

Application



Application For Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3720 • www.cityofkeywest-fl.gov

Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00
(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)



Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 815 Whitehead ST. Key West, FL 33040

Zoning District: HMDR (Historic Medium Density Residential) Real Estate (RE) #: 00017080-000100

Property located within the Historic District? ☒ Yes ☐ No

APPLICANT: ☒ Owner ☐ Authorized Representative

Name: David Amendt

Mailing Address: 523 Riverfront Way

City: Knoxville State: TN Zip: 37915

Home/Mobile Phone: 517-290-8851 Office: _____ Fax: _____

Email: davidamendt@hotmail.com

PROPERTY OWNER: (if different than above)

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

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

Email: _____

Description of Proposed Construction, Development, and Use: Covering of existing Porch,
New Pool Cabana

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

Side setback, building coverage, impervious

Are there any easements, deed restrictions or other encumbrances attached to the property? ☐ Yes ☒ No

If yes, please describe and attach relevant documents: _____

Will any work be within the dripline (canopy) of any tree on or off the property?

☐ Yes ☒ No

If yes, provide date of landscape approval, and attach a copy of such approval.

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

☐ Yes ☐ No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HMDR			
Flood Zone	AE6			
Size of Site	4,000 Sq. Ft.			
Height	30' Max	N/A	N/A	None
Front Setback	10'	9'-1"	No Change	None
Side Setback	5'	1'-8"	1'-8"	Yes
Side Setback	5'	N/A	N/A	None
Street Side Setback	7.5'	N/A	N/A	None
Rear Setback	13'	42'	5' to accessory structure	None
F.A.R.	1.0	.28 / 755 Sq. Ft.	.33 885 Sq. Ft.	None
Building Coverage	40' Max	40.74% / 1,088	1,390 Sq. Ft. / 52%	Yes
Impervious Surface	60' Max	1,490 Sq. Ft. / 56%	1,700 Sq. Ft. / 63.6%	Yes
Parking	N/A	N/A	N/A	None
Handicap Parking	N/A	N/A	N/A	None
Bicycle Parking	N/A	N/A	N/A	None
Open Space/ Landscaping	35% Min.	1,304 Sq. Ft. / 49%	945 Sq. Ft. / 35.3%	None
Number and type of units	N/A	N/A	N/A	None
Consumption Area or Number of seats	N/A	N/A	N/A	None

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key_West under Subpart B.

*Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:

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.

Special conditions exist based on size and layout of lot.

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

Conditions not created by applicant.

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

Special privileges not conferred

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.

Existing porch has full exposure to afternoon sun. Existing structure has limited space.

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

Minimum variance requested to cover porch and for a pool cabana.

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

Not injurious to public welfare

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

Existing nonconforming uses not considered -

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- ☐ Correct application fee. Check may be payable to "City of Key West."
- ☐ Notarized verification form signed by property owner or the authorized representative.
- ☐ Notarized authorization form signed by property owner, if applicant is not the owner.
- ☐ Copy of recorded warranty deed
- ☐ Property record card
- ☐ Signed and sealed survey
- ☐ Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- ☐ Floor plans
- ☐ Stormwater management plan

Warranty Deed

PREPARED BY AND RETURN TO:
RICHARD M. KLITENICK
RICHARD M. KLITENICK, P.A.
1009 SIMONTON STREET
KEY WEST, FL 33040
305-292-4101
FILE NUMBER: RE16-010
RECORDING PAID: \$18.50
DOC STAMPS PAID: \$3,325.00

03/28/2016 12:39PM
DEED DOC STAMP CL: Krys \$3,325.00

Doc# 2069075
Bk# 2788 Pg# 1238

_____[Space above this line for Recording Data]_____

WARRANTY DEED

THIS WARRANTY DEED is made on this 24th day of March, 2016, between JAMES LOUNDY & JO ANNE LOUNDY, husband & wife, whose address is P.O. Box 1, Seaside Heights, NJ 08751 (hereinafter collectively referred to as 'Grantor'), and DAVID AMENDT & LESLEE FISHER, husband & wife, (hereinafter collectively referred to as "Grantee"), whose address is 532 Riverfront Way, Knoxville, TN 37915.

(Whenever used herein the terms 'Grantor' and 'Grantee' include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of FOUR HUNDRED SEVENTY-FIVE THOUSAND & 00/100^{ths} DOLLARS (\$475,000.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, with the street address of 815 Whitehead Street, Key West FL 33040, more particularly described as:

ON THE ISLAND OF KEY WEST AND BEING PART OF LOT 2, SQUARE 6, TRACT 4 OF SIMONTON & WALL'S ADDITION, AS RECORDED IN DEED BOOK "H", PAGE 669, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 2 AND RUN THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LOT 2 AND THE NORTHEASTERLY RIGHT-OF-WAY OF WHITEHEAD STREET FOR A DISTANCE OF 172.17 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND BEING DESCRIBED HEREIN; THENCE FROM SAID POINT OF BEGINNING CONTINUE SOUTHEASTERLY FOR A DISTANCE OF 28 FEET; THENCE RUN NORTHEASTERLY AND PERPENDICULAR TO THE SAID WHITEHEAD STREET FOR A DISTANCE OF 95.37 FEET; THENCE RUN NORTHWESTERLY AND PARALLEL WITH THE SAID WHITEHEAD STREET FOR A DISTANCE OF 28 FEET; THENCE RUN SOUTHWESTERLY FOR A DISTANCE OF 95.37 BACK TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NUMBER: 00017080-000100; ALTERNATE KEY ("AK") NUMBER: 1017515

SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY, BUT THIS DECLARATION SHALL NOT OPERATE TO RE-IMPOSE THE SAME.

SUBJECT TO: TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

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

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015, and those items listed above.

In Witness Whereof, Grantor has hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Mia Castillo
Witness #1 signature
Print name: Mia Castillo

[Signature]
Witness #2 signature
Print name: Jesenia Valero

[Signature]
JAMES LOUNDY, by and through Richard
M. Klitenick, as attorney-in-fact

[Signature]
JO ANNE LOUNDY, by and through Richard
M. Klitenick, as attorney-in-fact

STATE OF FLORIDA
COUNTY OF MONROE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, RICHARD M. KLITENICK, as agent under power of attorney for JAMES LOUNDY & JO ANNE LOUNDY, who is personally known to me to be the same person who is the agent of the named Grantors in the foregoing Warranty Deed, or who produced FL Drivers License as identification, and he acknowledged to me that he executed the same freely and voluntarily for the purposes therein expressed, with all requisite authority.

WITNESS my hand and official seal at Key West, Monroe County, Florida on this 24th day of March, 2016.

(STAMP/SEAL)

Mia Castillo
Notary Public-State of FL
Commission Expires: June 12, 2018



MONROE COUNTY
OFFICIAL RECORDS

Property Record Card

Summary

Parcel ID 00017080-000100
 Account # 1017515
 Property ID 1017515
 Millage Group 11KW
 Location 815 WHITEHEAD ST, KEY WEST
 Address
 Legal KW PT LOTS 2 AND 4 SQR 6 TR 4 OR475-39-40 OR2273-1710 OR2273-1717
 Description OR2306-1658/59P/R OR2369-246/48 OR2774-1311/12 OR2788-1238/39
 (Note: Not to be used on legal documents)
 Neighborhood 6021
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

AMENDT DAVID
 532 Riverfront WAY
 Knoxville TN 37915

FISHER LESLEE H/W
 532 Riverfront WAY
 Knoxville TN 37915

Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$90,654	\$73,388	\$69,421	\$70,442
+ Market Misc Value	\$7,854	\$3,232	\$2,938	\$2,938
+ Market Land Value	\$422,169	\$367,280	\$331,814	\$286,688
= Just Market Value	\$520,677	\$443,900	\$404,173	\$360,068
= Total Assessed Value	\$520,677	\$435,681	\$396,074	\$360,068
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$520,677	\$443,900	\$404,173	\$360,068

