

Application



SEP 21 2021
DMP

RECEIVED
SEP 17 2021
BY: [Signature]
BY: [Signature]

Application for Administrative Variance

City of Key West, Florida • Planning Department

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

Application Fee: \$1,890.00 / After-the-Fact: \$3,465.00
(includes \$210.00 advertising/noticing fee and \$105.00 fire review fee)

This application is only available for the following variances:

- (1) Reduction in the front yard, rear yard and non-shoreline setback requirements in Code Chapter 122, Article IV by no more than 10 feet, and side yard setback by no more than 20%.
- (2) Reduction in all the street and landscape buffer-yard width requirements in Code Chapter 108, Article VI by no more than 10%.
- (3) Reduction in the total area of the landscaping required for off-street parking and loading in Code Chapter 108, Article VII, Subdivision II by no more than 10%.
- (4) Reduction of any yard setback requirement may be granted for an elevator or wheelchair lift or ramp to allow access to the elevated dwelling unit of a disabled applicant or household member.

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 to schedule an appointment with a planner.

PROPERTY DESCRIPTION:

Site Address: 6 Fletchers Ln. Key West, FL
 Zoning District: HMDR Real Estate (RE) #: 06005440-000000
 Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: Reynolds Engineering Services
 Mailing Address: 24478 Overseas Hwy
 City: Summerland Key, FL State: FL Zip: 33042
 Home/Mobile Phone: _____ Office: 305-394-5987 Fax: _____
 Email: Jim@ReynoldsenineeringServices.com

PROPERTY OWNER: (if different than above)

Name: Disabatino Mario P Rev Tr 8/30/2002 Disabatino
 Mailing Address: 805 Savannah Rd
 City: Lewes State: DE Zip: 19958
 Home/Mobile Phone: _____ Office: _____ Fax: _____
 Email: _____

Description of Proposed Construction, Development, and Use: Interior remodel, Raise rear roof to provide higher ceiling height

List and describe the specific administrative variance(s) being requested pursuant to Code Section 90-398:

- Front Setback [Complete Parts A & B] Other Setbacks and/or Landscaping [Complete Part A]
 Special Accessibility Setback [Complete Part A, Standards 2 & 3 only]
Rear setback - raising rear roof which is existing non conforming

City of Key West • Application for Administrative Variance

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.

Please fill out the relevant Site Data in the table below. Italicized items are not eligible for administrative variances but are requested as relevant background information.

	Code Requirement	Existing	Proposed	Variance Request
Zoning district	HmDr			
Flood zone	AE9			
Land area	4,000 sq Ft			
Front setback	10 Ft	22'-11 1/2"	No change	None
Side setback East	5'	4'-2 1/2"	No change	None
Side setback West	5'	5'	No change	None
Street side setback	N/A	N/A	N/A	N/A
Rear setback	15'	4'-6 1/2"	No change	Yes
Open space/landscaping	35%	41.1%	No Change	None
Height				Not eligible for administrative variance
Floor area ratio (FAR)				
Building coverage				
Impervious surface				
Parking spaces				
Handicap parking				
Bicycle parking				
Number and type of units				
Consumption area or number of seats				

This application is reviewed pursuant to Section 90-398 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found on the City's Website at https://library.municode.com/fl/key_west

The review process for administrative variances is as follows:

1. Complete application submitted to Planning Department.
2. Review by the Development Review Committee (DRC).
3. Within 3 weeks of the DRC meeting, the city planner completes review and renders a proposed decision to approve, approve with conditions or deny in writing, after obtaining the concurrence of the city manager.
4. Planning Department provides written notice of the proposed decision and gives 30 working days to request a public hearing. If a public hearing is not requested, the city planner will issue the written decision to approve or deny. If a public hearing is requested, the Planning Board will review the application according to the procedures for regular variances.
5. If the city planner issues a denial, the applicant may file a written objection, and the Planning Board will review the request according to the procedures for regular variances.

A. ADMINISTRATIVE VARIANCE CRITERIA: Before any administrative variance may be granted by the Planning Director, the applicant must demonstrate that all of the applicable standards in City Code Section 90-398 are met. All applicants must complete Part A. For special accessibility setbacks, complete only standards 2 and 3 below. Applicants for front setback variances must also complete Part B.

(1) The applicant shall demonstrate a showing of good and sufficient cause as follows:

- a. the request deals solely with the physical characteristics of the property, subdivision lot or land parcel under question; and
- b. the request is not based on the character of the planned construction or substantial improvement, the personal characteristics of the owner or inhabitants; and
- c. the request is not based on inconvenience, aesthetic considerations, physical handicaps, personal preferences, the disapproval of neighbors or homeowners' association restrictions:

The request is due to the low ceiling height which is 5'-8" interior and is not sufficient height for owners to be able to access.

(2) Failure to grant the administrative variance would result in exceptional hardship to the applicant: _____

Yes, the owner is much taller than the existing rear addition.

(3) Granting the administrative variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance, or cause fraud or victimization of the public: _____

Granting the variance will not result in increased public expenses.

(4) The property has unique or peculiar circumstances, which apply to the subject property, but which do not apply to other properties in the same zoning district: _____

Yes the property has unique circumstances.

(5) Granting the administrative variance will not give the applicant any special privilege denied to other properties in the immediate neighborhood in terms of the provisions of this chapter or established development patterns: _____

The variance will not grant special privilege.

(6) Granting the administrative variance is not based on disabilities, handicaps or health of the applicant or members of her/his family: _____

Correct

(7) The administrative variance is the minimum necessary to provide relief to the applicant: _____

The administrative variance is the min. Necessary.

B. FRONT SETBACK CRITERIA: The Planning Director may recommend approval or approve an administrative variance that modifies the minimum front setback requirements provided the applicant demonstrates the following. Please describe how the proposed variance meets each standard. Attach separately, if necessary.

(1) The existing setback average, as measured pursuant to the definition of "setbacks" in Code Section 86-9, on the block of the street within the zoning district in which the subject property is located is less than the zoning district standard, as established in Code Chapter 122, Article IV: _____

(2) The waiver will not result in a setback that is less than the existing front yard setback to the furthestmost projection of the main building that is closest to the front lot line on a contiguous lot on either side of the subject property: _____

(3) The waiver is for an amount not greater than 20% of the zoning district standard as established in Code Chapter 122, Article IV: _____

(4) In the event that a contiguous lot on either side of the subject property is vacant, the zoning district standard shall apply: _____

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 along with one (1) electronic copy of materials on a flash drive.

