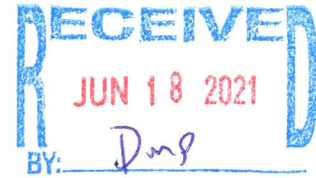


Application



Application for Variance



City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Application Fee: \$2,415.00 / After-the-Fact: \$4,515.00

(includes \$210.00 advertising/noticing fee and \$105.00 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 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 1012 Howe Street

Zoning District: HMDR

Real Estate (RE) #: 00026830-000000

Property located within the Historic District. Yes No

APPLICANT: Owner Authorized Representative

Name: A2O Architecture, LLC Mailing Address: 3706 North Roosevelt Blvd, #202

City: Key West, FL State: FL Zip: 33040 Home/Mobile Phone:

Office: 305-741-7676 Fax: _____

Email: a2oarchitecture@gmail.com

PROPERTY OWNER: (if different than above)

Name: Marva A. Sweeting Mailing Address: 1012 Howe Street

City: Key West, FL State: _____ Zip: 33040 Home/Mobile Phone:

Office: 404-721-9328 Fax: _____

Email: oggqisum@gmail.com

Description of Proposed Construction, Development, and Use: Proposed construction removes existing non-conforming laterally attached carport and accessory structures, and constructs a detached accessory use structure, in order to accommodate full time care-giver services to the home owner.

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

All setbacks for the new accessory structure are being met. Although the proposed work improves upon the existing, the variance request is for building and impervious cover, as well as open space.

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	See site plan data table for more details.		
Flood Zone	AE 6 AND AE 7			
Size of Site	3,978 SF			
Height	30'-0"	14'-10"	13'-9 5/8"	NO
Front Setback	10'-0"	11'-2 1/4"	NO CHANGE	NO
Side Setback	5'-0"	6'-9"	26'-5"	NO
Side Setback ACCESSORY	5'-0"	2'-0 3/8"	5'-0"	NO
Street Side Setback	7'-6"	5 3/8"	NO CHANGE	NO
Rear Setback ACCESSORY	5'-0"	1'-8 5/8"	5'-6"	NO
F.A.R				
Building Coverage	40% MAX	52.11%	50.8%	YES
Impervious Surface	60% MAX	82.5%	81.32%	YES
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping	35% MIN	17.55%	18.68%	YES
Number and type of units				
Consumption Area or Number of seats				

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: Please print your responses.

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 existing structures on site are non-conforming to current codes in regards to building cover and setbacks. The property size is smaller than the code minimum as well.

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

Existing conditions requires variance, and pre-dates current regulations.

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.

Proposed work removes existing structures, in order to accommodate provisions for accessibility and health care assistance. The use of such an accessory structure is not a special privilege.

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 current home cannot accommodate full-time live in care-giver services. This poses an extreme hardship to the Owner and the family. The proposed work removes existing structures to make way for a new detached accessory structure.

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.

The project proposes improved property setbacks and coverages, with only the minimum variances in order to make the space habitable.

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.

The request to make the new accessory structure is in-line with the neighborhood intent for medium density, and the general character of the area. It is set back from the street level, and maintains one off street parking space.

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.

The proposed habitable accessory space is not based on adjacent properties, and shall meet current property setbacks, improving on the existing conditions.

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."

Warranty Deed

Return to: (enclose self-addressed stamped envelope)

Name: Floyd H. Sweeting
Address: 1012 Howe Street
Key West, FL 33040

This Instrument Prepared by:
Name: Floyd H. Sweeting
Address: 1012 Howe Street
Key West, FL 33040

Property Appraiser's Parcel Identification
Folio Number(s): 00026830-000000
Grantor(s) S.S. # (s) [redacted] Floyd H. Sweeting
[redacted] Marva A. Sweeting

MONROE COUNTY
OFFICIAL RECORDS

FILE #1144646
BK#1597 PG#302

RCD Sep 20 1999 10:42AM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 0.70
09/20/1999 [initials] DEP CLK

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit Claim Deed, Executed the 20th day of September 1999, by
Floyd H. Sweeting, a married man
first party, to Floyd H. Sweeting and Marva A. Sweeting, his wife
whose post office address is 1012 Howe Street Key West, FL 33040
second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration of the sum of \$ 10.00,
in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release,
and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first
party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of
Monroe, State of Florida, to-wit:

Lot number Six (6) in Square Number Seven (7) of Tract Number Ten (10)
according to a diagram delineated by Edward C. Howe and recorded in
Monroe County Records. The said Lot commencing at the corner of Julia
and Howe Streets, and running along the said Julia Street in a Southwesterly
direction Fifty (50) feet; thence along the dividing line between lots
number Six (6) and Seven (7) of the said Square Seven (7) in a Northwesterly
direction Seventy-nine (79) feet and Seven (7) inches; thence in a Northeasterly
direction Fifty (50) feet to Howe Street; thence in a Southeasterly direction
along the said Howe Street Seventy Nine (79) feet and Seven (7) inches to the
place of beginning.

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging
or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said
first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, the said first party has signed and sealed these presents the day and year first
above written.

Signed, sealed and delivered in the presence of:

Lynn M. Garcia
Witness Signature (as to first Grantor)
Lynn M. Garcia
Printed Name

Sharon L. Gonzalez
Witness Signature (as to first Grantor)
Sharon L. Gonzalez
Printed Name

Sharon L. Gonzalez
Witness Signature (as to Co-Grantor, if any)
Printed Name

Sharon L. Gonzalez
Witness Signature (as to Co-Grantor, if any)
Printed Name

Floyd H. Sweeting
Grantor Signature
Floyd H. Sweeting
Printed Name
1012 Howe Street Key West, FL 33040
Post Office Address

Co-Grantor Signature, (if any)
Printed Name

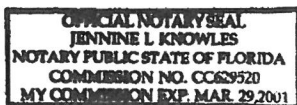
Post Office Address **MONROE COUNTY
OFFICIAL RECORDS**

STATE OF Florida
COUNTY OF Monroe

Floyd H. Sweeting, a married man

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he
executed the same, and an oath was not taken. (Check one:) Said person(s) is/are personally known to me. Said person(s) provided the
following type of identification: FL Drivers License (S352-248-35-463-0)

NOTARY RUBBER STAMP SEAL



Witness my hand and official seal in the County and State last aforesaid

this 20th day of September 1999
Jennine L. Knowles
Notary Signature
Jennine L. Knowles
Printed Name

Offen Design, Seminole Paper & Printing Co., Inc., 1994

Verification Form



**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

I, Aileen Osborn, in my capacity as President
(print name) *(print position; president, managing member)*
of AZO Architecture, LLC
(print name of entity)

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:

1012 Howe Street

Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

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.

Aileen Osborn
Signature of Applicant

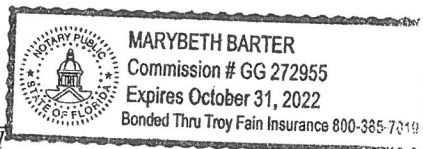
Subscribed and sworn to (or affirmed) before me on this 18th June 2021 by
Aileen Osborn
Name of Applicant *date*

