THE CITY OF KEY WEST
PLANNING DEPARMENT

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

To: Chairman and Members of the Board of Adjustment

From: Wendy Tucker, Development Review Administrator

Through: Amy Kimball-Murley, AICP, Planning Director

Date: June 4, 2008

Application: **Variances** from the provisions of Section 122-28(b) of the City Land Development Regulations regulating voluntary reconstruction or replacement of a non-complying building; and of Section 122-600(6)(a.) regulating the front yard setback, and of Section 122-600(6)(b.) regulating the side yard setback, for property in the Historic Medium Density Residential (HMDR) District, located at 1305 Petronia Street and further described as RE# 00022950-000000.

APPLICATION DATA

Property Owner:	Phillip A.Thorpe and Jane K. Thorpe
Agent:	Trepanier & Associates
Address:	1305 Petronia St.
Legal Description:	RE # 00022950-000000
Zoning:	HMDR (Historic Medium Density Residential) District
Purpose:	To allow construction of a rear and left rear addition to a non-conforming historic home that would exceed 66 percent of the assessed or appraised value of the existing structure.

REQUEST

The applicant is requesting variances from:

- Section 122-28(b), to allow reconstruction (rear and left rear addition) that exceeds 66 percent of the assessed or appraised value of the (existing historic) building; and therefore also to
- Section 122-600(6)(a.), to reduce the front yard setback a total of 1.6 feet from the required 10 feet front building setback to the proposed (and existing) 8.4 feet front setback (4.75 feet from sidewalk); and
- Section 122-600(6)(b.), to reduce the (right) side building setback a total of 4 feet, from the required 5 feet rear yard setback to the proposed (and existing) 1 foot setback;

BACKGROUND

This request was postponed at the May 7, 2008 BOA meeting. This is a request for variances to allow the construction of a one and two-story addition at the rear left and rear of an existing one-story wood frame historic structure. The existing historic house (which is also being renovated) is non-conforming in its location, encroaching into the required front and right side yard setback areas. That is why requested variances also include the front and right side setbacks.

The encroachments make the existing dwelling a legally non-conforming structure, and to expand it by adding an addition at the rear and left rear brings about the requirement of Section 122-28(b)—to seek a variance when the costs would exceed 66 percent of the assessed or appraised value of what is existing.

The proposed addition was found acceptable by the Historic Architectural Review Commission after review including mass and scale. The expansion/addition would be located at the left rear and rear of the existing one-story structure, which respects the integrity of the historic structure—and the Historic District as a whole.

Separately, the Boundary Survey Map and Legal Description copy provided with the application, accomplished by J. Lynn O'Flynn, PSM, Aug. 29, 2007, and revised December 2, 2006 and January 8, 20078 to add elevations, reflects that a portion of Petronia Street sidewalk is within the Boundary Survey Map for the private property. The City Engineer has learned that there have been easements granted to the City for sidewalks over past years that may not be presently available. Such is possible in this case, although the City will be neither affirming nor denying the surveyor's map. What is possible is that a new easement could be arranged as a condition of variance approval which would allow continued public use of the sidewalk area while indemnifying the private property owner in that regard. It may also be possible to address excluding the impervious area of the sidewalk from private use calculations, although that would be a process to be addressed through the City legal staff.

Process

HARC Approval: January 8, 2008 #H07-11-29-1388

Development Review Committee Meeting: February 14, 2008

- This item was reviewed by the DRC. There was particular concern about the ratio existing impervious areas, whether some concrete could be removed, and the need for a landscape plan within two weeks. Such plan was provided, and proposed impervious surface reduced 34 percent from existing per "site data" sheet.
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Board of Adjustment May 7, 2008

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.

The parcel is 3,260 square feet in area, with the minimum area required in the HMDR district at 4,000 s.f.. This property is also 88.5 feet in depth, nearly at the 90 feet minimum required depth in this zone. The width is 36.84 feet, slightly less than the 40 feet minimum required width. An area of the private property, according to the submitted survey copy, indicated a City sidewalk is

within the boundary, adding to impervious surface area. The property is located within the Historic District, and the structure proposed for an addition is a historic one-story home encroaching in non-conforming front and right side setback areas. These establish special conditions and circumstances that are peculiar to the property and structure.

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

The proposed new construction would be permitted as an addition to an existing historic structure in a manner approved by HARC. Circumstances of the nonconforming parcel size and structure location were not due to action or negligence of the owner/applicant.

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 of the required variances for existing structure front and rear setbacks to allow the proposed addition that will cost over 66 percent of the assessed or appraised value of the existing principal dwelling will not confer a special privilege to the applicant that is not available upon similar variance application for neighboring property owners who comply or have complied with City regulations.

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 proposed addition would meet setback requirements on the property, although the existing historic structure is legally non-conforming at the front and right side. The applicant states the need of the variances is based on the costs of construction in present times compared to the assessed or appraised value of the existing one-story structure, and that this has created the hardship.

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.

By proposing to contain a new addition within the present zone limitations for building setbacks, and lot coverages, the owner/applicants are requesting only the minimum variances needed for an existing historic structure that is legally nonconforming.

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 granting of the variances will not adversely affect the public interest or welfare.

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 using other properties as a basis for approval.

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 variances.

The applicant has met the standards established by the City Code.

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.

A number of neighbors have expressed concerns regarding the project at the May 8, 2008 BOA meeting. It is not clear that these concerns have been resolved.

RECOMMENDATION

The Planning Department, based on the criteria established by the City Code, recommends the requests for variances to Section 122-28(b), to allow reconstruction (rear addition) that exceeds 66 percent of the assessed or appraised value of the (existing historic) building; to Section 122-600(6)(a.), to reduce the front yard setback a total of 1.6 feet from the required 10 feet front building setback to the proposed (and existing) 8.4 feet front setback (4.75 feet from sidewalk); and to Section 122-600(6)(b.), to reduce the (right) side building setback a total of 4 feet, from the required 5 feet rear yard setback to the proposed (and existing) 1 foot setback, be **GRANTED** with the following conditions:

1. The owners will grant an easement to the City for the existing sidewalk in a document prepared by the City legal staff that allows continued public use while indemnifying the private property owner for such use;
2. The City legal staff will recommend a way to permit the private property owner to meet land development regulation requirements without being penalized by existing impervious sidewalk area.

Key West Fire Department

OFFICE OF THE FIRE MARSHAL
MEMORANDUM

DATE: 3/20/08

TO: Cheri Smith, City Clerk

FROM: Alan Averette, Fire Inspector

SUBJECT: BOA-April, 2008-Summary

- 1305 Petronia Street - No Life Safety concerns at this time

RESOLUTION NO. _____

VARIANCE: 1305 PETRONIA STREET

A RESOLUTION OF THE KEY WEST BOARD OF ADJUSTMENT TO ALLOW CONSTRUCTION OF A REAR AND LEFT REAR ADDITION TO A NON-CONFORMING HISTORIC HOME, BY GRANTING VARIANCES TO THE REPLACEMENT OR RECONSTRUCTION REGULATIONS AND TO FRONT AND RIGHT SIDE BUILDINGSETBACK REGULATIONS 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 1305 PETRONIA STREET, KEY WEST, FLORIDA (RE# 00022950-000000)

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 a variance to **REPLACEMENT OR RECONSTRUCTION** regulations in the **HMDR, HISTORIC MEDIUM DENSITY RESIDENTIAL Zoning District,** under the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: **SECTION 122-28(B), TO ALLOW RECONSTRUCTION (REAR AND LEFT REAR ADDITION) THAT EXCEEDS 66 PERCENT OF THE ASSESSED OR APPRAISED VALUE OF THE (EXISTING HISTORIC) BUILDING; AND THEREFORE ALSO TO SECTION 122-600(6)(A.), TO REDUCE THE FRONT YARD SETBACK A TOTAL OF 1.6 FEET FROM THE REQUIRED 10 FEET FRONT BUILDING SETBACK TO THE PROPOSED (AND EXISTING) 8.4 FEET FRONT SETBACK (4.75 FEET FROM SIDEWALK); AND TO SECTION 122-600(6)(B.), TO REDUCE THE (RIGHT) SIDE BUILDING SETBACK A TOTAL OF 4 FEET, FROM THE REQUIRED 5 FEET REAR YARD SETBACK TO THE PROPOSED (AND EXISTING) 1 FOOT SETBACK**; PROVIDING CONDITIONS. **THE PURPOSE OF THE REQUEST IS TO ALLOW CONSTRUCTION OF A REAR AND LEFT REAR ADDITION TO A NON-CONFORMING HISTORIC HOME THAT WOULD**

EXCEED 66 PERCENT OF THE ASSESSED OR APPRAISED VALUE OF THE EXISTING STRUCTURE, FOR PROPERTY LOCATED AT 1305 PETRONIA STREET, KEY WEST, FLORIDA (RE# 00022950-000000).

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

THE CITY OF KEY WEST
PLANNING DEPARMENT

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

To: Chairman and Members of the Board of Adjustment

From: Wendy Tucker, Development Review Administrator Wendy Tucker

Through: Amy Kimball-Murley, Interim Planning Director

Date: May 7, 2008

Application: **Variances** from the provisions of Section 122-28(b) of the City Land Development Regulations regulating voluntary reconstruction or replacement of a non-complying building; and of Section 122-600(6)(a.) regulating the front yard setback, and of Section 122-600(6)(b.) regulating the side yard setback, for property in the Historic Medium Density Residential (HMDR) District, located at 1305 Petronia Street and further described as RE# 00022950-000000.

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BACKGROUND

This is a request for variances to allow the construction of a one and two-story addition at the rear left and rear of an existing one-story wood frame historic structure. The existing historic house (which is also being renovated) is non-conforming in its location, encroaching into the required front and right side yard setback areas. That is why requested variances also include the front and right side setbacks.

The encroachments make the existing dwelling a legally non-conforming structure, and to expand it by adding an addition at the rear and left rear brings about the requirement of Section 122-28(b)—to seek a variance when the costs would exceed 66 percent of the assessed or appraised value of what is existing.

The proposed addition was found acceptable by the Historic Architectural Review Commission after review including mass and scale. The expansion/addition would be located at the left rear and rear of the existing one-story structure, which respects the integrity of the historic structure—and the Historic District as a whole.

Separately, the Boundary Survey Map and Legal Description copy provided with the application, accomplished by J. Lynn O'Flynn, PSM, Aug. 29, 2007, and revised December 2, 2006 and January 8, 20078 to add elevations, reflects that a portion of Petronia Street sidewalk is within the Boundary Survey Map for the private property. The City Engineer has learned that there have been easements granted to the City for sidewalks over past years that may not be presently available. Such is possible in this case, although the City will be neither affirming nor denying the surveyor's map. What is possible is that a new easement could be arranged as a condition of variance approval which would allow continued public use of the sidewalk area while indemnifying the private property owner in that regard. It may also be possible to address excluding the impervious area of the sidewalk from private use calculations, although that would be a process to be addressed through the City legal staff.

Process

HARC Approval: January 8, 2008 #H07-11-29-1388

Development Review Committee Meeting: February 14, 2008

- This item was reviewed by the DRC. There was particular concern about the ratio existing impervious areas, whether some concrete could be removed, and the need for a landscape plan within two weeks. Such plan was provided, and proposed impervious surface reduced 34 percent from existing per "site data" sheet.
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Board of Adjustment May 7, 2008

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within the boundary, adding to impervious surface area. The property is located within the Historic District, and the structure proposed for an addition is a historic one-story home encroaching in non-conforming front and right side setback areas. These establish special conditions and circumstances that are peculiar to the property and structure.

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

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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 variances.

The applicant has met the standards established by the City Code.