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	2,670.00	Square Foot	0	0

Buildings

Building ID	1255	Exterior Walls	ABOVE AVERAGE WOOD with 4% WD FRAME	
Style		Year Built	1938	
Building Type	S.F.R. - R1 / R1	Foundation	WD CONC PADS	
Gross Sq Ft	1136	Roof Type	GABLE/HIP	
Finished Sq Ft	924	Roof Coverage	METAL	
Stories	1 Floor	Flooring Type	CONC S/B GRND	
Condition	AVERAGE	Heating Type	NONE with 0% NONE	
Perimeter	128	Bedrooms	2	
Functional Obs	0	Full Bathrooms	1	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	30	Grade	450	
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	176	0	0
FLA	FLOOR LIV AREA	924	924	0
SBF	UTIL FIN BLK	36	0	0
TOTAL		1,136	924	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
RW2	1949	1950	1	56 SF	3
FENCES	1983	1984	1	720 SF	4
WOOD DECK	2010	2011	1	286 SF	2

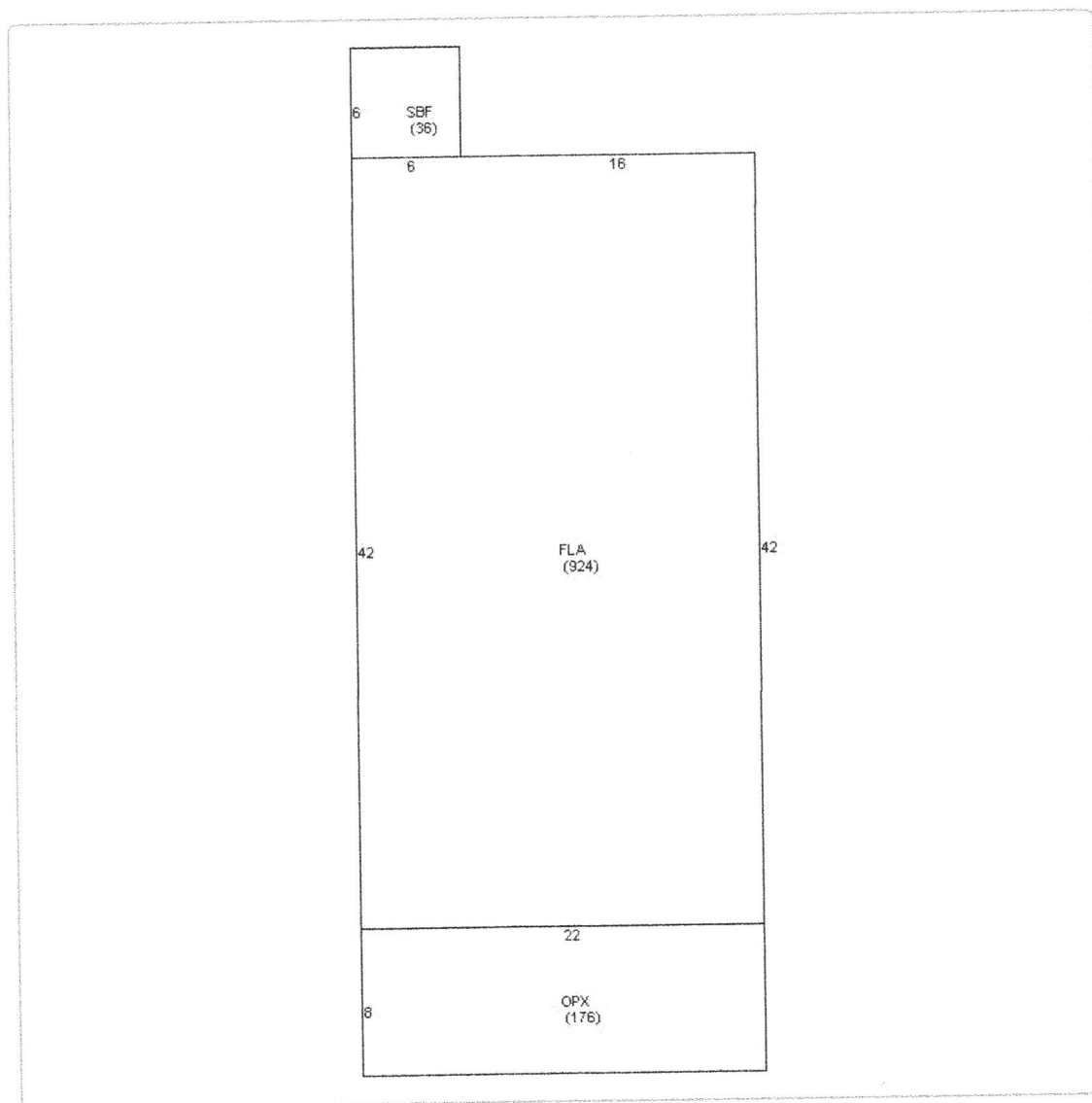
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/24/2016	\$475,000	Warranty Deed		2788	1238	37 - Unqualified	Improved
12/18/2015	\$409,500	Warranty Deed		2774	1311	37 - Unqualified	Improved
5/22/2008	\$350,000	Warranty Deed		2369	246	Q - Qualified	Improved
2/1/1971	\$8,000	Conversion Code		475	39	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
8-3908	10/20/2008	2/28/2010	\$700		INSTALL PICKETS ON EXIST'G WALL 4X4 WITH 2X4 FRAMING, 1X4 PICKETS & 1 1/2"SPACING-MOUNTING BRACKETSABU#442 FOR 4X4
8-2363	7/3/2008	2/28/2010	\$3,500		TEAR OFF OLD ROOF ON 11X24 FLAT PORCH ROOF RE-ROOF WITH NEW EVES DRIP DRY PORCH ROOF W/GREY PEEL&SEAL ROOF MATERIAL 214SF
9900090	1/25/1999	12/5/1999	\$28,700		RENOVATIONS

Sketches (click to enlarge)



Photos



Map



No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

Last Data Upload: 7/18/2017 3:30:06 AM



Schneider

Developed by
The Schneider
Corporation

Survey

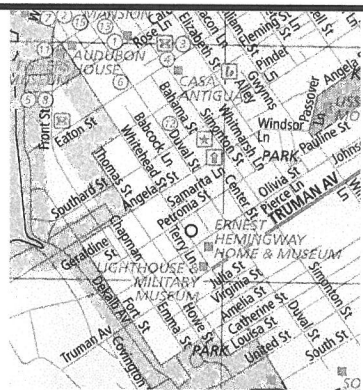
MAP OF BOUNDARY SURVEY
PART LOT 2, SQUARE 6, TRACT 4
SIMONTON WALL'S ADDITION
ON THE ISLAND OF KEY WEST



