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: Gail Kenson, AICP, Planning Director

Meeting Date: 4 October 2006

Application: **Variance** from the provisions of Section 122-238(3) of the City Land Development Regulations regulating the required minimum height to permit a height increase of 1.75 feet (21 inches) from 25 feet to 26.75 feet (26 feet, 9 inches), in the SF zoning district, for property located at 1611 Josephine Street, RE# 00062710-000000.

APPLICATION DATA

Property Owner:	Leigh E. Steele & Cynthia E. Marshman
Applicant/Agent:	Michael Sean Sullivan
Address:	1611 Josephine Street - RE#00062710-000000.
Zoning:	SF (Single Family) District

REQUEST

The applicant is requesting the following variance for each of two modular replacement homes:

- To permit a height increase of 1.75 feet from 25 feet to 26.75 feet (26 feet, 9 inches).

PURPOSE

The purpose of the request is to allow the construction of two modular homes to replace two demolished residences.

BACKGROUND

The applicant/owners wish to replace two demolished residential structures with new modular two-story buildings, each with dimensions of 13.8 feet by 35 feet (483 s.f. per floor, or 966 s.f. in total area) plus front and rear porches. The application states that "two structures that were low lying and in very bad condition after Hurricane Dennis are being replaced." The lot size is 4,840.5 square feet. The minimum lot size required in the SF district is 6,000 square feet. The allowable parcel density in the SF Zone (8 units per acre) would be 0.8, or 1 unit. However, the City's Customer Service records show that there were two residential units being serviced on the property until the accounts were inactivated Aug. 27, 2005, because of demolition. In the SF district, "two-family residential dwellings (duplexes)" are a Conditional Use. However, the two

residences existed on one parcel of record as a legal nonconforming use and since the utilities services were not terminated, the finding is that the use may continue.

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 applicant wishes to replace two demolished, City-recognized units on a now-vacant parcel of record. The lot does not meet the minimum lot area (6,000 s.f.) for the SF zoning district, and is 52.33 feet wide (50' minimum) but 92.5 feet deep (100' minimum). While the property is vacant now, the applicant/owner has the right to rebuild two units on the property, and has made a number of plan revisions to reduce the number of requested variances. The zone regulations allow for a reduction in front yard setback where there is a showing per Code Sec. (6)(a.)(1.) that the "average depth of the front yards on developed lots within 100 feet each side" would support the requested 20 feet front yard setback including staircases. Documentation to support that request has been added to the application. Also, the revised, proposed site plan removed extensive proposed pavers and swimming pools in the rear yard, landscaping was added, and the rear staircases were lowered to allowable open decks below 30 inches over crown of road. The number of issues was reduced

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

The applicant has demolished two existing residential structures and now wants to replace them with matching elevated modular structures. Since the land is now vacant, no special conditions or circumstances result from actions of the applicant/owners beyond demolition. The lot does not meet the minimum lot area for the SF zoning district and is 52.33 feet wide but 92.5 feet deep. The existence of two recognized units on the property predates the present 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.

Granting of the setback variances will not confer a special privilege 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.

Because the lot is now vacant, hardship needs to be demonstrated for the height variance requested. The applicant cites a necessary finished first floor elevation of 8.1 feet (B.F.E. 8'),

and states that floor-to-ceiling heights are 8 feet in a submitted detail sheet. The same detail sheet also indicates two feet between the two floors where ductwork is located, and which the applicant asserts are necessary. A literal interpretation of the regulations would prevent the construction of new residences with two floors as proposed. Since each unit would have dimensions of 35 feet by 13.8 feet, or 483 s.f. on one floor, the applicant asserts hardship if only one floor would be allowed.

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.

The requested height variance request appears to be the minimum needed to replace two previous structures with two new "mirrored" modular units that contain two stories and that have a finished first floor elevation of 8.1 feet (B.F.E. 8'). Floor-to-ceiling heights are 8 feet according a submitted detail sheet. The same detail sheet also indicates two feet between the two floors where ductwork is located.

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 variance 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 existing nonconforming uses in the area as a basis for the requesting the variance. The request relates to replacement of two legal nonconforming residences on one parcel of record in the SF zoning district. The issue is a height variance request only since revisions were made by the applicant to the original variance request. However, the Planning Department is recommending that as a potential condition of approval, the Board of Adjustment may require that there be no future subdivision of the property.

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.

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

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 a height variance be **approved** with the condition that no future subdivision of the property will occur.

Key West Fire Department

OFFICE OF THE FIRE MARSHAL
MEMORANDUM

DATE: 9/22/06

TO: Gail Kenson

FROM: Gerald Smith, Fire Inspector

SUBJECT: BOA-October 2006 Summary

- Re: 1611 Josephine Street
- Comments: No objections at this time.

RESOLUTION NO. _____

VARIANCE: 1611 JOSEPHINE STREET

A RESOLUTION OF THE KEY WEST BOARD OF ADJUSTMENT TO ALLOW THE CONSTRUCTION OF TWO MODULAR HOMES TO REPLACE TWO DEMOLISHED RESIDENCES BY GRANTING A VARIANCE TO THE BUILDING HEIGHT REGULATIONS FOR PROPERTY IN THE SF, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT, UNDER THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA, FOR PROPERTY LOCATED AT 1611 JOSEPHINE STREET, KEY WEST, FLORIDA (RE# 00062710-000000)

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 **BUILDING HEIGHT** regulations in the **SF, SINGLE FAMILY RESIDENTIAL Zoning District,** under the Code of Ordinances of the City of Key West, Florida, is hereby granted as

follows to: SECTION 122-238(3), of 1.75 feet (21 inches), from the 25 feet maximum building height allowed to the 26.75 feet (26 feet, 9 inches) proposed. **THE PURPOSE OF THE REQUEST IS TO ALLOW THE CONSTRUCTION OF TWO MODULAR HOMES TO REPLACE TWO DEMOLISHED RESIDENCES, FOR PROPERTY LOCATED AT 1611 JOSEPHINE STREET, KEY WEST, FLORIDA (RE# 00062710-000000).**

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 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 _____, 2006.

Authenticated by the presiding officer and Clerk of the Board on _____ day of _____, 2006.

Filed with the Clerk on _____, 2006.

_____
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.

AUG 03 2006

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 1611 Josephine St, Key West, FL 33040
2. Name of Applicant Michael Sean Sullivan
3. Applicant is: Owner _____ Authorized Representative X
   (attached Authorization Form must be completed)
4. Address of Applicant 1800 Atlantic Blvd #A102, Key West, FL 33040
5. Phone # of Applicant 305-394-6167 Mobile# 305-304-8259 Fax# 305-394-6167
6. Name of Owner, if different than above Cynthia E. Marshman & Leigh E. Steele
7. Address of Owner 3556 Huckleberry Rd, Allentown, PA 18104
8. Phone Number of Owner 610-248-8821 Fax# 610-391-6060
9. Zoning District of Parcel SF RE# 1063118 00062710-000000/00
10. Description of Proposed Construction, Development, and Use

Two structures that were low lying and in very bad condition after hurricane Dennis are being replaced with two structures that are consistent with current building code and set-backs. However, due to FEMA elevation requirements, the peaks of the roofs exceed the the height maximum (25') by 21". We are asking for a variance of the height requirement of 21".

11. Description of Variances Being Requested:

Standard Allowed/Required	Standard Requested	Existing Condition
25' height maximum	25' + 21" + (1'9")	None

_____ _____ _____

_____ _____ _____

12. Is Subject Property located within the Historic District? Yes _____ No __x__
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 _____ NO __x__ 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

AUG 03 2006

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.

The requirement to elevate the replacement structures to current FEMA elevations, although logical in that it will lower the probability of future loss of property & life, does create a hardship with regard to the 25' height maximum.

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

Complying with the current FEMA elevation requirement of building to 8' above Base Flood Elevation *(BFE)* is creating the current condition of exceeding the height maximum by 21". If it were not for this regulation, we would be under the maximum height by 3.11'. It should be noted that no living space will contained in the proposed 21" that will be above the 25' maximum. The highest living space is still approximately 21" under the 25' height maximum.

(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.

No special privileges are being requested by this variance. The request is simply to allow us to replace the damage structures and be in compliance with current FEMA elevation 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.

Elevating to current FEMA height requirements does create a hardship in complying with the 25' height ceiling if anyone wishes to build more than a one story structure. Complying with both the 25" height ceiling and the FEMA regulation of building to 8' above BFE severely limits one's options to replacing damaged 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.

We are only asking for the minimum variance of 21" required to meet current FEMA guidlines.

RECEIVED

AUG 15 2006

CITY OF KEY WEST
PLANNING DEPT.

(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 requested is in no way injurious to the public welfare. In contrast, it is beneficial to the public welfare by allowing a damaged structure to be replaced with one that is safer for the occupants as well as the surrounding neighbors.

(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.

No nonconforming uses are being requested, only a 21" allowance above the 25' height ceiling in order to meet FEMA elevation requirements to insure the safety of the occupants of the property.

(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.

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CITY OF KEY WEST
PLANNING DEPT.

Authorization 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.

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Leigh Steele and Cynthia Marshman authorize
Please Print Name(s) of Owner(s)

Michael Sullivan
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the Board of Adjustment.

Leigh Steele
Signature of Owner

Cynthia Marshman
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on 8/2/06 (date) by
Leigh Steele and Cynthia Marshman
Please Print Name of Affiant

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

Marcia R. Samuels
Notary's Signature and Seal

Marcia R. Samuels Name of Acknowledger printed or stamped

Notary Public Title or Rank

_____ Commission Number, if any

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Marcia R. Samuels, Notary Public
Macungie Boro, Lehigh County
My Commission Expires Oct. 20, 2007
Member, Pennsylvania Association Of Notaries

AUG 03 2006

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, MICHAEL SEAN SULLIVAN, 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:

1611 JOSEPHINE ST. KW FL 33040
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 of Owner/Legal Representative Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on 8/15/06 (date) by Michael Sullivan (name). He/She is personally known to me or has presented FL DL S415557620814 as identification.

Notary's Signature and Seal

Carolyn Walker
MY COMMISSION # DD250481 EXPIRES
November 8, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

Name of Acknowledger typed, printed or stamped

Title or Rank Commission Number, if any

RECEIVED
AUG 15 2006
CITY OF KEY WEST
PLANNING DEPT.

Doc# 1526579 07/05/2005 10:14AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

07/05/2005 10:14AM
DEED DOC STAMP CL: FP $4,375.00

Doc# 1526579
Bk# 2129 Pg# 1149

Prepared by
Clifford Pac, an employee of
First American Title Insurance Company
2409 North Roosevelt Boulevard
Key West, Florida 33040
(305) 296-2967

Return to: Grantee

File No.: 1064-840341

WARRANTY DEED

This indenture made on **June 24, 2005** A.D., by

Rebecca D. Gaiser, a single person and Debra K. Zeyen, a single person

whose address is: **907 6th Street S.W. Apt. 107C, Washington, DC 20024**
hereinafter called the "grantor", to

Leigh E. Steele and Cynthia E. Marshman, both single adults as joint tenenats with full rights of survivorship

whose address is: **3556 Huckleberry Road, Allentown, PA 18104**
hereinafter called the "grantee":
(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Monroe** County, **Florida**, to-wit:

ON THE ISLAND OF KEY WEST KNOWN AS PART OF TRACT THIRTY (30) ACCORDING TO A SUBDIVISION OF SAID TRACT THIRTY (30) AND DIAGRAM THEREOF RECORDED IN PLAT BOOK NO. ONE (1) AT PAGE THIRTEEN (13) OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS LOT FIFTEEN (15) OF SQUARE THREE (3) OF TRACT THIRTY (30). COMMENCING AT A POINT ON JOSEPHINE STREET ONE HUNDRED AND FIFTY-TWO (152) FEET AND FOUR (4) INCHES FROM BLANCHE ST. AND RUNNING THENCE IN A NORTHEASTERLY DIRECTION NINETY-TWO (92) FEET AND SIX (6) INCHES, THENCE IN A NORTHWESTERLY DIRECTION FIFTY-TWO (52) FEET AND FOUR (4) INCHES, THENCE IN A SOUTHWESTERLY DIRECTION NINETY-TWO (92) FEET AND SIX (6) INCHES TO JOSEPHINE STREET, THENCE ALONG JOSEPHINE STREET, IN A SOUTHEASTERLY DIRECTION FIFTY-TWO (52) FEET AND FOUR (4) INCHES BACK TO THE POINT OF BEGINNING.

