



Application For Variance

RECEIVED

City of Key West, Florida • Planning Department
3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

OCT 03 2014

CITY OF KEY WEST
PLANNING DEPT.

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: 1316 VIRGINIA STREET
Zoning District: HMDR Real Estate (RE) #: 00034130-000000
Property located within the Historic District? Yes No

APPLICANT:

Owner Authorized Representative
Name: LEE MATTINGLY / MATTINGLY CONST.
Mailing Address: 2932 HARRIS AVE
City: Key West State: FL Zip: 33040
Home/Mobile Phone: 305-797-6435 Office: SAME Fax: 305-296-7402
Email: MATTINGLYCONST@aol.com

PROPERTY OWNER: (if different than above)

Name: Brian & Julie DOE
Mailing Address: 47 W Shore RD
City: WINDHAM State: NH Zip: 03087-2115
Home/Mobile Phone: 508-265-1818 Office: 1 Fax: 603-890-8913
Email: rodnaireb@gmail.com

Description of Proposed Construction, Development, and Use: Raise Existing structure 18"

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

FRONT SET BACK
LEFT & RIGHT side SET BACKS, including maintaining existing Trellis within side yard set back

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

If yes, please describe and attach relevant documents: _____

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.

Lot width does NOT allow for side set Backs & Existing Historic structure was originally Built with in Front set Back

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

Existing conditions created @ Time structure was created.

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.

IT IS NOT Possible To comply with side set Backs and Front set Back is uniform with other existing Historic Properties on street

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.

IT IS NOT Possible To meet side set backs due to lot width and to move structure to comply with Front set Back would cause undue Hardship on the owner

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.

Asking for Historical structure To Remain in existing FootPrint as originally Constructed.

Verification

**City of Key West
Planning Department**



Verification Form
(Where Authorized Representative is an individual)

I, Lee Mattingly, 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:

1316 VIRGINIA STREET

Street address of subject property

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

[Signature]
Signature of Authorized Representative

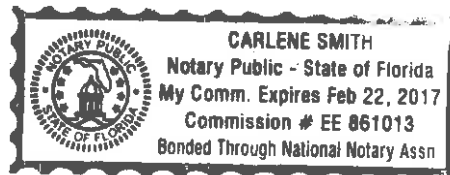
Subscribed and sworn to (or affirmed) before me on this 10/3/14 by _____
date

Lee Mattingly
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

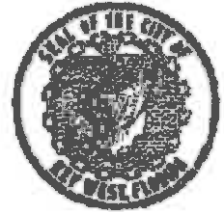
Name of Acknowledger typed, printed or stamped



Commission Number, if any

Authorization

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, Brian D. Doe / Julie C. Doe _____ authorize
Please Print Name(s) of Owner(s) as appears on the deed

Lee Mattingsly _____
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 10/3/14 _____
Date

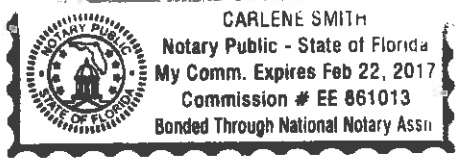
by Brian + Julie Doe _____
Name of Owner

He/She is personally known to me or has presented NA 10 11 DEB 71191
NA 10 01 DEJ 1061 _____ as identification.

[Signature]
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Commission Number, if any



Carlene Smith

From: Lee Mattingly <mattinglyconst@aol.com>
Sent: Friday, October 03, 2014 9:34 AM
To: Carlene Smith
Subject: Fwd: Scans of drivers lics...

Carlene;

These are the scans of the drivers licenses for Brian & Julie Doe @ 1316 Virginia St for the purpose of having you notarize their paperwork when I submit it.

Their not printing well so I thought I would just e-mail it to you.

Please let me know that you have received this as well as the plans that David Knoll had e-mailed. I will be submitting a sealed set to you because he does not have an electronic stamp to seal them with but he thought he would send it anyway so you have it on file.

Lee
mattinglyconst@aol.com

-----Original Message-----

From: Brian Doe <eodnairb@gmail.com>
To: Lee Mattingly <mattinglyconst@aol.com>
Sent: Thu, Oct 2, 2014 4:40 pm
Subject: Scans of drivers lics...



Deed

Prepared by and Return to Mendy Walden ,
an employee of First International Title, Inc.
3132 Northside Drive
Suite 101, Bldg C
Key West, FL 33040
File No.: 46044-13

WARRANTY DEED

This indenture made on June 24, 2014, by

George E. Gilbert, unmarried

whose address is: 4000 Argyle Terrace, Washington, DC 20011

hereinafter called the "grantor",

to **Brian D. Doe and Julie C. Doe, husband and wife**

whose address is: 47 West Shore Road, Windham, NH 03087

hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, Florida, to-wit:

On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February, A.D. 1829, as a part of Tract Fourteen (14), but now better known as part of Lot Nine (9) in Square Two (2) of said Tract Fourteen (14) according to G.V. Johnson's Subdivision of the middle one-third (1/3) of said Tract, and more particularly described as follows: Commencing at a point on the Southerly side of Virginia Street distant One Hundred and Two (102) feet, Four (4) inches Southeasterly from Florida Street and running thence in a Southeasterly direction Twenty- Six (26) feet; thence at right angles in a Southeasterly direction Eighty-One (81) feet Nine (9) inches; thence at right angles; thence at right angles in a Northeasterly direction Twenty-Six (26) feet; thence at right angles in a Northwesterly direction Eighty-One (81) feet Nine (9) inches out to Virginia Street, the Point of Beginning.

Parcel Identification Number: RE# 00034130-000000 / AK#1035041

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2013.

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


George E. Gilbert

Signed, sealed and delivered in our presence:


Witness Signature
Print Name: Martha Robinson


Witness Signature
Print Name: MELINDA A WALDEN

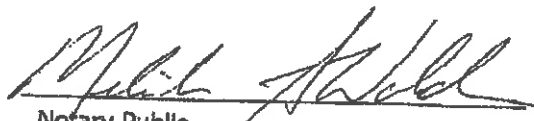
State of FLORIDA

County of Monroe

The Foregoing Instrument Was Acknowledged before me on 18, day of June, 2014, by **George E. Gilbert, unmarried**, who is/are personally known to me or who has/have produced a valid DRIVERS LICENSE as identification.