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

0216-001-88-553-0

Marybeth H. Barter
Notary's Signature and Seal

Marybeth Barter
Name of Acknowledger typed, printed or stamped



GG 272955

Commission Number, if any

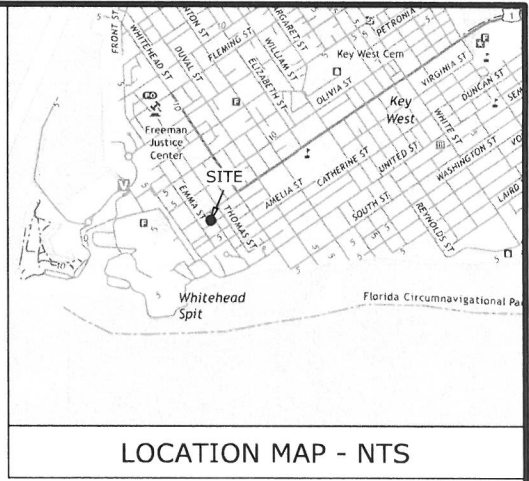
Site Plans

MAP OF BOUNDARY SURVEY

LOT 6, SQUARE 7, TRACT 10

DIAGRAM BY EDWARD C. HOWE

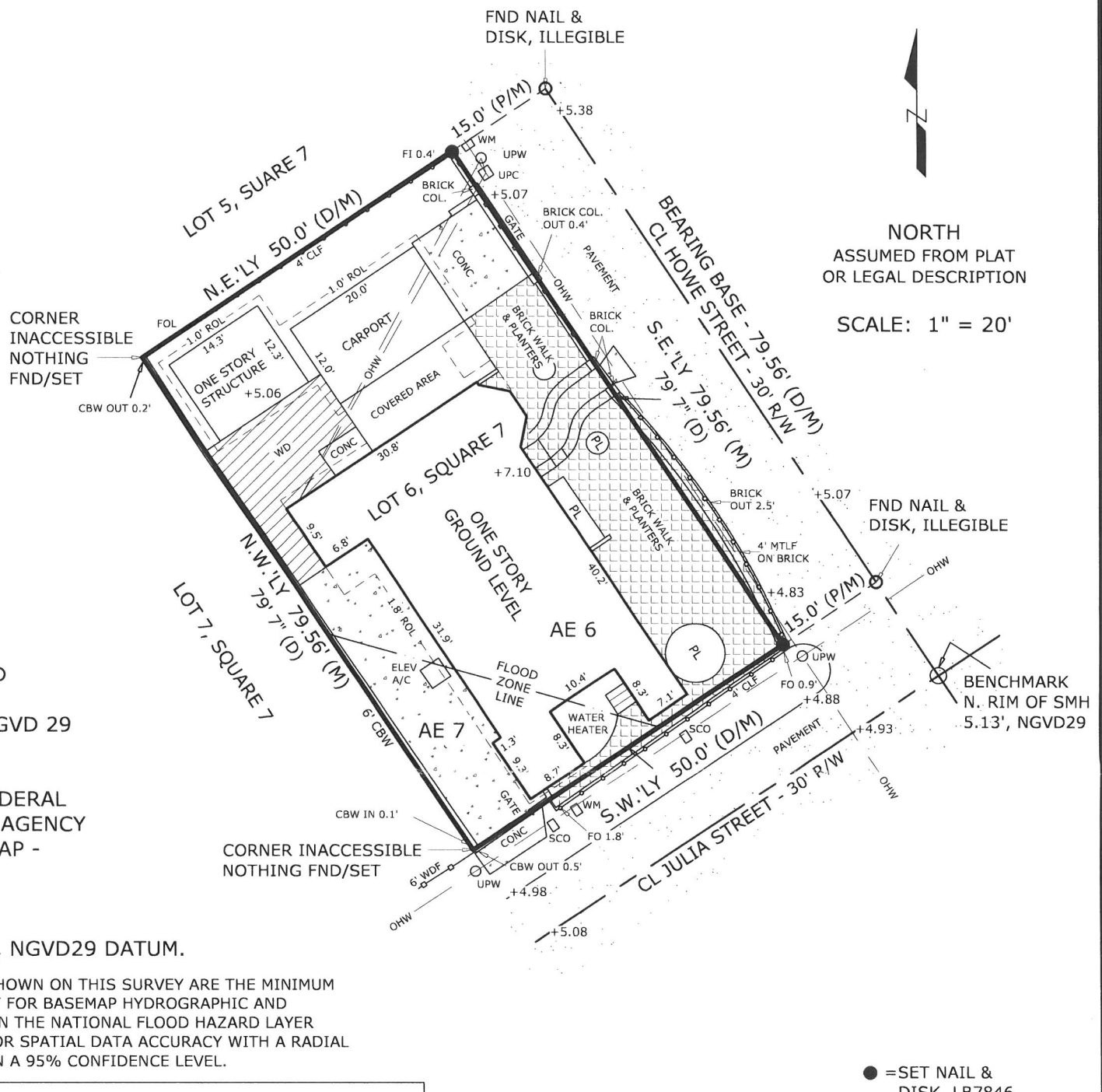
MONROE COUNTY, FLORIDA



BEARING BASE:
THE CENTERLINE OF HOWE STREET
AS DERIVED FROM THE DEED AND ASSUMED

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
1012 HOWE STREET
KEY WEST, FL 33040



NORTH
ASSUMED FROM PLAT
OR LEGAL DESCRIPTION

SCALE: 1" = 20'

ELEVATIONS SHOWN AS
X.X REFER TO NGVD29
VERTICAL DATUM
UNLESS OTHERWISE NOTED

FLOOD ZONES REFER TO NGVD 29
AS PER FIRM MAPS

I HAVE CONSULTED THE FEDERAL
EMERGENCY MANAGEMENT AGENCY
FLOOD INSURANCE RATE MAP -
COMMUNITY NO.: 120168
MAP NO.: 12087C-1516
MAP DATE: 02-18-05
FLOOD ZONE: AE 6 & AE 7, NGVD29 DATUM.

APPROXIMATE FLOOD ZONE LINES SHOWN ON THIS SURVEY ARE THE MINIMUM
HORIZONTAL POSITIONAL ACCURACY FOR BASEMAP HYDROGRAPHIC AND
TRANSPORTATION FEATURES USED IN THE NATIONAL FLOOD HAZARD LAYER
AND IS THE NATIONAL STANDARD FOR SPATIAL DATA ACCURACY WITH A RADIAL
ACCURACY OF 19 FEET RESULTING IN A 95% CONFIDENCE LEVEL.

LEGAL DESCRIPTION -

Lot number Six (6) in Square Number (7) of Tract Number (10) according to a diagram delineated by Edward C. Howe and recorded in Monroe County Records. The said Lot commencing at the corner of Julia and Howe Streets, and running along the said Julia Street in a southwesterly direction Fifty (50) feet; thence along the dividing line between Lots number Six (6) and Seven (7) of the said Square Seven (7) in a northwesterly direction Seventy-nine (79) feet and Seven (7) inches; thence in a northeasterly direction Fifty (50) feet to Howe Street; thence in a southeasterly direction along the said Howe Street Seventy-nine (79) feet and Seven (7) inches to the place of beginning.

CERTIFIED TO -
MARVA A. SWEETING

NOTE: 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 WHOMSOEVER. 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.


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

- | | | |
|---------------------------------------|--|--------------------------------------|
| AMHWL = APPARENT MEAN HIGH WATER LINE | GI = GRATE INLET | PRC = POINT OF REVERSE CURVE |
| BFP = BACK-FLOW PREVENTER | GL = GROUND LEVEL | PRM = PERMANENT REFERENCE MONUMENT |
| BO = BLOW OUT | GP = GRINDER PUMP | PT = POINT OF TANGENT |
| C = CALCULATED | GW = GUY WIRE | PVCF = PVC FENCE |
| CBW = CONCRETE BLOCK WALL | IP = IRON PIPE | R = RADIUS |
| CBRW = CONCRETE BLOCK RETAINING WALL | IR = IRON ROD | ROL = ROOF OVERHANG LINE |
| CHD = CHORD DISTANCE | L = ARC LENGTH | R/W = RIGHT OF WAY |
| CHDB = CHORD BEARING | LE = LOWER ENCLOSURE | SCO = SANITARY CLEAN-OUT |
| CL = CENTERLINE | LP = LIGHT POLE | SMH = SANITARY MANHOLE |
| CLF = CHAINLINK FENCE | LS = LANDSCAPING | SV = SEWER VALVE |
| CM = CONCRETE MONUMENT | M = MEASURED | TBM = TIDAL BENCHMARK |
| CONC = CONCRETE | MHWL = MEAN HIGH WATER LINE | TOS = TOE OF SLOPE |
| CVRD = COVERED | MTLF = METAL FENCE | TYP = TYPICAL |
| D = DEED | NAVD = NORTH AMERICAN VERTICAL DATUM (1988) | UEASE = UTILITY EASEMENT |
| DELTA = DELTA ANGLE | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | UPC = CONCRETE UTILITY POLE |
| DEASE = DRAINAGE EASEMENT | NTS = NOT TO SCALE | UPM = METAL UTILITY POLE |
| EB = ELECTRIC BOX | OHW = OVERHEAD WIRES | UPW = WOOD UTILITY POLE |
| EL = ELEVATION | P = PLAT | WD = WOOD DECK |
| ELEV = ELEVATED | P&M = PLAT & MEASURED | WDF = WOOD FENCE |
| EM = ELECTRIC METER | PC = POINT OF CURVE | WF = WIRE FENCE |
| ENCL = ENCLOSURE | PCC = POINT OF COMPOUND CURVE | WL = WOOD LANDING |
| FFE = FINISHED FLOOR ELEVATION | PCP = PERMANENT CONTROL POINT | WM = WATER METER |
| FH = FIRE HYDRANT | PI = POINT OF INTERSECTION | WRACK LINE = LINE OF DEBRIS ON SHORE |
| FI = FENCE INSIDE | PK = PARKER KALON NAIL | WV = WATER VALVE |
| FND = FOUND | PL = PLANTER | |
| FO = FENCE OUTSIDE | POB = POINT OF BEGINNING | |
| FOL = FENCE ON LINE | POC = POINT OF COMMENCEMENT | |