Parcel Identification Number: **00062710-000000 ak 1063118**

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

AUG 03 2006

Doc# 1526579
Bk# 2129 Pg# 1150

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2004.

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

~~Rebecca D. Gai~~ser

Debra K. Zeyen

Signed, sealed and delivered in our presence:

#1 Witness Signature

Print Name: JANE S JAMES

#2 Witness Signature

Print Name: SUE B. HENDERSON

State of VIRGINIA

County of NORTHAMPTON

The Foregoing Instrument Was Acknowledged before me on **June 24, 2005**, by **~~Rebecca D. Gaiser, a single person and~~ Debra K. Zeyen, a single person** who is/are personally known to me or who has/have produced a valid driver's license as identification.

NOTARY PUBLIC

Deborah S Moore

Notary Print Name

My Commission Expires: 12/31/05

AUG 03 2006

Doc# 1526579
Bk# 2129 Pg# 1151

AUG 03 2006

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2004.

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

Rebecca D. Gaiser Rebecca Gaiser

N/A
Debra K. Zeyen

Signed, sealed and delivered in our presence:

Emily E. Welty Don Kim
Witness Signature

John Pomeranz
Witness Signature

Print Name: EMILY WELTY DON KIM

Print Name: John Pomeranz

State of Washington

County of D.C.

The Foregoing Instrument Was Acknowledged before me on **June 24, 2005**, by **Rebecca D. Gaiser, ~~a single person and Debra K. Zeyen, a single person~~** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Leslie P. Kim
NOTARY PUBLIC

Leslie P. Kim
Notary Print Name

My Commission Expires: Leslie P. Kim
Notary Public, District of Columbia
My Commission Expires 8-31-2009

MONROE COUNTY
OFFICIAL RECORDS

MAP OF BOUNDARY SURVEY
PART OF TRACT 30
LOT 15, SQUARE 3, TRACT 30
DIAGRAM OF LAND TRACT NO.30

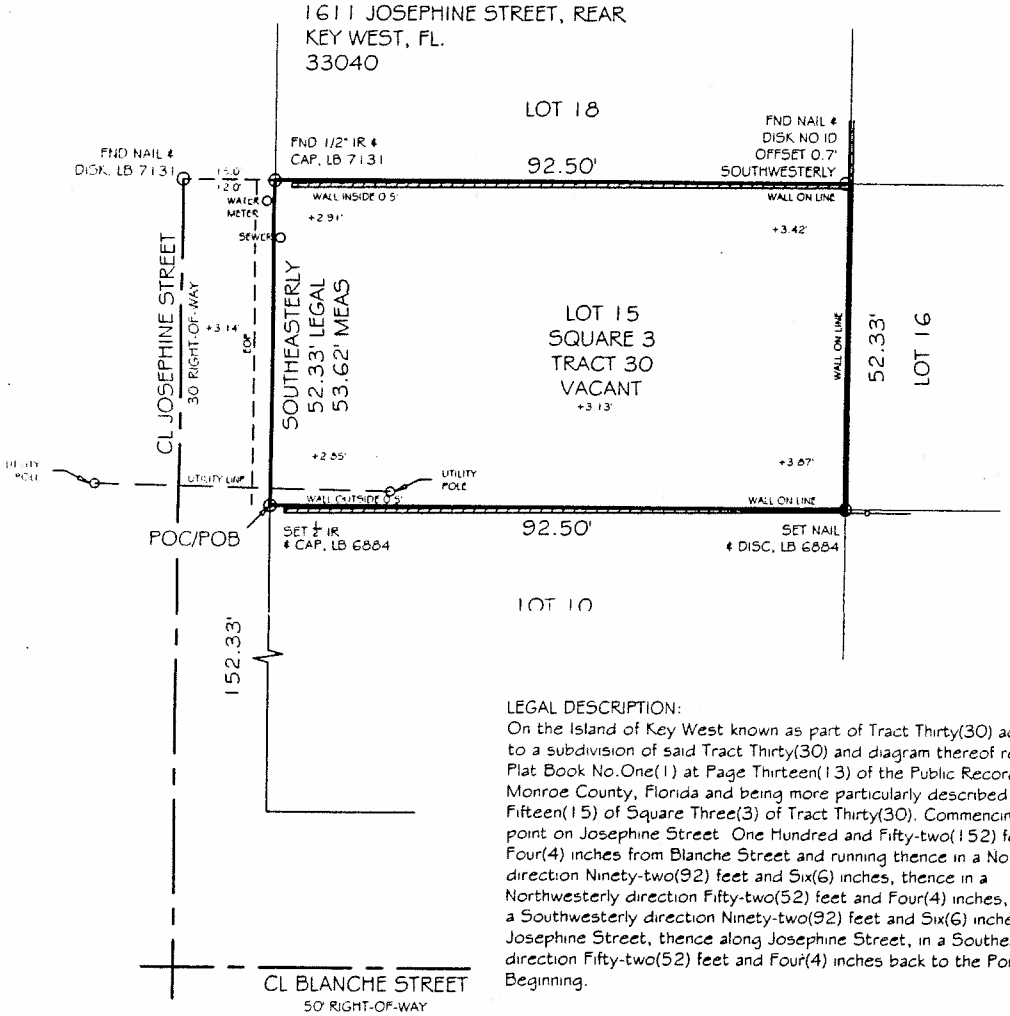
SCALE: 1" = 20'

BEARING BASE:
DERIVED FROM PLAT

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
1611 JOSEPHINE STREET, REAR
KEY WEST, FL.
33040

LOCATION MAP - N.T.S.



AUG 03 2006

LEGAL DESCRIPTION:
On the Island of Key West known as part of Tract Thirty(30) according to a subdivision of said Tract Thirty(30) and diagram thereof recorded in Plat Book No.One(1) at Page Thirteen(13) of the Public Records of Monroe County, Florida and being more particularly described as Lot Fifteen(15) of Square Three(3) of Tract Thirty(30). Commencing at a point on Josephine Street One Hundred and Fifty-two(152) feet and Four(4) inches from Blanche Street and running thence in a Northeasterly direction Ninety-two(92) feet and Six(6) inches, thence in a Northwesterly direction Fifty-two(52) feet and Four(4) inches, thence in a Southwesterly direction Ninety-two(92) feet and Six(6) inches to Josephine Street, thence along Josephine Street, in a Southeasterly direction Fifty-two(52) feet and Four(4) inches back to the Point of Beginning.

CERTIFIED TO -
LEIGH E. STEELE and CYNTHIA E. MARSHMON

LEGAL DESCRIPTION -

SEE ABOVE

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.

FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET

DELTA = CENTRAL ANGLE
ASPH = ASPHALT
A = ARC LENGTH
CL = CENTERLINE
CM = CONCRETE MONUMENT
CONC = CONCRETE
CVD = COVERED
DRASE = DRAINAGE EASEMENT
EL = ELEVATION
ENCL = ENCLOSURE
ENCR = ENCROACHMENT
EOP = EDGE OF PAVEMENT
FF = FINISHED FLOOR
FI = FENCE INSIDE
FND = FOUND
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
IP = IRON PIPE
IR = IRON ROD
MEAS = MEASURED
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
NTS = NOT TO SCALE
PC = POINT OF CURVE
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PN = PARKER KALON NAIL
PL = PROPERTY LINE
POB = POINT OF BEGINNING
PI = POINT OF INTERSECTION
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENT
R = RADIUS
RES = RESIDENCE
ROL = ROOF OVERHANG LINE
ROW = RIGHT OF WAY
ROWL = RIGHT OF WAY LINE
TYP = TYPICAL
UEASE = UTILITY EASEMENT
UP = UTILITY POLE
WM = WATER METER

SCALE	1"=20'
FIELD WORK DATE	09/12/05
REVISION DATE	/ /
SHEET	1 OF 1
DRAWN BY	DDD
CHECKED BY	RR
INVOICE NO	5080908

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B)1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS).
SCHEDULE "B" HAS NOT BEEN PROVIDED

SIGNED

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.

R.E. REECE, P.A.
PROFESSIONAL SURVEYOR AND MAPPER
30364 QUAIL ROOST TRAIL, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

FLORIDA BUILDING CONSULTANTS, INC.

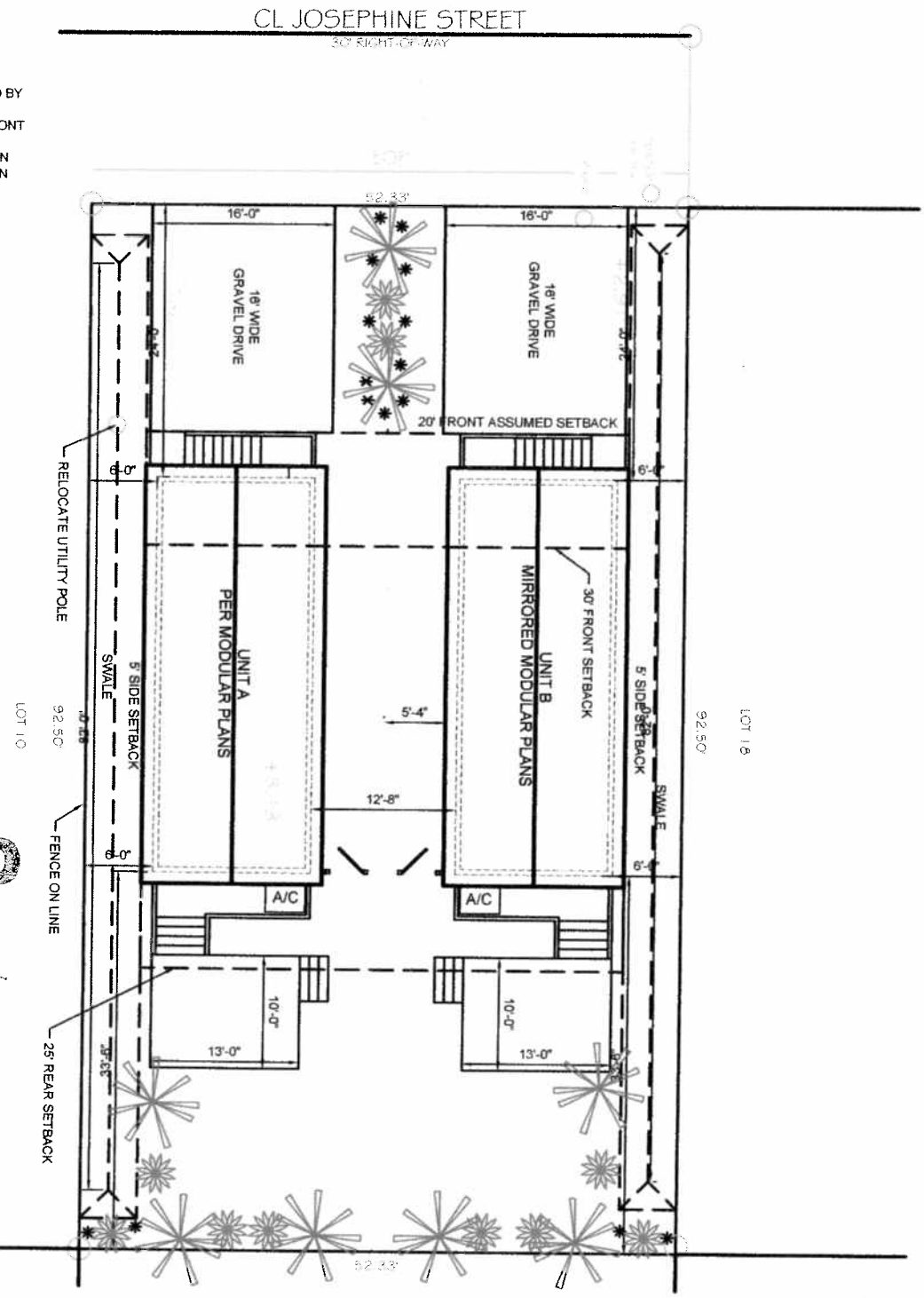
SHEET: 1 OF 5
DATE: 08-24-06
BY: TJS
JOB #

6410 5TH STREET
STOCK ISLAND, FLORIDA

JOB TITLE: MARSHMAN RESIDENCE

1611 JOSEPHINE STREET

* NOTE: FRONT SETBACK AS PROVIDED BY LAND DEVELOPMENT REGULATIONS SECTION 122-1151 TABLE NOTE 6 - FRONT SETBACK SHALL BE 30 FEET OR THE AVERAGE DEPTH OF FRONT YARDS ON DEVELOPED LOTS WITHIN 100 FEET ON EACH SIDE, BUT NOT LESS THAN 20'.