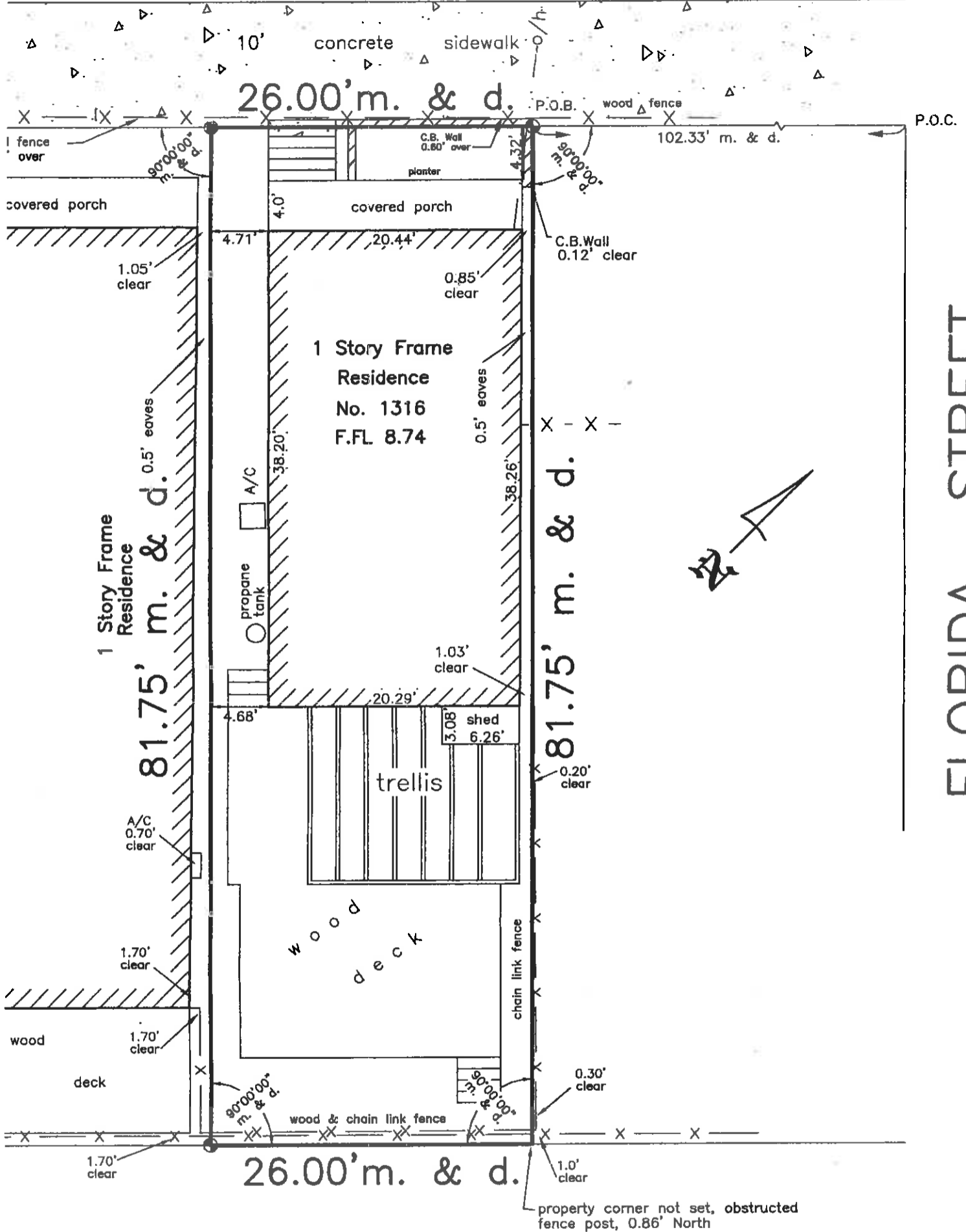
My Commission Expires




Notary Public
Printed Name:

Survey

VIRGINIA STREET (50' R/W)



FLORIDA STREET

Brian D. Doe and Julie C. Doe 1316 Virginia Street, Key West, Florida 33040			
BOUNDARY SURVEY		Dwn No.: 14-275	
Scale: 1"=10'	Ref. 155-83 file	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 10/23/00		Flood Zone: AE	Flood Elev. 6'
REVISIONS AND/OR ADDITIONS			
6/9/14: Updated, owner, certs.			
fred/drawings/kw/block141/1316virginia			

ISLAND SURVEYING INC.

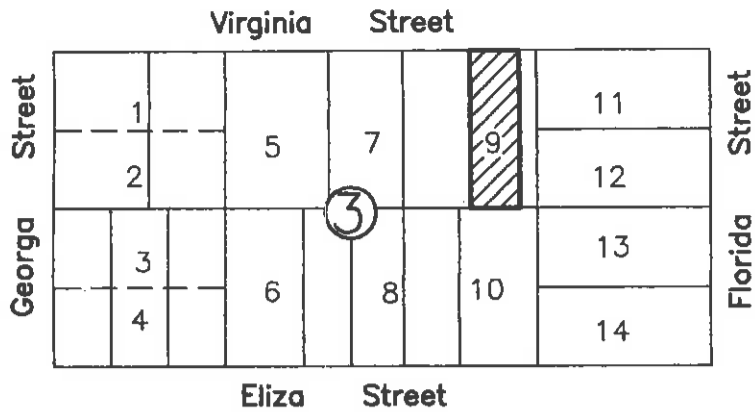
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040

(305) 293-0466
Fax. (305) 293-0237
fhildab1@bellsouth.net
L.B. No. 7700



N.T.S.