- Correct application fee. Checks may be payable to "City of Key West."
- Completed Application - Paper
- 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 (Survey must be within 10 years from submittal of this application)
- Site plan (plans **MUST** be signed and sealed by an Engineer or Architect)
- Floor plans
- Stormwater management plan



**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, Mario DiSabatino and Carol DiSabatino authorize
Please Print Name(s) of Owner(s) as appears on the deed

Reynolds Engineering
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 Sept. 23, 2021
Date

by Mario DiSabatino or Carol DiSabatino
Name of Owner

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

[Signature]
Notary's Signature and Seal

Bea Vuocolo
Name of Acknowledger typed, printed or stamped

Commission Number, if any



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 00005440-000000
 Account# 1005622
 Property ID 1005622
 Millage Group 10KW
 Location 6 FLETCHERS LN, KEY WEST
 Address
 Legal KW PT LOT 1 SQR 33 YV-86 OR506-33 OR690-739/40 OR961-548 OR1094-1108 OR1464-1349/50 OR1478-1471/72 OR2168-1919/23
 Description OR2485-905/07
 (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

DISABATINO MARIO P REV TR 8/30/2002
 805 Savannah Rd
 Lewes DE 19958

DISABATINO CAROL REV TR 8/30/2002
 805 Savannah Rd
 Lewes DE 19958

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$553,486	\$445,195	\$457,227	\$469,260
+ Market Misc Value	\$23,776	\$24,301	\$24,828	\$25,573
+ Market Land Value	\$668,516	\$704,606	\$620,397	\$620,397
= Just Market Value	\$1,245,778	\$1,174,102	\$1,102,452	\$1,115,230
= Total Assessed Value	\$1,245,778	\$1,174,102	\$1,102,452	\$1,107,361
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,245,778	\$1,174,102	\$1,102,452	\$1,115,230

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	3,819.00	Square Foot	50.3	76

Buildings

Building ID	Style	Exterior Walls	Year Built	ABOVE AVERAGE WOOD
337	2 STORY ELEV FOUNDATION		1923	

Building Type	S.F.R. - R1/R1	Effective Year Built	2010
Gross Sq Ft	1630	Foundation	WD CONC PADS
Finished Sq Ft	1495	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	METAL
Condition	GOOD	Flooring Type	SFT/HD WD
Perimeter	274	Heating Type	FCD/AIR DUCTED with 0% NONE
Functional Obs	0	Bedrooms	3
Economic Obs	0	Full Bathrooms	3
Depreciation %	10	Half Bathrooms	0
Interior Walls	WALL BD/WMD WAL	Grade	550
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLG	6 SIDED SECT	250	250	0
OPX	EXC OPEN PORCH	115	0	0
FLA	FLOOR LIV AREA	1,245	1,245	0
OPU	OP PR UNFIN LL	20	0	0
TOTAL		1,630	1,495	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1984	1985	1	132 SF	2
FENCES	1997	1998	1	744 SF	2
BRICK PATIO	1984	1985	1	320 SF	2
WOOD DECK	1989	1990	1	192 SF	2
WATER FEATURE	2006	2007	1	1 UT	1
RES POOL	2006	2007	1	140 SF	5
WOOD DECK	2006	2007	1	224 SF	2
BRICK PATIO	2006	2007	1	261 SF	2
BRICK PATIO	2006	2007	1	48 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/17/2010	\$100	Quit Claim Deed		2485	905	11 - Unqualified	Improved
4/18/2002	\$440,000	Warranty Deed		1778	1471	Q - Qualified	Improved
6/1/1997	\$315,000	Warranty Deed		1464	1349	Q - Qualified	Improved
6/1/1989	\$200,000	Warranty Deed		1094	1108	Q - Qualified	Improved
12/1/1985	\$97,500	Warranty Deed		961	548	U - Unqualified	Improved
2/1/1977	\$19,000	Conversion Code		690	739	Q - Qualified	Improved

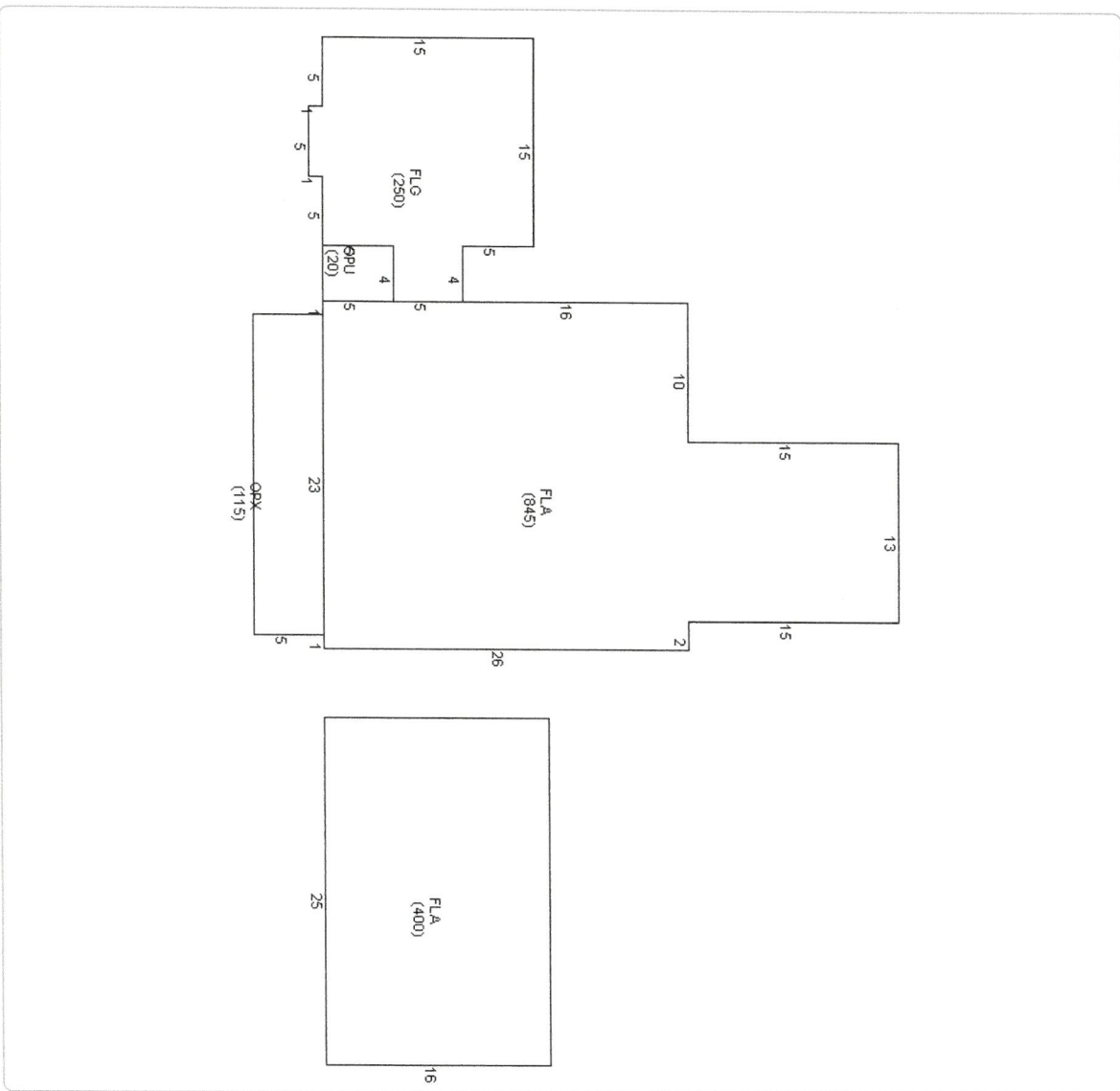
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
06-0523	2/16/2006	12/29/2006	\$2,200	Residential	INSTALL DUCTLESS SPLIT SYSTEM
05-5728	12/22/2005	12/29/2006	\$8,000	Residential	BUILD DECK TO CONNECT POOL TO HOUSE
05-5862	12/19/2005	12/29/2006	\$2,000	Residential	INSTALL V-CRIMP ROOFING
05-5824	12/16/2005	12/29/2006	\$2,500	Residential	PLUMBING
05-5641	12/8/2005	12/29/2006	\$1,500	Residential	WIRE NEW ADDITION
05-3073	8/1/2005	12/29/2006	\$24,000	Residential	BUILD A INGROUND POOL (14'x13')
05-3182	7/29/2005	12/29/2006	\$1,200	Residential	HOOK-UP HEAT PUMP
05-1337	5/26/2005	12/29/2006	\$60,000	Residential	BUILD NEW ADDITION 200 SF
02/2816	10/11/2002	10/24/2002	\$1,100	Residential	UPGRADE ELECTRICAL
A944109	12/1/1994	6/1/1995	\$2,700	Residential	WOOD PICKET FENCE

