

Application

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

RECEIVED
APR 1 5 2022
3764 • www.cityofkeywe
BY: _____

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 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 2812 Staples Ave. Key West, FL 33040

Zoning District: SF

Real Estate (RE) #: 00066980-00000 / Prop ID # 1070921

Property located within the Historic District? ☐ Yes ☒ No

APPLICANT:

APPLICANT: ☒ Owner ☐ Authorized Representative
Name: Ronald Reansingh Mailing Address: 2812 Staples Ave

City: Key West State: FL Zip: 33040

Home/Mobile Phone: (305) 923-0550 Office: (305) 809-3775 Fax: _____

Email: cruzanron@hotmail.com

PROPERTY OWNER: (if different than above)

Name: Ronald Ramsingh & Julianne Marry Mailing Address: Same

City: _____ State: _____ Zip: _____

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

Email: _____

Description of Proposed Construction, Development, and Use: Construct an addition to existing house of approximately 300 sq. Ft. on the SE corner comprised of a storage area and Therapy Room

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

Side Setback Variance of 2 feet

Rear setback variance of 11 feet.

Lot/building coverage variance of $2\frac{1}{2}\%$

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	SF			
Flood Zone	AE-8			
Size of Site	6,293 sq.ft.			
Height	25 ft.	20 ft.	20 ft.	NO
Front Setback	30 ft	35 ft.	35 ft.	NO
Side Setback	5	6 ft.	6 ft.	NO
Side Setback	5	10 ft.	3 ft.	YES
Street Side Setback	N/A			
Rear Setback	25' ft	29 ft.	15'	YES.
F.A.R				
Building Coverage	35 %	32.7 %	37 %	YES
Impervious Surface	50 %	40.4 %	46.9 %	NO
Parking		2	2	NO
Handicap Parking	0			
Bicycle Parking	0			
Open Space/ Landscaping	35 %	58 %	53.1 %	NO
Number and type of units	1			
Consumption Area or Number of seats	0 N/A			

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: Please print your responses.

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.

Home was built and renovated prior to new baby, who was born with special needs that require physical, occupational, and speech therapy 5 times a week - in home without the proper space and design for same.

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

My wife and I unexpectedly had a child with special needs. She is the last of 4 children that we have between us.

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.

No special privileges conferred. The request is to reasonably accommodate in home therapy specialist's & the corresponding therapy equipment.

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

Without the requested variances we would be unable to accommodate the best possible therapeutic environment for our special needs toddler.

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.

A 3 foot setback on a 1 story structure provides sufficient passage for 1st responders, as well as a 10' variation in the rear setback.

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.

This is a single family residence and always will be. All of the immediate neighbors have been consulted and do not object.

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.

None are offered.

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."

Ukg'Rnc p

VARIANCE APPLICATION
FOR
2812 STAPLES AVENUE

SITE LOCATION



PROJECT LOCATION:
2812 STAPLES AVENUE
KEY WEST, FL. 33040

CLIENT:
RONALD RAMSINGH

REV.	DESCRIPTION	BY	DATE

STATUS:



ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT:
RONALD RAMSINGH

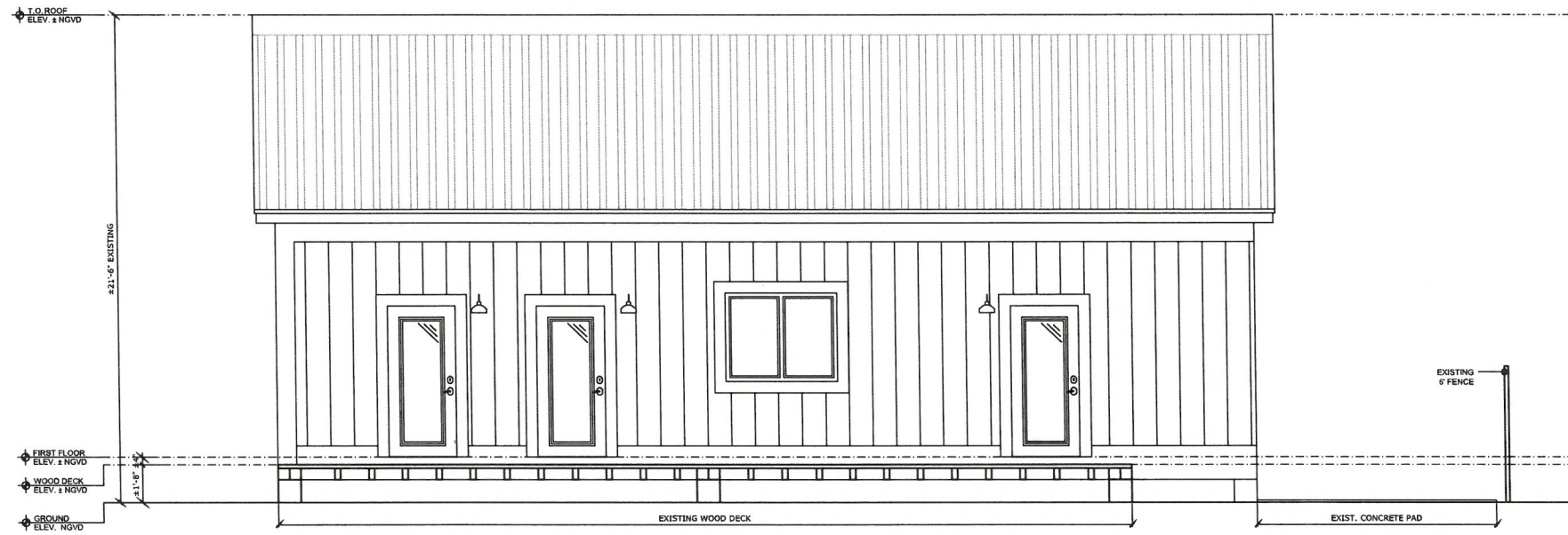
PROJECT:
STORAGE/SHOP ADDITION

SITE:
2812 STAPLES AVE.
KEY WEST, FL 33040
TITLE:
COVER

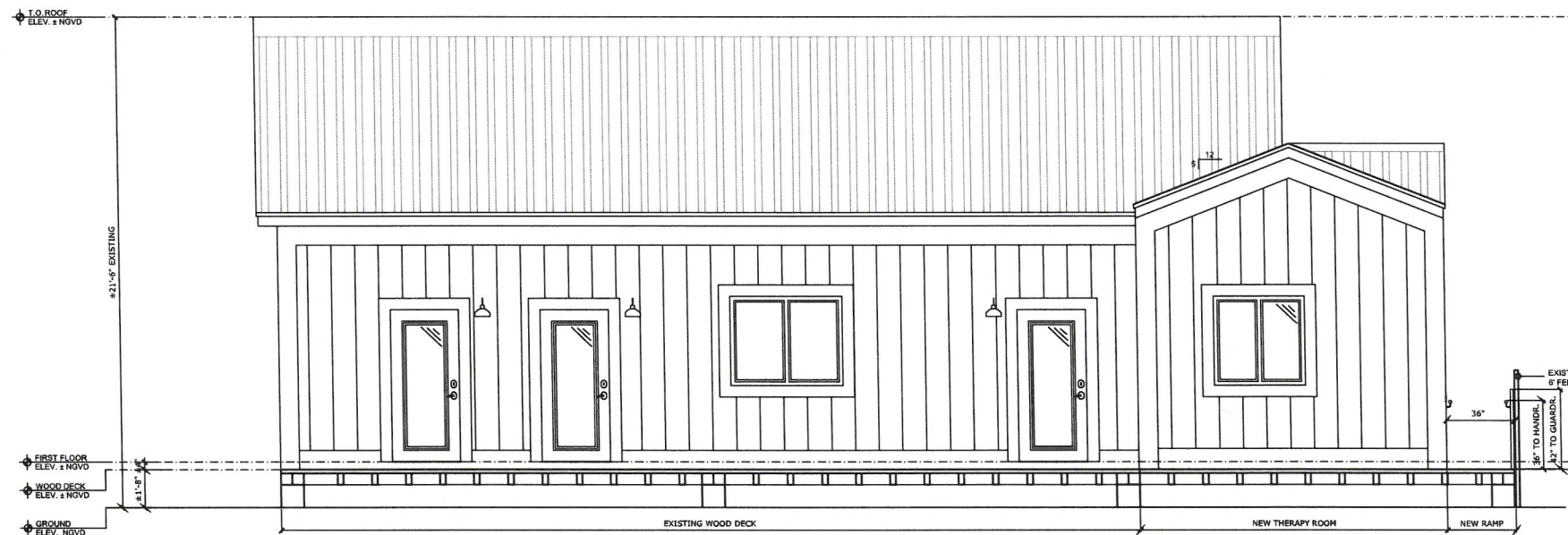
SCALE AT 1/4"=1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/11/22	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2201-03	G-00	1	