LOCATION MAP

PT. SQ. 2, Tr. 14. City of Key West

LEGAL DESCRIPTION:

On the Island of Key West, and known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829, as a part of Tract Fourteen (14), but now better known as part of Lot nine (9) in Square Two (2) of said Tract Fourteen (14) according to G.V. Johnson's Subdivision of the middle one-third (1/3) of said Tract, and more particularly described as follows:
 COMMENCING at a point of the Southerly side of Virginia Street distant One Hundred and Two (102) feet, Four (4) inches Southeasterly from Florida Street and running thence in a Southeasterly direction Twenty-six (26) feet; thence at right angles in a Southeasterly direction Eighty-one (81) feet, Nine (9) inches; thence at right angles in a Northeasterly direction Twenty-six (26) feet; thence at right angles in a Northwesterly direction Eighty-one (81) feet, Nine (9) inches out to Virginia Street, the Point of Beginning.

Note: some bearings on original deed are incorrect

SURVEYOR'S NOTES:

North arrow based on assumed median
 Reference Bearing: R/W Virginia Street
 3.4 denotes existing elevation
 Elevations based on N.G.V.D. 1929 Datum
 Bench Mark No.: D-121 Elevation: 3.914

MONUMENTATION:

- ⊕ = set 1/2" Iron Pipe, P.L.S. No. 2749
- = Found 1/2" Iron Bar
- ▲ = Set P.K. Nail, P.L.S. No. 2749
- △ = Found P.K. Nail

LEGEND

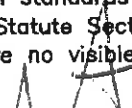
A/C	Air Conditioner	LB	Licensed Business Number
BAL	Balcony	M	Measured
BM	Bench Mark	N.T.S.	Not To Scale
CB	Catch Basin	O.R.	Official Records
⊕	Center Line	OH	Over Head
CO	Clean Out	P	Plat
CONC	Concrete	PB	Plat Book
C.B.S.	Concrete Block Stucco	P.O.B.	Point Of Beginning
CUP	Concrete Utility Pole	P.O.C.	Point Of Commence
COV'D	Covered	R/W	Right Of Way
D	Deed	SIB	Set Iron Bar
ELEV	Elevation	SIP	Set Iron Pipe
F.FL.	Finished Floor Elevation	SPK	Set Nail And Disc
FD	Found	STY	Story
FIB	Found Iron Bar	UP	Utility Pole
FIP	Found Iron Pipe	WM	Water Meter
INV	Invert	WV	Water Valve
IRR	Irregular		

Field Work performed on: 6/6/14

CERTIFICATION MADE TO:
 Brian D. Doe and Julie C. Doe;
 Caliber Home Lones, Inc.;;
 First International Title, Inc.;;
 First American Title Insurance Company

CERTIFICATION: BOUNDARY SURVEY

I HEREBY CERTIFY that the attached is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.



 FREDERICK H. HILDEBRANDT
 Professional Land Surveyor & Mapper No. 2749
 Professional Engineer No. 36810
 State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Site Photos













Site Plans

REVISIONS	
NO.	DATE

FOUNDATION AND FLOOR FRAMING UPGRADES FOR:

1316 VIRGINIA STREET

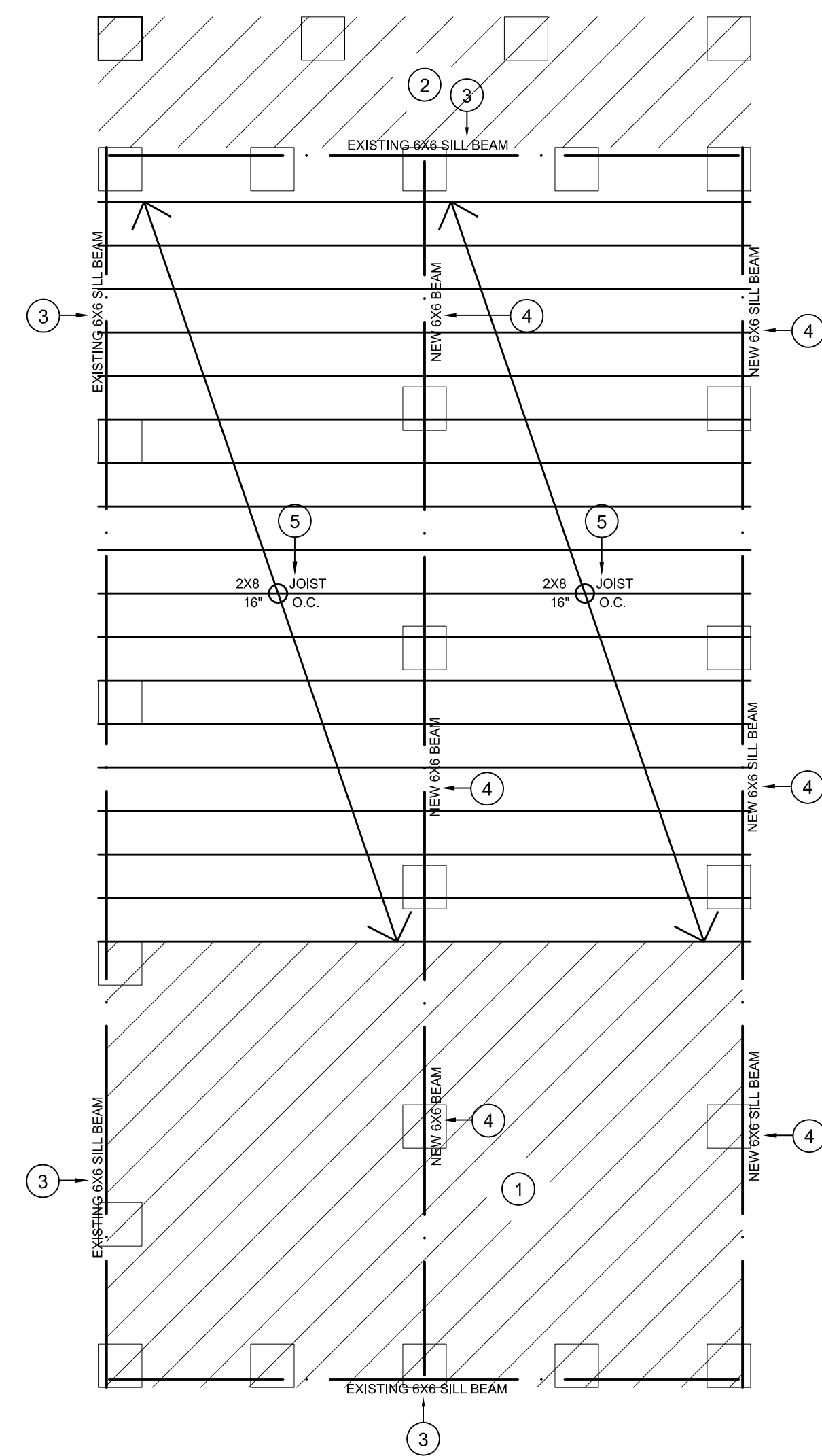
KEY WEST, FLORIDA

DAVID KNOWLTON
ARCHITECT
KEY WEST, FL. (305) 715-8617

DATE OF ISSUE:
10 / 2 / 14

SHEET
S1
OF 2 SHEETS

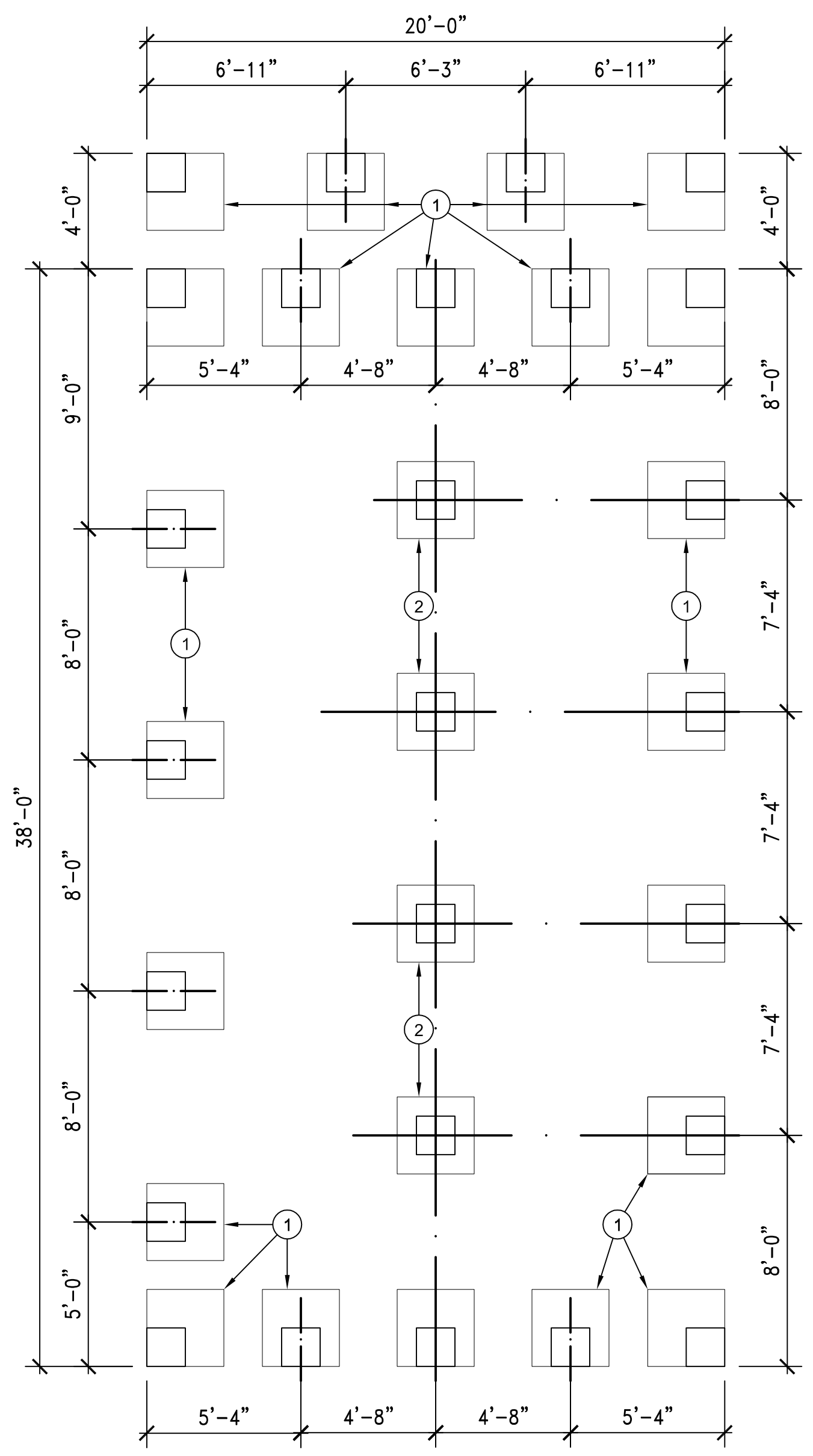
CONNECTOR SCHEDULE	
LOCATION	CONNECTOR
1. EXISTING FLOOR FRAMING TO BEAM	SIMPSON TS9
2. BEAM TO PIER	SIMPSON HL46
3. BEAM TO PIER / BEAM SPLICE	SIMPSON HL46 / (2) 3/4" GALV. CARRIAGE BOLTS
4. JOIST TO BEAM	SIMPSON LUS24



FLOOR FRAMING PLAN NOTES

- EXISTING FLOOR FRAMING AT AREA OF KITCHEN TO REMAIN - SEE CONNECTOR SCHEDULE NOTE 1 FOR EXISTING FRAMING TIE TO BEAMS
- EXISTING FRAMING AT PORCH TO REMAIN AS IS
- SEE CONNECTOR SCHEDULE NOTE 2 FOR BEAM TIE TO CONCRETE PIERS
- SEE CONNECTOR SCHEDULE NOTE 3 FOR BEAM TIE TO CONCRETE PIERS AND BEAM SPLICE BOLTING
- FLOOR JOISTS TO BE NOTCHED AT BEAMS AS REQUIRED - SEE CONNECTOR SCHEDULE NOTE 4 FOR JOIST TIE TO BEAM

