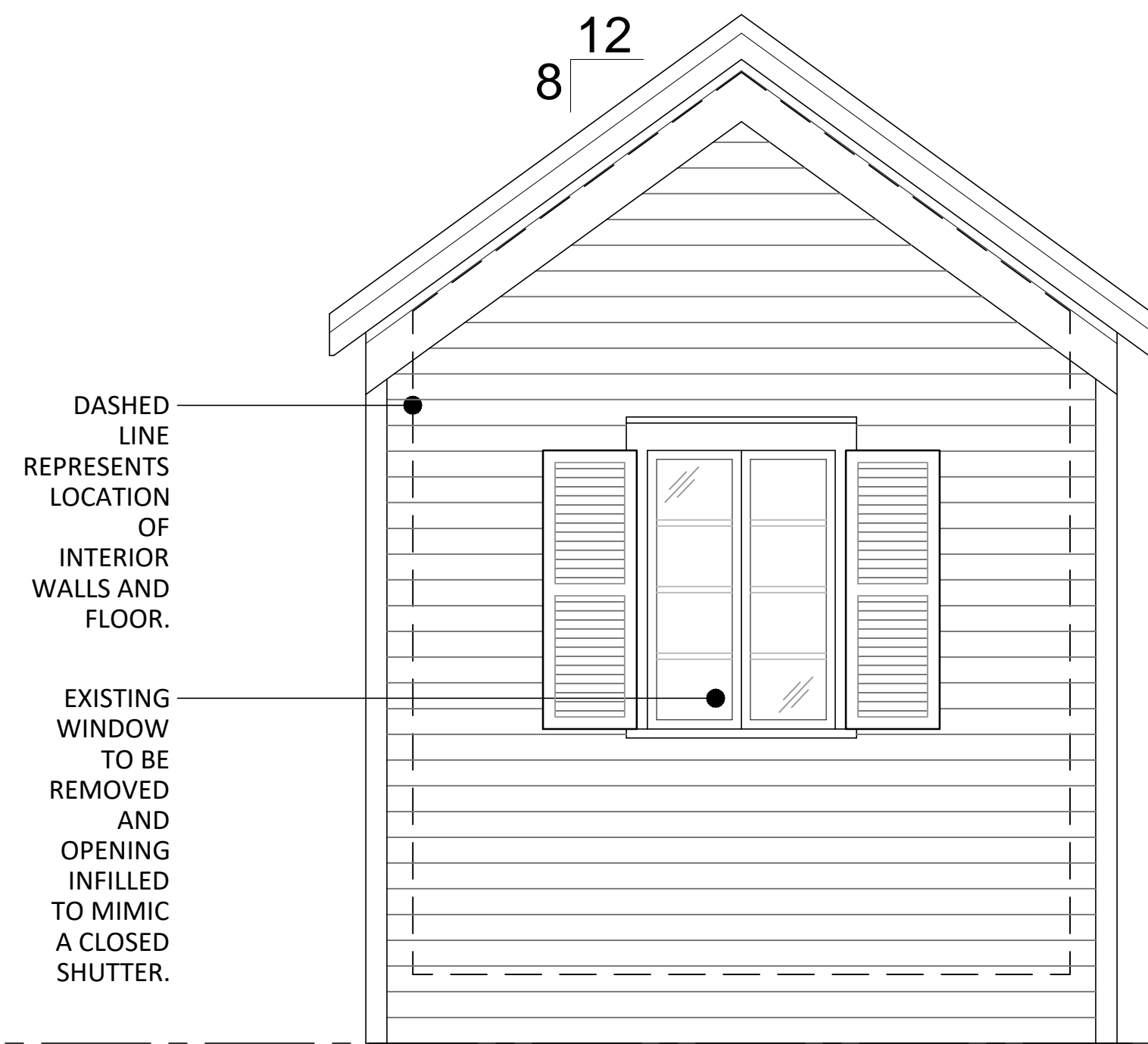
PROJECT
420 Grinnell Street

CLIENT
Shapiro Residence

DRAWING
EXISTING CALC PLANS & DATA TABLE

DATE
September 27, 2018

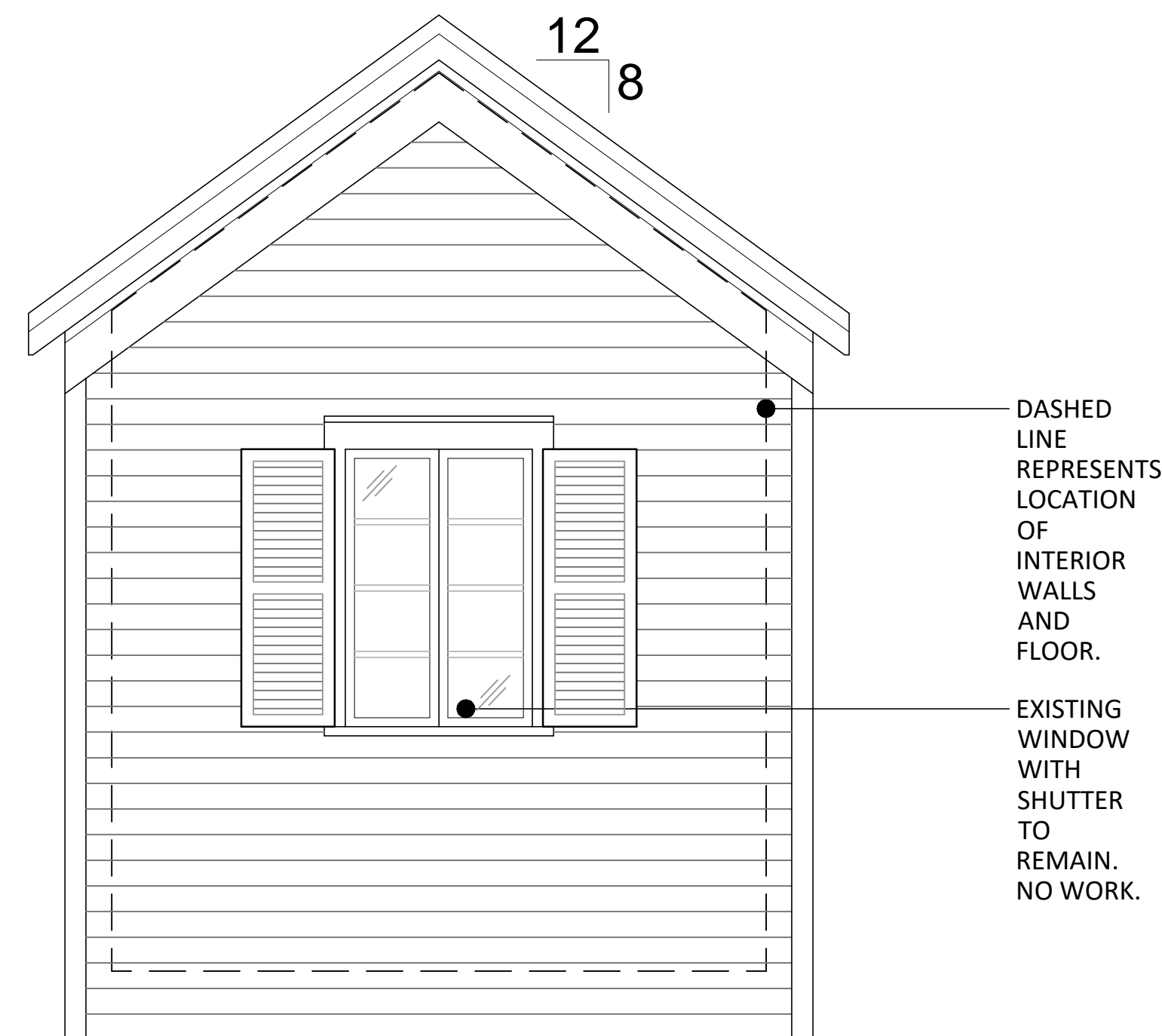




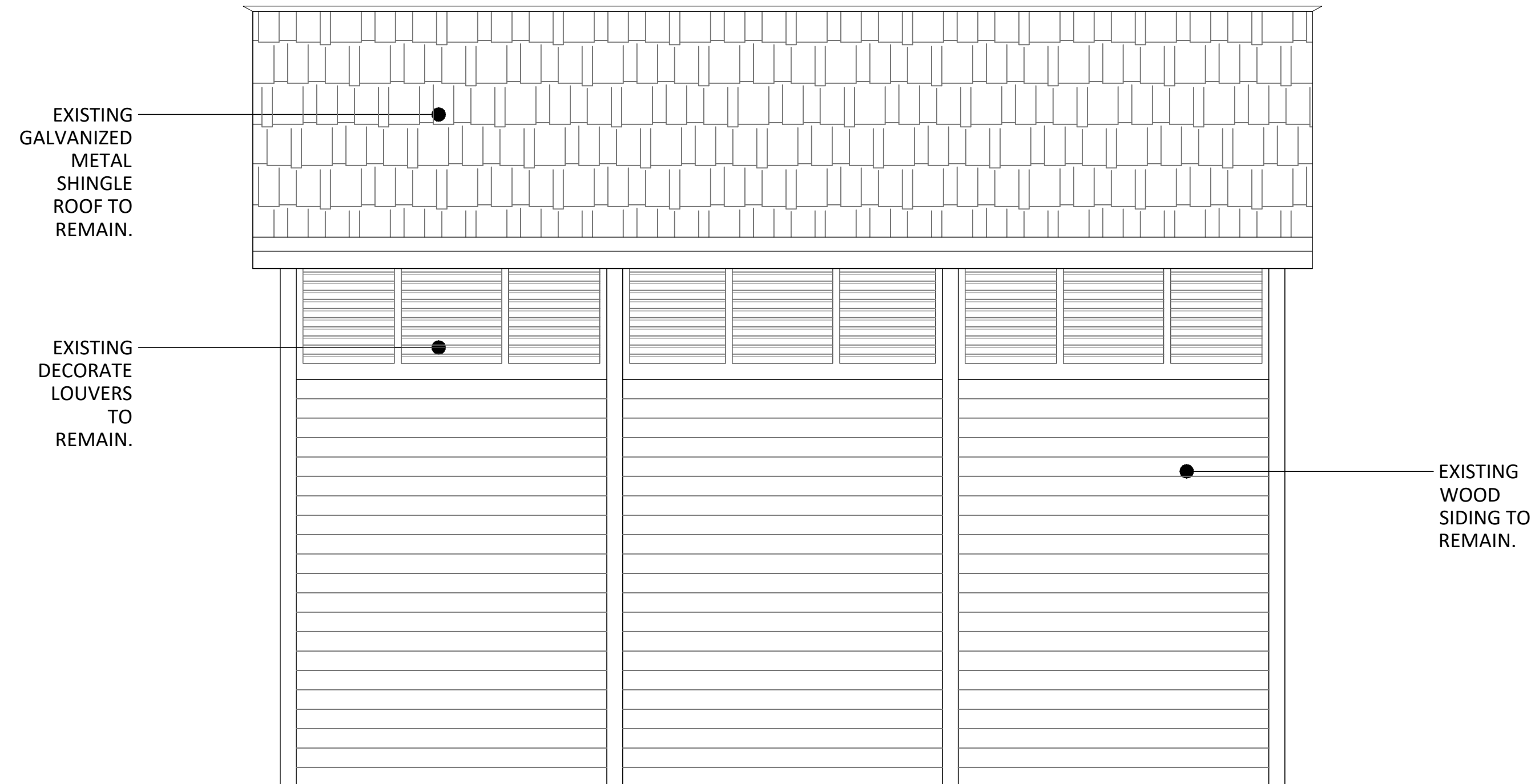
04 Existing North Elevation
1/2" = 1'-0"



03 Existing West Elevation - Rear
1/2" = 1'-0"



02 Existing South Elevation
1/2" = 1'-0"



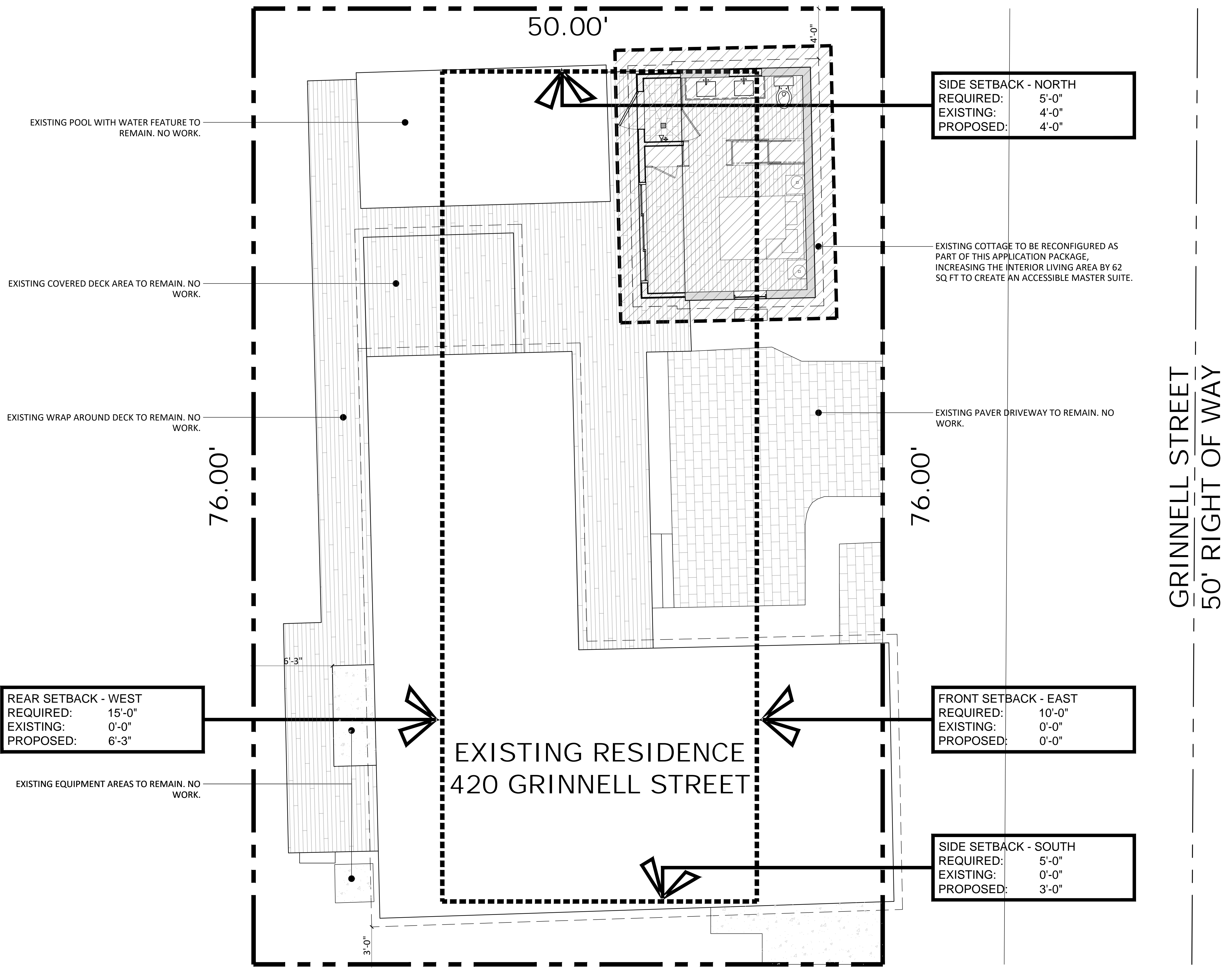
01 Existing East Elevation - Grinnell Street
1/2" = 1'-0"

