

# Application

Variance Application  
City of Key West Planning Department  
3140 Flagler Avenue, Key West, FL 33040  
(305) 809-3720



Variance Application

Please completely fill out this application and attach all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3720 to schedule an appointment with a Planner.

Please print or type a response to the following:

1. Site Address 903 EATON STREET
2. Name of Applicant WILLIAM P. HORN ARCHITECT, P.A.
3. Applicant is: Owner \_\_\_\_\_ Authorized Representative
4. Address of Applicant 915 EATON STREET  
KEY WEST, FL. 33040
5. Phone # of Applicant 296-8302 Mobile# \_\_\_\_\_
6. E-Mail Address WPHORN@AOL.COM
7. Name of Owner, if different than above RANDY & MARY HOOPER
8. Address of Owner 903 EATON STREET  
KEY WEST, FL. 33040
9. Phone # of Owner 601-938-0449
10. Email Address RANDY@RANDYHOOPER.COM
11. Zoning District of Parcel HMDR RE# \_\_\_\_\_
12. Description of Proposed Construction, Development, and Use  
ADDITION OF NEW 2-STORY RESIDENCE TO  
FRONT OF PROPERTY.
13. List and describe the specific variance(s) being requested:  
REQUESTING A FRONT SETBACK VARIANCE (5'), A LOT  
COVERAGE VARIANCE (48.2%), IMPERVIOUS VARIANCE  
(64.3%) AND DETACHED HABITABLE SPACE FOR  
REAR EXISTING BUILDING.

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14. 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	AE + 7.0'			
Size of Site	5,300 SF.			
Height	30'	10'	30'	-
Front Setback	10'	66'-10"	5'	5'
Side Setback EAST	5'	0'	5'	-
Side Setback WEST	5'	5"	5"	- EXISTING
Street Side Setback	7.5'			
Rear Setback	15'	4"	7'-9"	- EXISTING
F.A.R	-			-
Building Coverage	40% (2,120 SF)	31% (1,649)	48.2% (2,557)	8.2%
Impervious Surface	68% (3,180)	53% (2,823)	64.3% (3,412)	9.3%
Parking	1	1	1	-
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping	35% (1,855)	46.7% (2,477)	35% (1,866)	-
Number and type of units	1	1-RPS.	1-RPS	-
Consumption Area or Number of seats				

15. Is Subject Property located within the Historic District? Yes  No   
 If Yes, attach HARC approval and approved site plans

Meeting Date \_\_\_\_\_ HARC Approval # \_\_\_\_\_

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

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17. Will the work be within the dripline (canopy) of any tree on or off the property?  
YES \_\_\_\_\_ NO

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

This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.

If the applicant would like additional information, electronic version of the City's Code of Ordinances can be found either through [www.keywestcity.com](http://www.keywestcity.com), Planning Department archives or at [www.municode.com](http://www.municode.com). Once there, search Online Library/Florida/Key West/Chapter 122.

**\*Please note, variance approvals are quasi-judicial hearings, and it is improper for the owner or signatory to speak to a Planning Board member or City Commissioner about the hearing.**

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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.

WE ARE NEEDING OUR VARIANCES BECAUSE WE ARE KEEPING THE EXISTING ONE STORY BUILDING AT THE REAR OF THE PROPERTY. IF WE DEMOLISHED THE EXISTING BUILDING WE COULD BUILD A BIGGER TWO STORY RESIDENCE WITHOUT VARIANCES, BUT WANT TO REDUCE THE SCALE OF THE NEW BUILDING AT THE FRONT OF THE PROPERTY.

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

THE EXISTING ONE STORY BUILDING AT THE REAR OF THE PROPERTY AND THE SMALLER NEIGHBORING BUILDINGS WERE NOT CREATED BY THE 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.

GRANTING THE VARIANCES WILL NOT ALLOW US TO BUILD A BUILDING BIGGER THAN ANYONE IN THIS SAME ZONING DISTRICT. NO SPECIAL PRIVILEGES ARE BEING ASKED FOR, WE ARE JUST TRYING TO DO THE BEST DESIGN FOR THE SITE AND HISTORIC DISTRICT.

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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 EXISTING CONDITIONS CREATE A HANDSHIP.  
LITERAL INTERPRETATION OF THE ZONING CODES  
WOULD NOT ALLOW US TO BUILD A REASONABLE SMALLER  
RESIDENCE, IT WOULD ONLY ALLOW US TO BUILD A  
BIGGER BUILDING (BUT WE DON'T WANT TO BUILD A BIGGER  
BUILDING)

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.

WE ARE KEEPING THE VARIANCES TO A MINIMUM.  
THE BUILDING WE WANT TO BUILD WILL BE SMALLER  
THAN WHAT WE COULD DO IF WE REMOVED THE  
EXISTING ONE STORY BUILDING.

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.

THIS NEW BUILDING WILL NOT CREATE  
AN INJURIOUS PROBLEM.

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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 IS NOT THE  
BASIS OF OUR VARIANCE REQUEST.

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

- That the standards established in subsection (a) 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."

# Verification



**City of Key West  
Planning Department**



**Verification Form**

*(Where Authorized Representative is an individual)*

I, WILLIAM P. HORN, being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

903 EATON STREET

*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]  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this Nov 27th, 2013 by

William P. Horn  
*Name of Authorized Representative*

He/She is personally known to me or has presented \_\_\_\_\_ as identification

[Signature]  
*Notary's Signature and Seal*

To Bennett  
*Name of Acknowledger typed, printed or stamped*

EE 097995  
*Commission Number, if any*



# **Authorization**

City of Key West  
Planning Department



Authorization Form  
(Individual Owner)

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

I, Randy Brooks Hooper & Mary L. Hooper authorize  
*Please Print Name(s) of Owner(s) (as appears on the deed)*

WILLIAM P. HORN ARCHITECT, P.A.  
*Please Print Name of Representative*

to be the representative for this application and act on my/our behalf before the City of Key West.

[Signature]  
*Signature of Owner*

Mary L. Hooper  
*Signature of Joint/Co-owner (if applicable)*

Subscribed and sworn to (or affirmed) before me on this \_\_\_\_\_ day \_\_\_\_\_  
*date*

\_\_\_\_\_  
*Name of Authorized Representative*

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

[Signature]  
*Notary's Signature and Seal*

Lawanda Gardner  
*Name of Acknowledger typed, printed or stamped*

65987  
*Commission Number, if any*



**Deed**

Prepared by and return to:

Monica Hornyak  
Real Estate Closer  
Spottswood, Spottswood & Spottswood  
500 Fleming Street  
Key West, FL 33040  
305-294-9556  
File Number: 13-336-EM  
Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this <sup>2<sup>nd</sup></sup> day of August, 2013 between Olga West, a single woman whose post office address is 1310 E. James #20, Baytown, TX 77520, grantor, and Randy Brooks Hooper and Mary L. Hooper, his wife whose post office address is 3814 Grand Key Drive, Orange Beach, AL 36561, grantee:

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

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

See Exhibit "A" Attached Hereto

Parcel Identification Number: 00002930-000000

SUBJECT TO: Taxes for the current and subsequent years.

SUBJECT TO: Conditions, limitations, easements and restrictions of record, if any.

