

THE CITY OF KEY WEST
PLANNING DEPARTMENT

P.O. BOX 1409
KEY WEST, FL 33041-1409



To: Chairman and Members of the Board of Adjustment

From: Brendon Cunningham

Through: Amy Kimball-Murley, AICP, Planning Director

Meeting Date: August 6, 2008

Application: **Variances** from the provisions of the City Land Development Regulations fro 122-600(4)a. and 122-600(6)a. & b. for building coverage and front and side-yard setbacks; for property located at 421 Catherine Street, RE# 00027980-000000

APPLICATION DATA

Property Owner: Carl Denny

Applicant/Agent: Trepanier & Associates

Address: 421 Catherine Street RE# 00027980-000000

Zoning: HMDR (Historic Medium Density Residential) District

REQUEST

The applicant is requesting the following variances:

1. To allow for 48% building coverage instead of the 40 % required (56% existing);
2. To allow for a front-yard set back of .3 feet instead of the 10 feet required;
3. To allow for a side-yard setback of 2.3 feet instead of the 5 feet required;

BACKGROUND

The applicant would like to renovate a single family house in excess of 66% of the assessed value of the structure. Section 122-28(b) requires that any legal-nonconformities be remedied via the variance process. In this instance, there are legal-nonconforming setback and building coverage issues.

ANALYSIS - EVALUATION FOR COMPLIANCE WITH THE LAND DEVELOPMENT REGULATIONS

The criteria for evaluating a variance are listed in Section 90-395 of the City Code. The Board of Adjustment before granting a variance must find all of the following:

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.

This is an historic legal-nonconforming property. The LDRs were not written in anticipation of this situation.

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

The overall conditions predate current ownership.

3. Special privileges not conferred. That granting the variance 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.

These setback conditions and building coverage circumstances are common to many properties in Old Town as very few of these properties conform to the current LDRs.

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.

The property owner can not renovate the structure according to the current City code without seeking variances.

5. Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

This would be the minimum variance required.

6. Not injurious to the public welfare. That the grant of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

This variance will not detract from the general welfare of the neighborhood or result in a safety hazard to the public.

7. Existing nonconforming uses of other property not the basis for approval. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

The applicant is not basing this request on existing conditions on surrounding properties.

The board of adjustment shall make factual findings regarding the following:

1. That the standards established by Section 90-395 of the City Code have been met by the applicant for a variance.

Due to the historic nature of the building and the minimum requirements established in the LDRs, , the applicant has met the standards established by the City Code for variances

2. 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.

The Planning Department has not received any public input to date.

RECOMMENDATION

The Planning Department, based on the criteria established by the City Code, recommends the request for variances be **Approved**.

RESOLUTION NO. _____

VARIANCES: 421 CATHERINE STREET

A RESOLUTION OF THE KEY WEST BOARD OF ADJUSTMENT TO ALLOW THE CONSTRUCTION OF A WORKOUT/YOGA SPACE BY GRANTING VARIANCES TO SETBACK REGULATIONS AND BUILDING COVERAGE FOR PROPERTY IN THE HMDR, HISTORIC MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT, UNDER THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA FOR PROPERTY LOCATED AT 421 CATHERINE STREET (RE# 00027980-000000)

WHEREAS, the Board of Adjustment finds 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 district; and

WHEREAS, the Board of Adjustment finds that the special conditions do not result from the action or negligence of the applicant; and

WHEREAS, the Board of Adjustment finds that granting the variance 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; and

WHEREAS, the Board of Adjustment finds 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; and

WHEREAS, the Board of Adjustment finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Board of Adjustment finds that the grant of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

WHEREAS, the Board of Adjustment finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance; and

WHEREAS, the Board of Adjustment finds that the applicant has demonstrated a "good neighbor policy" by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by those neighbors.

NOW, THEREFORE, BE IT RESOLVED by the Board of Adjustment of the City of Key West, Florida:

Section 1. That variances to **BUILDING COVERAGE AND SETBACK** regulations in the **HMDR, HISTORIC MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT,** under the Code of Ordinances of the City of Key West, Florida, are hereby granted as follows to: **SECTIONS 122-600(4)a. and 122-600(6)a. & b., OF 8%, FROM THE 40% ALLOWED TO THE 48% PROPOSED; AND FOR THE FRONT-YARD SETBACK OF 9.7 FEET, FROM THE 10 FEET REQUIRED TO THE .3 FEET PROPOSED; AND FOR THE SIDE-YARD SETBACK OF 2.7 FEET, FROM THE 5 FEET REQUIRED TO THE 2.3 FEET EXISTING; FOR PROPERTY LOCATED AT 421 CATHERINE STREET (RE#00027980-000000)**

Section 2. It is a condition of this variance that full, complete, and final application for all permits required for any new construction for any use and occupancy for which this variance is wholly or partly necessary, whether or not such construction is suggested or proposed in the documents presented in support of this

variance, shall be submitted in its entirety within two years after the date hereof; and further, that no application or reapplication for new construction for which the variance is wholly or partly necessary shall be made after expiration of the two-year period without the applicant obtaining an extension from the Board of Adjustment and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 3. The failure to submit a full and complete application for permits for new construction for which this variance is wholly or partly necessary, or the failure to complete new construction for use and occupancy pursuant to this variance in accordance with the terms of a City building permit issued upon timely application as described in Section 2 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

Section 4. This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 5. This variance is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1,

F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in the development order; that within the forty five (45) day review period the DCA can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit or development order until the appeal is resolved by agreement or order.

Section 6. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Read and passed on first reading at a regular meeting held this _____ day of _____, 2008.

Authenticated by the presiding officer and Clerk of the Board on _____ day of _____, 2008.

Filed with the Clerk on _____, 2008.

