

Application for Variance

City of Key West, Florida • Planning Department 5 2022 1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Application Fee: \$2,625.25 / After-the-Fact: \$4,830.25

(includes \$310.00 advertising/noticing fee and \$110.25 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 305-809-3764.

PROPERTY DESCRIPTION: Site Address: 28/2 Staples Ave. Key West, PC 33040
Zoning District:
Real Estate (RE) #: 00066980-00000 / Prop ID # 107092 (
Property located within the Historic District?
APPLICANT: Downer Authorized Representative Name: Royald Ramshyl Mailing Address: 2812 Staples Ave City: Kay West State: Ft Zip: 33080 Home/Mobile Phone: 305) 923-0550 Office 305) 809-3775 Fax: Email: Cruzanron & hotmail.com
PROPERTY OWNER: (if different than above) Name: Rong ld Ramsigh & Julianne Manning 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 syff. on The SEconner Comprised of a storage area and Therapy Room
List and describe the specific variance(s) being requested: Side Set back variance of 2 feet Fear Setback variance of 11 feet. Lot / building Causage variance of 2 //
Are there any easements, deed restrictions or other encumbrances attached to the property? Yes If yes, please describe and attach relevant documents:

Will any work be within the dripline (canopy) of any tree on or off the property? If yes, provide date of landscape approval, and attach a copy of such approval.

☑ Yes	□No
Yes	□No

Is this variance request for habitable space pursuant to Section 122-1078?

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 Existing Proposed Variance Request			
	Requireme			
	nt			
Zoning	SF			
Flood Zone	AE-8			
Size of Site	6,293 9.Ft.			
Height	25 Ft.	20 Ft.	20 Ft.	NO
Front Setback	30 Ft	35 Ft.	35Ft.	No
Side Setback	5	6 ft.	6 Ft.	No
Side Setback	5	10 Pt.	3 Ft.	Yes
Street Side Setback	NA			
Rear Setback	25° F+	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	\black\blac			
Bicycle Parking	8.			
Open Space/ Landscaping	35%	58%	53.1%	No
Number and type of units	l			
Consumption Area or Number of seats	& 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.

Variance application

REV: 9.21.21

^{*}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 remarked prior to New beth who was born with Special needs That require physical occupations and speech Theory 5 times awards of the paper 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 Unexpeated a 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 cantered. The request is to reasonable accommodate in home therap specialist of the corresponding therap specialist.
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 regulated variages we would be unable to accommodate the best possible Therapetic environment for our special needs todaller
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 Sethack on a 1 stay structure provides Sufficient passage for 1st casponders, as well as a 10 r fariation in the rear sethack.

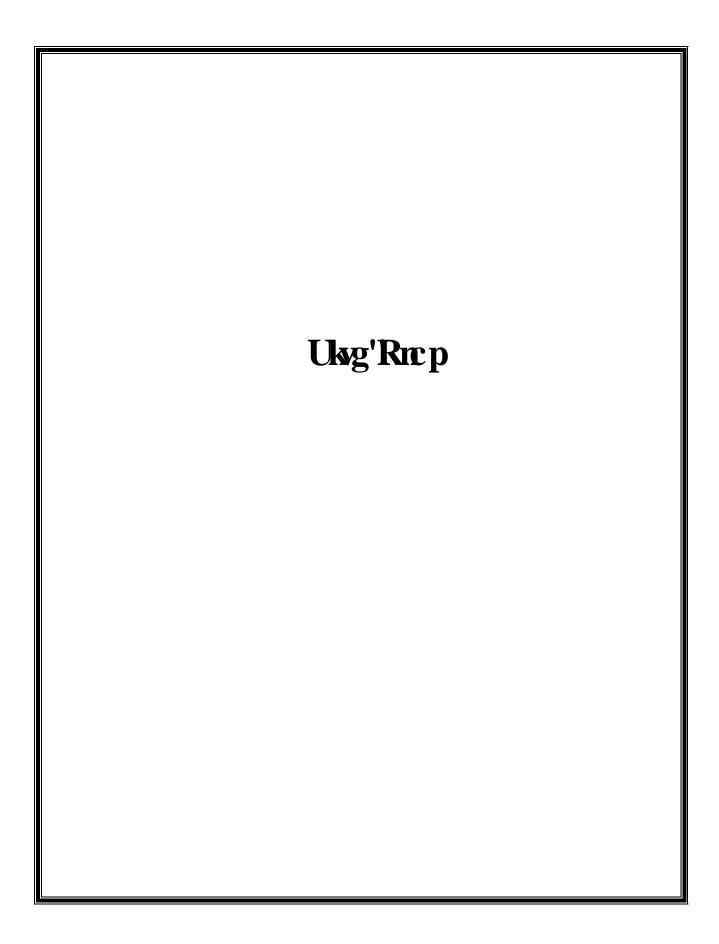
REV: 9.21.21

	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 shiple family residence and always will be. All of the immediate neighbors have been a 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.				