PROJECT
420 Grinnell Street

CLIENT
Shapiro Residence

DRAWING
EXISTING ELEVATIONS

DATE
September 27, 2018



SIDE SETBACK - NORTH
 REQUIRED: 5'-0"
 EXISTING: 4'-0"
 PROPOSED: 4'-0"

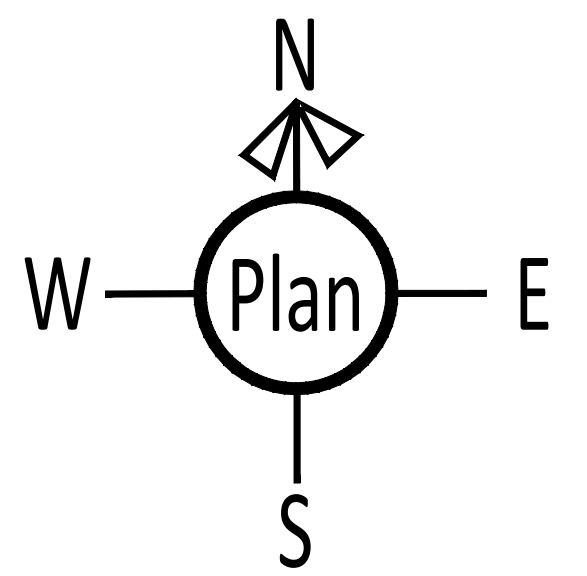
EXISTING COTTAGE TO BE RECONFIGURED AS PART OF THIS APPLICATION PACKAGE, INCREASING THE INTERIOR LIVING AREA BY 62 SQ. FT. TO CREATE AN ACCESSIBLE MASTER SUITE.

EXISTING PAVER DRIVEWAY TO REMAIN. NO WORK.

REAR SETBACK - WEST
 REQUIRED: 15'-0"
 EXISTING: 0'-0"
 PROPOSED: 6'-3"

FRONT SETBACK - EAST
 REQUIRED: 10'-0"
 EXISTING: 0'-0"
 PROPOSED: 0'-0"

SIDE SETBACK - SOUTH
 REQUIRED: 5'-0"
 EXISTING: 0'-0"
 PROPOSED: 3'-0"



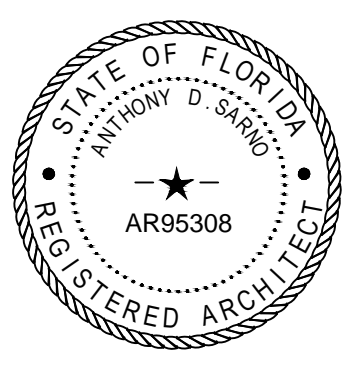
101 Proposed Site Plan
 1/4" = 1'-0"



GRINNELL STREET
 50' RIGHT OF WAY



Anthony Architecture, LLC



Anthony D. Sarno: License # AR95308
 Expiration Date: February 28, 2019

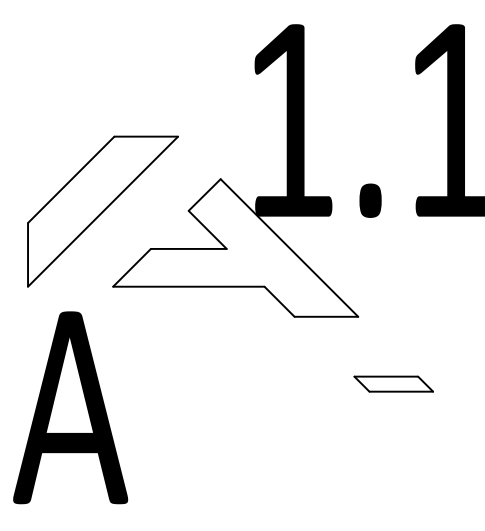
1615 United Street
 Key West, Florida 33040
 305.395.2846
 info@AnthonyArchitecture.com
 Prof. Reg. Arch. AA26003135
 Prof. Reg. ID. IB26001303