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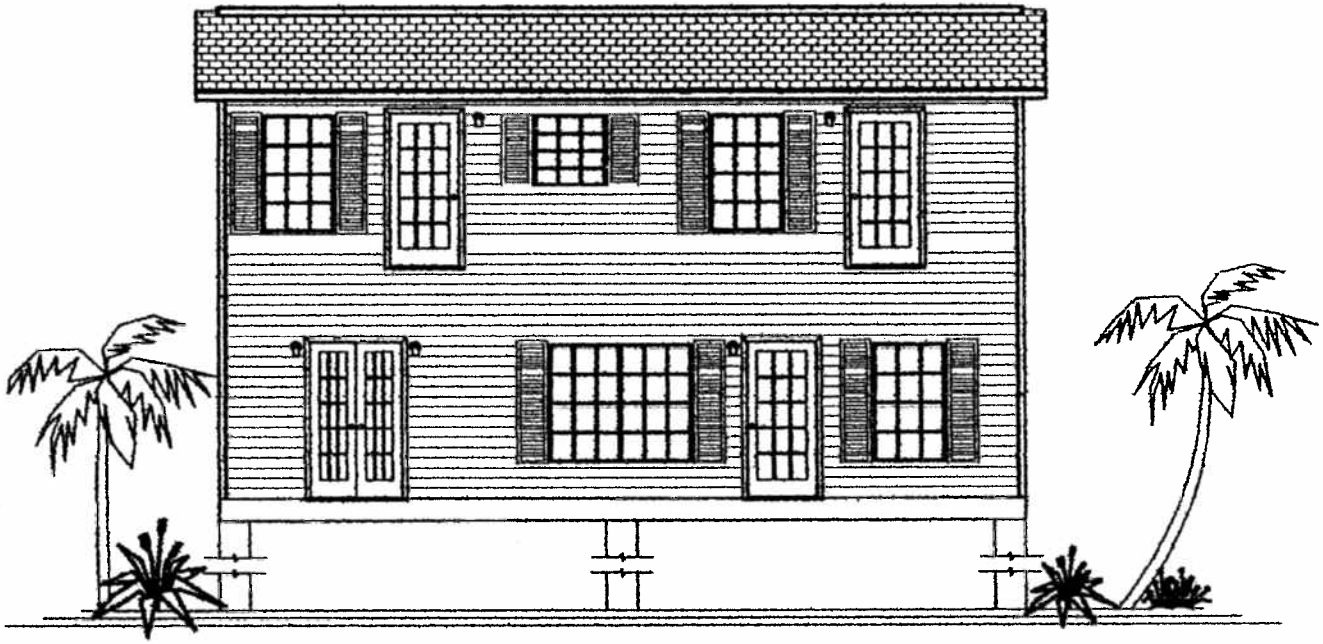
AUG 24 2006
CITY OF KEY WEST
PLANNING DEPT.

Paul R. Semmes P.E.
Professional Engineer

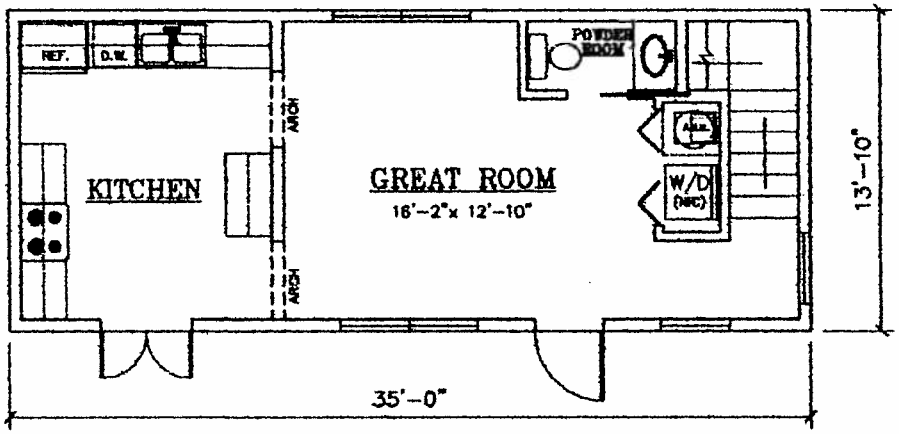
SITE PLAN

SCALE: 1"=15'

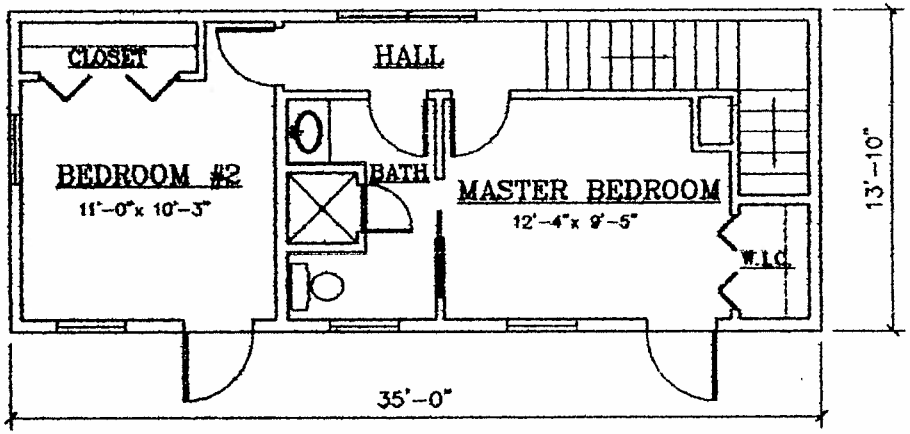
AUG 03 2006



FRONT ELEVATION



FIRST FLOOR PLAN



SECOND FLOOR PLAN

SOUTHERN STRUCTURES INC.

334 CYPRESS ROAD
OCALA, FLORIDA 34472

Phone (352) 680-1911
Fax (352) 680-0543

© Southern Structures Manufacturing Company

DATE- 12 JAN. 2005	PROJECT: "The LARGO" 968 SQ. FT. 13'-10" x 35'-0" MODULAR TWO STORY HOME
SCALE- N.T.S.	
DWN. BY- G. DAVIS	DRAWING: FLOOR PLANS & ELEVATION
APVD.-	

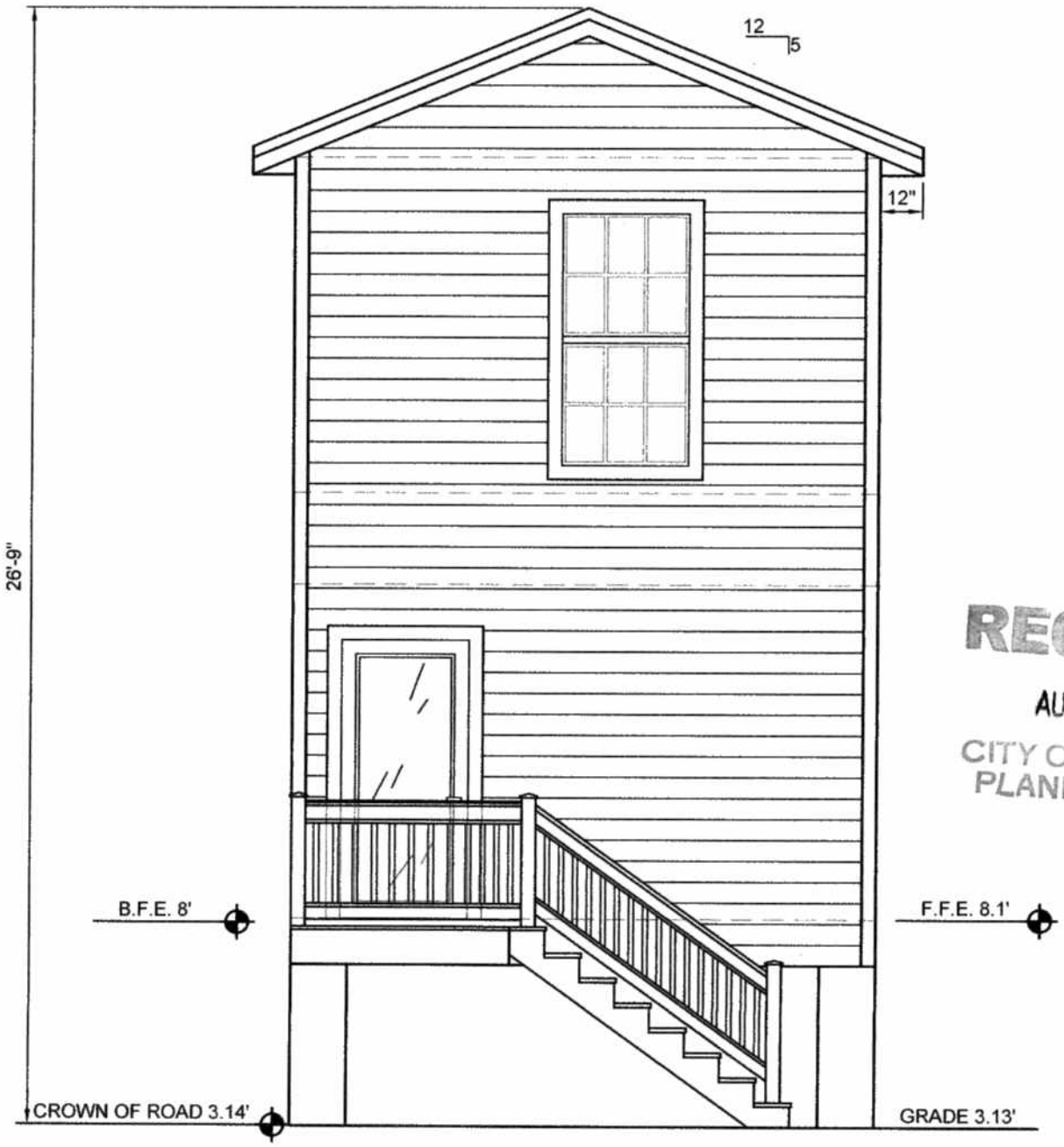
FLORIDA BUILDING CONSULTANTS, INC.

