



VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

Application Fee Schedule

Variance Application Fee	\$ 2,552.56
Advertising and Noticing Fee	\$ 358.87
Fire Department Review Fee	\$ 127.63
Total Application Fee	\$ 3,039.06

After the Fact Application Fee Schedule

After the Fact Variance Application Fee	\$ 5,105.13
Advertising and Noticing Fee	\$ 358.87
Fire Department Review Fee	\$ 127.63
Total Application Fee	\$ 5,591.63

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: 2827 Harris Avenue, Key West, FL 33040

Zoning District: SF

Real Estate (RE) #: 00067390-000000

Property located within the Historic District? ☐ Yes ☒ No

APPLICANT: ☐ Owner ☒ Authorized Representative

Name: Owen Trepanier of Trepanier & Associates, Inc. Mailing Address: 1421 First Street Unit 101

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: 305-293-8983 Fax: _____

Email: owen@owentrepanier.com

PROPERTY OWNER: (if different than above)

Name: Rajindhar M Ramsingh Mailing Address: 2827 Harris Avenue

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: c/o 305-293-8983 Fax: _____

Email: c/o owen@owentrepanier.com

Description of Proposed Construction, Development, and Use: ATF building coverage for ingress/egress related to Flood Plain elevation

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

Building coverage

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

If yes, please describe and attach relevant documents: None Known

Will any work be within the dripline (canopy) of any tree on or off the property?
If yes, provide date of landscape approval, and attach a copy of such approval.

☐ Yes ☒ No

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				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback	Please see attached			
F.A.R				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or No. 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.

Special conditions and circumstances exist which are peculiar the land, structure or building involved and which are not applicable to other land, structures, or buildings in the same zoning district.

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

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

Special privileges will not be conferred. The 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.

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.

Hardship conditions exist. The literal interpretation of the provisions of the land development regulations 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.

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.

Only minimum variance(s) are requested. The variance(s) requested is/are the minimum variance(s) that will make possible the reasonable use of the building or structure as a 5 bedroom house.

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 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. Single-family houses are consistent with the family-oriented characteristics of the vicinity and the zoning district.~~

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.

~~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 are proposed to be considered grounds for the issuance of this variance.~~

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

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

REQUIRED SUBMITTALS: All of the materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department and one (1) electronic version in PDF format.

- ☒ Correct application fee, made payable to “City of Key West.”
- ☒ Pre-application meeting form
- ☒ Notarized verification form signed by property owner or authorized representative.
- ☒ Notarized authorization form signed by property owner, if applicant is not the owner.
- ☒ Copy of recorded warranty deed
- ☒ Monroe County Property record card
- ☒ Signed and sealed survey (Survey must be within 10 years from submittal of this application)
- ☒ Sign and sealed site plan (sign and sealed by an Engineer or Architect)
- ☒ Floor plans
- ☐ Any additional supplemental information necessary to render a determination related to the variance request

Pre-Application Meeting Notes

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

Meeting Date: August 12, 2025 Zoning District: SF

Address/Location: 2827 Harris

Request: Variance

Type of Application: Building Coverage Variance

Attendees: Owen Trepanier, Ben Gagnon

Notes:

After the fact variance for building coverage on top of a 2021 variance.

Verification & Authorization Forms



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

I, Owen Trepanier, in my capacity as President
(print name) (print position; president, managing member)

of Trepanier & Associates, Inc.
(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:

2827 Harris Avenue, Key West, FL 33040

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.

Signature of Applicant

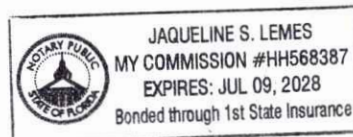
Subscribed and sworn to (or affirmed) before me on this 8/13/25 by
date

Owen Trepanier
Name of Applicant

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

Notary's Signature and Seal

Jaqueline S. Lemes
Name of Acknowledger typed, printed or stamped



#HH568387
Commission Number, if any



City of Key West Planning Department

Authorization Form (Individual or Joint Owner)

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

I, Deborah F Ramsingh authorize
Please Print Name(s) of Owner(s) as appears on the deed

Owen Trepanier of Trepanier & Associates, Inc.
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 of Owner *Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this _____
Date

by Deborah F Ramsingh
Name of Owner

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

Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Commission Number, if any



**City of Key West
Planning Department**

Authorization Form
(Individual or Joint Owner)

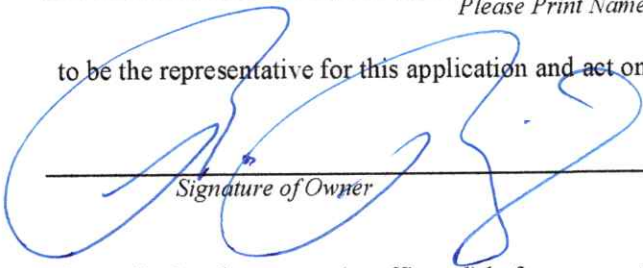
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Rajindhar M Ramsingh authorize
Please Print Name(s) of Owner(s) as appears on the deed

Owen Trepanier of Trepanier & Associates, Inc.

