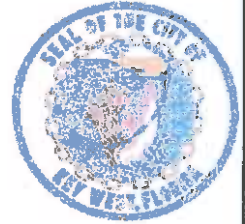


Application



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 620 ASHE STREET
2. Name of Applicant ROBERT L. DELAUNE
3. Applicant is: Owner _____ Authorized Representative X
4. Address of Applicant 619 EATON STREET, SUITE 1,
KEY WEST, FLORIDA 33040
5. Phone # of Applicant 305 293 0364 Mobile# 305 304 4842
6. E-Mail Address robdelaune@bellsouth.net
7. Name of Owner, if different than above THOMAS A. + DEBORAH ANN JACKSON
8. Address of Owner 620 ASHE STREET, KEY WEST,
FLORIDA 33040
9. Phone # of Owner 305 294 7280
10. Email Address seascapeproductions@earthlink.net
11. Zoning District of Parcel HHDR RE# 00010510-000000
12. Description of Proposed Construction, Development, and Use
RENOVATE EXISTING NON-COMPLIANT
STRUCTURE AT A COST IN EXCESS OF 60%
OF ITS CURRENT VALUE.
13. List and describe the specific variance(s) being requested:
FRONT SETBACK (5' VS. 10' REQ'D); LEFT SIDE SETBACK
(2' VS. 5' REQ'D); RIGHT SIDE SETBACK (1' VS. 5' REQ'D);
REAR SETBACK (15' VS. 20' REQ'D); IMPERVIOUS SITE
COVERAGE (64% VS. 60% REQ'D); POOL EQUIPMENT
SETBACK (ZERO VS. 5' REQ'D). ALL NON-COMPLIANCES
ARE EXISTING; NONE NEW.

Variance Application
City of Key West Planning Department
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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	HHDR			
Flood Zone	X			
Size of Site	30485 SF.			
Height		25.5'	20.5'	
Front Setback	10'	5'	5'	5'
Side Setback LEFT	5'	ZERO	2'	3'
Side Setback RIGHT	5'	0.5'	1.0'	4'
Street Side Setback	N/A	N/A	N/A	N/A
Rear Setback	20'	18'	18'	2'
F.A.R	N/A	N/A	N/A	N/A
Building Coverage	50%	52%	49%	N/A
Impervious Surface	60%	65%	64%	4%
Parking	1 SPACE	ZERO	1 SPACE	N/A
Handicap Parking	N/A	N/A	N/A	N/A
Bicycle Parking	N/A	N/A	N/A	N/A
Open Space/ Landscaping	N/A	N/A	N/A	N/A
Number and type of units	1 RESIDENTIAL	2 RESIDENTIAL	1 RESIDENTIAL	N/A
Consumption Area or Number of seats	N/A	N/A	N/A	N/A

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

Meeting Date _____ HARC Approval # _____

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



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

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

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

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, Planning Department archives or at 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.**

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



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.

THE PARTICULAR AND HISTORICAL DEVELOPMENT
OF THIS PARCEL CONSTITUTE UNIQUE CONDITIONS
PECULIAR TO THIS PARCEL AND NOT APPLICABLE
TO OTHER PARCELS IN THE DISTRICT.

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 SITE DEVELOPMENT CONDITIONS
PRE-DATE THE CURRENT OWNERSHIP OF THE
PARCEL AND THEREFORE HAVE NOT BEEN
CREATED BY ACTIONS OR NEGLIGENCE ON
THE PART OF 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.

MANY PROPERTIES IN THE DISTRICT ENJOY
THE SAME PRIVILEGES SOUGHT BY THE
APPLICANT IN THIS APPLICATION.

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



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.

LITERAL INTERPRETATION OF THE LAND
DEVELOPMENT REGULATIONS WOULD DEPRIVE
THE APPLICANT OF THE RIGHT REPAIR AND
RESTORE THIS HISTORIC STRUCTURE, A RIGHT
ENJOYED BY MANY OTHER PROPERTIES IN THE DISTRICT.

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 VARIANCE SOUGHT IS THE MINIMUM
REQUIRED TO CARRY OUT THE PROPOSED RENOVATION
OF THE HISTORIC STRUCTURE. NO EXPANSION OF
THE STRUCTURE IS SOUGHT WITH THIS
APPLICATION.

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 EXISTING SITE DEVELOPMENT HAS BEEN
PRESENT FOR MANY YEARS AND HAS PROVED NOT
TO BE INJURIOUS TO THE PUBLIC WELFARE.
THIS APPLICATION MERELY SEEKS TO MAINTAIN
THE EXISTING SITE DEVELOPMENT.

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



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.

THIS APPLICATION DOES NOT SEEK TO
LEGITIMIZE ANY NON-CONFORMING USE, SO
NO NON-CONFORMING USES OF OTHER
PROPERTIES ARE CITED AS JUSTIFICATION
OF THIS APPLICATION.

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, ROBERT L. DELAUNE, 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:

1020 ASHE 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.

Robert L. Delaune

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 9/25/13 by _____
date

Robert L. Delaune

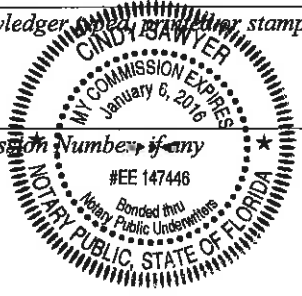
Name of Authorized Representative

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

Cindy Sawyer
Notary's Signature and Seal

Name of Acknowledger Cindy Sawyer stamped

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, THOMAS A. & DEBORAH ANN JACKSON authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

ROBERT L. DELAUNE
Please Print Name of Representative

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

Thomas A. Jackson
Signature of Owner

Deborah Ann Jackson
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 9/25/13 by
date

Thomas A. Jackson & Deborah Ann Jackson
Name of Authorized Representative

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

Cindy Sawyer
Notary's Signature and Seal

Name of Acknowledged Party _____ stamped
Commission Number, if any _____
#EE 147486
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES
January 6, 2016
CINDY SAWYER

Deed

956807

OFF REC 11 13 PAGE 0768

SW
162
167300

This Instrument Prepared by and Return to:

FILED FOR RECORD

Marci L. Rose, Esq.
518 White Street
Key West, Florida 33040

95 JUL 16 AM 127

Property Appraisers Parcel Identification (Folio) Numbers:
00010610-000000
Grantee SS #s: and

DANNY L. ROSE
CLK. CIR. CT.
MONROE COUNTY, FLA

DS Paid 1673 Date 7-16-96
MONROE COUNTY
DANNY L. ROSE
CLERK CIR. CT.
D.C.

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 15th day of July, A.D. 1996 by Sheila L. Malloy, A Single Woman herein called the grantor, whose post office address is 4632 Ocean Boulevard, Sarasota, Florida 34242, to Thomas A. Jackson, A Married Man, and Denise M. Jackson, A Married Woman, as Joint Tennants with Rights of Survivorship whose post office address is 620 Ashe Street, Key West, Florida 33040, hereinafter called the Grantees:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land skuate in Monroe County, State of Florida, viz:

A Part of Lot 4, in Square 55, City of Key West, according to plan of said City delineated by William A. Whitehead in February, 1829. It being the Northwesterly moiety or one-half of Lot 11 of subdivision of said square as appears of record in Book "I", Pages 36 and 37 of the Public Records of Monroe County, Florida, having a front on Ashe Street of 33 feet 6 inches, and extending back at right angles to said Streets, in a Southwesterly direction 91 feet on both lines. Said one-half of said Lot 11 hereby described joins Lot 10.

Subject to easements, restrictions and reservations of record and to taxes for the year 1995 and thereafter.

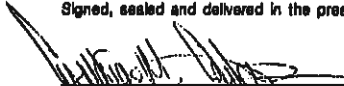
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

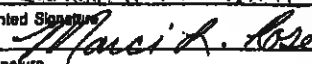
AND, the grantor hereby covenants with said grantees that the grantor is/are lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1995.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:



Signature
CHRISTINA M. KADIS

Printed Signature


Signature
MARCI L. ROSE

Printed Signature



L.S.
Sheila L. Malloy

Recorded in Official Records
in Monroe County, Florida
Record Verified
DANNY L. ROSE
Clerk Circuit Court

STATE OF FLORIDA
COUNTY OF Monroe

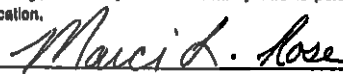
The foregoing instrument was acknowledged before me this 15th day of July, 1996 by Sheila L. Malloy who is personally known to me or has produced F.L.D.L. M400792365629 as identification.