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."

Variance application REV: 9.21.21 4 | Page



VARIANCE APPLICATION FOR 2812 STAPLES AVENUE

SITE LOCATION



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

> CLIENT: RONALD RAMSINGH





ARTIBUS DESIGN

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

1	GLIENT:			
		RONALD	RAMSINGH	
	PROJECT:	STORA	GE/SHOP	ADDITION

SITE:		2 STAF		AVE.
TITLE:	Cov	ER		
	AT 11x17: SHOWN	DATE: 03/11/22	DRAWN: VF	CHECKED:
PROJE	T NO:	DRAWING NO		REVISION:
220	1-03	G-00		1

STAPLES AVE. STAPLES AVE. 50' (R/W) 50' (R/W) EDGE OF PAVEMENT 60.00'(m/r) 60.00'(m/r) R/W LINE FENCE . **LOT 15 LOT 13 LOT 15** CONC. DRIVE 43'-6" STBK 60.00'(m/r) 60.00'(m/r) LOT 3 LOT 3



SITE DATA:

TOTAL SITE AREA:

6,293 SQ.FT SF - SINGLE FAMILY DISTRICT ZONE AE (EL.8) LAND USE: FLOOD ZONE:

SETBACKS - TWO STORY RESIDENCE

FRONT: REQUIRED 30'-0" EXISTING PROPOSED ±35'-1" NO CHANGE

SIDE: REQUIRED 5'-0" ±5'-0" ±3'-0" PROPOSED

SIDE: REQUIRED EXISTING PROPOSED 5'-0" ±10'-0" ±5'-0"

REAR: REQUIRED

25'-0" ±29'-0" 15'-10" EXISTING PROPOSED

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED 50% MAX. (3,146.5 SQ.FT.) EXISTING PROPOSED 40.4% (±2,796 SQ.FT.) 46.9% (±3,059 SQ.FT.)

± 2,252 SF ± 212 SF ± 116 SF ± 326 SF BUILDINGS CONCRETE POOL WH PAD ± 6 SF ± 38 SF EXISTING LOW WALL

> ± 2,950 SF TOTAL

MAXIMUM BUILDING COVERAGE:

35% MAX. (±2,202.55 SQ.FT.) 32.7% (±2,058 SQ.FT.) 37% (±2,329 SQ.FT.) REQUIRED EXISTING VARIANCE REQUIRED

MINIMUM OPEN SPACE:

35% MIN. (±2,202,55 SQ.FT) 58% (±3,650 SQ.FT.) 53.1% (±3,343 SQ.FT.) REQUIRED EXISTING PROPOSED

25 FT + 5 FT NONHABITABLE = 30 FT MAX. MAXIMUM HEIGHT: PROPOSED

NO CHANGE



ARTIBUS DESIGN

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

RONALD RAMSINGH STORAGE/SHOP ADDITION

Digitally-signed by Serge Mashtakov, PE 71480 State of Florida -Date: 2022.03.1 17:18:47:-05'00