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 of Owner

Signature of Joint Co-owner if applicable

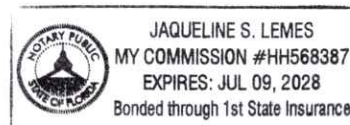
Subscribed and sworn to (or affirmed) before me on this 8/14/2025
Date

by Rajindhar M Ramsingh
Name of Owner

He/She is personally known to me or has presented FL Driver's License as identification.


Notary's Signature and Seal

Jaqueline S. Lemes
Name of Acknowledger typed, printed or stamped



#HH568387
Commission Number, if any

This Instrument Was Prepared By:
Theodore A. Topouzis, Esq.
Topouzis & Associates, P.C.
595 Jefferson Blvd.
Warwick, RI 02886
File No.: 2020010171CD
Tax Folio No.: 00067390-000000
SALES PRICE: \$475,000.00

SPECIAL WARRANTY DEED
(Corporate Seller POA/Trust)

THIS INDENTURE, made this 5th day of November, 2020, between U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF11 MASTER PARTICIPATION TRUST, whose post office mailing address is c/o Hudson, 3701 Regent Blvd., Suite 175, Irving, TX 75063, hereinafter called the Grantor and RAJINDHAR M. RAMSINGH AND DEBORAH F. RAMSINGH, A MARRIED COUPLE, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, whose post office mailing address is 2827 Harris Avenue, Key West, FL 33040, hereinafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include the parties to this instrument and their heirs, legal representatives and assignees of individuals, and assigns of corporations)

WITNESSETH: the Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents, does grant, bargain and sell, alien, remise, release, convey and confirm unto the Grantee all that certain land, situate in Monroe County, Florida, to-wit:

Lot 7, Less The Westerly 12 Feet, Block 15, LIME GROVE SUBDVSN NO. 2, According To The Plat Thereof, As Recorded In Plat Book 2, At Page 26, Of The Public Records Of Monroe County, Florida.

Property Address: 2827 Harris Avenue, Key West, FL 33040

Subject to: Restrictions, limitations, conditions, reservations, covenants and easements of record, if any; all applicable zoning ordinances; and taxes for the current and all subsequent years.

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

AND the Grantor hereby covenants with the 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 claiming by, through or under the Grantor.

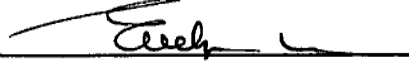
For signatory authority see power of attorney recorded in Book 26392, Page 662, of the Public Records of Hillsborough County, Florida. The undersigned agent further states that said power of attorney has not been revoked by the principal and is still in full force and effect.

Wherever the text in this Special Warranty Deed so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural.

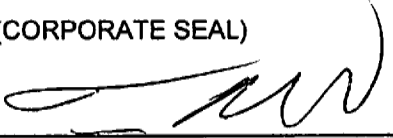
IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer(s) thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in our presence:

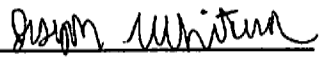
U.S. Bank Trust, N.A., as Trustee for LSF11
Master Participation Trust, by Hudson Homes
Management LLC, its Attorney-in-Fact

BY: 
Evelyn Waithaka its Authorized Signatory

(CORPORATE SEAL)


(Witness)

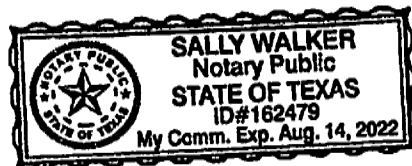
Print Name: Tim Whitaker


(Witness)

Print Name: Joseph Whitaker

STATE OF TEXAS
COUNTY OF TARRANT

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5th day of November, 2020 by Evelyn Waithaka as Authorized Signatory of Hudson Homes Management LLC as Attorney-in-Fact for U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF11 MASTER PARTICIPATION TRUST, who executed same on behalf of the said corporation/company. He/She is personally known to me or has produced self as identification.