SEAL

My Commission Expires:



MARCI L. ROSE
My Commission CC886078
Expires May, 28, 2000



Notary Signature
MARCI L. ROSE

Printed Notary Signature

Return to:

Name: ATLANTIC TITLE & ABSTRACT COMPANY
Address: 501 Whitehead Street
Key West, Florida 33040

This instrument Prepared by: Charlie McCoy
ATLANTIC TITLE & ABSTRACT COMPANY
501 Whitehead Street
Key West, Florida 33040

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.
Property Appraisers Parcel Identification (Folio) Number(s):
00010510-000000
Grantee(s) S.S.#(s):
FILE NO: 02000125

MONROE COUNTY
OFFICIAL RECORDS
FILE #1339648
BK#1841 PG#1219
RCD Dec 16 2002 10:46AM
DANNY L KOLHAGE, CLERK
DEED DOC STAMP 0.70
12/16/2002 DEP CLK

QUITCLAIM DEED

THIS INDENTURE, Made this 9th day of September A.D. 2002, by and
between Thomas A. Jackson, a remarried man and Denise M. Jackson,
formerly a married woman, now a single woman

of the County of Monroe, in the State of FLORIDA hereinafter collectively referred to as
"Seller", and Thomas A. Jackson, a married man and Denise M. Jackson, a
single woman, as TENANTS IN COMMON
whose post office address is 620 Ashe, FL 33040

of the County of Monroe, in the State of FLORIDA hereinafter collectively referred to as "Buyer".
WITNESSETH: That Seller, for and in consideration of the sum of \$10.00 Dollars, and other valuable considerations,
lawful money of the United States of America, to Seller in hand paid by the Buyer, the receipt whereof is hereby acknowledged,
has remised, released and quitclaimed to the Buyer, Buyer's heirs and assigns forever, all the rights, title, interest and claim
of the Seller in and to the following described land in Monroe County, Florida, to-wit:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

To Have and to Hold, the above described premises, with the appurtenances, unto Buyer, Buyer's heirs and assigns
forever.

IN WITNESS WHEREOF, Seller has executed this deed under seal on the date aforesaid.

Signed, Sealed and Delivered in Our Presence:

Witness Signature: _____
Witness Printed Name: _____
Witness Signature: _____
Witness Printed Name: _____
Witness Signature: _____
Witness Printed Name: _____
Witness Signature: _____
Witness Printed Name: _____

Thomas A. Jackson (Seal)
Thomas A. Jackson,
Denise M. Jackson (Seal)
Denise M. Jackson,

STATE OF FLORIDA
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 9th day of September, 2002
by Thomas A. Jackson, a remarried man and Denise M. Jackson,
formerly a married woman, now a single woman

who is/are personally known to me or who has/have produced drivers license(s) as identification.

My Commission expires:

Paul Sullivan
Printed Name:
Notary Public
Serial Number



EXHIBIT "A"

FILE #1339648
BK#1841 PG#1220

A part of Lot 4, in Square 55, city of Key West, according to plan of said City delineated by William A. Whitehead in February, 1829. It being the Northwesterly moiety or one-half of Lot 11 of Subdivision of said Square as appears of record in Book "I" at pages 36 and 37 of the public records of Monroe County, Florida, having a front on Ashe Street of 33 feet, 6 inches, and extending back at right angles to said Street, in a Southwesterly direction 91 feet on both lines. Said one-half of said Lot 11 hereby joins Lot 10.

MONROE COUNTY
OFFICIAL RECORDS

Return to: (Enclose self addressed stamped envelope)
Name: STONES & CARDENAS
Address: 221 Simonton Street
Key West, FL 33040

MONROE COUNTY
OFFICIAL RECORDS

FILE #1423008
BK#1971 PG#1900

This Instrument Prepared By:

STONES & CARDENAS
221 Simonton Street
Key West, FL 33040
(305) 294-0252

RCD Feb 02 2004 01:22PM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 0.70
02/02/2004 *lp* DEP CLK

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 27th day of January, 2004, by and between THOMAS A. JACKSON, a married man, and DENISE M. JACKSON, a single woman, whose address is 620 Ashe Street, Key West, FL 33040, parties of the first part, and THOMAS A. JACKSON and DEBORAH ANN JACKSON, husband and wife, as to a 50% interest, and DENISE M. JACKSON, a single woman, as to a 50% interest, whose address is 620 Ashe Street, Key West, Florida, 33040, parties of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, in hand paid by the said parties of the second part, the receipt of which is hereby acknowledged, have remised, released and quit-claimed, and by these presents do remise, release and quit-claim unto the said parties of the second part all the right, title, interest, claim and demand which the said parties of the first part have 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:

A Part of Lot 4, in Square 55, City of Key West, according to plan of said City delineated by William A. Whitehead in February, 1829, it being the Northwesterly molety or one-half of Lot 11 of subdivision of said square as appears of record in Book "I", Pages 36 and 37 of the Public Records of Monroe County, Florida, having a front on Ashe Street of 33 feet 6 inches and extending back at right angles to said Streets in a Southwesterly direction 91 feet on both lines. Said one-half of said Lot 11 hereby described joins Lot 10.

PARCEL IDENTIFICATION NO.: 00010510-000000

SUBJECT TO: Taxes for the year 2004 and subsequent years.

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

THIS DOCUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR ABSTRACT EXAMINATION AND IS BASED SOLELY ON THE FACTS PROVIDED BY EITHER OF THE PARTIES OR THEIR AGENTS.

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 and claim whatsoever of the said parties of the first part, either in law or equity, to the only proper use, benefit and behoof of the said parties of the second part forever.

IN WITNESS WHEREOF, the said parties of the first part have signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:

Adele V. Stones
Signature of Witness

Adele V. Stones
Printed Name of Witness

Michelle L. Irwin
Signature of Witness

Michelle L. Irwin
Printed Name of Witness

Thomas A. Jackson
THOMAS A. JACKSON

Adele V. Stones
Signature of Witness

Adele V. Stones
Printed Name of Witness

Michelle L. Irwin
Signature of Witness

Michelle L. Irwin
Printed Name of Witness

Denise M. Jackson
DENISE M. JACKSON

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 acknowledgments, THOMAS A. JACKSON, a married man, who is personally known to me to be the person described in and who executed the foregoing Quit Claim Deed or who produced FL DRS License as identification, and he has acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Key West, County of Monroe, State of Florida,
this 27th day of January, 2004.

Michelle L. Irwin

Printed Name of Notary

Michelle L. Irwin
NOTARY PUBLIC

My Commission Expires:



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 acknowledgments, DENISE M. JACKSON, who is personally known to me to be the person described in and who executed the foregoing Quit Claim Deed or who produced FL WS license as identification, and she has acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Key West, County of Monroe, State of Florida,
this 27th day of January, 2004.

Michelle L. Irwin

Printed Name of Notary

Michelle L. Irwin
NOTARY PUBLIC

My Commission Expires:



MONROE COUNTY
OFFICIAL RECORDS

Recording Requested by &
When Recorded Return To:
Indecomm US Recordings
2925 Country Drive
St. Paul, MN 55117

ATTANN

Doc# 1812981 11/10/2010 4:17PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

11/10/2010 4:17PM \$0.70
DEED DOC STAMP CL: TRINA

Doc# 1812981
Bk# 2491 Pg# 1740

This space reserved for Clerk's use.

70681345-01

This Instrument Prepared by:

Frank P. Dec, Esq.
8940 Main Street
Clarence, NY 14031

Property Appraiser's Parcel

ID #: 00010510-00000

QUITCLAIM DEED

Recid 1st

This Indenture, Made this 28 day of SEPTEMBER, 2010, Between

THOMAS A. JACKSON AND DEBORAH ANN JACKSON, HUSBAND AND WIFE AND DENISE
M. JACKSON, A SINGLE WOMAN

whose post office address is: 620 ASHE STREET, KEY WEST, FL KEY WEST, hereinafter called the
"Grantor"; and

THOMAS A. JACKSON AND DEBORAH ANN JACKSON, HUSBAND AND WIFE
whose post office address is: 620 ASHE STREET, KEY WEST, FL 33040, hereinafter called the
"Grantee":

Witnesseth: That said Grantor, for and in consideration of the sum of ONE (\$1.00) Dollar and
other valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby
acknowledged, has remised, released and quitclaimed 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 ATTACHED EXHIBIT "A".

To Have and to Hold, the above described premises, with the appurtenances, unto Grantee, Grantee's
heirs and assigns forever.

And That said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of
grantor's creditors.

**Grantor" and "grantee" are used for singular or plural, as context requires.

Prior instrument reference: Book 1971, Page 1900, Recorded: 02/02/2004

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

Sept 28 2010

DAVID J GILWIZ
Witness Name: _____

David J Gilwiz
Witness Name: _____

Witness Name: _____

Thomas A. Jackson
THOMAS A. JACKSON

Deborah Ann Jackson
DEBORAH ANN JACKSON

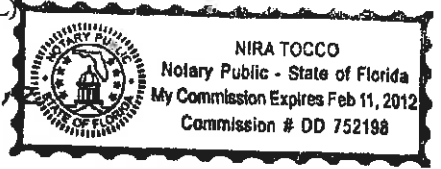
Denise M. Jackson
DENISE M. JACKSON

Doc# 1812981
Bk# 2491 Pg# 1741

State of FLORIDA)
County of MONROE) ss.

The foregoing instrument was acknowledged by me this 28 day of SEPT., 2010 by:
THOMAS A. JACKSON who is/are personally known by me or who has/have produced: FL DRIVERS LICENSE
as identification and who did not take an oath.

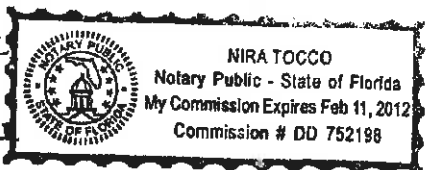
Nira Tocco (SEAL)
Notary Public
State of FLORIDA
My Commission Expires: FEB. 11, 2012



State of FLORIDA)
County of MONROE) ss.