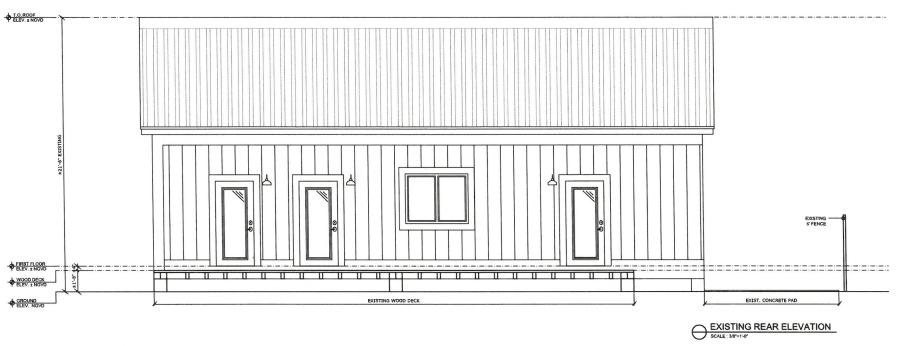


EDGE OF PAVEMENT

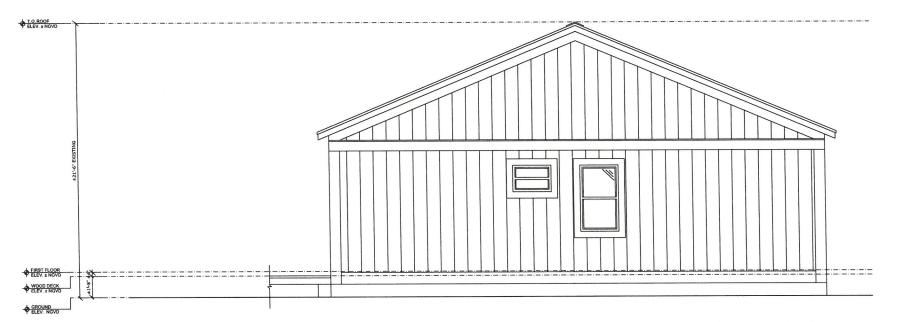
R/W LINE

LOT 13

AC PAD







EXISTING SIDE ELEVATION

SCALE: 3/6"=1'-0"



ARTIBLIS DESIGN
ENGINEERING AND PLANNING



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

CLIENT:

RONALD RAMSINGH

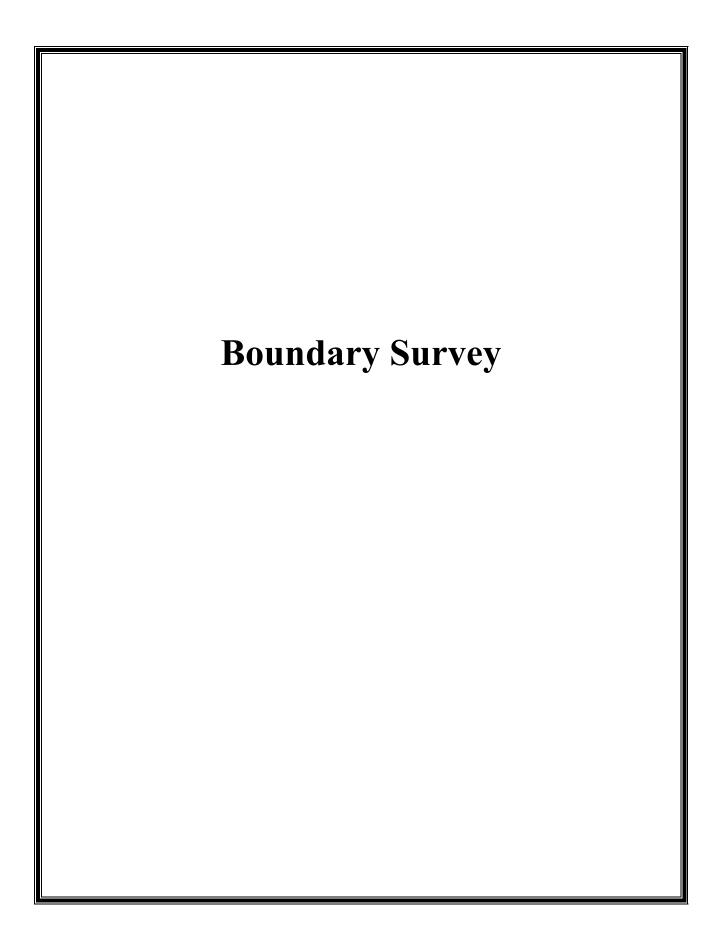
STORAGE/SHOP ADDITION

Digitally signed by Serge Mashtakov, PE 71480 State of Florida Date: 2022.03.11

OV, PE KEY WEST, FL 33040
ate of TITLE: ELEVATIONS

ELEVATION

Date: | SDALE AT 11.817; | DATE: | DRAWNII | DRECKED: | AS SHOWN | DAWNING NO: | DRECKED: | AS SHOWN | DAWNING NO: | DRECKED: | DRECKED: | DAWNING NO: | DRECKED: | DRE