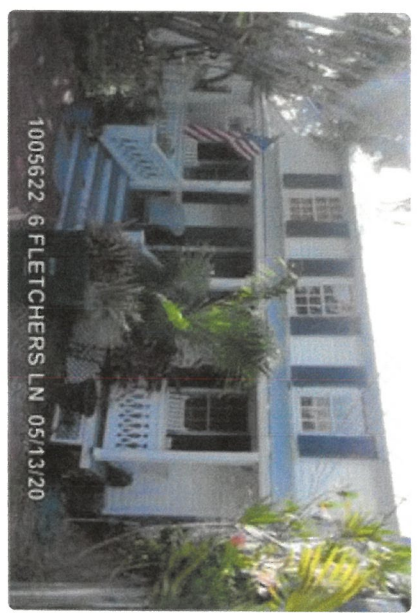
View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

2020 Notices Only

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

Boundary Survey

MAP OF BOUNDARY SURVEY

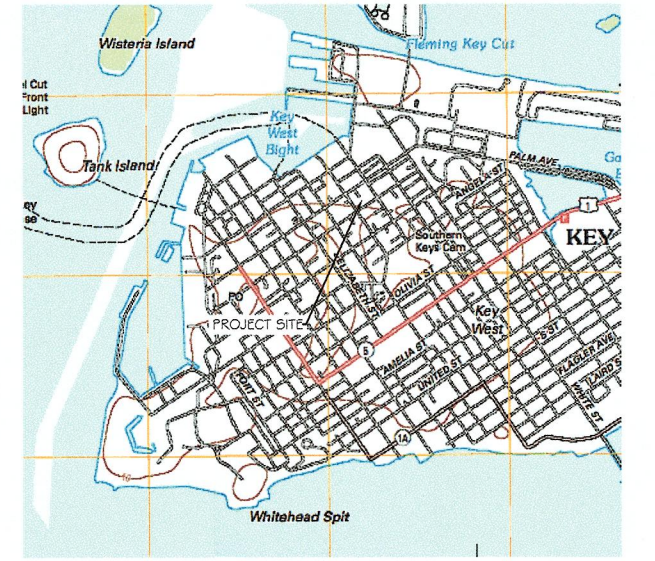
BEARING BASE:
ALL BEARINGS ARE BASED ON
S35°24'46"E ASSUMED ALONG
THE NELY RIGHT OF WAY LINE OF
FLETCHERS LANE.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

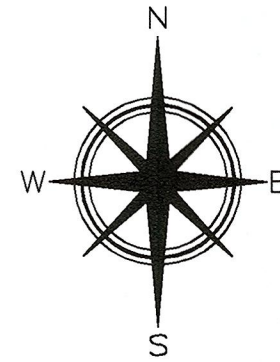
ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
6 FLETCHERS LANE
KEY WEST, FL 33040

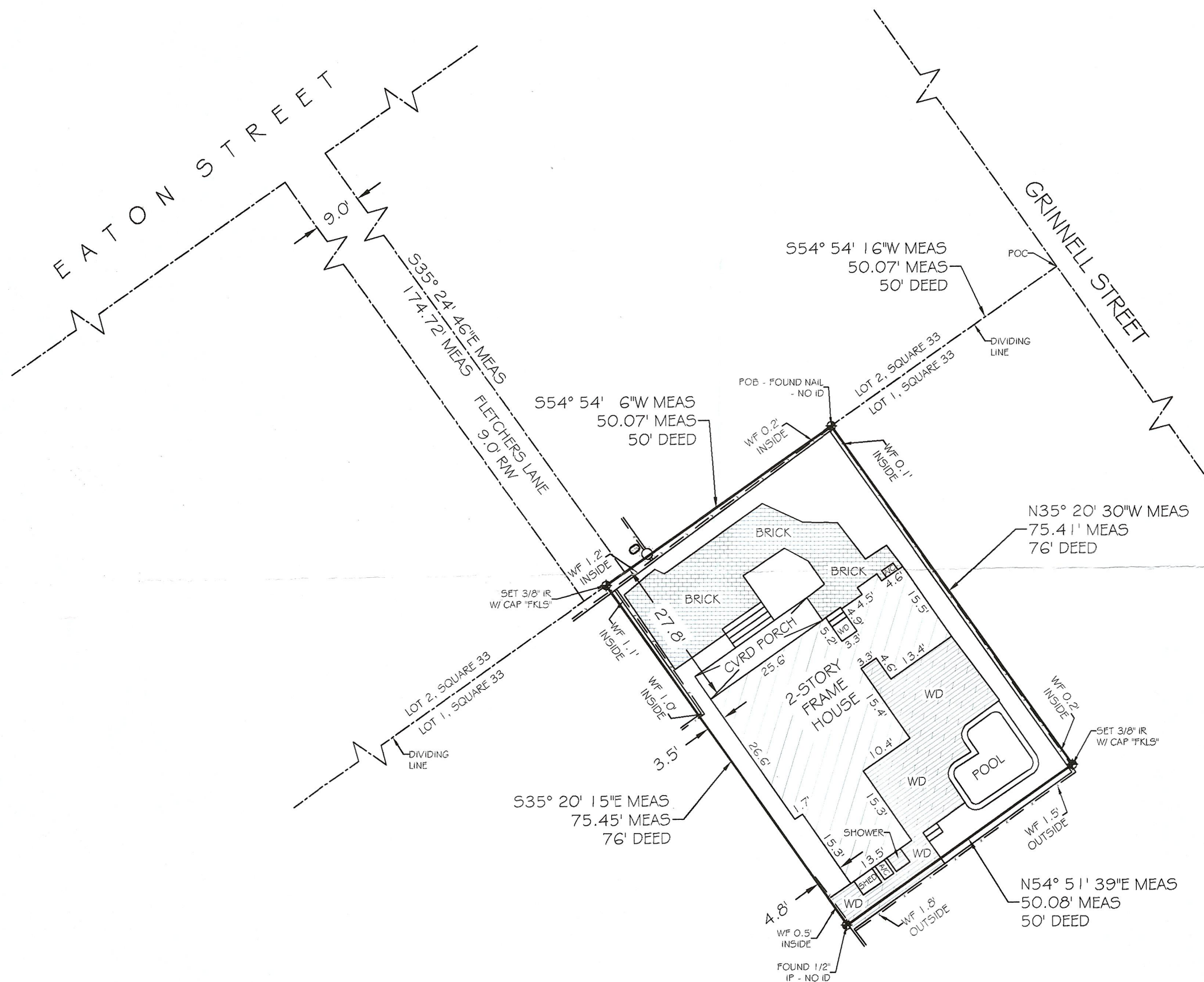
COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-2005
FLOOD ZONE: AE
BASE ELEVATION: 6



LOCATION MAP - NTS
SEC. 06-T685-R25E

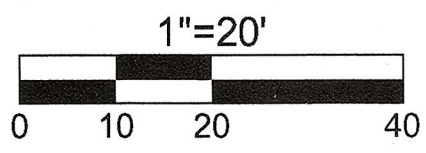


ASSUMED



LEGEND

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



TOTAL AREA = 3,776.81 SQFT ±

CERTIFIED TO -

MARIO DISABATINO REV TRUST;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.


- THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.
- | | | |
|-----------------------------------|---------------------------------------|--------------------------------------|
| BFP = BACKFLOW PREVENTER | GUY = GUY WIRE | POC = POINT OF COMMENCEMENT |
| BO = BLOW OUT | HS = HOSE BOX | PRC = POINT OF REVERSE CURVE |
| C & G = 2" CONCRETE CURB & GUTTER | IP = IRON PIPE | PRM = PERMANENT REFERENCE MONUMENT |
| CB = CONCRETE BLOCK | IR = IRON ROD | PT = POINT OF TANGENT |
| CBW = CONCRETE BLOCK WALL | L = ARC LENGTH | R = RADIUS |
| CL = CENTERLINE | LS = LANDSCAPING | RAW = RIGHT OF WAY LINE |
| CLP = CHAINLINK FENCE | NB = NAILBOX | S&CO = SANITARY SEWER CLEAN-OUT |
| CM = CONCRETE MONUMENT | MEAS = MEASURED | SW = SIDE WALK |
| CONC = CONCRETE | MP = METAL FENCE | TBM = TEMPORARY BENCHMARK |
| CPP = CONCRETE POWER POLE | MHW = MEAN HIGH WATER LINE | TOD = TOP OF BANK |
| CVRD = COVERED | NGVD = NATIONAL GEODETIC DATUM (1929) | TOP = TOP OF SURGE |
| DELTA = CENTRAL ANGLE | NTS = NOT TO SCALE | TS = TRAFFIC SIGN |
| DESD = DRAINAGE EASEMENT | OH = ROOF OVERHANG | TYR = TYPICAL |
| EL = ELEVATION | OHV = OVERHEAD WIRES | ULR = UNREADABLE |
| ENCL = ENCLOSURE | PC = POINT OF CURVE | ULF = UTILITY EASEMENT |
| EP = EDGE OF PAVEMENT | PE = POOL EQUIPMENT | WD = WOOD DECK |
| FF = FINISHED FLOOR ELEVATION | PCP = POINT OF BEGINNING | WF = WOOD FENCE |
| FI = FIRE HYDRANT | PK = PARKER KALIN NAIL | WL = WOOD LANDING |
| FI = FENCE INSIDE | POB = POINT OF BEGINNING | WM = WATER METER |
| FND = FOUND | PI = POINT OF INTERSECTION | WPP = WOOD POWER POLE |
| FO = FENCE OUTSIDE | | WRACK LINE = LINE OF DEBRIS ON SHORE |
| FOL = FENCE ON LINE | | WV = WATER VALVE |

LEGAL DESCRIPTION -

On the Island of Key West, according to William A. Whitehead's map or plan of said Island delineated in February 1829, as part of Lot number one (1) in Square number Thirty-three (33). COMMENCING at a point on the dividing line between Lots number one and two in said Square, Fifty feet from Grinnell Street, and running thence along the dividing line in a Southwesterly direction Fifty (50) feet; thence in a Southeasterly direction Seventy-six (76) feet; thence in a Northeasterly direction Fifty (50) feet; thence in a Northwesterly direction Seventy-six (76) feet to the point of beginning on the dividing line of Lots one and two aforesaid. Said Lot being a parallelogram Seventy-six feet by Fifty (50) feet.

SCALE: 1" = 20'
FIELD WORK DATE: 02/12/2021
MAP DATE: 03/18/2021
REVISION DATE: XXX/XXX/XXXX
SHEET 1 OF 1
DRAWN BY: MPB
INVOICE NO.: 21-137

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 & 51-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

SIGNED: 
ERIC A. ISAACS, REG. #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

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



**FLORIDA KEYS
LAND SURVEYING**
19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
EMAIL: FKL5email@gmail.com

Site Plan

REVISIONS:		
No.	DATE	REMARKS

Reynolds Engineering Services, Inc
 Fl. C.A. No. 26597
 24478 Overseas Highway
 Summerland Key, Fl. 33042
 305-394-5987
 jim@reynoldsengeerservices.com

VARIANCE APPLICATION
 FOR
DISABATINO RESIDENCE
 6 FLETCHERS LN, KEY WEST, FL

This item has been digitally signed and sealed by James C. Reynolds, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
 James C. Reynolds, PE
 Fl. License No. 46685
 Drawn by: JMT Checked By: JCR
 Title: SURVEY AND SITE PLAN
 Sheet: **CS-1**
 Date: 8.10.2021

SITE DATA

SITE ADDRESS: 6 FLETCHERS LN, KEY WEST, FL 33040
 RE: 0005440-000000
 ZONING: HDR
 FLOOD ZONE: AE9
 F.I.R.M.- COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05
 SECTION/TOWNSHIP/RANGE: 6-68-25
 LEGAL DESCRIPTION: KW PT LOT 1 SQR 33 YY-86
 SETBACKS: FRONT 10 FT; SIDE 5 FT; STREET SIDE 7.5 FT REAR 15 FT
 OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY
 TYPE OF CONSTRUCTION: VB
 BUILDING RISK CATEGORY: 3

DESIGN DATA

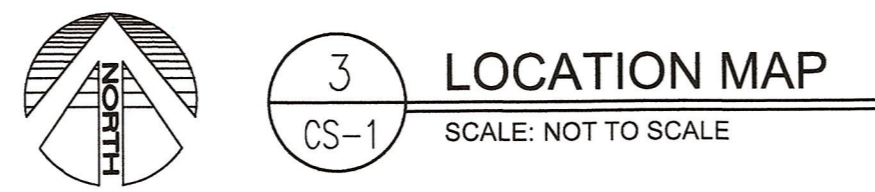
THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 7TH FLORIDA BUILDING CODE AND THE LATEST EDITIONS (2020) OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.
 THE FOLLOWING LOADINGS WERE USED:
 DESIGN LOADS: ASCE 7-16
 WIND LOAD: 180 mph; 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF, DECK LL 60 PSF
 SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ.FT.
 FEMA FLOOD DESIGN PER ASCE 24-14