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 requests for variances to Section 122-28(b), to allow reconstruction (rear addition) that exceeds 66 percent of the assessed or appraised value of the (existing historic) building; to Section 122-600(6)(a.), to reduce the front yard setback a total of 1.6 feet from the required 10 feet front building setback to the proposed (and existing) 8.4 feet front setback (4.75 feet from sidewalk); and to Section 122-600(6)(b.), to reduce the (right) side building setback a total of 4 feet, from the required 5 feet rear yard setback to the proposed (and existing) 1 foot setback, be **GRANTED** with the following conditions:

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THE CITY OF KEY WEST
PLANNING DEPARMENT

P.O. BOX 1409
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To: Chairman and Members of the Board of Adjustment

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Through: Amy Kimball-Murley, Interim Planning Director

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Board of Adjustment April 2, 2008

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RECOMMENDATION

The Planning Department, based on the criteria established by the City Code, recommends the requests for variances to Section 122-28(b), to allow reconstruction (rear addition) that exceeds 66 percent of the assessed or appraised value of the (existing historic) building; to Section 122-600(6)(a.), to reduce the front yard setback a total of 1.6 feet from the required 10 feet front building setback to the proposed (and existing) 8.4 feet front setback (4.75 feet from sidewalk); and to Section 122-600(6)(b.), to reduce the (right) side building setback a total of 4 feet, from the required 5 feet rear yard setback to the proposed (and existing) 1 foot setback, be **GRANTED** with the following conditions:

1. The owners will grant an easement to the City for the existing sidewalk in a document prepared by the City legal staff that allows continued public use while indemnifying the private property owner for such use;
2. The City legal staff will recommend a way to permit the private property owner to meet land development regulation requirements without being penalized by existing impervious sidewalk area.

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

RECEIVED

FEB 04 2008

CITY OF KEY WEST
PLANNING DEPT.

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 1305 Petronia
2. Name of Applicant Trepanier & Associates
3. Applicant is: Owner _____ Authorized Representative X
   (attached Authorization Form must be completed)
4. Address of Applicant 402 Appelrouth Lane
   Key West FL. 33040
5. Phone # of Applicant 305-293-8983 Mobile# _____ Fax# 305-293-8748
6. Name of Owner, if different than above Phillip Thorpe
7. Address of Owner 1305 Petronia
   Key West FL. 33040
8. Phone Number of Owner _____ Fax# _____
9. Zoning District of Parcel HMDR RE# 00022950-000000
10. Description of Proposed Construction, Development, and Use
    The home owner wishes to construct a rear addition to his home but needs a variance to code section 122-28(b)the reconstruction or replacement that exceeds 68 percent of the assessed or appraised value of the building or structure shall require a variance granted by the board of adjustment.
11. Description of Variances Being Requested:

Standard Allowed/Required	Standard Requested	Existing Condition
Front 10feet	8'5"	8'5"
Side 5 feet	1'	1'

_____ _____ _____

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

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

14. Will the work be within the dripline (canopy) of any tree on or off the property?
YES __X__ NO _____ If yes, provide date of landscape approval, and attach a copy of such approval.

The following must be included with this application:

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

This lot is shy of the minimum square footage by 703 feet. The existing structure was built in 1938 before the LDR's were in existence and was built inside the side & front setbacks.

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

The conditions were not created by the applicant.

(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.

Special privileges would not be conferred to the applicant.

(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.

Code section 122-28(b) has created a hardship. The applicant's home was built prior to the LDR's and the existing structure lies in the setback's and due to the 68% rule variances are required for noncomplying structures.

(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 minimum variance granted.

(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.

Not injurious to the public welfare.

(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.

Not asking for approval on the basis of neighboring properties.

(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.

Prepared By: Monica Hornyak
Chicago Title of the Florida Keys
801 Eisenhower Drive
Key West, FL 33040
FILE NO. 410780295

Doc# 1660565 08/31/2007 2:35PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

08/31/2007 2:35PM
DEED DOC STAMP CL: RS $3,850.00

WARRANTY DEED

This Indenture, Made this 29 day of August, 2007, A.D., **Between**

Doc# 1660565
Bk# 2318 Pg# 1178

Louis Pineda, a single man,
grantor,

to

Phillip A. Thorpe and Jane Kang Thorpe, his wife,
grantees,
whose address is: c/o QFCRA, P.O. BOX 22989, Doha, QATAR

Witnesseth, that the GRANTOR, for and in consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Monroe, State of Florida to wit:

See Exhibit "A" Attached Hereto and Made a Part Hereof

PARCEL ID NO: 00022950

Subject to restrictions, reservations, and easements of record and taxes for the current year and subsequent years.

And the grantor does hereby fully warrant the title to said land, and will defend that same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set my hand and seal the day and year first above written.
Signed, sealed and delivered in our presence.

Louis Pineda

1. Witness
MARK J. MACLAUGHLIN
Printed Name of Witness

2. Witness
MONICA HORNYAK
Printed Name of Witness

STATE OF FL
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 29th day of August, 2007, by Louis Pineda, who is personally known to me or who produced FL Drivers License as identification.

Notary Public
Commission Expires

MONICA HORNYAK
Notary Public - State of Florida
My Commission Expires Aug 18, 2009
Commission # DD 453153

Doc# 1660565
Bk# 2318 Pg# 1179

EXHIBIT A

On the Island of Key West and known on Wm. A. Whitehead's map of said Island delineated in February, A.D. 1829, as a part of Lot 4 in Square 4 of Tract 7, according to J.A. Waddell's Subdivision of said Tract 7. Beginning at a point 70 feet and 3 inches from the corner of Petronia and Georgia Streets, and running thence along Petronia Street in a Northeasterly direction 25 feet, more or less; thence at right angles in a Northwesterly direction 88 feet and 6 inches; thence at right angles in a Southwesterly direction 25 feet, more or less; thence at right angles in a Southeasterly direction 88 feet and 6 inches to the Place of Beginning.

ALSO

Part of Lot 4, in Square 4, Tract 7, and being more particularly described as: Commencing at a point on Petronia Street 61 feet and 4 inches from the corner of Georgia and Petronia Streets, and running thence along Petronia Street in a Northeasterly direction 12 feet and 3 inches; thence Northwesterly 88 feet, 6 inches; thence Southwesterly 12 feet and 3 inches; thence Southeasterly 88 feet and 6 inches to the Place of Beginning.

MONROE COUNTY
OFFICIAL RECORDS

Authorization Form

RE: 1305 Petronia Street, Key West

I, PHILLIP ANDREW THORPE , owner of the property at 1305 Petronia Street, Key West,

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

behalf.

Signature of ~~Owner~~

FL DRIVERS LICENSE #
T610 451 577 630

Subscribed and sworn to (or affirmed) before me on 3 FEBRUARY 2008 (date) by

PHILLIP ANDREW THORPE JANE THORPE

Please Print Name of Affiant(s)

He/She is personally known to me ~~or has Presented~~

~~as identification.~~

J AR Westall

Notary's Signature and Seal

EVERSHEDS
Eversheds LLP
QFC No. 00014 P.O. Box 24148
Doha - Qatar

JENNIFER A.R. WESTALL Name of Acknowledger printed or stamped

ASSOCIATE Title or Rank

SOLICITOR OF ENGLAND AND WALES Commission Number, if any

NOTARY PUBLIC STATE OF FLORIDA
RICHARD PUENTE
MY COMMISSION # DD524819
EXPIRES: Mar. 2, 2010
(407) 398-0153 FloridaNotaryService.com

Richard Puente
per Driver Lic #
T610 451 577 630

MAR 07 2008

Verification Form

I, Jim Singelyn– Senior Planner, Trepanier & Associates, Inc., being duly sworn, depose and say that: Trepanier & Associates, Inc. is the Owner's Legal Representative for the subject matter of this application.

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.

Jim Singelyn – Senior Planner, Trepanier & Associates, Inc.

Subscribed and sworn to (or affirmed) before me on 2-7-2008 (date) by Jim Singelyn He is personally known to me.

Richard Puente - Notary

NOTARY PUBLIC STATE OF FLORIDA
RICHARD PUENTE
MY COMMISSION # DD524819
EXPIRES: Mar. 2, 2010
(407) 398-0153 Florida Notary Service.com

MONROE COUNTY PROPERTY APPRAISER

PROPERTY INFORMATION FOR:

Alternate Key: 1023744
RE Number: 00022950-000000

Property Details

OWNER OF RECORD

THORPE PHILLIP A AND JANE KANG
C/O QFCRA
PO BOX 22989
DOHA

PHYSICAL LOCATION

1305 PETRONIA ST KEY WEST

LEGAL DESCRIPTION

KW WADDELLS SUBDIVISION PB1-28 PT LOT 4 SQR 4 TR 7 G68-400 OR1802-1838D/C OR1802-1839/40Q/C OR1802-1841/42Q/C OR2188-1856Q/C OR2188-1857Q/C OR2192-484(ORDER) OR2198-1342(ORDER) OR

SECTION, TOWNSHIP, RANGE

05 - 68 - 25

AFFORDABLE HOUSING No

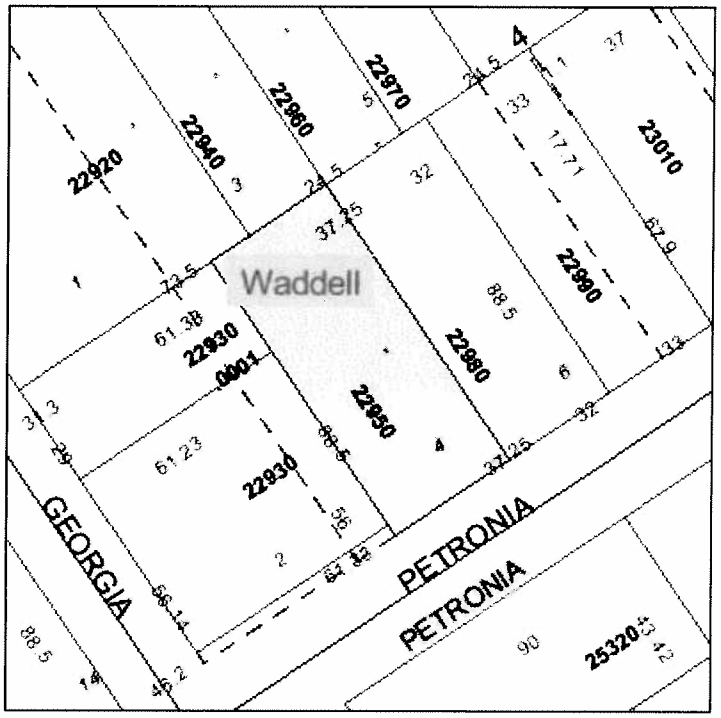
MILLAGE GROUP

10KW

PC CODE

SINGLE FAMILY

PROPERTY MAP



Land Details

LAND USE CODE	FRONTAGE	DEPTH	LAND AREA
RESIDENTIAL DRY	0	0	3297 SF

Summary of Buildings

NUMBER OF BUILDINGS	TOTAL LIVING AREA
1	695
NUMBER OF COMMERCIAL BUILDINGS	**YEAR BUILT**
0	1938

Building Characteristics Building No 1

BUILDING TYPE	R1	CONDITION	A	QUALITY GRADE	500	EFFECTIVE AGE	12
PERIMETER	114	DEPRECIATION %	13	YEAR BUILT	1938	SPECIAL ARCH	0
GRND FLOOR AREA	695	FUNCTIONAL OBS	0	ECONOMIC OBS	0		

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

ROOF TYPE	GABLE/HIP	ROOF COVER	METAL	HEAT 1	NONE	HEAT 2	NONE
FOUNDATION	WD CONC PADS	BEDROOMS	2	HEAT SRC 1	NONE	HEAT SRC 2	NONE

EXTRA FEATURES:

2 FIX BATH	0	4 FIX BATH	0	6 FIX BATH	0	EXTRA FIX	0	VACUUM	0	SECURITY	0	GARBAGE DISPOSAL	0
3 FIX BATH	0	5 FIX BATH	0	7 FIX BATH	0	DISHWASHER	0	INTERCOM	0	FIREPLACES	0	COMPACTOR	0

Sections

Type	Nbr	Exterior Wall Type	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
FLA	1	1:WD FRAME	1	1993	N	N	0	0	695
OPF	2	1:WD FRAME	1	1993	N	N	0	0	152

Miscellaneous Improvements

Nbr	Impr Type	# Units	Type	Length	Width	Year Built	Roll Year	Grade	Life
1	CA2:CARPORT	200	SF	0	0	1979	1980	4	50
2	PT3:PATIO	1020	SF	0	0	1969	1970	1	50
3	FN2:FENCES	185	SF	0	0	1969	1970	3	30

Parcel Value History

Tax Roll Year	Building	Miscellaneous Improvements	Land	Just	Exemptions (not including seniors)	Taxable
2007	81,044	3,969	560,490	645,503	0	645,503
2006	209,011	4,011	329,700	542,722	0	542,722
2005	213,109	4,053	230,790	447,952	25,500	81,792
2004	114,752	4,095	230,790	349,637	25,500	78,667
2003	114,752	4,137	102,207	221,096	25,500	76,725
2002	74,511	4,179	87,371	166,061	25,500	74,330
2001	80,512	4,221	87,371	172,104	25,500	72,758
2000	80,512	4,475	62,643	147,630	25,500	69,897
1999	71,077	4,104	62,643	137,824	25,500	67,389
1998	37,847	3,205	62,643	103,695	25,500	65,927
1997	34,508	3,029	56,049	93,585	25,500	64,399
1996	28,942	2,630	56,049	87,621	25,500	61,781
1995	27,383	2,573	56,049	86,006	25,500	59,653
1994	24,489	2,377	56,049	82,915	25,500	57,415
1993	24,636	576	56,049	81,261	25,500	55,761
1992	24,636	576	56,049	81,261	25,500	55,761
1991	24,636	576	56,049	81,261	25,500	55,761
1990	21,619	576	43,685	65,881	25,500	40,381
1989	19,654	524	42,861	63,039	25,500	37,539
1988	16,084	524	37,916	54,524	25,500	29,024
1987	15,887	524	22,584	38,995	25,500	13,495
1986	15,975	524	21,760	38,259	25,500	12,759
1985	15,501	524	13,403	29,428	25,500	3,928
1984	14,513	524	13,403	28,440	25,500	2,940
1983	14,513	524	13,403	28,440	25,500	2,940
1982	14,784	524	13,403	28,711	25,500	3,211

Parcel Sales History

Note - Our records are typically two to three months behind from the date of sale. If a recent sale does not show up please give our office time to process it.