PROJECT
 420 Grinnell Street

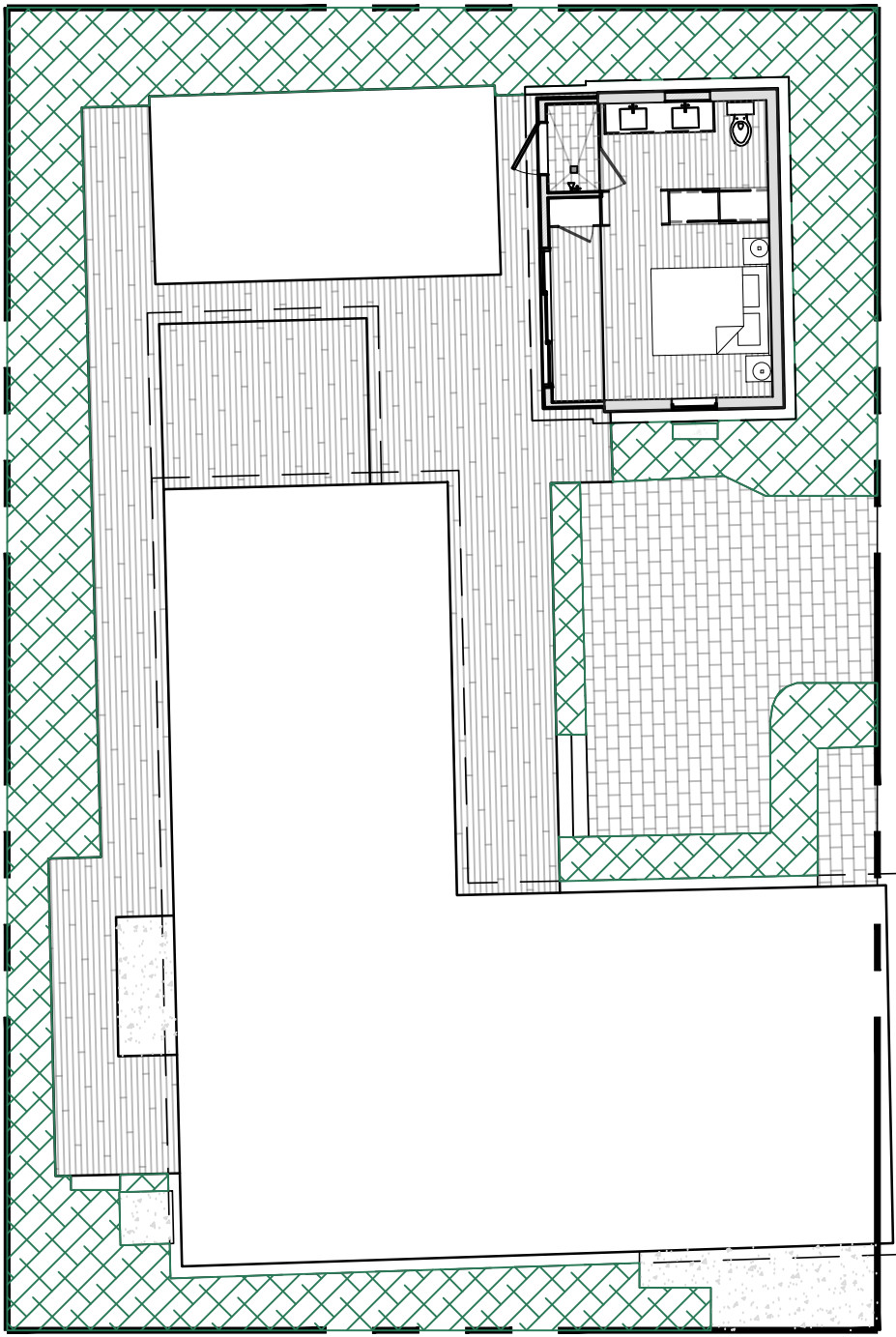
CLIENT
 Shapiro Residence

DRAWING
 PROPOSED SITE PLAN

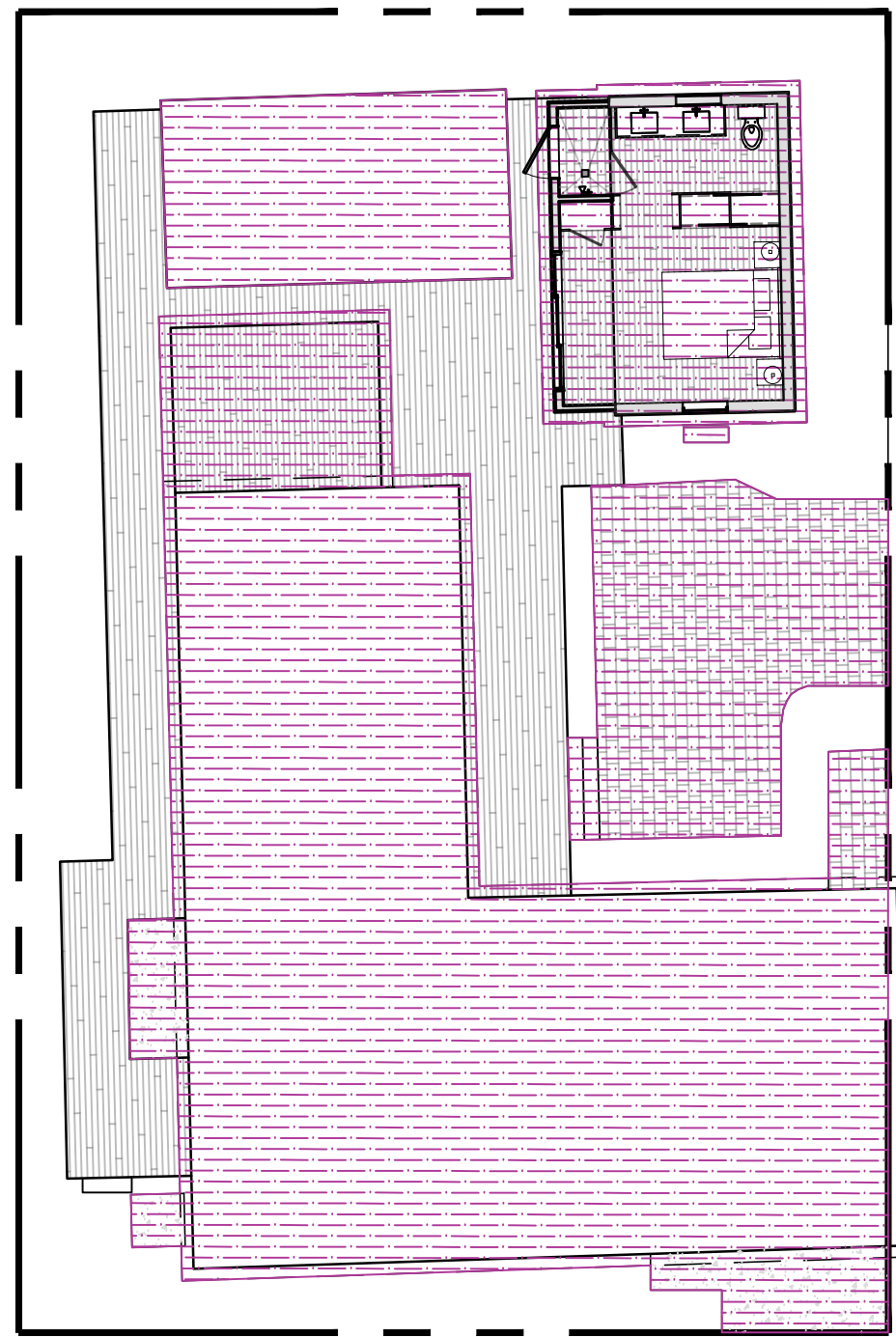
DATE
 September 27, 2018



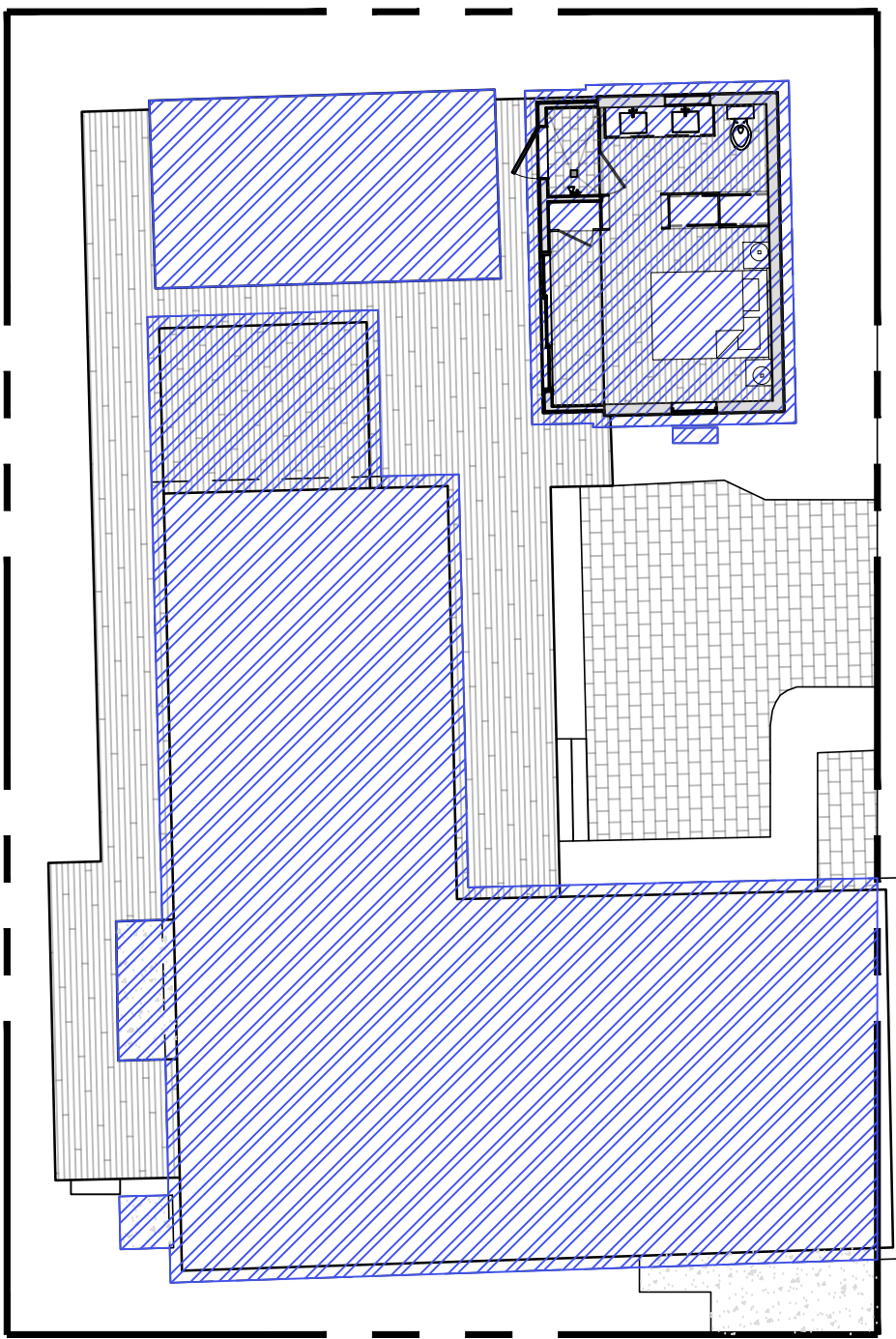
SITE DATA TABLE														
420 Grinnell Street														
CODE REQUIREMENT			EXISTING				PROPOSED				VARIANCE REQUESTED			
ZONING														
Historic Medium Density Residential District (HMDR)														
FLOOD ZONE														
ZONE X														
SIZE OF SITE		MIN	4,000.00	SQ FT		3,800.00	SQ FT		3,800.00	SQ FT		NO CHANGE		
MINIMUM LOT WIDTH	40	FT	0	IN	50	FT	0	IN	50	FT	0	IN	NO CHANGE	
MINIMUM LOT DEPTH	90	FT	0	IN	76	FT	0	IN	76	FT	0	IN	NO CHANGE	
HEIGHT	30	FT	0	IN	22	FT	0	IN	22	FT	0	IN	NO CHANGE	
FRONT SETBACK - EAST	10	FT	0	IN	0	FT	0	IN	0	FT	0	IN	NO CHANGE	
SIDE SETBACK - NORTH	5	FT	0	IN	4	FT	0	IN	4	FT	0	IN	NO CHANGE	
REAR SETBACK - WEST	15	FT	0	IN	0	FT	0	IN	6	FT	3	IN	IMPROVING	
SIDE SETBACK - SOUTH	5	FT	0	IN	0	FT	0	IN	3	FT	0	IN	IMPROVING	
FLOOR AREA RATIO	1.00	MAX	3,800.00	SQ FT	0.52	1,972.00	SQ FT	0.54	2,034.00	SQ FT	0.54	2,034.00	SQ FT	NO CHANGE
BUILDING COVERAGE	40%	MAX	1,520.00	SQ FT	51.13%	1,943.00	SQ FT	52.45%	1,993.00	SQ FT	52.45%	1,993.00	SQ FT	INCREASE OF 50 SQ FT
IMPERVIOUS SURFACE	60%	MAX	2,280.00	SQ FT	60.71%	2,307.00	SQ FT	62.05%	2,358.00	SQ FT	62.05%	2,358.00	SQ FT	INCREASE OF 51 SQ FT
OPEN SPACE LANDSCAPING	35%	MIN	1,330.00	SQ FT	23.63%	898.00	SQ FT	24.03%	913.00	SQ FT	24.03%	913.00	SQ FT	IMPROVING
FLOOR AREA														
FIRST FLOOR						1,332.00	SQ FT		1,394.00	SQ FT				INCREASE OF 62 SQ FT
SECOND FLOOR						640.00	SQ FT		640.00	SQ FT				NO CHANGE
FLOOR AREA TOTAL						1,972.00	SQ FT		2,034.00	SQ FT				



102 Open Space Plan - Proposed
3/32" = 1'-0"



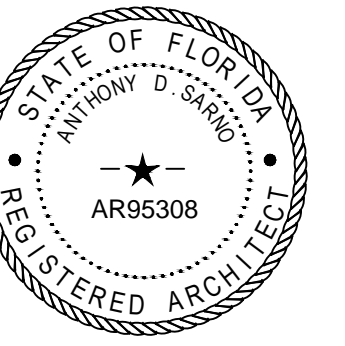
103 Impervious Surface Plan - Proposed
3/32" = 1'-0"



101 Building Coverage Plan - Proposed
3/32" = 1'-0"



Anthony Architecture, LLC



Anthony D. Sarno: License # AR95308
Expiration Date: February 28, 2019

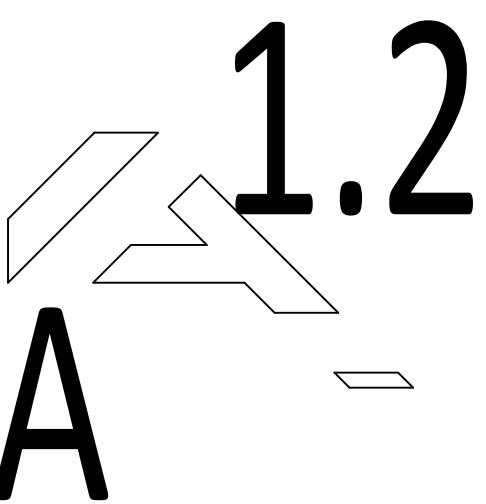
1615 United Street
Key West, Florida 33040
305.395.2846
info@AnthonyArchitecture.com
Prof. Reg. Arch. AA26003135
Prof. Reg. ID. IB26001303

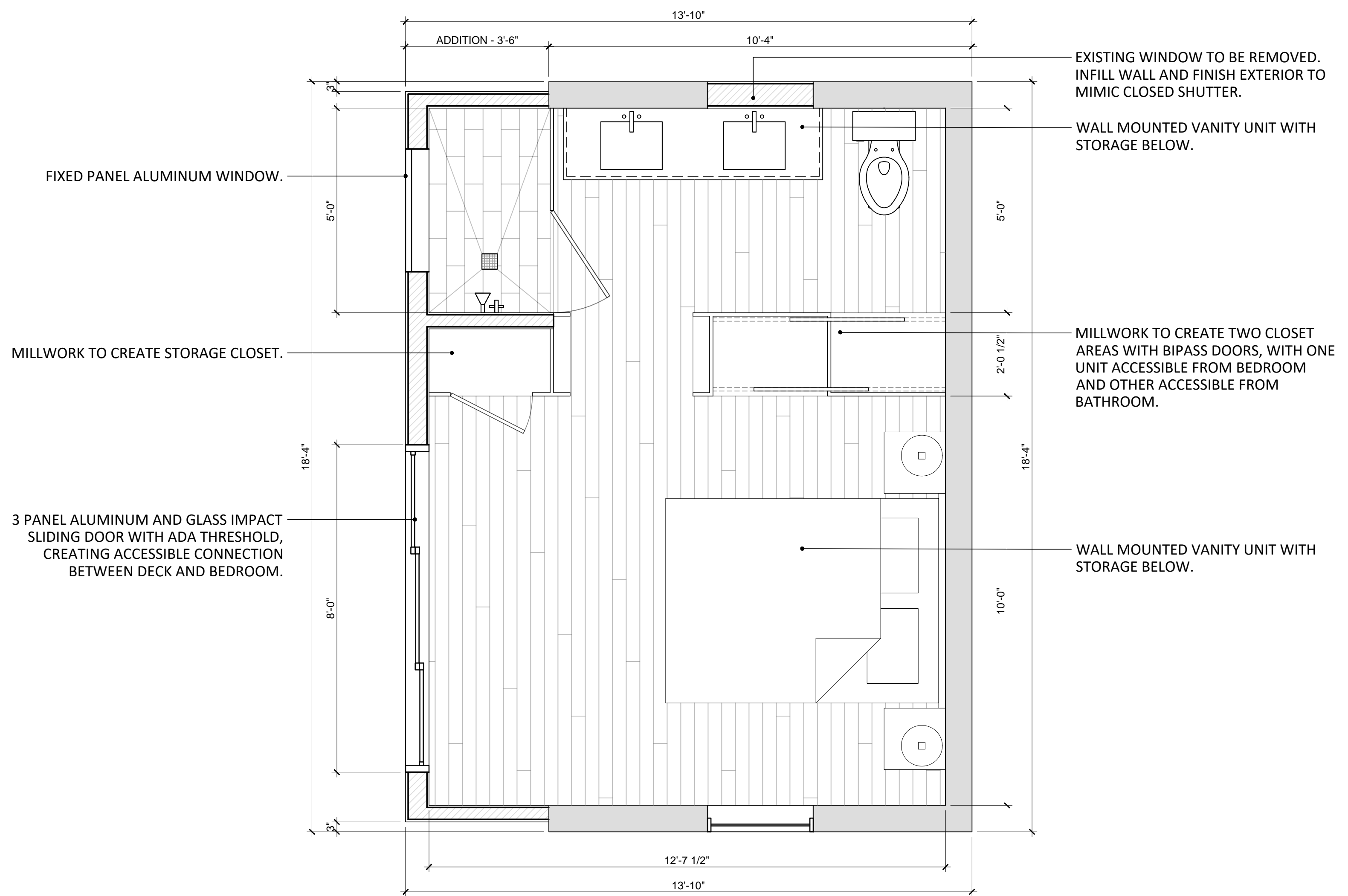
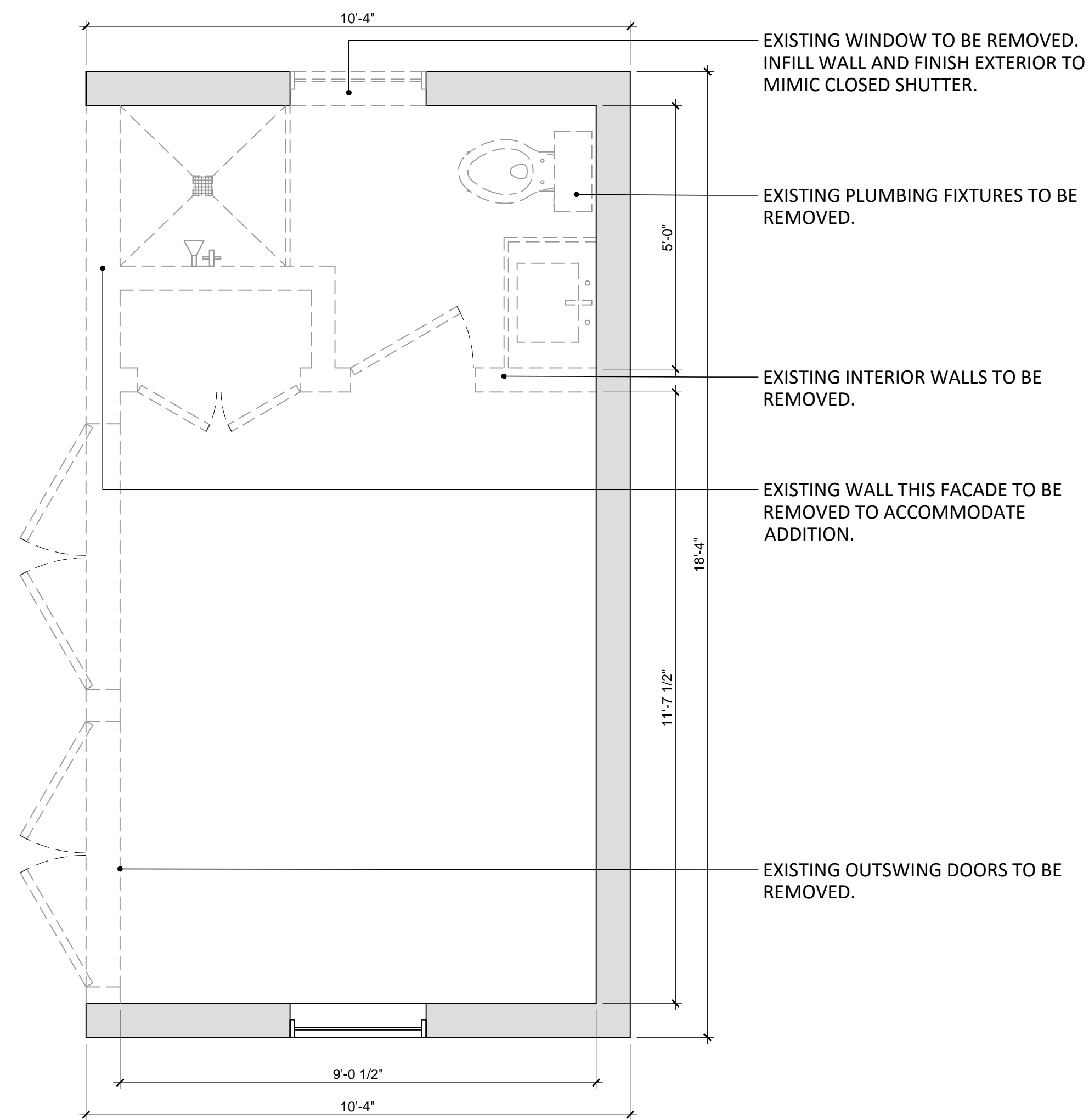
PROJECT
420 Grinnell Street