6410 5TH STREET
STOCK ISLAND, FLORIDA

SHEET: 2 OF 5
DATE: 08-24-06
BY: TJS
JOB #

JOB TITLE: MARSHMAN RESIDENCE

1611 JOSEPHINE STREET



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AUG 24 2006
CITY OF KEY WEST
PLANNING DEPT

FRONT ELEVATION

SCALE: 1/4"=1'-0"

Paul R. Semmes P.E.
Professional Engineer

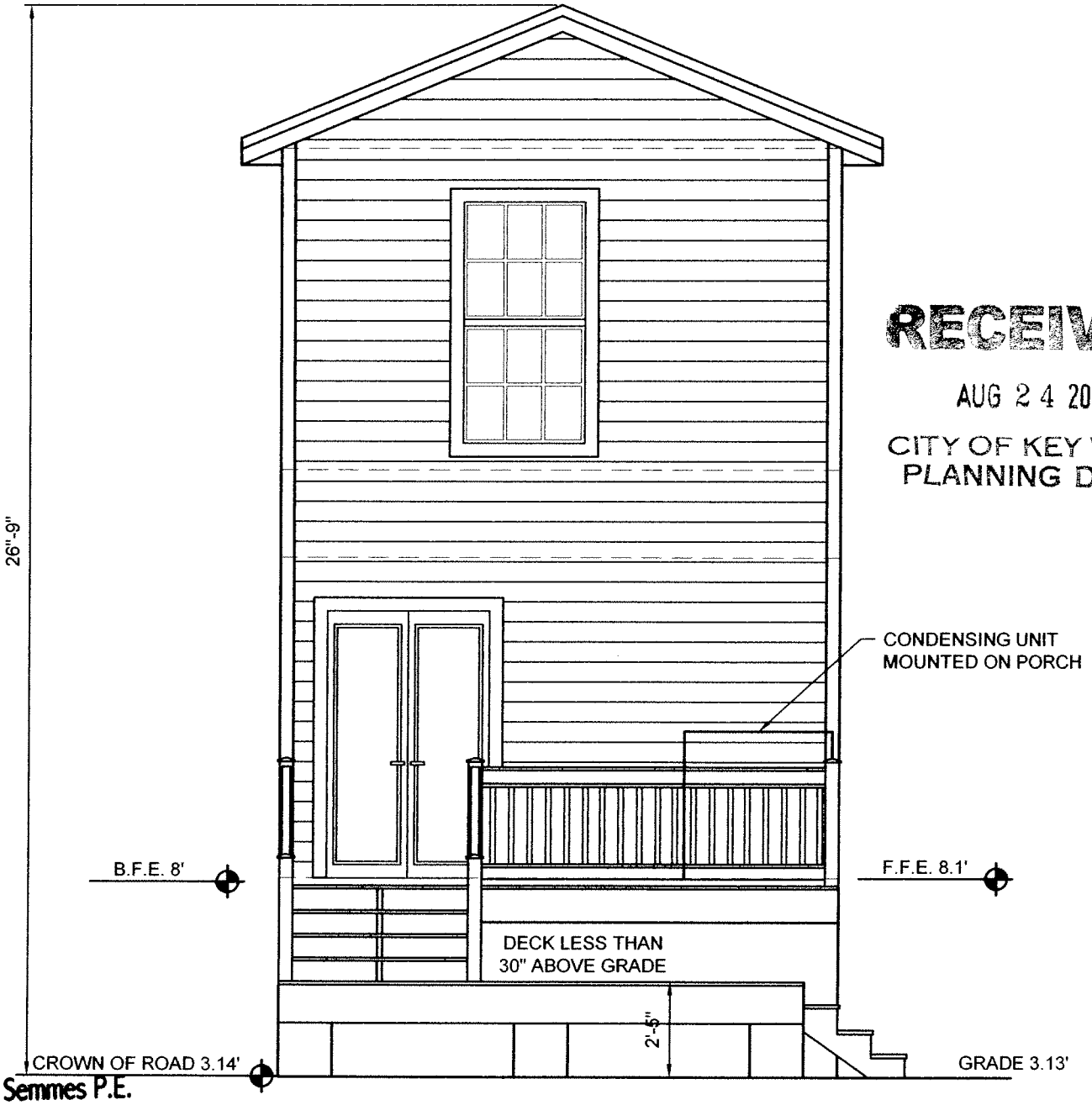
FLORIDA BUILDING CONSULTANTS, INC.

6410 5TH STREET
STOCK ISLAND, FLORIDA

SHEET: 3 OF 5
DATE: 08-24-06
BY: TJS
JOB #

JOB TITLE: MARSHMAN RESIDENCE

1611 JOSEPHINE STREET



RECEIVED
AUG 24 200
CITY OF KEY WEST
PLANNING DEPT.

Paul R. Semmes P.E.
Professional Engineer

REAR ELEVATION

SCALE: 1/4"=1'-0"

FLORIDA BUILDING CONSULTANTS, INC.

6410 5TH STREET
STOCK ISLAND, FLORIDA

SHEET: 4 OF 5
DATE: 08-24-06
BY: TJS
JOB #

JOB TITLE: MARSHMAN RESIDENCE

1611 JOSEPHINE STREET

SITE DATA TABLE

	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	SF	SF	SF	
LOT SIZE	4841 SF	4841 SF	4841 SF	
BUILDING COVERAGE	N/A	1694 SF	1346 SF	
BUILDING COVERAGE %	N/A	35%	28%	
IMPERVIOUS COVERAGE	N/A	2420.5 SF	1836 SF	
IMPERVIOUS COVERAGE %	N/A	50%	38%	
BUILDING HEIGHT	N/A	25'-0"	26'-9"	VARIANCE REQ'D

SETBACKS

FRONT SETBACK	REAR SETBACK	LEFT SIDE SETBACK	RIGHT SIDE SETBACK
30'-0" *	25'-0"	5'-0"	5'-0"

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CITY OF KEY WEST
PLANNING DEPT.

Paul R. Semmes P.E.
Professional Engineer

FLORIDA BUILDING CONSULTANTS, INC.

6410 5TH STREET
STOCK ISLAND, FLORIDA

SHEET: 5 OF 5
DATE: 08-24-06
BY: TJS
JOB #

JOB TITLE: MARSHMAN RESIDENCE

1611 JOSEPHINE STREET

SITE DRAINAGE CALCULATIONS

TOTAL LOT SIZE.....4841 SF

IMPERVIOUS COVERAGE:
BUILDING AREA.....1172 SF
DRIVE WAY.....640 SF
CONCRETE LANDING.....24 SF

TOTAL IMPERVIOUS COVERAGE:..1836 SF

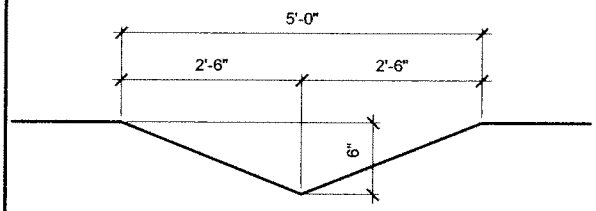
PERVIOUS DISTURBED: 0 S.F.

TOTAL DISTURBED AREA:
1836 SF + 0 SF = 1836 SF
1836 SF / 4841 SF = 38%

CUBIC FT. REQUIRED:
(4841 SFx.0415) 201 CF

CUBIC FT. PROVIDED.....205 CF
164 LINEAR FEET OF SWALE PROVIDED

1.25 CU. FT/FT.

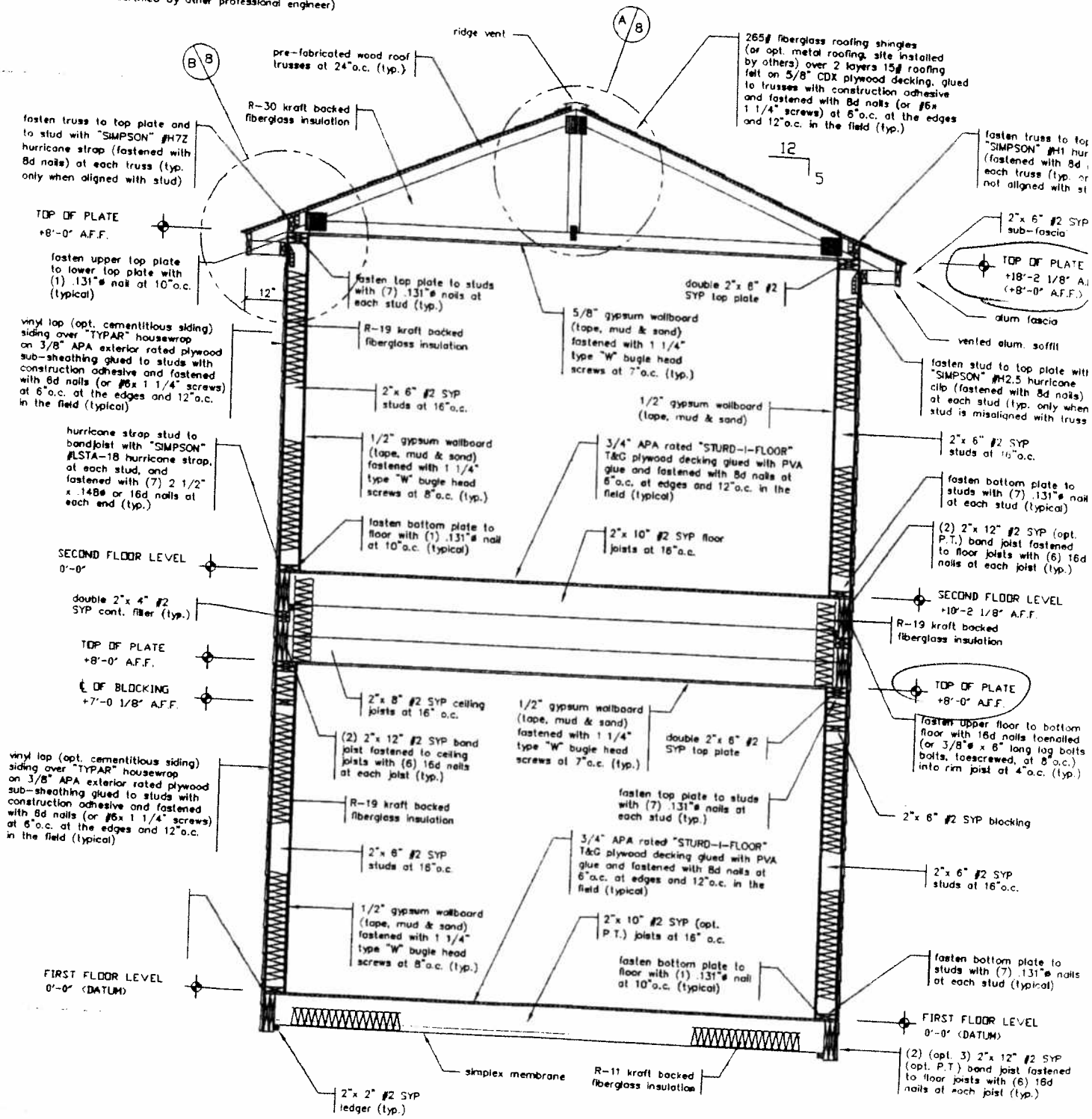


SWALE DETAIL
N.T.S.

RECEIVED
AUG 24 2006
CITY OF KEY WEST
PLANNING DEPT

Paul R. Semmes P.E.
Professional Engineer

NOTE: Engineered roof trusses for minimum 20 PSF roof load. (to be designed and certified by other professional engineer)



NOTE: Insulation vapor barriers are to face the exterior of the building.

AUG 03 2006

Property Details

OWNER OF RECORD

BOROS ZOLTAN
1610 JOSEPHINE ST
KEY WEST FL 33040

PHYSICAL LOCATION

1609 JOSEPHINE ST KEY WEST

LEGAL DESCRIPTION

KW DIAG PB 1-13 LOT 18 SQR 3 TR 30 OR216-35-36 OR793-711D/C OR793-712/713R/S OR1035-1872/1873D/C OR1035-1874 OR1878-171 OR1878-172(LG) OR1905-423(CMS)

SECTION, TOWNSHIP, RANGE

We do not have this information on file.