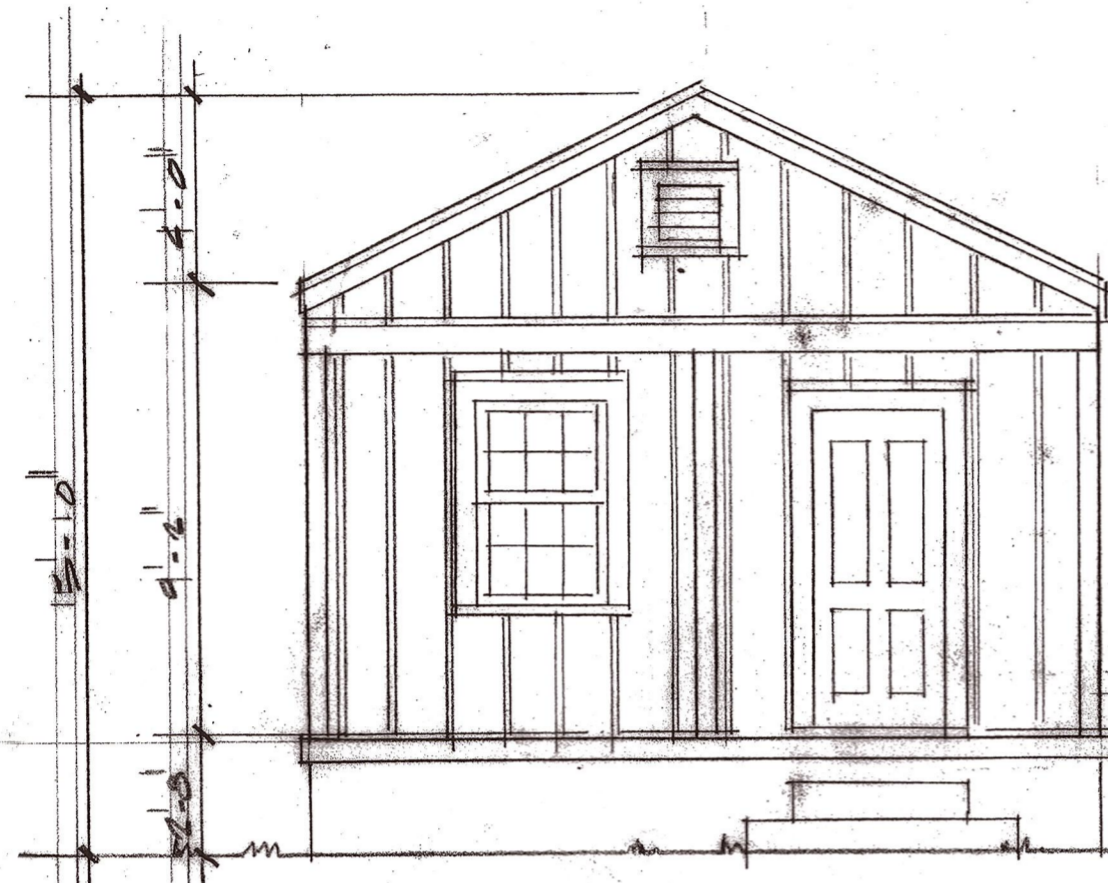
FLOOR FRAMING PLAN
1/4" = 1' - 0"



FOUNDATION PLAN NOTES

- 32" X 32" X 24" DEEP CONCRETE FOOTING ON UNDISTURBED SOIL WITH (3) #5 BARS EACH WAY AT BOTTOM AND (4) #5 BENT BARS VERTICLE INTO 16" X 16" CONCRETE PIER FOR FULL HEIGHT - TYPICAL OF 22 LOCATIONS
- 32" X 32" X 6" DEEP CONCRETE FOOTING ON UNDISTURBED SOIL WITH (3) #5 BARS EACH WAY AT BOTTOM AND (2) #5 BENT BARS VERTICLE INTO 16" X 16" CONCRETE PIER FOR FULL HEIGHT - TYPICAL OF 4 LOCATIONS

FOUNDATION PLAN
1/4" = 1' - 0"