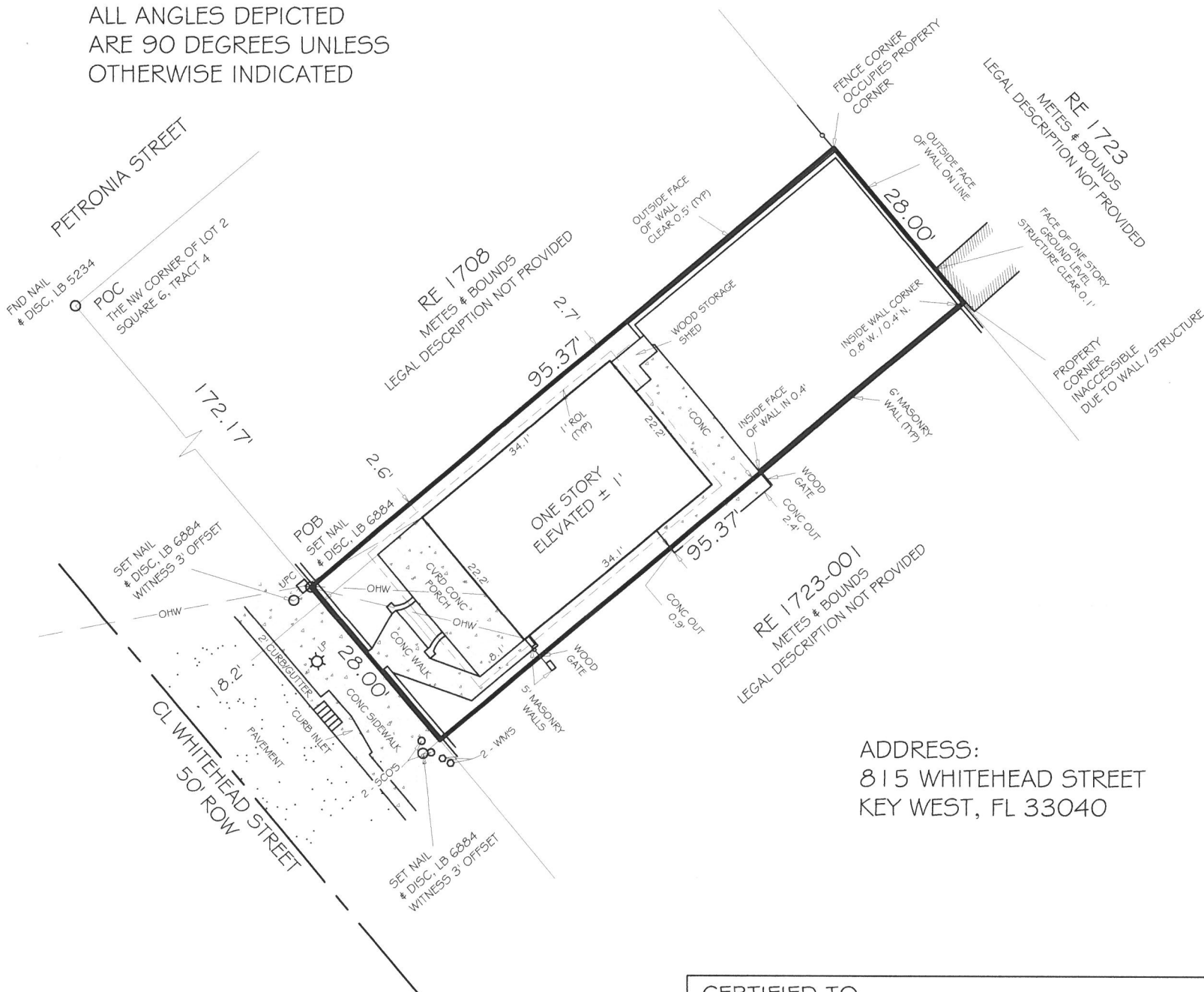
SCALE: 1" = 20'

BEARING BASE:
DERIVED FROM
DEED BOOK "H", PAGE 669
THE SWLY BOUNDARY LINE
OF LOT 2, S40°E

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED



LOCATION MAP - NTS



ADDRESS:
815 WHITEHEAD STREET
KEY WEST, FL 33040

LEGAL DESCRIPTION -

On the Island of Key West and being a part of Lot 2, Square 6, Tract 4 of SIMONTON & WALL'S ADDITION, as recorded in Deed Book "H" at Page 669, of the Public Records of Monroe County, Florida, and being more particularly described by metes and bounds as follows:
COMMENCE at the northwest corner of the said Lot 2 and run thence Southeasterly along the Southwesterly boundary of said Lot 2 and the Northeasterly right of way of Whitehead Street for a distance of 172.17 feet to the Point of Beginning of the parcel of land being described herein; thence from said Point of Beginning continue Southeasterly for a distance of 28 feet;
thence run Northeasterly and perpendicular to the said Whitehead Street for a distance of 95.37 feet;
thence run Northwesterly and parallel with the said Whitehead Street for a distance of 28 feet;
thence run Southwesterly for a distance of 95.37 feet back to the Point of Beginning.

CERTIFIED TO -

RANDALL W. and DAWN R. CLINE
CHICAGO TITLE INSURANCE COMPANY, INC.
FIRST AMERICAN TITLE COMPANY
WELLS FARGO, its successors and/or assigns, ATIMA
FELDMAN KOENIG HIGHSMITH & VAN LOON, P.A.

NOTE: 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.

BFP = BACK-FLOW PREVENTER	IP = IRON PIPE	PRC = POINT OF REVERSE CURVE
CL = CENTERLINE	IR = IRON ROD	PRM = PERMANENT REFERENCE MONUMENT
CLF = CHAINLINK FENCE	L = ARC LENGTH	PT = POINT OF TANGENT
CM = CONCRETE MONUMENT	LS = LANDSCAPING	R = RADIUS
CONC = CONCRETE	MB = MAILBOX	RES = RESIDENCE
CVRD = COVERED	MEAS = MEASURED	ROL = ROOF OVERHANG LINE
DELTA = CENTRAL ANGLE	NGVD = NATIONAL GEODETIC	ROW = RIGHT OF WAY
DEASE = DRAINAGE EASEMENT	VERTICAL DATUM (1929)	ROWL = RIGHT OF WAY LINE
EL = ELEVATION	NTS = NOT TO SCALE	SCO = SANITARY CLEAN-OUT
ENCL = ENCLOSURE	OHW = OVERHEAD WIRES	TBM = TEMPORARY BENCHMARK
ENCR = ENCROACHMENT	PC = POINT OF CURVE	TS = TRAFFIC SIGN
EOP = EDGE OF PAVEMENT	PM = PARKING METER	TYP = TYPICAL
FFP = FINISHED FLOOR ELEVATION	PCC = POINT OF COMPOUND CURVE	UEASE = UTILITY EASEMENT
FH = FIRE HYDRANT	PCP = PERMANENT CONTROL POINT	UPC = CONCRETE UTILITY POLE
FI = FENCE INSIDE	PK = PARKER KALON NAIL	UPW = WOOD UTILITY POLE
FND = FOUND	PL = PROPERTY LINE	WM = WATER METER
FO = FENCE OUTSIDE	POB = POINT OF BEGINNING	WDF = WOOD FENCE
FOL = FENCE ON LINE	PI = POINT OF INTERSECTION	WM = WATER METER
GW = GUY WIRE	POC = POINT OF COMMENCEMENT	WV = WATER VALVE

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.

SCALE:	1"=20'
FIELD WORK DATE	05/27/08
REVISION DATE	-/-
SHEET	1 OF 1
DRAWN BY:	KB
CHECKED BY:	RR
INVOICE NO.:	8052203

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
ROBERT E. REECE, PSM #5632, PROFESSIONAL SURVEYOR AND MAPPER, LB #6884

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

Proposed Plans

SITE DATA

SITE ADDRESS: 815 WHITEHEAD ST. KEY WEST, FL 33040
RE: 00017080-000100
ZONING: HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL)
FLOOD ZONE: AE6
F.I.R.M. - COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05
SECTION/TOWNSHIP/RANGE: 6-68-25
LEGAL DESCRIPTION: KW PT LOTS 2 AND 4 SQR 6 TR
SETBACKS: FRONT 10 FT; SIDE 5 FT; STREET SIDE 7.5 FT REAR 15 FT
OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY
TYPE OF CONSTRUCTION: VB

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2014 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.
THE FOLLOWING LOADINGS WERE USED:
DESIGN LOADS: ASCE 7-10
WIND LOAD: 180 mph; 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF
SOIL BEARING CAPACITY ASSUMED 2000LBS PER SQ.FT.
FEMA FLOOD DESIGN PER ASCE 24-05

INDEX OF DRAWINGS

SHEET CS-1 - SITE PLAN, PROJECT DATA, EXISTING FLOOR PLAN
SHEET A-1 - EXISTING ELEVATIONS
SHEET A-2 - PROPOSED ELEVATIONS

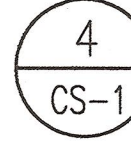
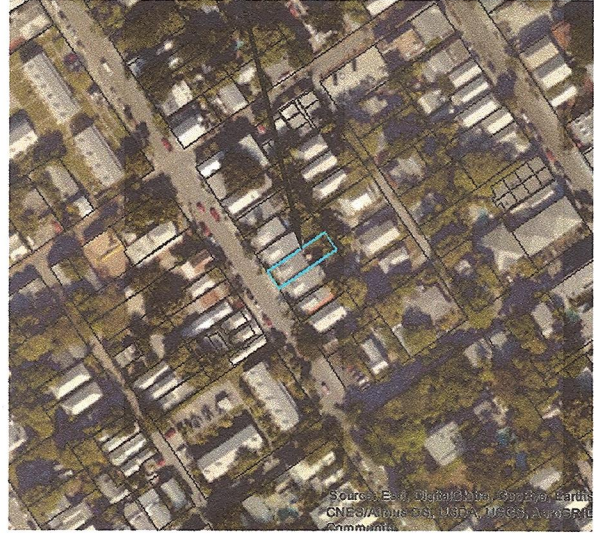
GENERAL NOTES

- THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
- THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
- NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
- NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.)
- THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2014 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
- SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2014 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
- THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.
- THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE.