Sale Date	Official Records Book/Page	Price	Instrument
08/2007	2318/1178	550,000	WD

Michael Miller said that is not how his rendering reads.

Applicant replied these renderings have been sent back and fourth multiple times.

Michael Miller said he would be prepared to approve the 2 over 2 wood windows, the main garden awning, the shutters and the colors, and the decking.

Patricia Eables asked for public comment.

No public input.

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CITY OF KEY WEST
PLANNING DEPT.

Peter Batty seconded the motion.

All were in favor.

Barbara Bowers asked the applicant to be sure his brother takes a look at the guidelines for roofing before moving forward.

APPROVED_X__ DISAPPROVED_____ TABLED____

TABLED ITEMS

T1. H07-11-29-1388 **1305 Petronia Street, David Knoll**
Renovations and addition.

Contributing 1906 Resubmitted based on meeting from December 6

David Knoll, 19581 Lion Street, Sugarloaf Key, to present. He believes everything was approvable except for the dormers. They suggested he change the gable type dormer on the front part of the addition to traditional dormers.

Michael Miller said he liked the dormers on one side but why did he choose not to make it symmetrical on both sides.

David Knoll said they wanted a generous amount of windows to look down into the garden.

Peter Batty said he believes this is excellent. The back isn't obviously as important as the front and he feels he did a nice job.

Barbara Bowers asked if she understood Peter to say he was ok with the scale of this.

Michael Miller said he did not see dimensions on here. He found 23' 9" to be the height.

Peter Batty asked what the height of the original building is.

David Knoll said it was approximately 18'. He said he dropped it down as much as he could by code and still be able to meet his clients' functional requirements.

Nils Muench stated he does not feel that when you look at this specific location the size of this is not as offensive as might appear just by looking at the drawings.

Peter Batty agreed.

David Knoll asked for the Boards approval to put in the hurricane resistant type windows to allow them not to have to put shutters in there.

Michael Miller said the important things they need to look at are mass and scale. He then motioned to approve.

Patricia Eables stated they had to hold the motion to see if there is any public input.

No public comments.

Michael Miller again motioned to approve with everything included.

Peter Batty seconded the motion.

All were in favor.

APPROVED__X__ DISAPPROVED_____ TABLED_____

T2. H07-11-20-1366 **722 Caroline Street, M. Skoglund**
New cottage at rear.

New Construction

Barbara Bowers stated Hillary Harding (her neighbor) had approached her and she advised her to write a letter although she would consider herself to be impartial.

Michael Skoglund to represent. This is a small cottage to go behind the main residence.

Barbara Bowers asked how many stories.

Michael Skoglund said it is a story and a half.

- THE CONTRACTOR SHALL BE AWARE THAT WHERE THE WORK INVOLVES CHANGES TO EXISTING CONDITIONS, IN THE DRAWINGS ARE SOMETIMES BASED ON FIELD MEASUREMENTS AND ARE TO BE CONSIDERED "V.I.F"
- DIMENSIONS SHOWN ARE TAKEN TO FACE OF STUD, TIMBER, BLOCK, OR CONCRETE AND TO CENTERLINE OF F WINDOWS AND DOORS.
- NEW FRAME WALL CONSTRUCTION SHALL CONSIST OF 2X6 16" O.C. AT EXTERIOR WALLS AND 2X4 16" O.C. AT IN SPECIFICALLY CALLED OUT OTHERWISE.

GENERAL DEMOLITION NOTES

- DEMOLITION REQUIRING ALTERATION OR REMOVAL OF EXISTING STRUCTURAL COMPONENTS SHALL COMMEN ADEQUATE BRACING, SHORING, AND SUPPORT HAS BEEN INSTALLED TO PREVENT STRUCTURAL FAILURE.
- SAFETY BARRICADES WILL BE UTILIZED TO PROTECT THE PUBLIC AND WORKERS.
- DEMOLISHED MATERIAL SHALL BECOME PROPERTY OF THE CONTRACTOR, UNLESS SPECIFICALLY NOTED OTH DISPOSED OF IN A PROPER MANNER.
- **IN THE CASE OF THE RENOVATION OF HISTORIC STRUCTURES, CARE SHALL BE TAKEN TO PROTECT AND PRES COMPONENTS AND SHALL NOT BE DISTURBED OR REMOVED WITHOUT PRIOR CONSULTATION WITH AND APPR ARCHITECT.**

PROJECT SCOPE

THE WORK DEPICTED IN THESE DRAWINGS IS FOR DEMOLITION OF CONCRETE SHED, CISTERN AND PATIO; THE RE STORY HISTORICAL STRUCTURE AT 1305 PETRONIA STREET IN KEY WEST, FLORIDA; AND THE ADDITION OF A TWO THE REAR OF THE PROPERTY.

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CITY OF KEY WEST
PLANNING DEPT.

SITE DATA

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

2. LOT AREA: 36.84' X 88.50' = 3260 SQ. FT.

3. SETBACKS :

	ALLOWED	EXISTING	PROPOSED
FRONT	10.0'	8.45'	NO CHANGE
SIDE	5.0'	1.8' + 11.85'	1.8' + 5.0'
REAR	15.0'	37.88'	20.17'

4. LOT COVERAGE:

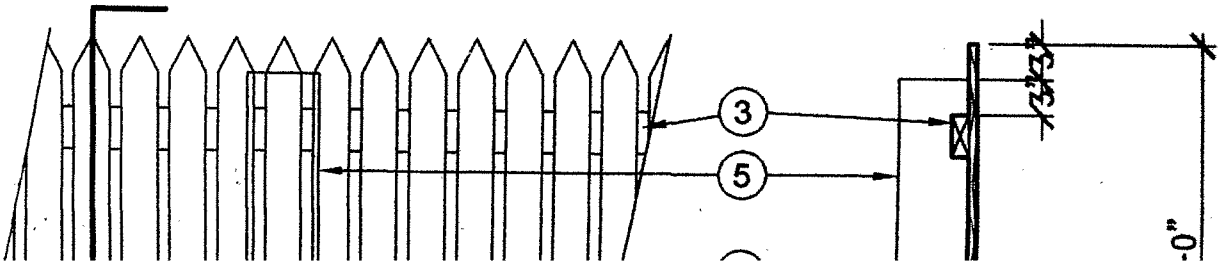
	ALLOWED	EXISTING	PROPOSED
BUILDING	40%	930 S.F. (28%)	1305 S.F. (40%)
IMP. SURFACE	60%	2,876 S.F. (88%)	1,755 S.F. (54%)

5. STORMWATER RETENTION:
   THE WORK DEPICTED IN THESE DRAWINGS WILL SIGNIFICANTLY DECREASE STORMWATER RUNOFF

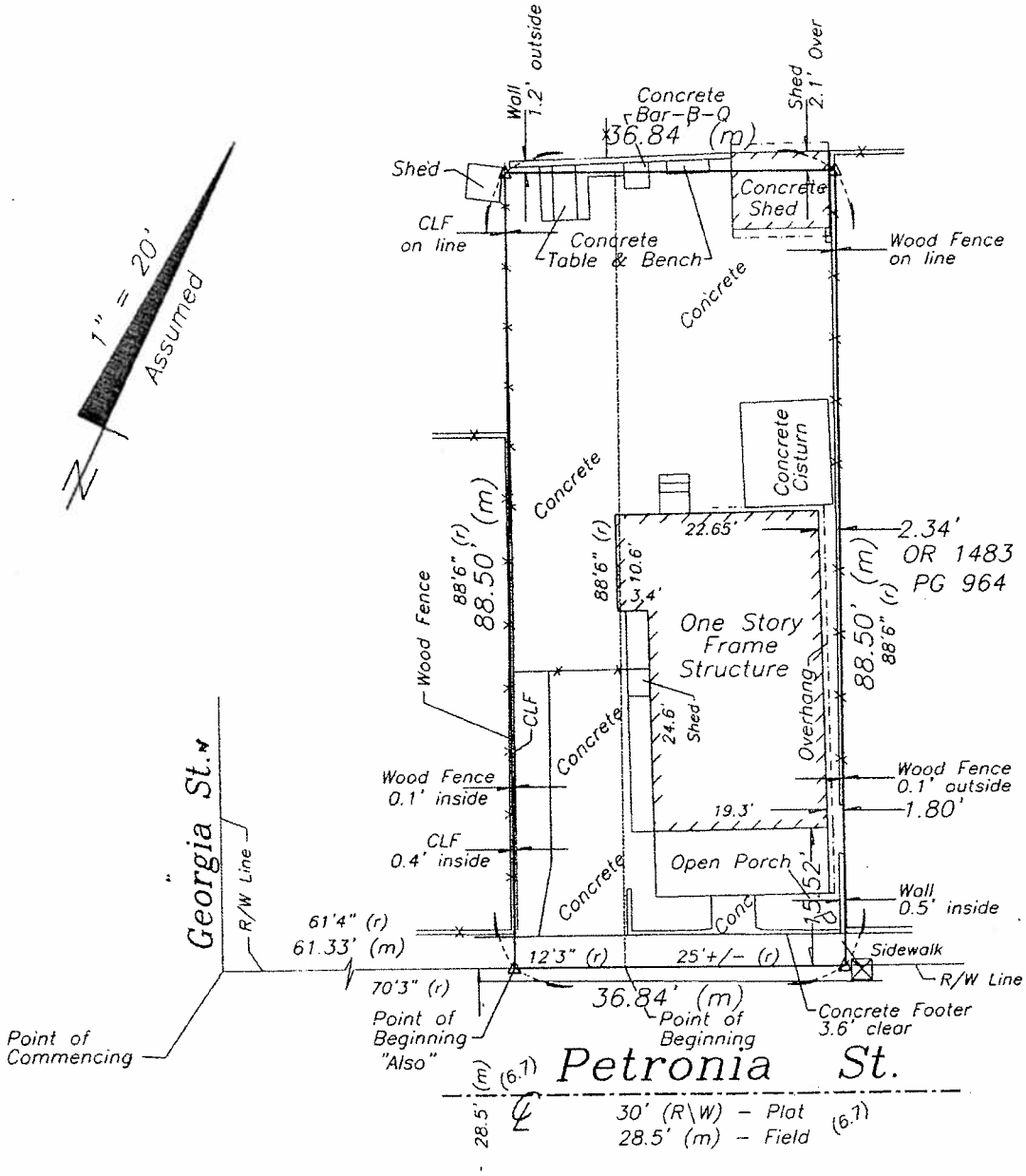
DESIGN WIND PRESSURES

BASIC WIND SPEED: **150 M.P.H.** / WIND IMPORTANCE FACTOR: **1.0 / RESIDENCE** / WIND EXPOSURE: **B** / INTERNA PRESSURE COEFFICIENT: **+-0.18** / **SEE ATTACHED CALCULATIONS FOR CLADDING AND COMPONENTS DESIGN PR**

