

Application

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 808 Olivia Street, Key West, Florida 33040
2. Name of Applicant Anthony D. Sarno - k2m Design, Inc.
3. Applicant is: Owner _____ Authorized Representative X
4. Address of Applicant 1001 Whitehead Street, Suite 101
Key West, Florida 33040
5. Phone # of Applicant 305.292.7722 Mobile# 305.395.2846
6. E-Mail Address asarno@k2mdesign.com
7. Name of Owner, if different than above Cheri Cooper
8. Address of Owner 808 Olivia Street, Key West, FL 33040

9. Phone # of Owner 305.292.7722
10. Email Address CheriCooper@live.com
11. Zoning District of Parcel HHDR RE# 00020080-000000
12. Description of Proposed Construction, Development, and Use
Interior renovation to existing two-story frame structure enclosing existing covered
area at rear to enlarge living space; new deck with pool replacing existing compacted
gravel yard; new landscaping.

13. List and describe the specific variance(s) being requested:
Existing structure and placement on site result in non-conformance to all required
setbacks, building coverage, and impervious surface ratios.

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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				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback				
F.A.R				
Building Coverage	SEE ATTACHED SITE DATA TABLE			
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

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

Meeting Date N/A HARC Approval # _____
 (To be submitted after Variance approval, per current City of Key West guidelines.)

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16. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes _____ No X 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 X

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.**


Site Plans

COOPER RESIDENCE RESIDENTIAL RENOVATION

808 OLIVIA STREET , KEY WEST, FLORIDA 33040

VARIANCE APPLICATION

APRIL 1, 2014

DESIGN TEAM	DRAWING INDEX	
<p>ARCHITECT: k2m Design, Inc. Anthony D. Sarno, R.A., NCARB 1001 Whitehead Street, Suite 101 Key West, Florida 33040 305.292.7722</p>	<p><u>GENERAL</u></p> <p>A0.1.1 COVER SHEET</p> <p><u>EXISTING</u></p> <p>AE1.0.1 SURVEY - COPY AE1.1.1 EXISTING SITE PLAN AE2.1.1 EXISTING FLOOR PLANS AE3.1.1 EXISTING EXTERIOR ELEVATIONS AE3.1.2 EXISTING EXTERIOR ELEVATIONS</p> <p><u>ARCHITECTURAL</u></p> <p>A1.1.1 SITE PLAN A2.1.1 FLOOR PLANS A3.1.1 EXTERIOR ELEVATIONS A3.1.2 EXTERIOR ELEVATIONS</p>	
LOCATION MAP	CODE INFORMATION	SCOPE OF WORK
 <p>PROJECT LOCATION ★</p>	<p><u>APPLICABLE CODES</u> 2010 FLORIDA BUILDING CODE RESIDENTIAL</p> <p><u>FEMA REQUIREMENTS</u> FLOOD ZONE: AE - 6'-0"</p> <p><u>GENERAL BUILDING HEIGHTS AND AREAS</u> MAX HEIGHT - 30'-0" EXISTING TO REMAIN - NO CHANGE</p> <p>*REFER TO SITE DATA TABLES AE1.1.1 AND A1.1.1.</p>	<p>INTERIOR RENOVATION TO EXISTING TWO-STORY FRAME STRUCTURE ENCLOSING EXISTING COVERED AREA AT REAR TO ENLARGE LIVING AREA; NEW DECK WITH POOL REPLACING EXISTING COMPACTED GRAVEL YARD; NEW LANDSCAPING.</p>

**COOPER RESIDENCE
808 OLIVIA STREET
VARIANCE APPLICATION**

K2M DESIGN

1001 Whitehead St., Suite 101, Key West, Florida 33040
Tel: 305-292-7722 | Fax: 305-292-2162
Email: info@k2mdesign.com
URL: www.k2mdesign.com
PROF. REG. AA26001059

SUBMISSIONS

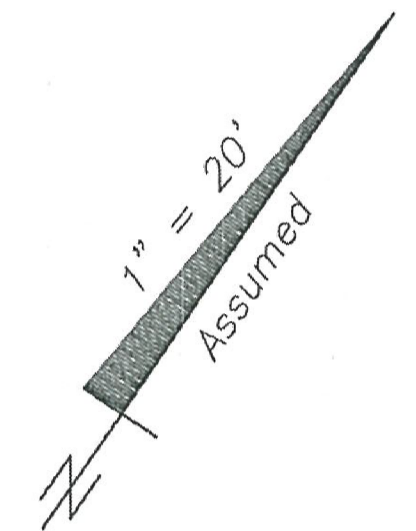
April 1, 2014 - Variance Submission

Project No. 14 021	Phase: VARIANCE APPLICATION
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COVER SHEET