MORGAN McPHERSON, CHAIRMAN
BOARD OF ADJUSTMENT

ATTEST:

CHERYL SMITH, CITY CLERK

VARIANCES ARE QUASI-JUDICIAL HEARINGS AND IT IS IMPROPER TO SPEAK TO A CITY COMMISSIONER ABOUT THE VARIANCE OUTSIDE OF THE HEARING.

Variance Application

City of Key West
Planning Department

Please note, variances are quasi-judicial hearings and it is improper to speak to a City Commissioner about the variance outside of the hearing.

Please print or type a response to the following:

1. Site Address 421 Catherine Street
2. Name of Applicant Trepanier & Associates, Inc.
3. Applicant is: Owner _____ Authorized Representative X
(attached Authorization Form must be completed)
4. Address of Applicant 402 Appelrouth Ln.
Key West, FL 33040
5. Phone # of Applicant 293-8983 Mobile# _____ Fax# _____
6. Name of Owner, if different than above Carl Denny
7. Address of Owner 4035 SE Bay Ave
Stewart, FL 34997 JUN 02 2008
8. Phone Number of Owner 293-8983 Fax# _____
9. Zoning District of Parcel HMDR RE# 00027980-000000
10. Description of Proposed Construction, Development, and Use
Renovate the Existing Historic Single Family Home; Eliminate non-historic encroachments and setback violations.

11. Description of Variances Being Requested:

Standard Allowed/Required	Standard Requested	Existing Condition
<u>Front 10'</u>	<u>.3 ft</u>	<u>0ft</u>
<u>Left Side 5'</u>	<u>2.3 ft</u>	<u>2.3 ft</u>
<u>Building Coverage 40%</u>	<u>48%</u>	<u>56%</u>
<u>Sec.122.28 (b) [66% Rule]</u>		
_____	_____	_____
_____	_____	_____

12. Is Subject Property located within the Historic District? Yes No
If Yes, indicate date of HARC approval as well as the HARC Approval Number. Attach minutes of the meeting.

Date 5/27/2008 HARC # H08-05-16-609

13. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes No If Yes, please describe and attach relevant documents.

14. Will the 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.

The following must be included with this application:

- Copy of a recorded deed showing ownership and a legal description of the subject property
- Site Plan as specified on Variance Application Information Sheet
- Survey
- Elevation drawings
- Application Fee (to be determined according to fee schedule)
- Notarized Verification Form
- Notarized Authorization Form (if applicable)
- Floor Plans of existing and proposed development

STANDARDS FOR CONSIDERING VARIANCES

Before any variance may be granted, the board of adjustment must find all of the following:

(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.

Reconstruction of an historic contributing structure that will exceed 66% of its appraised value. Sec.122-28 requires variances to nonconforming structures in such cases.

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

The violations are historic and not created by the current owner.

(3) Special privileges not conferred. That granting The variance 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.

Granting the variance request will not confer any special privileges and will preserve the integrity of the Historic District.

(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.

The property owner cannot restore the historic contributing home under the City code. By granting a variance the property owner will restore his historic contributing structure and maintain the vital historic district integrity, while eliminating existing encroachments and non-historic setback violations.

(5) Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

Only the minimum variance is requested that will allow the Historic Structure to be rebuilt.

(6) Not injurious to the public welfare. That the grant of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.
The variance will not be injurious to the area but will maintain and restore the historic district's integrity.

(7) Existing nonconforming uses of other property not the basis for approval. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.
The variance is being sought with no consideration given to any nonconforming use.

- (b) The board of adjustment shall make factual findings regarding the following:
- (1) That the standards established in subsection (a) have been met by the applicant for a variance.
 - (2) 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.

Verification Form

Please note, variances are quasi-judicial hearings and it is improper to speak to a City Commissioner about the variance outside of the hearing.

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

I, Trepanier & Associates, Inc., being duly sworn, depose and say
Name(s) of Applicant(s)

that: I am (check one) the Owner Owner's Legal Representative
for the property identified as the subject matter of this application:

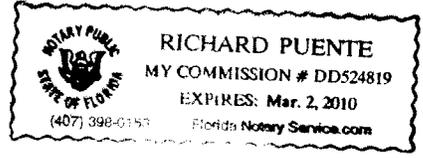
421 Catherine St.
Street Address and Commonly Used Name if any

All of the answers to the above questions, drawings, plans and any other attached data which make up this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

[Signature] Signature of Owner/Legal Representative
[Signature] Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on _____ (date) by
_____(name). He/She is personally known to me or has
presented _____ as identification.

[Signature]
Notary's Signature and Seal



Richard Puente Name of Acknowledger typed, printed or stamped
Notary Title or Rank DD524819 Commission Number, if any

Letter of Authorization

I, Carl Denny + Laura Denny authorize
Please Print Name(s) of Owner(s)

Trepanier & Associates, Inc. to be the representative for this application and act
on my/our behalf.

[Signature]
Signature of Owner

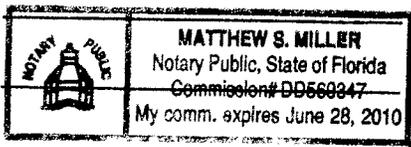
[Signature]
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on 22nd May 2010 (date) by

Matthew S. Miller
Please print name

He/She is personally known to me or has presented [Signature]
as identification.