SECTION



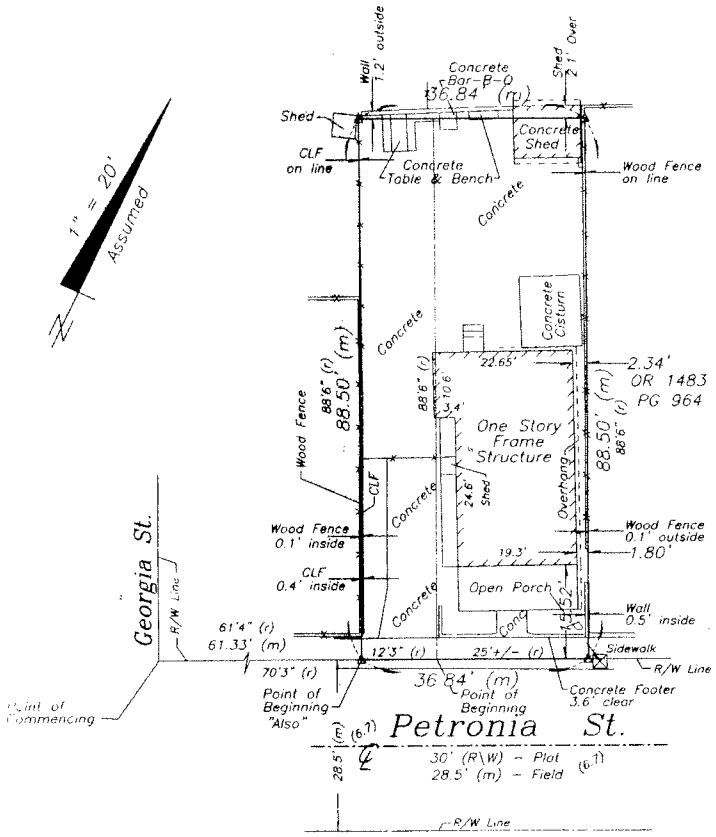
Boundary Survey Map of part of Lot 4, Square 4, of Tract 7, Island of Key West



LEGEND

⊙	Found 2" Iron Pipe (Fence Post)
○	Set #5 rebar w/cap (6298)
●	Found 1/2" Iron Rod (2863)
▲	Found Nail & Disc (PTS)
△	Set Nail & Disc (6298)
(M)	Measured
(R)	Record
(M/R)	Measured & Record
C.B.S.	Concrete Block Structure
R\W	Right of Way
CLF	Chain Link Fence
℄	Centerline
⊘	Wood Utility Pole
⊠	Concrete Utility Pole
-P-	Overhead Utility Lines
⊛	Fire Hydrant
⊡	Sewer Cleanout
⊠	Water Meter
(7.5)	Spot Elevation (Typical)

Boundary Survey Map of part of Lot 4, Square 4, of Tract 7, Island of Key West



LEGEND

- Found 2" Iron Pipe (Fence Post)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (2863)
- Found Nail & Disc (PTS)
- Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ℄ Centerline
- Wood Utility Pole
- Concrete Utility Pole
- -P- Overhead Utility Lines
- Fire Hydrant
- Sewer Cleanout
- Water Meter
- (7.5) Spot Elevation (Typical)

MAR 07 2008

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: 1305 Petronia Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. This survey is not assignable.
9. Date of field work: August 25, 2007.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are 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 Zone: AE (EL 6); Community Panel #120168; 1516 K, dated 2-18-05

BOUNDARY SURVEY OF: On the Island of Key West and known on Wm. A. Whitehead's map of said Island delineated in February, A.D. 1829, as a part of Lot 4 in Square 4 of Tract 7, according to J.A. Waddell's Subdivision of said Tract 7. Beginning at a point 70 feet and 3 inches from the corner of Petronia and Georgia Streets, and running thence along Petronia Street in a Northeasterly direction 25 feet, more or less; thence at right angles in a Northwesterly direction 88 feet and 6 inches; thence at right angles in a Southwesterly direction 25 feet, more or less; thence at right angles in a Southeasterly direction 88 feet and 6 inches to the Place of Beginning.

ALSO;

Part of Lot 4, in Square 4, Tract 7, and being more particularly described as: Commencing at a point on Petronia Street 61 feet and 4 inches from the corner of Georgia and Petronia Streets, and running thence along Petronia Street in a Northeasterly direction 12 feet and 3 inches; thence Northwesterly 88 feet, 6 inches; thence Southwesterly 12 feet and 3 inches; thence Southeasterly 88 feet and 6 inches to the Place of Beginning.

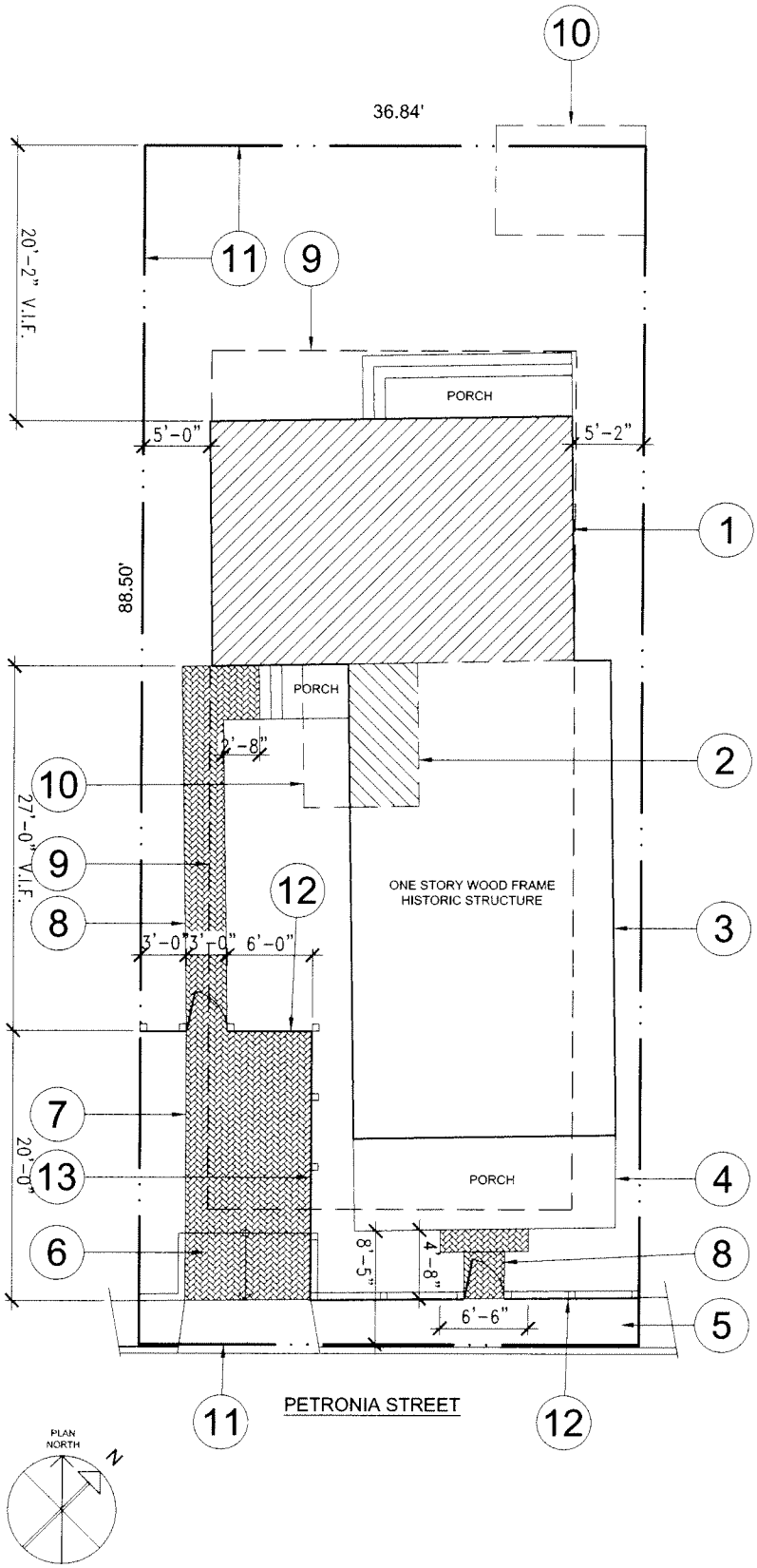
BOUNDARY SURVEY FOR: Phillip A. Thorpe and Jane Kang Thorpe; Chicago Title of the Florida Keys.

J. LYNN O'FLYNN, INC.

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

August 29, 2007
Revised 12/20/07 to add elevations
Revised 1/8/08 elevations

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



SITE PLAN NOTES

1. TWO STORY WOOD FRAME ADDITION
2. ONE STORY WOOD FRAME ADDITION
3. HISTORIC RENOVATION
4. NEW PORCH AT EXISTING ROOF
5. EXISTING CONCRETE PUBLIC SIDEWALK
6. RAMPED PORTION OF NEW DRIVEWAY
7. NEW BRICK DRIVEWAY
8. NEW BRICK WALK
9. BUILDING SETBACK LINE
10. DEMOLISHED EXISTING NON-HISTORIC STRUCTURE
11. PROPERTY LINE
12. 3'-0" HIGH WOOD PICKET FENCE WITH 3'-0" WIDE GATE - SEE DETAIL 1 / 6P
13. 3'-0" HIGH WOOD PICKET FENCE - SEE DETAIL 1 / 6P

BUILDING ELEVATION NOTES

1. SKYLIGHT AT ADDITION ROOF
2. GALVALUME V-CRIMP METAL ROOFING AT ADDITION ROOF
3. IMPACT RESISTANT CASEMENT WINDOW WITH SIMULATED DIVIDED LITES AT ADDITION
4. P.T. 1X12 AND 5/4 X 2 BOARD-AND-BATTEN SIDING AT ADDITION
5. EXISTING METAL SHINGLE ROOFING AT HISTORIC STRUCTURE
6. NEW P.T. COLUMN AND BEAM AT PORCH ADDITION TO HISTORIC STRUCTURE
7. NEW WOOD DOUBLE HUNG WINDOWS WITH TRUE DIVIDED LITES WITH 3/4 PATTERN AND SHUTTERS FROM P.T. STOCK
8. 5/4 X 6 T&G IPE DECKING AND STEPS AT PORCH ADDITION TO HISTORIC STRUCTURE
9. NEW REINFORCED CONCRETE PIERS THROUGHOUT
10. P.T. 1 X 6 HAKE TRIM
11. P.T. 1 X 4 CORNER TRIM AND WINDOW CASING
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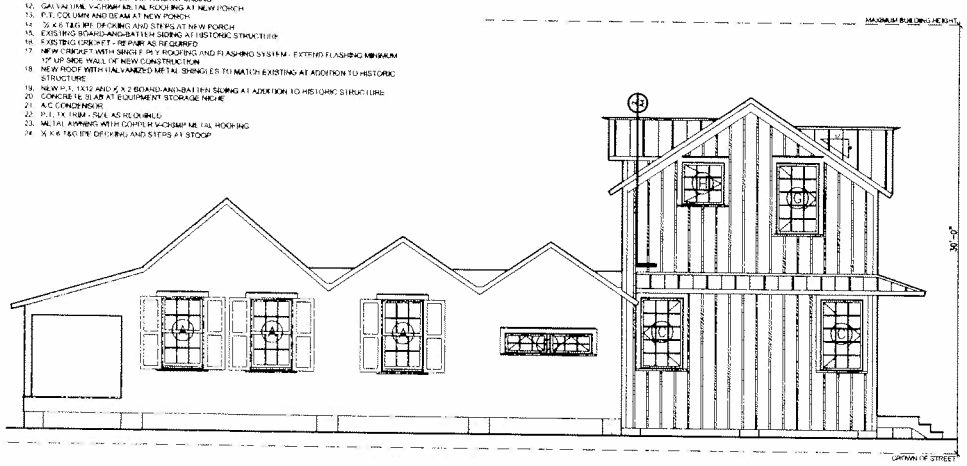
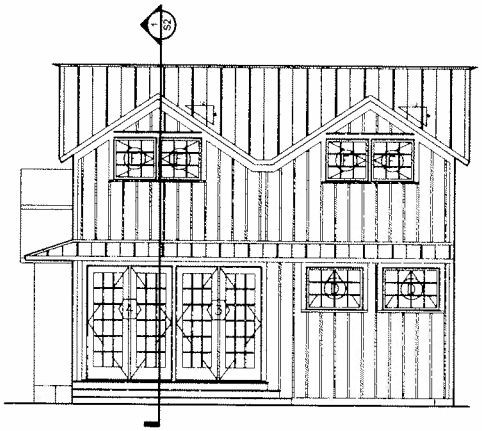
13. P.T. COLUMN AND BEAM AT NEW PORCH
14. 5/4 X 6 T&G IPE DECKING AND STEPS AT NEW PORCH
15. EXISTING BOARD-AND-BATTEN SIDING AT HISTORIC STRUCTURE
16. EXISTING GINGERBREAD - REPAIR AS REQUIRED
17. NEW CRICKET WITH SINGLE PLY ROOFING AND FLASHING SYSTEM - EXTEND FLASHING MINIMUM 12" UP SIDE WALL OF NEW CONSTRUCTION
18. NEW ROOF WITH GALVANIZED METAL SHINGLES TO MATCH EXISTING AT ADDITION TO HISTORIC STRUCTURE
19. NEW P.T. 1X12 AND 5/4 X 2 BOARD-AND-BATTEN SIDING AT ADDITION TO HISTORIC STRUCTURE
20. CONCRETE SLAB AT EQUIPMENT STORAGE NICHE
21. A/C CONDENSOR
22. P.T. 1X TRIM - SIZE AS REQUIRED
23. METAL AWNING WITH COPPER V-CRIMP METAL ROOFING
24. 5/4 X 6 T&G IPE DECKING AND STEPS AT STOOP