INDEX OF DRAWINGS

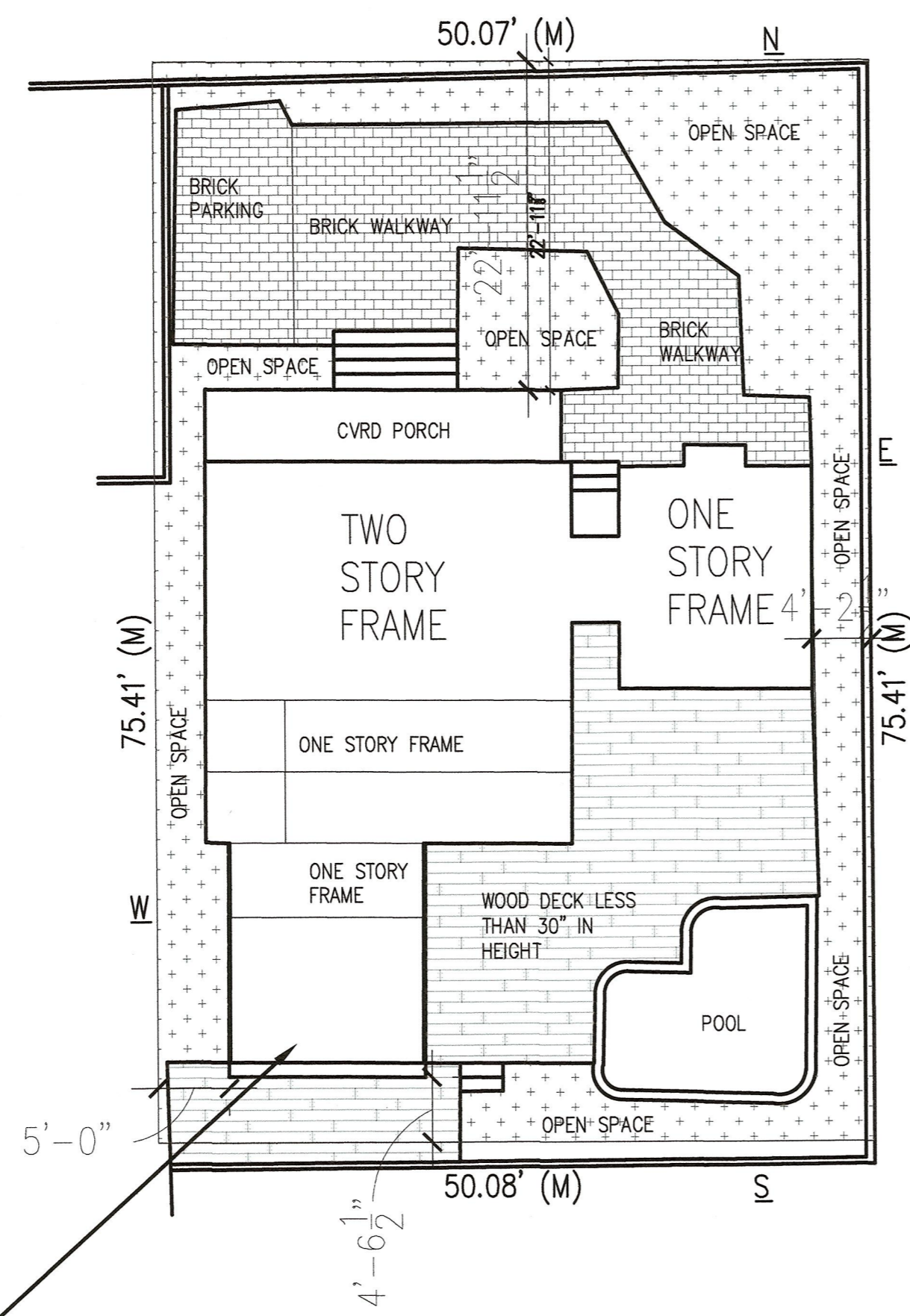
SHEET CS-1 - SITE PLAN AND SURVEY
 SHEET A-1 - EXISTING FLOOR PLAN AND ELEVATION
 SHEET A-2 - PROPOSED FLOOR PLAN AND ELEVATION