[Signature] My commission expires 06/28/10
Notary Signature & Seal date



Name of Acknowledger printed or stamped

Title or Rank

Commission Number, if any

Doc# 1696846 05/28/2008 9:51AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Prepared by and return to:
John M. Spottswood, Jr.
Attorney at Law
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 08-162-JB

05/28/2008 9:51AM
DEED DDC STAMP CL: PW \$2,450.00

Doc# 1696846
Bk# 2363 Pg# 690

Space Above This Line For Recording Data

Warranty Deed

This Warranty Deed made this 23rd day of May, 2008 between George W. Koehn, Jr., a married man and Barbara Sawyer, a married woman. f/k/a Barbara Koehn and Brenda Koehn, a single woman whose post office address is 1024 16th Terrace, Key West, FL 33040, grantor, and Carl Denny and Laurel Denny, husband and wife whose post office address is 4035 SE Bay Avenue, Stuart, FL 34997, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

On the Island of Key West, and known on Wm. A. Whitehead's Map delineated in February 1829, as part of Tract 11 and is known as part of Lot 1 in Square 6 of said Tract 11 according to Chas. W. Tift's map or plat of the City of Key West, but now better known as Lot 6 and a Part of Lot 8 of a diagram made by Stepney Austin on Lot 1 in Square 6 of said Tract 11 recorded in Deed Book "L" Page 433, of the Public Records of Monroe County, Florida.

Commencing at a point on Catherine Street distant from the corner of Catherine and Duval Street, 123 feet and 9 1/2 inches, and running; thence along Catherine Street, in a Southwesterly direction 30 feet; thence at right angles in a Northwesterly direction 84 feet and 2 inches; thence at right angles in a Northeasterly direction 30 feet; thence at right angles in a Southeasterly direction 84 feet and 2 inches, to point of beginning.

Less:

A parcel of land on the Island of Key West, Monroe County, Florida, being a part of Lot 1 in Square 6 of Tract 11 according to Charles W. Tift's Map as recorded in Deed Book "L" at Page 433, of the Public Records of the said Monroe County; said parcel being described as follows:

COMMENCE at the Intersection of the NW'LY right of w line (ROWL) of Catherine Street with the SW'LY ROWL of Duval Street and run thence SW'LY along the ROWL of the said Catherine Street for a distance of 123.50 feet to the Point of Beginning of the parcel of land being described herein; thence NW'LY and at right angles for a distance of 82.07 feet to an existing chain link fence (ECLF); thence SW'LY along said ECLF for a distance of 6.50 feet; thence SE'LY along said ECLF for a distance of 82.07 feet to the NW'LY ROWL of the said Catherine Street; thence NE'LY

Parcel Identification Number: 00027980-0000000

Subject to taxes for 2008 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

The property herein conveyed does NOT constitute the Homestead property of the Grantor, as defined under the Florida Constitution.

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 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 31, 2007.

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

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: ERICA N. HUGHES-STERLING

[Signature] (Seal)
George W. Koehn, Jr.

[Signature]
Witness Name: Mary E. Turso

[Signature]
Witness Name: ERICA N. HUGHES-STERLING

[Signature] (Seal)
Brenda Koehn

[Signature]
Witness Name: MICHAEL S. SYRISH

[Signature]
Witness Name: ERICA N. HUGHES-STERLING

[Signature] (Seal)
Barbara Sawyer

[Signature]
Witness Name: Mary E. Turso

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 23rd day of May, 2008 by George W. Koehn, Jr., and Barbara Sawyer f/k/a Barbara Koehn, who [] are personally known or [X] have produced a driver's license as identification.

[Notary Seal] *[Signature]*
[Signature]

[Signature]
Notary Public

Printed Name: Mary E. Turso

My Commission Expires: _____

State of Virginia
County of Bedford

The foregoing instrument was acknowledged before me this 23rd day of May, 2008 by Brenda Koehn, who [] is personally known or [X] has produced a driver's license as identification.



[Notary Seal]

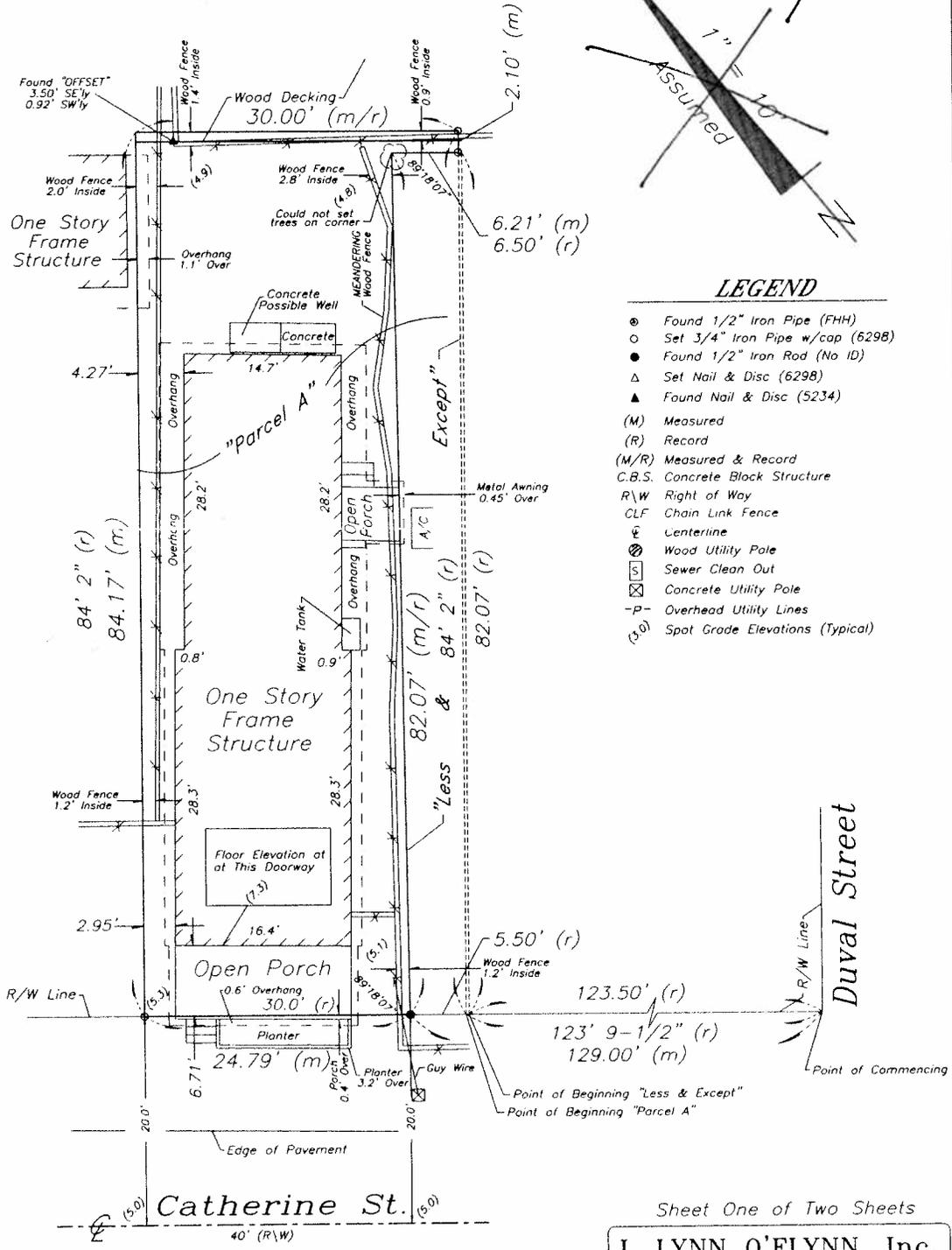
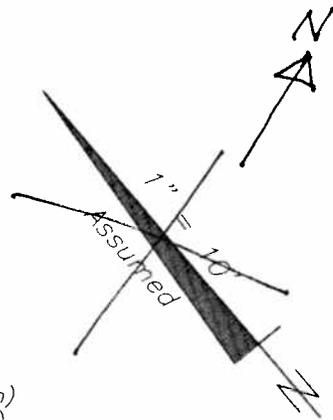
[Signature] 137840
Notary Public