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.

SCALE:	1"=20'
FIELD WORK DATE	04/16/21
REVISION DATE	-/-/-
SHEET	1 OF 1
DRAWN BY:	JM
CHECKED BY:	RER
INVOICE #:	21031104

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE 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) 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

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

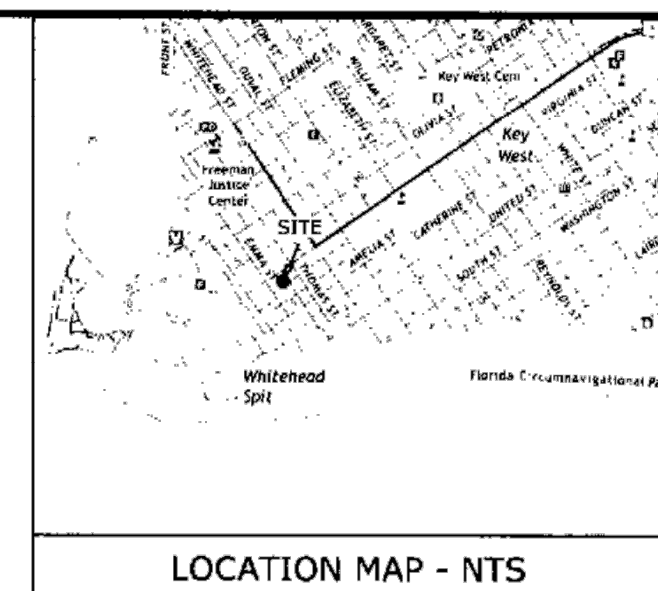
REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
EMAIL INFO@REECESURVEYING.COM

MAP OF BOUNDARY SURVEY
 LOT 6, SQUARE 7, TRACT 10
 DIAGRAM BY EDWARD C. HOWE
 MONROE COUNTY, FLORIDA

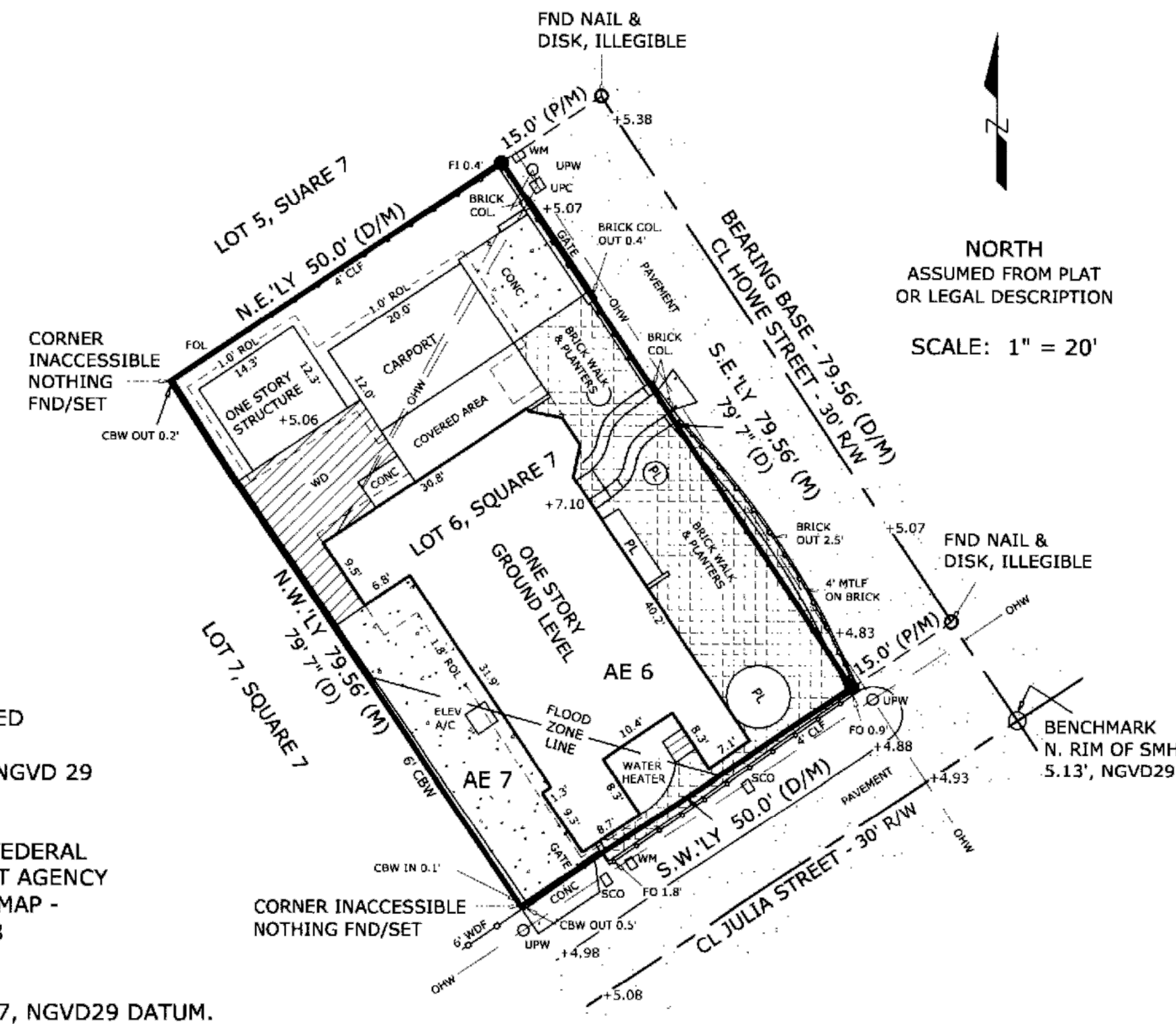
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ALL ANGLES DEPICTED
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 KEY WEST, FL 33040



LOCATION MAP - NTS



ELEVATIONS SHOWN AS
 X.X REFER TO NGVD29
 VERTICAL DATUM
 UNLESS OTHERWISE NOTED

FLOOD ZONES REFER TO NGVD 29
 AS PER FIRM MAPS

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MARVA A. SWEETING

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REECE & ASSOCIATES
 PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
 127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
 OFFICE (305) 872 - 1348
 EMAIL INFO@REECESURVEYING.COM