CLIENT
Shapiro Residence

DRAWING
PROPOSED CALC PLANS & DATA TABLE

DATE
September 27, 2018





102 Cottage Existing / Demolition Floor Plan
1/2" = 1'-0"

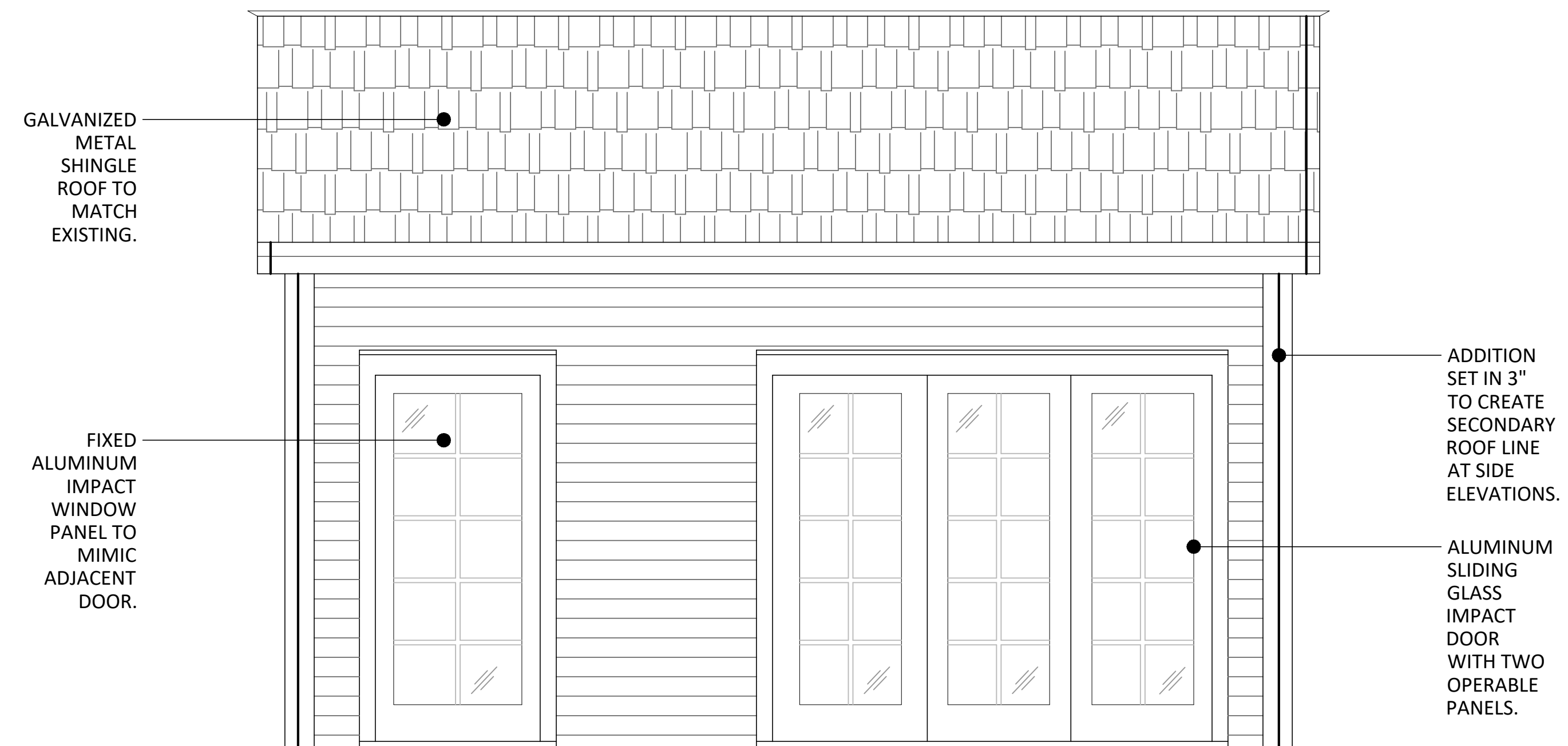
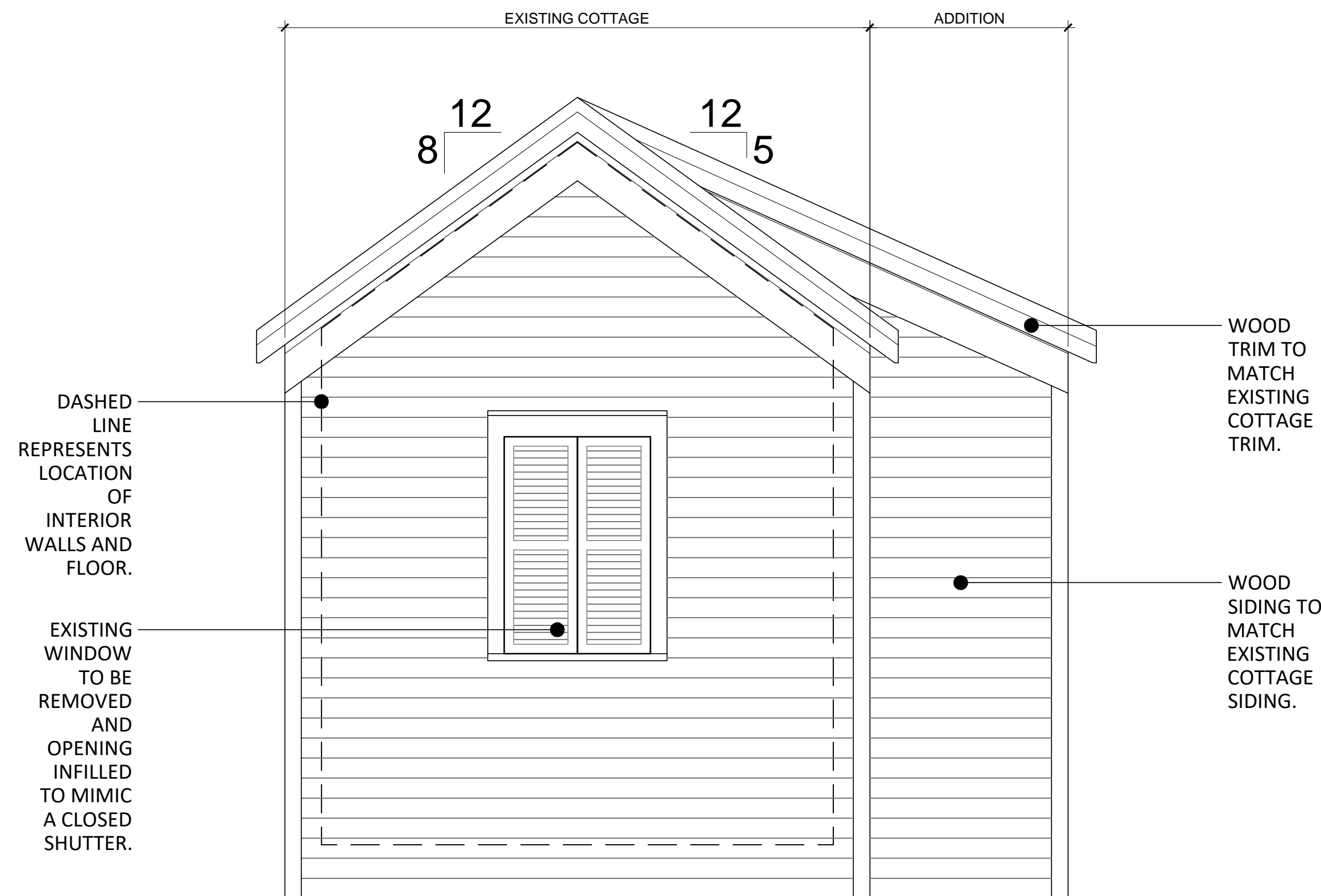
101 Proposed Cottage Floor Plan
1/2" = 1'-0"

PROJECT
420 Grinnell Street

CLIENT
Shapiro Residence

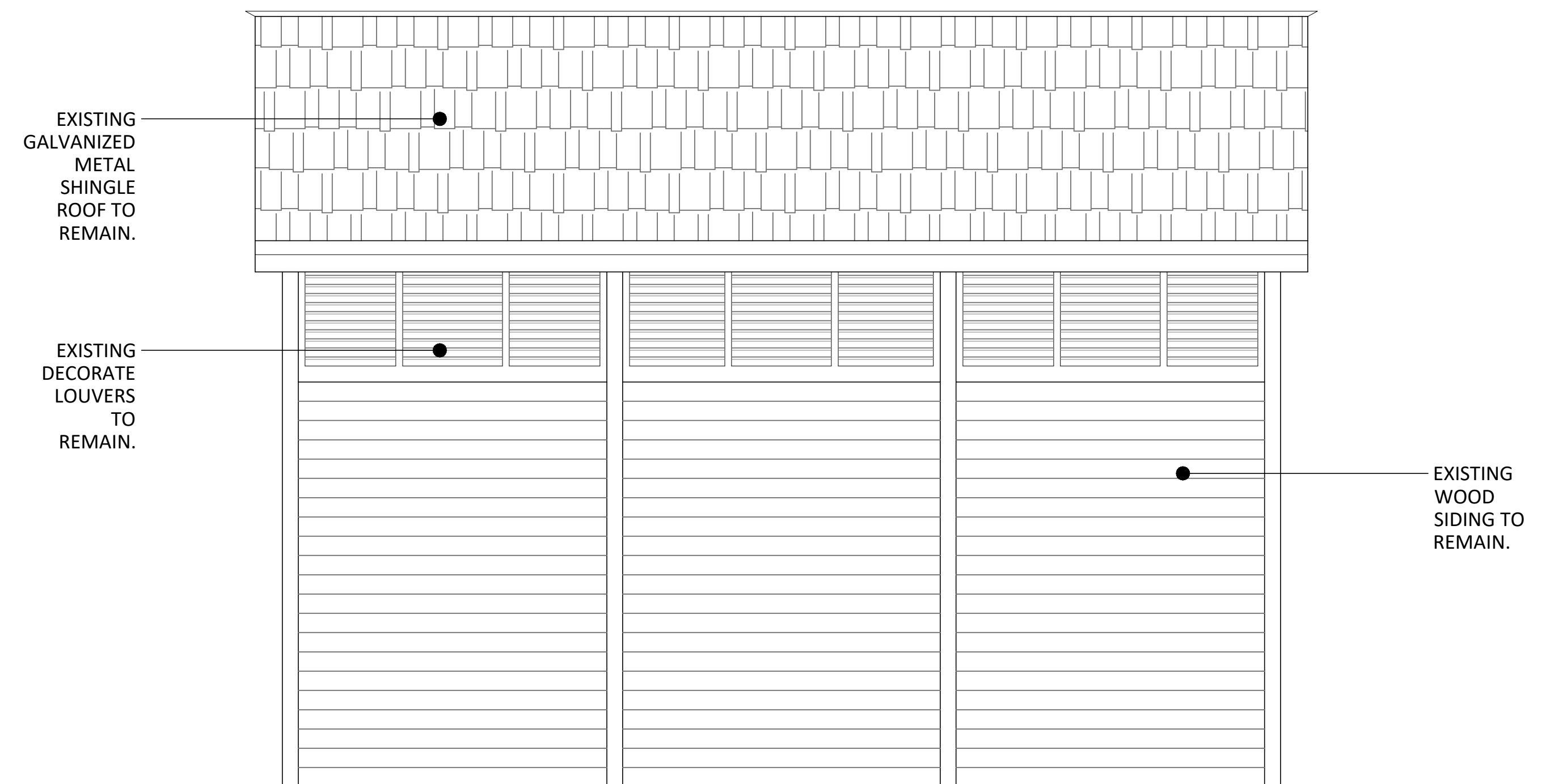
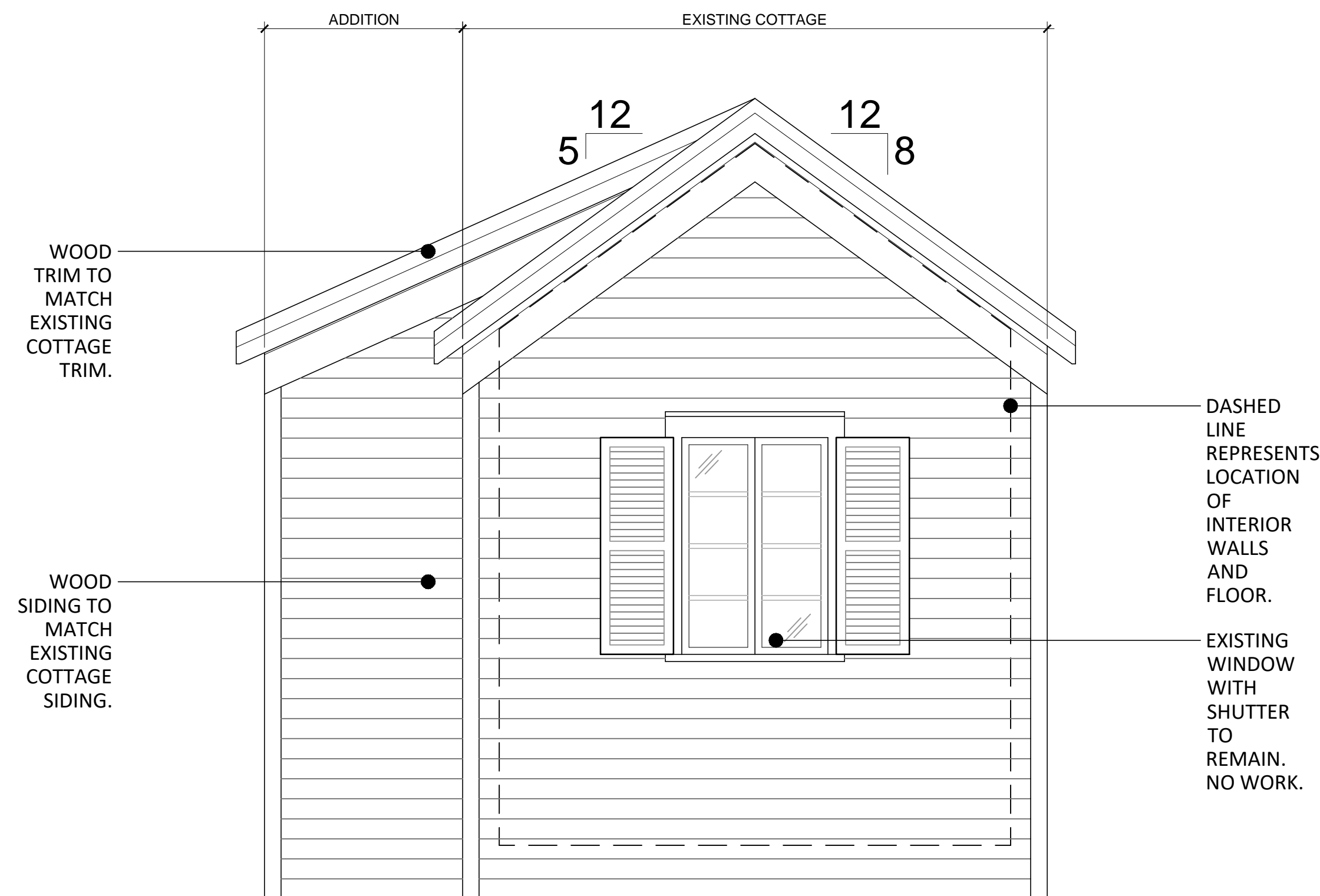
DRAWING
EXISTING & PROPOSED FLOOR PLANS