Printed Name: Gail B. Alexander

My Commission Expires: 9-30-2010

MONROE COUNTY
OFFICIAL RECORDS

Boundary Survey Map of part of Lot 1, Sq. 6, of Tract 11 according to Chas. W. Tift's Map of the City of Key West



LEGEND

- ⊙ Found 1/2" Iron Pipe (FHH)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- △ Set Nail & Disc (6298)
- ▲ Found Nail & Disc (5234)
- (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
- ⊖ Sewer Clean Out
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- (5.0) Spot Grade Elevations (Typical)

NOTE:
This Survey Map is not full and complete without the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #8298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Boundary Survey Report of part of Lot 1, Sq. 6, of Tract 11
according to Chas. W. Tift's Map of the City of Key West

NOTES:

1. The legal descriptions shown hereon were furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 421 Catherine St., 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. This survey is not assignable.
9. Date of field work: April 29, 2008.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners not furnished.
12. Elevations are shown in parenthesis and refer to Mean Sea Level N.G.V.D. 1929 Datum.
13. Flood Insurance Rate Map Information: AE (EL 6); Community Panel #120168; 1516K; dated 2-18-05.

BOUNDARY SURVEY OF: "Parcel A"

On the Island of Key West, and known on Wm. A. Whitehead's Map delineated in February 1829, as part of Tract 11 and is known as part of Lot 1 in Square 6 of said Tract 11 according to Chas. W. Tift's map or plat of the City of Key West, but now better known as Lot 6 and a Part of Lot 8 of a diagram made by Stepney Austin on Lot 1 in Square 6 of said Tract 11 recorded in Book "L" page 433, Public Records of Monroe County, Florida.

Commencing at a point on Catherine Street distant from the corner of Catherine and Duval Street, 123 feet and 9 1/2 inches, and running thence along Catherine Street, in a S.W. direction 30 feet; thence at right angles in a N.W. direction 84 feet and 2 inches; thence at right angles in a N.E. direction 30 feet; thence at right angles in a S.E. direction 84 feet and 2 inches, to point of beginning.

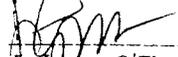
"LESS & EXCEPT"

A parcel of land on the Island of Key West, Monroe County, Florida; being a part of Lot 1 in Square 6 of Tract 11 according to Charles W. Tilt's Map as recorded in Deed Book "L" at Page 433 of the Public Records of the said Monroe County; said point being described as follows:

COMMENCE at the intersection of the NW'y right of way line (ROWL) of Catherine Street with the SW'y ROWL of Duval Street and run thence SW'y along the ROWL of the said Catherine Street for a distance of 123.50 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence NW'y and at right angles for a distance of 82.07 feet to an existing chain link fence (ECLF); thence SW'y along said ECLF for a distance of 6.50 feet; thence SE'y along said ECLF for a distance of 82.07 feet to the NW'y ROWL of the said Catherine Street; thence NE'y along the NW'y ROWL of the said Catherine Street for a distance of 5.50 feet back to the POINT OF BEGINNING.

BOUNDARY SURVEY FOR: Carl Denny;