The foregoing instrument was acknowledged by me this 28 day of SEPT, 2010 by:
DEBORAH ANN JACKSON who is/are personally known by me or who has/have
produced: FL DRIVERS LICENSE as identification and who did not take an oath.

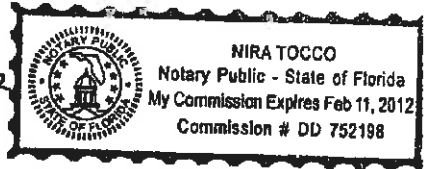
Nira Tocco (SEAL)
Notary Public
State of FLORIDA
My Commission Expires: FEB. 11, 2012



State of FLORIDA)
County of MONROE) ss.

The foregoing instrument was acknowledged by me this 28 day of SEPT 2010 by:
DENISE M. JACKSON who is/are personally known by me or who has/have produced: FL DRIVERS LICENSE
as identification and who did not take an oath.

Nira Tocco (SEAL)
Notary Public
State of FLORIDA
My Commission Expires: FEB. 11, 2012



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

David J. Glanz
Witness Name: _____

David J. Glanz
Witness Name: _____

Nira Tocco
Witness Name: NIRA TOCCO

Thomas A. Jackson
THOMAS A. JACKSON

Deborah Ann Jackson
DEBORAH ANN JACKSON

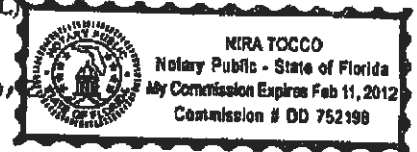
Denise M. Jackson
DENISE M. JACKSON

Doc# 1812981
Bk# 2491 Pg# 1742

State of FLORIDA)
County of MONROE) ss.

The foregoing instrument was acknowledged by me this 28 day of SEPT., 2010 by: THOMAS A. JACKSON who is/are personally known by me or who has/have produced: FL DRIVERS LICENSE as identification and who did not take an oath.

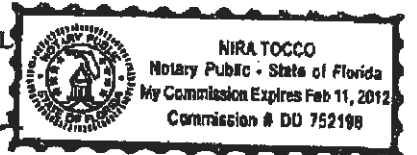
Nira Tocco (SEAL)
Notary Public
State of FLORIDA
My Commission Expires: FEB. 11, 2012



State of FLORIDA)
County of MONROE) ss.

The foregoing instrument was acknowledged by me this 28 day of SEPT, 2010 by: DEBORAH ANN JACKSON who is/are personally known by me or who has/have produced: FL DRIVERS LICENSE as identification and who did not take an oath.

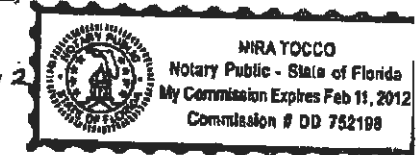
Nira Tocco (SEAL)
Notary Public
State of FLORIDA
My Commission Expires: FEB. 11, 2012



State of FLORIDA)
County of MONROE) ss.

The foregoing instrument was acknowledged by me this 28 day of SEPT 2010 by: DENISE M. JACKSON who is/are personally known by me or who has/have produced: FL DRIVERS LICENSE as identification and who did not take an oath.

Nira Tocco (SEAL)
Notary Public
State of FLORIDA
My Commission Expires: FEB. 11, 2012



Doc# 1812981
Bk# 2491 Pg# 1743

EXHIBIT A

LEGAL DESCRIPTION

A PART OF LOT 4, IN SQUARE 55, CITY OF KEY WEST, ACCORDING TO PLAN OF SAID CITY DELINEATED BY WILLIAM A. WHITEHEAD IN FEBRUARY, 1829, IT BEING THE NORTHWESTERLY MOIETY OR ONE-HALF OF LOT 11 OF SUBDIVISION OF SAID SQUARE AS APPEARS OF RECORD IN BOOK "I", AT PAGES 36 AND 37 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, HAVING A FRONT ON ASHE STREET OF 33 FEET, 6 INCHES, SAD EXTENDING BACK AT RIGHT ANGLES TO SAID STREET, IN A SOUTHWESTERLY DIRECTION 91 FEET ON BOTH LINES. SAID ONE-HALF OF SAID LOT 11 HEREBY JOINS LOT 10.

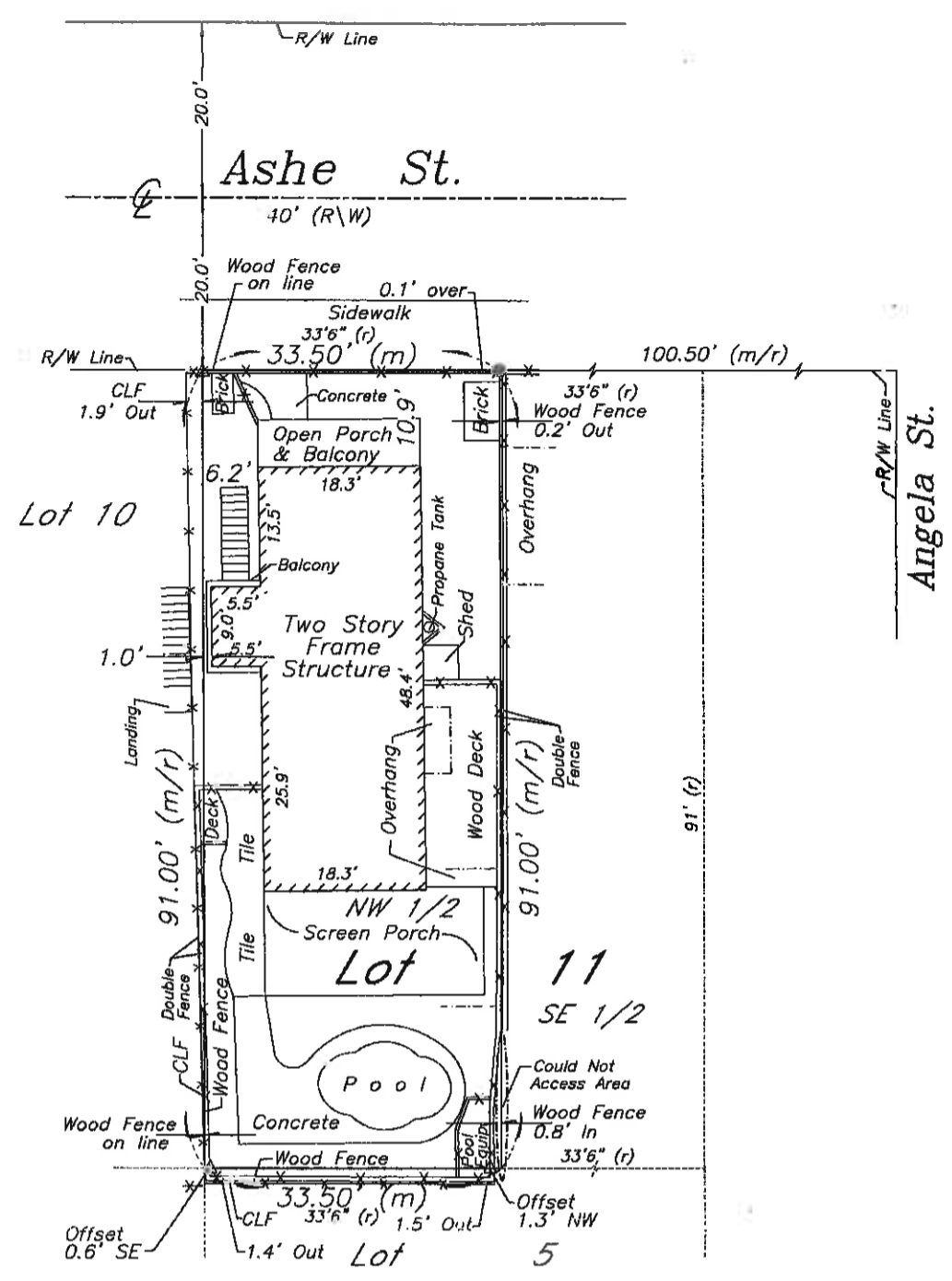
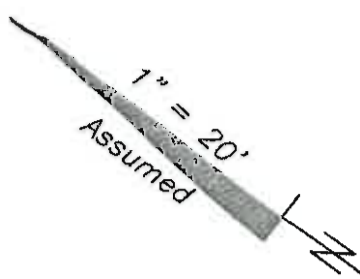
PROPERTY COMMONLY KNOWN AS: 620 ASHE STREET, KEY WEST, FL KEY WEST



+U01556950+
7745 10/7/2010 76681345/1

MONROE COUNTY
OFFICIAL RECORDS

Survey



LEGEND

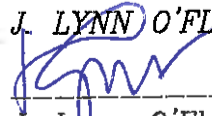
- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (Unreadable)
- ▲ Found Nail & Disc (6298)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 620 Ashe Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: April 29, 2013
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. Flood Insurance Rate Map Zone: X; Community Panel #120168; 1516 K, dated 2-18-05.

BOUNDARY SURVEY OF: A part of Lot 4, in Square 55, City of Key West, according to plan of said City delineated by William A. Whitehead in February, 1829, it being the Northwestern moiety or one-half of Lot 11 of subdivision of said square as appears of record in Book "I", Pages 36 and 37 of the Public Records of Monroe County, Florida, having a front on Ashe Street of 33 feet 6 inches and extending back at right angles to said Streets in a Southwesterly direction 91 feet on both lines. Said one-half of said Lot 11 hereby described joins Lot 10.