MILLAGE GROUP

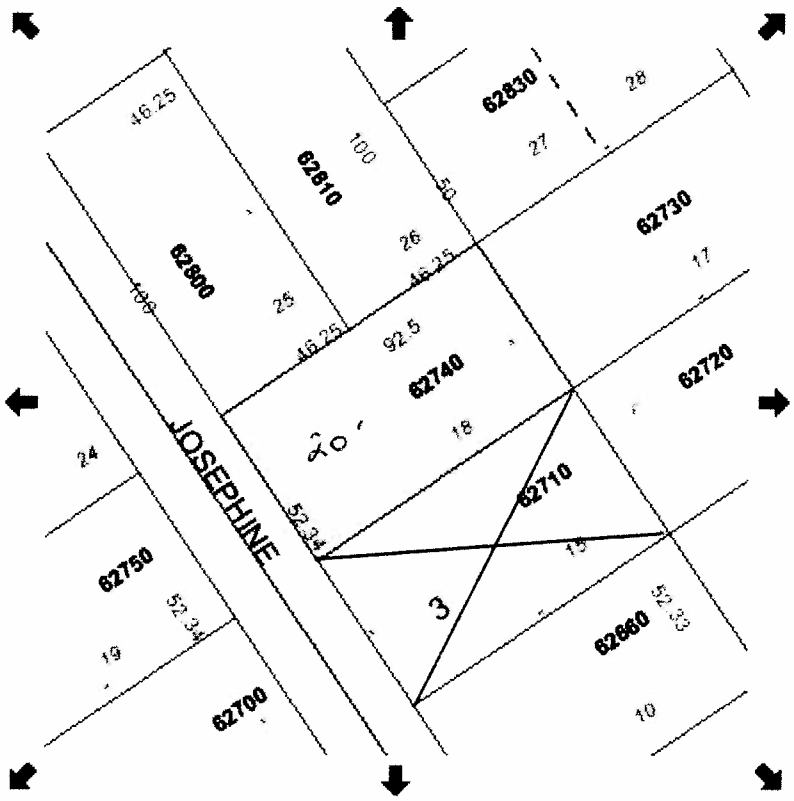
10KW

Estimate Taxes

PC CODE

01 - SINGLE FAMILY

PROPERTY MAP



Map Size
○ None ○ Small ○ Medium ● Large

Building Details

NUMBER OF BUILDINGS	TOTAL LIVING AREA
1	784
NUMBER OF COMMERCIAL BUILDINGS	**YEAR BUILT**
0	1958

Land Details

LAND USE CODE	LAND AREA
010D - RESIDENTIAL DRY	4840 SF

Parcel Value History

TAX ROLL YEAR	BUILDING	MISCELLANEOUS IMPROVEMENTS	LAND	JUST	EXEMPTIONS (NOT INCLUDING SENIORS)	TAXABLE
2005	282,366	3,349	159,720	445,435	0	445,435
2004	152,094	3,349	159,720	315,163	0	315,163
2003	78,671	3,349	72,600	154,620	0	154,620

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
06/2003	1905/0423	399,000	WD
04/2003	1878/0171	300,000	WD
12/1987	1035/1874	90,000	

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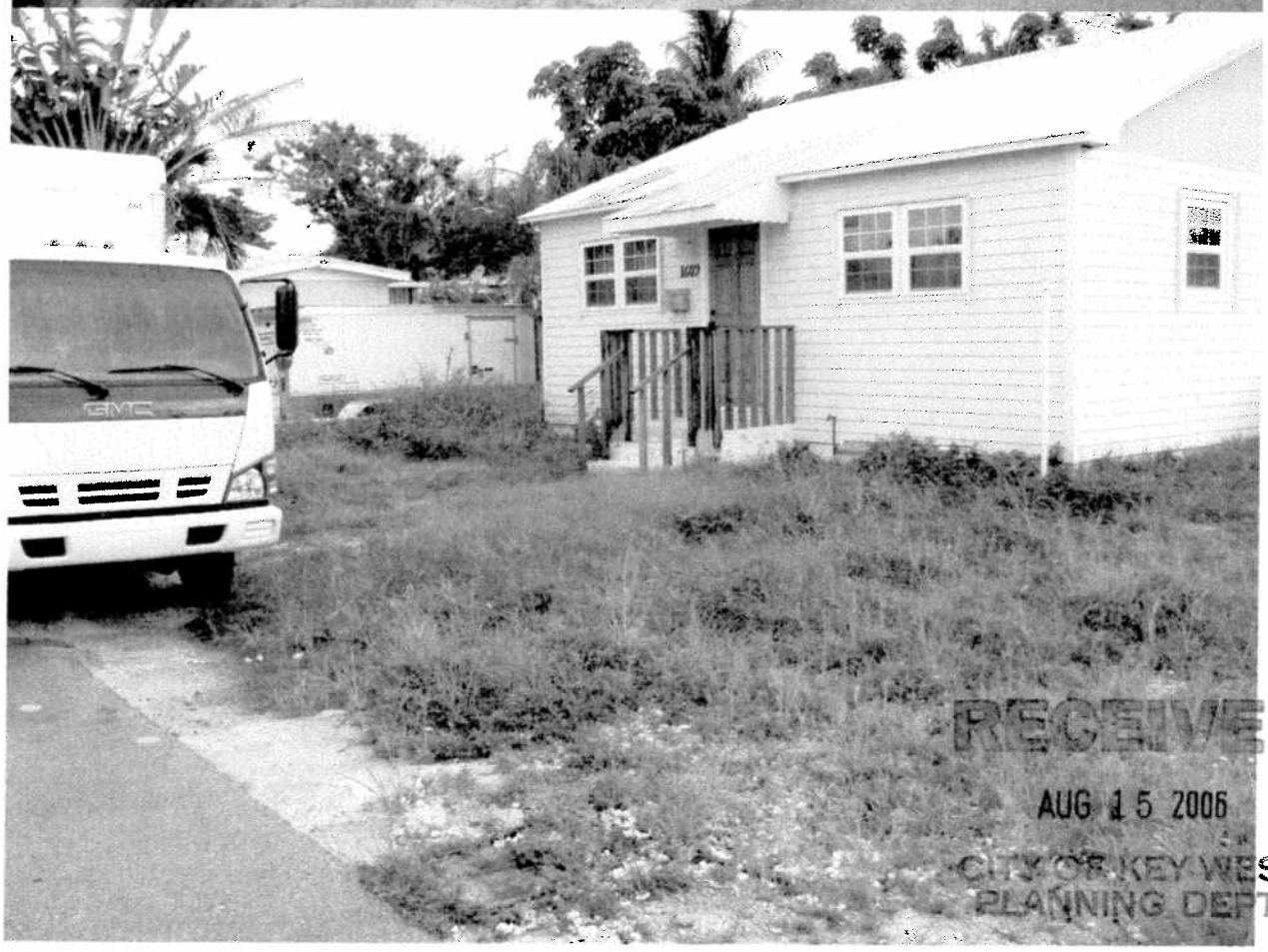
CITY OF KEY WEST

1609 Josephine St.



RECEIVED
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CITY OF KEY WEST
PLANNING DEPT.

Property Details

OWNER OF RECORD

STEWART LARRY DUANE AND HAYDEE
1617 JOSEPHINE ST
KEY WEST FL 33040

PHYSICAL LOCATION

1617 JOSEPHINE ST KEY WEST

LEGAL DESCRIPTION

KW DIAG PB1-13 LOT 10 SQR 3 TR 30 OR4-100/101 OR608-856 OR611-730/32 OR1324-1743/44 OR2014-2241Q/C(CMS)

SECTION, TOWNSHIP, RANGE

We do not have this information on file.

MILLAGE GROUP

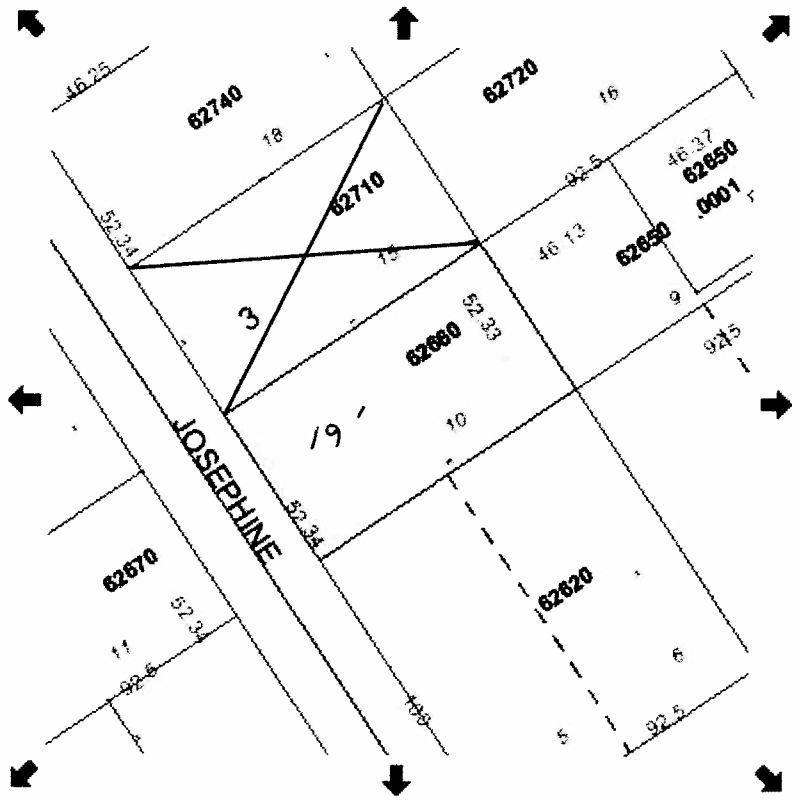
10KW

Estimate Taxes

PC CODE

01 - SINGLE FAMILY

PROPERTY MAP



Map Size
○ None ○ Small ○ Medium ● Large

Building Details

NUMBER OF BUILDINGS	TOTAL LIVING AREA
1	975
NUMBER OF COMMERCIAL BUILDINGS	**YEAR BUILT**
0	1958

Land Details

LAND USE CODE	LAND AREA
010D - RESIDENTIAL DRY	4840 SF

Parcel Value History

TAX ROLL YEAR	BUILDING	MISCELLANEOUS IMPROVEMENTS	LAND	JUST	EXEMPTIONS (NOT INCLUDING SENIORS)	TAXABLE
2005	317,973	5,028	159,720	482,721	25,000	81,598
2004	123,042	5,129	159,720	287,891	25,000	78,493
2003	111,856	5,258	72,600	189,714	25,000	76,564

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
09/1994	1324/1743	120,000	WD
02/1975	611/730	24,000	

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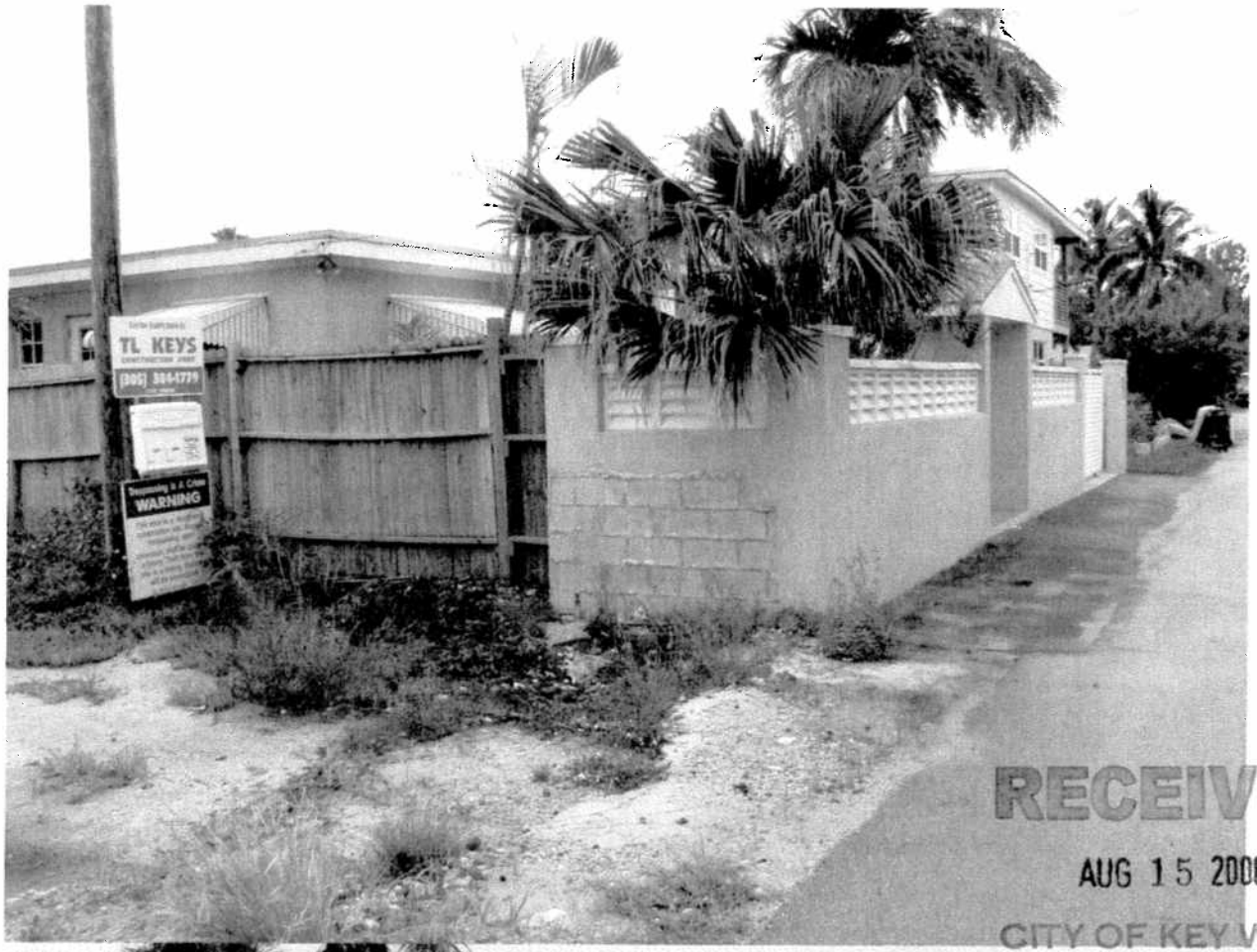
CITY OF KEY WEST
PLANNING DEPT.