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CLP = CHAINLINK FENCE	MFL = METAL FENCE	SV = SEWER VALVE
CO = CONCRETE	NAVD = NORTH AMERICAN	TBM = TIDAL BENCHMARK
COVC = CONCRETE	NGVD = NATIONAL GEODETIC	TOS = TOP OF BANK
CWD = COVERED	NTS = NOT TO SCALE	TOS = TOE OF SLOPE
D = DEED	OVH = OVERHEAD WIRE	TP = TYPICAL
DELTA = DELTA ANGLE	PC = POINT OF CURVE	UPC = UTILITY FASFPINT
DENSE = DRAINAGE EASEMENT	PCC = POINT OF COMPOUND CURVE	UPM = UTILITY FASFPINT
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ELEV = ELEVATED	PK = PARKER KALOV NAIL	W = WOOD
EN = ELECTRIC METER	PL = PLASTER	WD = WOOD DECK
ENCL = ENCLOSURE	POR = POINT OF BEGINNING	WDF = WOOD FENCE
EPF = FINISHED FLOOR FINISH	POC = POINT OF COMMENCEMENT	WF = WIRE FENCE
FI = FENCE INSIDE	PP = PLASTER	WL = WOOD LANDING
FND = FUND	PPC = POINT OF COMPASS CURVE	WM = WATER METER
FND = FENCE ON LINE	PPM = PLASTER	WRACK LHP = LINE OF FIREFRITS ON SHORE
		WV = WATER VALVE

1012 HOWE STREET

KEY WEST, FL 33040

ACCESSORY STRUCTURE

PARCEL: 00026830-000000

VARIANCE

SCOPE OF WORK

- REMOVE EXISTING ACCESSORY STRUCTURE & ATTACHED CARPORT.
- NEW DETACHED ACCESSORY STRUCTURE.

SHEET INDEX

GENERAL	COVER, SCOPE OF WORK, COPY OF SURVEY
ARCHITECTURAL	
A1.1	SITE PLANS & DATA TABLE
A2.1	PROPOSED FLOOR PLAN
A3.1	PROPOSED EXTERIOR ELEVATIONS
A3.2	PROPOSED EXTERIOR ELEVATIONS

CODE INFORMATION

APPLICABLE CODES
 FLORIDA BUILDING CODE 7TH EDITION 2020; WITH ALL AMENDMENTS.
 ASCE 7-10
 CODE OF ORDINANCES CITY OF KEY WEST, FLORIDA:
 HISTORIC MEDIUM DENSITY RESIDENTIAL DISTRICT

FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) REQUIREMENTS
 ZONE - AE 6-7

qPublic.net Monroe County, FL



Parcel ID: 00026830-000000
 Sec/Twp/Rng: 06/68/25
 Property Address: 1012 HOWE ST
 KEY WEST
 District: 11KW
 Brief Tax Description: KW P81-25-40LT 6 SQ 7 TR 10 OR 163-494/95 OR 1597-302 OR 2530-226
 (Note: Not to be used on legal documents)

Date created: 5/17/2021
 Last Data Updated: 5/17/2021 2:06:04 AM
 Developed by: Schneider & Associates

2 LOCATION MAP
 SCALE: NOT TO SCALE

A2O
 ARCHITECTURE

ARCHITECT:

CONSULTANTS:

SWEETING RESIDENCE
ACCESSORY STRUCTURE

SUBMISSIONS:

TITLE:
 COVER, SCOPE OF WORK, COPY OF SURVEY

SHEET:

G1.0

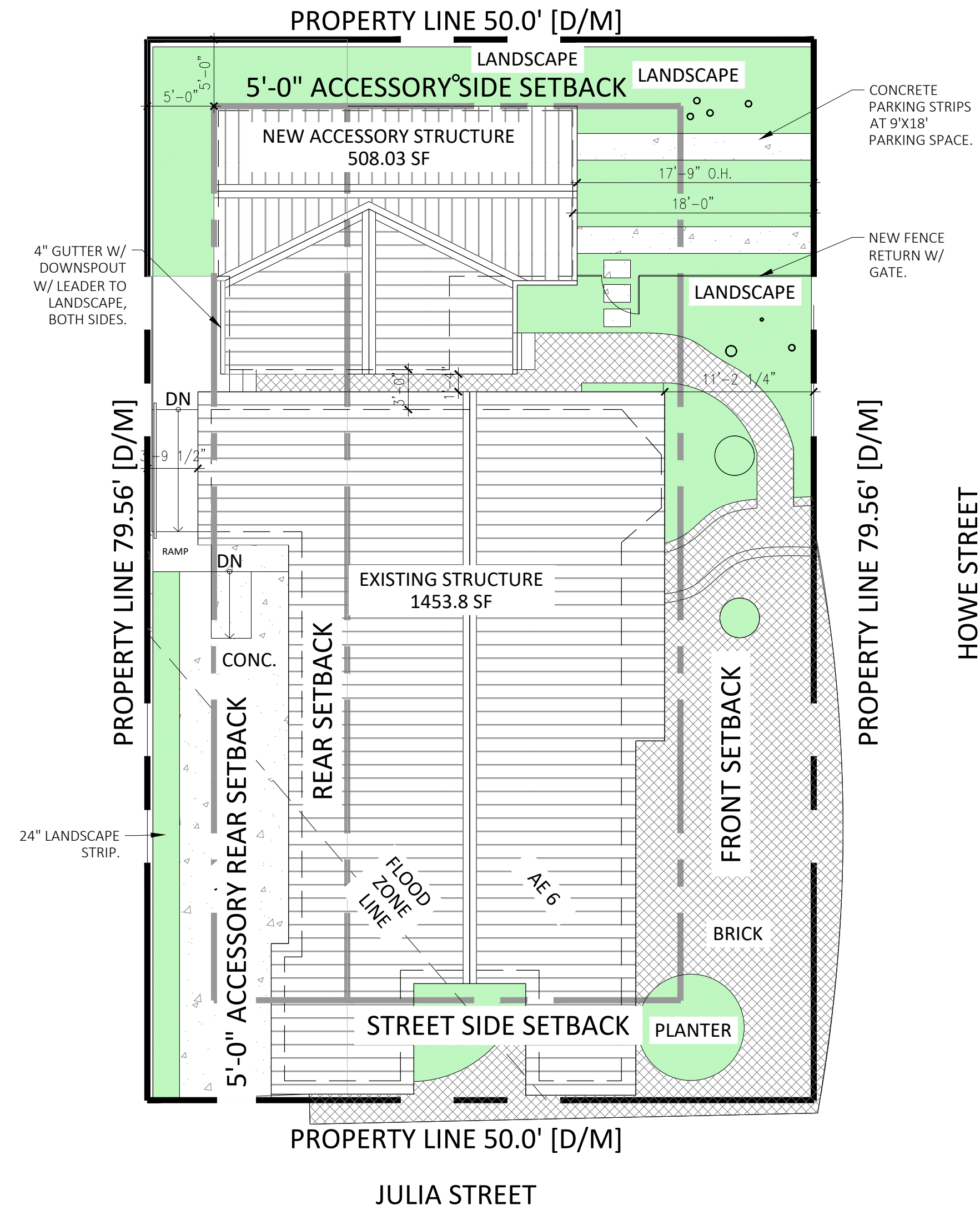
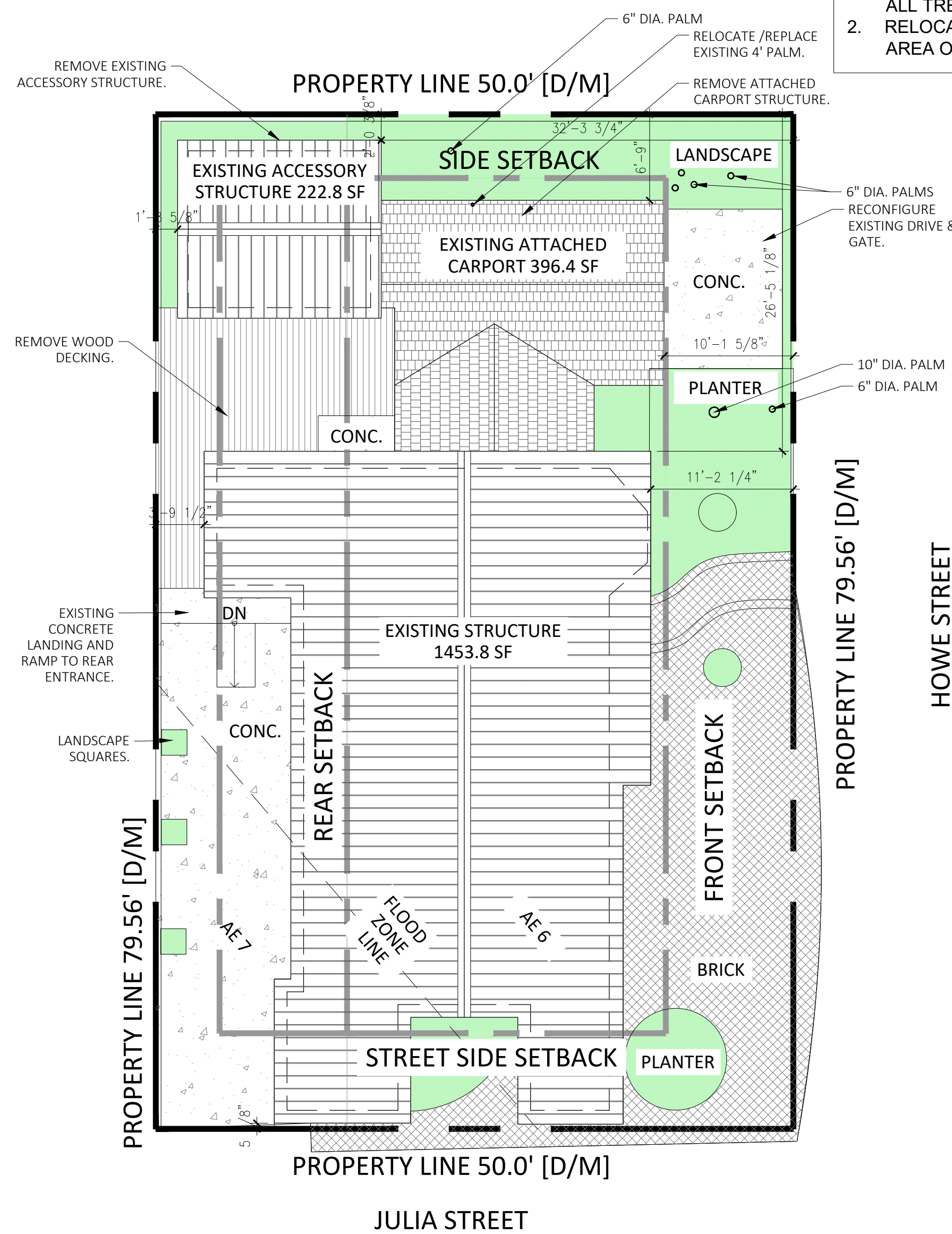
PROJECT #: 21-18