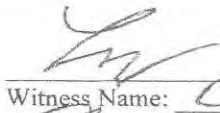
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

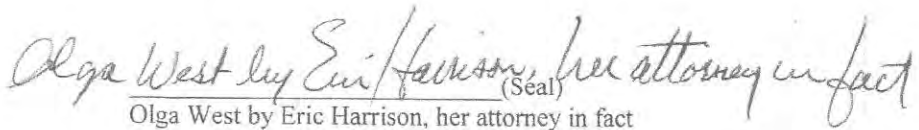
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2012**.

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

Signed, sealed and delivered in our presence:

  
Witness Name: LISA BARNEY

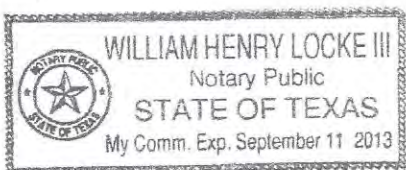
  
Witness Name: Karl Van Rensen

  
Olga West by Eric Harrison, her attorney in fact  
(Seal)

State of Texas  
County of Tarrant

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of August, 2013 by Olga West by Eric Harrison, her attorney-in-fact, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



William Henry Locke III  
Notary Public

Printed Name: William Henry Locke III

My Commission Expires: September 11, 2013

## EXHIBIT "A"

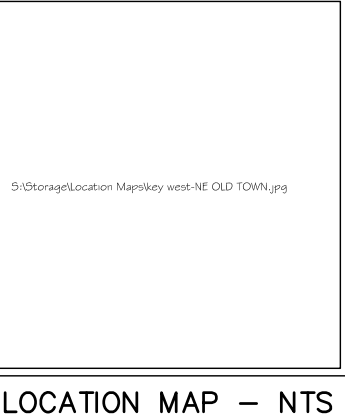
In the City of Key West and known on William A. Whitehead's Map of said Island of Key West delineated in February, A.D. 1829 as part of Lot Four (4) in Square Twenty (20). COMMENCING at a point on Eaton Street distant Fifty (50) feet Northeasterly from the corner of Eaton and Margaret Streets, and running thence along the line of Eaton Street in a Northeasterly direction Ten (10) feet; thence at right angles in a Northwesterly direction One Hundred Six (106) feet; thence at right angles in a Southwesterly direction Ten (10) feet; thence at right angles in a Southeasterly direction One Hundred Six (106) feet to the Point of Beginning.

AND ALSO

In the City of Key West and known on William A. Whitehead's Map of said Island of Key West delineated in February, A.D. 1829 as part of Lot Four (4) in Square Twenty (20). COMMENCING at a point on Eaton Street distant Sixty (60) feet Northeasterly from the corner of Eaton and Margaret Streets, and running thence along the line of Eaton Street in a Northeasterly direction Forty (40) feet; thence at right angles in a Northwesterly direction One Hundred Six (106) feet; thence at right angles in a Southwesterly direction Forty (40) feet; thence at right angles in a Southeasterly direction One Hundred Six (106) feet to the Point of Beginning.

# Survey





**MAP OF BOUNDARY SURVEY  
PT LOT 4, SQUARE 20  
WILLIAM A. WHITEHEAD'S MAP  
IN THE CITY OF KEY WEST**

NORTH  
ASSUMED FROM LEGAL DESCRIPTION  
SCALE: 1" = 10'  
BEARING BASE:  
90° LOT PER DEED  
ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED  
ADDRESS:  
903 EATON STREET  
KEY WEST FL 33040

NOTES:  
MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.  
THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOSEVER, LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.  
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.  
THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.  
ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

**LEGAL DESCRIPTION — OFFICIAL RECORD BOOK 1879, PAGE 2186 PROVIDED**

In the City of Key West and known on William A. Whitehead's Map of said Island of Key West delineated in February, A.D. 1829 as part of Lot Four (4) in Square Twenty (20). COMMENCING at a point on Eaton Street distance Fifty (50) feet Northeastly from the corner of Eaton and Margaret Streets, and running thence along the line of Eaton Street in a Northeastly direction Ten (10) feet; thence at right angles in a Northwestly direction One Hundred Six (106) feet; thence at right angles in a Southwestly direction Ten (10) feet; thence at right angles in a Southeastly direction One Hundred Six (106) feet to the Point of Beginning.

**AND ALSO:**

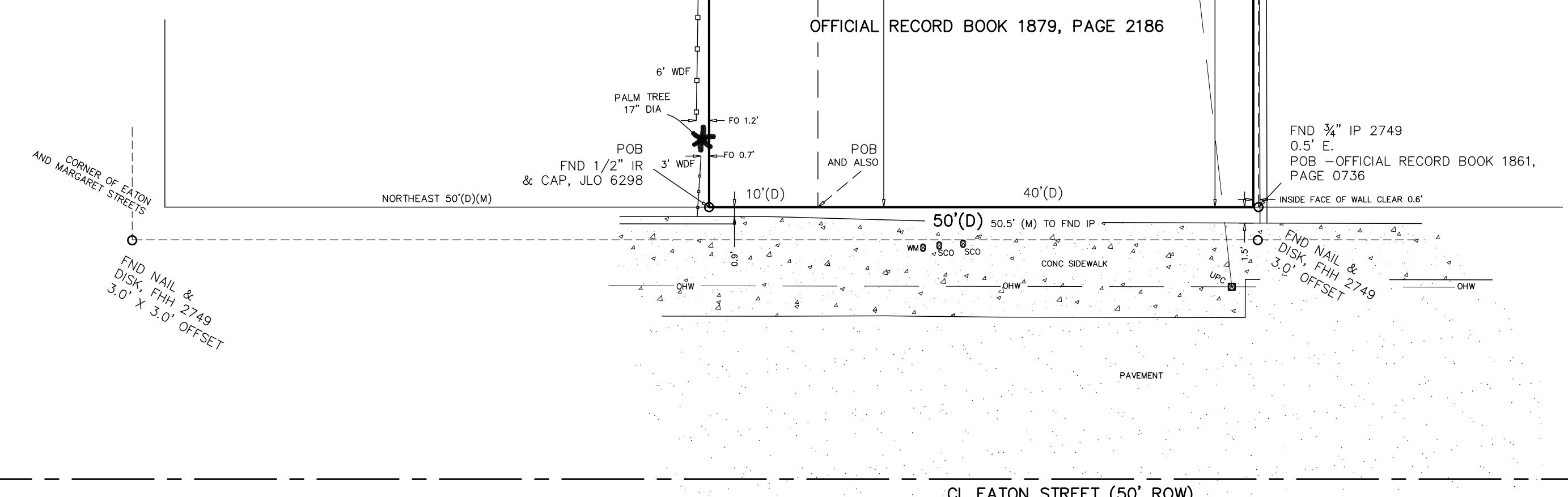
In the City of Key West and known on William A. Whitehead's Map of said Island of Key West delineated in February, A.D. 1829 as part of Lot Four (4) in Square Twenty (20). COMMENCING at a point on Eaton Street distant Sixty (60) feet Northeastly from the corner of Eaton and Margaret Street, and running thence along the line of Eaton Street in a Northeastly direction Forty (40) feet; thence at right angles in a Northwestly direction One Hundred Six (106) feet; thence at right angles in a Southwestly direction Forty (40) feet; thence at right angles in a Southeastly direction One Hundred Six (106) feet to the Point of Beginning.