BOUNDARY SURVEY FOR: Thomas A. Jackson and Deborah Ann Jackson;

J. LYNN O'FLYNN, INC.

 J. Lynn O'Flynn, PSM
 Florida Reg. #6298
 April 30, 2013

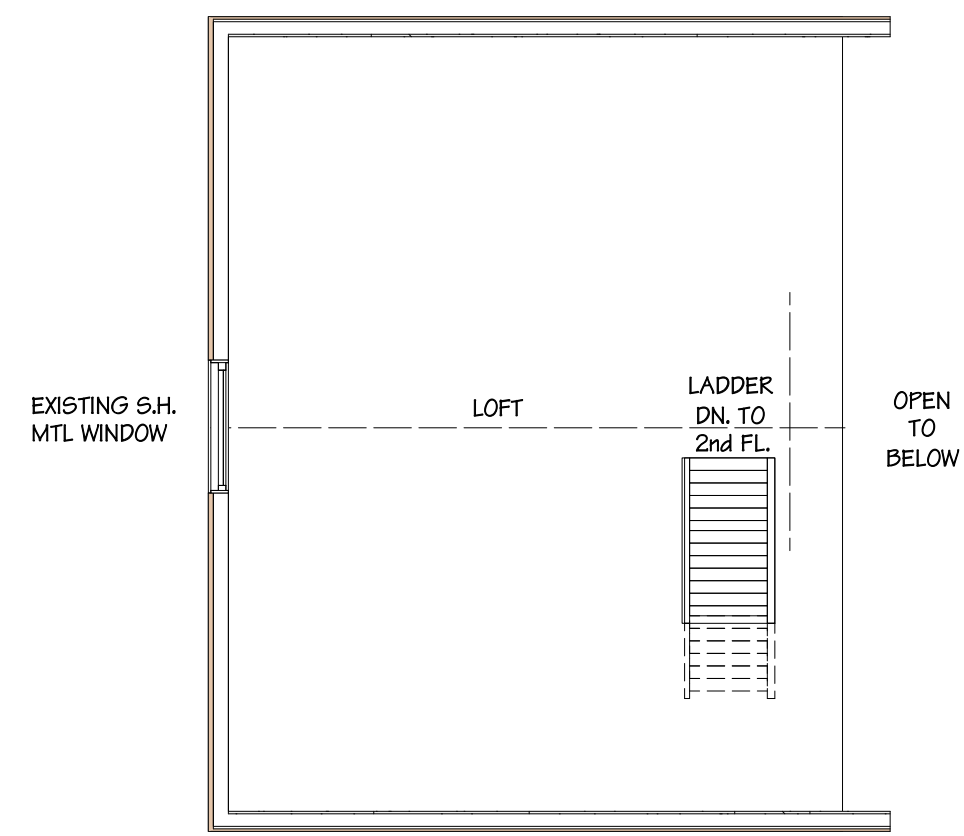
THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.

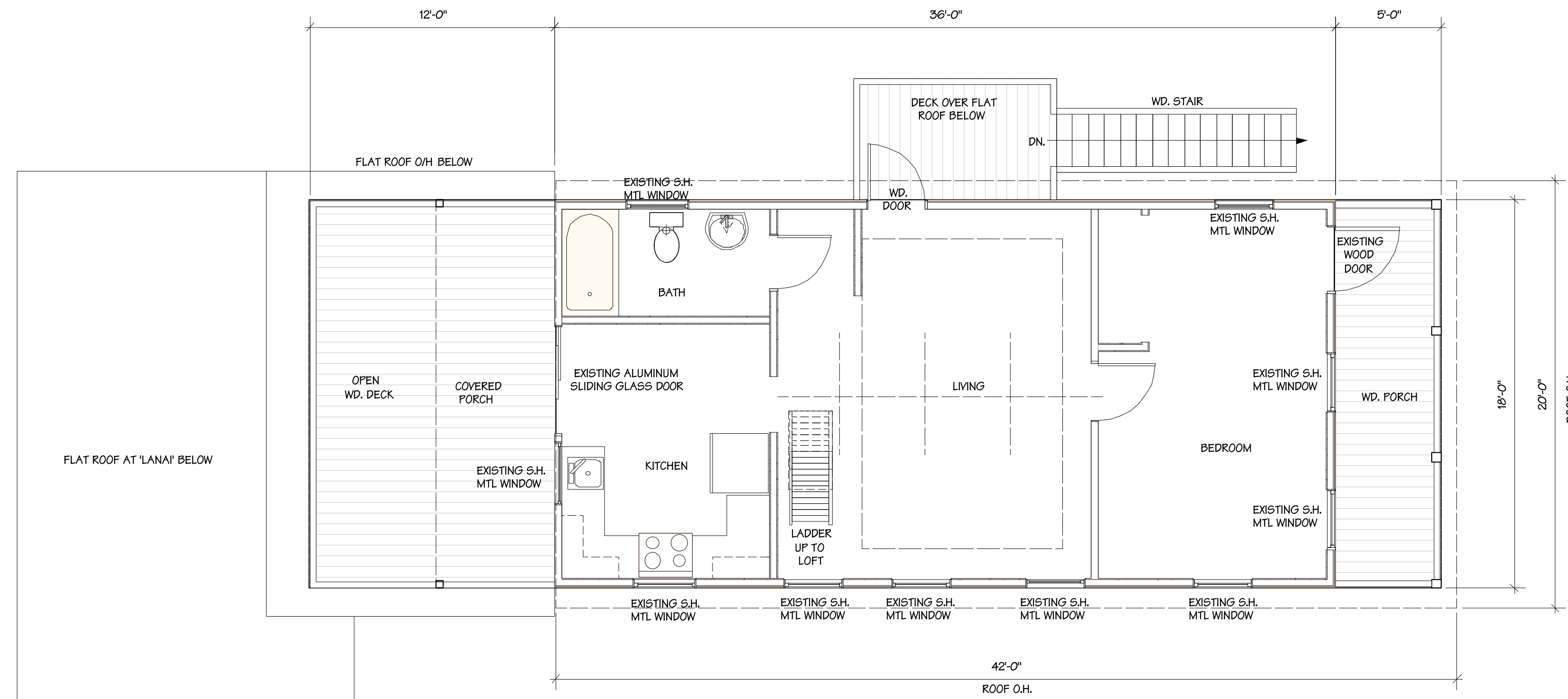
Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

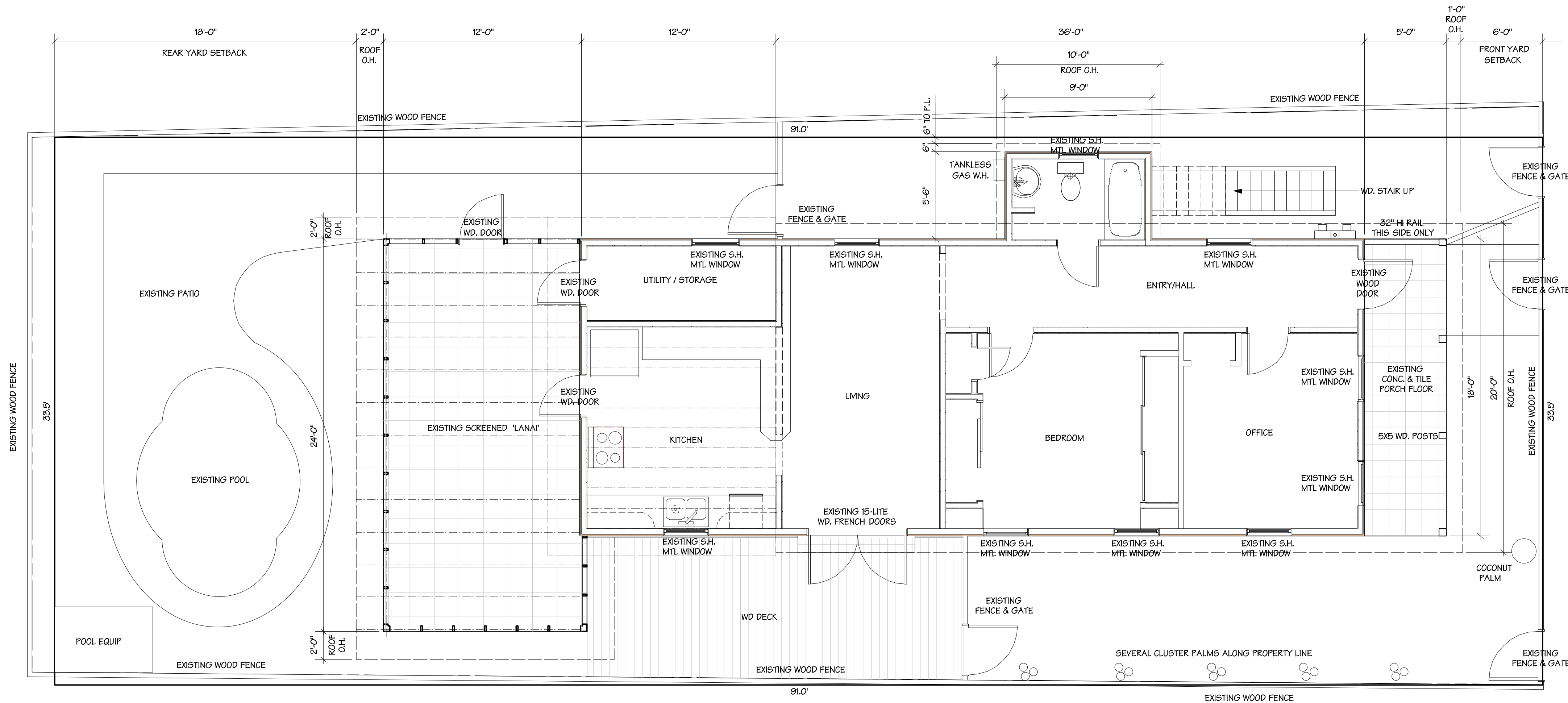
Site Plans



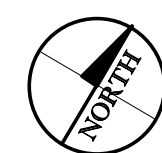
EXISTING LOFT FLOOR PLAN
scale: 1/4"=1'-0"