1012 HOWE STREET
 KEY WEST, FLORIDA 33040

P: 305.742.1974
 F: 305.742.1975
 EMAIL: INFO@A2OARCH.COM
 LICENSE NO. 1437030
 PROF. REG. 04/20/2019
 DESIGN: 04/20/2019
 PROJECT: 04/20/2021

AUG. 9, 2021

LANDSCAPE NOTE:
 1. TREE DIAMETER IS APPROXIMATE. NOT ALL TREES ON PROPERTY DEPICTED.
 2. RELOCATE OR REPLACE PALM TREES IN AREA OF WORK, AS REQUIRED.



PROJECT SITE DATA				
1012 HOWE STREET, KEY WEST, FLORIDA 33040				
REAL ESTATE NO.: 00026830-000000				
ZONING DISTRICT	HMDR			
FLOOD ZONE	AE 6 & AE 7			
CODE REQUIREMENTS:	REQUIRED/ ALLOWED	EXISTING	PROPOSED	COMPLIANCE
LOT SIZE [TOTAL]	4,000 SF	3,978 SF	NO CHANGE	N/A
HEIGHT	30'-0"	14'-10" [PRIMARY]	13'-9 5/8" [ACCESSORY]	COMPLIES
SETBACKS				
FRONT YARD	10'-0"	11'-2 1/4"	NO CHANGE	NO CHANGE
SIDE YARD 1	5'-0"	6'-9"	26'-5 1/8"	COMPLIES
STREET SIDE YARD 2	7'-6"	0'-5 3/8"	NO CHANGE	NO CHANGE
REAR YARD	15'-0"	3'-9 1/2"	NO CHANGE	NO CHANGE
ACCESSORY FRONT YARD	5'-0"	32'-3 3/4"	17'-9"	COMPLIES
ACCESSORY REAR YARD	5'-0"	1'-8 5/8"	5'-0"	COMPLIES
ACCESSORY SIDE YARD	5'-0"	2'-0 3/8"	5'-0"	COMPLIES
BUILDING COVERAGE	40% MAX [2,362.50 SF]	52.11% [2,073.04 SF]	49.3% [1,961.83 SF]	VARIANCE/IMPROVES
IMPERVIOUS COVERAGE	60% MAX [3,543.75 SF]	82.1% [3,268 SF]	77.7% [3,092.5 SF]	VARIANCE/IMPROVES
OPEN SPACE	35% MIN [2,067.19 SF]	17.8% [710 SF]	22.3% [885.5 SF]	VARIANCE/IMPROVES
REAR YARD OPEN SPACE [AREA: 1,193.7 SF]	30% MIN [358.1 SF]	5.4% [65 SF]	18.3 SF [218.1 SF]	VARIANCE/IMPROVES
REAR YARD ACCESSORY BUILDING COVER	30% MAX [358.1 SF]	15.5% [185.5 SF]	16% [195.2 SF]	COMPLIES

NOTE: PER SEC. 122-1181 - PERMITTED AND RESTRICTED USES. No accessory uses or structure shall be erected in any required front or side yard, and the accessory uses or structure shall not cover more than 30 percent of any required rear yard. No separate accessory structures shall be erected less than five feet of any lot line.

1 EXISTING SITE PLAN
 SCALE: 1/8"=1'-0"
 GRAPHIC SCALE: 1/8"=1'-0"

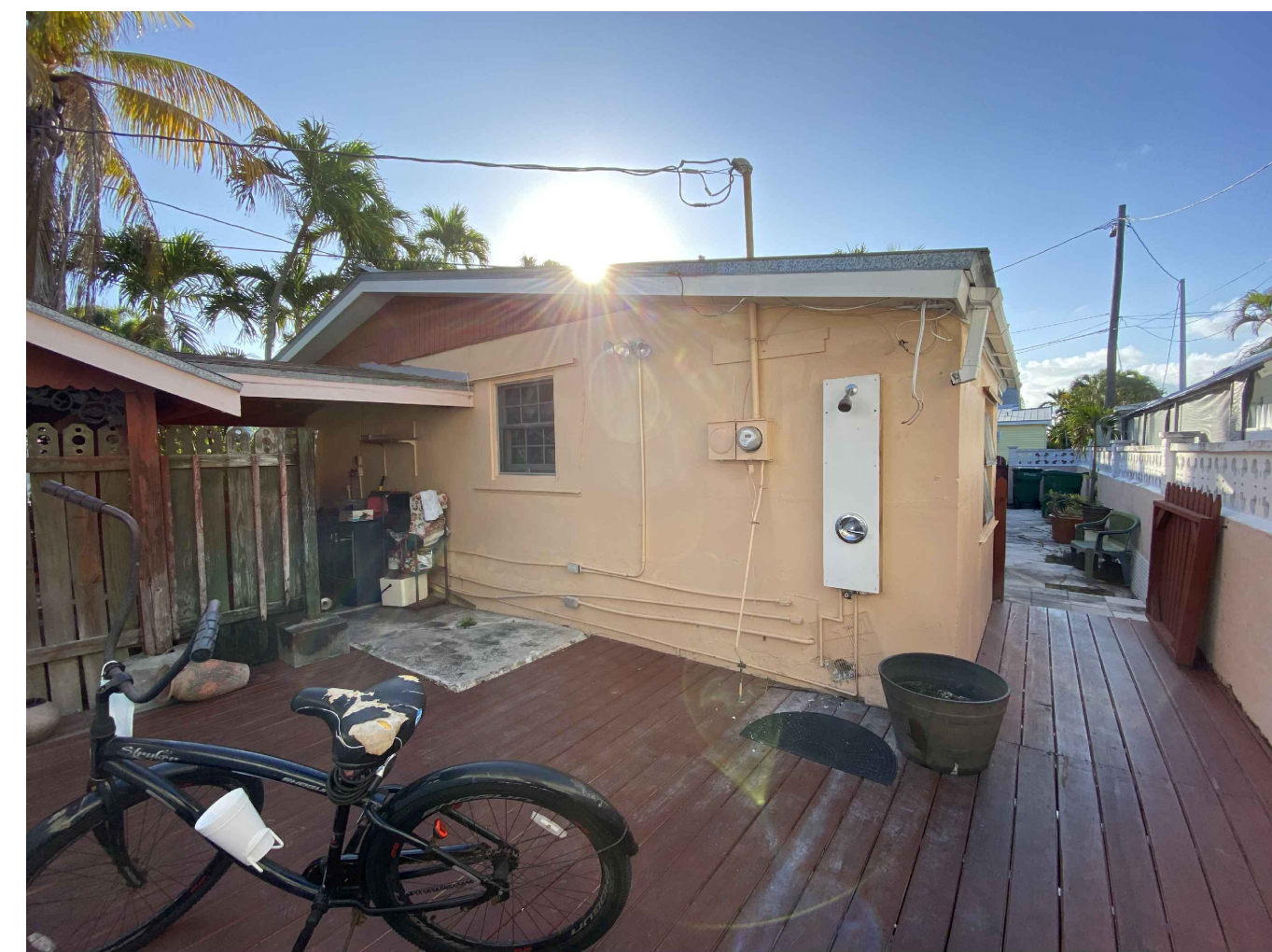
2 PROPOSED SITE PLAN
 SCALE: 1/8"=1'-0"