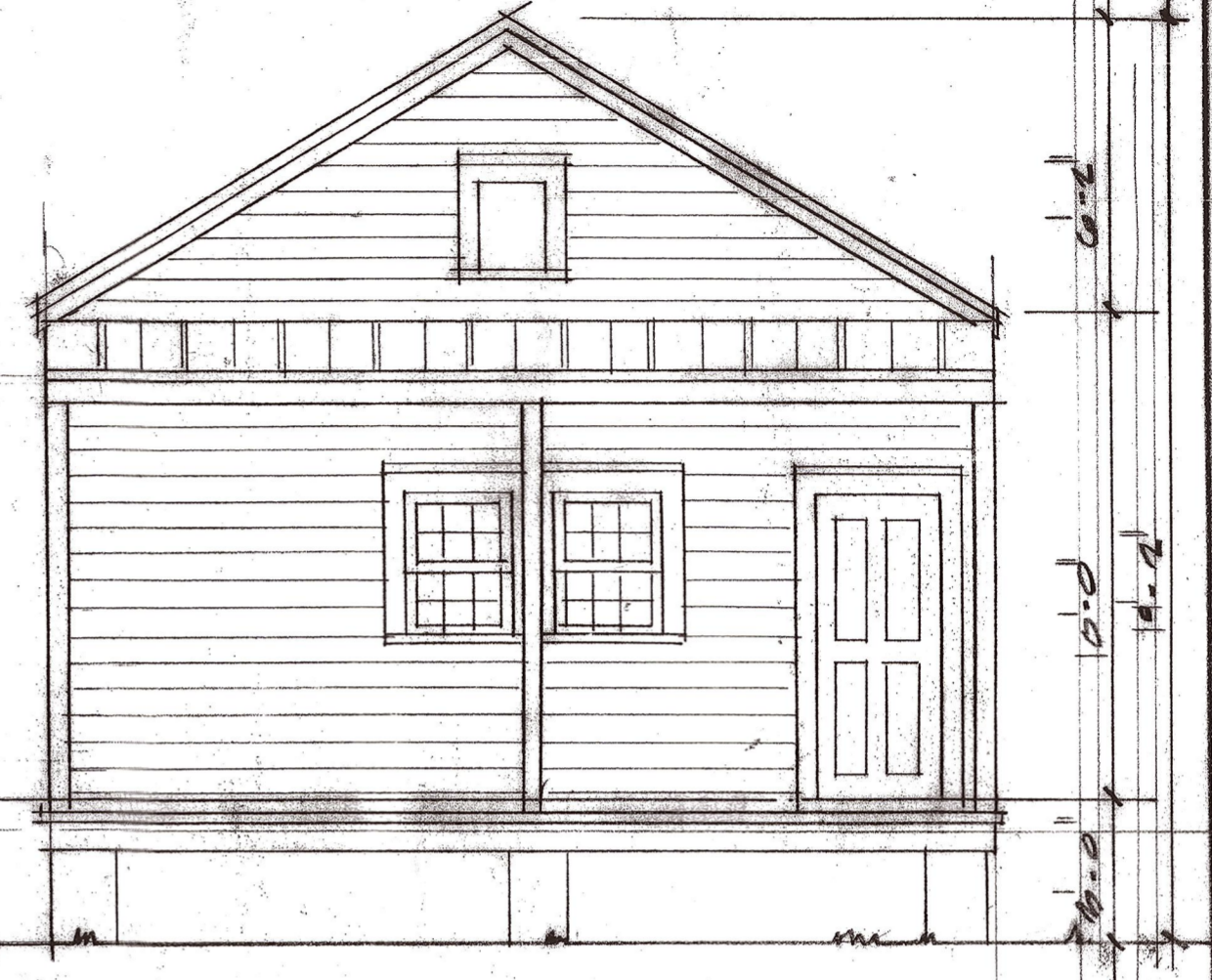


M 8 VIRGINIA ST
14'-0"

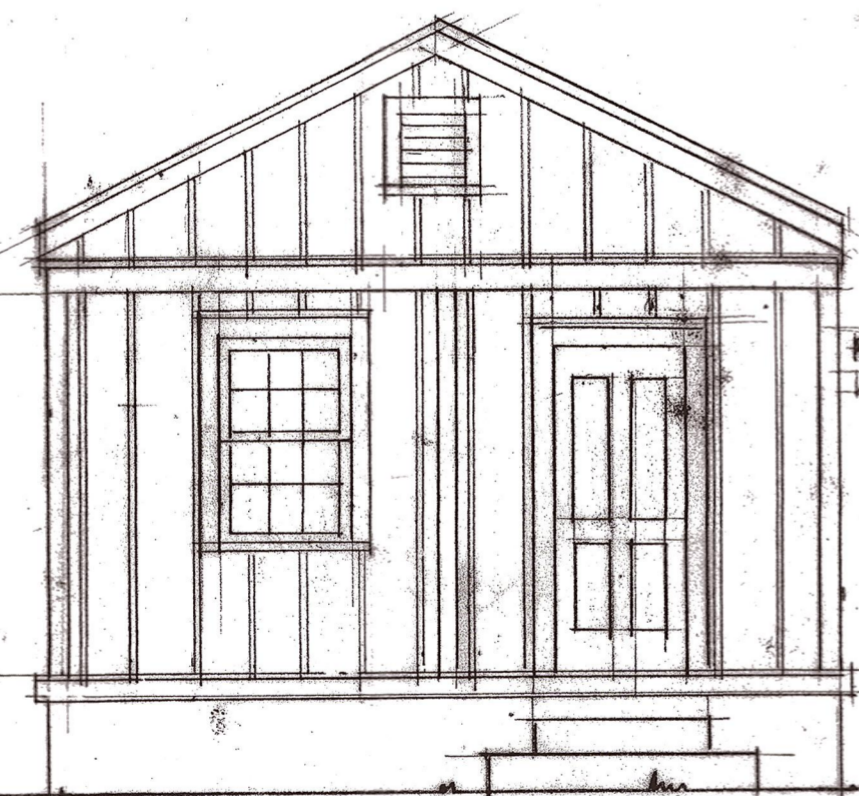
RAISE 1'-0"



M 6 VIRGINIA ST
14'-0"