1617 Josephine St.



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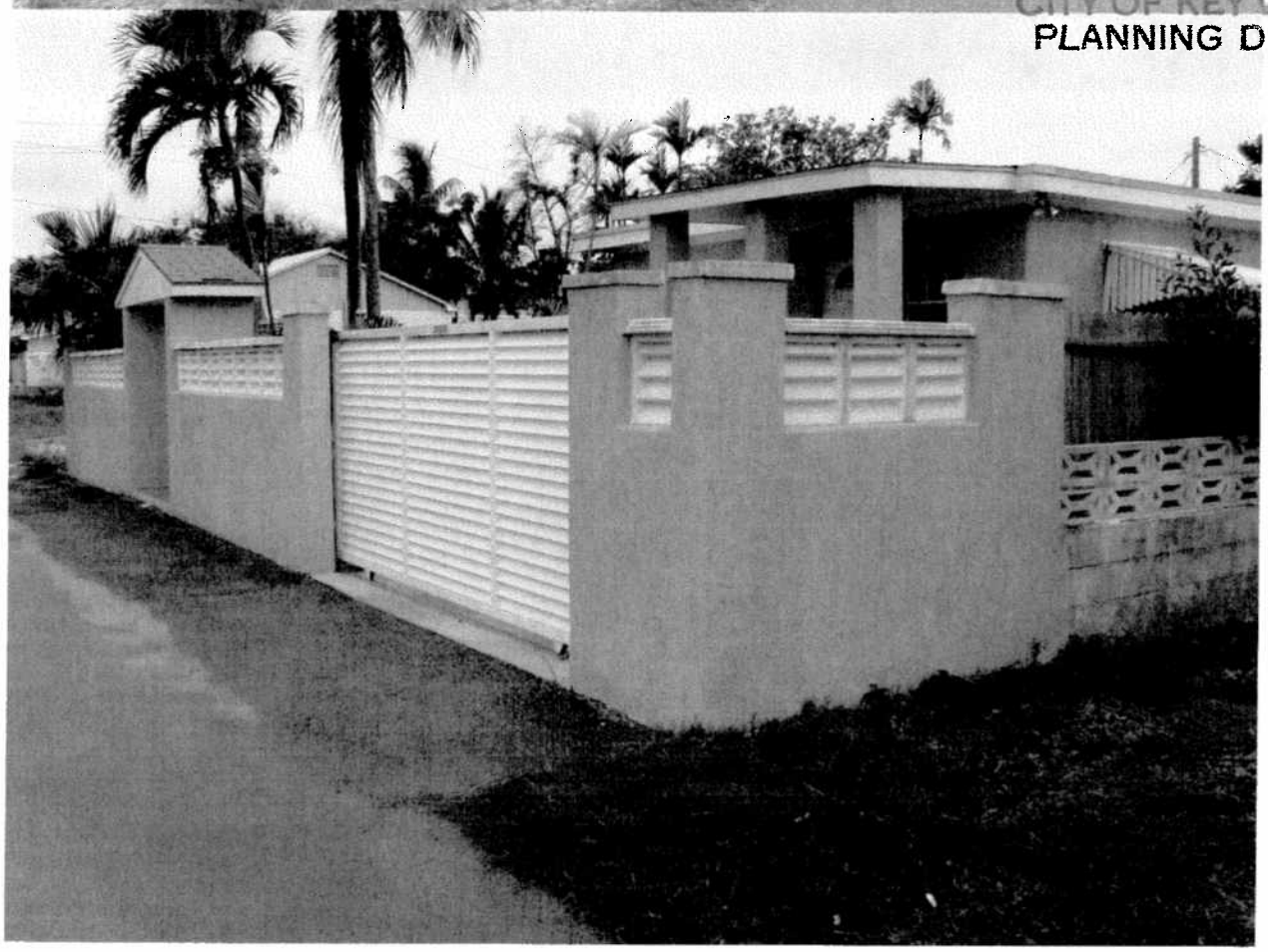
CITY OF KEY WEST
PLANNING DEPT.



Property Details

OWNER OF RECORD

BOROS ZOLTAN
1610 JOSEPHINE STREET
KEY WEST FL 33040

PHYSICAL LOCATION

1610 JOSEPHINE ST KEY WEST

LEGAL DESCRIPTION

KW DIAG PB 1-13 LOT 19 SQR 3 TR 30 G37-277-278 OR241-67/68 OR872-809 OR982-2459/2460 OR1056-448D/C OR1136-1212 OR1346-1324Q/C OR1639-1396/97R/S OR1641-1213(LG)

SECTION, TOWNSHIP, RANGE

We do not have this information on file.

MILLAGE GROUP

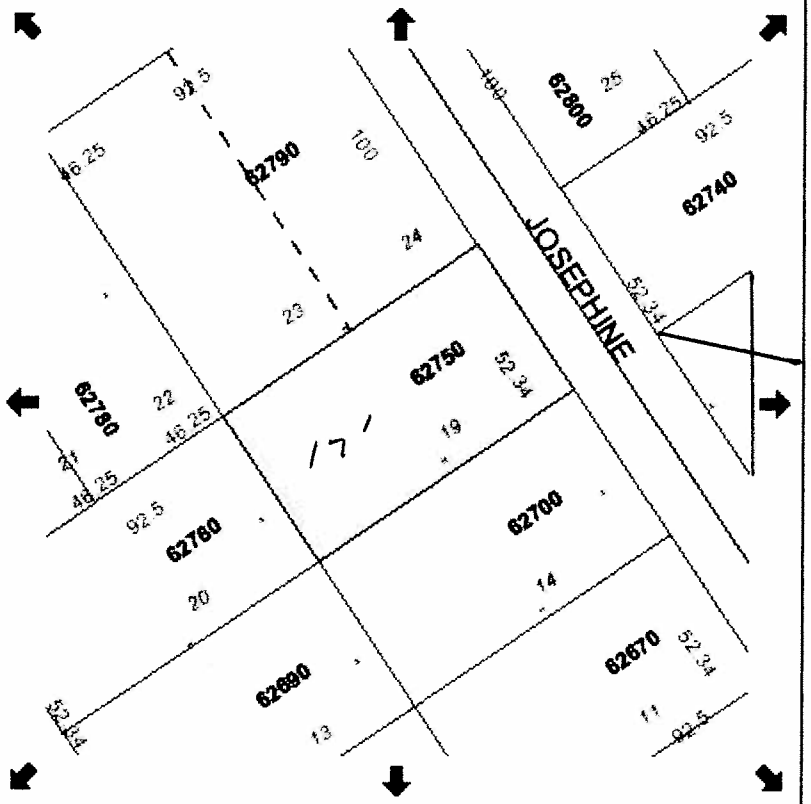
10KW

Estimate Taxes

PC CODE

08 - MULTI FAMILY LESS THAN 10UNITS

PROPERTY MAP



Map Size
○ None ○ Small ○ Medium ◉ Large

Building Details

NUMBER OF BUILDINGS	TOTAL LIVING AREA
1	1854
NUMBER OF COMMERCIAL BUILDINGS	**YEAR BUILT**
0	1948

Land Details

LAND USE CODE	LAND AREA
010D - RESIDENTIAL DRY	4840 SF

Parcel Value History

TAX ROLL YEAR	BUILDING	MISCELLANEOUS IMPROVEMENTS	LAND	JUST	EXEMPTIONS (NOT INCLUDING SENIORS)	TAXABLE
2005	390,261	578	159,720	550,559	0	550,559
2004	216,577	598	159,720	376,895	0	376,895
2003	250,048	618	72,600	323,266	0	323,266

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
06/2000	1641/1213	277,000	WD
03/1995	1346/1324	119,300	
05/1982	872/809	18,000	

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PLANNING DEPT.

1612 Josephine St.

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AUG 15 2006
CITY OF KEY WEST
PLANNING DEPT.

Property Details

OWNER OF RECORD

SCHARRENBROICH INGO
1612 JOSEPHINE STREET
KEY WEST FL 33040

PHYSICAL LOCATION

1612 JOSEPHINE ST KEY WEST

LEGAL DESCRIPTION

KW DIAG PB 1-13 LOT 14 SQR 3 TR 30 OR281-210/211 OR402-1070/1071 OR584-731 OR955-77 OR990-345 OR1401-1321/22 OR1514-841(LG)

SECTION, TOWNSHIP, RANGE

We do not have this information on file.

MILLAGE GROUP

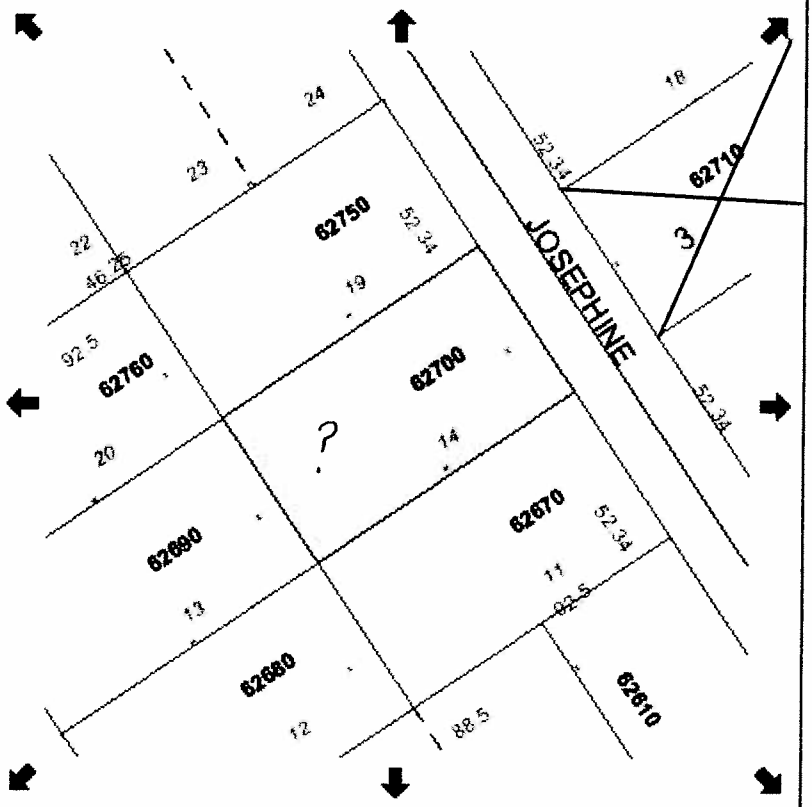
10KW

Estimate Taxes

PC CODE

01 - SINGLE FAMILY

PROPERTY MAP



Map Size
○ None ○ Small ○ Medium ● Large

Building Details

NUMBER OF BUILDINGS	TOTAL LIVING AREA
1	1388
NUMBER OF COMMERCIAL BUILDINGS	**YEAR BUILT**
0	1958

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CITY OF KEY WEST
PLANNING DEPT.