EXISTING SECOND FLOOR PLAN
scale: 1/4"=1'-0"

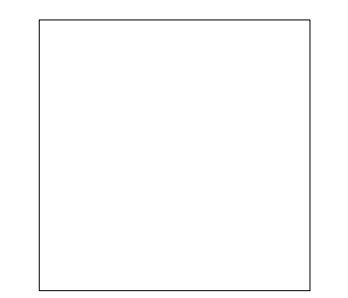


EXISTING SITE AND FIRST FLOOR PLAN
scale: 1/4"=1'-0"



THIS DRAWING DEPICTS
EXISTING CONDITIONS

renovations to
620 ASHE STREET
KEY WEST, FLORIDA

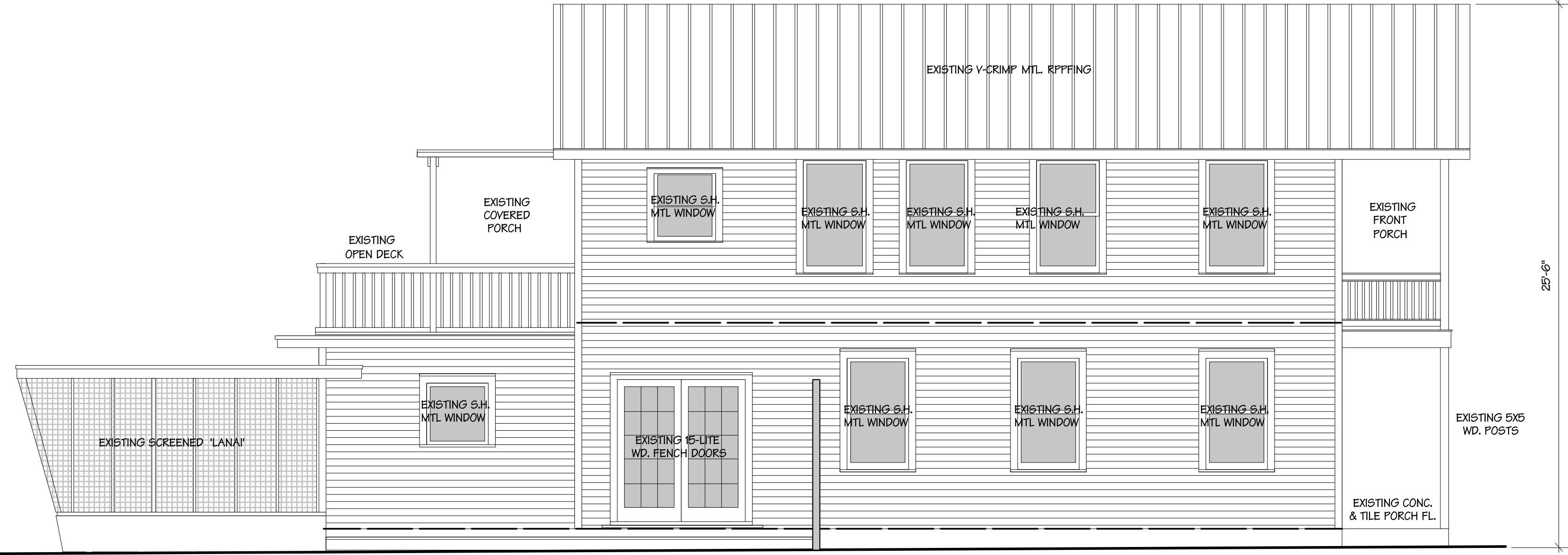


Robert L. Delaune, Architect, p.a.
619 Eaton Street, Suite 1, Key West, FL 33040
ph/fax: (305) 293-0364 FL Lic. #AA0003594