J. LYNN O'FLYNN, INC.



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

April 30, 2008

Sheet Two of Two Sheets

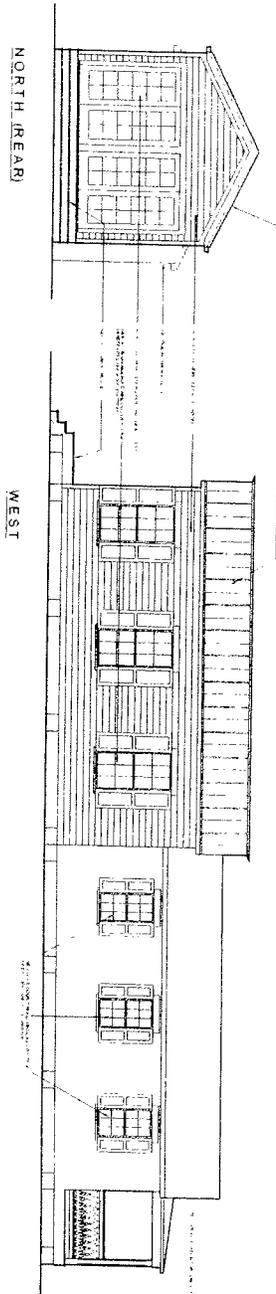
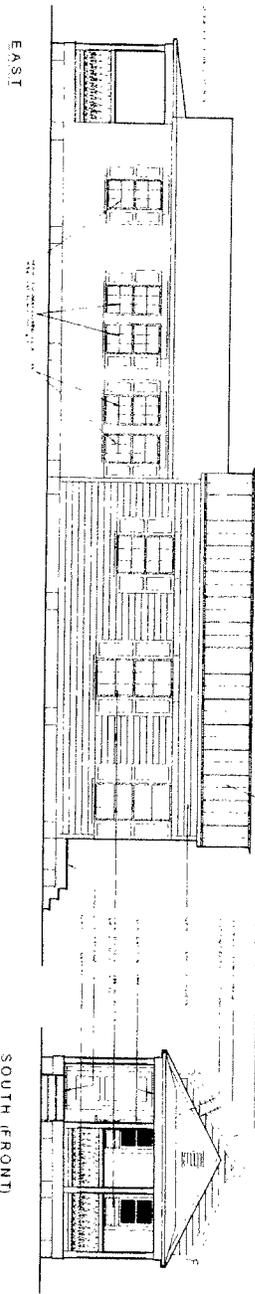
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

BUILDING ELEVATIONS



DATE OF ISSUE 6 / 1 / 08	NO.	
	BY	
	DATE	
	BY	
	DATE	
	BY	
	DATE	
	BY	
	DATE	
	BY	

	<p>DAVID KNOLL ARCHITECT</p>	<p>RENOVATION AND ADDITIONS TO: 421 CATHERINE STREET</p>
	<p>KEY WEST, FL (305) 115 6617</p>	<p>KEY WEST, FLORIDA</p>