LEGEND

SYMBOLS	MATERIAL INDICATIONS	LIST OF ABBREVIATIONS
	CONCRETE	& AND
	COMPACTED EARTH FILL	@ AT
	STUCCO OR GYPSUM WALL BOARD	APPROX. APPROXIMATE(LY)
	CONCRETE MASONRY UNIT	FT. FOOT/FEET
	BRICK	F.F.L. FINISH FLOOR LEVEL
	BATT INSULATION	IN. INCH
	RIDGE INSULATION	MAX. MAXIMUM
	SAND	MIN. MINIMUM
	GRAVEL	# NUMBER
	CONTINUOUS WOOD FRAMING	O.C. ON CENTER
	WOOD BLOCKING	L.B. POUND
	PLYWOOD	PSI POUND PER SQUARE INCH
	FINISH WOOD	PT PRESSURE TREATED
		SF SQUARE FOOT/FEET
		T & G TONGUE AND GROOVE
		WWM WELDED WIRE MESH

SITE



4 LOCATION MAP

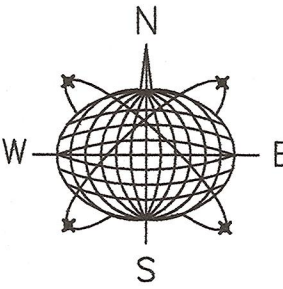
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VARIANCE APPLICATION

815 WHITHEAD ST
KEY WEST, FLORIDA 33040

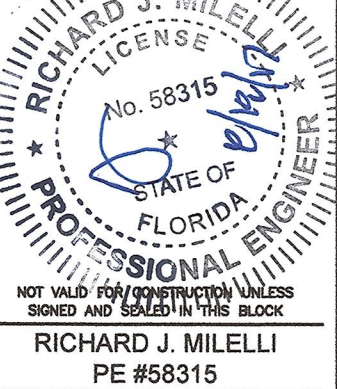
PROJECT DATA

	PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED
RE NO.	00017080-000100			
SETBACKS:				
FRONT	NO CHANGE	9'-1"	10'	NONE
STREET SIDE	N/A	N/A	7.5'	NONE
SIDE	1'-8" TO EXISTING OVERHANG OF HOME AND OVERHANG OF NEW PORCH ROOF	1'-8"	5'	YES
REAR	5' TO ACCESSORY STRUCTURE ALLOWED PER CODE	42'-0"	15'	NONE
LOT SIZE	NO CHANGE	2,670 SQ.FT.	4000 SQ.FT.	NONE
BUILDING COVERAGE	1,390 SQ.FT. 52%	1,088 SQ.FT. 40.74%	40% MAX	YES
FLOOR AREA	885 SQ.FT. .33	755 SQ.FT. .28	1.0	NONE
BUILDING HEIGHT	N/A	N/A	30' MAX	NONE
IMPERVIOUS AREA	1,700 SQ.FT. 63.6%	1,490 SQ.FT. 56%	60% MAX	YES
OPEN SPACE	945 SQ.FT. 35.3%	1,304 SQ.FT. 49%	35% MIN	NONE



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3253 fax:293-4899

Seal:



General Notes:

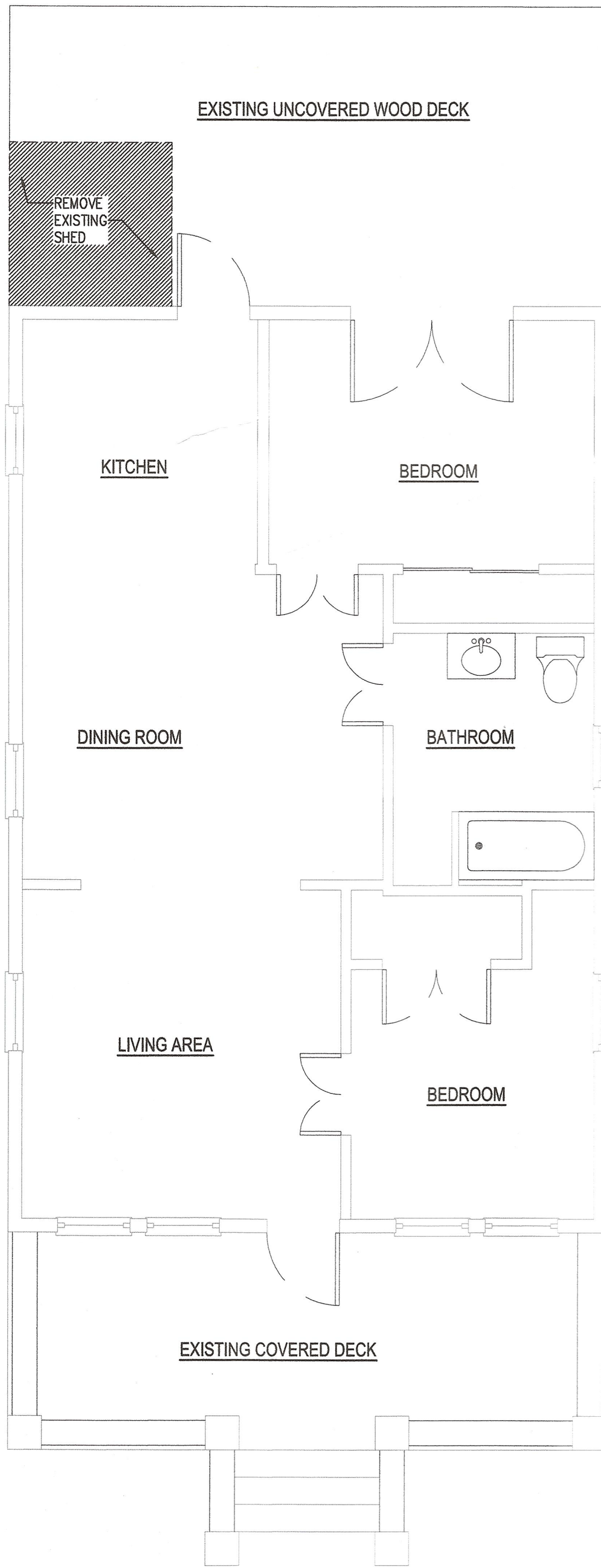
VARIANCE APPLICATION
815 WHITEHEAD ST
KEY WEST, FLORIDA

Drawn By: JMT
Checked By: RAM
Project No.:
Scale: AS NOTED
AutoCad File No.:

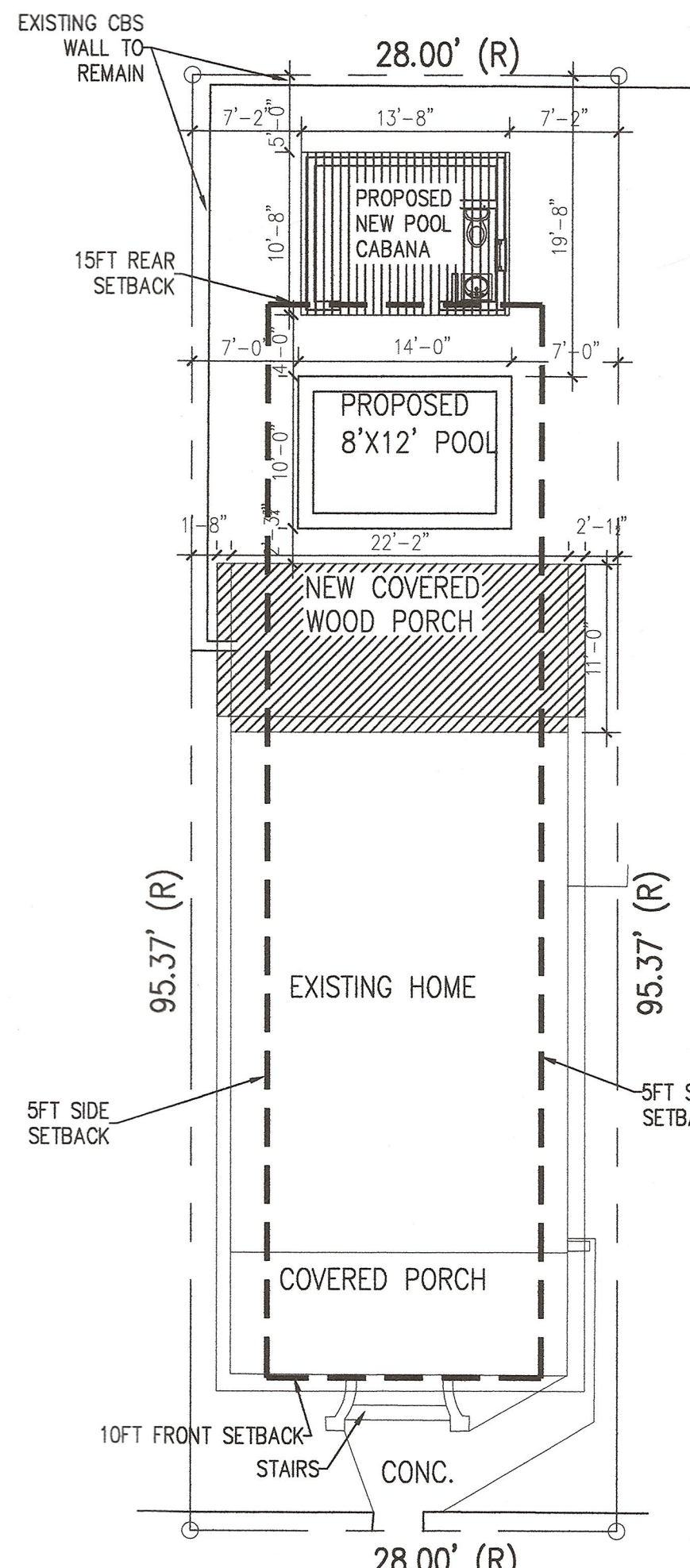
Revisions:

Title:
COVER SHEET AND SITE PLANS

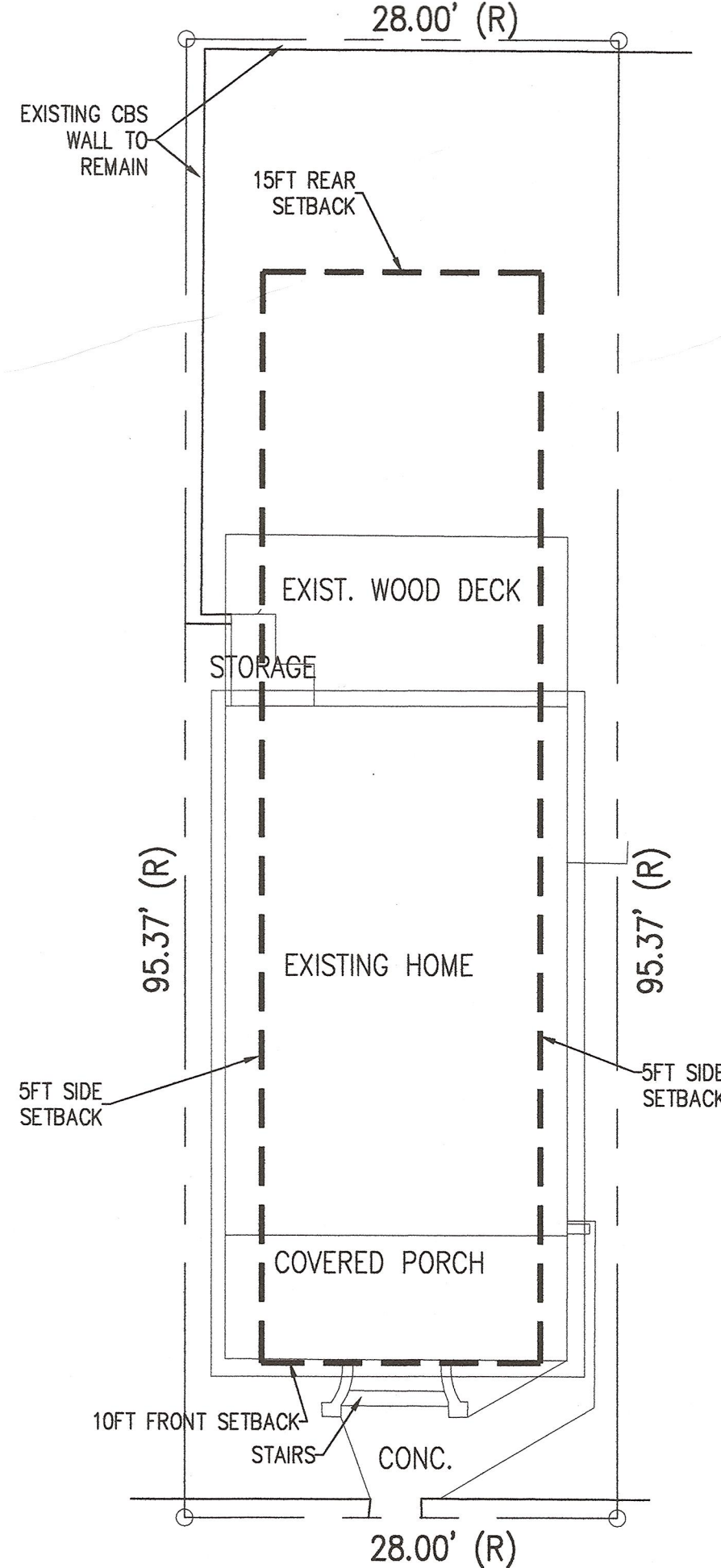
Sheet Number:
CS-1
Date: JULY 26,2017



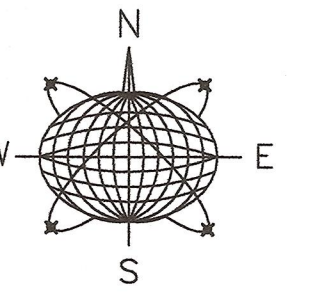
3 EXISTING FLOOR PLAN
SCALE: 1" = 10'-0"



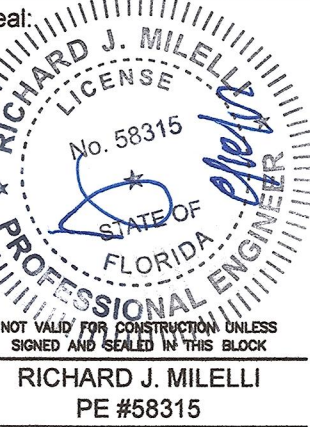
2 PROPOSED SITE PLAN
SCALE: 1" = 10'-0"



1 EXISTING SITE PLAN
SCALE: 1" = 10'-0"



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph: 305-293-3283 fax: 293-4899



General Notes:

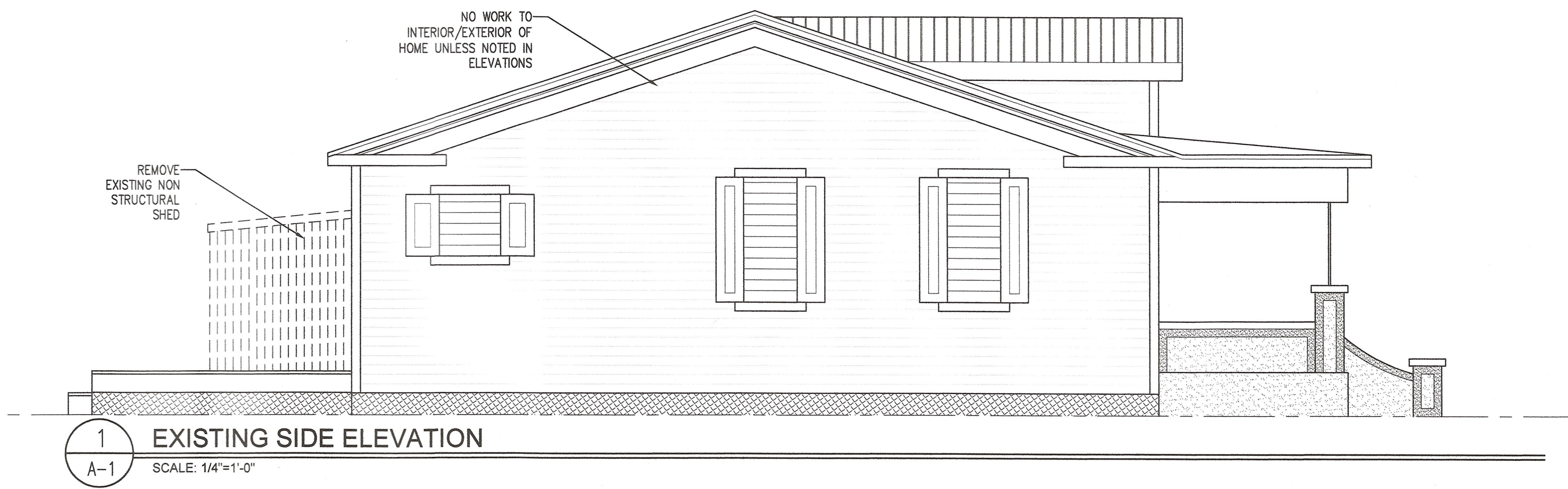
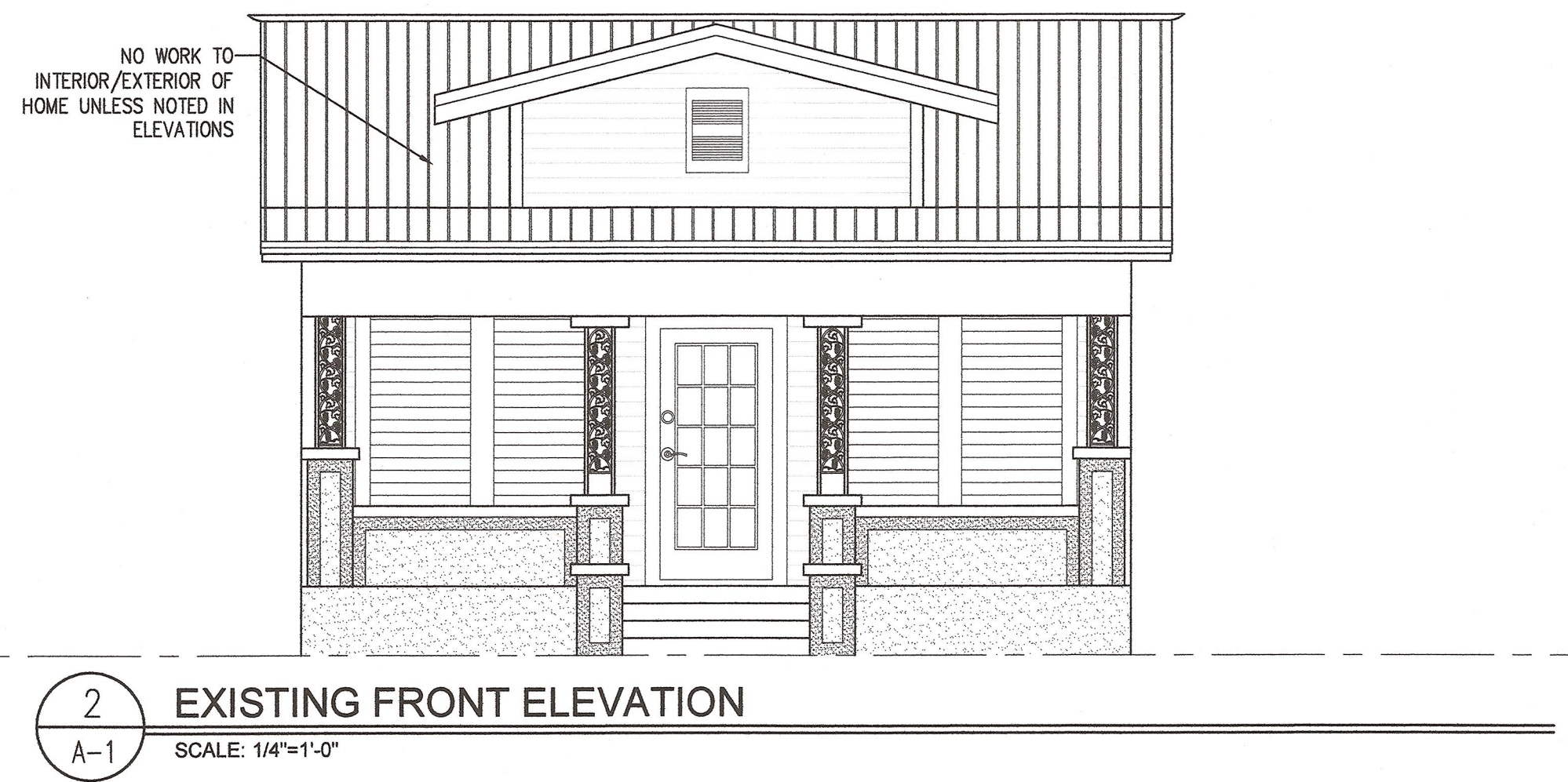
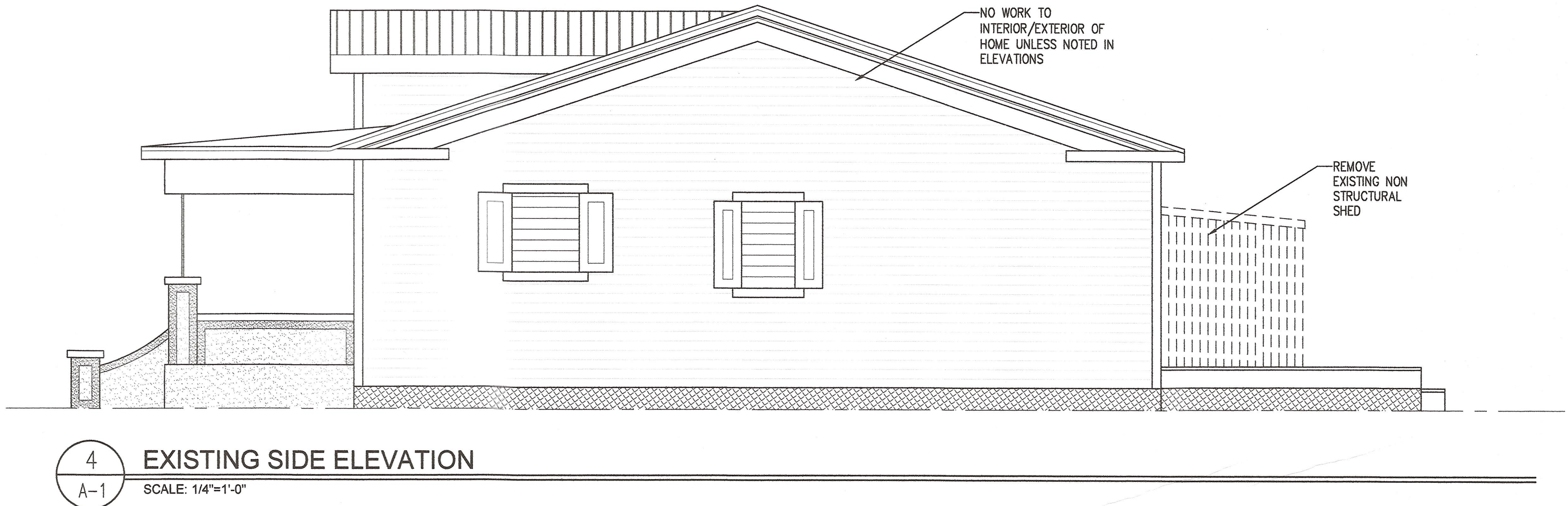
VARIANCE APPLICATION
815 WHITEHEAD ST
KEY WEST, FLORIDA