NOTARY PUBLIC
Print Name: Sally Walker
My Commission Expires: 8/14/2022

Property Card

Monroe County, FL

PROPERTY RECORD CARD

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 00067390-000000
Account# 1071331
Property ID 1071331
Millage Group 10KW
Location 2827 HARRIS Ave, KEY WEST
Address
Legal BLK 15 LOT 7 LESS W'LY 12 FT LIME GROVE SUB 2 PB2-26
Description OR302-135/136 OR591-470 OR1957-2226/27 OR1957-2228
OR2218-1281 OR2252-485/86 OR3004-2420 OR3064-722
(Note: Not to be used on legal documents.)
Neighborhood 6185
Property Class SINGLE FAMILY RESID (0100)
Subdivision Lime Grove Sub No 2
Sec/Twp/Rng 33/67/25
Affordable No
Housing



Owner

RAMSINGH RAJINDHAR M
2827 Harris Ave
Key West FL 33040

RAMSINGH DEBORAH F
2827 Harris Ave
Key West FL 33040

Valuation

	2025 Preliminary Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$951,526	\$644,444	\$221,566	\$227,555
+ Market Misc Value	\$1,689	\$1,437	\$4,543	\$4,543
+ Market Land Value	\$477,080	\$477,080	\$462,663	\$335,529
= Just Market Value	\$1,430,295	\$1,122,961	\$688,772	\$567,627
= Total Assessed Value	\$1,150,531	\$1,118,106	\$688,772	\$472,529
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	\$0
= School Taxable Value	\$1,125,531	\$1,093,106	\$663,772	\$567,627

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$477,080	\$644,444	\$1,437	\$1,122,961	\$1,118,106	\$25,000	\$1,093,106	\$4,855
2023	\$462,663	\$221,566	\$4,543	\$688,772	\$688,772	\$25,000	\$663,772	\$0
2022	\$335,529	\$227,555	\$4,543	\$567,627	\$472,529	\$0	\$567,627	\$0
2021	\$226,744	\$198,285	\$4,543	\$429,572	\$429,572	\$0	\$429,572	\$0
2020	\$214,948	\$162,499	\$4,543	\$381,990	\$381,990	\$0	\$381,990	\$0
2019	\$209,706	\$164,961	\$4,543	\$379,210	\$379,210	\$0	\$379,210	\$0
2018	\$196,599	\$167,423	\$4,515	\$368,537	\$368,537	\$0	\$368,537	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	5,041.00	Square Foot	48	105

Buildings

Building ID	66303	Exterior Walls	ABOVE AVERAGE WOOD	
Style	2 STORY ELEV FOUNDATION	Year Built	2023	
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2023	
Building Name		Foundation	CONC BLOCK	
Gross Sq Ft	4066	Roof Type	GABLE/HIP	
Finished Sq Ft	3086	Roof Coverage	METAL	
Stories	2 Floor	Flooring Type	CERM/CLAY TILE	
Condition	GOOD	Heating Type	FCD/AIR DUCTED with 0% NONE	
Perimeter	0	Bedrooms	5	
Functional Obs	0	Full Bathrooms	5	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	1	Grade	650	
Interior Walls	DRYWALL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	980	0	268
FLA	FLOOR LIV AREA	3,086	3,086	326
TOTAL		4,066	3,086	594

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1984	1985	4 x 300	1	1200 SF	1
FENCES	1987	1988	6 x 35	1	210 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
11/5/2020	\$475,000	Warranty Deed	2295996	3064	722	12 - Unqualified	Improved		
1/23/2020	\$100	Certificate of Title	2253026	3004	2420	12 - Unqualified	Improved		
6/14/2006	\$180,000	Quit Claim Deed		2218	1281	H - Unqualified	Improved		
12/1/2003	\$450,000	Warranty Deed		1957	2228	Q - Qualified	Improved		
2/1/1974	\$12,500	Conversion Code		591	470	Q - Qualified	Improved		