**CERTIFIED TO —**

RANDY BROOKS HOOPER  
Spottswood, Spottswood & Spottswood  
Chicago Title Insurance Company

**SURVEYOR'S NOTE:**  
THE LEGAL DESCRIPTION FOR 909 EATON STREET RECORDED IN OFFICIAL RECORD BOOK 1861, PAGE 0736, PUBLIC RECORDS OF MONROE COUNTY HAS A POINT OF BEGINNING AT 100 FEET 6 INCHES FROM THE CORNER OF MARGARET AND EATON STREETS.  
THE SUBJECT PROPERTY 903 EATON STREET HAS A POINT OF BEGINNING AT 50 FEET FROM THE CORNER OF EATON AND MARGARET STREET AND CONTINUES ON EATON STREET FOR 50 FEET, EFFECTIVELY CREATING A 0.5 FOOT GAP BETWEEN 909 EATON STREET AND THE SUBJECT PROPERTY AS SHOWN HEREON.

CL MARGARET STREET (50'R/W)



SCALE: 1"=10'  
FIELD WORK DATE: 07/25/13  
REVISION DATE: --/--  
SHEET 1 OF 1  
DRAWN BY: BT  
CHECKED BY: RW  
INVOICE #: 13070901

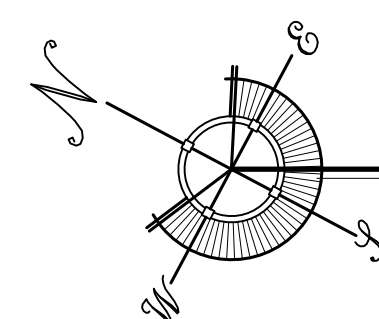
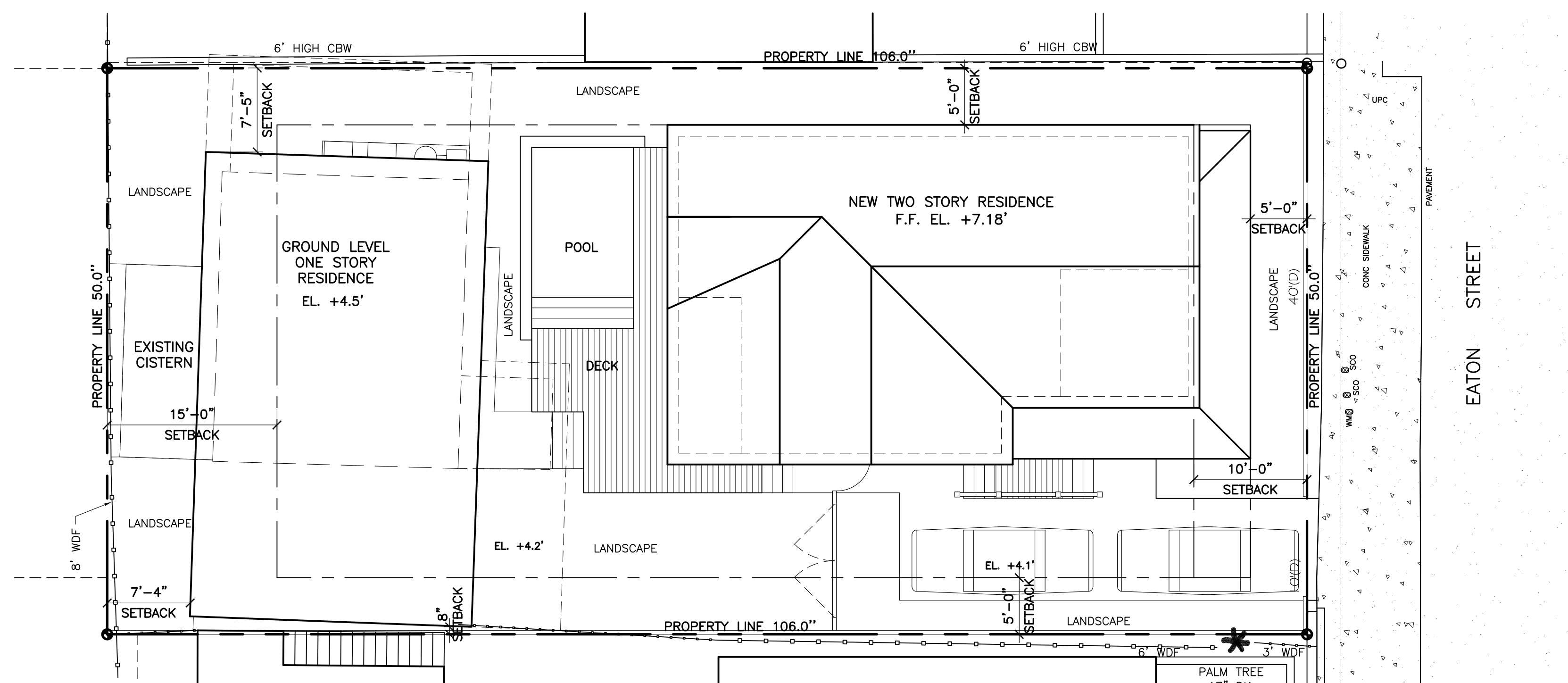
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) (SETBACKS), 1(B)(3)(ENCROACHMENTS), & 1(B)(4)(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER  
SIGNED: ROBERT WHITE, LS 6686, PROFESSIONAL SURVEYOR AND MAPPER

**REECE & WHITE**  
LAND SURVEYING, INC.  
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846  
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043  
OFFICE (305) 872 - 1348  
FAX (305) 872 - 5622

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

BFP = BACK-FLOW PREVENTER BO = BLOW OUT C = CALCULATED C&G = 2" CONCRETE CURB & GUTTER CB = CONCRETE BLOCK CBW = CONCRETE BLOCK WALL CBRW = CONCRETE BLOCK RETAINING WALL CI = CURB INLET CL = CENTERLINE CLF = CHAINLINK FENCE CM = CONCRETE MONUMENT	CONC = CONCRETE CVRD = COVERED D = DEED DEASE = DRAINAGE EASEMENT DMH = DRAINAGE MANHOLE EB = ELECTRIC BOX EL = ELEVATION EM = ELECTRIC METER ENCL = ENCLOSURE FTE = FINISHED FLOOR ELEVATION FM = FIRE HYDRANT	FI = FENCE INSIDE FND = FOUND NAIL & DISK FND (XXXX) = FOUND NAIL & DISK (XXXX) FOL = FENCE ON LINE FS = FENCE OUTSIDE GB = GRADE BREAK GL = GROUND LEVEL GW = GUY WIRE HB = HOSE BOX IP = IRON PIPE	IR = IRON ROD L = ARC LENGTH LE = LOWER ENCLOSURE LS = LANDSCAPING M = MALBUSHED MH = MEAN HIGH WATER LINE MFL = METAL FENCE P = PILE PC = POINT OF CURVE PCP = POINT OF COMPOUND CURVE PI = POINT OF INTERSECTION PK = PARKER KALON NAIL	PM = PARKING METER POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT PRC = POINT OF REVERSE CURVE PRM = PERMANENT REFERENCE MONUMENT PT = POINT OF TANGENT R = RADIUS ROL = ROOF OVERHANG LINE ROWL = RIGHT OF WAY LINE R/W = RIGHT OF WAY SCD = SANITARY CLEAN-OUT SND = SET NAIL & DISK LB 7846 SIR = SET IRON ROD X" LB 7846	SMH = SANITARY MANHOLE SPV = SPRINKLER CONTROL VALVE SV = SEWER VALVE TB = TELEPHONE BOX TBM = TOTAL BENCHMARK TMH = TELEPHONE MANHOLE TOB = TOP OF BANK TOS = TOE OF SLOPE TS = TRAFFIC SIGN TYP = TYPICAL UEASE = UTILITY EASEMENT UPC = CONCRETE UTILITY POLE UPM = METAL UTILITY POLE UPW = WOOD UTILITY POLE	VB = VIDEO BOX WB = WOOD DECK WF = WOOD FENCE WL = WOOD LANSING WM = WATER METER WV = WATER VALVE
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# **Site Photos**