Digitally signed by
Serge Mashtakov,
PE 71480 State of
Florida
Date: 2022.03.11
17:18:29 -05'00'



EXISTING REAR ELEVATION
SCALE: 3/8"=1'-0"



PROPOSED REAR ELEVATION
SCALE: 3/8"=1'-0"

REV.	DESCRIPTION	BY	DATE



ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: RONALD RAMSINGH

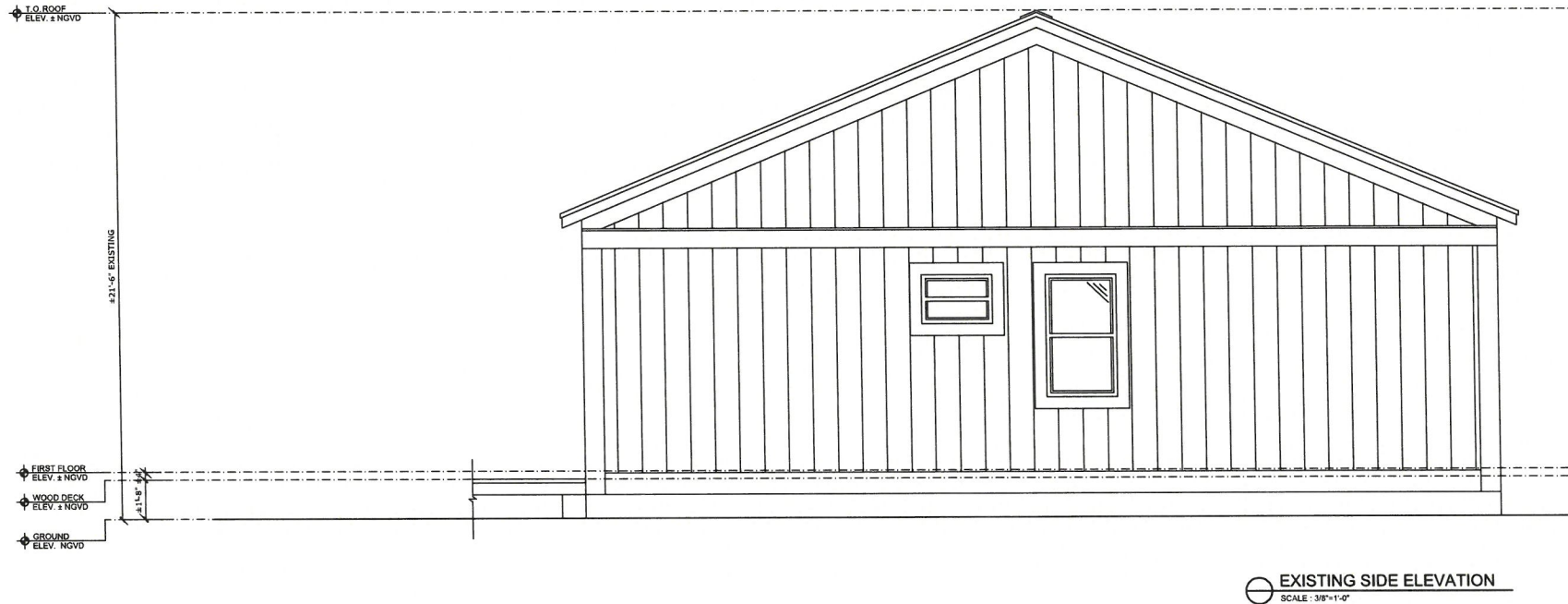
PROJECT: STORAGE/SHOP ADDITION

SITE: 2812 STAPLES AVE.
KEY WEST, FL 33040

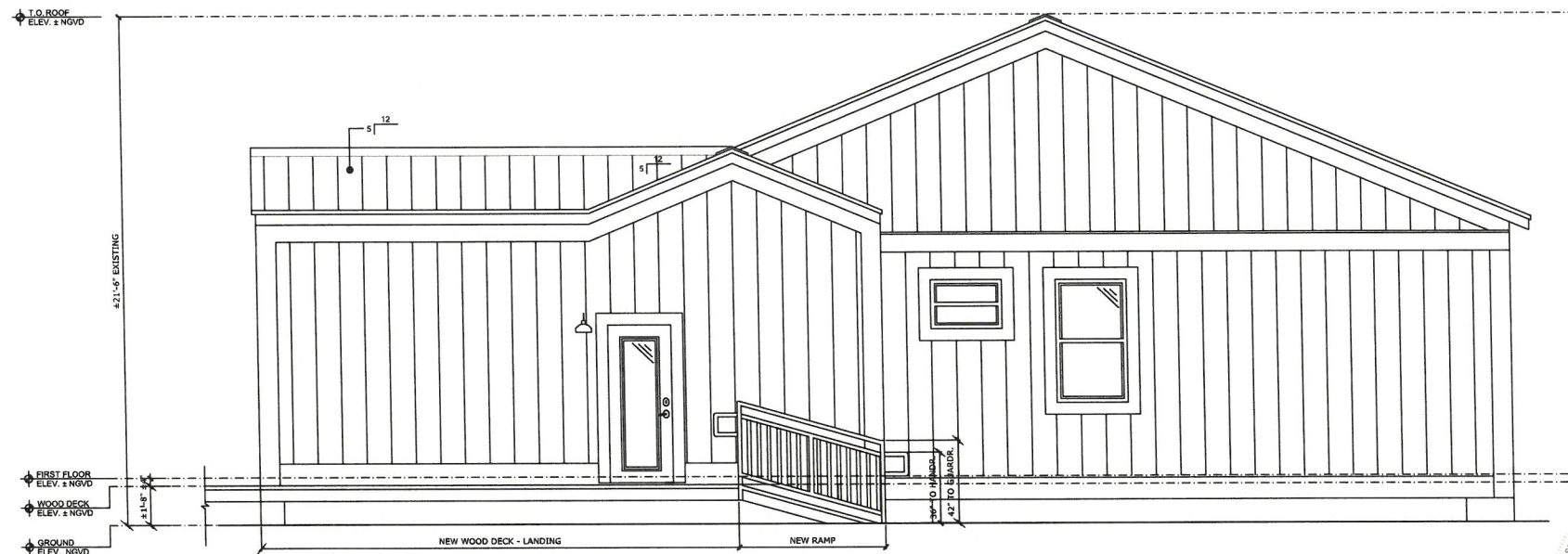
TITLE: ELEVATIONS

SCALE AT 1/4"=1'-0"	DATE	DRAWN	CHECKED
AS SHOWN	03/11/22	VF	SM
PROJECT NO.	DRAWING NO.	REVISION	
2201-03	A-201	1	





EXISTING SIDE ELEVATION
SCALE: 3/8"=1'-0"



PROPOSED SIDE ELEVATION
SCALE: 3/8"=1'-0"

REV.	DESCRIPTION	BY	DATE



ARTIBUS DESIGN
3710 N. ROOSEVELT BLVD
KEY WEST, FL 33040
(305) 304-3512
WWW.ARTIBUSDESIGN.COM
CA # 30835

CLIENT: RONALD RAMSINGH

PROJECT: STORAGE/SHOP ADDITION

SITE: 2812 STAPLES AVE.
KEY WEST, FL 33040

TITLE: ELEVATIONS

SCALE	DATE	DRAWN	CHECKED
AS SHOWN	03/11/22	VF	SM
PROJECT NO.	DRAWING NO.	REVISION	
2201-03	A-202	1	



Boundary Survey

A diagram of a wedge. The top surface is labeled "Assumed" and the angle is labeled "1" = 20'".