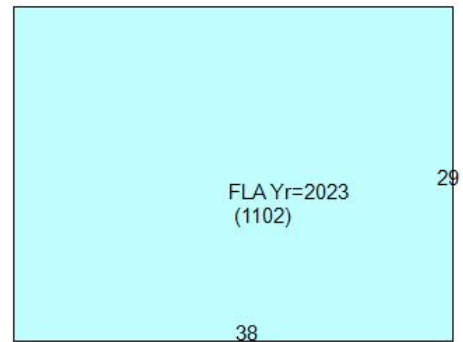
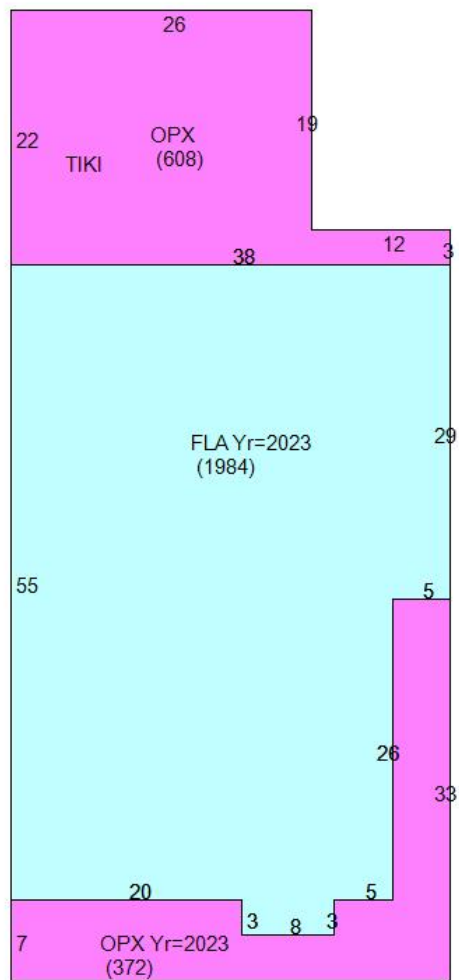
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
23-2409	08/18/2023	Completed	\$13,200	Residential	Installation of One (1) Ruud 1½ Ton Split System with Heat. Condenser Model #RA14AZ18AJ1NALHP Air handler Model #RH1P1817STANNJ Install Smart Ventilation Switches on Exhaust Fans
23-2297	08/09/2023	Completed	\$6,500	Residential	Building a 6ft fence on left and right side of property.
22-0174	01/26/2022	Completed	\$8,500	Residential	Install 2½ Ton Split System - Installation of One (1) Ruud 2½ Ton 16 SEER Split System with Heat (Condenser Model #RA1630AJ1NB) (Air Handler Model #RH1T3617STANJA).
21-3049	11/02/2021	Completed	\$0	Residential	Install 12SQ Aluminum Standing Seam metal roofing to the new construction per the sealed plans attached to parent permit 21-1399.
BLD2021-2061	07/14/2021	Completed	\$3,500	Residential	Install new 200 service, 200 amp meter combo
2021-1399	05/21/2021	Completed	\$150,000	Residential	Demolition of entire 1950's house. Phase one demo rear and build new elevated two-story structure. Phase two demolition of remaining original structure and build single story elevated structure and a join to phase one creating one completely new single family 5 bedroom 4 bathroom house with impact windows and new standing seam aluminum roof. Completely new electrical, mechanical and plumbing systems on separate permits.
2021-0146	01/25/2021	Completed	\$1,000	Residential	
06-0110	01/10/2006	Completed	\$17,000	Residential	REMOVE EXIST WATER DAMAGED PERGO FLOORING * REPAIR ANY WATERMAGED PLYWOOD AND INSTALL 16"X 16" CERAMIC TILE
05-0109	01/13/2005	Completed	\$1,200	Residential	REPAIR SEWER LEAK UNDER HOUSE.
0	08/06/1999	Completed	\$500	Residential	ROOF