PROPOSED SITE PLAN

SCALE: 1/8"=1'-0"

SITE DATA		BUILDING DATA		
SITE AREA: 5,300 S.F. (0.121 ACRES)		LOT COVERAGE AREA:		
LAND USE: HMOR		REQUIRED: 2,120 S.F. (40% MAX.)	NEW BUILDING:	
FLOOD ZONE: AE +7.0'		EXISTING: 1,644 S.F. (31%)		
FAR: ALLOWED = 1.0 MAX.		PROPOSED: 2,557 S.F. (48.2%)		
HEIGHT: ALLOWED = 30' MAX.		IMPERVIOUS AREA:	ENCLOSED AREA:	
SETBACKS:		REQUIRED: 3,180 S.F. (60% MAX.)	FIRST FLOOR: 1,101 S.F.	
FRONT SETBACK:	REQUIRED = 10'-0"	EXISTING: 2,823 S.F. (53.2%)	SECOND FLOOR: 1,059 S.F.	
	EXISTING = 66'-10"	PROPOSED: 3,412 S.F. (64.3%)	TOTAL: 2,160 S.F.	
	PROPOSED = 5'-0"	LANDSCAPE AREA:	EXISTING BUILDING:	
SIDE SETBACK:	REQUIRED = 5'-0"	REQUIRED: 1,855 S.F. (35% MIN.)		ENCLOSED AREA: 555 S.F.
	EXISTING = 0'-0"/0'-5"	EXISTING: 2,477 S.F. (46.7%)		
	PROPOSED = 5'-0"/0'-5"	PROPOSED: 1,856 S.F. (35%)		
REAR SETBACK:	REQUIRED = 15'-0"	OPEN SPACE AREA:		
	EXISTING = ±0'-4"	REQUIRED: 1,855 S.F. (35% MIN.)		
	PROPOSED = 7'-4"	EXISTING: 2,477 S.F. (46.7%)		
		PROPOSED: 1,856 S.F. (35%)		

SEAL

THESE DRAWINGS MAY  
NOT BE REPRODUCED  
WITHOUT WRITTEN  
AUTHORIZATION BY  
WILLIAM P. HORN

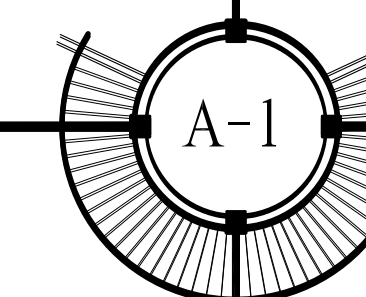
DATE  
10-17-13  
11-22-13 VARIANCE

REVISIONS

DRAWN BY  
EMA

PROJECT  
NUMBER  
1317

HOOPER RESIDENCE  
903 EATON STREET  
KEY WEST, FLORIDA



SEAL

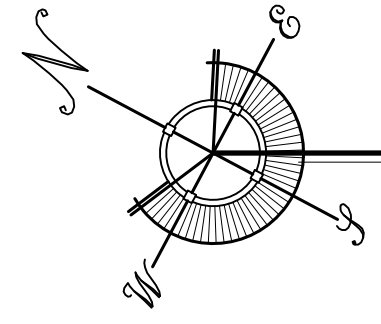
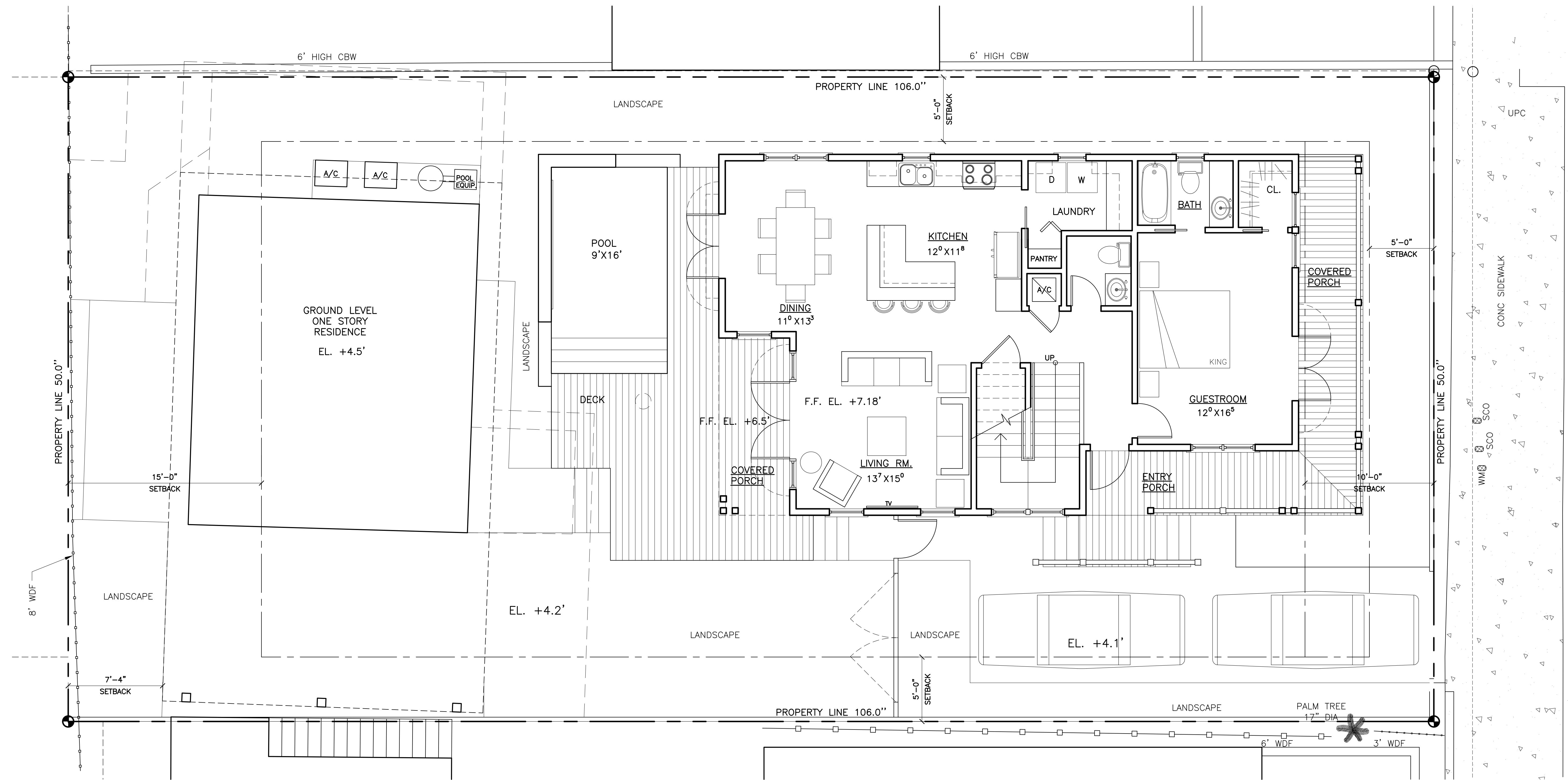
THESE DRAWINGS MAY  
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WITHOUT WRITTEN  
AUTHORIZATION BY  
WILLIAM P. HORN