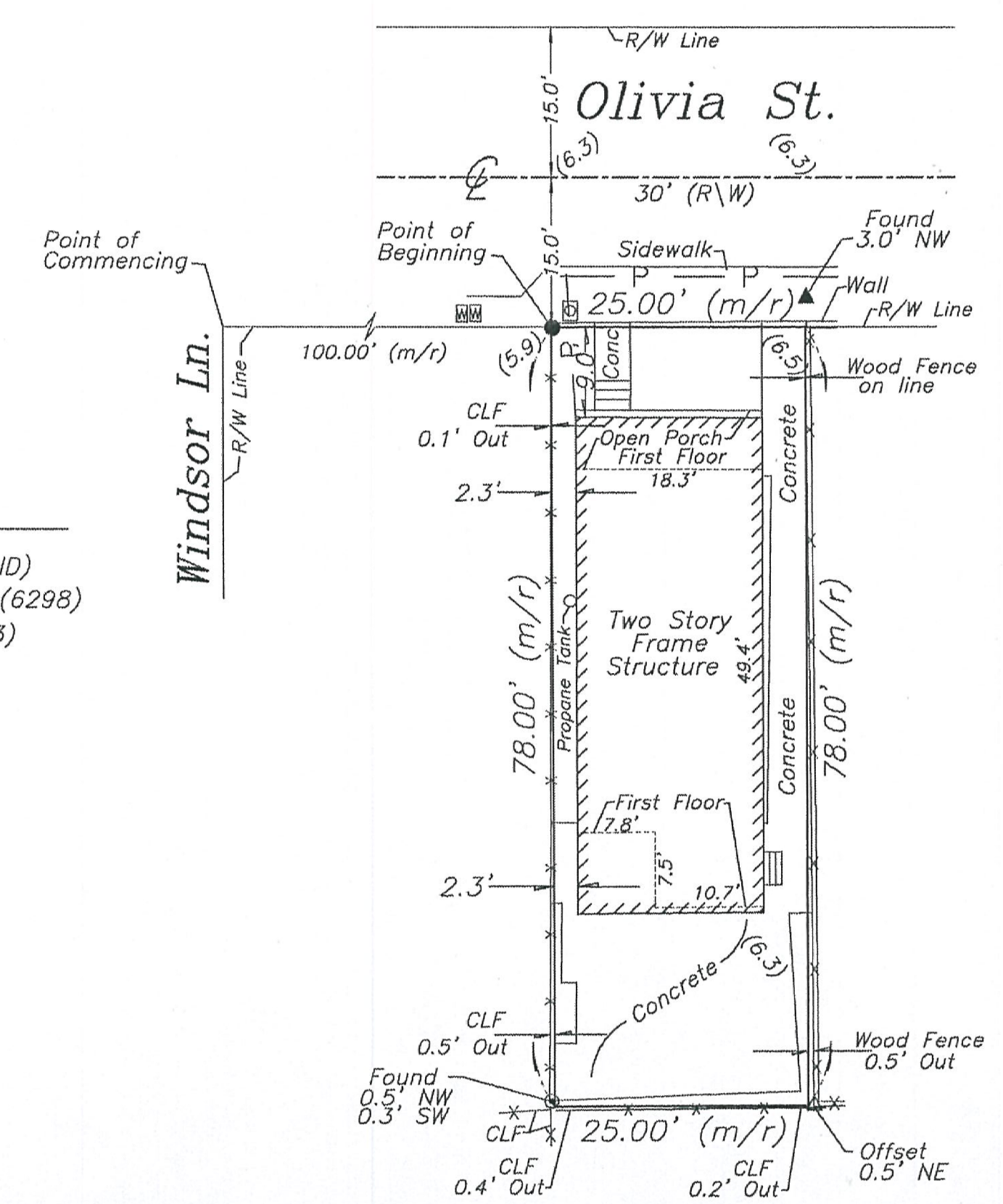
A0.1.1

Boundary Survey Map of part of Tract 5,
Island of Key West, Florida



LEGEND

- ⊙ Found 3/4" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (Norby)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- (6.3) Spot Elevation (Typical)
- ⊠ Sewer Cleanout
- ⊠ Water Meter



- NOTES:**
1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
 2. Underground foundations and utilities were not located.
 3. All angles are 90° (Measured & Record) unless otherwise noted.
 4. Street address: 808 Olivia Street, 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. North Arrow is assumed and based on the legal description.
 8. Date of field work: July 30, 2013 and September 23, 2013
 9. Ownership of fences is undeterminable, unless otherwise noted.
 10. Adjoiners are not furnished.
 11. Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.
 12. Benchmark utilized: V 267

BOUNDARY SURVEY OF: 808 OLIVIA STREET, BEING PART OF TRACT FIVE (5) OF THE CITY OF KEY WEST, FLORIDA, ACCORDING TO A DIAGRAM OF F. W. AND RICHARD W. ROBERTS, RECORDED IN PLAT BOOK ONE (1), PAGE 8, OF MONROE COUNTY, FLORIDA PUBLIC RECORDS.

COMMENCING AT A POINT DISTANT ONE HUNDRED (100) FEET FROM THE CORNER OF OLIVIA STREET AND WINDSOR LANE AND RUNNING THENCE IN A NORTHEASTERLY DIRECTION ALONG OLIVIA STREET TWENTY-FIVE (25) FEET; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION SEVENTY-EIGHT (78) FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION TWENTY-FIVE (25) FEET; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION SEVENTY-EIGHT (78) FEET TO THE POINT OF BEGINNING ON OLIVIA STREET.

BOUNDARY SURVEY FOR: Kevin McGinty & George Valanos;
Richard M. Klitenick, PA;
Old Republic National Title Insurance Company;

J. LYNN O'FLYNN, INC.

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

August 5, 2013
Revised to add elevations 9/23/13

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

ARCHITECT:
K2M DESIGN
Architecture, Interior Design,
Procurement,
Owner Representation,
Specialty Consulting
1001 Whitehead St., Unit 101
Key West, Florida 33040
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Fax: 305-292-2162
Email: infokw@k2mdesign.com
URL: www.k2m.com
URM: www.k2m.com
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Based on Trust and Results
Created | Key West | Charles | Software

Seal:

Anthony G. Serna, License #
Expiration Date

Consultants:

Revisions:

COOPER RESIDENCE
808 OLIVIA STREET
KEY WEST, FLORIDA, 33040
RESIDENTIAL RENOVATION

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Drawn By: KMA	Checked By: ADS

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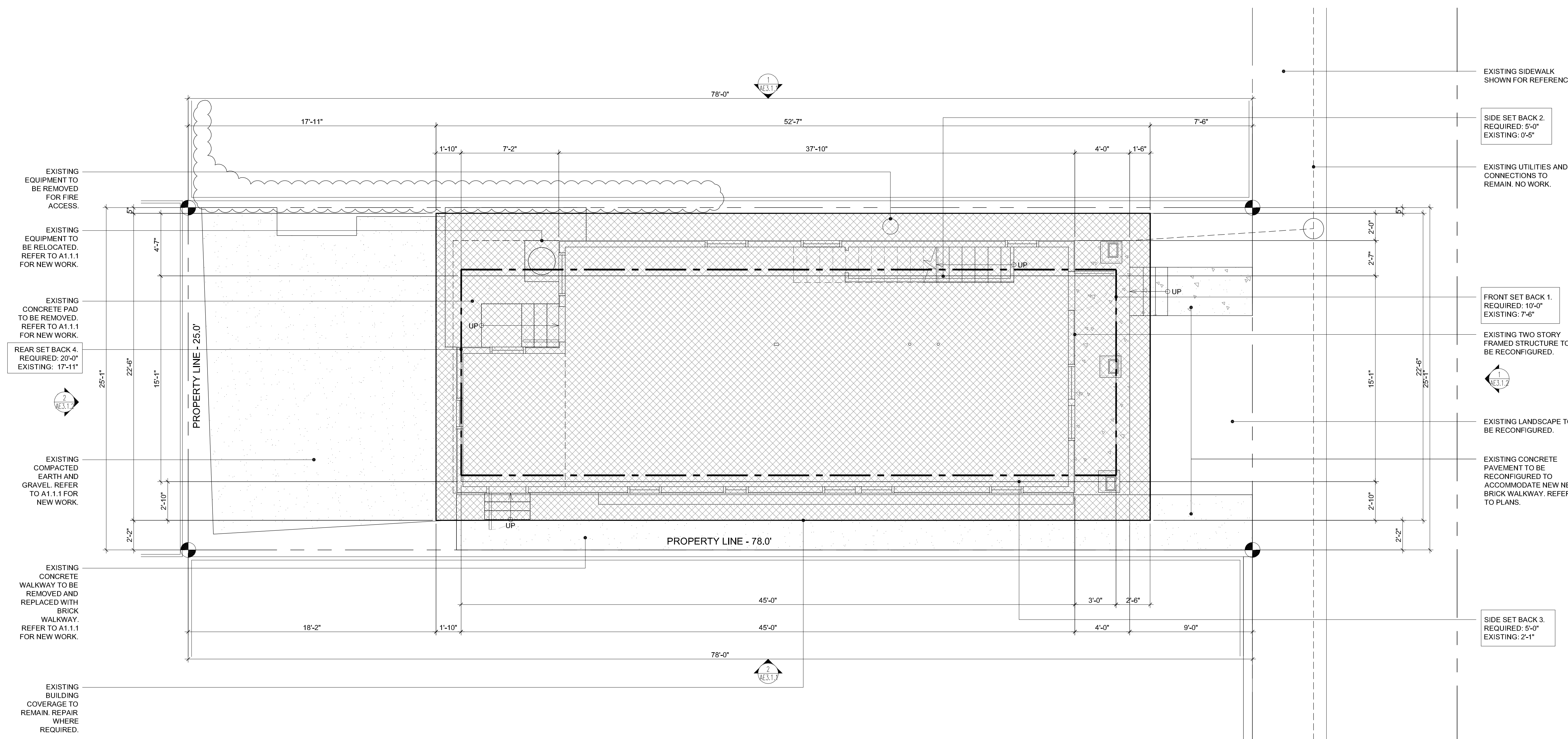
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Date: April 1, 2014
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PROJECT STATISTICS:		
	CODE REQUIREMENT	EXISTING
ZONING	HHDR	
FLOOD ZONE	X	
SIZE OF SITE	1950 SF	
HEIGHT	30'-0"	24'-1"
SETBACK 1: FRONT	10'-0"	7'-6"
SETBACK 2: RIGHT SIDE SETBACK	5'-0"	0'-5"
SETBACK 3: LEFT SIDE SETBACK	5'-0"	2'-2"
SETBACK 4: REAR SETBACK	20'-0"	17'-11"
FLOOR AREA RATIO	1.0 MAX	.79 (1546.08 SF)
FIRST FLOOR		.37 (720.83 SF)
SECOND FLOOR		.42 (825.25 SF)
BUILDING COVERAGE	50% (975 SF)	59% (1161.42 SF)
IMPERVIOUS SURFACE	60% (1170 SF)	87.2% (1700.7 SF)