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



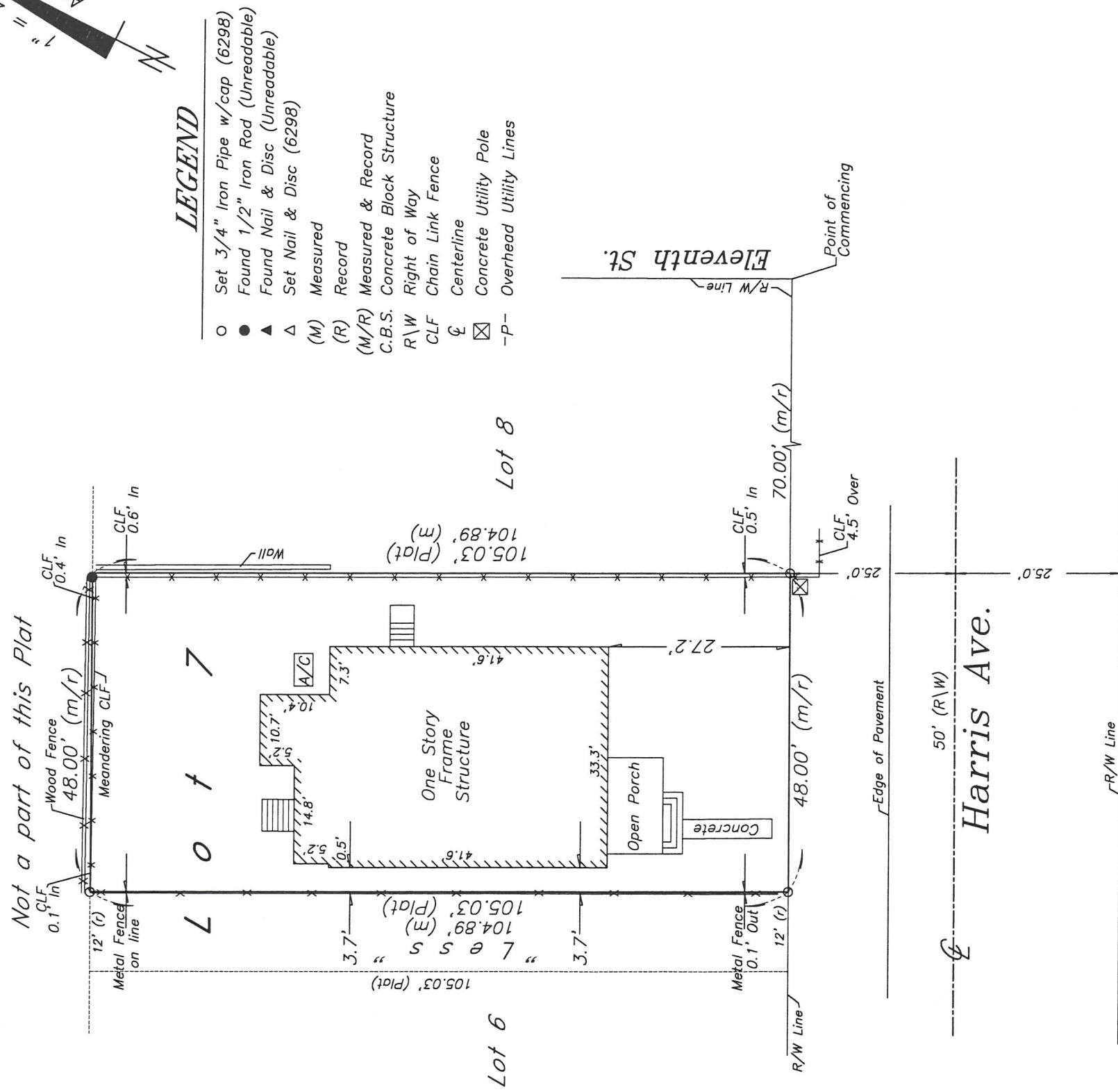
TRIM Notice



[User Privacy Policy](#) [GDPR Privacy Notice](#)
Last Data Upload: 8/9/2025, 2:02:05 AM

Survey

Boundary Survey Map of Lot 7, Less the Westerly 12', Block 15
LIME GROVE SUBDIVISION NO. 2, Island of Key West



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: 2827 Harris Avenue, 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: December 2, 2020
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: Lot 7, Less The Westerly 12 feet, Block 15, LIME GROVE SUBDVSN NO. 2, According To The Plat Thereof, As Recorded In Plat Book 2, At Page 26, Of The Public Records Of Monroe County, Florida.

BOUNDARY SURVEY FOR: *Rajindhar M. Ramsingh & Deborah F. Ransingh;
First Horizon Bank;
Topouzis & Associates P.C.;
First American Title Insurance Company;*

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 478.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

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

December 2, 2020

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298

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

Plans

SITE DATA

DESIGN DATA

INDEX OF DRAWINGS

SCOPE OF WORK

GENERAL NOTES

DEMOLITION NOTES:

DEMOLISH EXISTING STRUCTURE AT FRONT OF PROPERTY. REBUILD STRUCTURE INCLUDING ADDITIONAL WRAP AROUND PORCH. MOVE STRUCTURE SO IT COMPLIES WITH SIDE SETBACK.

PROTECT ALL EXISTING CONSTRUCTION - NOT SCHEDULED FOR REMOVAL, AT ALL TIMES. PROVIDE ADEQUATE SHORING AND BRACING TO PREVENT DAMAGE. PROPERLY REPAIR DAMAGE CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK AT NO COST TO THE OWNER.

PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT INDIVIDUALS FROM INJURY. PROVIDE SECURITY LOCKS OR OTHER MEANS TO PREVENT UNAUTHORIZED ENTRY INTO WORK ZONE.

CONSTRUCT DUST PROOF PARTITIONS TO SEPARATE WORK AREA WHERE NOISY OR DUSTY OPERATIONS ARE PERFORMED. KEEP WORK AREAS CLEAN TO LIMIT DUST AND DIRT TRACKING TO NON-CONSTRUCTION ZONES.

MAINTAIN EXISTING UTILITIES FOR USE BY OWNER AND PROTECT FROM DAMAGE WHEN SERVICE INTERRUPTION IS UNAVOIDABLE. COORDINATE WITH OWNER AND UTILITY COMPANIES. PROVIDE TEMPORARY UTILITY SERVICE AS REQUIRED BY OWNER.