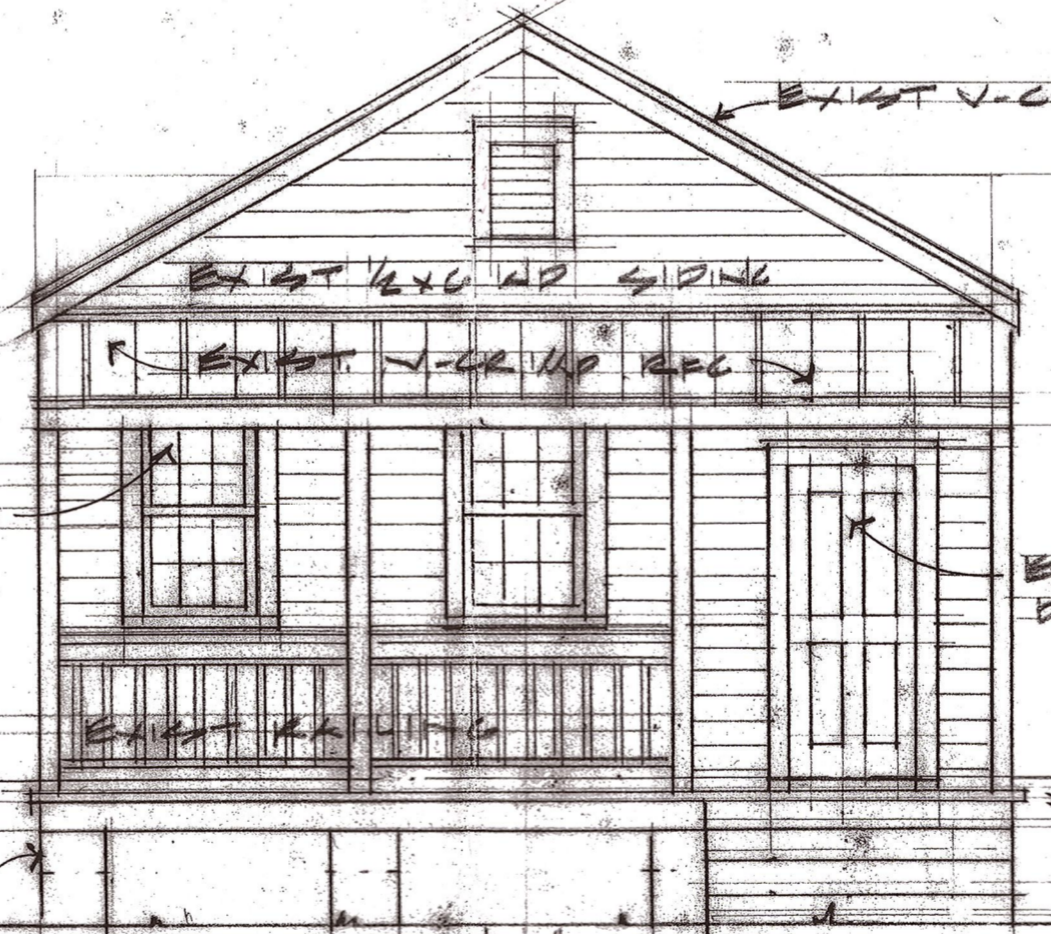


M 4 VIRGINIA ST
14'-0"



M 8 VIRGINIA ST
14'-0"

EXIST. WD. SHUTTERS



M 6 VIRGINIA ST
14'-0"

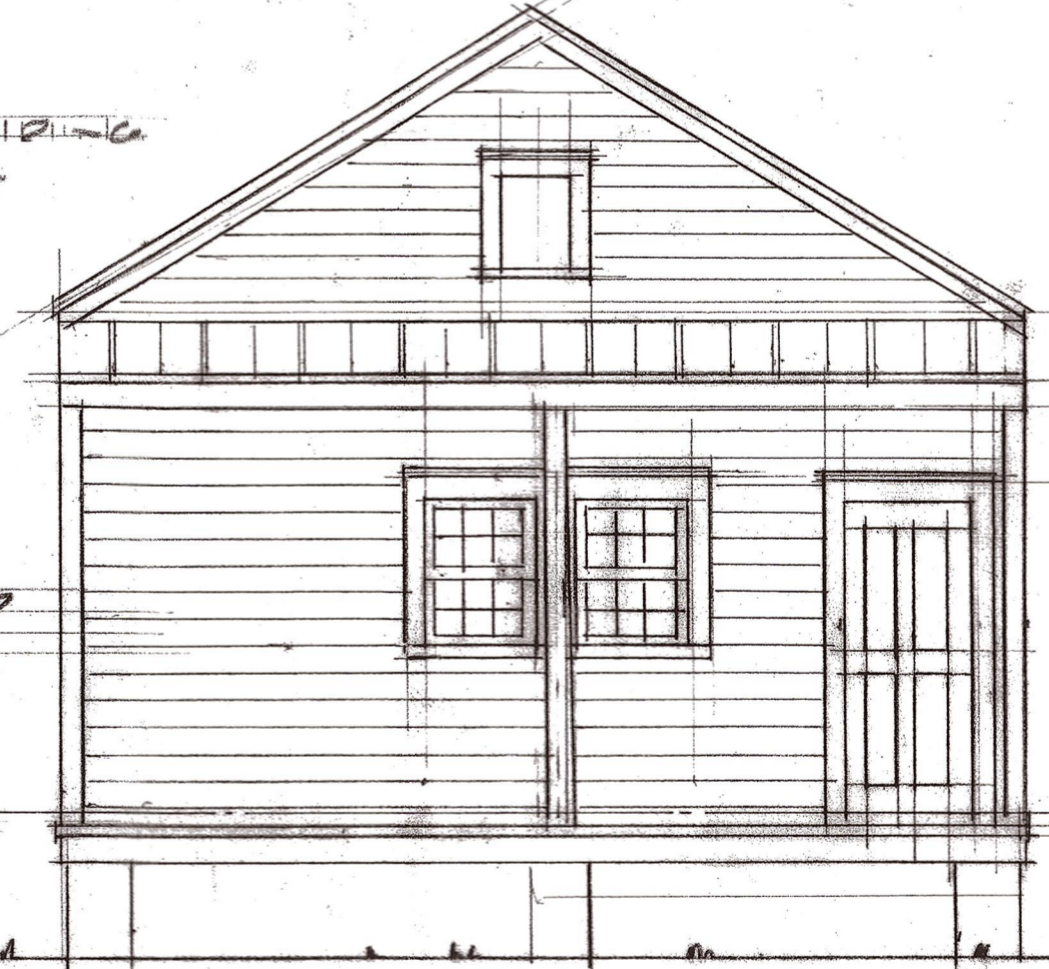
EXIST. V-CRIMP SIDING

EXIST. 1/2" X 6" SIDING

EXIST. V-CRIMP SILL

EXIST. WD. DOOR

EXTEND PIER 1'-0" HIGHER



M 4 VIRGINIA ST
14'-0"

A. SKOGLUND
ARCHITECT
KEY WEST FL

9-10-14
M 8 VIRGINIA ST
M 6 VIRGINIA ST
M 4 VIRGINIA ST

19.0
13.4

Property Appraiser Information



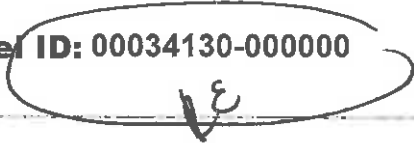
Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

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: 1035041 Parcel ID: 00034130-000000