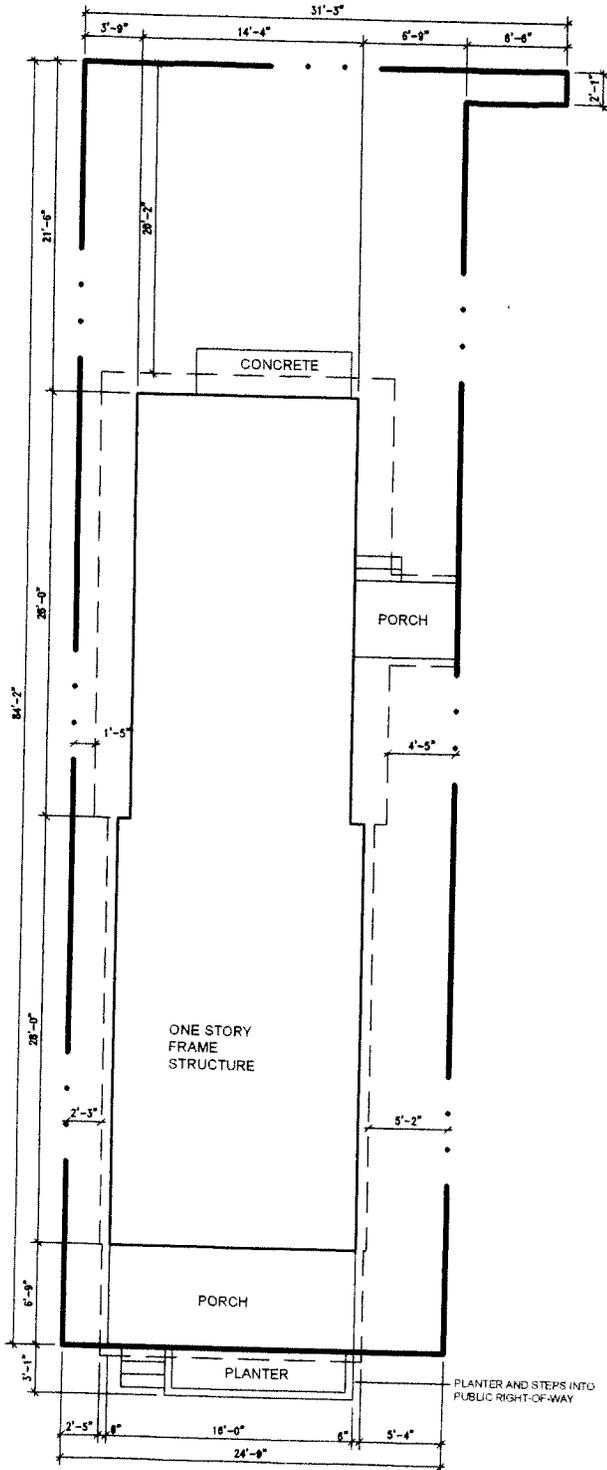
EXISTING SITE DATA

1. LAND USE DISTRICT: HMDR - HISTORIC MEDIUM DENSITY RESIDENTIAL

2. LOT AREA: 2100 SQ. FT.

3. SETBACKS :	ALLOWED	EXISTING
FRONT	10.0'	0'
SIDE	5.0'	(REAR) 1.5' + 4.5'
	5.0'	(FRONT) 5.2' + 2.3'
REAR	15.0'	20.1'

4. LOT COVERAGE:	ALLOWED	EXISTING
BUILDING	40%	1,182 S.F. (56%)
IMP. SURFACE	60%	1,193 S.F. (57%)



CATHERINE STREET

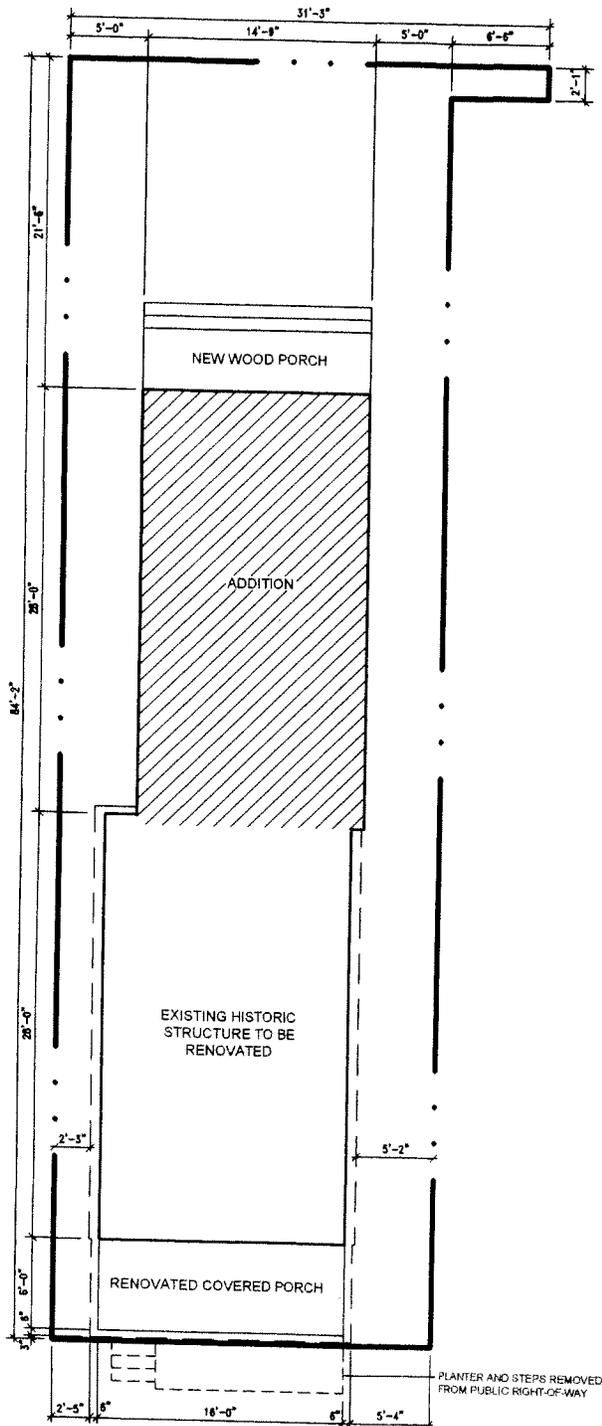
SITE DATA FOR PROPOSED DEVELOPMENT

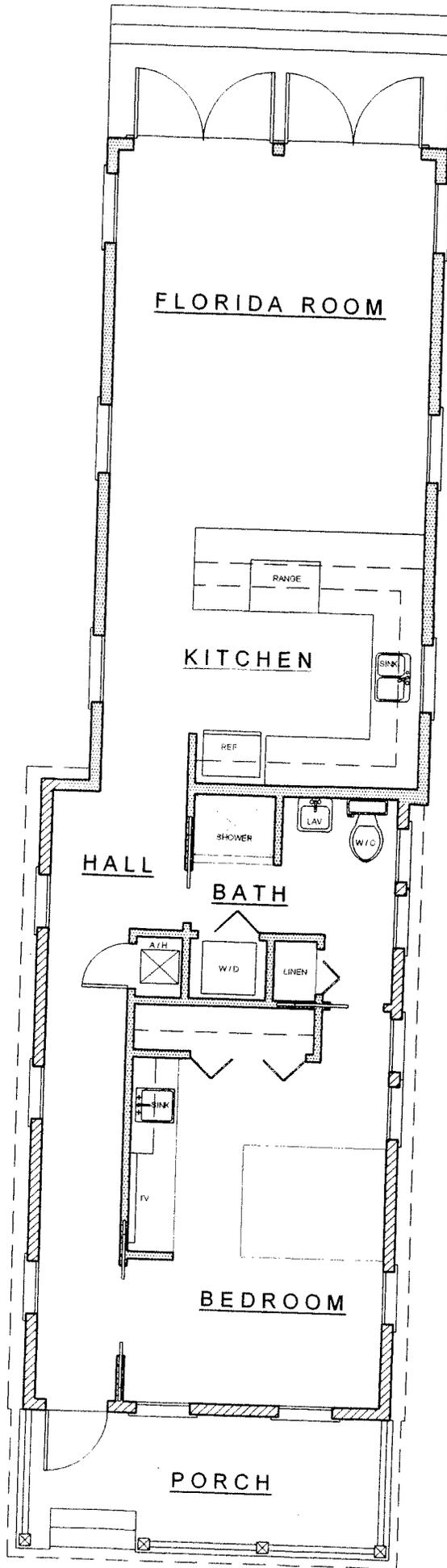
1. LAND USE DISTRICT: HMDR - HISTORIC MEDIUM DENSITY RESIDENTIAL

2. LOT AREA: 2100 SQ. FT.

3. <u>SETBACKS</u>	ALLOWED	PROPOSED
FRONT	10.0'	333'
SIDE	5.0'	(REAR) 5.0' + 5.0'
REAR	15.0'	(FRONT) 5.2' + 2.3'
		21.50'

4. <u>LOT COVERAGE</u>	ALLOWED	PROPOSED
BUILDING	40%	1,011 S.F. (48%)
IMP. SURFACE	60%	1,011 S.F. (48%)