DATE  
10-17-13  
11-22-13 VARIANCE

REVISIONS

DRAWN BY  
EMA

PROJECT  
NUMBER  
1317



PROPOSED 1ST. FLOOR PLAN

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

HOOPER RESIDENCE  
903 EATON STREET  
KEY WEST, FLORIDA

SEAL

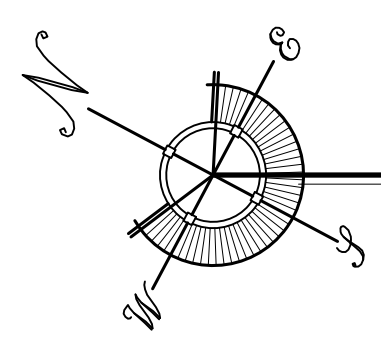
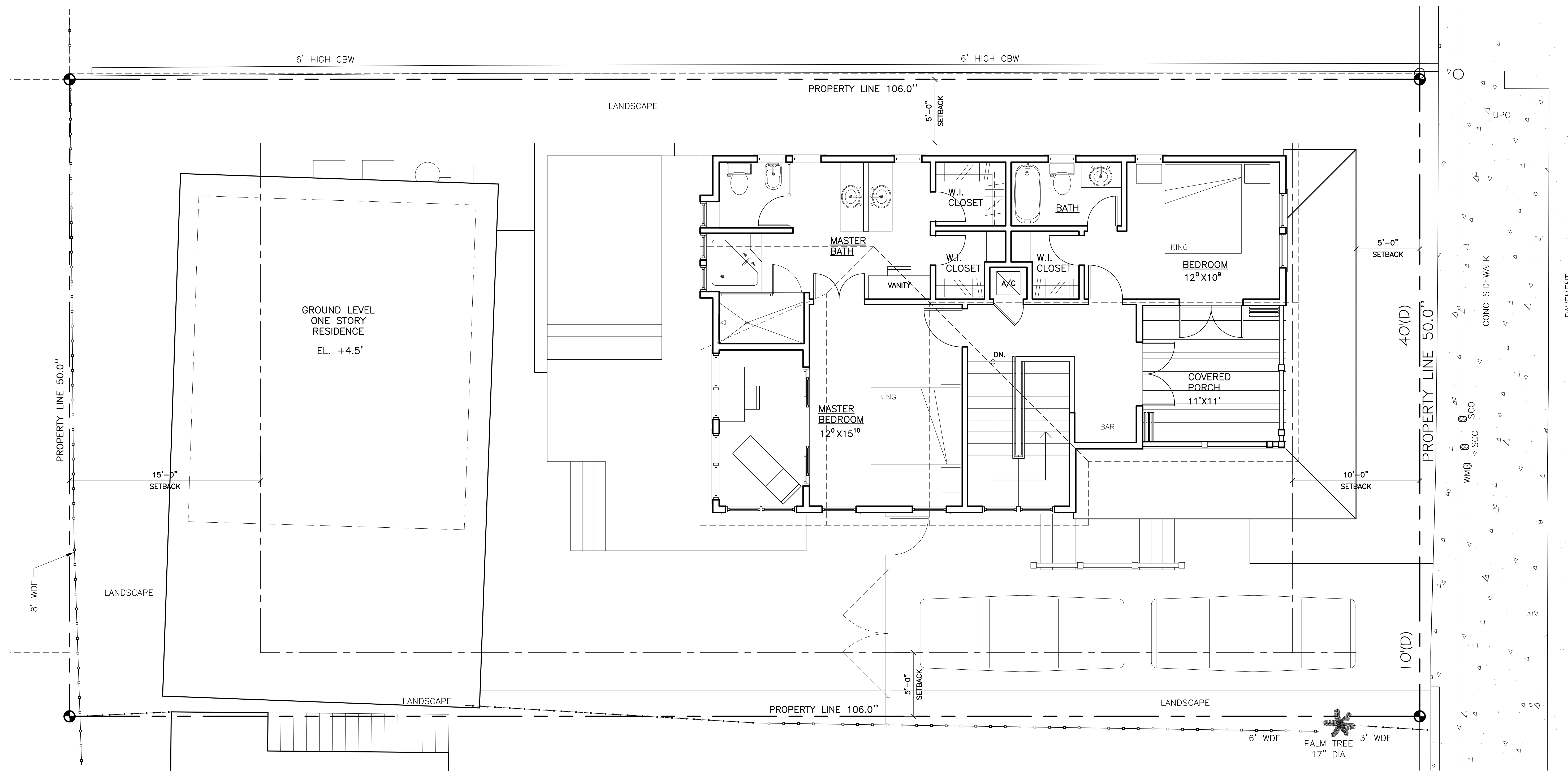
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AUTHORIZATION BY  
WILLIAM P. HORN