SHORING AND BRACING:

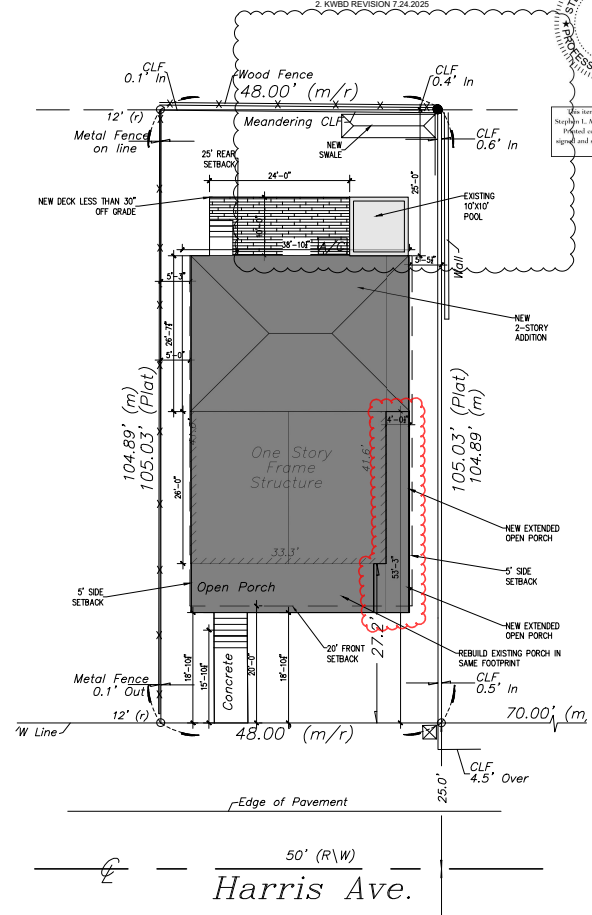
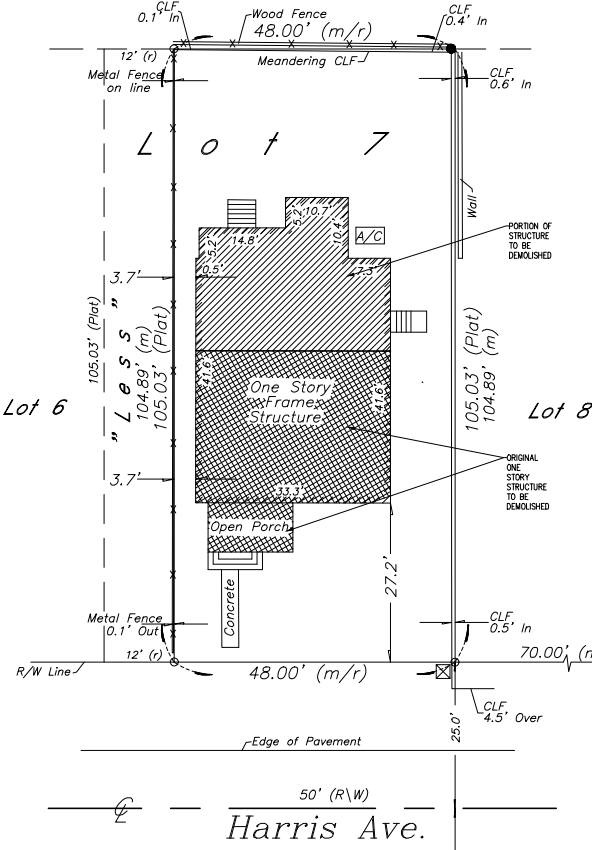
PROVIDE ADEQUATE SHORING AND BRACING AT ALL LOCATIONS WHERE NEW OPENINGS ARE SHOWN TO BE CUT INTO EXISTING LOAD BEARING WALLS.

SHORING SHALL BE PERFORMED BY AN EXPERIENCED SHORING CONTRACTOR.

SHORING SHALL BE CONTINUOUS TO THE LOWEST LEVEL AND BE ADEQUATELY DISTRIBUTED TO PREVENT DAMAGE TO EXISTING GRADE SLABS.