Ownership Details

Mailing Address:
DOE BRIAN D AND JULIE C
47 W SHORE RD
WINDHAM, NH 03087-2115

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1316 VIRGINIA ST KEY WEST
Legal Description: KW ISLAND CITY SUB PB1-26 PT LOT 9 SQR 2 TR 14 G12-491/92 OR584-83L/E OR604-670D/C OR714-346/47 OR871-2104 OR937-1923 OR1138-488/89 OR2692-1129/30

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	2,126.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0

Total Living Area: 760
Year Built: 1940

Building 1 Details

Building Type R1
Effective Age 22
Year Built 1940
Functional Obs 0

Condition A
Perimeter 116
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 30
Grnd Floor Area 760

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

Roof Type GABLE/HIP
Heat 1 FCD/AIR DUCTED
Heat Src 1 ELECTRIC

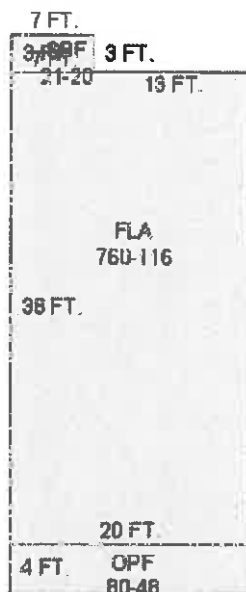
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 2

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
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 1
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1990	N	Y	0.00	0.00	760
2	OPF	12:ABOVE AVERAGE WOOD	1	1990	N	Y	0.00	0.00	80
5	SBF	12:ABOVE AVERAGE WOOD	1	1990	N	Y	0.00	0.00	21

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	WD2:WOOD DECK	480 SF	24	20	2002	2003	2	40
2	FN2:FENCES	134 SF	0	0	1995	1996	2	30

Appraiser Notes

2014-04-29 MLS \$470,000 2/1 TERRIFIC LOCATION IN HMDR DISTRICT WITH A FRONT VERANDA TO VIEW THE HISTORIC BAYVIEW PARK! OPEN CLASSIC CONCH HOME WITH THE SAME OWNER SINCE 1990! THIS WELL MAINTAINED HOME HAS VAULTED WOOD CEILINGS, A BASIC KITCHEN, AND MANY OTHER IMPROVEMENTS OVER THE YEARS. CENTRAL AC/HEAT, NEW EXPANSIVE PRIVATE BACKYARD COMPOSITE MATERIAL (TREK) DECKING AND MORE. THIS CHARMING HOME HAS NEVER BEEN RENTED WHICH MAINTAINED THE CONCH INTEGRITY AND CONDITION. ROOM FOR 2ND BATH AND EXPANDING THE LIVING SPACE TO THE BACK AREA. EXISTING SURVEY FROM THE YEAR 2000 - AE FLOOD 6'ELEVATION.(NEXT DOOR HOUSE IS X ZONE) HOME WAS LISTED AT AN APPRAISED VALUE IN FEB. OF \$499,000 AND REDUCED IN PRICE AT THE END OF MARCH.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
13-3056	07/31/2013	04/11/2014	12,497		REMOVE COVERAGE AT REAR OF PROPERTY AT DECK. REPLACE W/2" x 6' WOOD APPROX 670 SQ FT, REMOVE EXISTING JACUZZI REPLACE WITH DECK
02/2387	09/11/2002	12/16/2002	3,400		INSTALL GEN.A/C
02/2387	10/23/2002	12/16/2002	3,900		UPGRADE ELECTRIC

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
2014	74,308	4,743	141,057	220,108	220,108	0	220,108
2013	88,297	4,738	208,397	301,432	268,870	0	301,432
2012	92,825	4,924	189,452	287,201	244,428	0	287,201
2011	93,957	5,107	123,144	222,208	222,208	0	222,208
2010	123,426	5,289	94,126	222,841	222,841	0	222,841
2009	137,061	5,475	187,673	330,209	330,209	0	330,209
2008	129,676	5,657	229,608	364,941	364,941	0	364,941
2007	157,899	5,839	340,160	503,898	503,898	0	503,898
2006	289,392	6,026	201,970	497,388	497,388	0	497,388
2005	271,386	6,208	170,080	447,674	447,674	0	447,674
2004	180,068	6,390	116,930	303,388	303,388	0	303,388
2003	178,146	6,577	51,024	235,747	235,747	0	235,747
2002	183,129	6,759	47,835	237,723	237,723	0	237,723
2001	158,296	6,941	47,835	213,072	213,072	0	213,072
2000	158,296	9,445	31,890	199,630	199,630	0	199,630

1999	154,765	9,471	31,890	196,126	196,126	0	196,126
1998	130,302	7,380	31,890	169,572	169,572	0	169,572
1997	114,014	6,617	27,638	148,269	148,269	0	148,269
1996	87,954	5,270	27,638	120,862	120,862	0	120,862
1995	80,136	4,915	27,638	112,689	112,689	0	112,689
1994	71,666	4,499	27,638	103,803	103,803	0	103,803
1993	71,666	4,600	27,638	103,904	103,904	0	103,904
1992	71,666	4,701	27,638	104,006	104,006	0	104,006
1991	71,666	4,805	27,638	104,109	104,109	0	104,109
1990	40,330	92	21,792	62,215	62,215	25,000	37,215
1989	36,664	84	21,260	58,008	58,008	25,000	33,008
1988	31,990	84	17,540	49,614	49,614	25,000	24,614
1987	31,607	84	13,288	44,979	44,979	25,000	19,979
1986	31,772	84	12,756	44,612	44,612	25,000	19,612
1985	30,708	84	7,675	38,467	38,467	0	38,467
1984	28,642	84	7,675	36,401	36,401	25,000	11,401
1983	28,642	84	7,675	36,401	36,401	25,000	11,401
1982	16,613	84	6,034	22,731	22,731	0	22,731

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
6/18/2014	2692 / 1129	400,000	WD	02
7/1/1990	1138 / 488	107,000	WD	Q
4/1/1985	937 / 1923	64,000	WD	Q
11/1/1982	871 / 2104	50,000	WD	Q
2/1/1977	714 / 346	31,000	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