- NOTES:**

- ~~J. LYNN O'FLYNN, INC.~~

J. Lynn O'Flynn, PSM
Florida Reg. #6298
May 29, 2019
Updated 1/25/21

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

Verification Form



**City of Key West
Planning Department**

Verification Form
(Where Owner is the applicant)

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

2812 Staples Ave. Key West, FL 33040
Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

[Signature]
Signature of Owner

Subscribed and sworn to (or affirmed) before me on this April 1, 2022 by
date

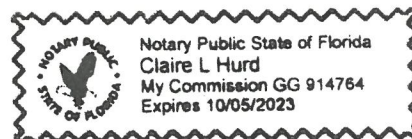
RONALD J. RAMSINGH
Name of Owner

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

[Signature]
Notary's Signature and Seal

CLAIRE L. HURD
Name of Acknowledger typed, printed or stamped

66 914764
Commission Number, if any



Deed

Prepared By and Return to:
THE CLOSING DEPT, INC.
3432 DUCK AVENUE
KEY WEST, FL 33040

Consideration Paid \$434,000.00

Personal Representative's Deed

This Indenture, executed the ¹²~~28~~ day of June, 2019 Between **GREORY DAVILA**, as **Personal Representative of the Estate of RACHEL MIRA**, deceased, party of the first part, whose address is 1111 12th Street, Key West, FL 33040, and

Party of the second part, **RONALD J. RAMSINGH**, a single man and **JULIANNE M. MANRING**, a single woman, as joint tenants with right of survivorship whose address is

Witnesseth: The party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, in hand paid, grants, bargains, sells, assigns, remises, releases, conveys and confirms to the parties of the second part, their heirs and assigns forever, interest in the real property in Monroe County, Florida, described as follows:

SUBJECT TO taxes for the year 2019 and subsequent years.

SUBJECT TO easements, restrictions and reservations of record, but this reference thereto shall not operate to reimpose same.

SUBJECT TO purchase money mortgage in favor of Quicken Loans, Inc. in the original principal amount of \$426,139.00 to be filed in the Public Records of Monroe County, Florida of even date herewith.


Together with all and singular, the tenements, hereditaments, and appurtenances belonging or in any way appertaining to that real property.

To have and to hold the same to the parties of the second part, their heirs and assigns in fee simple forever.

The party of the first part does hereby covenant to and with the parties of the second part, their heirs and assigns, that in all things preliminary to and in the above sale and this conveyance, the orders of the above named court and the laws of Florida have been followed and complied with in all respects.


And the Grantor hereby covenants with said Grantee that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor warrants the title to said land for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through or under Grantor.

In Witness Whereof, the party of the first part, GREORY DAVILA, Individually and as Personal Representative of the Estate of GREGORY DAVILA, deceased, has set his hand and seal on the day and year first written above.




Witness
HEIDI DAVILA

Print Name of Witness



**GREORY DAVILA, as Personal
Representative of the Estate of RACHEL
MIRA, deceased**



Witness
WENDY S. GONZALEZ

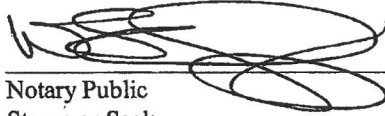
Print Name of Witness

State of Florida

County of Monroe

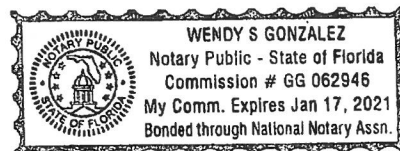
I Hereby Certify that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared **GREORY DAVILA, as Personal Representative of the Estate of RACHEL MIRA, deceased**, to me personally known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purpose therein expressed.

Witness my hand and seal in the county and state aforesaid this 22nd day of June, 2019.



Notary Public
Stamp or Seal:

CD-6444



Authorization Form