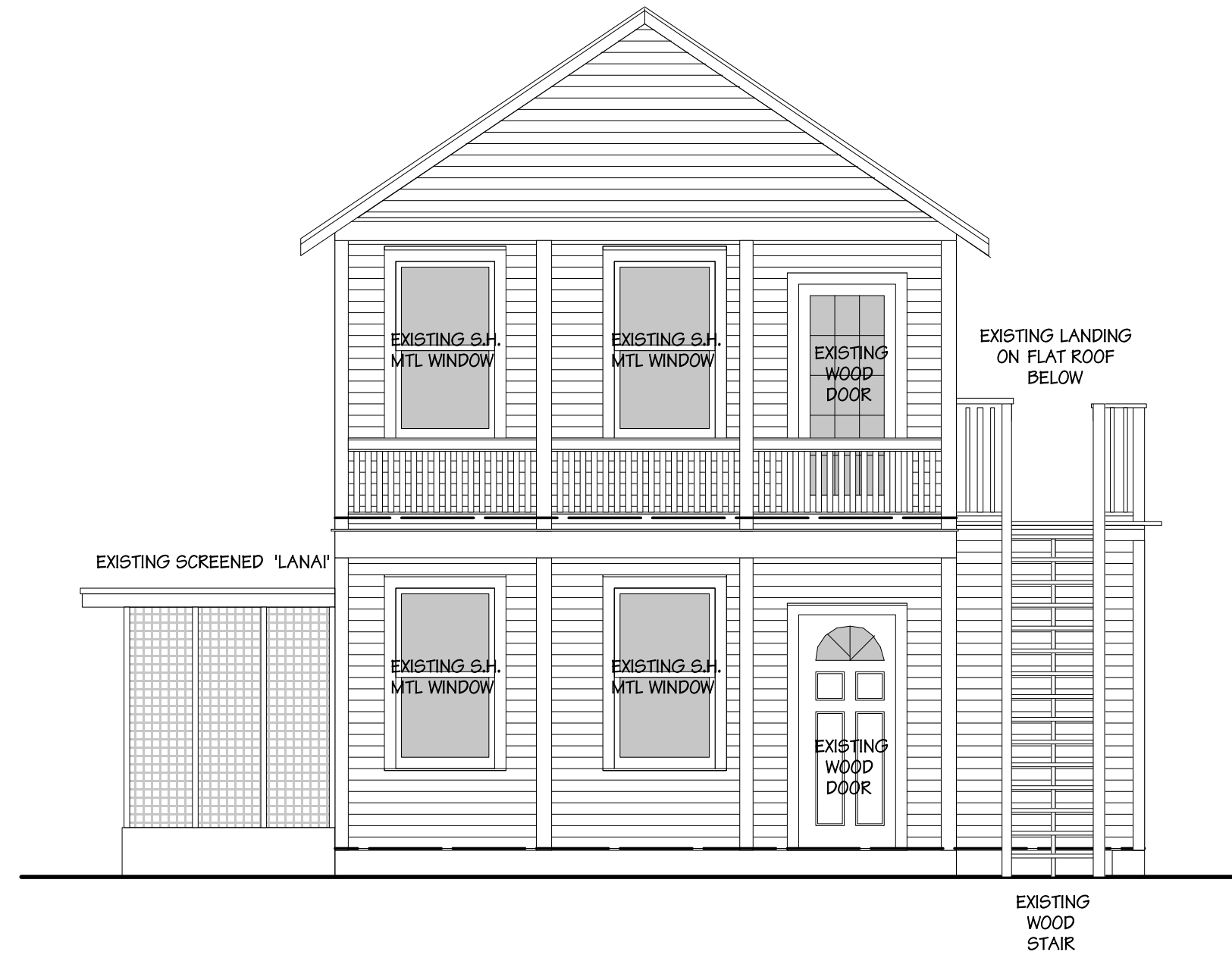
sheet
3
of
4

26 JUNE 2013

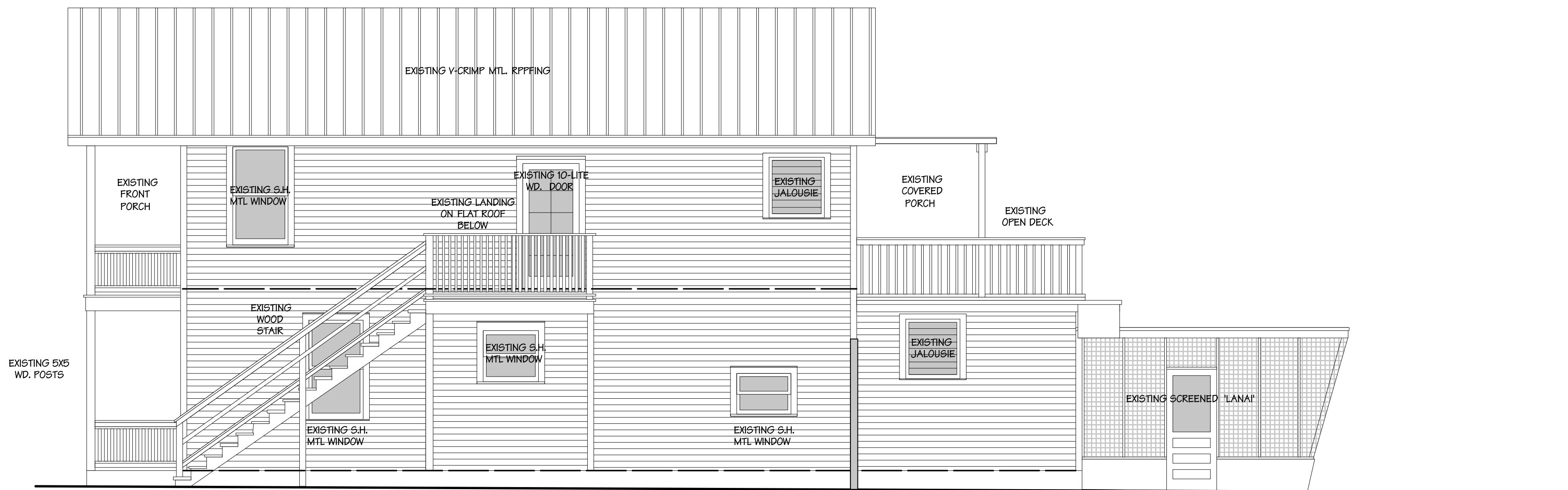
renovations to
 620 ASH STREET
 KEY WEST, FLORIDA



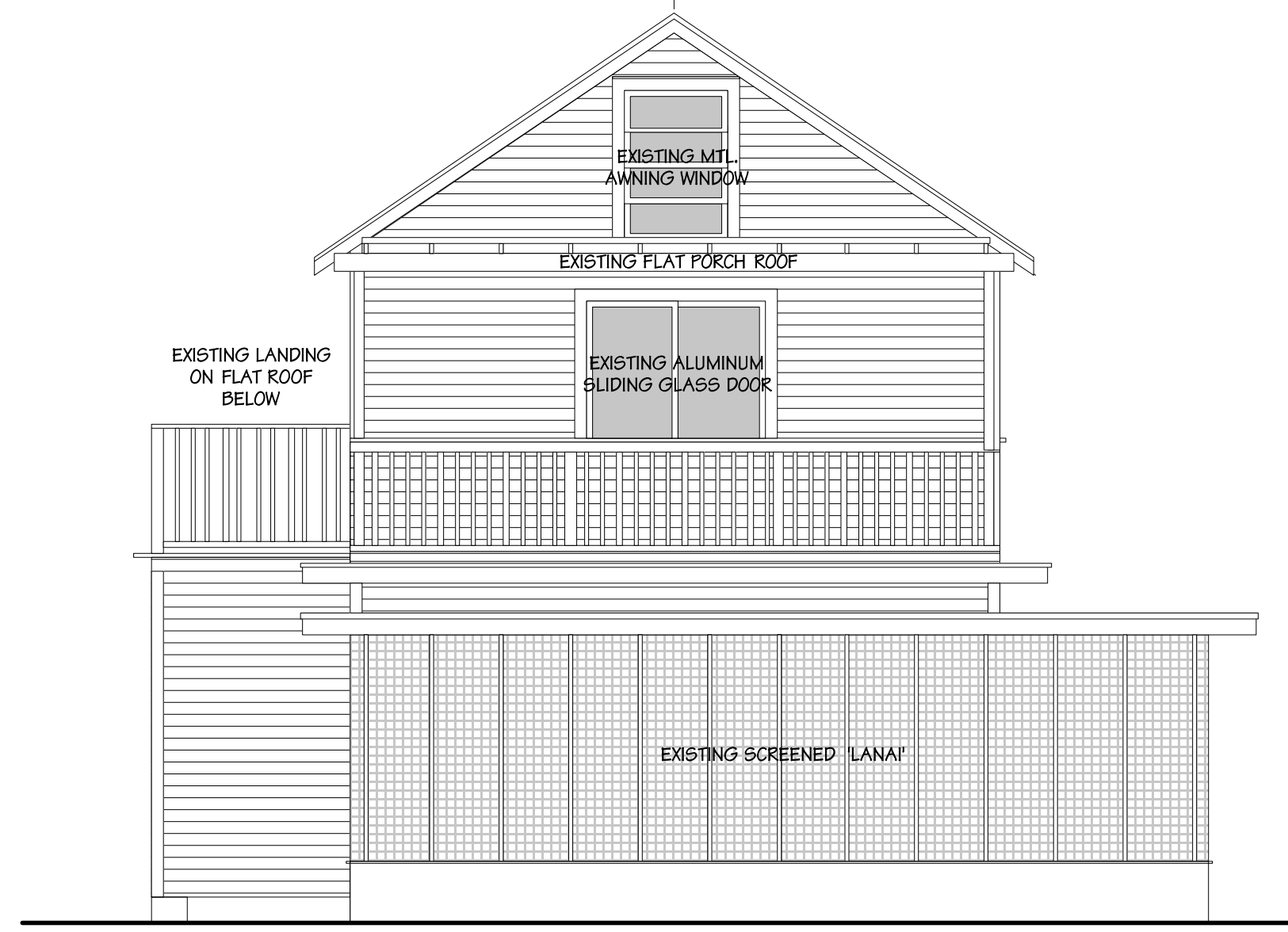
SOUTH ELEVATION
 scale: 1/4"=1'-0"



EAST ELEVATION
 scale: 1/4"=1'-0"



NORTH ELEVATION
 scale: 1/4"=1'-0"



WEST ELEVATION
 scale: 1/4"=1'-0"