DATE  
10-17-13  
11-22-13 VARIANCE

REVISIONS

DRAWN BY  
EMA

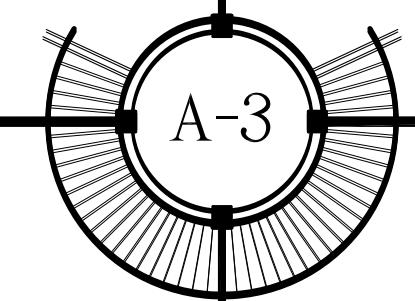
PROJECT  
NUMBER  
1317



PROPOSED 2ND. FLOOR PLAN

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

HOOPER RESIDENCE  
903 EATON STREET  
KEY WEST, FLORIDA





FRONT ELEVATION

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



SIDE ELEVATION

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

SEAL

THESE DRAWINGS MAY  
NOT BE REPRODUCED  
WITHOUT WRITTEN  
AUTHORIZATION BY  
WILLIAM P. HORN

DATE  
10-17-13  
11-22-13 VARIANCE

REVISIONS

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PROJECT  
NUMBER  
1317



BACK ELEVATION

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



SIDE ELEVATION

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

SEAL

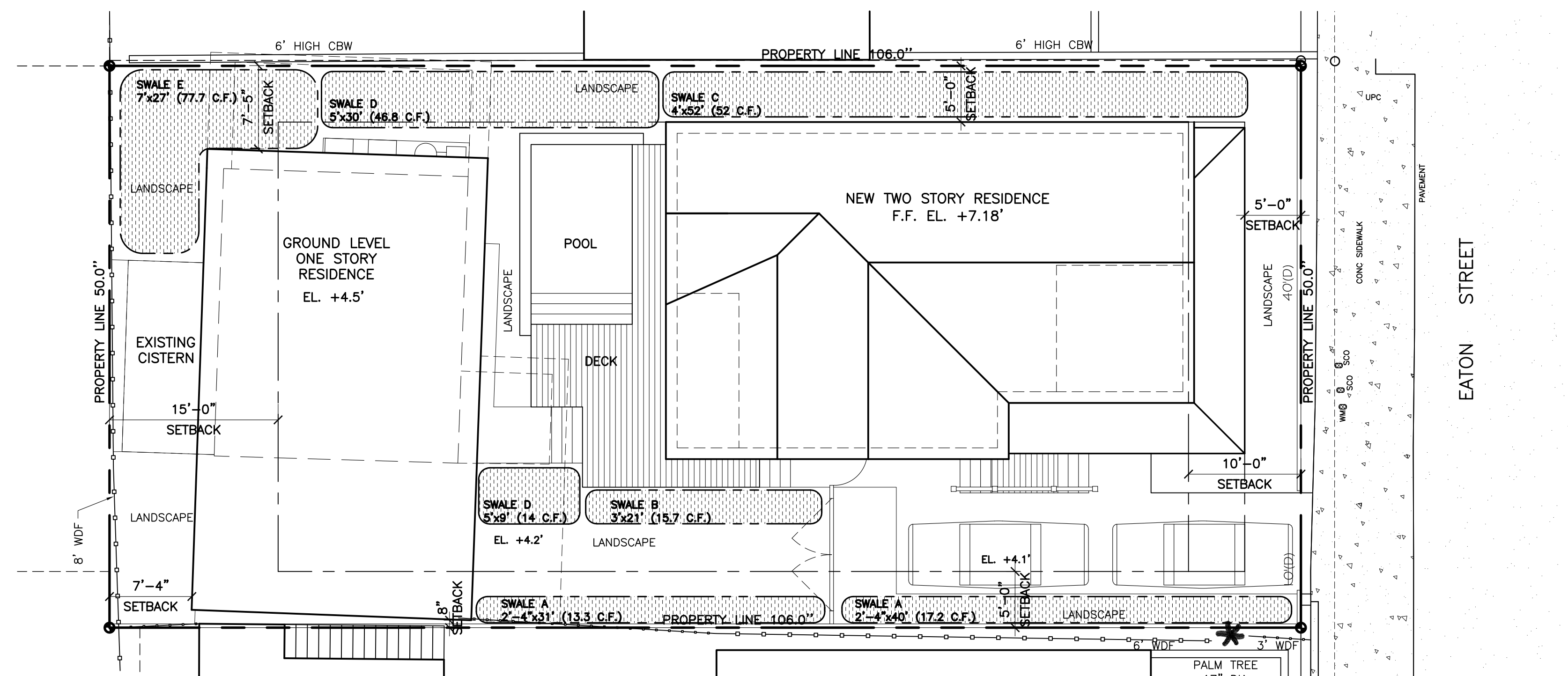
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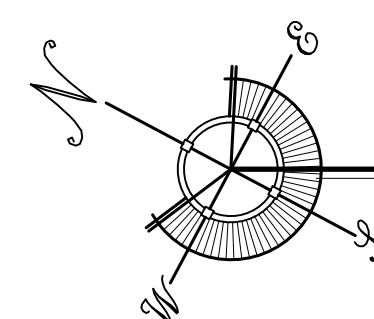
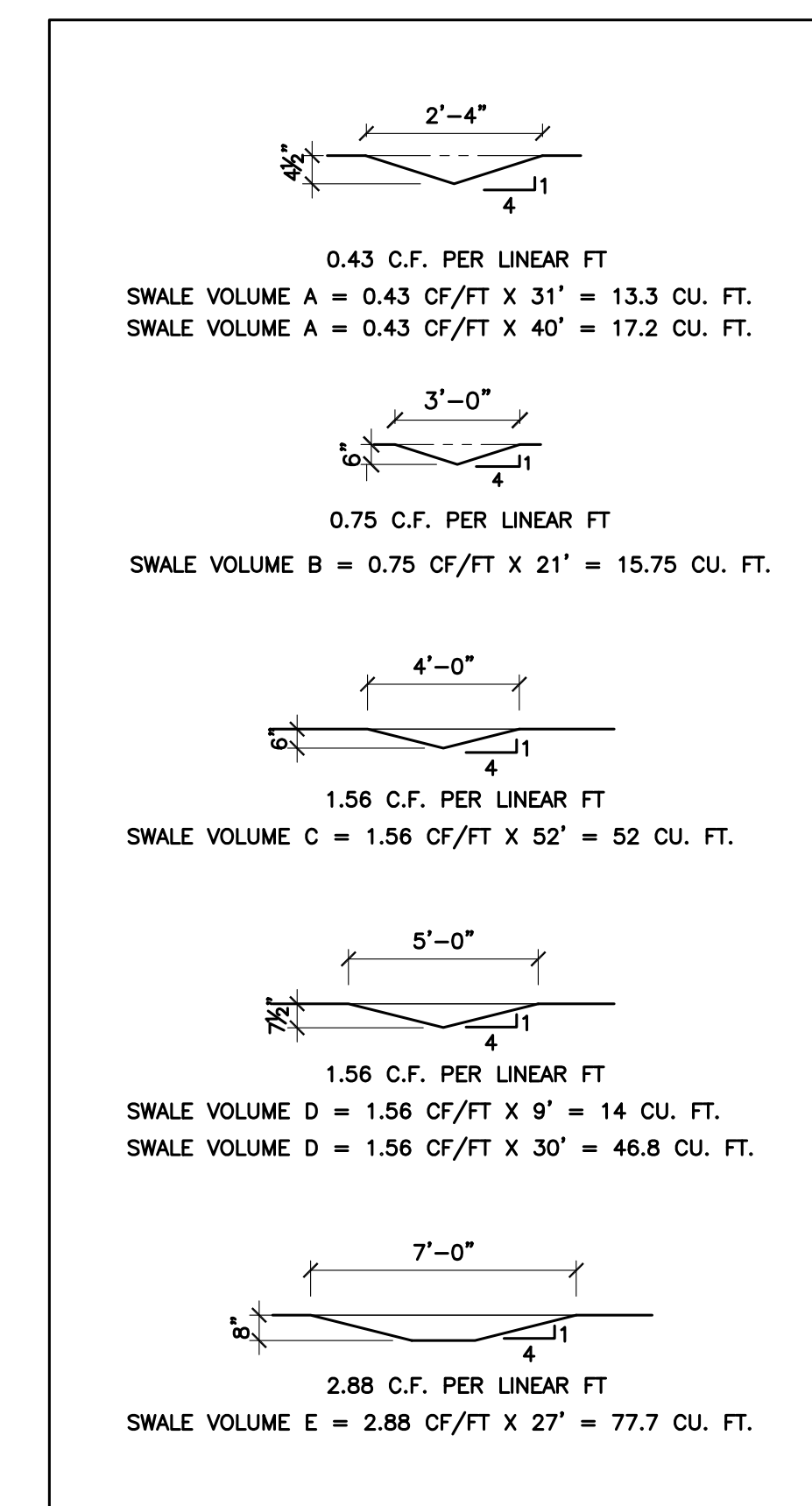
REVISIONS