SITE PLAN LEGEND	
	BUILDING COVERAGE
	EXISTING CONCRETE
	EXISTING COMPACTED EARTH



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Anthony D. Sarno, License #
Expiration Date

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OLIVIA STREET
COOPER RESIDENCE
808 OLIVIA STREET
KEY WEST, FLORIDA, 33040
RESIDENTIAL RENOVATION

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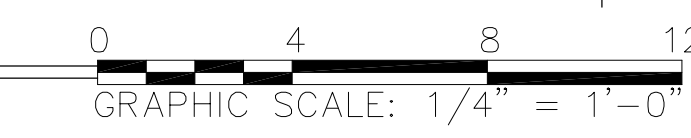
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Sheet Number:

AE1.1.1

Date: April 1, 2014
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EXISTING SITE PLAN
SCALE: 1/4" = 1'-0"



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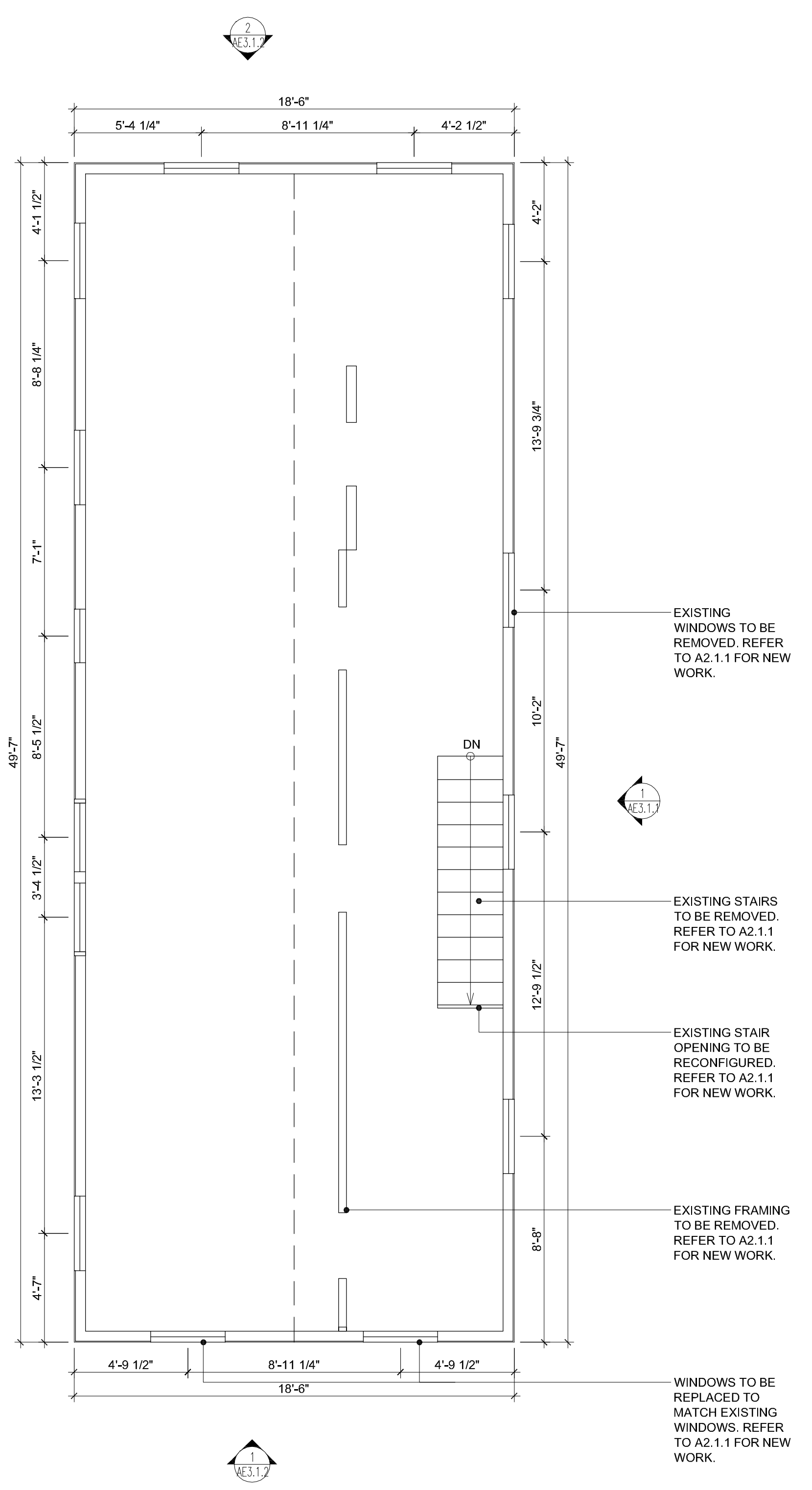
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 KEY WEST, FLORIDA, 33040
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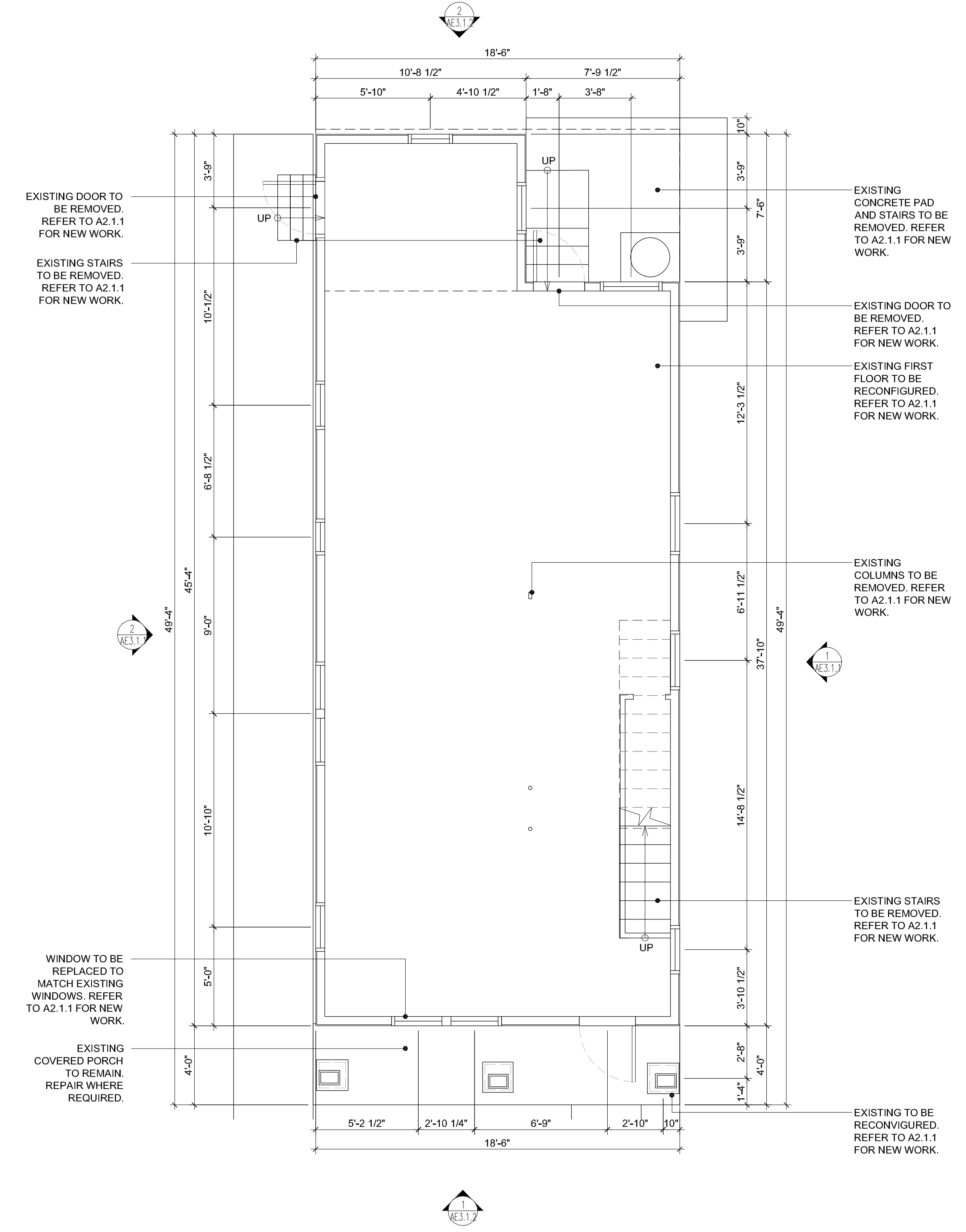
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EXISTING FLOOR PLANS