VIEW OF FRONT PORCH

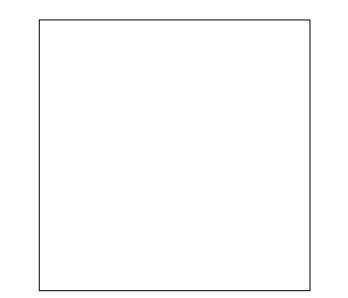


VIEW OF LEFT SIDE



REAR VIEW

THIS DRAWING DEPICTS
 EXISTING CONDITIONS

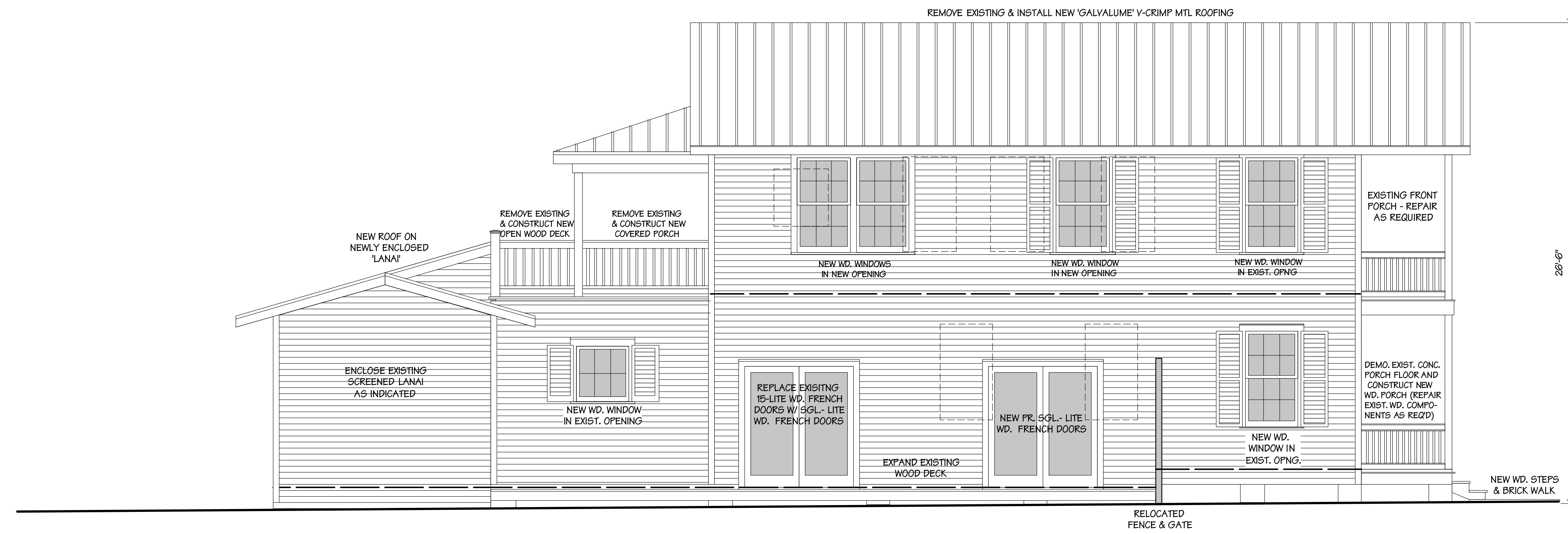


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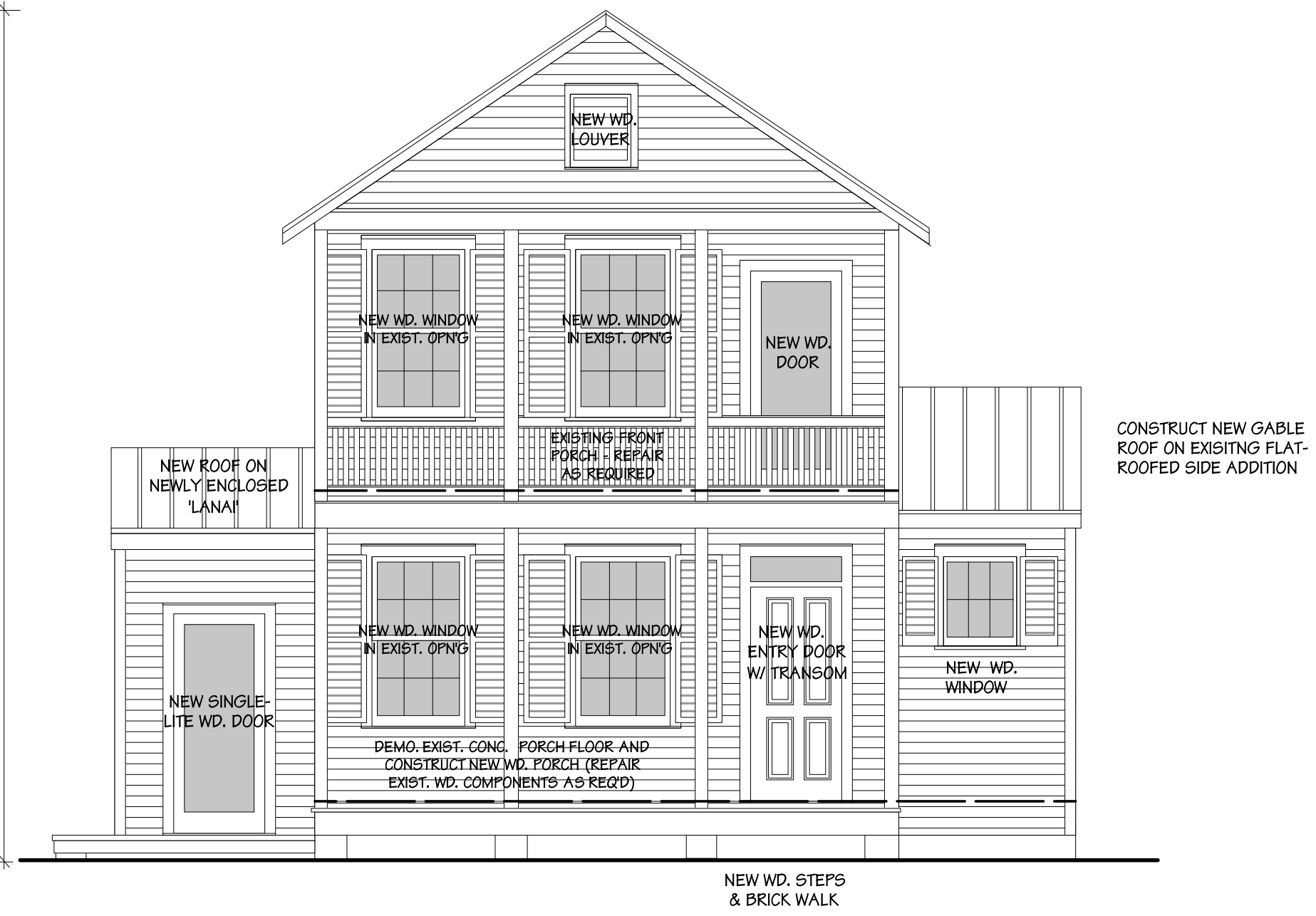
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 of
 4

26 JUNE 2013

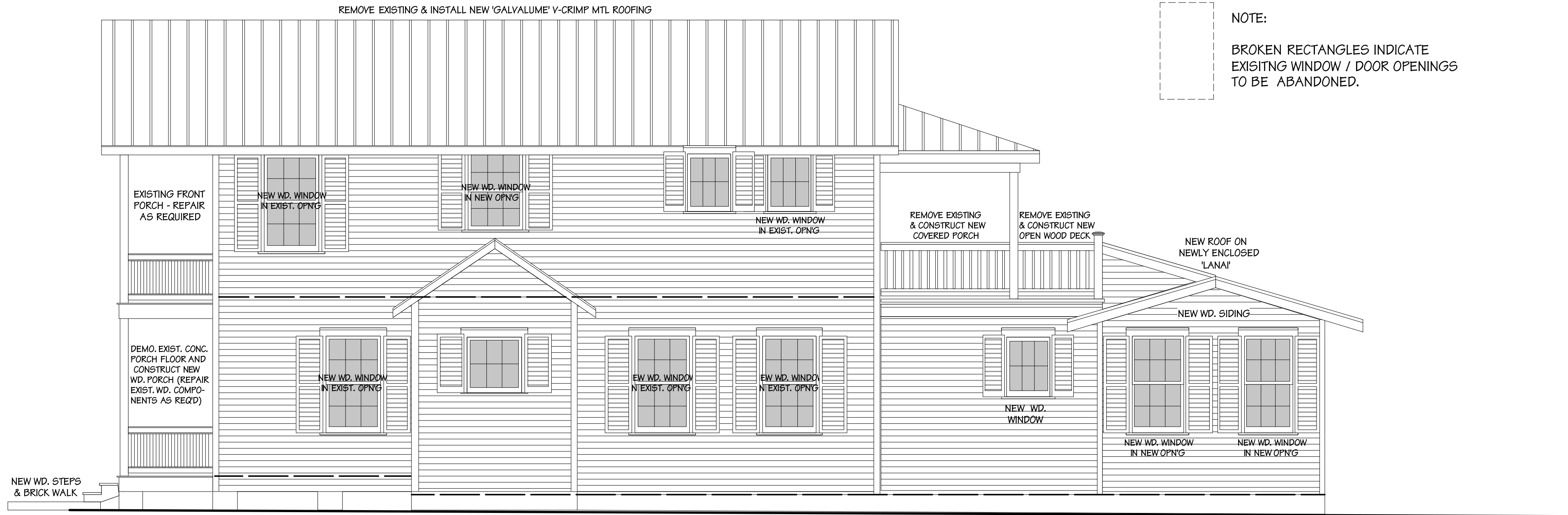
Proposed Site Plans



PROPOSED SOUTH ELEVATION
scale: 1/4"=1'-0"

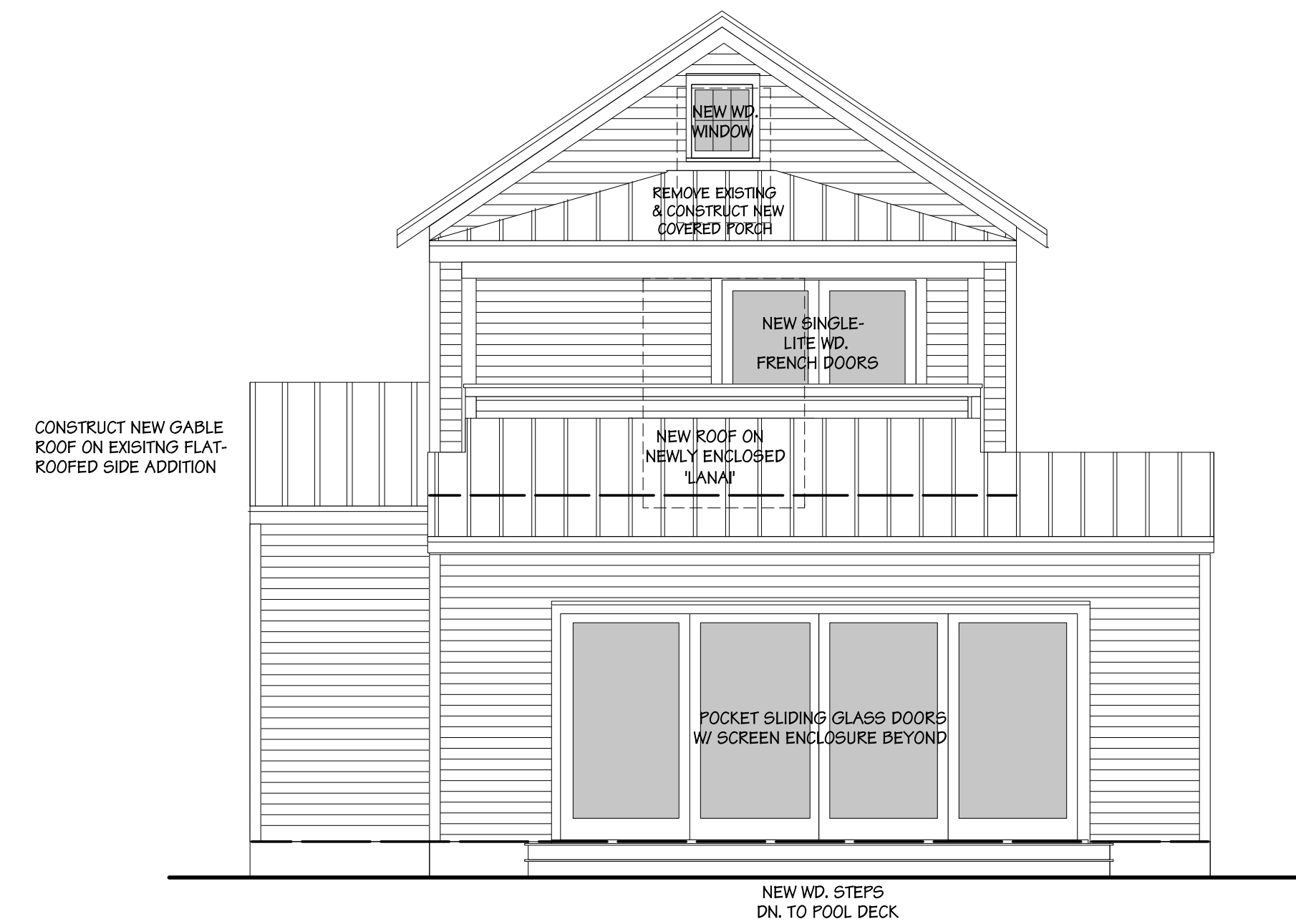


PROPOSED EAST ELEVATION
scale: 1/4"=1'-0"