DATE
September 27, 2018



104 Proposed North Elevation
1/2" = 1'-0"

103 Proposed West Elevation - Rear
1/2" = 1'-0"



102 Proposed South Elevation
1/2" = 1'-0"

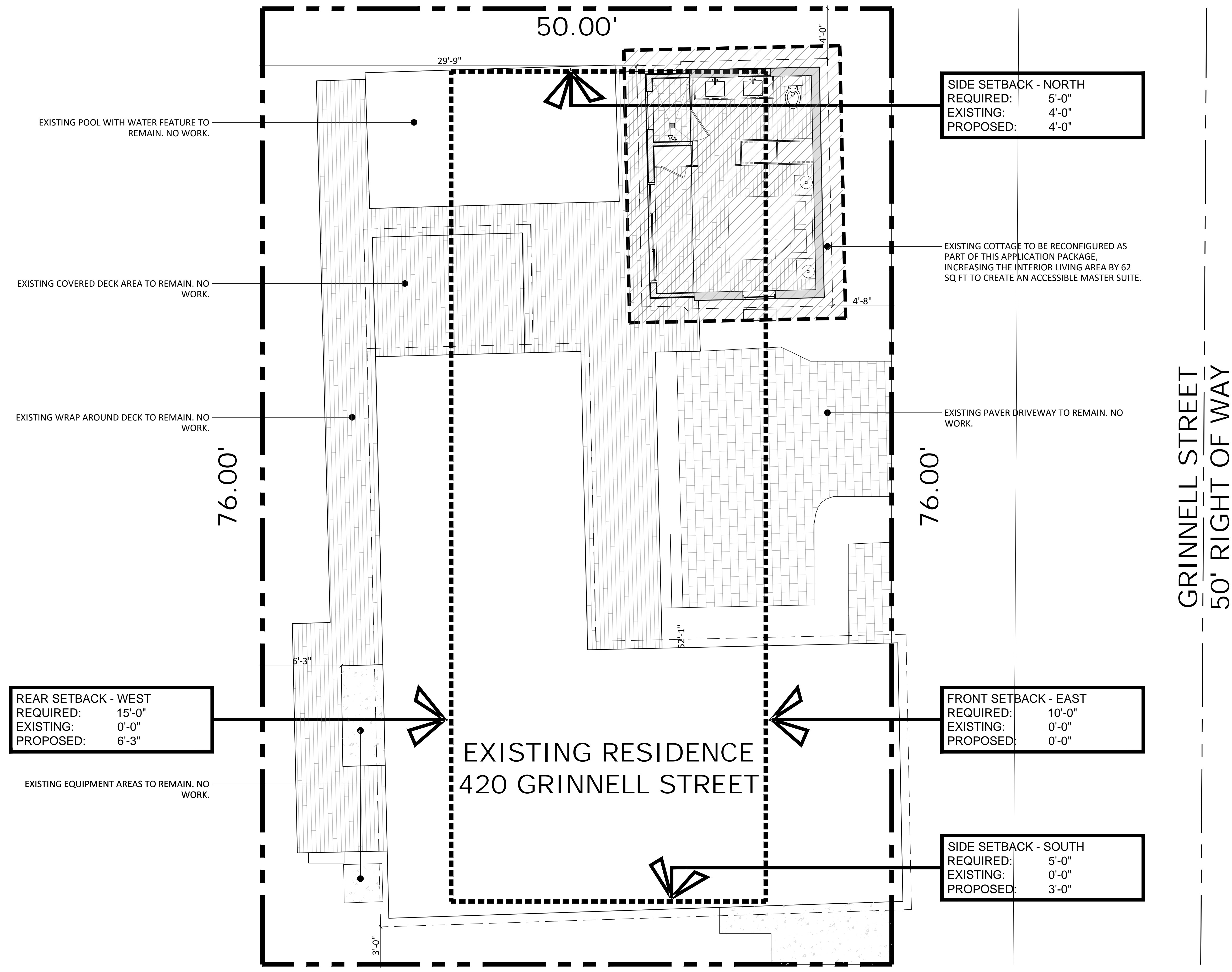
101 Proposed East Elevation - Grinnell Street
1/2" = 1'-0"

PROJECT
420 Grinnell Street

CLIENT
Shapiro Residence

DRAWING
PROPOSED ELEVATIONS

DATE
September 27, 2018



REAR SETBACK - WEST
 REQUIRED: 15'-0"
 EXISTING: 0'-0"
 PROPOSED: 6'-3"

FRONT SETBACK - EAST
 REQUIRED: 10'-0"
 EXISTING: 0'-0"
 PROPOSED: 0'-0"

SIDE SETBACK - SOUTH
 REQUIRED: 5'-0"
 EXISTING: 0'-0"
 PROPOSED: 3'-0"

SIDE SETBACK - NORTH
 REQUIRED: 5'-0"
 EXISTING: 4'-0"
 PROPOSED: 4'-0"

EXISTING POOL WITH WATER FEATURE TO REMAIN. NO WORK.

EXISTING COVERED DECK AREA TO REMAIN. NO WORK.

EXISTING WRAP AROUND DECK TO REMAIN. NO WORK.

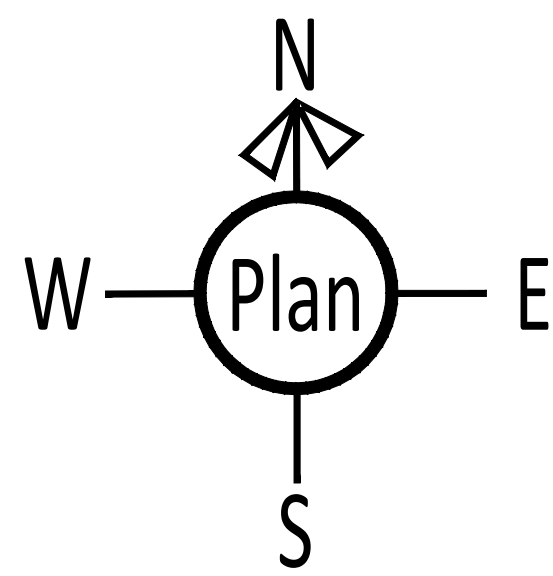
EXISTING EQUIPMENT AREAS TO REMAIN. NO WORK.

EXISTING COTTAGE TO BE RECONFIGURED AS PART OF THIS APPLICATION PACKAGE, INCREASING THE INTERIOR LIVING AREA BY 62 SQ. FT. TO CREATE AN ACCESSIBLE MASTER SUITE.

EXISTING PAVER DRIVEWAY TO REMAIN. NO WORK.

EXISTING RESIDENCE
 420 GRINNELL STREET

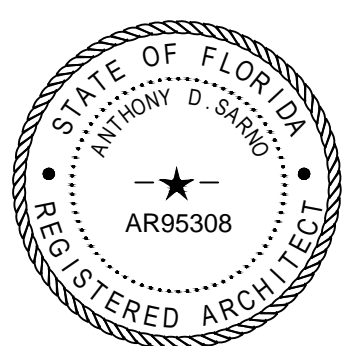
GRINNELL STREET
 50' RIGHT OF WAY



101 Proposed Site Plan
 1/4" = 1'-0"



Anthony Architecture, LLC



Anthony D. Sarno: License # AR95308
 Expiration Date: February 28, 2019

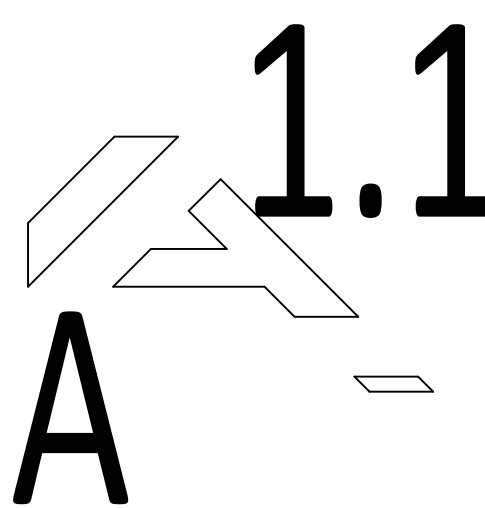
1615 United Street
 Key West, Florida 33040
 305.395.2846
 info@AnthonyArchitecture.com
 Prof. Reg. Arch. AA26003135
 Prof. Reg. ID. IB26001303