SCOPE OF WORK

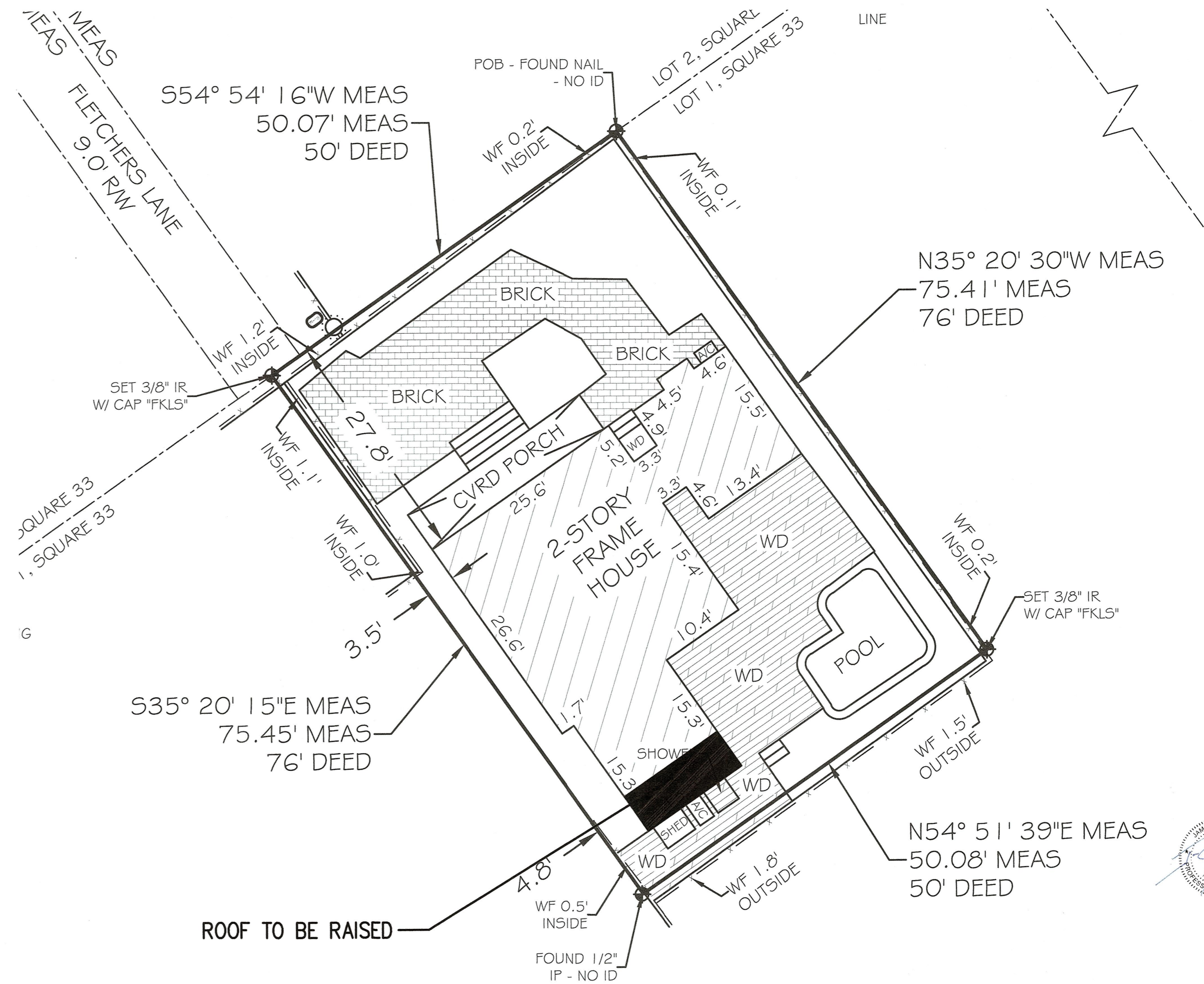
- INTERIOR REMODEL
 - RAISE REAR ROOF TO PROVIDE HIGHER CEILING HEIGHT



PROJECT DATA	PROPOSED	EXISTING	REQUIRED	VARIANCE
				REQUESTED
RE NO.	0005440-000000			
SETBACKS:				
FRONT	NO CHANGE	22'-11 1/2"	10'	NONE
STREET SIDE	N/A	N/A	7.5'	NONE
EAST SIDE	NO CHANGE	4'-2 1/2"	5'	NONE
WEST SIDE	5'	5'	5'	NONE
REAR	NO CHANGE	4'-6 1/2"	15'	YES
LOT SIZE	NO CHANGE	3,775 SQ.FT.	4000 SQ.FT.	NONE
BUILDING COVERAGE	NO CHANGE	1,284 SQ.FT. 34%	40% MAX	NONE
FLOOR AREA	NO CHANGE	1,709 SQ.FT. 49	1.0	NONE
BUILDING HEIGHT	NO CHANGE	22'	30' MAX	NONE
IMPERVIOUS AREA	NO CHANGE	2,677 SQ.FT. 70.9%	60% MAX	YES
OPEN SPACE	NO CHANGE	1,552 SQ.FT. 41.1%	35% MIN	NONE



RAISE ROOF OF EXISTING REAR ONE STORY FRAME ADDITION FOR ADDED INTERIOR HEIGHT



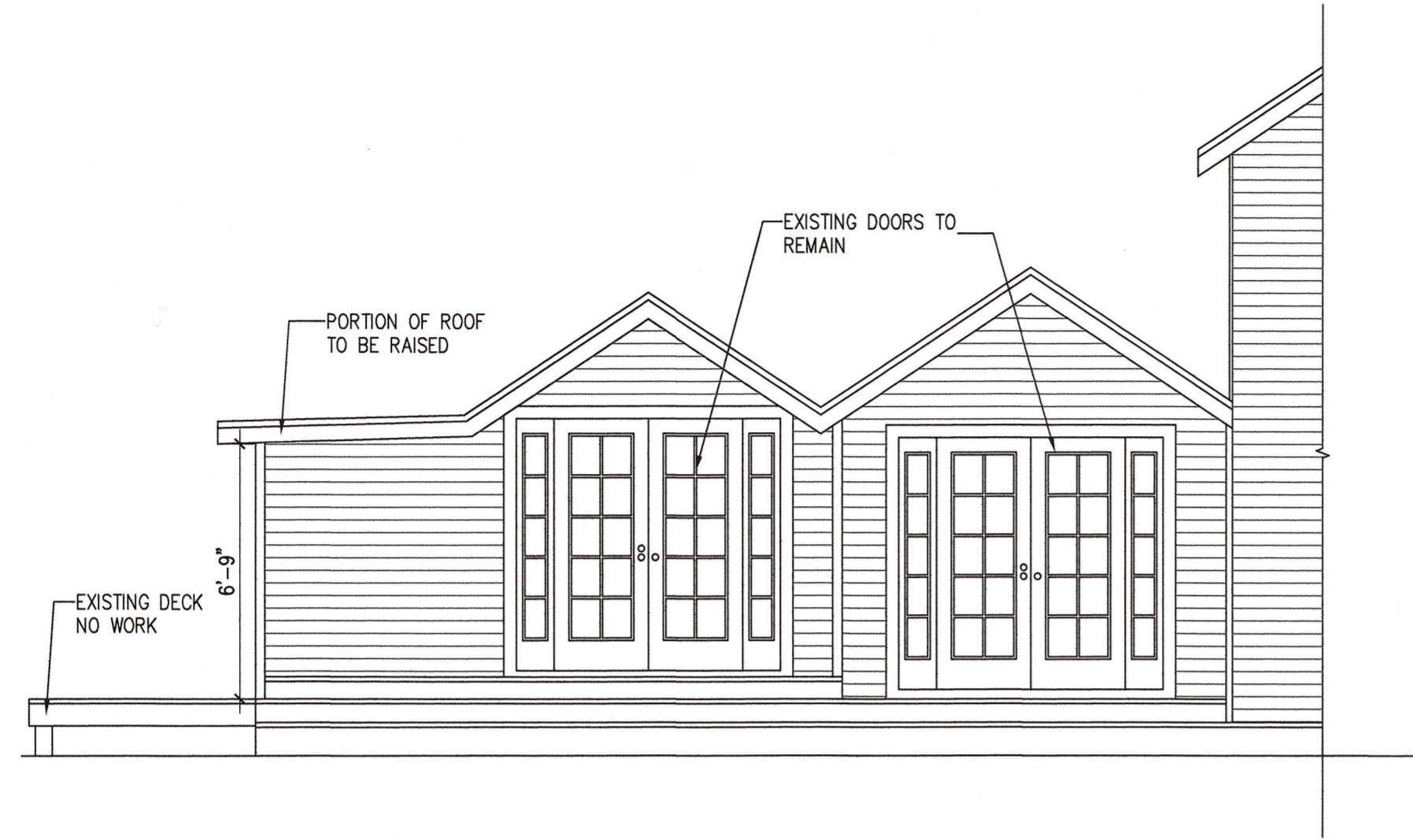
ROOF TO BE RAISED

REVISIONS:		
No.	DATE	REMARKS

Reynolds Engineering Services, Inc
Fl. C. A. No. 26597
24478 Overseas Highway
Summerland Key, Fl. 33042
305-394-5987
Jim@Reynoldsengeerservices.com