tot f Fence Out (1/m) ,928:401 2 ן 6.7. כר*צ* Block Concrete Drive 2 ,0'95 Ave. ,6.8E SUBDIVISION NO 60.00' (m/r)50' (R\W) Staples $D \in C$ One Story Frame Structure 60.00' (m/ of Pave 107 43.7 10.91 Block of Lot PO 0 Map CLF. 0.3° C Out 104.875° (m/r) undary Survey I LIME GROVE 9 Fence 0.5' Out (Norby) 0.3' SE-5.9, 5.9' 15 130.05' \ (m/r) tot Boundary nd 1/2" Iron Pipe (No ID) 3/4" Iron Pipe w/cap (6298) Rod (Norby) sc (Unreadable) Tenth St. Measured & Record Concrete Block Structure Set Nail & Disc (6298) EGEND Concrete Utility Pole Disc Right of Way Chain Link Fence Iron Wood Utility Pole Found Nail & 1/2" Centerline Record Found © 0 0 0 (M) (M) (M) (R) (C.B.S. R) W R) CLF 6 0 0 0 0

NOTES:

- 1000 40
- 6
- The legal description shown hereon was furnished by the client or their agent. Underground foundations and utilities were not located.

 All angles are 90° (Measured & Record) unless otherwise noted.

 Street address: 2812 Staples Avenue, Key West, FL.

 This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

 Lands shown hereon were not abstracted for rights—of—way, easements, ownership, or other instruments of record.

 North Arrow is assumed and based on the legal description.

 All concrete and bricking is not shown.

 Date of field work: May 29, 2019 and January 22, 2021.

 Date of field works is undeterminable, unless otherwise noted.

 - 7.80.00

BOUNDARY SURVEY OF: Lot 14, Block 2, LIME GROVE SUBDIVISION NO. 2, according to the plat thereof as recorded in Plat Book 2, at Page 26, of the Public Records of Monroe County, Florida.

Ronald James Ramsingh and Julianne Marie Manring; Keys Federal Credit Union Oropeza Stones & Cardenas; Old Republic National Title Insurance Company; BOUNDARY SURVEY FOR:

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

J. LYNN O'FLYNN, HYC.

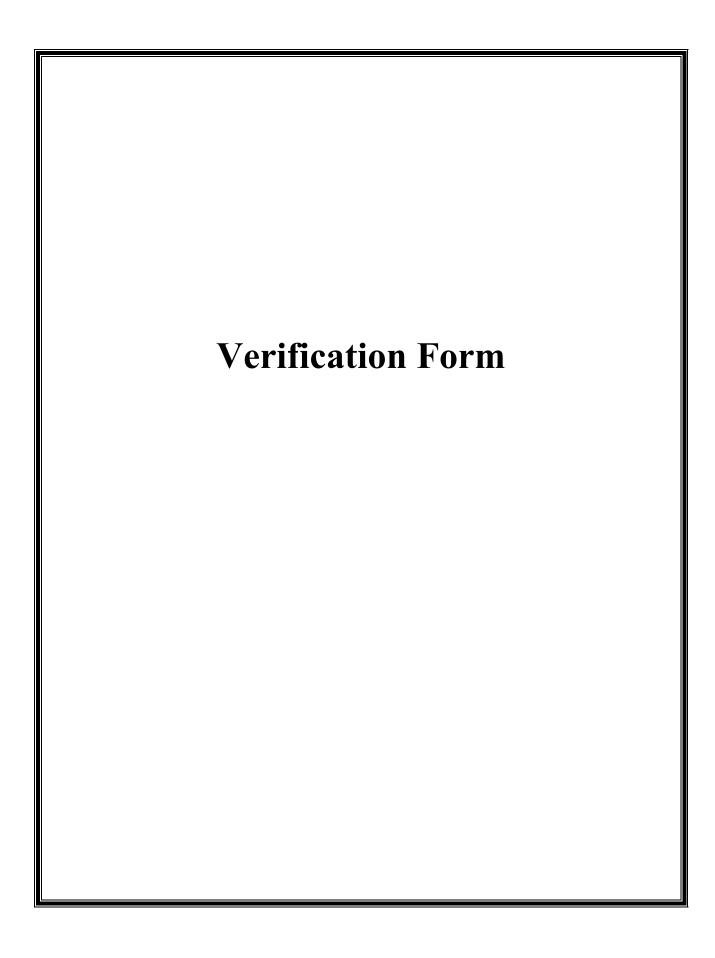
J. Lynn O'Flynn, PSM Florida Reg. #6298 May 29, 2019 Updated 1/25/21