SITE DRAINAGE CALCULATIONS	
TOTAL LOT SIZE.....	5,034.72 SQ. FT.
NET IMPERVIOUS COVERAGE:	
BUILDING AREAS.....	.368 SF
CUBIC FT. REQUIRED 368 sf x 0.083 = 30.5 OF	
50% CREST FOR DRY SWALE.....	15.3 CF
CUBIC FT. PROVIDED.....	16 CF
1.0 CU. FT./FT.	
16 LINEAR FEET = 16 CF	
4'-0"	
2'-0"	

PROJECT DATA							
	PROPOSED	EXISTING	REQUIRED	VARIANCE REQUIRED			
RE NO.	00067390-000000						
SETBACKS:							
FRONT YARD	15'-10 1/2"	18'-10 1/2"	20 FT	GRANTED (RESOLUTION #2115)			
SIDE STREET	N/A	N/A, NEW ADDITION ONLY	10 FT	NA			
SIDE	5'-3", 5'-5 1/2"	N/A, NEW ADDITION ONLY	5 FT	NONE			
REAR	25'-0"	N/A, NEW ADDITION ONLY	25 FT	NONE			
LOT SIZE	NA		5034.72 SQ FT				
IMPERVIOUS	265.6 SF	5.27%	174.7 SF	3.46%	2,617.3 SF	50% MAX	NONE
OPEN SPACE	2,318.72 SF	46.0%	2,551.5 SF	50.7%	1,762.1 SF	35% MIN	NONE
BUILDING COVERAGE	2,291 SF	45.5%	2,132 SF	42.1%	1,762.1 SF	35% MAX	GRANTED (RESOLUTION #2115)
BUILDING HEIGHT	29'-0"	18'			25' MAX	NONE	
HVAC EQUIPMENT WAS COUNTED AS BLDG COVERAGE							
VARIANCES GRANTED AT APRIL 2021 PLANNING BOARD MTG							
2. KWBVD REVISION 7.24.2025							



SLM ENGINEERING

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SUITE 100
CORPUS CHRISTI, TEXAS 78401

STEPHEN LEE MARLEY

PROFESSIONAL ENGINEER

July 24, 2025

No. 14560

STATE OF TEXAS

NAUTILUS

DRAFTING & DESIGN SERVICES

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RESIDENTIAL ADDITION

2827 HARRIS AVE,
KEY WEST FL

Drawn By: JMT

Checked By: SLM

Project No:

Scale:

AutoCad File No.

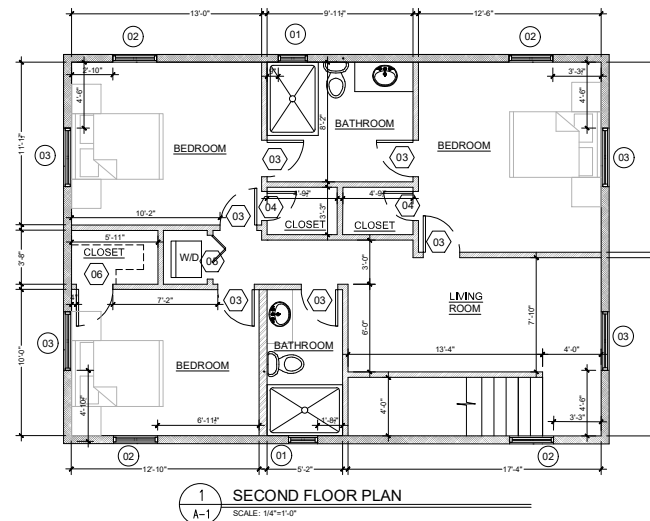
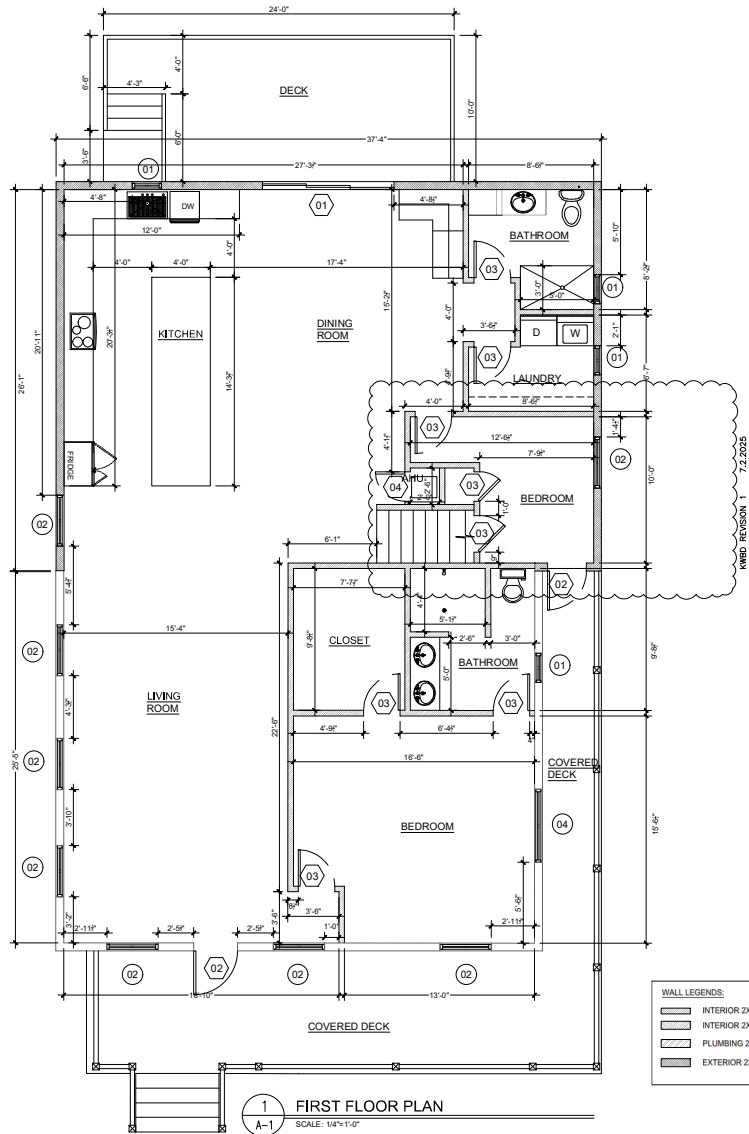
REVISIONS