PROJECT
 420 Grinnell Street

CLIENT
 Shapiro Residence

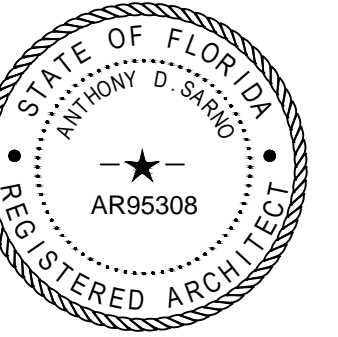
DRAWING
 PROPOSED SITE PLAN

DATE
 September 27, 2018



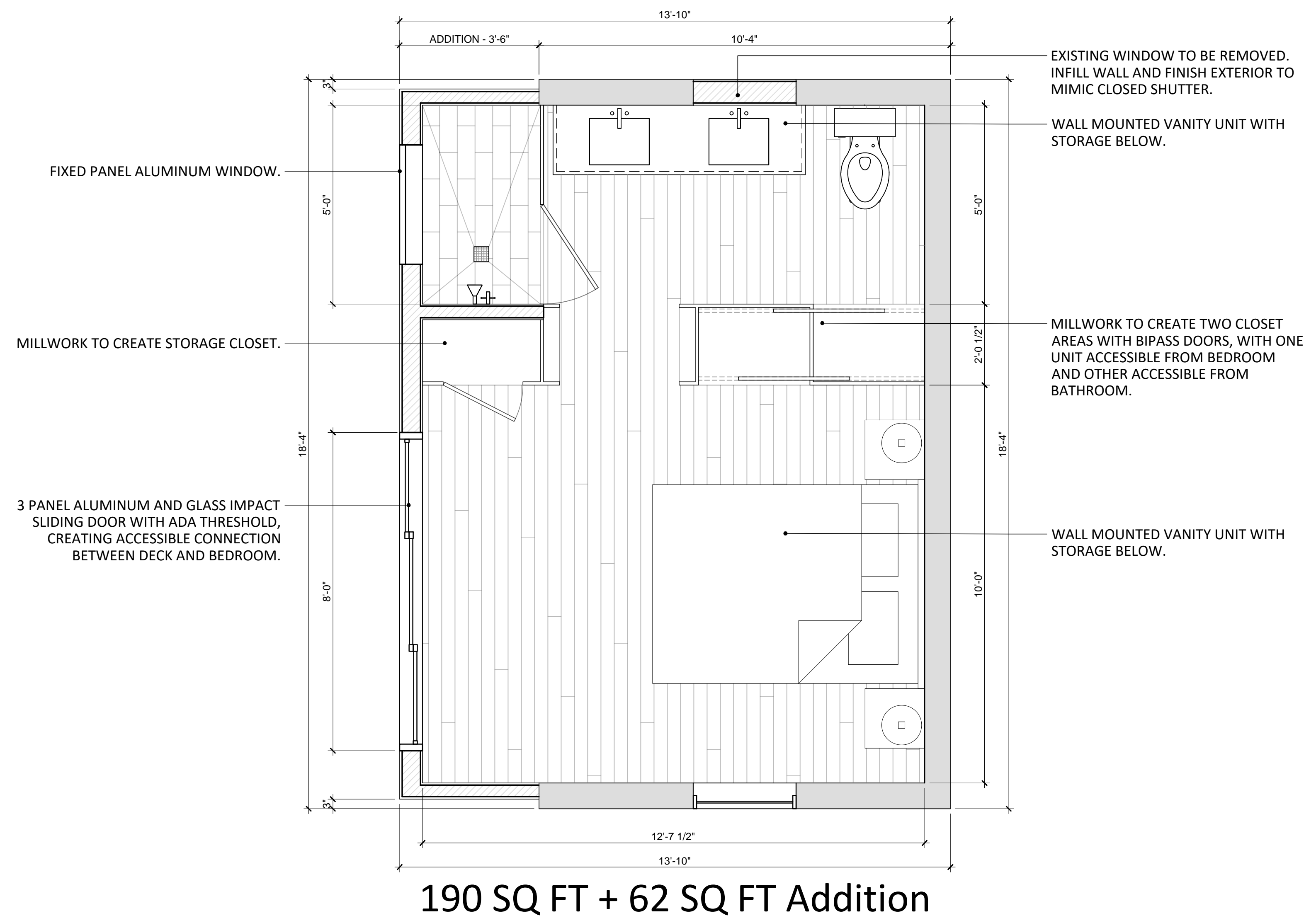
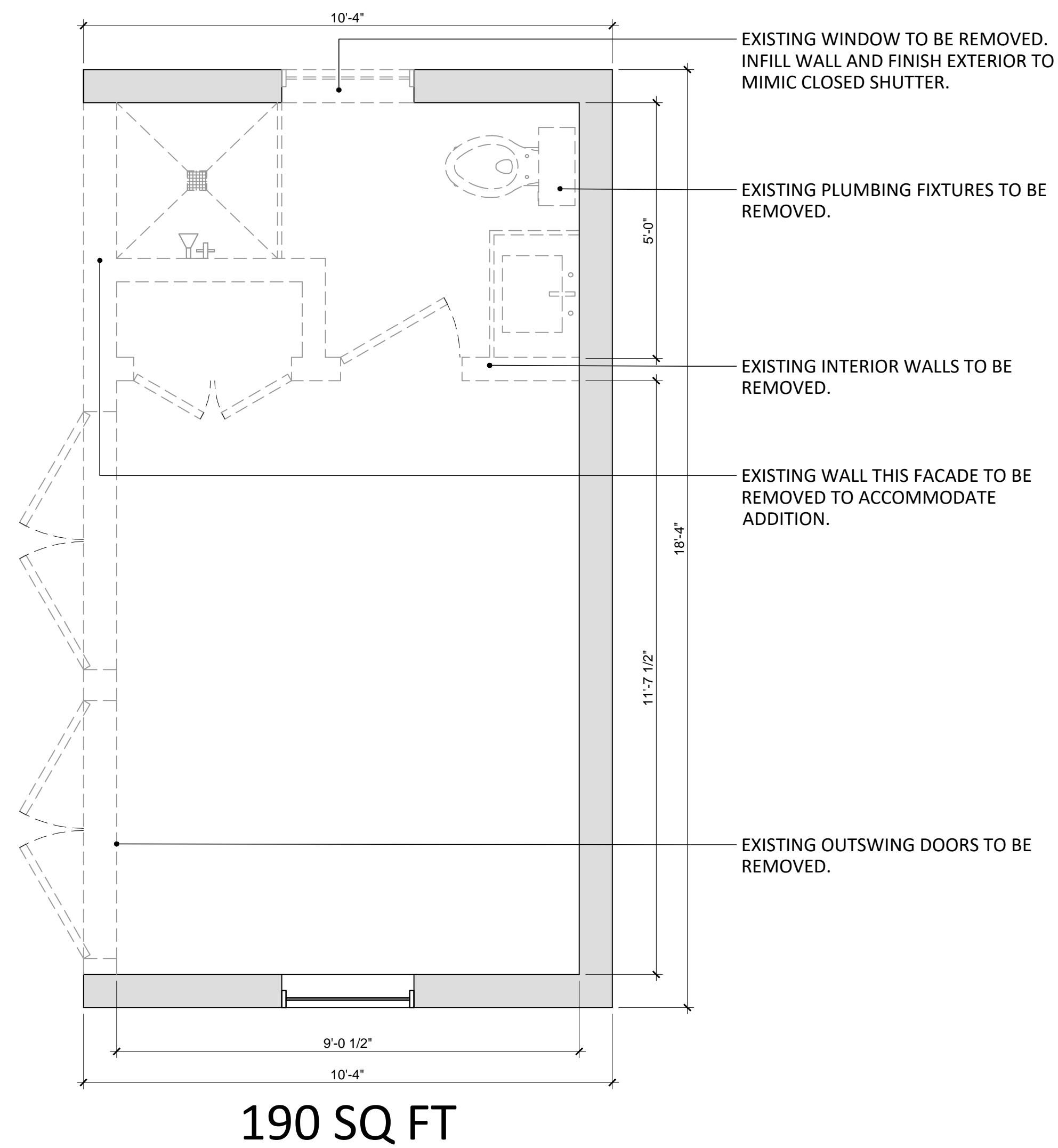


Anthony Architecture, LLC



Anthony D. Sarno: License # AR95308
Expiration Date: February 28, 2019

1615 United Street
Key West, Florida 33040
305.395.2846
info@AnthonyArchitecture.com
Prof. Reg. Arch. AA26003135
Prof. Reg. ID. IB26001303



102 Cottage Existing / Demolition Floor Plan
1/2" = 1'-0"

101 Proposed Cottage Floor Plan
1/2" = 1'-0"

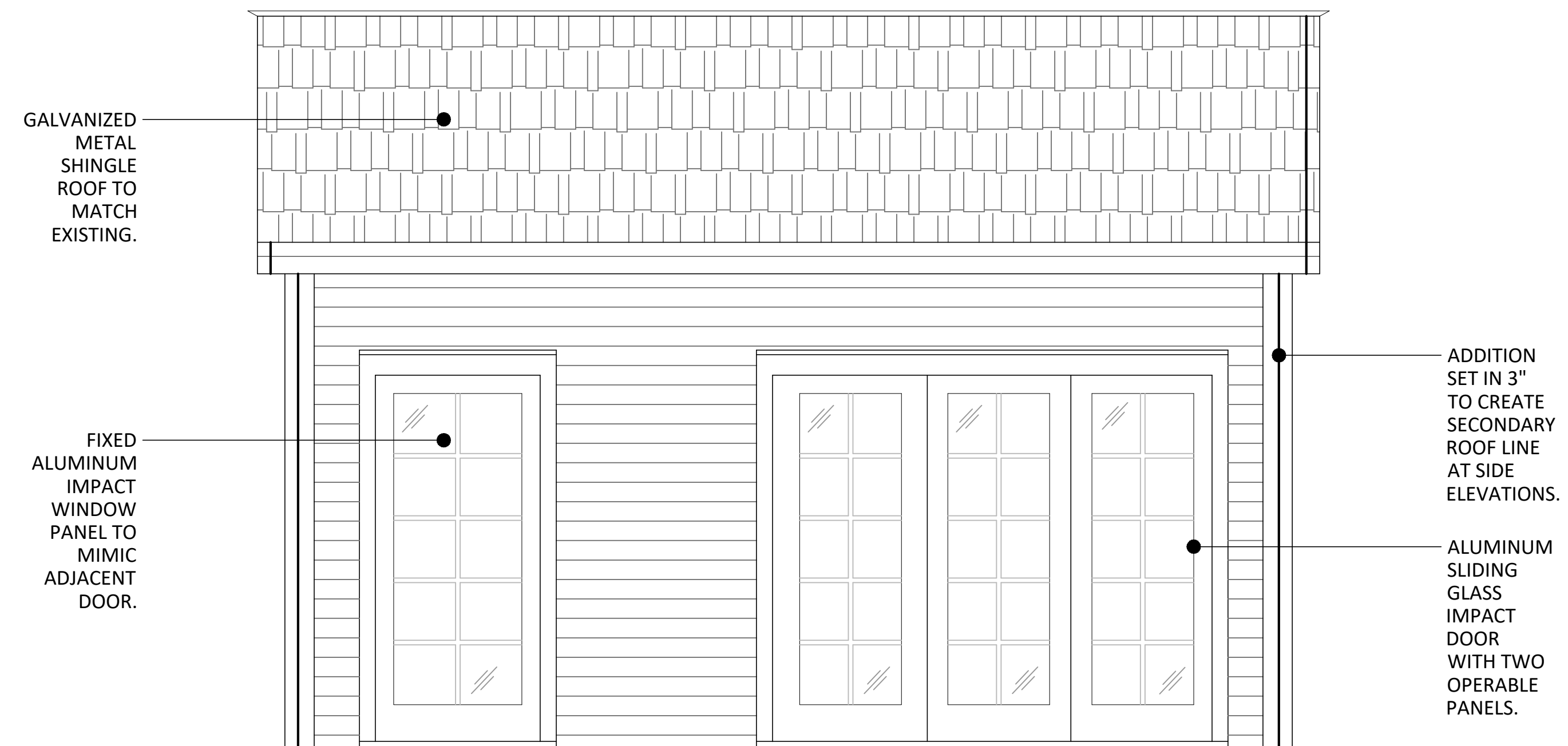
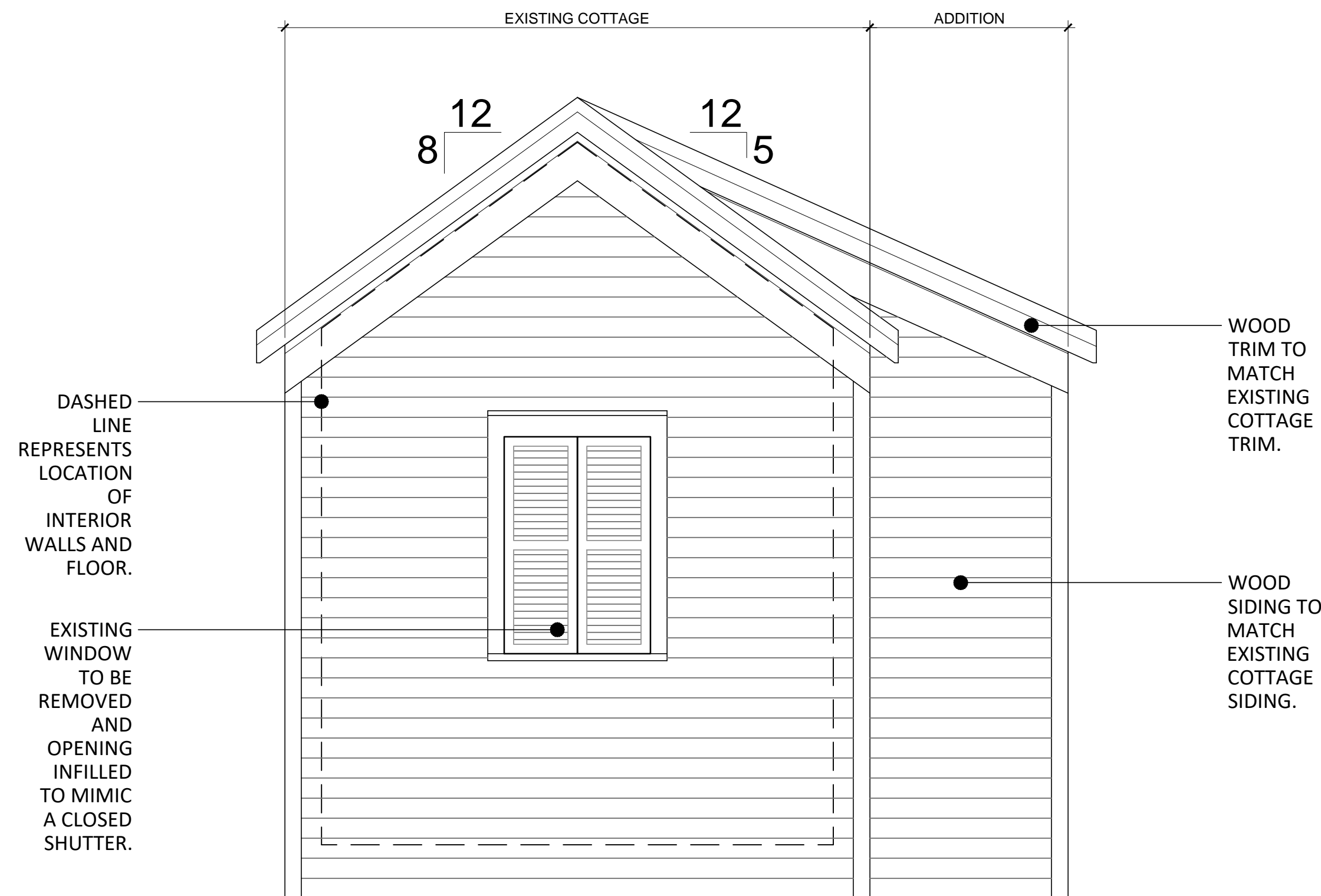
PROJECT
420 Grinnell Street