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2
EXISTING SECOND FLOOR PLAN
 SCALE: 1/4"=1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"



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

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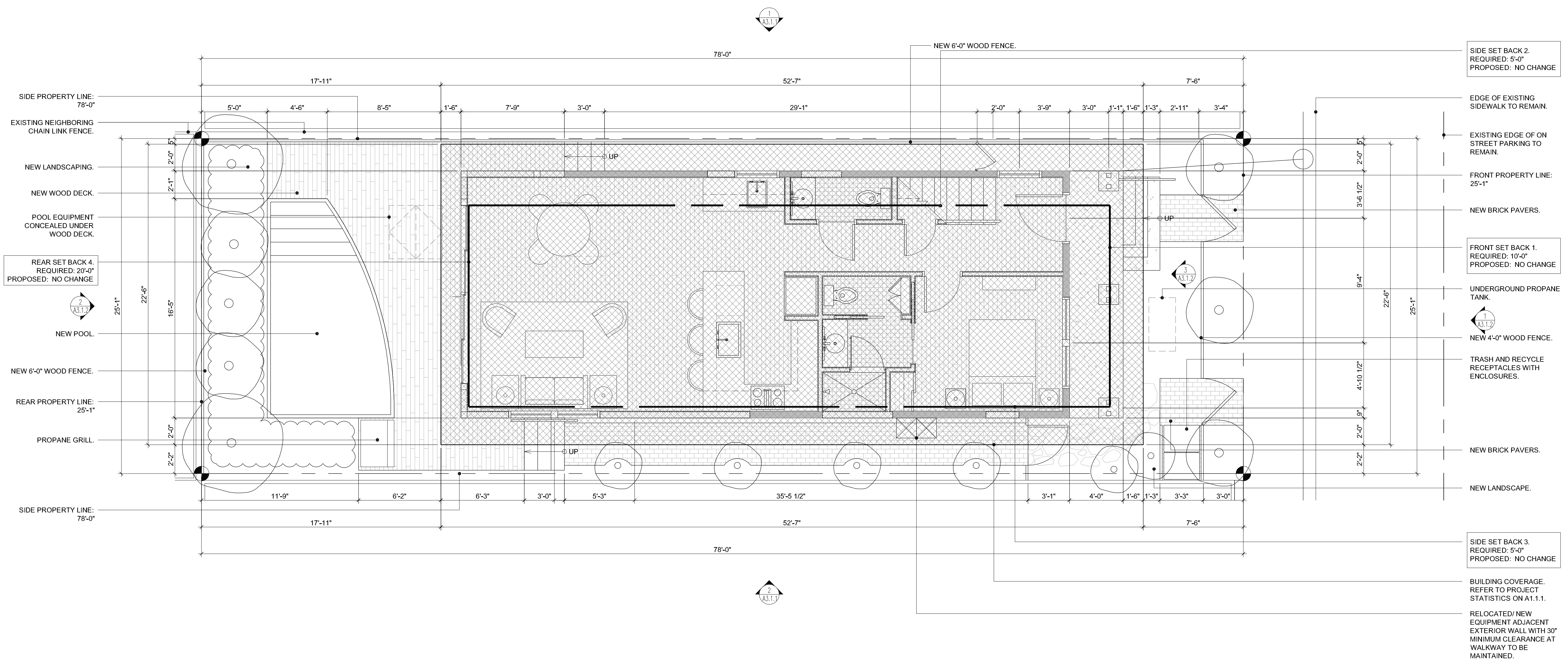
K2M
DESIGN

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

1001 Whitehead St., Unit 101
Key West, Florida 33040
Tel: 305-294-4011
Fax: 305-292-2162
Email: info@k2m.com
URL: www.k2m.com
Building Relationships
Based on Trust and Results
Cleveland | Key West | Charlotte | Baltimore

PROJECT STATISTICS:				
	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUESTED
ZONING	HHDR			
FLOOD ZONE	ZONE X			
SIZE OF SITE	4000 SF	1950 SF	1950 SF	
HEIGHT	30'-0"	24'-1"	24'-1"	NO CHANGE
SETBACK 1: FRONT	10'-0"	7'-6"	7'-6"	NO CHANGE
SETBACK 2: SIDE SETBACK	5'-0"	0'-5"	0'-5"	NO CHANGE
SETBACK 3: SIDE SETBACK	5'-0"	2'-2"	2'-2"	NO CHANGE
SETBACK 4: REAR SETBACK	20'-0"	17'-11"	17'-11"	NO CHANGE
FLOOR AREA RATIO	1.0	.79 (1546.08 SF)	.82 (1602.5 SF)	NONE
FIRST FLOOR		.37 (720.83 SF)	.40 (777.25 SF)	NONE
SECOND FLOOR		.42 (825.25 SF)	.42 (825.25 SF)	NONE
BUILDING COVERAGE	50% (975 SF)	59% (1161.42 SF)	59% (1161.42 SF)	NO CHANGE
IMPERVIOUS SURFACE	60% (1170 SF)	87.2% (1700.7 SF)	83.1% (1622.25 SF)	IMPROVING

SITE PLAN LEGEND	
	BUILDING COVERAGE
	WOOD DECK
	BRICK PAVERS
	CONCRETE



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Revisions:

OLIVIA STREET

COOPER RESIDENCE
808 OLIVIA STREET
KEY WEST, FLORIDA, 33040

RESIDENTIAL RENOVATION

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Title:
SITE PLAN

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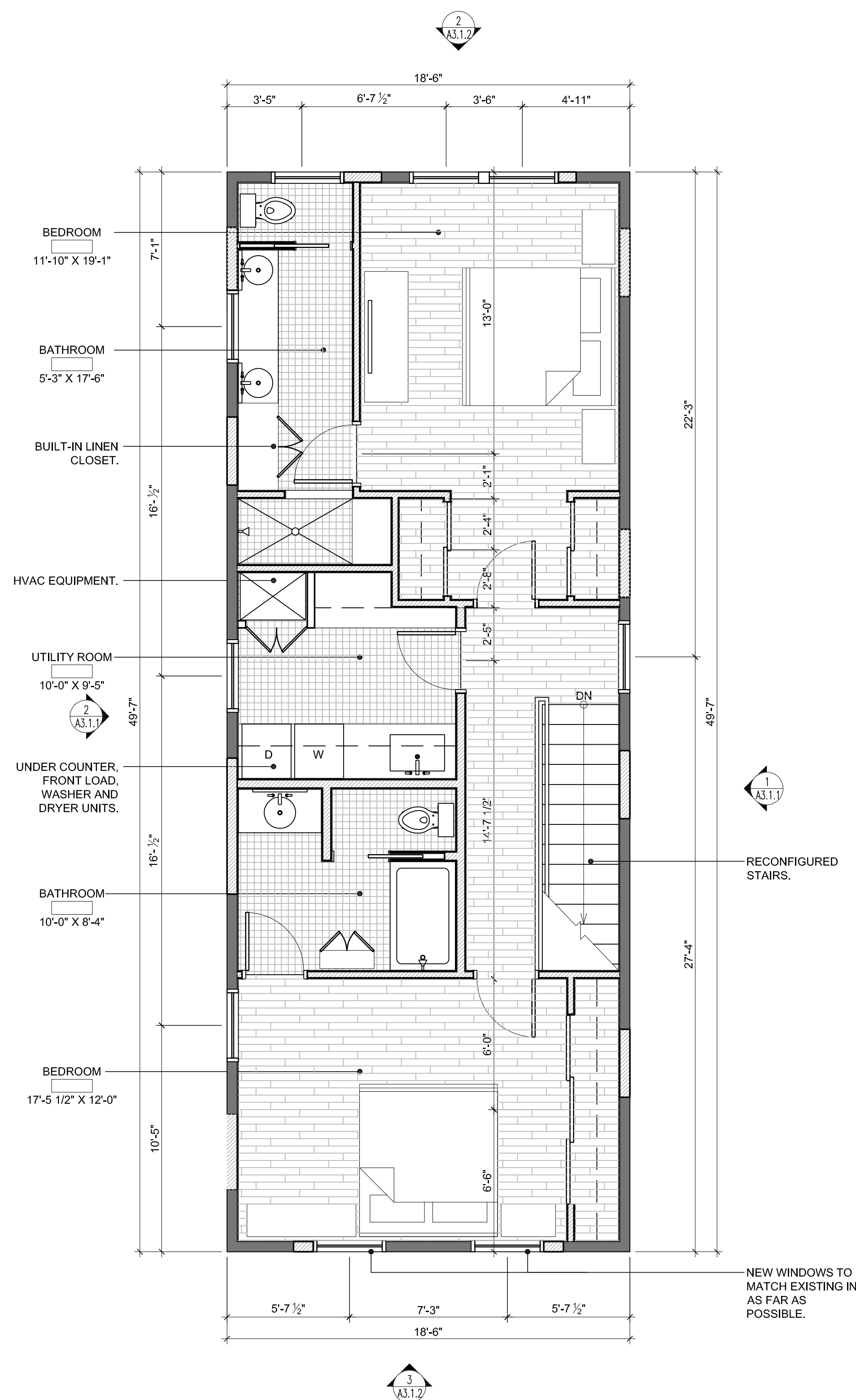
Date: April 1, 2014
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SITE PLAN
SCALE: 1/4"=1'-0"

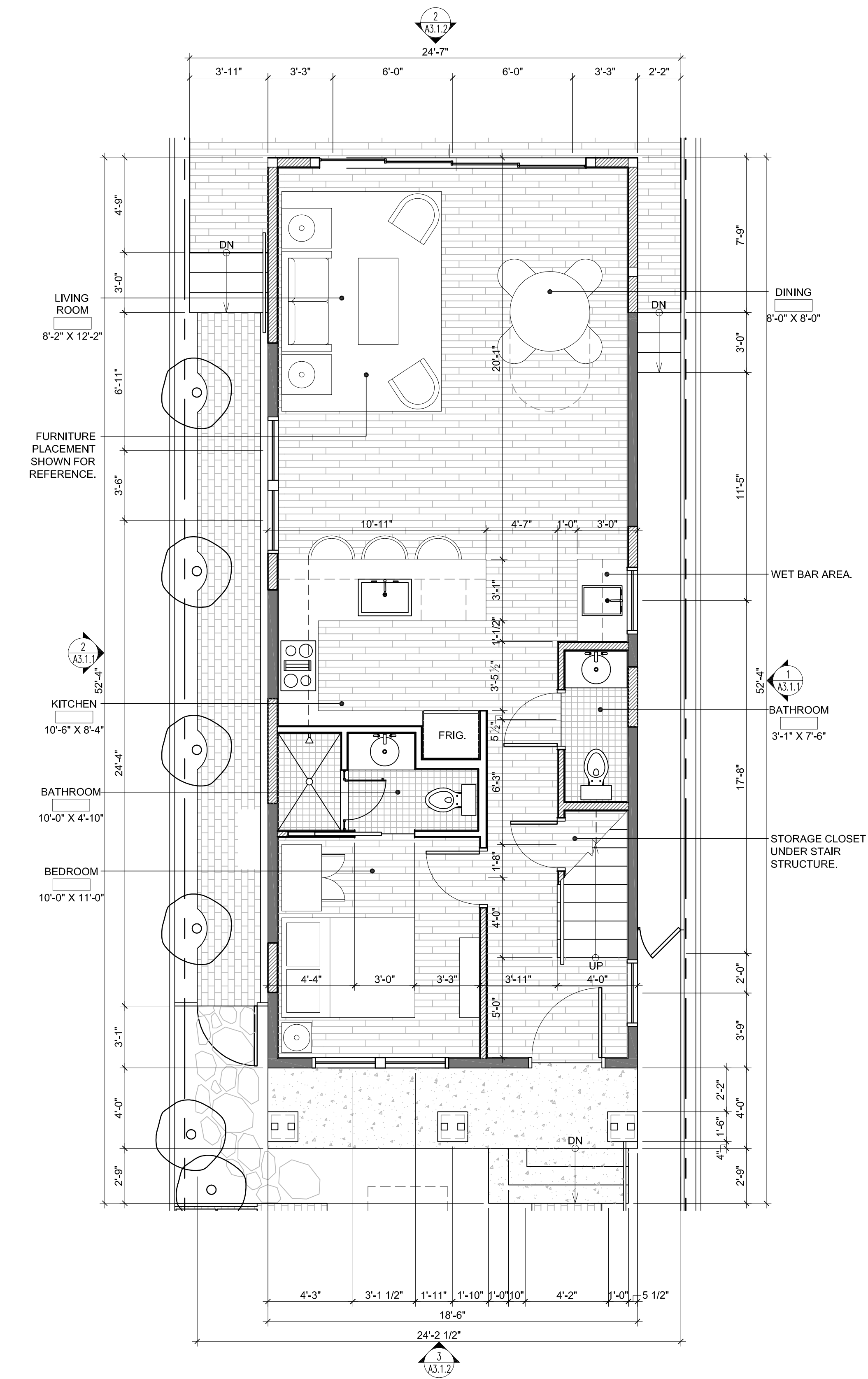
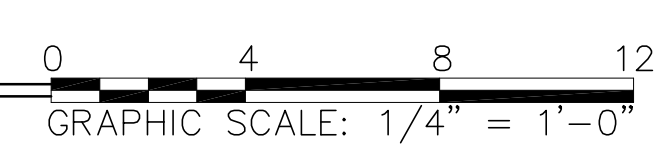


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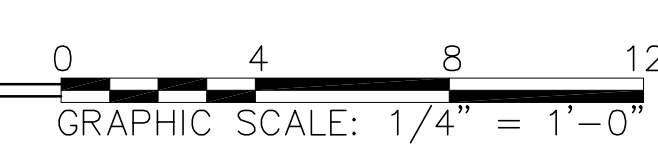
FLOOR PLAN LEGEND:	
XXXX	ROOM NAME
	EXISTING TO REMAIN.
	DOOR.
	EXISTING WALL TO REMAIN.
	NEW FRAME WALL.