Land Details

LAND USE CODE	LAND AREA
010D - RESIDENTIAL DRY	4840 SF

Parcel Value History

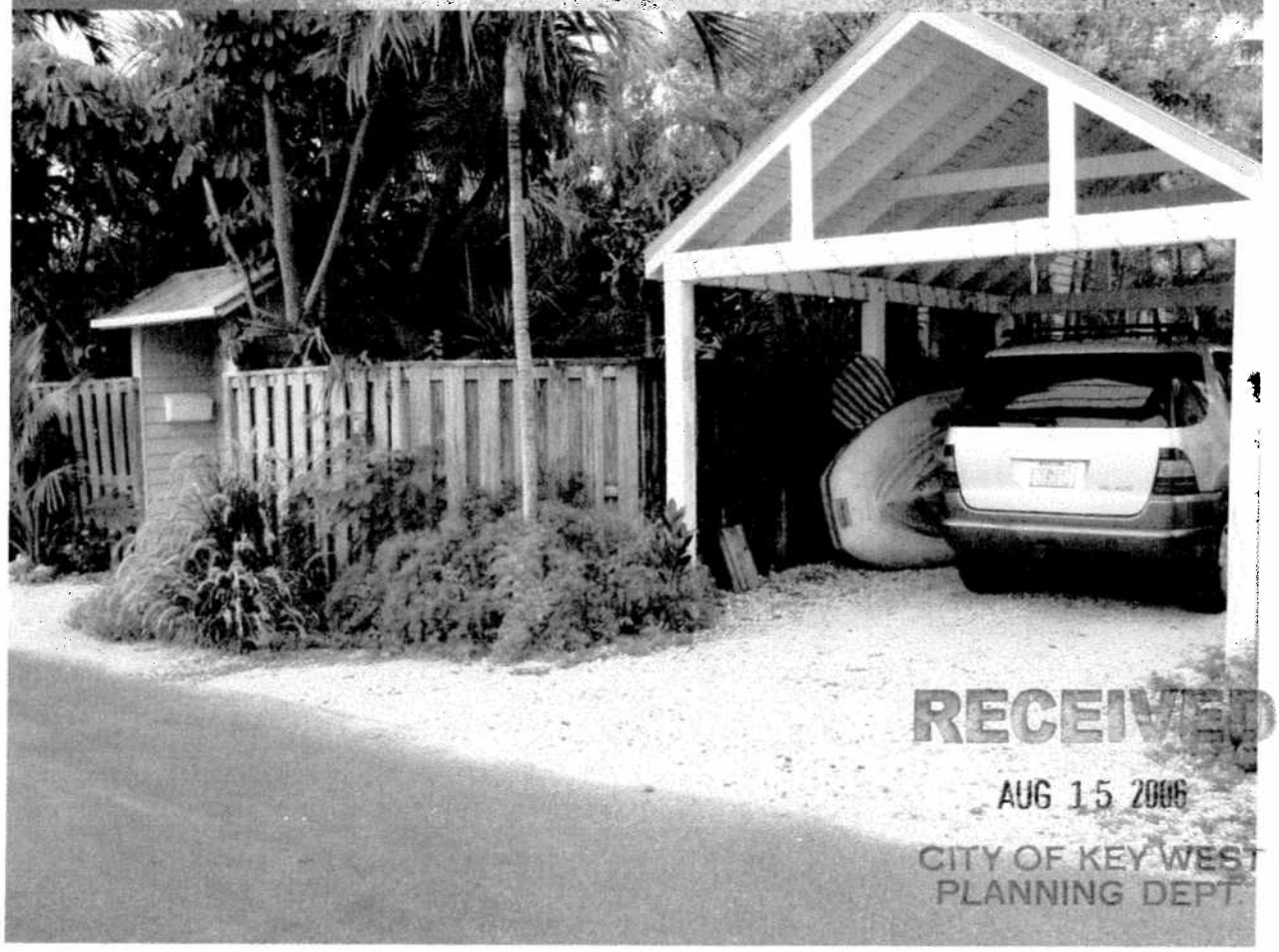
TAX ROLL YEAR	BUILDING	MISCELLANEOUS IMPROVEMENTS	LAND	JUST	EXEMPTIONS (NOT INCLUDING SENIORS)	TAXABLE
2005	333,328	18,035	159,720	511,083	25,000	239,087
2004	210,038	18,555	159,720	388,313	25,000	231,395
2003	159,218	20,422	72,600	252,240	25,000	226,615

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
05/1998	1514/0841	282,500	WD
04/1996	1401/1321	237,500	WD
09/1986	990/345	170,000	WD
10/1985	955/77		

1610 Josephine St.



RECEIVED
AUG 15 2006
CITY OF KEY WEST
PLANNING DEPT.

Property Details

OWNER OF RECORD

TORRES GILBERT R AND SYLVIA J L/E
1616 JOSEPHINE ST
KEY WEST FL 33040

PHYSICAL LOCATION

1616 JOSEPHINE ST KEY WEST

LEGAL DESCRIPTION

KW DIAG PB 1-13 LOT 11 SQR 3 TR 30 OR61-228-229 OR2112-1014/15L/E

SECTION, TOWNSHIP, RANGE

We do not have this information on file.

MILLAGE GROUP

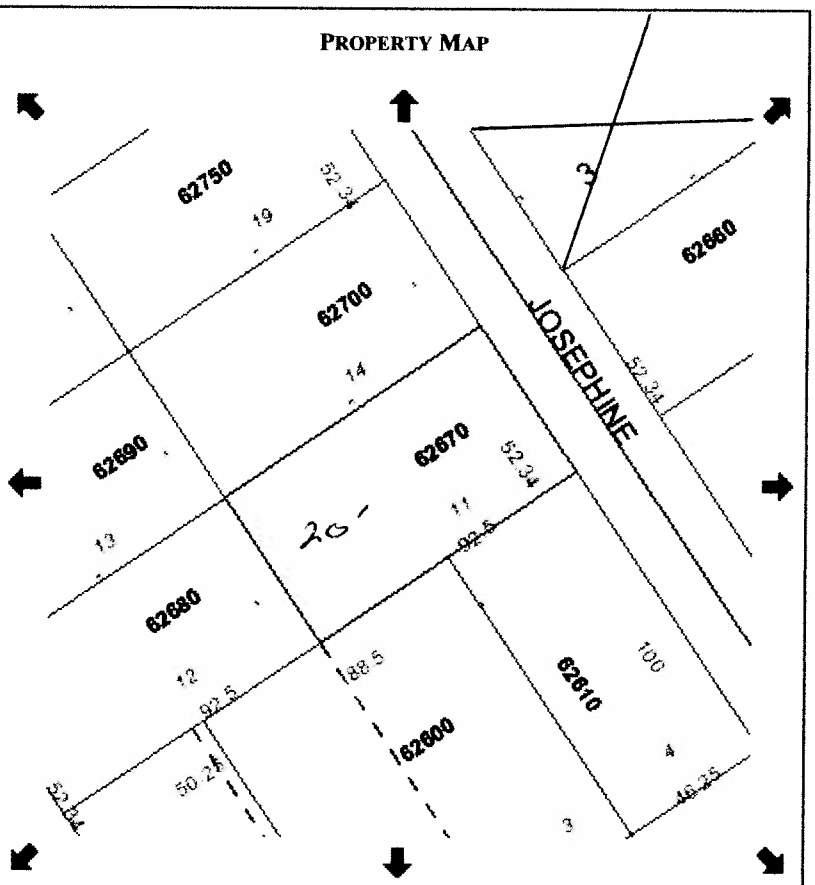
10KW

Estimate Taxes

PC CODE

01 - SINGLE FAMILY

PROPERTY MAP



Map Size
○ None ○ Small ○ Medium ● Large

Building Details

NUMBER OF BUILDINGS	TOTAL LIVING AREA
1	1147
NUMBER OF COMMERCIAL BUILDINGS	**YEAR BUILT**
0	1968

Land Details

LAND USE CODE	LAND AREA
010D - RESIDENTIAL DRY	4840 SF

Parcel Value History

TAX ROLL YEAR	BUILDING	MISCELLANEOUS IMPROVEMENTS	LAND	JUST	EXEMPTIONS (NOT INCLUDING SENIORS)	TAXABLE
2005	227,173	1,807	159,720	388,700	25,000	100,444
2004	126,071	1,876	159,720	287,667	25,000	96,790
2003	114,610	1,944	72,600	189,154	25,000	94,520

Parcel Sales History

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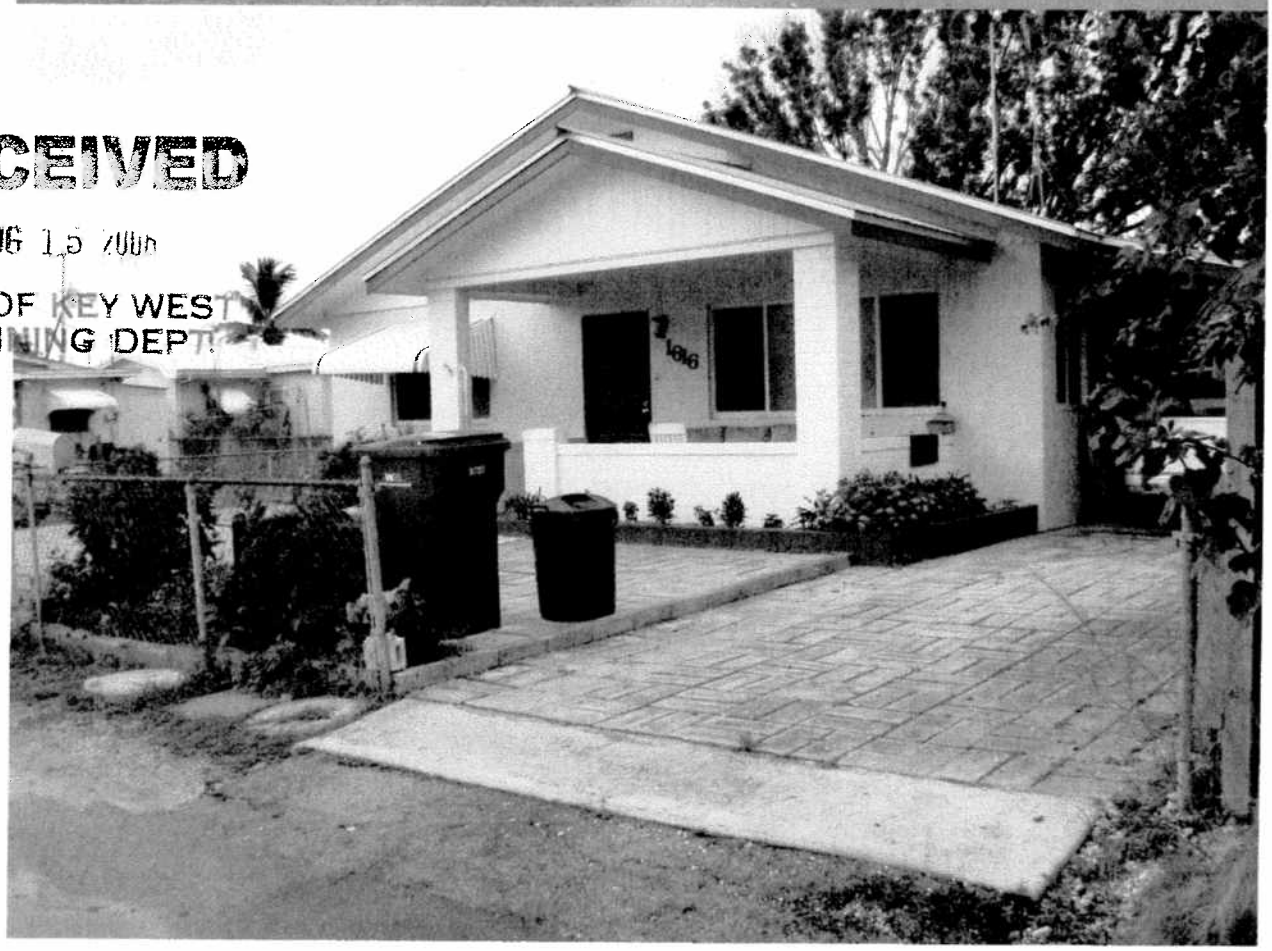
AUG 15 2006
CITY OF KEY WEST
PLANNING DEPT.