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STORMWATER DATA	
SITE AREA=	5,300 S.F.
NEW IMPERVIOUS AREA =	3,412 S.F.
2,274 S.F. IMPERVIOUS / 5,300 S.F. LOT = 42.9% IMPERVIOUS COVERAGE	
5,300 S.F. x 0.104 x 42.9% = 236 C.F. (REQUIRED SWALE VOLUME)	
SWALE A =	30.5 CU. FT.
SWALE B =	15.75 CU. FT.
SWALE C =	52 CU. FT.
SWALE D =	60.8 CU. FT.
SWALE E =	77.76 CU. FT.
SWALE TOTAL =	237 CU. FT. (SWALE VOLUME PROVIDE)

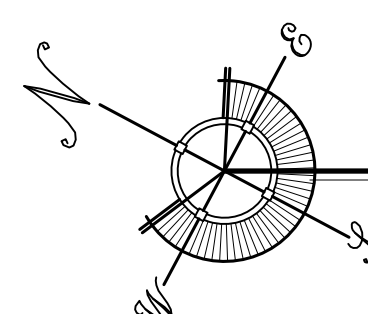
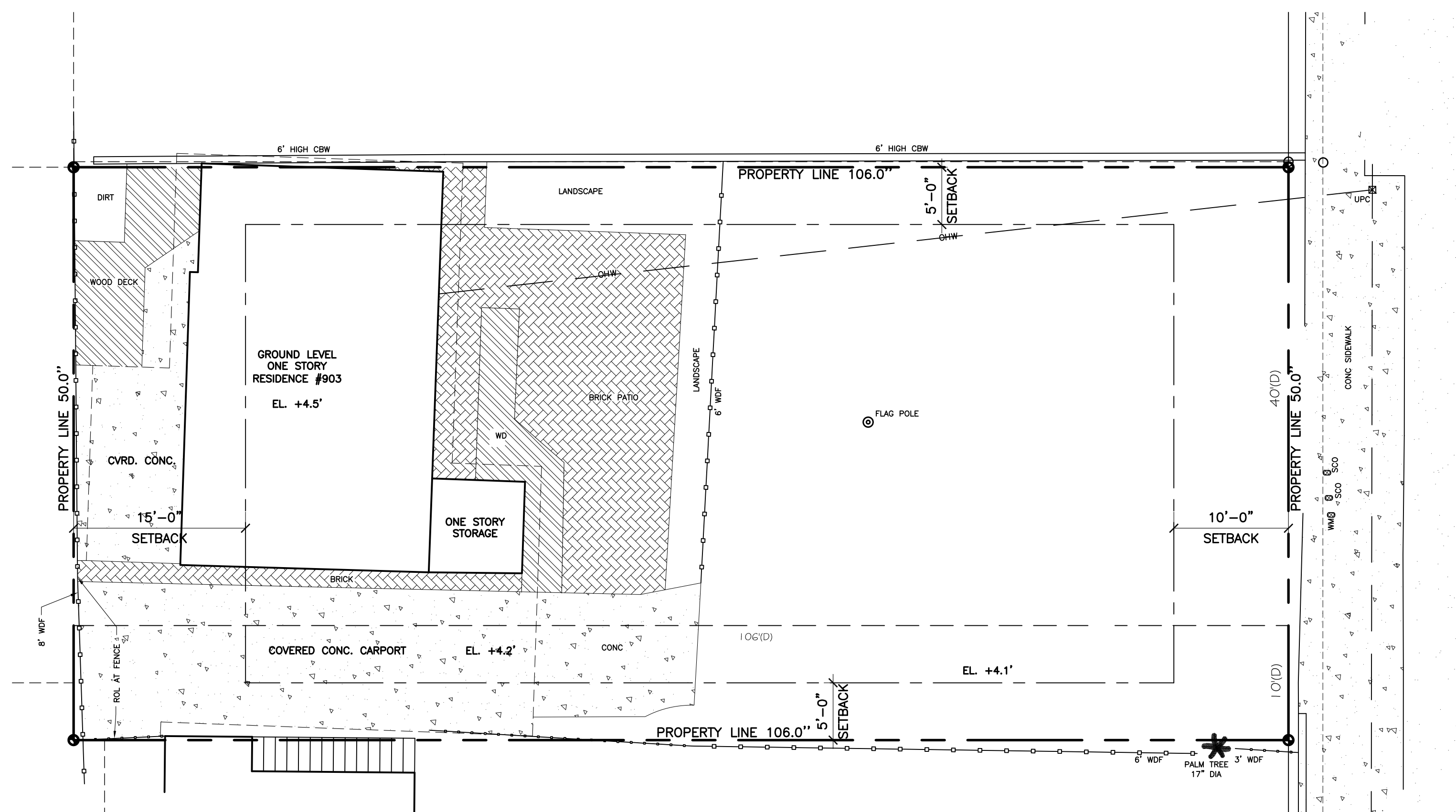


PROPOSED SITE PLAN

SCALE: 1/8"=1'-0"

SITE DATA		BUILDING DATA	
SITE AREA: 5,300 S.F. (0.121 ACRES)		LOT COVERAGE AREA:	
LAND USE: HMDR		REQUIRED: 2,120 S.F. (40% MAX.)	NEW BUILDING:
FLOOD ZONE: AE +7.0'		EXISTING : 1,644 S.F. (31%)	
FAR: ALLOWED = 1.0 MAX.		PROPOSED: 2,557 S.F. (48.2%)	
HEIGHT: ALLOWED = 30' MAX.		IMPERVIOUS AREA:	ENCLOSED AREA:
SETBACKS:		REQUIRED: 3,180 S.F. (60% MAX.)	FIRST FLOOR: 1,101 S.F.
FRONT SETBACK:	REQUIRED = 10'-0"	EXISTING : 2,823 S.F. (53.2%)	SECOND FLOOR: 1,059 S.F.
	EXISTING = 66'-10"	PROPOSED: 3,412 S.F. (64.3%)	TOTAL: 2,160 S.F.
	PROPOSED = 5'-0"	LANDSCAPE AREA:	EXISTING BUILDING:
SIDE SETBACK:	REQUIRED = 5'-0"	REQUIRED: 1,855 S.F. (35% MIN.)	ENCLOSED AREA: 555 S.F.
	EXISTING = 0'-0"/0'-5"	EXISTING : 2,477 S.F. (46.7%)	
	PROPOSED = 5'-0"/0'-5"	PROPOSED: 1,856 S.F. (35%)	
REAR SETBACK:	REQUIRED = 15'-0"	OPEN SPACE AREA:	
	EXISTING = ±0'-4"	REQUIRED: 1,855 S.F. (35% MIN.)	
	PROPOSED = 7'-4"	EXISTING: 2,477 S.F. (46.7%)	
		PROPOSED: 1,856 S.F. (35%)	