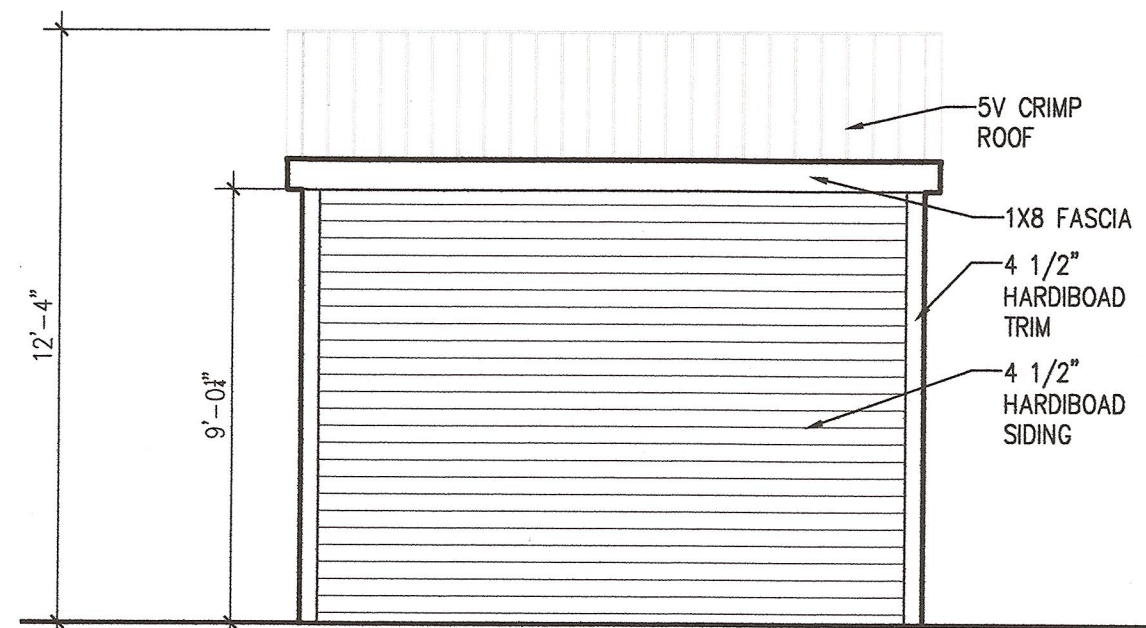
Drawn By: JMT
Checked By: RJM
Project No. Scale: AS NOTED
AutoCad File No.

Revisions:

Title:
EXISTING
ELEVATIONS

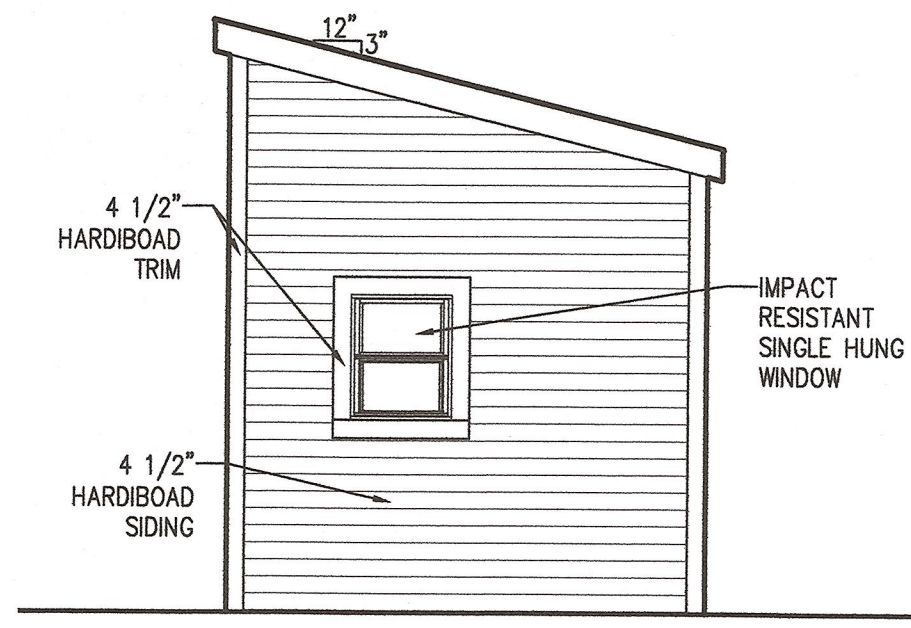
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A-1
Date: JULY 28, 2017