421 Catherine lot 4

DALTON PETER O
1401 KINGSLEY AVE
ORANGE PARK, FL 32073

WAGNER PETER F
1207 DUVAL STREET
KEY WEST, FL 33040

AZUAJE-SMITH FABIOLA M & SMITH
JASON R GUARDIANS
1801 VENETIA ST
KEY WEST, FL 33040

LA TE DA REDUX INC
1125 DUVAL STREET
KEY WEST, FL 33040

BREWER LLOYD P JR & LETA P
TRUSTEE'S
3340 N ROOSEVELT BLVD - STE 6
KEY WEST, FL 33040

FERREL WADE
PO BOX 4623
KEY WEST, FL 33041

JAMES NORICE Z
414 VIRGINIA ST
KEY WEST, FL 33040

BEAVER DENNIS A TRUSTEE
1207 WHITEHEAD ST
KEY WEST, FL 33040

TRIPPNER GUENTHER A
411 LOUISA STREET
KEY WEST, FL 33040

AMES MARY E
31537 ROYAL OAKS DR
TEMECULA, CA 92591

DOUGLAS HOUSE INC
419 AMELIA ST
KEY WEST, FL 33040

CORAL CITY ELKS LODGE 610 &
CORAL CITY TEMPLE 400
1107 OR 1109 WHITEHEAD ST
KEY WEST, FL 33040

1201 DUVAL LLC
33830 RIVIERA DR
FRASER, MI 48026

DE LA CRUZ JOSE & ESTELA R
1214 DUVAL STREET
KEY WEST, FL 33040

PIENCZYKOWSKI ANTHONY
408 VIRGINIA ST
KEY WEST, FL 33040

KAVANAUGH EMMETT P
1117 WHITEHEAD ST
KEY WEST, FL 33040

BOOTH DONALD R &
411 CATHERINE STREET
KEY WEST, FL 33040

JOHNSON SANDRA GOLDSMITH
BRIGHT
418 GARFORD AVE
ELYRIA, OH 44035

KRAUSE HANS F P
1023 JOHNSON ST
KEY WEST, FL 33040

SALINERO IDILIO MANUEL JR &
649 QUINCE CIRCLE
BOULDER, CO 80304

ROTH DE ROTH RICHARD ESTATE
1807 GREYSTONE HEIGHTS DR
VALRICO, FL 33594

WAGNER PETER F
1207 DUVAL STREET
KEY WEST, FL 33040

VALLADARES FAMILY LIMITED
PARTNERSHIP
615 ANGELA ST
KEY WEST, FL 33040

POITIER JUDITH W (WHEELER)
408 CATHERINE STREET
KEY WEST, FL 33040

HENSHAW TIMOTHY ROGER
TRUSTEE
1109 DUVAL STREET
KEY WEST, FL 33040

MC CONNELL DANIEL E & ELEANOR
F
1107 DUVAL STREET
KEY WEST, FL 33040

SARATOGA DESIGN INC
1117 DUVAL STREET
KEY WEST, FL 33040

HASKELL LEWIS C AND SUSAN M
339 LONGDEN LN
SOLANA BEACH, CA 0

KOHEN JOY EMANUEL AND
SHLOMO
3200 RIVIERA DR
KEY WEST, FL 33040

ARROYO MICHAEL A AND JEAN I
147 HARBOR DR
TAVERNIER, FL 33070

KUNZLER PETER T/C
3 ROCKY TOP CT
HOLMDEL, NJ 7733

DOUGLAS HOUSE INC
419 AMELIA ST
KEY WEST, FL 33040

ALBURY SAMUEL EST % ALBURY
729 NW 43RD STREET
MIAMI, FL 33127

SANCHEZ PEDRO ESTATE
509 LOUISA ST
KEY WEST, FL 33040

1103/1105 WHITEHEAD STREET L L C
419 AMELIA ST
KEY WEST, FL 33040

LIPPI ANDREW F AND DEBORAH E
32 DRIFTWOOD DR
KEY WEST, FL 33040

BERRIS WILLIAM M
1075 DUVAL C21
KEY WEST, FL 33040

FAVELLI THOMAS & GEORGEANN
1523 PATRICIA STREET
KEY WEST, FL 0

MOORE DEBORAH
1114 WHITEHEAD ST
KEY WEST, FL 33040

ADAMS WILLIAM P AND KAREN T
1124 WHITEHEAD ST
KEY WEST, FL 33040

CARILLO VICTORIA
415 AMELIA ST
KEY WEST, FL 33040

1210 DUVAL INC
1210 DUVAL STREET
KEY WEST, FL 33040

LOWE MAYNARD V JR AND MARCIE
S
1212 DUVAL ST
KEY WEST, FL 33040

SNYDER DOUGLAS S AND
BRITTANY P
1118 WHITEHEAD ST
KEY WEST, FL 33040

SUAREZ CAMELIA L/E
414 AMELIA ST
KEY WEST, FL 33040

LEON ALBERT JR AND MARGARET R
1807 GREYSTONE HEIGHTS DR
VALRICO, FL 33594

TEPPER STEVEN
409 AMELIA ST
KEY WEST, FL 33040

ROCHFORD MICHAEL CHRISTOPHER
520 COYOTE
NEVADA CITY, CA 95959

WAGNER PETER F
1207 DUVAL STREET
KEY WEST, FL 33040

WHITT THELBERT A TRUSTEE
1207 WHITEHEAD ST
KEY WEST, FL 33040

KELLNER BARBARA
503 AMELIA STREET
KEY WEST, FL 33040

O'NEIL BRIAN AND SUZANNE
P O BOX 199
TAVERNIER, FL 33070

PICKETT WILLIAM L
1119 WHITEHEAD ST
KEY WEST, FL 33040

DE LA CRUZ JOSE AND ESTELA R
1214 DUVAL ST
KEY WEST, FL 33040

KUNZLER PETER
3 ROCKY TOP CT
HOLMDEL, NJ 0

KOEHN GEORGE W JR
1024 16TH TER
KEY WEST, FL 33040

SALERNO GARY L AND KAREN
2925 WILLIS DR
SPRING LAKE, MI 49456

MC CONNELL DANIEL E & ELEANOR