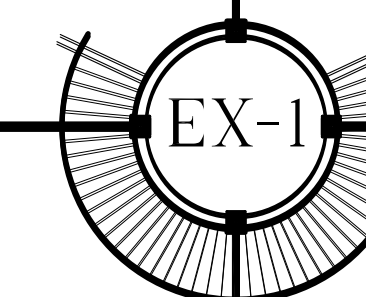


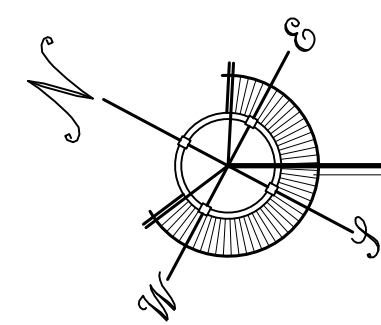
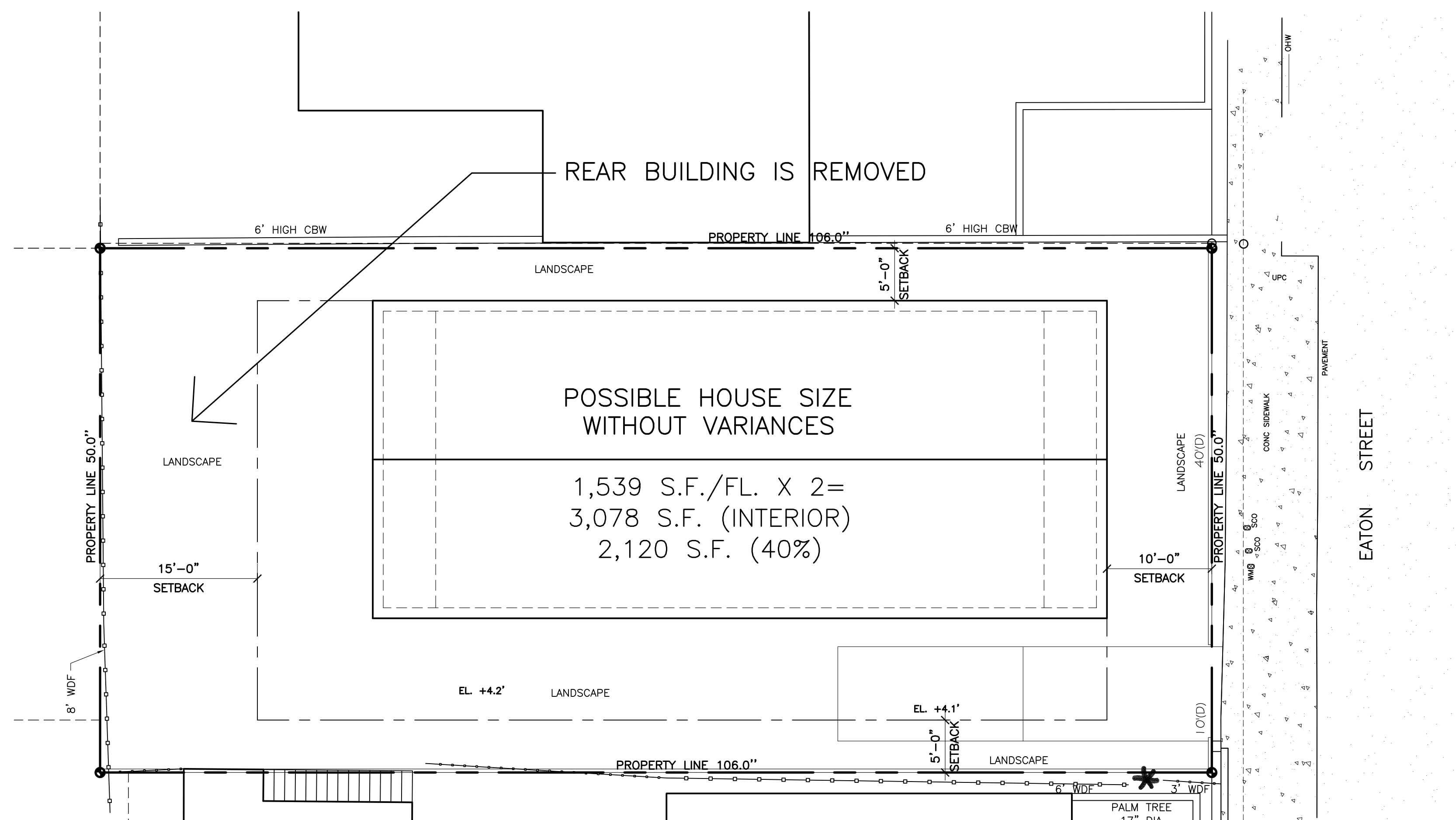


EXISTING SITE PLAN

SCALE: 1/8"=1'-0"

SITE DATA		BUILDING DATA	
<p>SITE AREA: 5,300 S.F. (0.121 ACRES)</p> <p>LAND USE: HMDR</p> <p>FLOOD ZONE: AE +7.0'</p> <p>FAR: ALLOWED = 1.0 MAX.</p> <p>HEIGHT: ALLOWED = 30' MAX.</p> <p>SETBACKS:</p> <p>FRONT SETBACK:</p> <p>REQUIRED = 10'-0"</p> <p>EXISTING = 66'-10"</p> <p>PROPOSED = 5'-0"</p> <p>SIDE SETBACK:</p> <p>REQUIRED = 5'-0"</p> <p>EXISTING = 0'-0"/0'-5"</p> <p>PROPOSED = 5'-0"/0'-5"</p> <p>REAR SETBACK:</p> <p>REQUIRED = 15'-0"</p> <p>EXISTING = ±0'-4"</p> <p>PROPOSED = 7'-4"</p>		<p>LOT COVERAGE AREA:</p> <p>REQUIRED: 2,120 S.F. (40% MAX.)</p> <p>EXISTING : 1,644 S.F. (31%)</p> <p>PROPOSED: 2,557 S.F. (48.2%)</p> <p>IMPERVIOUS AREA:</p> <p>REQUIRED: 3,180 S.F. (60% MAX.)</p> <p>EXISTING : 2,823 S.F. (53.2%)</p> <p>PROPOSED: 3,412 S.F. (64.3%)</p> <p>LANDSCAPE AREA:</p> <p>REQUIRED: 1,855 S.F. (35% MIN.)</p> <p>EXISTING: 2,477 S.F. (46.7%)</p> <p>PROPOSED: 1,856 S.F. (35%)</p> <p>OPEN SPACE AREA:</p> <p>REQUIRED: 1,855 S.F. (35% MIN.)</p> <p>EXISTING: 2,477 S.F. (46.7%)</p> <p>PROPOSED: 1,856 S.F. (35%)</p>	
		<p><b>NEW BUILDING:</b></p> <p>ENCLOSED AREA:</p> <p>FIRST FLOOR: 1,101 S.F.</p> <p>SECOND FLOOR: 1,059 S.F.</p> <p>TOTAL: 2,160 S.F.</p> <p><b>EXISTING BUILDING:</b></p> <p>ENCLOSED AREA: 555 S.F.</p>	





POSSIBLE HOUSE SIZE WITHOUT VARIANCES

SCALE: 1/8"=1'-0"

\* EXISTING REAR BUILDING IS REMOVED

# **Site Photos**