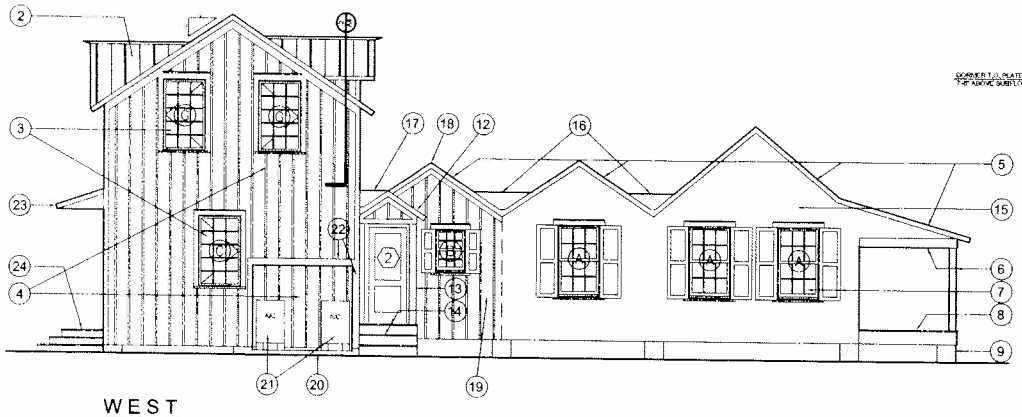


EAST

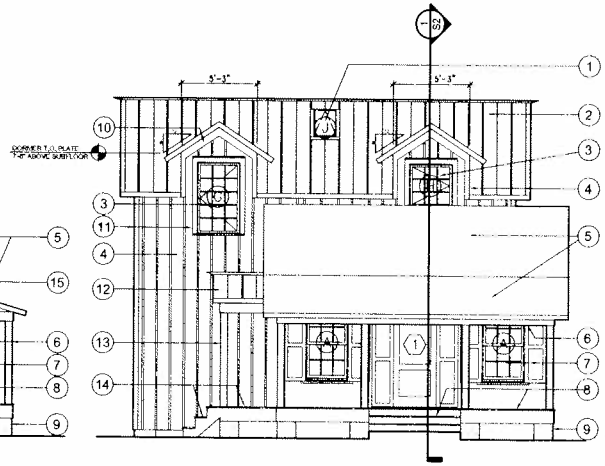


NORTH

SEE SOUTH AND WEST ELEVATIONS FOR TYPICAL NOTES



WEST



SOUTH

BUILDING ELEVATIONS

1/4" = 1'-0"

REVISIONS

NO.	DATE

DATE OF ISSUE:

1 / 9 / 08

BUILDING ELEVATIONS AND NOTES

RENOVATION AND ADDITIONS TO:

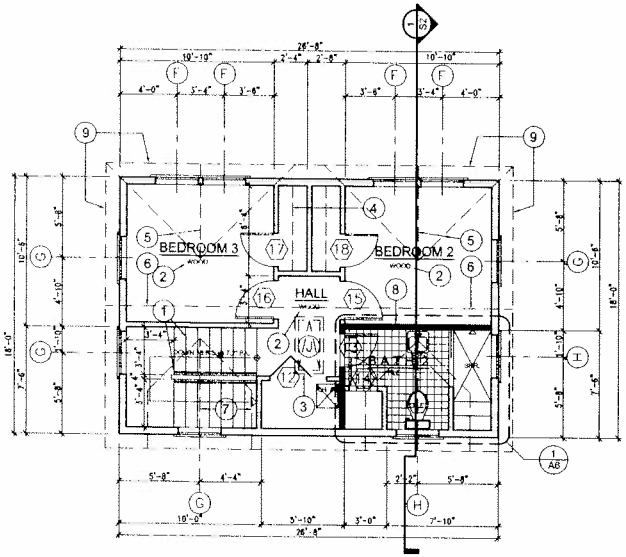
1305 PETRONIA STREET

KEY WEST, FLORIDA

DAVID KNOLL
ARCHITECT
KEY WEST, FL (305) 745 8617

A3

SHEET 14 OF 14 SHEETS



UPPER LEVEL PLAN

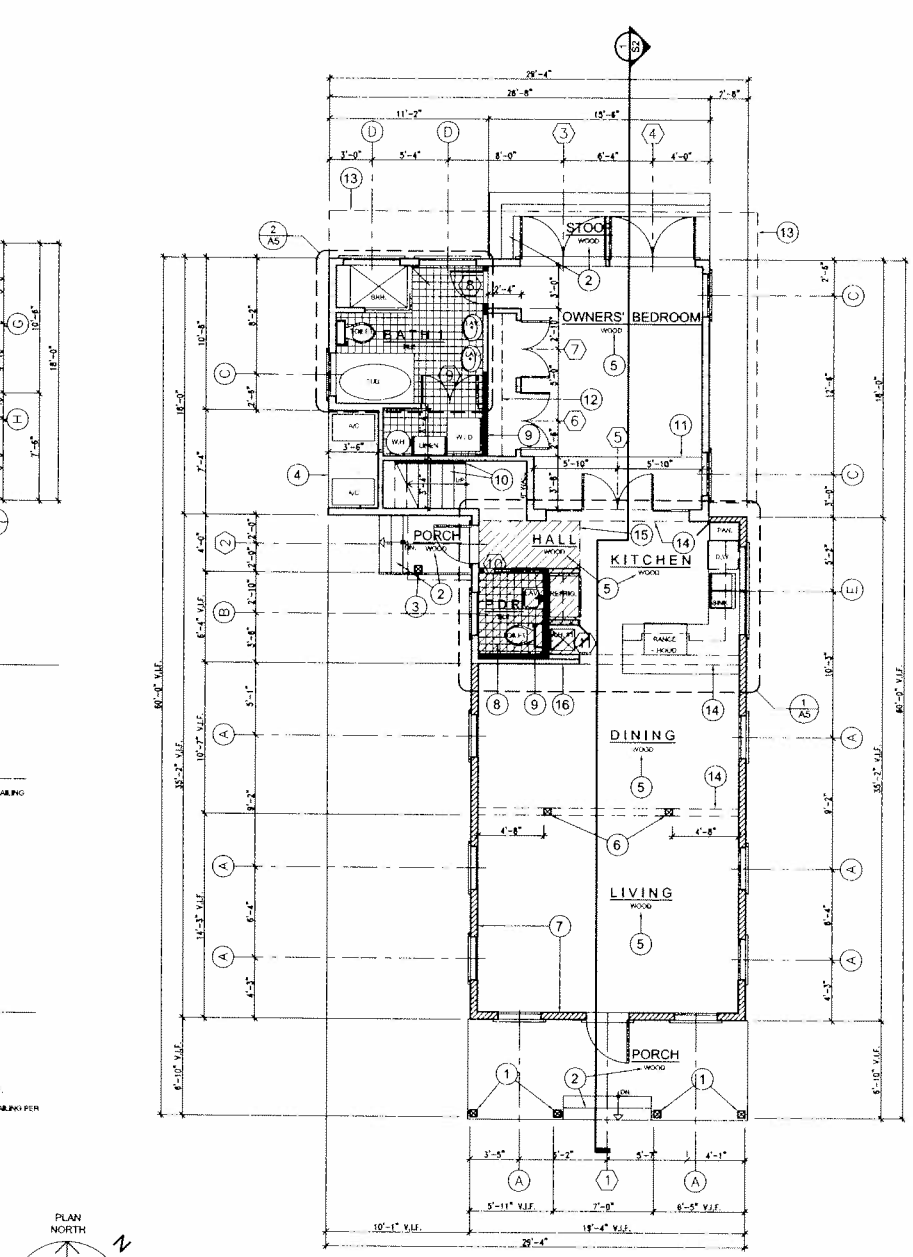
1/4" = 1'-0"

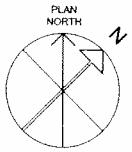
UPPER LEVEL PLAN NOTES

1. STAIRS WITH 1X TREAD AND RISERS IN SPECIES TO MATCH FLOORING AND RAILING PER CODE ONE SIDE OF STAIR
2. 1X4 T&G FLOORING - SPECIES TO BE SELECTED BY OWNER
3. SKYLIGHT ABOVE
4. CLOTHES ROD AND 14" SHELF 5'-6" A.F.F.
5. LINE OF RIDGE AND VALLEY OF OPPOSING ROOF GABLE
6. LINE OF ROOF MAIN RIDGE
7. LINE OF RIDGE AND VALLEY OF DORMER
8. WALL TO RECIEVE 3½" SOUND BATT INSULATION
9. LINE OF EAVES ABOVE

LOWER LEVEL PLAN NOTES

1. P.T. 6X6 COLUMN AT NEW PORCH - TYPICAL OF 4 LOCATIONS
2. ½ X 6 T&G IPE PORCH DECKING AND STAIR TREADS AND RISERS
3. P.T. 6X6 COLUMN AT NEW PORCH - TYPICAL OF 1 LOCATION
4. CONCRETE EQUIPMENT PAD - SEE FOUNDATION PLAN
5. 1X4 T&G FLOORING - SPECIES TO BE SELECTED BY OWNER
6. 6X6 COLUMN - SEE DETAIL 6 / A4
7. HISTORIC FRAME WALL TO BE AUGMENTED WITH P.T. 2X6 STUDS 16" O.C.
8. DASHED AREA INDICATES CEILING AT POWDER ROOM AND HALL AT 7'-0" A.F.F.
9. WALL TO RECIEVE 3½" SOUND BATT INSULATION
10. STAIRS WITH 1X TREAD AND RISERS IN SPECIES TO MATCH FLOORING AND RAILING PER CODE ONE SIDE OF STAIR
11. 7½" STEP WITH RISER TO MATCH FLOORING
12. CLOTHES ROD AND 14" SHELF 5'-6" A.F.F.
13. LINE OF AWNING ABOVE
14. LINE OF BEAM ABOVE
15. LINE OF DROPPED CEILING ABOVE
16. DOUBLE WIDE 2X4 FRAME WALL





LOWER LEVEL PLAN

1/4" = 1'-0"

REVISIONS	
NO.	DATE

LOWER AND UPPER LEVEL PLANS AND NOTES

DATE OF ISSUE:
1 / 9 / 08

RENOVATION AND ADDITIONS:

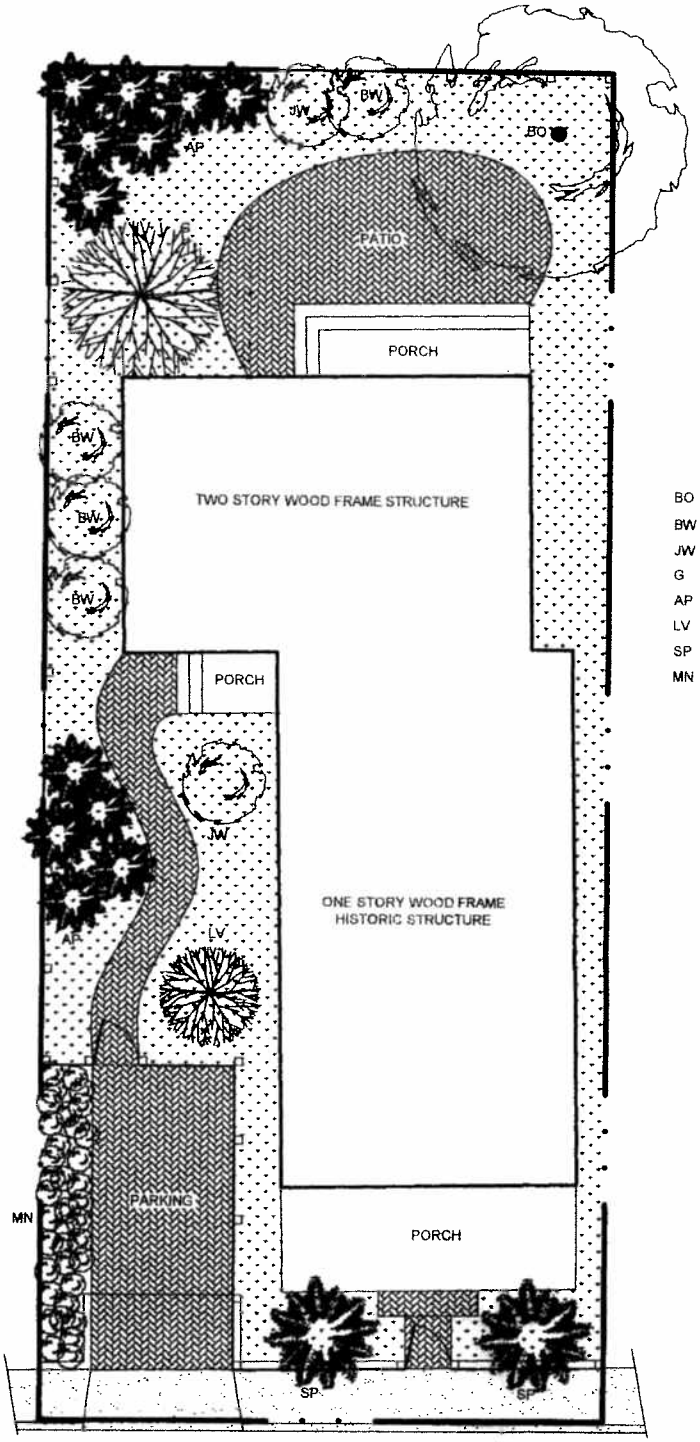
1305 PETRONIA STREET

KEY WEST, FLORIDA

DAVID KNOLL
ARCHITECT
KEY WEST, FL. (305) 745-8617

A1

SHEET 1 OF 14 SHEETS



BO	BLACK OLIVE
BW	BUTTONWOOD
JW	JOEWOOD
G	GEIGER TREE
AP	ARECEA PALM
LV	LIGNUM VITAE
SP	SILVER PALM
MN	MIXED NATIVES

MAR 07 2008

PETRONIA STREET

1305 PETRONIA ST - PLANTING PLAN

DAVID KNOLL, ARCHITECT

19581 MAYAN ST SUGARLOAF KEY 305-745-8617 AR0017777

TREPANIER

3/07/2008

Cynthia Domenech-Coogle
1801 White Street
Key West, FL. 33040

& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Re: 1305 Petronia/Thorpe

Dear Cynthia:

Here is the landscaping drawing you requested. Included are the vegetation types proposed for the project on 1305 Petronia.

If there is anything else you need or would like to see please do not hesitate to call me at 293-8983.

Best regards,

Jim Singelyn
Senior Planner

MAR 07 2008

402 Appelrouth Lane • P.O. Box 2155 • Key West, FL • 33045-2155
Phone: 305-293-8983 • Fax: 305-293-8748 • Email: mail@owentrepanier.com

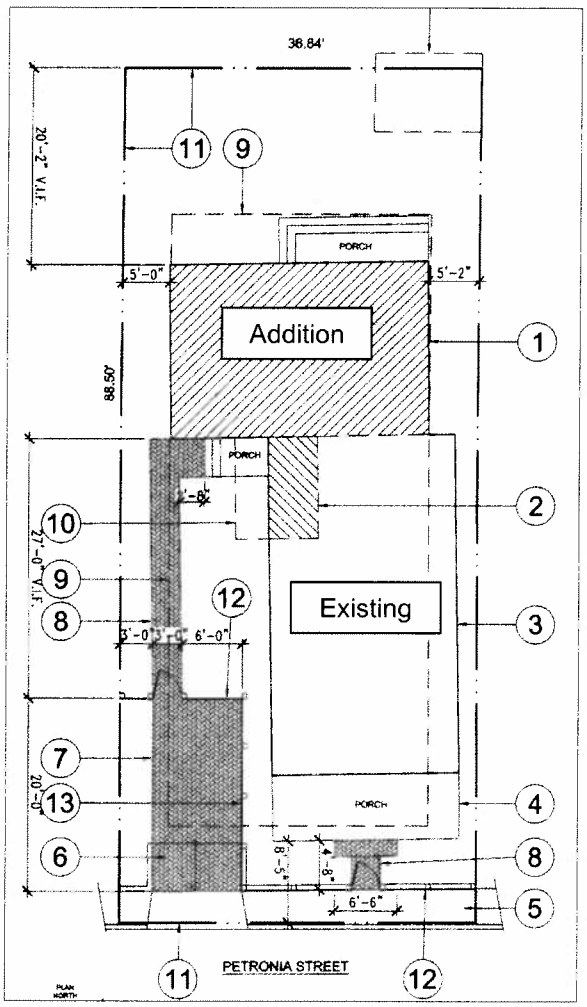
MEMORANDUM

TREPANIER
& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

RECEIVED
FEB 27 2008
CITY OF KEY WEST
PLANNING DEPT.

Date: 2/27/2008
To: Ms. Amy Kimball, City Planner
From: Owen Trepanier
CC: Mr. David Knoll, Architect
Re: **1305 Petronia Street**

The home at 1305 Petronia is a historic noncomplying structure according to Sec. 122-26 with regard to front and side yard setback. The home sits 1ft. from the side property line and 8.5ft from the front property line. HMDR zoning requires a 5ft side yard and 10 ft front yard setback. The owners propose an addition to the rear of the structure that will fully comply with the LDRs, including setback as you can see from the inset.



As you will probably agree, the intent of the nonconformity section is to permit the continuation, reconstruction, replacement, repair, and maintenance of structures, but not to permit the expansion of the nonconformity. Unfortunately, the code, while being well thought out and vetted, contains a vagueness that is the issue we face today.

The Code addresses the continuation, reconstruction, replacement, repair, and maintenance of a noncomplying structure, but does not specifically address a complying addition to a noncomplying structure. In this case we have a home sitting partially in the side setback. A conforming addition is proposed. The question is then; does a complying addition to a noncomplying structure compound the non-compliance?

In my opinion, the answer is no. If a house violates a setback and an addition is created which itself does not violate a setback, then the no expansion of the noncomplying aspect has occurred.

If however we sought to build an addition that was itself built in a noncomplying manner, or alternatively increased the noncomplying aspect of the home, then the noncompliance would be compounded and a corrective variance required. For example, if we had a one-story house located in the setback, and we proposed a second story that was also in the setback, then

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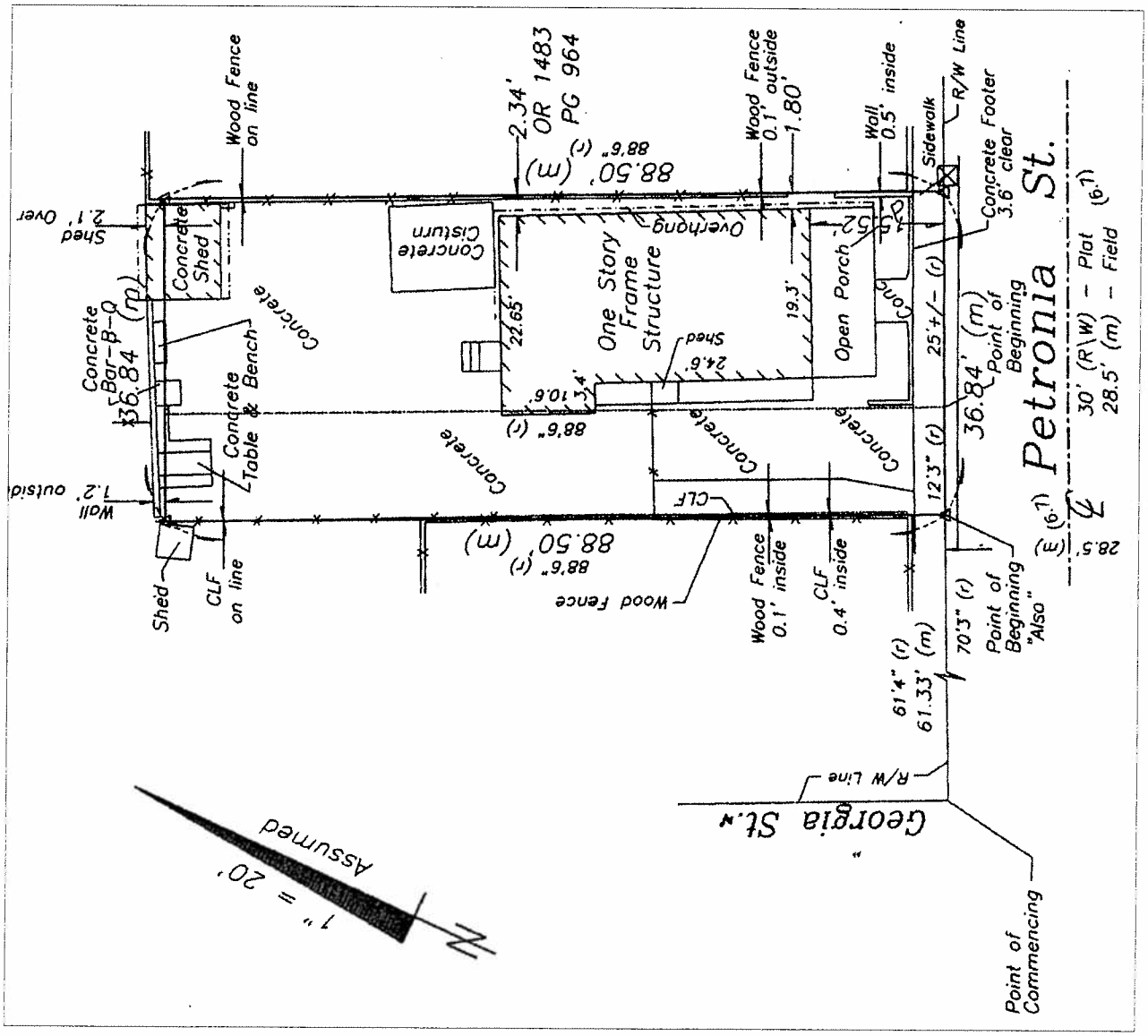
Phone: 305-293-8983 • Fax: 305-293-8748 • Email: mail@owentrepanier.com

variances should be required due to the expansion of the noncompliance with regard to setback. Along those same lines, if we had a home that exceeded height and we built an addition to the home which also exceeded height, of course, a variance would be needed. However if we had the same house that exceeded height and we created an addition that did not, exceed height, then no expansion in noncompliance would have occurred and no variance would be required.

I hope you can agree that in this case, the construction of a complying addition does not compound the noncomplying aspects of the existing historic structure, and no variances for the addition are required.

I am including the existing survey image below for your convenience.