CLIENT
Shapiro Residence

DRAWING
EXISTING & PROPOSED FLOOR PLANS

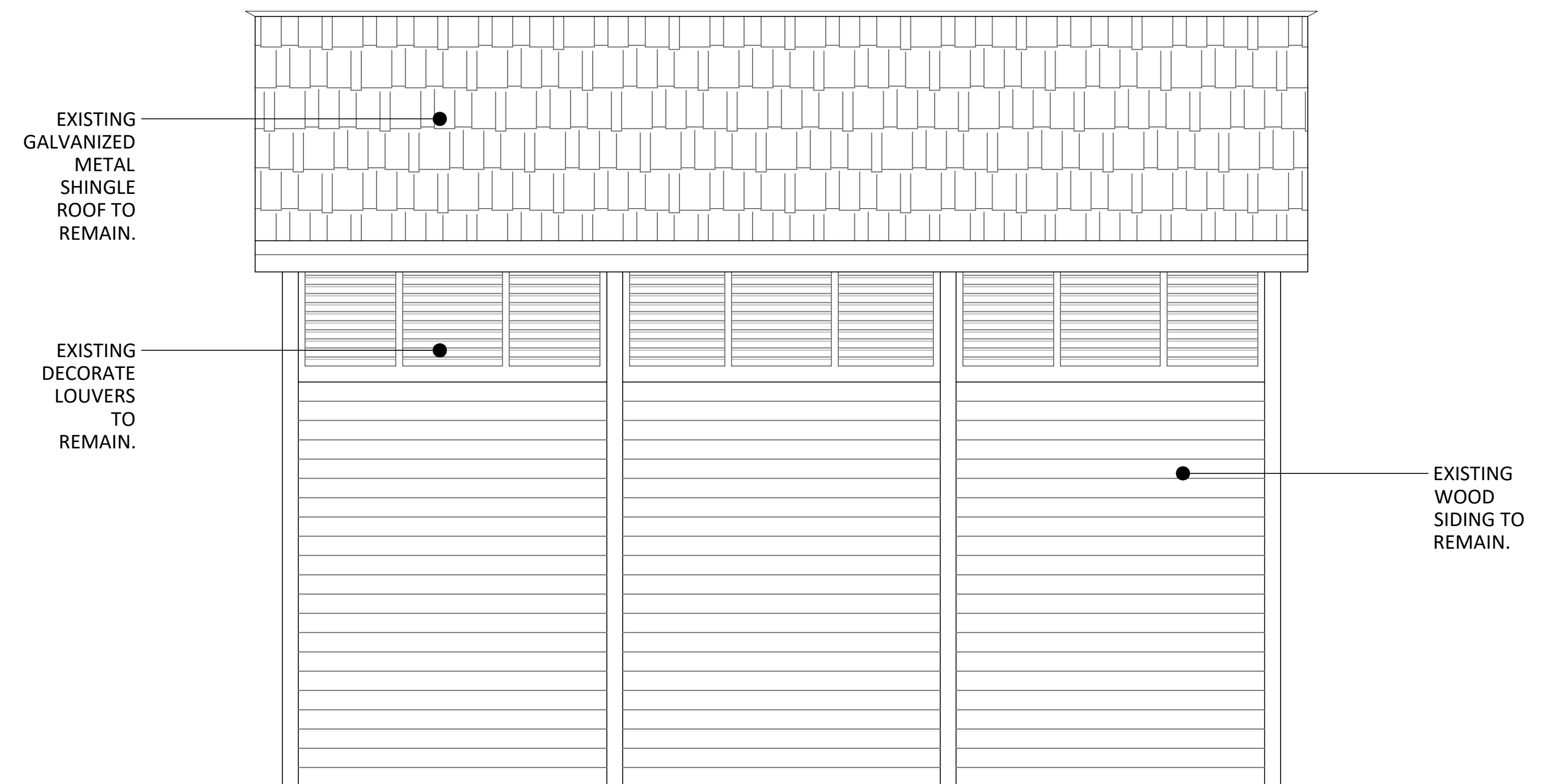
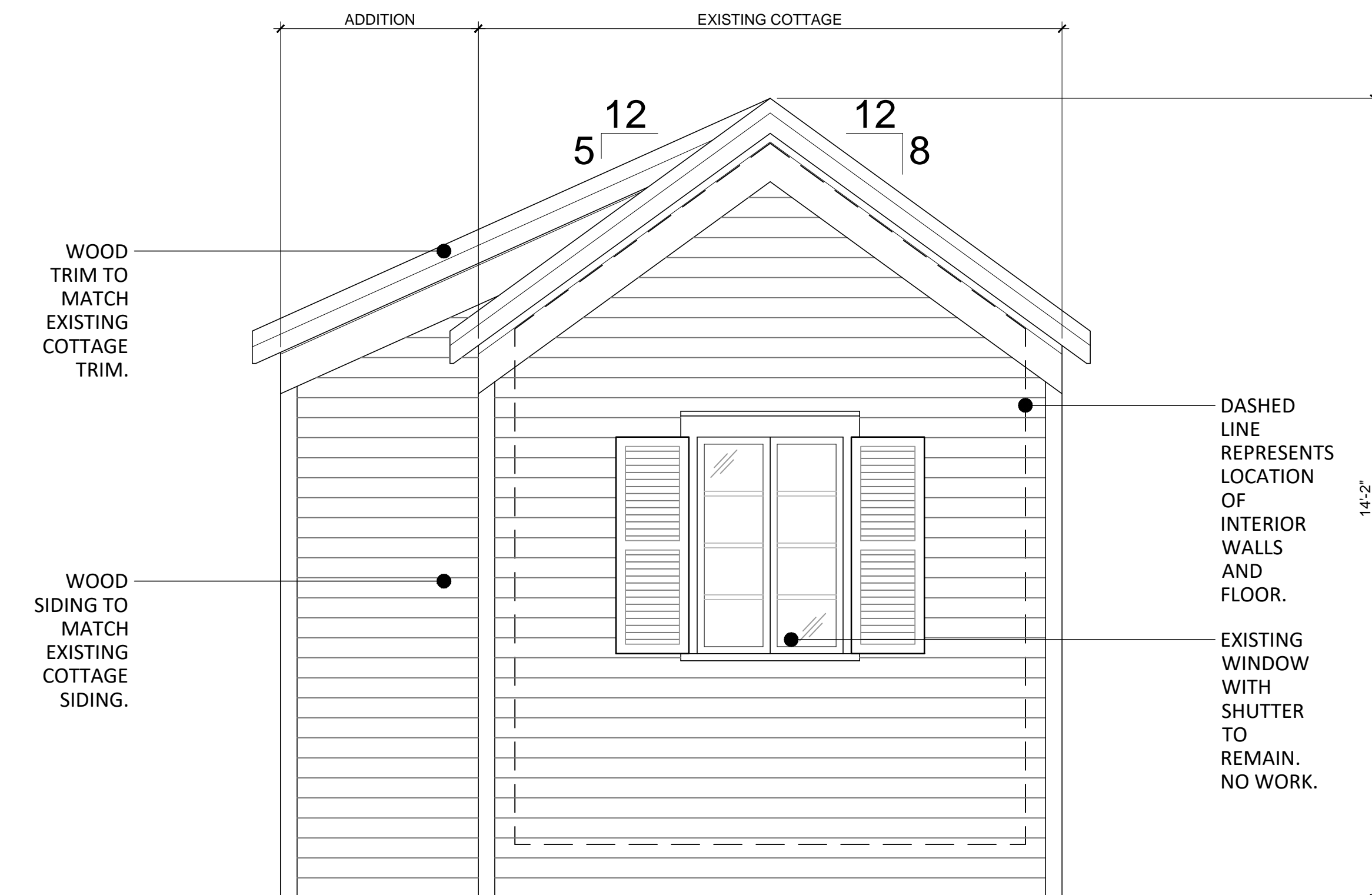
DATE
September 27, 2018

2.1
A



104 Proposed North Elevation
1/2" = 1'-0"

103 Proposed West Elevation - Rear
1/2" = 1'-0"



102 Proposed South Elevation
1/2" = 1'-0"

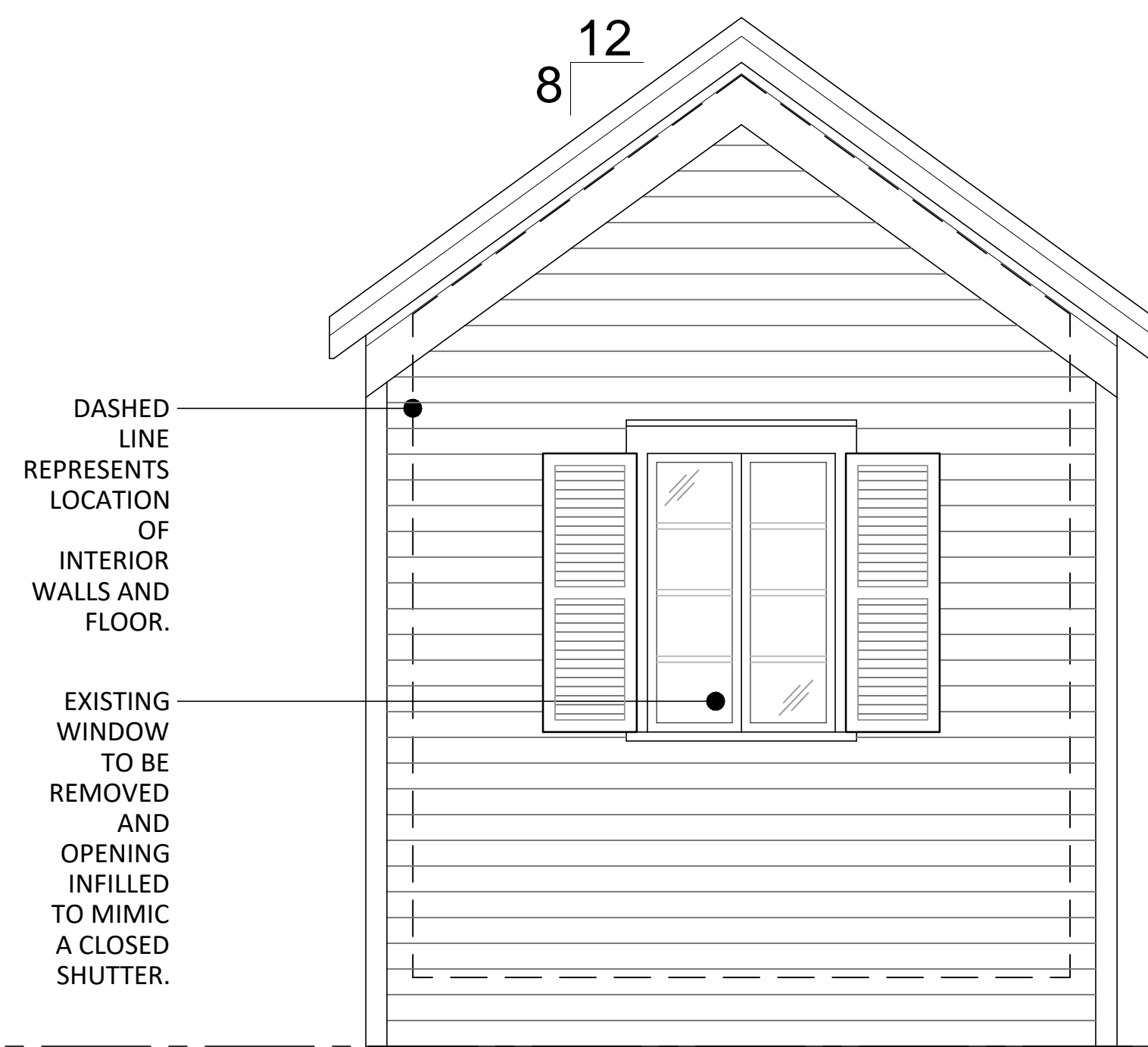
101 Proposed East Elevation - Grinnell Street
1/2" = 1'-0"