VARIANCE APPLICATION
FOR
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6 FLETCHERS LN, KEY WEST, FL

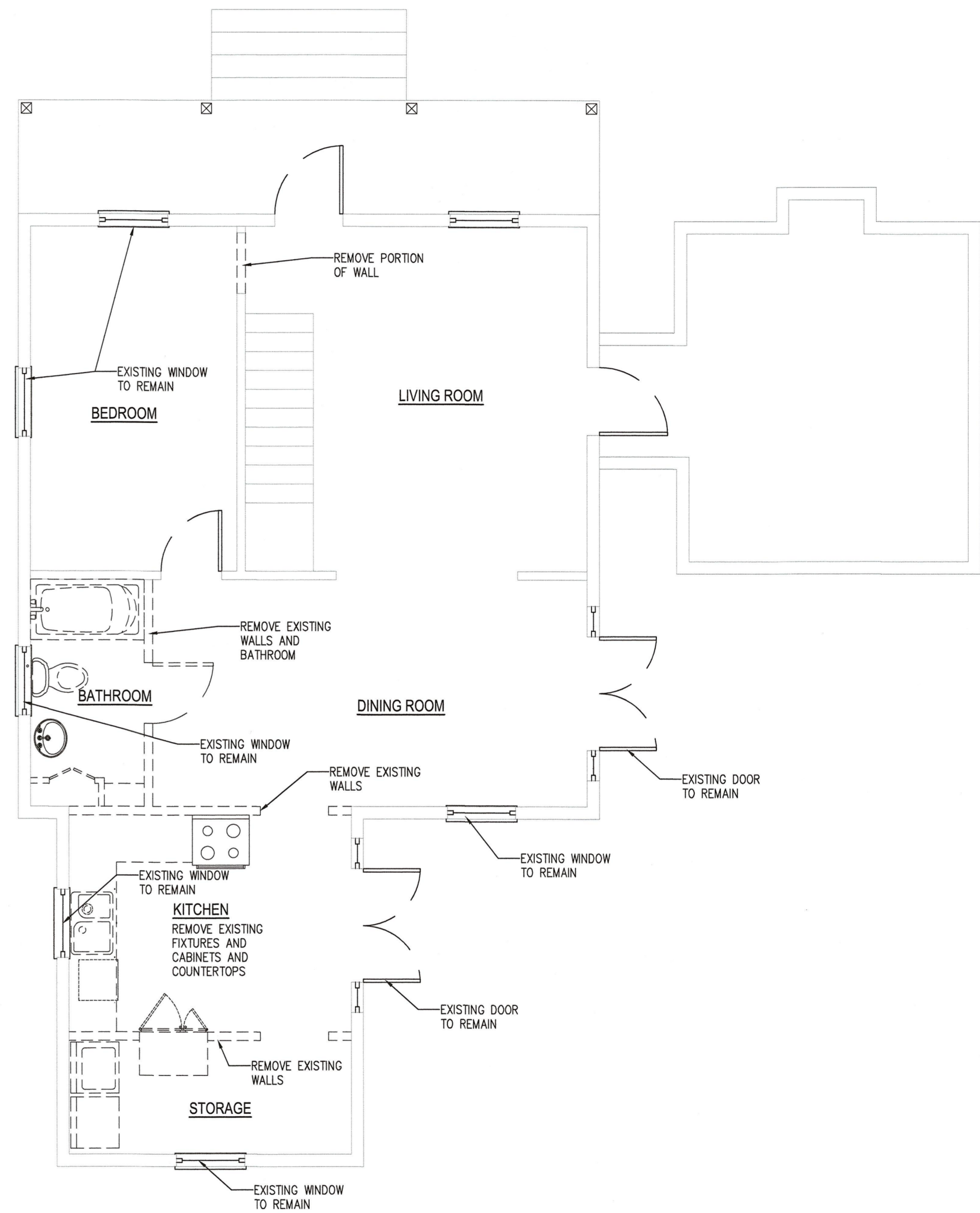
James C. Reynolds, PE
FL License No. 46685
Drawn by: JMT Checked By: JCR
Title:
EXISTING FLOOR
PLAN AND SIDE
ELEVATIONS
Sheet:
A-1
Date: 8.10.2021



3
A-1
EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



2
A-1
EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



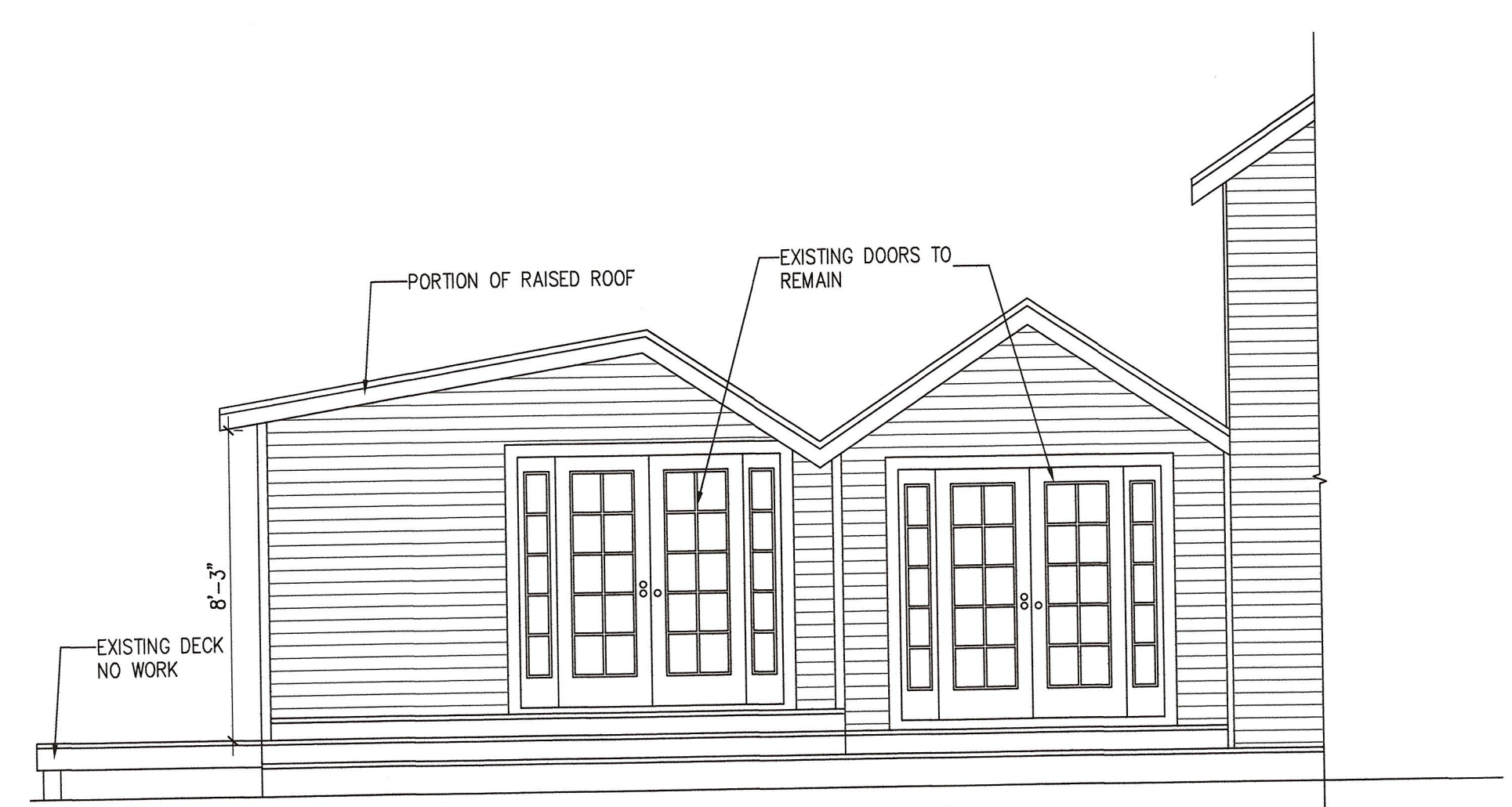
1
A-1
EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"