3 EXISTING CARPORT



4 EXISTING ACCESSORY STRUCTURE



5 EXISTING STRUCTURE



6 EXISTING CARPORT

A2O ARCHITECTURE
 P: 305.241.1974 | T: 305.241.1975 | E: INFO@A2OARCH.COM
 1012 HOWE STREET, KEY WEST, FLORIDA 33040

ARCHITECT:
 CONSULTANTS:

SWEETING RESIDENCE

ACCESSORY STRUCTURE

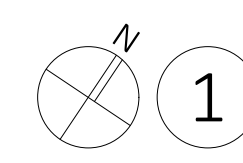
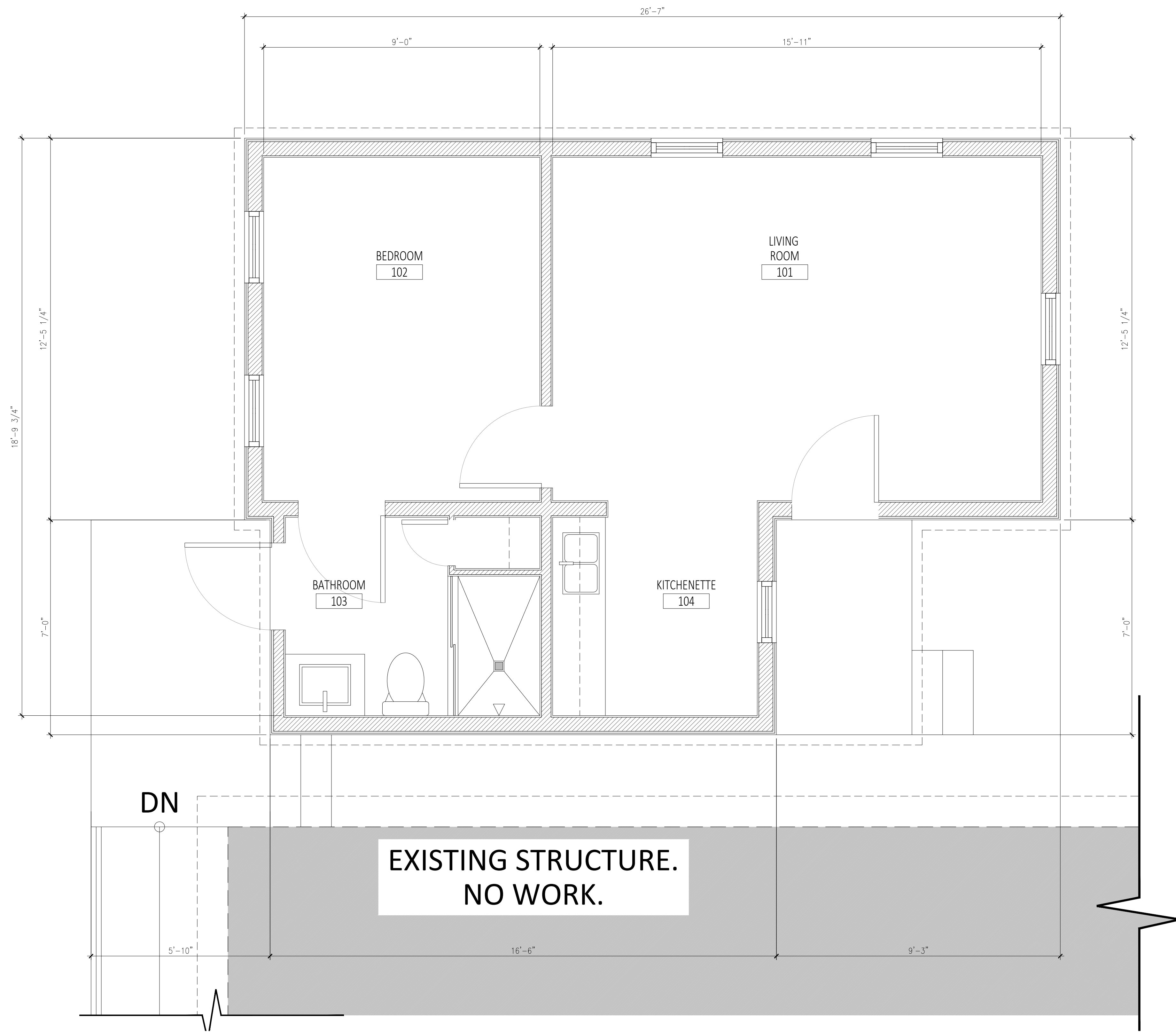
1012 HOWE STREET
 KEY WEST, FLORIDA 33040

SUBMISSIONS:
 APPROVALS:

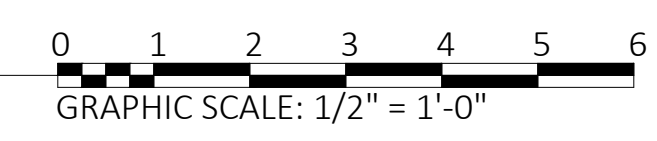
TITLE:
 SITE PLANS & DATA TABLE
 PROJECT #: 21-18
 DRAWING DATE: 2024 | PLOT DATE: 2024/08/14 11:52 AM

SHEET:
 A1.1

AUG. 9, 2021
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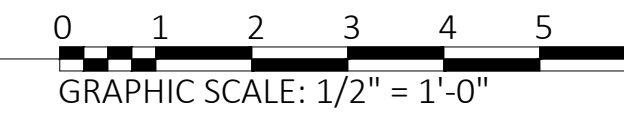
1 PROPOSED FLOOR PLAN
SCALE: 1/2" = 1'-0"