PROJECT
420 Grinnell Street

CLIENT
Shapiro Residence

DRAWING
PROPOSED ELEVATIONS

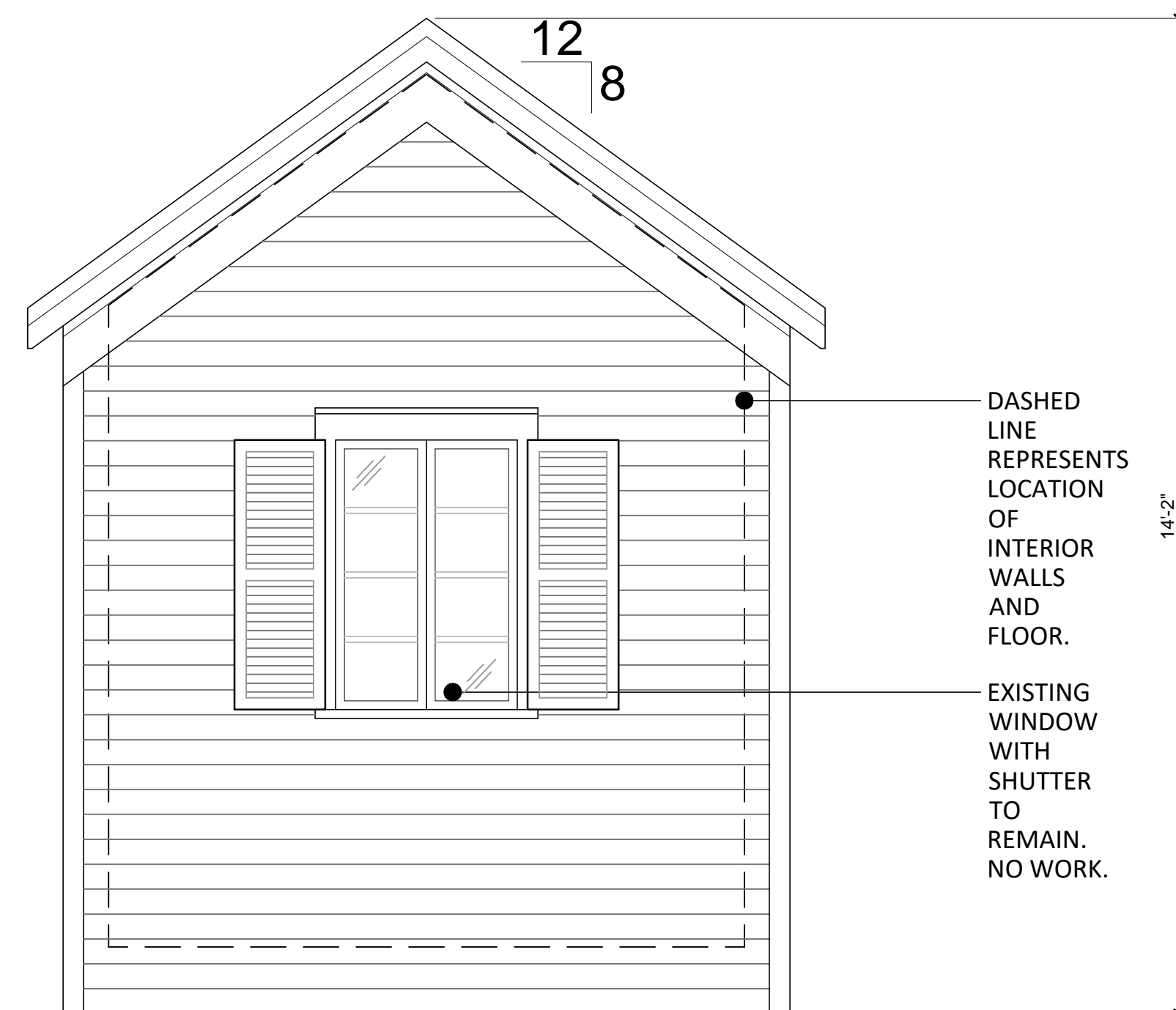
DATE
September 27, 2018



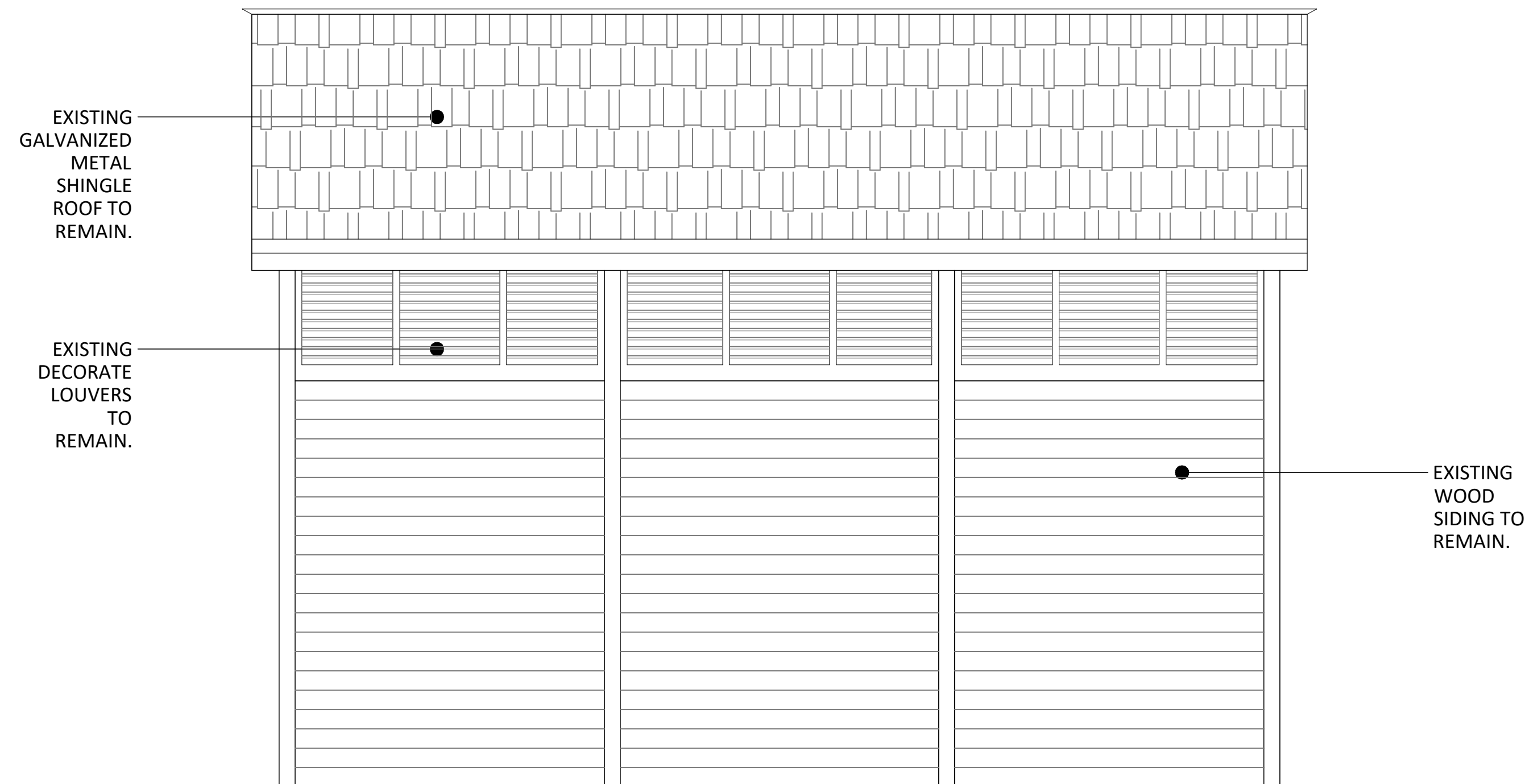
04 Existing North Elevation
1/2" = 1'-0"



03 Existing West Elevation - Rear
1/2" = 1'-0"



02 Existing South Elevation
1/2" = 1'-0"



01 Existing East Elevation - Grinnell Street
1/2" = 1'-0"

PROJECT
420 Grinnell Street

CLIENT
Shapiro Residence

DRAWING
EXISTING ELEVATIONS

DATE
September 27, 2018

Site Visit





























Additional Information

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00005420-000000
 Account # 1005606
 Property ID 1005606
 Millage Group 10KW
 Location 420 GRINNELL St., KEY WEST
 Address
 Legal KW PT LOT 1 SQR 33 H3-232 OR592-832 OR1275-544T/D OR1338-1237/9F/J OR1341-459/61F/J OR1922-2123/2124T/C OR2209-74/75
 Description OR2809-1465/66 OR2901-1465/66
 (Note: Not to be used on legal documents)
 Neighborhood 6108
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing

**Owner**

SHAPIRO WILLIAM RANDALL AND BRANDI LETRICE TR 6/11/2008
 2105 Bay Club Dr
 Arlington TX 76013

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$543,708	\$205,030	\$212,917	\$211,692
+ Market Misc Value	\$25,941	\$27,686	\$24,015	\$22,515
+ Market Land Value	\$624,169	\$906,794	\$705,970	\$709,238
= Just Market Value	\$1,193,818	\$1,139,510	\$942,902	\$943,445
= Total Assessed Value	\$1,124,212	\$1,022,011	\$929,101	\$844,638
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,193,818	\$1,139,510	\$942,902	\$943,445

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	3,800.00	Square Foot	76	50

Buildings

Building ID 334
 Style 2 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 2180
 Finished Sq Ft 1972
 Stories 2 Floor
 Condition AVERAGE
 Perimeter 228
 Functional Obs 0
 Economic Obs 0
 Depreciation % 3
 Interior Walls WALL BD/WD WAL

Exterior Walls CUSTOM
 Year Built 1933
 EffectiveYearBuilt 2013
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CONC S/B GRND
 Heating Type FCD/AIR DUCTED with 0% NONE
 Bedrooms 4
 Full Bathrooms 4
 Half Bathrooms 0
 Grade 650
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	108	0	42
FLA	FLOOR LIV AREA	1,972	1,972	398
OPF	OP PRCH FIN LL	100	0	50
TOTAL		2,180	1,972	490

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	2006	2007	1	120 SF	2
RES POOL	2006	2007	1	200 SF	5
FENCES	2006	2007	1	204 SF	2
BRICK PATIO	2006	2007	1	231 SF	2
FENCES	2006	2007	1	300 SF	1
WATER FEATURE	2006	2007	1	1 UT	1
WOOD DECK	2006	2007	0	614 SF	2

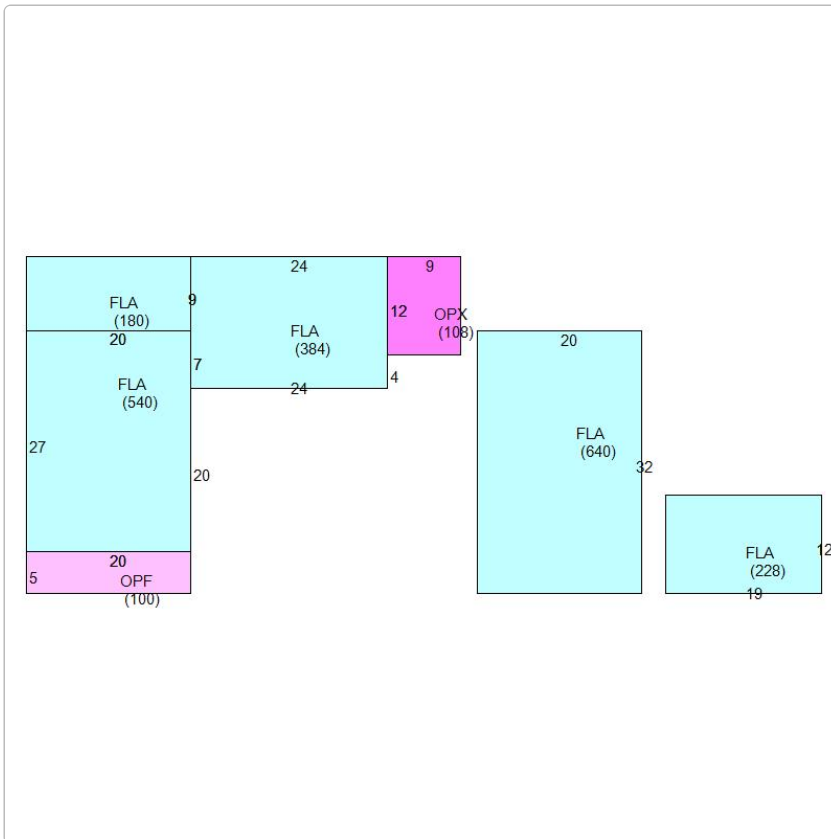
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/9/2018	\$1,960,000	Warranty Deed	2164630	2901	1465	01 - Qualified	Improved
5/11/2006	\$1,600,000	Warranty Deed		2209	74	Q - Qualified	Improved
8/20/2003	\$699,000	Warranty Deed		1922	2123	K - Unqualified	Improved
9/1/1993	\$17,000	Tax Deed		1275	0544	J - Unqualified	Improved
2/1/1974	\$16,500	Conversion Code		592	832	Q - Qualified	Improved

Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
05-5746	12/15/2005	2/11/2006	\$700	Residential	NEW SEWER CONNECTION AT THE STREET FOR POOL COTTAGE
05-3642	8/29/2005	2/11/2006	\$5,000		INSTALL 23 ALUMINUM HURRICAN PANELS 23 OPENING
05-3247	8/4/2005	2/11/2006	\$350	Residential	INSTALL PROPANE LINES & TANK FOR RANGE
05-2781	7/5/2005	2/11/2006	\$15,000	Residential	PLUMBING FOR MAIN HOUSE
05-2122	6/2/2005	2/11/2006	\$6,000	Residential	INSTALL 3.5-TON A/C
05-0899	3/28/2005	2/11/2006	\$35,000	Residential	BUILD NEW POOL 10'x20' WITH 'X' SPA INSIDE OF POOL
05-0471	2/16/2005	2/11/2006	\$16,000	Residential	BUILD NEW FENCE & GATES
05-0471	2/16/2005	2/11/2006	\$432,000	Residential	BUILD NEW REAR ADDITION
02-2420	9/10/2002	10/25/2002	\$4,500	Residential	FENCE & BRICK PAVERS
M943731	11/1/1994	7/1/1995	\$3,150	Residential	3.5 TON AC
B941412	5/1/1994	7/1/1995	\$15,000	Residential	REMODELING, 2 NEW BATHS
B940076	1/1/1994	7/1/1995	\$7,200	Residential	RENOVATIONS
B933010	10/1/1993	7/1/1995	\$2,500	Residential	REPAIRS

Sketches (click to enlarge)



Photos



Map



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

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

Last Data Upload: 8/2/2018, 2:18:24 AM

Developed by
 Schneider
GEOSPATIAL