REVISIONS:		
No.	DATE	REMARKS

Reynolds Engineering Services, Inc
 Fl. C.A. No. 26597
 24478 Overseas Highway
 Summerland Key, Fl. 33042
 305-394-5987
 Jim@Reynoldsendesignservices.com

VARIANCE APPLICATION
 FOR
DISABATINO RESIDENCE
 6 FLETCHERS LN, KEY WEST, FL

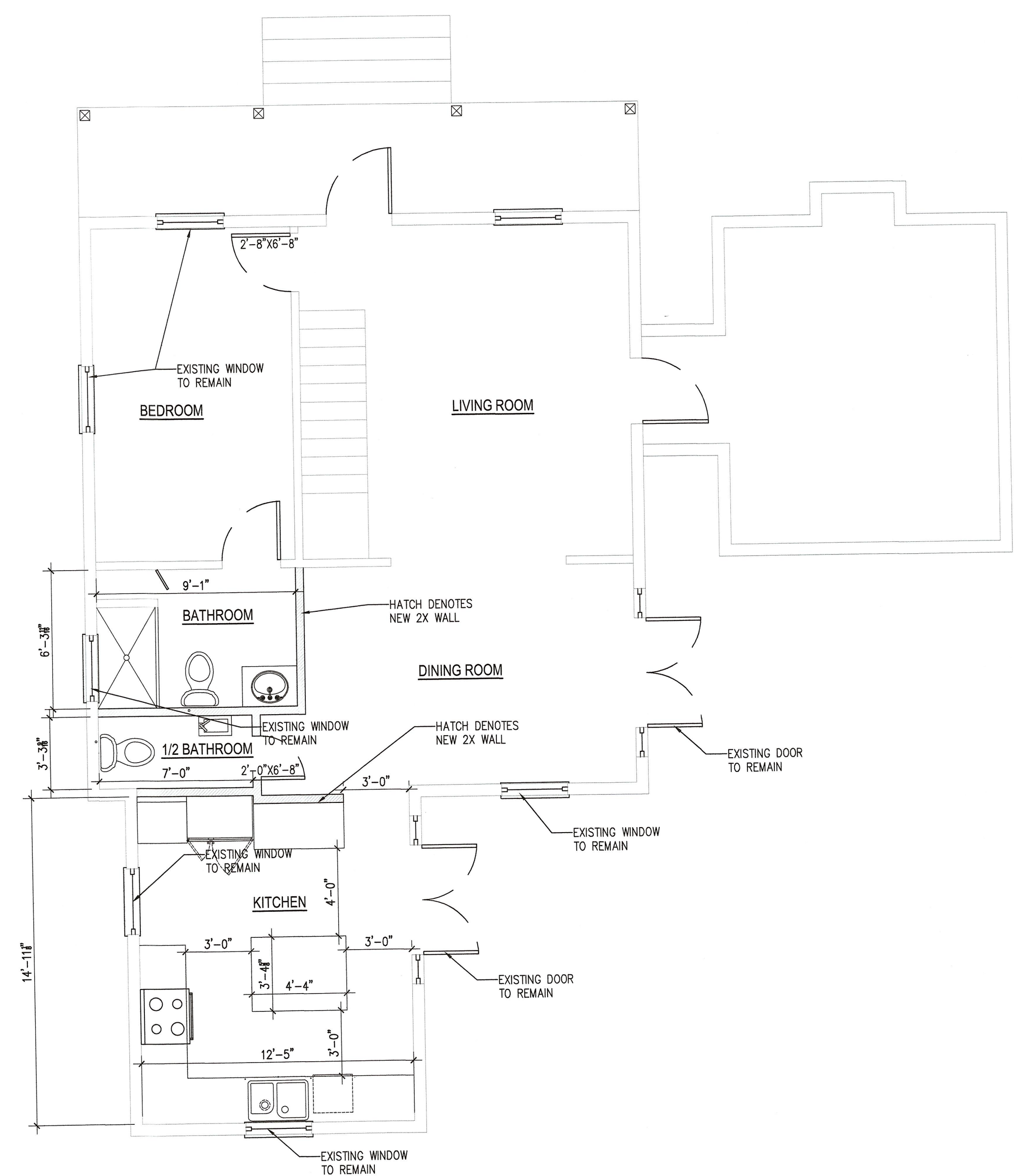
James C. Reynolds, PE
 Fl. License No. 46685
 Drawn by: JMT Checked By: JCR
 Title:
PROPOSED FLOOR PLAN AND SIDE ELEVATIONS
 Sheet: **A-2**
 Date: 8.10.2021



3 PROPOSED EAST ELEVATION
 SCALE: 1/4"=1'-0"



2 PROPOSED WEST ELEVATION
 SCALE: 1/4"=1'-0"



1 PROPOSED FLOOR PLAN
 SCALE: 1/4"=1'-0"

Deed

10.50
3,080.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

RCD Apr 23 2002 09:09AM
DANNY L KOLHAGE, CLERK

FELDMAN, KOENIG, & HIGHSMITH, P.A.
3158 NORTHSIDE DRIVE
KEY WEST, FL 33040

DEED DOC STAMPS 3080.00
04/23/2002 DEP CLK

Property Appraisers Parcel Identification (Folio) Numbers:
00005440
Grantees SS #s:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the **18th** day of **April, A.D. 2002** by **WADE FERREL, A SINGLE MAN**, herein called the grantor, to **MARIO DISABATINO and CAROL DISABATINO, HUSBAND AND WIFE** whose post office address is **10 MISSOURI AVENUE, LEWES, DE 19958**, hereinafter called the Grantees:
(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **MONROE County, State of Florida**, viz:

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

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 grantees 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, and hereby 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, 2002.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Charles E. Lee
Witness #1 Signature

Charles E. Lee
Witness #1 Printed Name

Beth M. Sawyer
Witness #2 Signature

Beth M. Sawyer
Witness #2 Printed Name

Waide Ferrel
WADE FERREL L.S.
P.O. BOX 4623, KEY WEST, FL 33041

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this **18th** day of **April, 2002** by **WADE FERREL** who is personally known to me or has produced _____ as identification.

SEAL

My Commission Expires:

Beth M. Sawyer
Notary Signature
Beth M. Sawyer
Printed Notary Signature

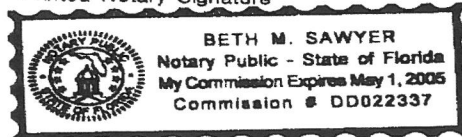


EXHIBIT "A"

On the Island of Key West, according to William A. Whitehead's map or plan of said Island delineated in February 1829, as part of Lot number one (1) in Square number Thirty-three (33). COMMENCING at a point on the dividing line between lots number one and two in said Square, Fifty feet from Grinnell Street, and running thence along the dividing line in a southwesterly direction Fifty (50) feet; thence in a Southeasterly direction Seventy-Six (76) feet; thence in a northeasterly direction Fifty (50) feet; thence in a Northwesterly direction Seventy-six (76) feet to the point of beginning on the dividing line of lots one and two aforesaid. Said lot being a parallelogram Seventy-six (76) feet by Fifty (50) feet.

MONROE COUNTY
OFFICIAL RECORDS