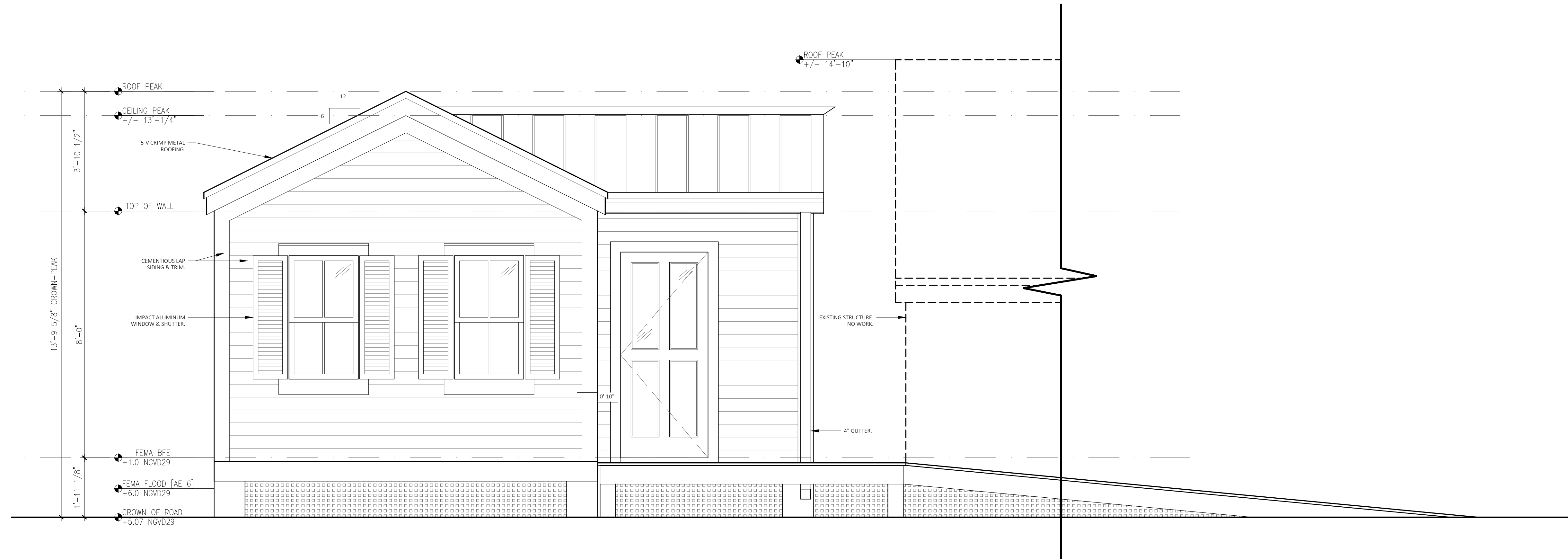
SHEET: A2.1	TITLE: PROPOSED FLOOR PLAN	SUBMISSIONS: APPROVALS:	CONSULTANTS: ACCESSORY STRUCTURE	ARCHITECT:	A2O ARCHITECTURE <small>P: 352.742.7971 F: 352.742.7972 10112 HOWE STREET, SUITE 100 KEY WEST, FLORIDA 33040 WWW.A2OARCHITECTURE.COM</small>
	PROJECT #:			ARCHITECT:	
AUG. 9, 2021		PROJECT #:		ARCHITECT:	
© 2021 BY A2O ARCHITECTURE, LLC		PROJECT #:		ARCHITECT:	



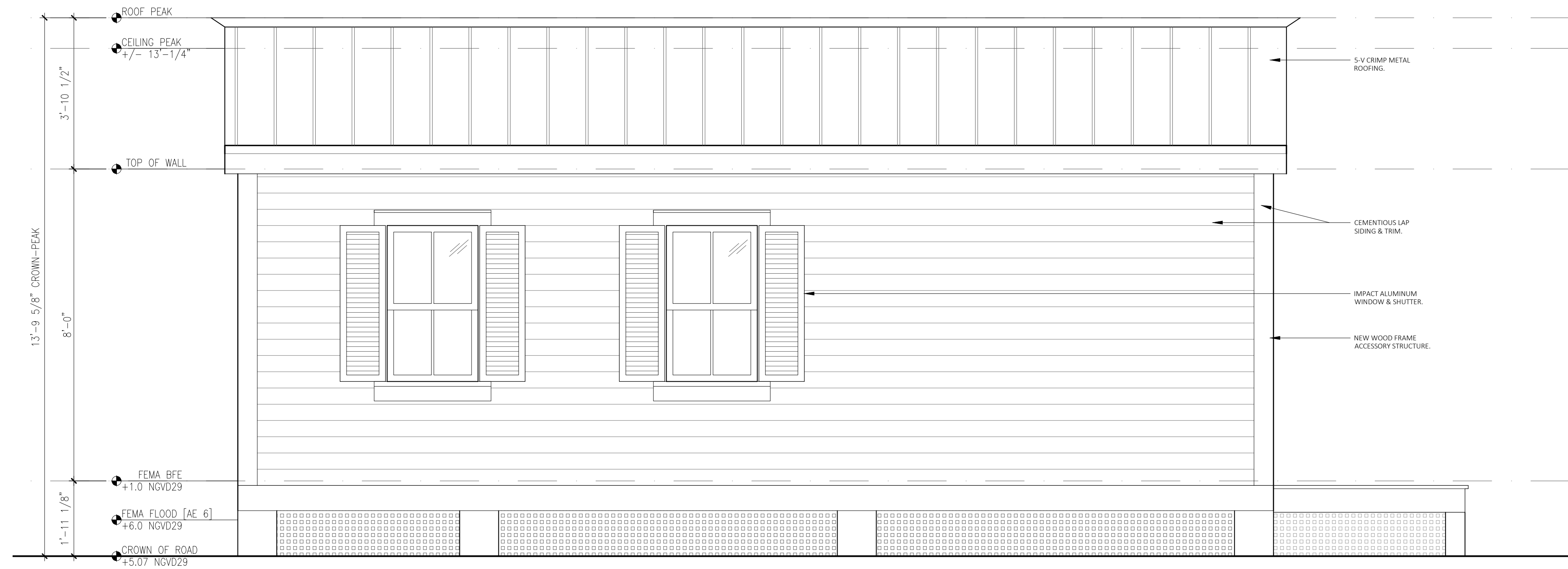
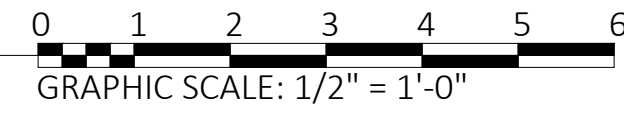
1 PROPOSED FRONT ELEVATION (HOWE STREET)
SCALE: 1/2"=1'-0"



2 PROPOSED SIDE ELEVATION
SCALE: 1/2"=1'-0"



1 PROPOSED REAR ELEVATION
SCALE: 1/2"=1'-0"



2 PROPOSED SIDE ELEVATION
SCALE: 1/2"=1'-0"

 <small>P: 352.742.1971 L: 352.742.1972 P: 352.742.1973 P: 352.742.1974 P: 352.742.1975 P: 352.742.1976 P: 352.742.1977 P: 352.742.1978 P: 352.742.1979 P: 352.742.1980</small>	ARCHITECT: ALIENA GORDON, P.A. LIC# 16104-ART/0001 1012 HOWE STREET KEY WEST, FL 33040
CONSULTANTS:	ARCHITECT:
SWEETING RESIDENCE <h1 style="margin: 0;">ACCESSORY STRUCTURE</h1>	
1012 HOWE STREET KEY WEST, FLORIDA 33040	
SUBMISSIONS:	APPROVALS:
TITLE: PROPOSED EXTERIOR ELEVATIONS	
PROJECT #: 21-18	
SHEET: <h1 style="font-size: 2em; margin: 0;">A3.2</h1>	AUG. 9, 2021 <small>© 2021 BY A2O ARCHITECTURE, LLC</small>

Site Visit

Additional Information

Disclaimer

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

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00026830-000000
 Account# 1027626
 Property ID 1027626
 Millage Group 11KW
 Location Address 1012 HOWE St, KEY WEST
 Legal Description KW PB1-25-40 LT 6 SQR 7 TR 10 OR163-494/95 OR1597-302 OR2530-226
 (Note: Not to be used on legal documents.)
 Neighborhood 6021
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Tracts 10 and 15
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

SWEETING MARVA A
 1012 Howe St
 Key West FL 33040

Valuation

	2020	2019	2018	2017
+ Market Improvement Value	\$151,663	\$137,120	\$139,197	\$141,275
+ Market Misc Value	\$9,017	\$9,017	\$8,978	\$8,978
+ Market Land Value	\$455,794	\$485,657	\$479,509	\$479,509
= Just Market Value	\$616,474	\$631,794	\$627,684	\$629,762
= Total Assessed Value	\$162,540	\$158,886	\$155,924	\$152,717
- School Exempt Value	(\$25,500)	(\$25,500)	(\$25,500)	(\$25,500)
= School Taxable Value	\$137,040	\$133,386	\$130,424	\$127,217