2
A2.1.1
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1
A2.1.1
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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KEY WEST, FLORIDA, 33040
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KMA | ADS

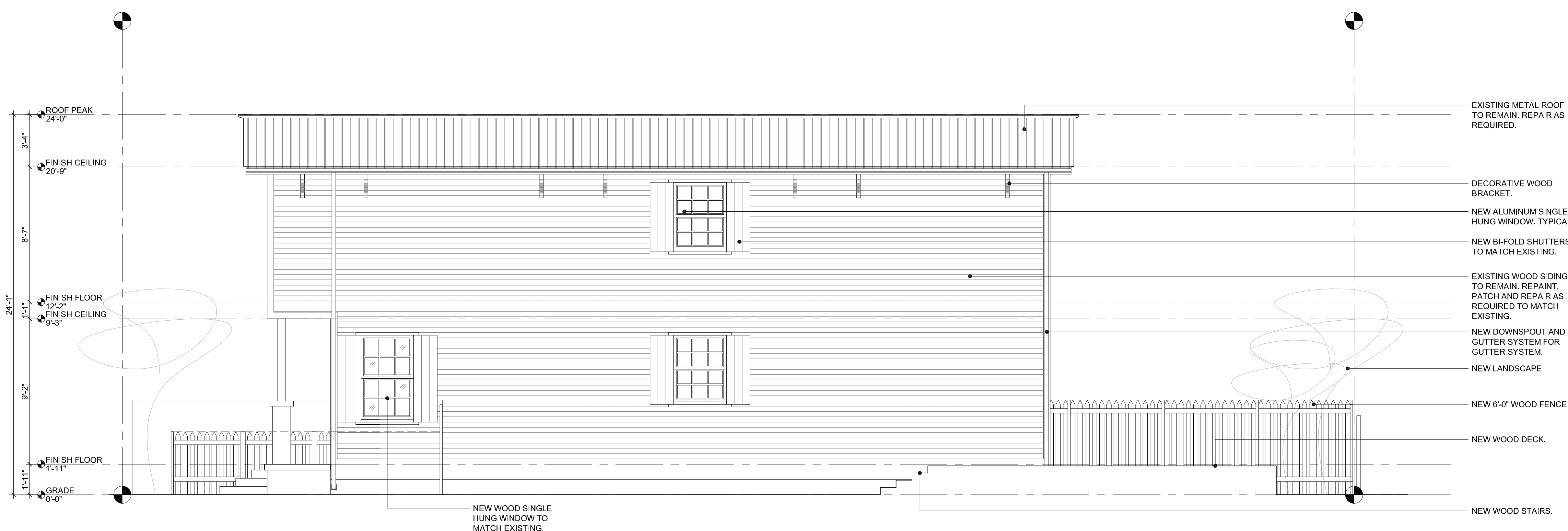
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FLOOR PLANS

Sheet Number:
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Date: April 1, 2014
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2
 A3.1.1
EAST ELEVATION
 SCALE: 1/4" = 1'-0"



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



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 Consultants:

 Revisions:

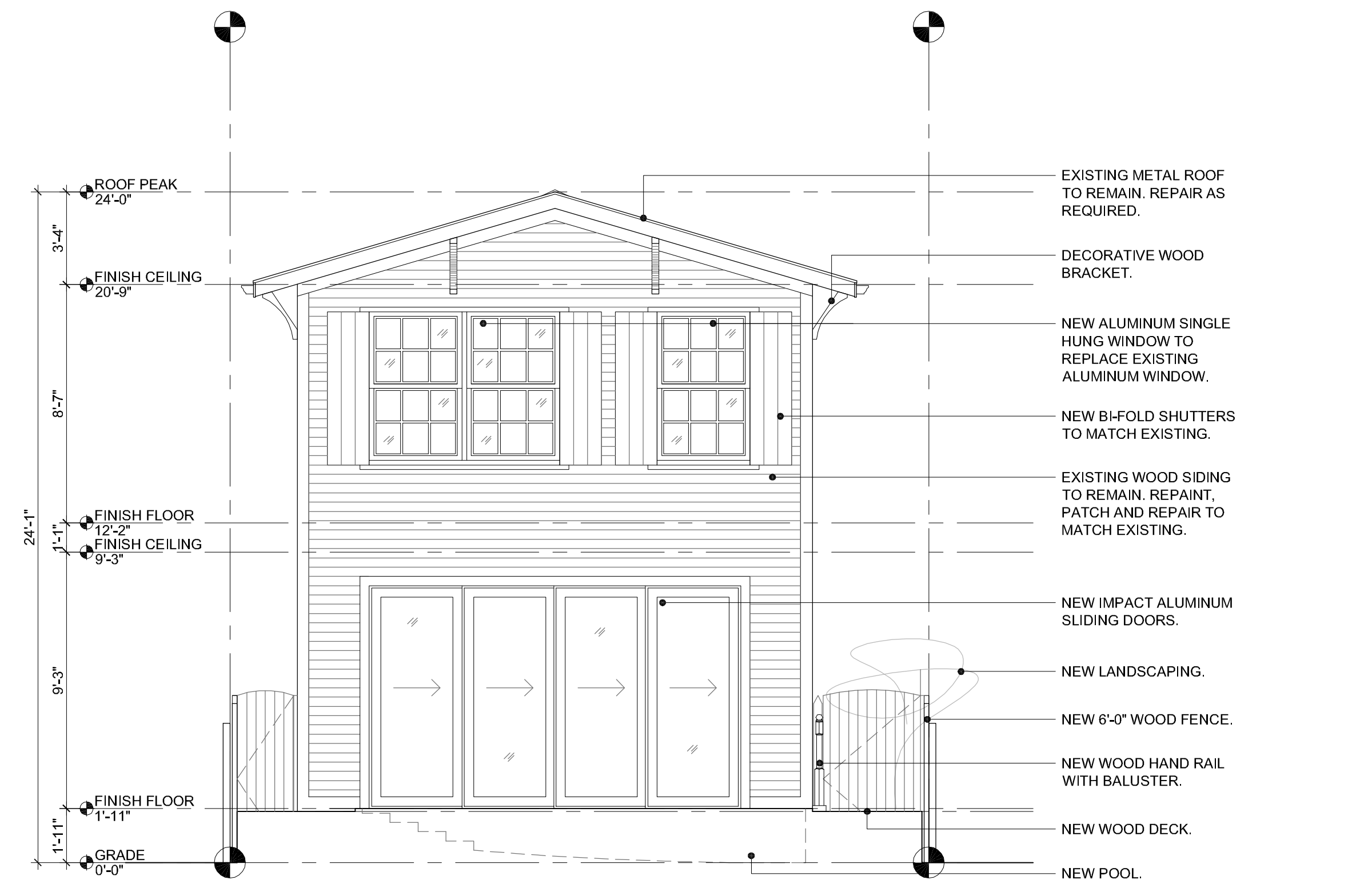
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 KEY WEST, FLORIDA, 33040
RESIDENTIAL RENOVATION