THIS SURVEY IS NOT ASSIGNABLE

 $\ln c$ 3430 Duck Ave., Key West, FL 33040 (305) 296-7422 FAX (305) 296-2244 Professional Surveyor & PSM #6298

O'FLYNN

LYNN



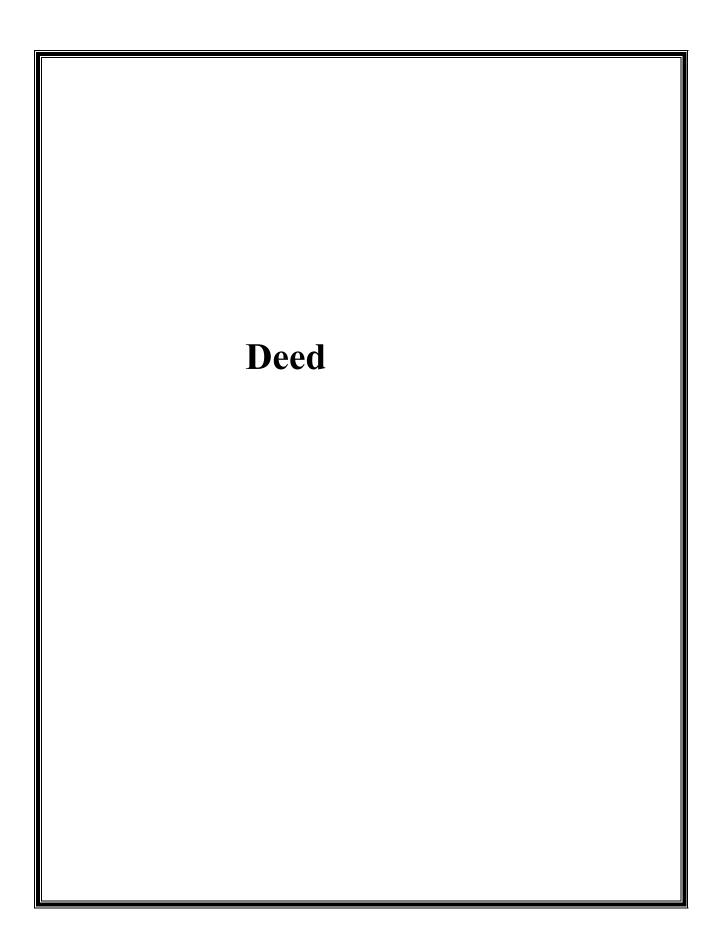


City of Key West Planning Department

Verification Form

(Where Owner is the applicant)

Bonald Francing, being duly sworn, depose and say that I am the Owner (as appears n the deed), for the following property identified as the subject matter of this application:
2812 Staples Me. [Cet wet, PZ 33040 Street address of subject property
, 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 ontained herein are in all respects true and correct.
n the event the City or the Planning Department relies on any representation herein which proves to be entrue or incorrect, any action or approval based on said representation shall be subject to revocation.
Signature of Owner
Subscribed and sworn to (or affirmed) before me on this Apric / 2622 by RANGUA J. RANGUA. Name of Owner
He/She is personally known to me or has presentedas identification.
Notary's Signature and Seal
CLAIRE L. HURD Name of Acknowledger typed, printed or stamped Notary Public State of Florida Claire L Hurd My Commission GG 914764 Expires 10/05/2023
66 914764 Commission Number if any
Commission Number it any



Doc # 2227374 Bk# 2973 Pg# 990 Recorded 7/3/2019 at 11:09 AM Pages 2 Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK REC: \$18.50 Deed Doc Stamp \$3,038.00

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 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

Witness

WENDY S. GONZALEZ

Print Name of Witness

State of Florida

County of Monroe

WENDY S GONZALEZ Notary Public - State of Florida Commission # GG 062946

My Comm. Expires Jan 17, 2021 Bonded through National Notary Assn.

GREORY DAVILA, as Personal

MIRA, deceased

Representative of the Estate of RACHEL

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 2 day of June, 2019.

Notary Public Stamp or Seal:

CD-6444