1616 Josephine St.



RECEIVED
AUG 15 2006
CITY OF KEY WEST
PLANNING DEPT.

PRICE WALTER F TRUSTEE
(WALTER F PRICE DEC OF TRUST)
3616 SUNRISE DRIVE
KEY WEST, FL 33040

A H I REAL ESTATE PROPERTIES INC

P O BOX 4374
KEY WEST, FL 33041-4374

SIMONS STEPHEN MARK

23 SAPPHIRE DR
KEY WEST, FL 33040

PRICE WALTER F TRUSTEE
(WALTER F PRICE DEC OF TRUST)
3616 SUNRISE DRIVE
KEY WEST, FL 33040

SMITH ALEJANDRO PAUL (MINOR)
C/O SMITH FABIOLA AND JASON (GUAR
1801 VENETIA ST
KEY WEST, FL 33040

ZORSKY MARJORIE TRUSTEE
C/O ZORSKY MARJORIE ESTATE
1609 BERTHA ST
KEY WEST, FL 33040

ESQUINALDO MILTON & AMELIA

1614 BERTHA STREET
KEY WEST, FL 33040

DANIEL WILLIAM P

1600 JOSEPHINE STREET
KEY WEST, FL 33040

STEELE LEIGH E

3556 HUCKLEBERRY RD
ALLENTOWN, PA 18104

HODGE JAN E

2520 PATTERSON AVENUE
KEY WEST, FL 33040

PRICE WALTER F TRUSTEE
(WALTER F PRICE DEC OF TRUST)
3616 SUNRISE DRIVE
KEY WEST, FL 33040

PRICE WALTER F TRUSTEE
(WALTER F PRICE DEC OF TRUST)
3616 SUNRISE DRIVE
KEY WEST, FL 33040

SMILEY S CATHERINE &
SCHUTENBERGER WALTER (HUSBAND)
2 KINGFISHER LN
KEY WEST, FL 33040

LAVENDER THOMAS L LIV TR 6/20/2005

1622 DENNIS ST
KEY WEST, FL 33040

HUGHES ROBIN L

1075 DUVAL ST PMB 232 UNIT C-21
KEY WEST, FL 33040

PARKS CARLISS SR & JOYCE

1611 BERTHA ST
KEY WEST, FL 33040

CARIDI SALVATORE R & MARLENE

42 CARIDI DR
CATSKILL, NY 12414

VERDUCI MELINDA A

1804 VENETIA STREET
KEY WEST, FL 33040-5341

AIDS HELP INC

P O BOX 4374
KEY WEST, FL 33041-4374

HERMAN CARL M AND JEAN D H/W

1809 VENETIA ST
KEY WEST, FL 33040

GARCIA GREGORIO & ISABEL

820 SIMONTON STREET
KEY WEST, FL 33040

HAMILTON DANIEL H & MARY E

13 BIRCHWOOD DRIVE
KEY WEST, FL 33040

KEY LEDIA A TR
(DONALD KENNETH & LEDIA A KEY DEC
2609 STAPLES AVENUE
KEY WEST, FL 33040

SANTANA DAMASO JR

6800 MALONEY AVE #52
KEY WEST, FL 33040

BOROS ZOLTAN

1610 JOSEPHINE ST
KEY WEST, FL 33040

LEARMOUTH EDWIN O

1616 BERTHA ST
KEY WEST, FL 33040

COHEN LAWRENCE J AND JENNIFER A

1616 BERTHA ST
KEY WEST, FL 33040

11 Josephine St
1 of 3

HOY RICHARD W

141 31ST ST
AVALON, NJ 08202

SILVA JOHN M

1705 BERTHA ST
KEY WEST, FL 33040

RETTENWANDER KIMBERLY A

1307 TRUMAN AVE
KEY WEST, FL 33040

HYDE THOMAS F & MARLENE

P O BOX 302
SARANAC LAKE, NY 12983

HYDE THOMAS F & MARLENE

P O BOX 302
SARANAC LAKE, NY 12983

CASAS DIANA

1705 JOSEPHINE ST
KEY WEST, FL 33040

MCCRORY ARGELIA A

1800 BLANCHE ST
KEY WEST, FL 33040

MOSBLECH WILLIAM J & TRACIE L

1908 VENETIA STREET
KEY WEST, FL 33040

VURAL YLEANA

2304 HARRIS AVE
KEY WEST, FL 33040

BOROS ZOLTAN

1610 JOSEPHINE STREET
KEY WEST, FL 33040

SCHARRENBROICH INGO

1612 JOSEPHINE STREET
KEY WEST, FL 33040

BARRETT DENIS & ELAINE

1707 BERTHA ST
KEY WEST, FL 33040

CROWL KIT

P O BOX 627
KEY WEST, FL 33040

BEGLEY PATRICIA A C &
CURRY JILL F % J B CURRY
235 MORAN MILL ROAD
RICHMOND, KY 40475

MALBY CHARLES RICHARD SR ET UX

1627 GEORGE STREET
KEY WEST, FL 33040

HYLAND MAUREEN A

1707 GEORGE ST
KEY WEST, FL 33040

PIERCE CHARLES E L/E

1702 JOSEPHINE ST
KEY WEST, FL 33040

RUDOLPH JOHN

504 S FRONT ST
PHILADELPHIA, PA 19147

STEWART LARRY DUANE AND HAYDEE

1617 JOSEPHINE ST
KEY WEST, FL 33040

CORMORANT CORP OF THE KEYS INC

1109 DUVAL ST
KEY WEST, FL 33040

TORRES GILBERT R AND SYLVIA J L/E

1616 JOSEPHINE ST
KEY WEST, FL 33040

FERNANDEZ JOSE JR AND LUCIANA M L/

1624 JOSEPHINE ST
KEY WEST, FL 33040

EINHORN JACK F & ROSE

1805 BLANCHE STREET
KEY WEST, FL 33040

PEREZ DAVID M & BARBARA J

1707 JOSEPHINE STREET
KEY WEST, FL 33040

TINLIN GERALD M LIV TR 10/12/04

1624 BERTHA ST APT 4
KEY WEST, FL 33040

PIERCE CHARLES DENT AND ROXANA M

1704 JOSEPHINE ST
KEY WEST, FL 33040

BAKER GEORGE W ESTATE

1600 BERTHA STREET - UNIT #2
KEY WEST, FL 33040

611 Josephine St
2 of 3

ROWLEY PETER V

309 WASHINGTON ST
WINCHESTER, MA 01890

DODGE BRUCE G

1620 BERTHA ST UNIT 2
KEY WEST, FL 33040

CEE ROTH

1824 FLAGER AVE NBR 115
KEY WEST, FL 33040

MEANS THOMAS H

1210 8TH STREET
KEY WEST, FL 33040

MEANS THOMAS H

1210 8TH STREET
KEY WEST, FL 33040

MEANS THOMAS H

1210 8TH STREET
KEY WEST, FL 33040

GLINSKI RONALD P & GLINSKI ROSELEE

195 PINE LANE
WHITEVILLE, NC 28472

SPOTTSWOOD ANDREA A

42 FLORAL AVENUE
KEY WEST, FL 33040-6243

DODGE BRUCE &
PARKER GEORGE R/S
1624 BERTHAT ST # 2
KEY WEST, FL 33040

HAYES PAUL N & CARLSON DEAN A R/S

729 TRUMAN AVENUE
KEY WEST, FL 33040

RODRIGUEZ DAVID & MARJORIE A (B/Q)

1519 JOSEPHINE ST
KEY WEST, FL 33040

BATEMAN LAURA M

1005 SEMINARY ST
KEY WEST, FL 33040

HAZLETT JOHN R

1620 BERTHA STREET - UNIT #1
KEY WEST, FL 33040

NIELSEN JULIE ANNE

1620 BERTHA STREET #4
KEY WEST, FL 33040

BLAKE OLIVER S

17243 SNAPPER LN
SUGARLOAF SHORES, FL 33042

SEITZ CHARLES A AND MARIA V

1512 B BERTHA ST
KEY WEST, FL 33040

MEANS THOMAS H

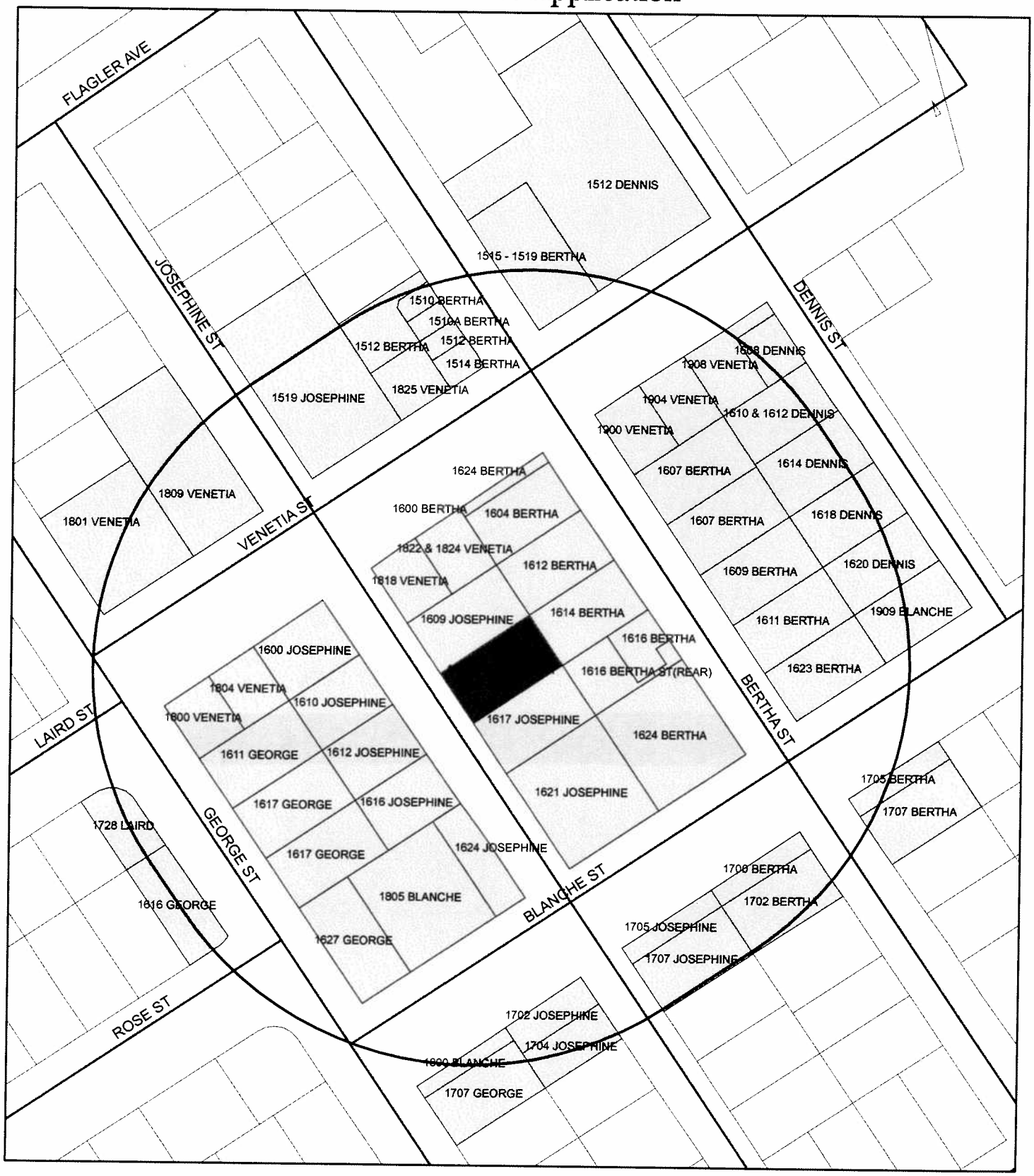
1210 8TH ST
KEY WEST, FL 33040

JUSTICE TERRENCE K

1616 GEORGE ST
KEY WEST, FL 33040

11 Josephine St
3 of 3

1611 Josephine Street
Variance Application



RE # 00062710-000000
Properties within 300 feet

N
W E
S

Source: City of Key West Planning Department
Monroe County Property Appraiser
Date: August 06, 2006