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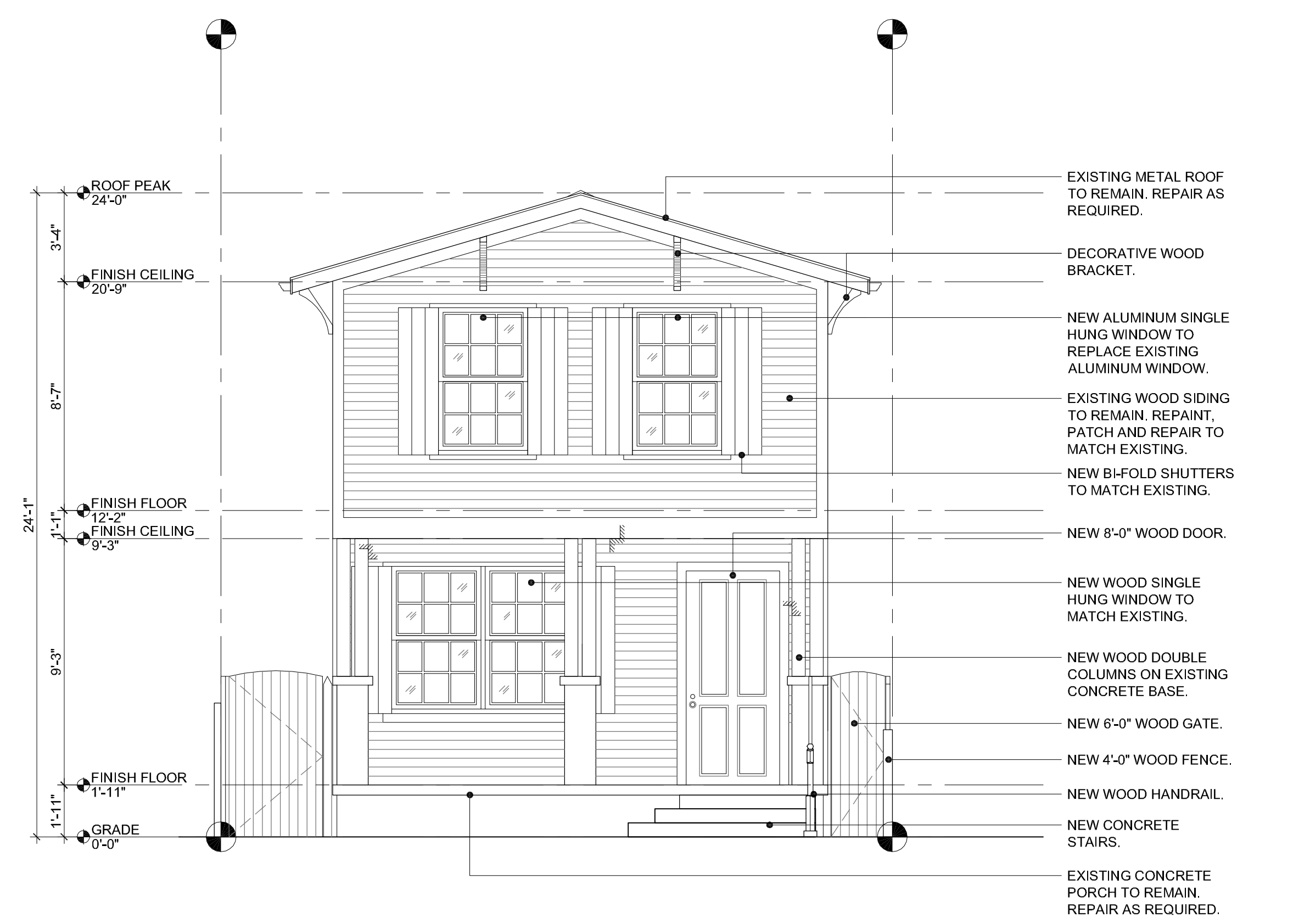
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Title:
EXTERIOR ELEVATIONS

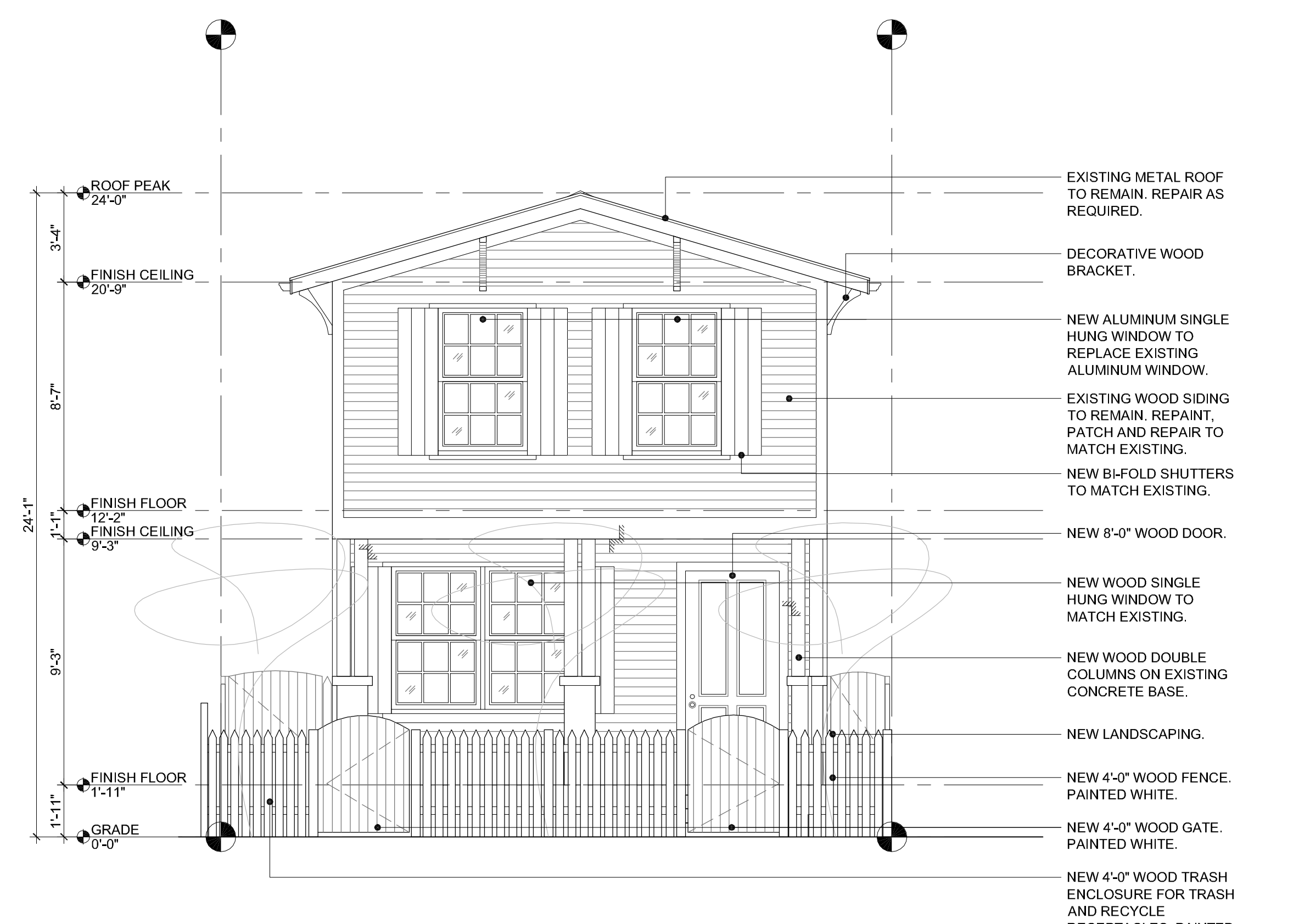
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 Date: April 1, 2014
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2 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"