F
1107 DUVAL STREET
KEY WEST, FL 33040

MCGEOUGH PETER
41 SECOND ST
NEWPORT, RI 2840

SALINERO IDILIO MANUEL JR &
649 QUINCE CIRCLE
BOULDER, CO 80304

KRAUSE HANS F P
1023 JOHNSON ST
KEY WEST, FL 33040

HARTFIEL JACQUELINE L & BENDER
DENNIS M (HUSBAND)
4172 EMERALD BLVD
RICHFIELD, OH 44286

LEON ALBERT JR AND MARGARET R
1807 GREYSTONE GEIGHTS DR
VALRICO, FL 33594

RODRIGUEZ GEORGINA ESTATE
812 CATHERINE ST
KEY WEST, FL 33040

THOMPSON WILLIAM G
34 SANDPIPER LN
GREENPORT, NY 0

HENSLEY TIFFANY L
415 CATHERINE ST
KEY WEST, FL 33040

LARGO LAND MANAGEMENT
196 S INDIES DR
DUCK KEY, FL 33050

ILANE LLC
1009 SIMONTON ST
KEY WEST, FL 33040

WAGNER PETER F
1207 DUVAL STREET
KEY WEST, FL 33040

CRESPO DANILO A AND BARBARA B
PO BOX 4031
KEY WEST, FL 0

ANCHORS AWEIGH CLUB INC
404 VIRGINIA ST
KEY WEST, FL 33040

GRABIABREWSKI LLC
1116 WHITEHEAD ST
KEY WEST, FL 33040

GALLAGHER PATRICIA A TRUSTEE
700 KESSLER BLVD WEST DR
INDIANAPOLIS, IN 0

PAZO ALBERT & OTILIA
13 THOMPSON LANE
KEY WEST, FL 33040

WAGNER PETER F
1207 DUVAL STREET
KEY WEST, FL 33040

DOUGLAS HOUSE INC
419 AMELIA ST
KEY WEST, FL 33040

DONALDSON MARY
1901 S ROOSEVELT BLVD
KEY WEST, FL 33040

SMITH THOMAS E & DEBORAH L
8300 YANKEE STREET
DAYTON, OH 45458

JAKUBIK EDWARD J
314 FIFTH AVE
BELMAR, NJ 7719

BRUCCOLERI DOMINICK AND
ELIZABETH H
56 GREEN WAY WEST
NEW HYDE PARK, NY 11040

1111 DUVAL STREET LLC
1111 DUVAL ST
KEY WEST, FL 33040

LACRONE RICHARD E & ERIN G
3153 GARVERS FERRY RD
APOLLO, PA 15613

GROOMS BASCOM LOVIC IV
1102 WHITE ST
KEY WEST, FL 33040

DOUGLAS HOUSE INC
419 AMELIA ST
KEY WEST, FL 33040

NANNIE MIXSELL'S INC
3750 SUNRISE LANE
KEY WEST, FL 33040

SMITH THOMAS E & DEBORAH L
8300 YANKEE STREET
DAYTON, OH 45458

SALINERO DENNIS N
356 BOCA CHICA RD
KEY WEST, FL 33040

THIBAUT MICHAEL J &
38782 HAMPTON CT
HARRISON TWP, MI 48045

CASTLEBERRY LARRY G &
JACQUELINE LACRONE (WIFE)
1904 MEREDITH RD
VIRGINIA BEACH, VA 0

LAMERE RUTH GARDNER
P O BOX 342 SNUG HARBOR
DUXBURY, MA 2331

ROTH DE ROTH RICHARD ESTATE
1102 WHITE ST
KEY WEST, FL 33040

DUGAS KENNETH J & MARGARET P
20 ACADEMY HILL RD
PLAINFIELD, CT 6374

LACRONE RICHARD AND ERIN
3153 GARVERS FERRY RD
APOLLO, PA 15613

LACASA LLC
419 AMELIA ST
KEY WEST, FL 33040

422 AMELIA TRUST
PO BOX 6448
ALEXANDRIA, VA 22306

JONES DAN MICHAEL
1111 12TH ST
KEY WEST, FL 33040

NOONAN-CONTRERAS MARY K
114 PARKSHORE DR
PANAMA CITY BEACH, FL 0

BEATTIE DANIEL T
50349 RIVERSIDE DR
MACOMB, MI 48044

JANKER PETER S AND DIXIE L
7688 OAK FIELD CT
SPRINGFIELD, VA 22153

DEKEYSER SUSAN AND RICHARD T
410 LOUISA ST
KEY WEST, FL 33040

DONALDSON MARY A
1901 S ROOSEVELT BLVD
KEY WEST, FL 33040

LACASA LLC
419 AMELIA ST
KEY WEST, FL 33040

FRANKE LOUI G TRUST AGREEMENT
05/28/04
4140 BONITA AVE
MIAMI, FL 33133

KEDLER ROBERT
PO BOX 10
DAYTON, OH 45405

KENNEDY PETER C AND LORI D
29W715 HAWTHORNE LN
WEST CHICAGO, IL 60185

EYE - EYE - EYE INC
301 E 46 ST
SAVANNAH, GA 31405

CAHILL RANDALL
418 AMELIA ST #2
KEY WEST, FL 33040

DONALDSON MARY
1901 S ROOEVELT BLVD
KEY WEST, FL 33040

LACASA LLC
419 AMELIA ST
KEY WEST, FL 33040

421 Catherine

- Legend
- the Buffer
 - the Buffer/Target
 - Real Estate Number
 - Parcel Lot Text
 - Dimension Text
 - Block Text
 - Hooks/Leads
 - Lot Lines
 - Easements
 - Road Centerlines
 - Water Names
 - Parcels
 - Shoreline
 - Section Lines

PALMIS

Monroe County Property Appraiser
500 Whitehead Street
Key West, FL

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.

Date Created: June 19, 2008 2:25 PM