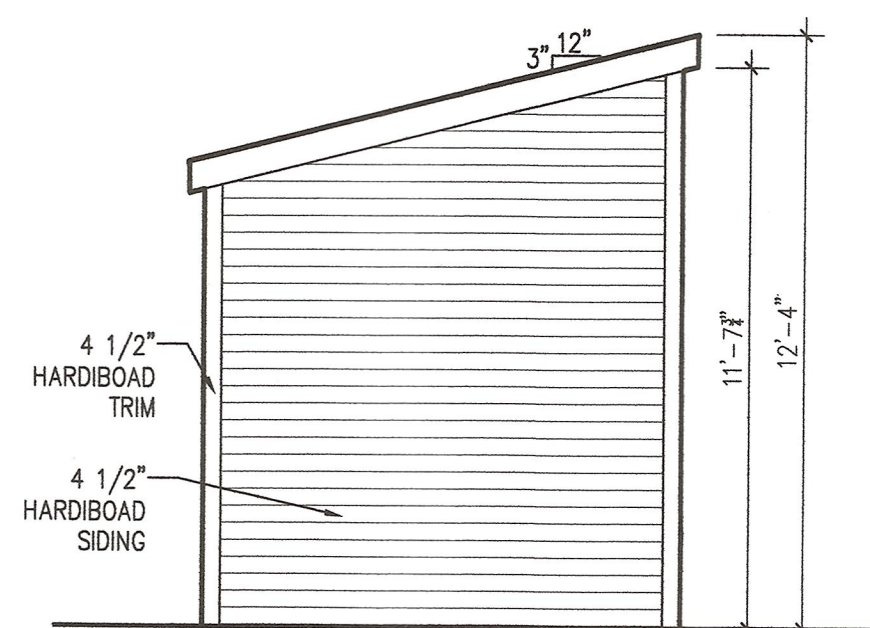
5 PROPOSED POOL CABANA
REAR ELEVATION

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



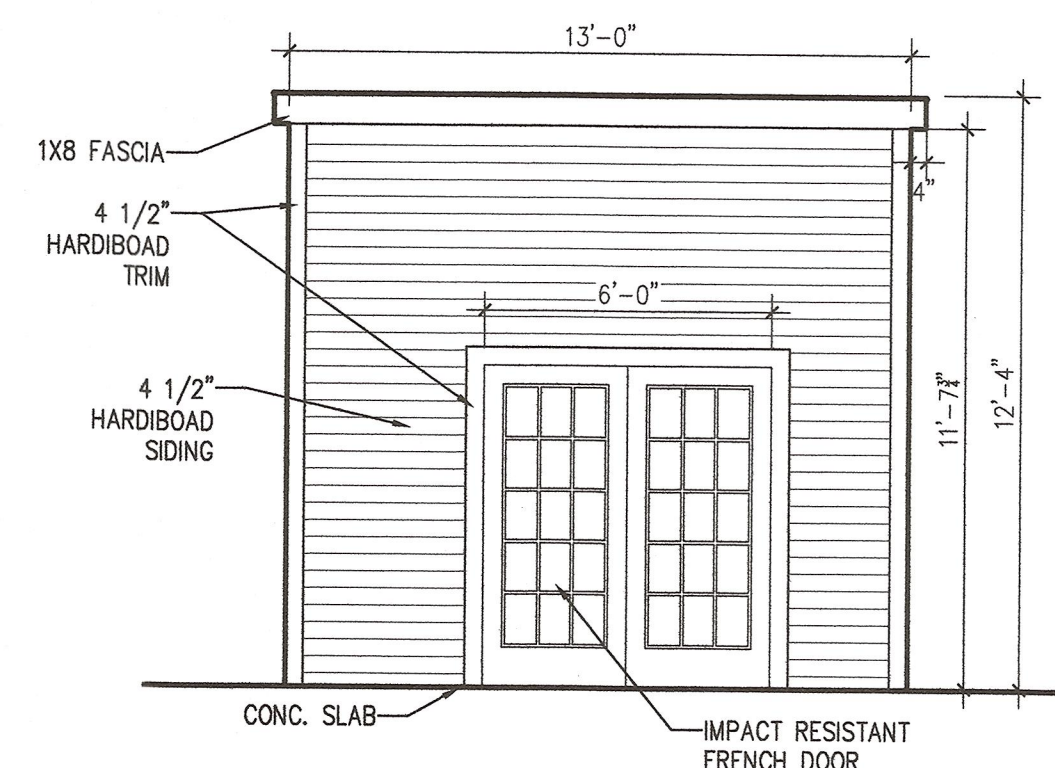
6 PROPOSED POOL CABANA
SIDE ELEVATION

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



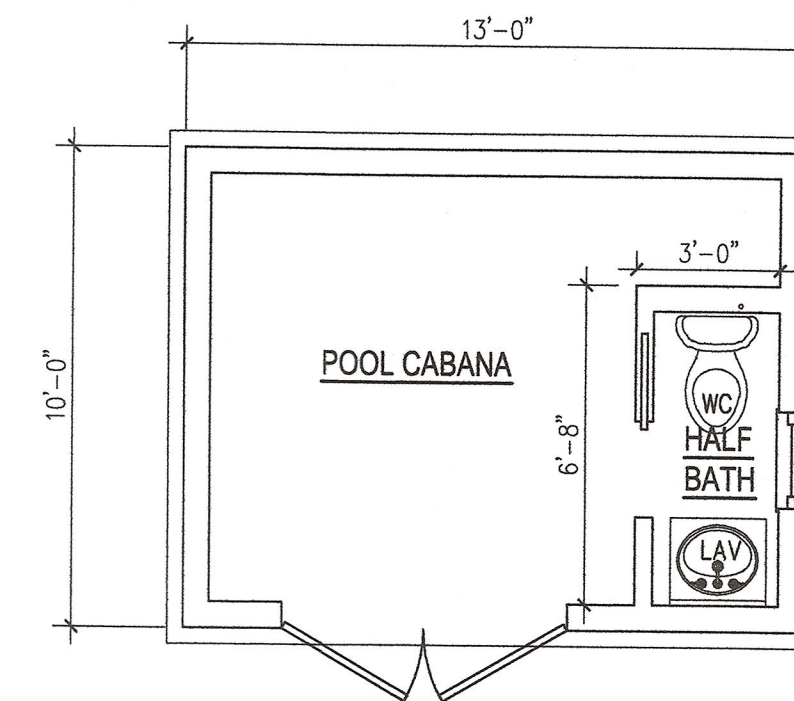
7 PROPOSED POOL CABANA
SIDE ELEVATION

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



8 PROPOSED POOL CABANA
FRONT ELEVATION

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



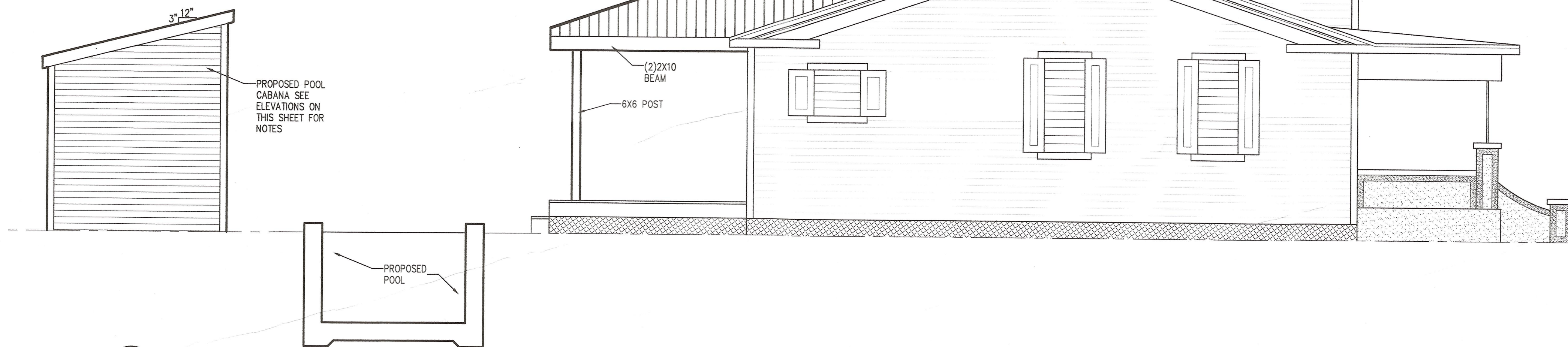
9 PROPOSED POOL CABANA
FLOOR PLAN

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



3 PROPOSED REAR ELEVATION

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



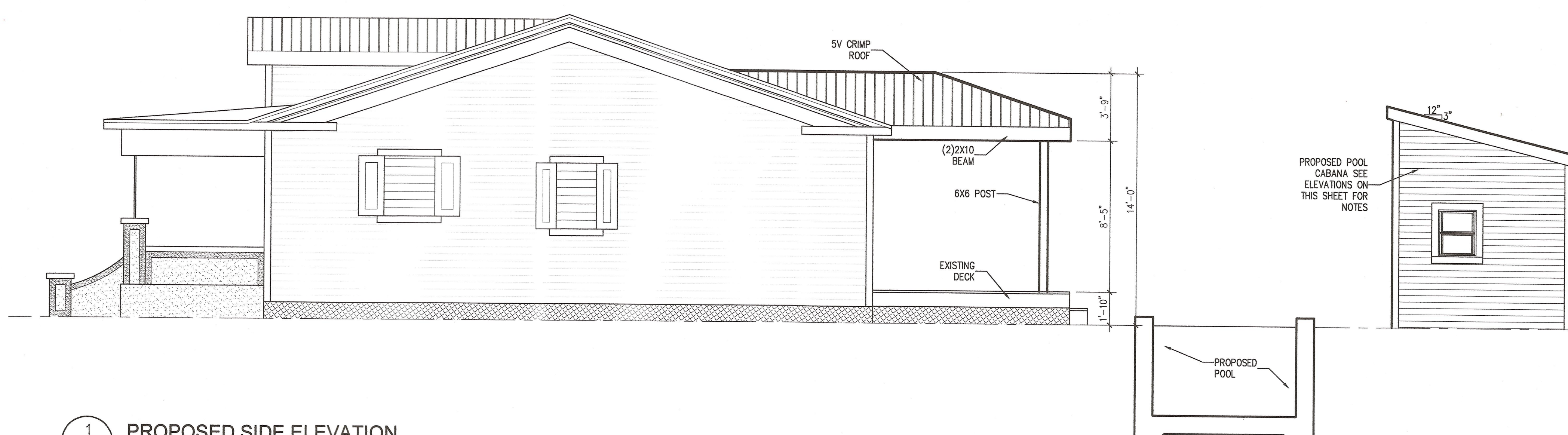
4 PROPOSED SIDE ELEVATION

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



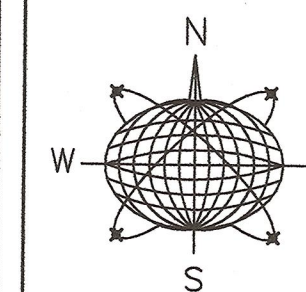
2 PROPOSED FRONT ELEVATION (NO CHANGE)

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



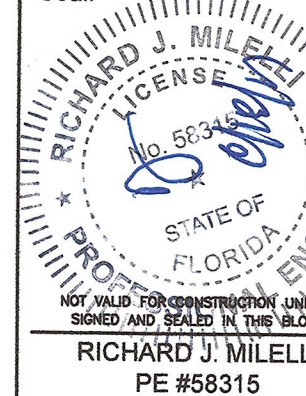
1 PROPOSED SIDE ELEVATION

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



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph: 305-293-3283 fax: 293-4899

Seal:



RICHARD J. MILELLI
PE #68315

General Notes:

VARIANCE APPLICATION

815 WHITEHEAD ST
KEY WEST, FLORIDA

Drawn By: JMT
Checked By: RJM
Project No.:
Scale: AS NOTED
AutoCad File No.:

Revisions:

Title:

PROPOSED
ELEVATIONS

Sheet Number:

A-2

Date: JULY 26, 2017

Authorization Form

Commission Number, if any

Verification Form

City of Key West
Planning Department




Verification Form
(Where Owner is the Applicant)

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

815 Whitehead Key West FL 33040
Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

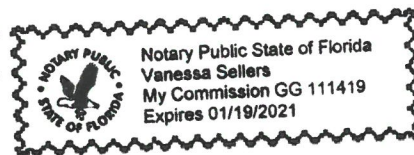

Signature of Owner

Subscribed and sworn to (or affirmed) before me on this 9-3-17 by
date

David Amendt
Name of Owner

He/She is personally known to me or has presented Diver's Lic. as identification.


Notary's Signature and Seal



Vanessa Sellers
Name of Acknowledger typed, printed or stamped

GG111419
Commission Number, if any