1 STREET ELEVATION
 SCALE: 1/4" = 1'-0"
 GRAPHIC SCALE: 1/4" = 1'-0"

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 Anthony D. Sarno, License #

 Expiration Date

 Consultants:

 Revisions:

COOPER RESIDENCE
 808 OLIVIA STREET
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RESIDENTIAL RENOVATION

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 Title: EXTERIOR ELEVATIONS
 Sheet Number: **A3.1.2**
 Date: April 1, 2014
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Site Photos



8 Olivia Street Panorama- Street View Looking at 808 Olivia.



9. 808 Olivia Street Panorama- Street view opposite of 808 Olivia Street.



1. 808 Olivia Street- View from the Street



3. 808 Olivia Street- Backyard View



4. 808 Olivia Street- Rear Elevation View



5. 808 Olivia Street- Right Side View



6. 810 Olivia Street- Neighbor to the Left



7. 806 Olivia Street- Neighbor to the Right

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: 1020826 Parcel ID: 00020080-000000

Ownership Details

Mailing Address:
 COOPER CHERYL J
 11741 ROAD 191
 OAKWOOD, OH 45873-9346

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 808 OLIVIA ST KEY WEST
Legal Description: KW PT OF TR 5 G72-417/418 OR474-674 OR2543-524F/J OR2546-1610D/C OR2546-1613/14 OR2620-2477F/J OR2644-800/02 OR2670-260/62

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	25	78	1,950.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0
Total Living Area: 1730
Year Built: 1953

Building 1 Details

Building Type R1
Effective Age 40

Condition A
Perimeter 264

Quality Grade 550
Depreciation % 39

Year Built 1953
Functional Obs 0

Special Arch 0
Economic Obs 0

Grnd Floor Area 1,730

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

Roof Type GABLE/HIP

Roof Cover METAL

Foundation WD CONC PADS

Heat 1 NONE

Heat 2 NONE

Bedrooms 3

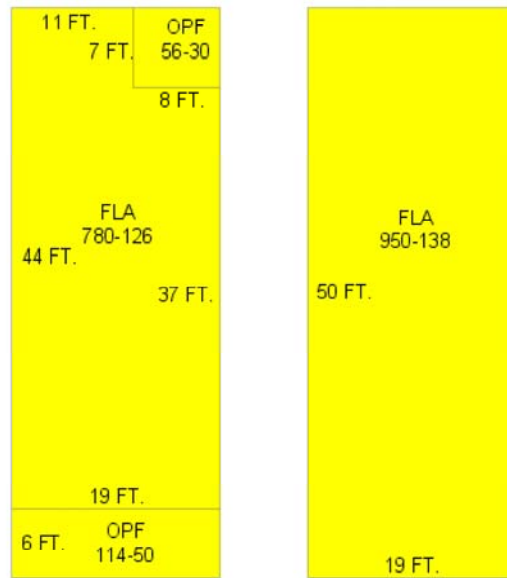
Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	OPF		1	1992	N N	0.00	0.00	114
2	FLA	12:ABOVE AVERAGE WOOD	1	1992	N N	0.00	0.00	780
3	OPF		1	1992	N N	0.00	0.00	56
4	FLA	12:ABOVE AVERAGE WOOD	1	1992	N N	0.00	0.00	950

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
4	CL2:CH LINK FENCE	100 SF	0	0	1964	1965	1	30

Appraiser Notes

2014-03-04 SALES FIELD CHECK CONFIRMS INTERIOR IS UNDER TOTAL REHAB. STUDS EXPOSED NOT FIXTURES 1ST FLOOR. ADJUSTED EFF AGE FOR 2014.DKRAUSE

2013-11-25 MLS \$629,000 5/2 FANTASTIC 2 STORY IN THE HEART OF OLD TOWN. THE HOUSE IS BEING PREPARED FOR A FULL RENOVATION AND IS HAVING PLANS PRODUCED BY MICHAEL INGRAM. NOW IS YOUR CHANCE TO HAVE THE PLANS REFLECT YOUR INDIVIDUAL STYLE TO MAKE THIS GREAT HOUSE YOUR HOME.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
13-3553	07/01/2013	02/03/2014	0		INTERIOR REHAB, DRYWALL ETC
03-4061	12/12/2003	12/18/2003	5,500		NEW WINDOWS & SHUTTERS

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
2013	193,379	1,006	235,349	429,734	152,286	25,500	126,786
2012	203,295	1,006	181,656	385,957	149,740	25,500	124,240
2011	205,775	1,006	167,622	374,403	145,379	25,500	119,879
2010	208,254	1,006	211,341	420,601	143,231	25,500	117,731
2009	234,299	1,006	321,238	556,543	139,465	25,500	113,965
2008	217,631	1,006	380,250	598,887	139,326	25,500	113,826
2007	337,827	998	344,663	683,488	135,268	25,500	109,768
2006	485,372	998	185,250	671,620	131,969	25,500	106,469
2005	485,372	998	146,250	632,620	128,125	25,000	103,125
2004	275,990	998	136,500	413,488	124,393	25,000	99,393
2003	306,656	1,043	42,510	350,209	122,074	25,000	97,074
2002	254,087	1,088	42,510	297,685	119,213	25,000	94,213
2001	217,129	1,133	42,510	260,772	117,336	25,000	92,336
2000	175,968	2,225	33,150	211,343	113,919	25,000	88,919
1999	147,888	1,977	33,150	183,015	110,925	25,000	85,925
1998	137,280	1,934	33,150	172,364	109,179	25,000	84,179
1997	124,800	1,848	29,250	155,898	107,354	25,000	82,354
1996	84,240	1,308	29,250	114,798	104,228	25,000	79,228
1995	76,752	1,200	29,250	107,202	101,686	25,000	76,686
1994	68,640	1,123	29,250	99,013	99,013	25,000	74,013
1993	68,640	0	29,250	97,890	97,890	25,000	72,890
1992	67,450	0	29,250	96,700	96,700	25,000	71,700
1991	67,450	0	29,250	96,700	96,700	25,000	71,700
1990	54,377	0	20,963	75,340	75,340	25,000	50,340

1989	45,631	0	20,475	66,106	66,106	25,000	41,106
1988	32,727	0	16,088	48,815	48,815	25,000	23,815
1987	32,327	0	10,530	42,857	42,857	25,000	17,857
1986	32,511	0	10,530	43,041	43,041	25,000	18,041
1985	31,509	0	7,020	38,529	38,529	25,000	13,529
1984	29,311	0	7,020	36,331	36,331	25,000	11,331
1983	29,311	0	7,020	36,331	36,331	25,000	11,331
1982	29,928	0	6,279	36,207	36,207	25,000	11,207

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
2/3/2014	2670 / 260	692,500	WD	02
8/8/2013	2644 / 800	530,000	WD	02
11/30/2011	2546 / 1613	100	QC	11
2/1/1971	474 / 674	9,000	00	Q

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