2. KWBVD REVISION 7.24.2025

Site Data, Demo Plan, Proposed Site Plan

Sheet Number: CS-1

Date: 6.25.2025



MARK	NOMINAL SIZE (W X H)	TYPE	WINDLOAD REQUIREMENT (ASCE 7-16)	MANUFACTURER & MODEL NUMBER	WINDLOAD RATING & APPROVAL NUMBER
01	8'-0" x 8'-0"	IMPACT DOOR 3 PANEL SLIDING	+58.2 / (-)63.8	BY CONTRACTOR	PROVIDED BY CONTRACTOR
02	3'-0" x 8'-0"	IMPACT DOOR	+58.2 / (-)63.8	BY CONTRACTOR	PROVIDED BY CONTRACTOR
03	2'-6" x 8'-0"	SOLID WOOD DOOR	N/A	BY CONTRACTOR	PROVIDED BY CONTRACTOR
04	2'-0" x 8'-0"	SOLID WOOD DOOR	N/A	BY CONTRACTOR	PROVIDED BY CONTRACTOR
05	3'-0" x 8'-0"	SOLID WOOD BI-DOOR	N/A	BY CONTRACTOR	PROVIDED BY CONTRACTOR
06	2'-4" x 8'-0"	SOLID WOOD POCKET DOOR	N/A	BY CONTRACTOR	PROVIDED BY CONTRACTOR

- CONTRACTOR TO PROVIDE THE NOAKS.
- CONTRACTOR TO FIELD VERIFY ALL DOOR DIMENSIONS.
- CONTRACTOR TO FOLLOW ALL MANUF. INSTRUCTIONS FOR INSTALLATION.

MARK	NOMINAL SIZE (W X H)	TYPE	WINDLOAD REQUIREMENT (ASCE 7-16)	MANUFACTURER & MODEL NUMBER	WINDLOAD RATING & APPROVAL NUMBER
01	2'-2.5" X 2'-2"	IMPACT RESISTANT SINGLE HUNG	66.7 / -72.4	BY CONTRACTOR	PROVIDED BY CONTRACTOR
02	3'-1" X 4'-11.5"	IMPACT RESISTANT SINGLE HUNG	65.0 / -70.6	BY CONTRACTOR	PROVIDED BY CONTRACTOR
03	2'-0" X 4'-0"	IMPACT RESISTANT FIXED	66.7 / -72.4	BY CONTRACTOR	PROVIDED BY CONTRACTOR
04	6'-0" X 5'-0"	IMPACT RESISTANT FIXED	66.7 / -72.4	BY CONTRACTOR	PROVIDED BY CONTRACTOR

NOTE: ALL BEDROOM WINDOWS ARE TO MEET FL. BLDG. CODE 2020 FOR EGRESS, A MIN. 5 SQ. FT. NET CLEAR OPENING IF REQUIRED WITH A MIN. NET CLEAR HEIGHT OF 24" & MIN. NET CLEAR WIDTH OF 20".

- ADDITIONAL NOTES:
- CONTRACTOR TO PROVIDE THE NOAKS.
 - CONTRACTOR TO FIELD VERIFY ALL WINDOW DIMENSIONS.
 - CONTRACTOR TO FOLLOW ALL MANUF. INSTRUCTIONS FOR INSTALLATION.