BUILDING ELEVATION NOTES

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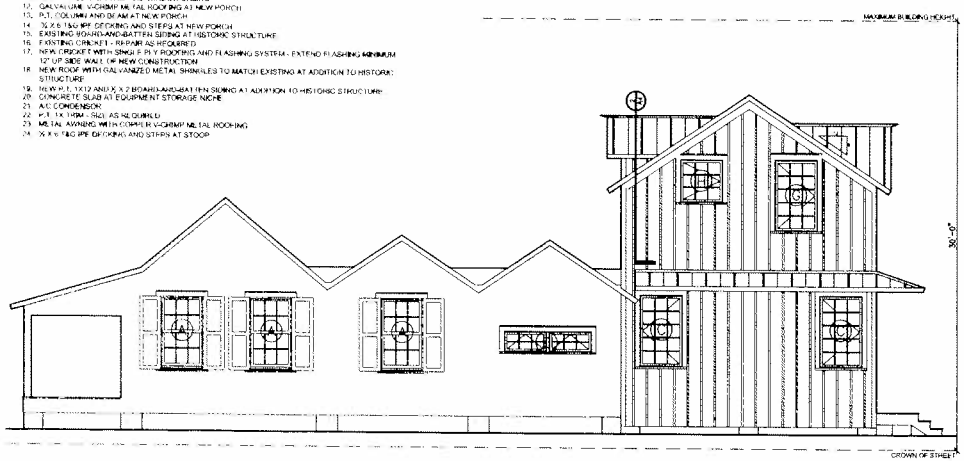
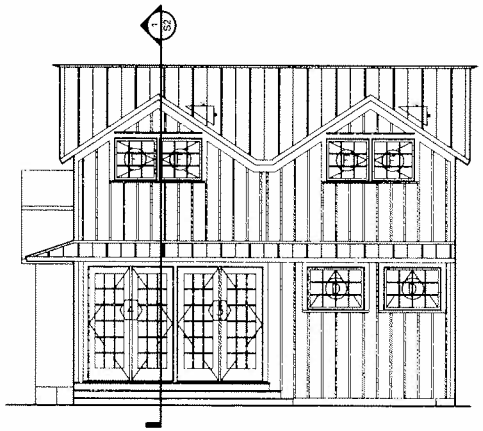
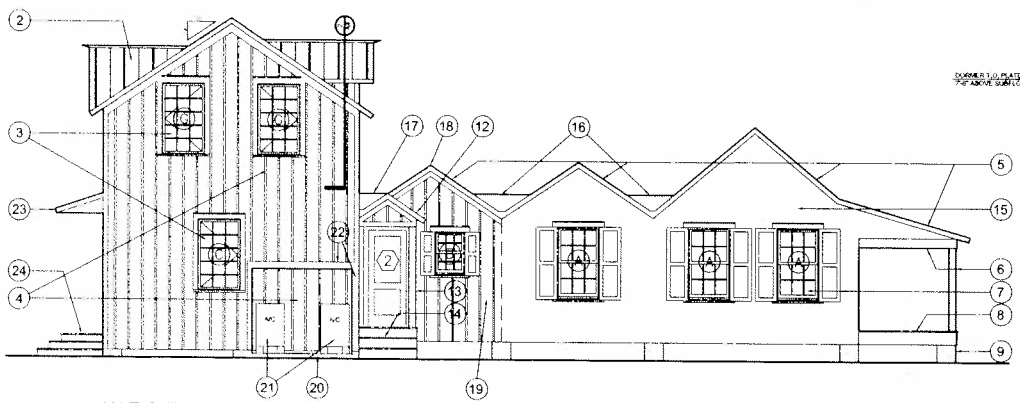


EAST

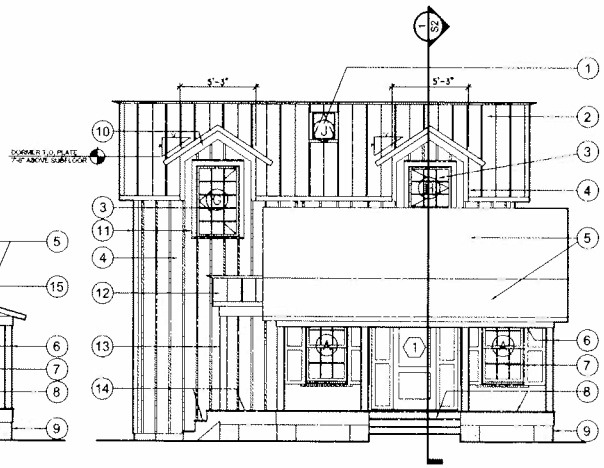


NORTH

SEE SOUTH AND WEST ELEVATIONS FOR TYPICAL NOTES



WEST



SOUTH

BUILDING ELEVATIONS

1/4" = 1'-0"

REVISIONS	
NO.	DATE

BUILDING ELEVATIONS AND NOTES

DATE OF ISSUE:
1 / 9 / 08

RENOVATION AND ADDITIONS TO:

1305 PETRONIA STREET

KEY WEST, FLORIDA

DAVID KNOLL
ARCHITECT
KEY WEST, FL (305) 745 8611

A3

SHEET 14 OF 14 SHEETS

TREPANIER

& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

3/07/2008

Cynthia Domenech-Coogle
1801 White Street
Key West, FL. 33040

Re: 1305 Petronia/Thorpe

Dear Cynthia:

Here is the landscaping drawing you requested. Included are the vegetation types proposed for the project on 1305 Petronia.

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Best regards,

Jim Singelyn
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RECEIVED
MAR 07 2008
CITY OF KEY WEST
PLANNING DEPT.

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TREPANIER

& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

TRANSMITTAL LETTER

RECEIVED
FEB 04 2008
CITY OF KEY WEST
PLANNING DEPT

PROJECT: 1305 Petronia

TO: Brandon Cunningham

ATTN: City Planner

PROJECT NO:

DATE: 2/4/08

☐ Acknowledge receipt of enclosures.

WE TRANSMIT:
- ☑ herewith
- ☐ under separate cover via _____
- ☐ in accordance with your request _____

FOR YOUR:
- ☑ approval
- ☐ distribution to parties
- ☐ information
- ☐ review & comment
- ☐ record
- ☐ use
- ☐ _____

THE FOLLOWING:
- ☑ Application
- ☐ Records
- ☐ Regulations
- ☐ Development Analysis
- ☐ Change Order

Item Description	Copies	Notes
Variance App	1	

REMARKS _____

TRANSMITTED BY _____

402 Appelrouth Lane • P.O. Box 2155 • Key West, FL • 33045-2155
Phone: 305-293-8983 • Fax: 305-293-8748 • Email: mail@owentrepanier.com

Authorization Form

RE: 1305 Petronia Street, Key West

I, PHILLIP ANDREW THORPE , owner of the property at 1305 Petronia Street, Key West,

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

behalf.

Signature of ~~Owner~~

Subscribed and sworn to (or affirmed) before me on 3 FEBRUARY 2008 (date) by

PHILLIP ANDREW THORPE

Please Print Name of Affiant(s)

He/She is personally known to me ~~or has Presented~~

~~as identification.~~

J AR Westall

Notary's Signature and Seal

EVERSHEDS
Eversheds LLP
QFC No. 00014 P.O. Box 24148
Doha - Qatar

JENNIFER A.R. WESTALL Name of Acknowledger printed or stamped

ASSOCIATE Title or Rank

SOLICITOR OF ENGLAND AND WALES. Commission Number, if any

C:/Trepanier & Associates/Authorization.doc

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: 1305 Petronia Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. This survey is not assignable.
9. Date of field work: August 25, 2007.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are 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 Zone: AE (EL 6); Community Panel #120168; 1516 K; dated 2-18-05

BOUNDARY SURVEY OF: On the Island of Key West and known on Wm. A. Whitehead's map of said Island delineated in February, A.D. 1829, as a part of Lot 4 in Square 4 of Tract 7, according to J.A. Waddell's Subdivision of said Tract 7. Beginning at a point 70 feet and 3 inches from the corner of Petronia and Georgia Streets, and running thence along Petronia Street in a Northeasterly direction 25 feet, more or less; thence at right angles in a Northwesterly direction 88 feet and 6 inches; thence at right angles in a Southwesterly direction 25 feet, more or less; thence at right angles in a Southeasterly direction 88 feet and 6 inches to the Place of Beginning.

ALSO;

Part of Lot 4, in Square 4, Tract 7, and being more particularly described as: Commencing at a point on Petronia Street 61 feet and 4 inches from the corner of Georgia and Petronia Streets, and running thence along Petronia Street in a Northeasterly direction 12 feet and 3 inches; thence Northwesterly 88 feet, 6 inches; thence Southwesterly 12 feet and 3 inches; thence Southeasterly 88 feet and 6 inches to the Place of Beginning.

BOUNDARY SURVEY FOR: Phillip A. Thorpe and Jane Kang Thorpe;
Chicago Title of the Florida Keys;

J. LYNN O'FLYNN, INC.

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

August 29, 2007
Revised 12/20/07 to add elevations
Revised 1/8/08 elevations

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

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. F.S. 668.6076

ONLINE DATA CENTER

RECORDS SEARCH

PROPERTY INFORMATION FOR:

Alternate Key: 1023744
RE Number: 00022950-000000

Print | Search Again

Ask Question about this Parcel

Property Details

OWNER OF RECORD

THORPE PHILLIP A AND JANE KANG
C/O QFCRA
PO BOX 22989
DOHA

PHYSICAL LOCATION

1305 PETRONIA ST KEY WEST

LEGAL DESCRIPTION

KW WADDELLS SUBDIVISION PB1-28 PT LOT 4 SQR 4 TR 7 G68-400 OR1802-1838D/C OR1802-1839/40Q/C OR1802-1841/42Q/C OR2188-1856Q/C OR2188-1857Q/C OR2192-484 (ORDER) OR2198-1342(ORDER) OR

SECTION, TOWNSHIP, RANGE

05 - 68 - 25

AFFORDABLE HOUSING No

MILLAGE GROUP

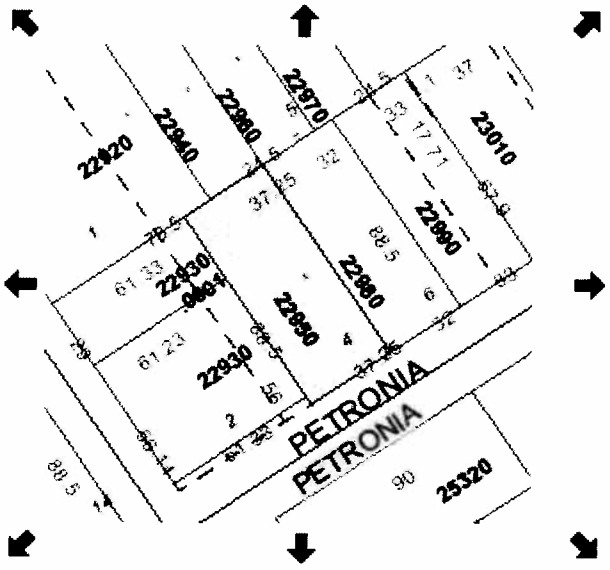
10KW

Estimate Taxes

PC CODE

SINGLE FAMILY

PROPERTY MAP



Map Size
None Small Medium Large
Aerial View: Off On

Land Details

LAND USE CODE	FRONTAGE	DEPTH	LAND AREA
RESIDENTIAL DRY	0	0	3297 SF

Summary of Buildings

NUMBER OF BUILDINGS	TOTAL LIVING AREA
1	695
NUMBER OF COMMERCIAL BUILDINGS	**YEAR BUILT**

0 1938

Building Characteristics Building No 1

BUILDING TYPE	R1	CONDITION	A	QUALITY GRADE	500	EFFECTIVE AGE	12
PERIMETER	114	DEPRECIATION %	13	YEAR BUILT	1938	SPECIAL ARCH	0
GRND FLOOR AREA	695	FUNCTIONAL OBS	0	ECONOMIC OBS	0		

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

ROOF TYPE	GABLE/HIP	ROOF COVER	METAL	HEAT 1	NONE	HEAT 2	NONE
FOUNDATION	WD CONC PADS	BEDROOMS	2	HEAT SRC 1	NONE	HEAT SRC 2	NONE

EXTRA FEATURES:

2 FIX BATH	0	4 FIX BATH	0	6 FIX BATH	0	EXTRA FIX	0	VACUUM	0	SECURITY	0	GARBAGE DISPOSAL	0
3 FIX BATH	0	5 FIX BATH	0	7 FIX BATH	0	DISHWASHER	0	INTERCOM	0	FIREPLACES	0	COMPACTOR	0

Sections

TYPE	NBR	EXTERIOR WALL TYPE	# STORIES	YEAR BUILT	ATTIC	A/C	BASEMENT %	FINISHED BASEMENT %	AREA
FLA	1	1:WD FRAME	1	1993	N	N	0	0	695
OPF	2	1:WD FRAME	1	1993	N	N	0	0	152

Miscellaneous Improvements

NBR	IMPR TYPE	# UNITS	TYPE	LENGTH	WIDTH	YEAR BUILT	ROLL YEAR	GRADE	LIFE
1	CA2:CARPORT	200	SF	0	0	1979	1980	4	50
2	PT3:PATIO	1020	SF	0	0	1969	1970	1	50
3	FN2:FENCES	185	SF	0	0	1969	1970	3	30