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	3,979.00	Square Foot	0	0

Buildings

Building ID 2091
 Style GROUND LEVEL
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 1548
 Finished Sq Ft 1162
 Stories 1 Floor
 Condition AVERAGE
 Perimeter 176
 Functional Obs 0
 Economic Obs 0
 Depreciation % 28
 Interior Walls PLYWOOD PANEL
 Exterior Walls C.B.S.
 Year Built 1963
 EffectiveYearBuilt 2000
 Foundation CONCR FTR
 Roof Type GABLE/HIP
 Roof Coverage ASPHALT SHINGL
 Flooring Type CONC ABOVE GRD
 Heating Type FCD/AIR DUCTED with 0% NONE
 Bedrooms 3
 Full Bathrooms 2
 Half Bathrooms 0
 Grade 500
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLD	3 SIDED SECT	81	81	0
CPF	COVERED PARKING FIN	239	0	0
OPX	EXC OPEN PORCH	24	0	0
FLA	FLOOR LIV AREA	1,081	1,081	0
OPF	OP PRCH FIN LL	60	0	0
SBF	UTIL FIN BLK	63	0	0

TOTAL	1,548	1,162	0
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Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	360 SF	1
FENCES	1975	1976	1	600 SF	5
LC UTIL BLDG	1975	1976	1	98 SF	2
CONC PATIO	1983	1984	1	120 SF	2
BRICK PATIO	1983	1984	1	180 SF	4
BRICK PATIO	1983	1984	1	20 SF	2
WOOD DECK	1983	1984	1	477 SF	2
TILE PATIO	1983	1984	1	48 SF	5
FENCES	1983	1984	1	79 SF	5

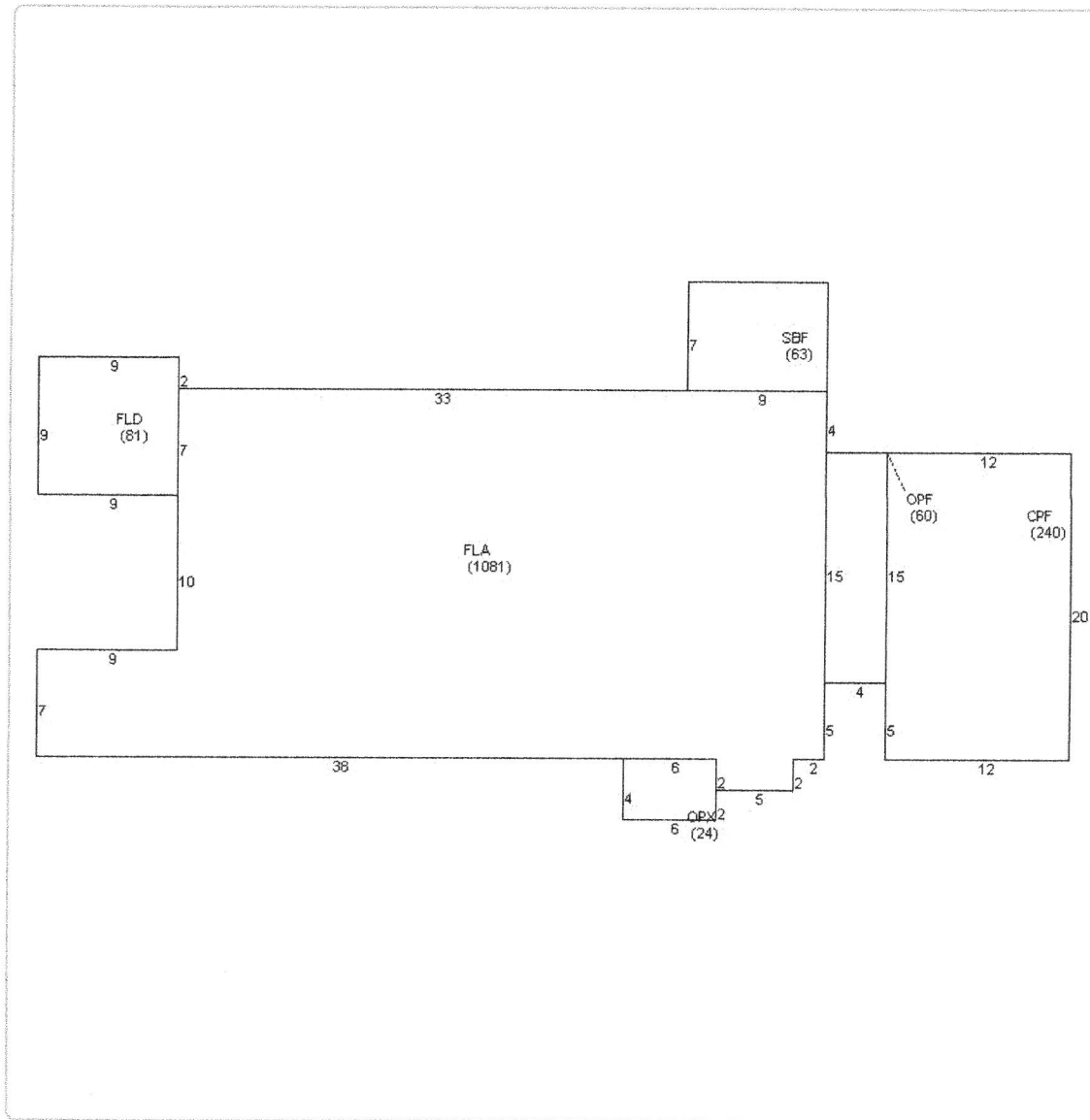
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
14-1902	5/19/2014	12/15/2014	\$2,400		REPLACE 12 EXISTING WINDOWS WITH ALUMINUM IMPACT WINDOWS
0103994	12/18/2001	9/6/2002	\$5,600		ROOFING
9901079	8/16/1999	12/20/1999	\$1,000		CLOSET ADDITION
9902165	6/24/1999	12/20/1999	\$2,000		REPAIR UTILITY ROOM

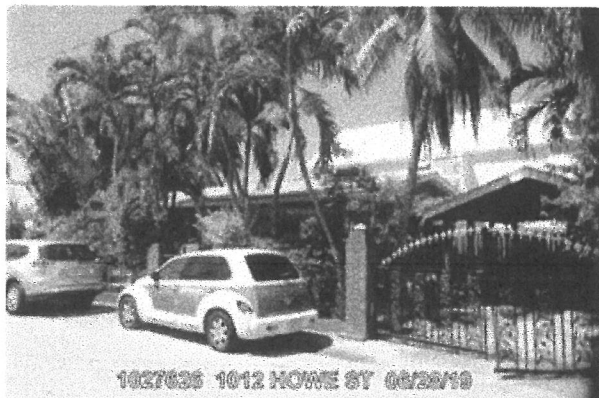
View Tax Info

[View Taxes for this Parcel](#)

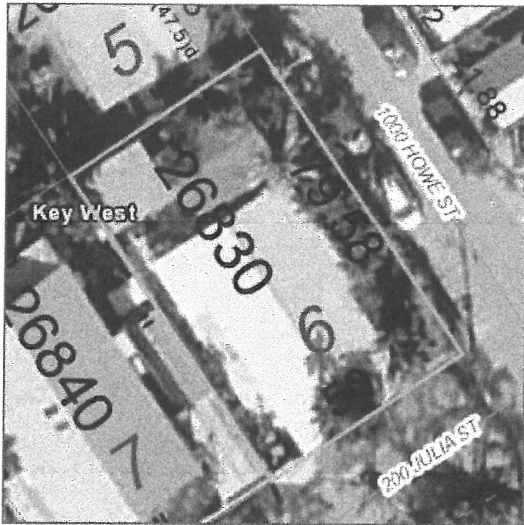
Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

2020 Notices Only

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

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