PROPOSED NORTH ELEVATION
scale: 1/4"=1'-0"

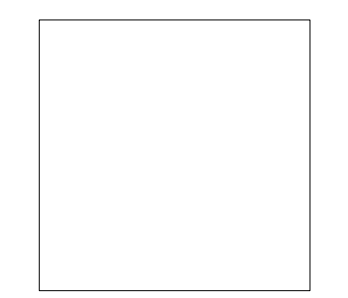
NOTE:
BROKEN RECTANGLES INDICATE
EXISTING WINDOW / DOOR OPENINGS
TO BE ABANDONED.



PROPOSED WEST ELEVATION
scale: 1/4"=1'-0"

NOTE: ENTIRE BUILDING TO BE RAISED 1'-0" ABOVE EXISTING

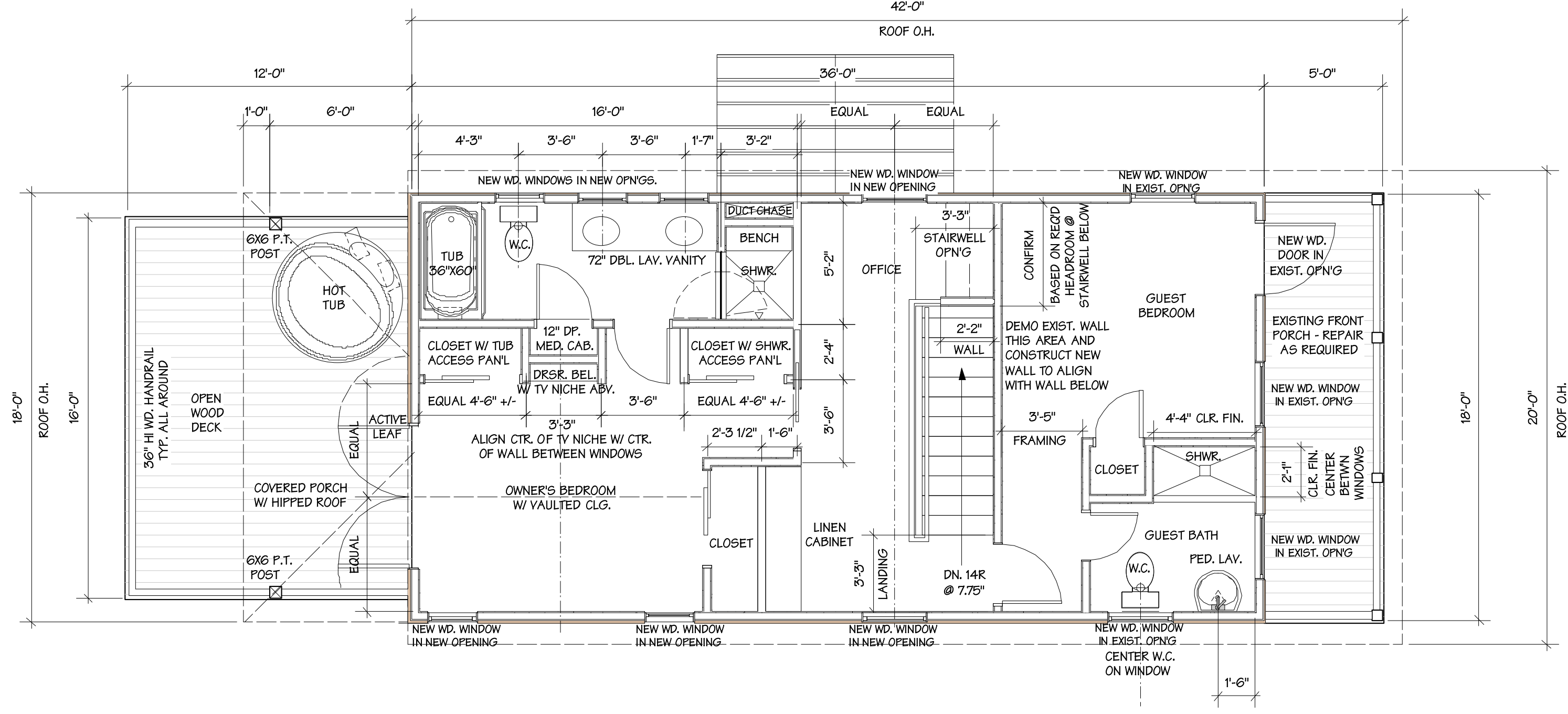
renovations to
 620 ASH STREET
 KEY WEST, FLORIDA



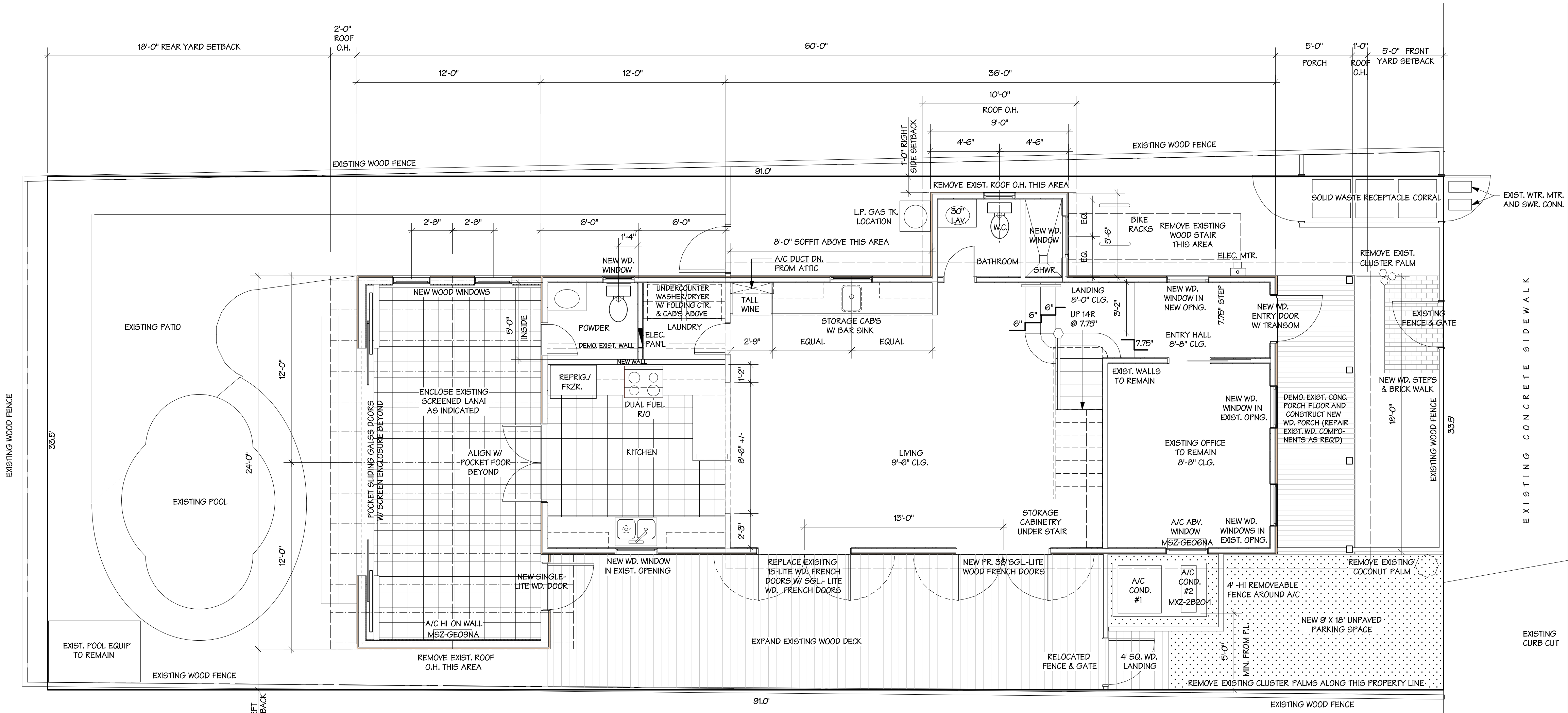
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 ph/fax: (305) 293-0364 FL Lic. #AA0003594

sheet
2
of
4

25 SEPTEMBER 2013



PROPOSED SECOND FLOOR PLAN
scale: 1/4"=1'-0"



PROPOSED SITE AND FIRST FLOOR PLAN
scale: 1/4"=1'-0"



renovations to
 620 ASHE STREET
 KEY WEST, FLORIDA

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ASHES STREET 40' R.O.W.