Parcel Value History

TAX ROLL YEAR	BUILDING	MISCELLANEOUS IMPROVEMENTS	LAND	JUST	EXEMPTIONS (NOT INCLUDING SENIORS)	TAXABLE
2007	81,044	3,969	560,490	645,503	0	645,503
2006	209,011	4,011	329,700	542,722	0	542,722
2005	213,109	4,053	230,790	447,952	25,500	81,792
2004	114,752	4,095	230,790	349,637	25,500	78,667
2003	114,752	4,137	102,207	221,096	25,500	76,725
2002	74,511	4,179	87,371	166,061	25,500	74,330
2001	80,512	4,221	87,371	172,104	25,500	72,758
2000	80,512	4,475	62,643	147,630	25,500	69,897
1999	71,077	4,104	62,643	137,824	25,500	67,389
1998	37,847	3,205	62,643	103,695	25,500	65,927
1997	34,508	3,029	56,049	93,585	25,500	64,399
1996	28,942	2,630	56,049	87,621	25,500	61,781
1995	27,383	2,573	56,049	86,006	25,500	59,653
1994	24,489	2,377	56,049	82,915	25,500	57,415
1993	24,636	576	56,049	81,261	25,500	55,761
1992	24,636	576	56,049	81,261	25,500	55,761
1991	24,636	576	56,049	81,261	25,500	55,761
1990	21,619	576	43,685	65,881	25,500	40,381
1989	19,654	524	42,861	63,039	25,500	37,539
1988	16,084	524	37,916	54,524	25,500	29,024
1987	15,887	524	22,584	38,995	25,500	13,495
1986	15,975	524	21,760	38,259	25,500	12,759
1985	15,501	524	13,403	29,428	25,500	3,928
1984	14,513	524	13,403	28,440	25,500	2,940
1983	14,513	524	13,403	28,440	25,500	2,940
1982	14,784	524	13,403	28,711	25,500	3,211

Parcel Sales History

NOTE - OUR RECORDS ARE TYPICALLY TWO TO THREE MONTHS BEHIND FROM THE DATE OF SALE. IF A RECENT SALE DOES NOT SHOW UP PLEASE GIVE OUR OFFICE TIME TO PROCESS IT.

SALE DATE	OFFICIAL RECORDS BOOK/PAGE	PRICE	INSTRUMENT
08/2007	2318/1178	550,000	WD

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KEY WEST, FL 33040

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CYNTHIA L
8910 BEAVER TRAIL
GAINESVILLE, GA 30506

KANG JANE C
P O BOX 22989
DOHA,

GOBLE ROBERT T & CAMILLA JANE
159 RUDDER COURT
LEXINGTON, SC 29072

BUFFARD JEAN MARC & FLORA
1401 PINE STREET
KEY WEST, FL 33040

VALDEZ JOSE R
2604 SEIDENBERG AVENUE
KEY WEST, FL 33040

PEET STEPHEN D
1313 PINE ST
KEY WEST, FL 33040

KLIPP WILLIAM J & LINDA S
5752 SALMON CT
DISCOVERY BAY, CA 94514

POTTER JOHN FRANKLIN & KUEI
MEI (WIFE)
1208 NEWTON STREET
KEY WEST, FL 33040

METROPOLITAN COMMUNITY
CHURCH
1215 PETRONIA ST
KEY WEST, FL 33040

KERR KENNETH W JR
1312 PINE ST
KEY WEST, FL 33040

HILLS L RUST AND JOY WILLIAMS
1307 PINE ST
KEY WEST, FL 33040

TRUESDELL BRUCE AND ADA
5409 OVERSEAS HWY
MARATHON, FL 33050

LANGLEY WILLIAM WRIGHT REV TR
DTD 8/28/95
821 GEORGIA ST
KEY WEST, FL 33040

ROSS RICHARD M JR & JANE M
403 SHRINE VIEW
DALLAS, PA 18612

NEFF BRUCE G
1310 PETRONIA ST
KEY WEST, FL 33040

MADIEDO PATRICIA M
1008 GRINNELL ST
KEY WEST, FL 33040

VAN MATER ROBIN
1320 PINE ST
KEY WEST, FL 33040

BAKER ROBERT STEVEN
REVOCABLE TRUST
620 SW RIVERLAND CT
FT WHITE, FL 32038

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3355 SOUTH HIGHLAND
LAS VEGAS, NV 89109

BAUER ANDREA W
1400 NEWTON ST
KEY WEST, FL 33040

WEINBAUM ROBERT C AND MARY J
823 GEORGIA ST
KEY WEST, FL 33040

KOSTMAYER SARAH TRACY
1207 PINE ST
KEY WEST, FL 33040

NEFF BRUCE G
1310 PETRONIA STREET
KEY WEST, FL 33040

KING KENNETH MARSHALL
1216 ANGELA ST
KEY WEST, FL 33040

MIRA EDNA RUBY L/E
1219 NEWTON ST
KEY WEST, FL 33040

IRVINE ANN S
1221 PETRONIA STREET
KEY WEST, FL 33040

EDGE DAVID G AND FRANCES A
1223 PETRONIA ST
KEY WEST, FL 33040

HENDERSON JOHN E & NANCY P
809 OAK TERRACE
POINT PLEASANT BEACH, NJ 8742

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NAJA
1214 NEWTON ST
KEY WEST, FL 33040

DAY EDNA L L/E
1300 ANGELA ST
KEY WEST, FL 33040

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3735 DUCK AVE
KEY WEST, FL 33040

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P O BOX 261
PITTSFIELD, NH 3263

GARRISON WILMA A
1317 PETRONIA ST
KEY WEST, FL 33040

MORROW PHILIP INGRAM REV TR
05/14/2004
1217 NEWTON ST
KEY WEST, FL 33040

CALLEJA JOHN & ALICE
1404 PETRONIA STREET
KEY WEST, FL 33040

GATES EDWARD WARREN & ALICE J
817 GEORGIA STREET
KEY WEST, FL 33040

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KEY WEST, FL 33040

KENDRICK PETER J
1313 PETRONIA STREET
KEY WEST, FL 33040

SONGER MARK E AND LOIS P
1310 NEWTON ST
KEY WEST, FL 33040

HOLMES DENNIS J
1401 NEWTON STREET
KEY WEST, FL 33040

UNITARIAN UNIVERSALIST
FELLOWSHIP OF KEY WEST INC
801 GEORGIA ST
KEY WEST, FL 33040

BUTCKO MARJORIE
810 FLORIDA ST
KEY WEST, FL 33040

MUNDER RUTH K
1214 PETRONIA STREET
KEY WEST, FL 33040

LINDER RITA A (H/W)
PO BOX 6568
KEY WEST, FL 33041

ENDERBY RALPH T
257 NW 87TH TERR
CORAL SPRINGS, FL 33071

BELLAND CHRISTIAN CAY AND
VANESSA CLAIRE
1217 PETRONIA ST
KEY WEST, FL 33040

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PO BOX 22989
DOHA,

BUNIS MICHEAL J
3107 LIDO ISLE COURT
LAS VEGAS, NV 89117

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KEY WEST, FL 33040

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PRISCILLA (H/W)
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KEY WEST, FL 33040

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KEY WEST, FL 33040

DECKER JEFFREY D AND SUE D
1301 PETRONIA ST
KEY WEST, FL 33040

SNEATH RAYMOND L JR AND
JANET
1309 PETRONIA ST
KEY WEST, FL 33040

CARRUTHERS HEATHER A
1218 PETRONIA ST
KEY WEST, FL 33040

MORGAN KEVIN
30 CROSBY ST
NEW YORK, NY 10013

SHEFFLER DUDLEY P & BARBARA K
2501 CHAGRIN RIVER ROAD
CHAGRIN FALLS, OH 44022

LOEFFLER ROBERT D AND GLORIA R
1314 NEWTON ST
KEY WEST, FL 33040

OLEKSAK MARK W & MARGARET
420 GULF BLVD
INDIAN ROCKS BEACH, FL 33785

ROHRSCHNEIDER JANE
1306 ANGELA STREET
KEY WEST, FL 33040

ROHRSCHNEIDER JANE
1306 ANGELA STREET
KEY WEST, FL 33040

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1210 PINE STREET
KEY WEST, FL 33040

CALLAHAN THOMAS M AND
BRENDA A
822 GEORGIA ST
KEY WEST, FL 33040

DAWKINS STEPHEN P AND JANE
HAILE JOINT REV TR AG
1212 ANGELA ST
KEY WEST, FL 33040

FREISTAK FRANK R
1311 NEWTON ST
KEY WEST, FL 33040

ROTHAUS PAUL & THERESA
1319 NEWTON STREET
KEY WEST, FL 33040-7025

WHITMAN DOUGLAS F TRUSTEE
24950 W 119TH ST
OLATHE, KS 66061

COIRA STANLEY MD TRUSTEE
4140 BONITA AVE
COCONUT GROVE, FL 33133

STUBBLEFIELD JOY L
D-7 10TH AVENUE
KEY WEST, FL 33040

LEVIN ARTHUR M & TART
KATHERYN A R/S
1318 ANGELA STREET
KEY WEST, FL 33040

NICKLAUS DIANE W
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KEY WEST, FL 33041-4793

SIEMON DOUGLAS
P O BOX 420228
SUMMERLAND KEY, FL 33042

GIBBS PROPERTIES INC
21018 4TH AVE
SUMMERLAND KEY, FL 33042-4033

DAVIS TONITA A
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PANAMA CITY, FL 32417

LARSEN HELEN B L/E
1315 PETRONIA ST
KEY WEST, FL 33040

LOPEZ LENORA O N
1309 PINE STREET
KEY WEST, FL 33040

CREECH REBECCA
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KEY WEST, FL 33040

DUNN DAVID ALAN
1316 PETRONIA STREET
KEY WEST, FL 33040

SORENSEN SERENA
1203-2 NEWTON STREET
KEY WEST, FL 33040

LANGAN ELIZABETH
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KEY WEST, FL 33040

BURY CATHERINE J
124 W 60TH ST
NEW YORK, NY 10023

LANE STACEY
1205 NEWTON STREET UNIT #2
KEY WEST, FL 33040

FITZGERALD M RANDLE
1311 PINE ST
KEY WEST, FL 33040

KIELSGARD MARK D & CROUCH
TAMARA L (WIFE)
720 GEORGIA ST
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D'AMBROSIO JOSEPH M AND NELLA
PO BOX 92
KEY WEST, FL 33041

ALTOBELLO VIRGINIA E
721 GEORGIA ST
KEY WEST, FL 33040

BORN GEORGE W
1205 NEWTON STREET - #3
KEY WEST, FL 33040

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1203 NEWTON ST
KEY WEST, FL 33040

HOFFMAN NANCY 3
53 BRACKETT AVE
PEAKS ISLAND, ME 4108

WILLISON MALCOM R & HUGGINS
MARTHA D
2101 BURGUNDY ST UNIT 2
NEW ORLEANS, LA 70116

HINDEN IRENE L REVOCABLE
LIVING TRUST THE
1616 ATLANTIC BLVD APT 2
KEY WEST, FL 33040-5350

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1220 NEWTON ST
KEY WEST, FL 33040

MATTSON WILLIAM LOWELL
1909 BLANCH ST #4
KEY WEST, FL 33040

GINGRAS GARY E
203 LOUDON RD
CONCORD, NH 03301-6043

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KEY WEST, FL 33040

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1324 NEWTON ST
KEY WEST, FL 33040

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116 MULBERRY ST
DELRAN, NJ 8075

KOO KATHERINE
806 FLORIDA STREET #2
KEY WEST, FL 33040

GELMAN ANDREW J & FRANCINE S
381 W INDIES DR
RAMROD KEY, FL 33042

MONTGOMERY CHARLES H
824 GEORGIA ST
KEY WEST, FL 33040

NEFF BRUCE G
1310 PETRONIA ST
KEY WEST, FL 33040

THOMAS DARLENE
62 SEASIDE NORTH CT
KEY WEST, FL 33040

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1220 NEWTON ST
KEY WEST, FL 33040

FOSTER RICHARD J
630 WASHINGTON ST #4
BROOKLINE, MA 2446

FRIEND KELLY J
710 GALVESTON LN
KEY WEST, FL 33040

RODRIGUEZ RICARDO A &
MARLENIS GALIANO(H/W) &
19 ASTER TER
KEY WEST, FL 33040

1305 Petronia St.

Legend

- theBuffer
- theBufferTarget
- 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

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