



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	\$ 2,680.19
Advertising and Noticing Fee	\$ 376.81
Fire Department Review Fee	\$ 134.01
Total Application Fee	\$ 3,191.01

After the Fact Application Fee Schedule	
After the Fact Variance Application Fee	\$ 5,360.39
Advertising and Noticing Fee	\$ 376.81
Fire Department Review Fee	\$ 134.01
Total Application Fee	\$ 5,871.21

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: 1013 Grinnell St.
Zoning District: HMDR
Real Estate (RE) #: 00031290-000000
Property located within the Historic District? ☒ Yes ☐ No

APPLICANT: ☐ Owner ☒ Authorized Representative
Name: A20 Architecture Mailing Address: 3706 N. Roosevelt Blvd #202
City: Key West State: FL Zip: 33040
Home/Mobile Phone: — Office: 305.741.7676 Fax: —
Email: office@a20architecture.com

PROPERTY OWNER: (if different than above)
Name: James + Susan McManus Mailing Address: 1013 Grinnell St.
City: Key West FL State: FL Zip: 33040
Home/Mobile Phone: 305.240.1201 Office: — Fax: —
Email: swmcmanus@bellsouth.net

Description of Proposed Construction, Development, and Use: Demo above ground cistern.
New bedroom addition to existing residence.

List and describe the specific variance(s) being requested:
Building coverage & impervious cover. No worsening to existing setbacks.
Existing structure encroaches 2'-8 3/4" into side yard setback, and the
proposed addition will encroach 10" into the side yard setback.

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				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback				
F.A.R				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
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 parcel is almost half the code minimum, with a property width of only 25'. The front, sides of the structure are within the setbacks. There exists a large above ground (34") cistern, as well as a rear accessory structure, that spans into the adjacent property.

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

Conditions are existing + historic to the property. They are not the result of the owners.

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.

No special privilege. Project proposes to swap some building cover of the cistern (34" above grade) to use for addition. Variance request is minimal in footprint, is sensitive to adjacent lot access.

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.

Nonconforming lot size poses hardship on property. The requested additional SF is minimal + necessitated by today's living standards, + code-compliant life safety constraints, sensitivity to historic character. Additionally, proposal maintains safety ingress/egress to adjacent lot, via this plot.

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

Minimum request considering site conditions and accessibility

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.

Removal of the cistern & providing clear access for life safety
personnel will improve public welfare. The addition will provide
5'0" clearance at the south setback as well.

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.

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: April 22, 26 Zoning District: HMDR

Address/Location: 1013 Grinnell

Request: Variance

Type of Application: Building + open space variance

Attendees: Aileen Osborn, Richard McChesney,
Ben Gagnon, Taylor Brown

Notes:

Coordinate w/ Fire Department



**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

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

I, James J. McManus Jr / Susan Williams McManus as
Please Print Name of person with authority to execute documents on behalf of entity

James J. McManus Jr of Susan Williams McManus
Name of office (President, Managing Member) *Name of owner from deed*

authorize AZO Architecture
Please Print Name of Representative

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

James J. McManus Jr / Susan Williams McManus
Signature of person with authority to execute documents on behalf of entity owner

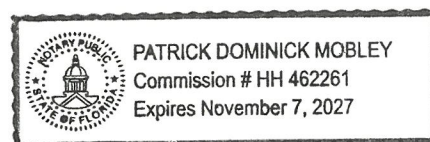
Subscribed and sworn to (or affirmed) before me on this May 7, 2026
Date

by James J. McManus Jr / Susan Williams McManus
Name of person with authority to execute documents on behalf of entity owner

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

[Signature]
Notary's Signature and Seal

Patrick Dominick Mobley
Name of Acknowledger typed, printed or stamped



11/7/2027
Commission Number, if any



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

I, Aileen Osborn, in my capacity as managing member
(print name) (print position; ~~president~~ managing member)
of A20 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:

1013 Grinnell 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.

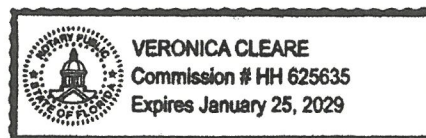
In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Aileen Osborn
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this May 13, 2026 by
Aileen Osborn
Name of Applicant date

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

[Signature]
Notary's Signature and Seal



Veronica Cleare
Name of Acknowledger typed, printed or stamped

HH 625635
Commission Number, if any

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Robert E. Highsmith, Esq.
FELDMAN KOENIG HIGHSMITH & VAN LOON, P.A.
3158 Northside Drive
Key West, Florida 33040

Parcel I.D. #'s: 00031290; 00031300; 00051540

Doc# 1853758 10/05/2011 9:32AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

10/05/2011 9:32AM
DEED DOC STAMP CL: DS

\$0.70

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS INDENTURE made this 29th day of September, 2011, between JAMES J. McMANUS, JR., and SUSAN WILLIAMS McMANUS, Husband and Wife, whose post office address is 1013 Grinnell Street, Key West, Florida 33040, Grantor and JAMES J. McMANUS, JR., and SUSAN WILLIAMS McMANUS, AS TRUSTEES OF THE JAMES J. McMANUS, JR. & SUSAN WILLIAMS McMANUS JOINT REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 27, 2011, whose post office address is 1013 Grinnell Street, Key West, Florida 33040, Grantee:

("Grantor" and "Grantee" are used for singular or plural, as context requires)

WITNESSETH, that said Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described lot, piece or parcel of land, situate, lying and being in the County of Monroe, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

AND GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

FULL POWER AND AUTHORITY are hereby conferred on said Grantee and their successors pursuant to Fla. Stat. s. 689.071 to protect, conserve, sell, lease, encumber and otherwise manage and dispose of the real property conveyed herein.

THIS DEED HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR EXAMINATION.

THE PROPERTY BEING CONVEYED HEREIN KNOWN AS PROPERTY APPRAISER'S PARCEL # 00031290, IS THE HOMESTEAD OF THE GRANTORS.

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

Witness Signature

Printed Name

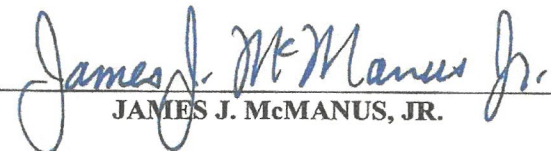
Witness Signature

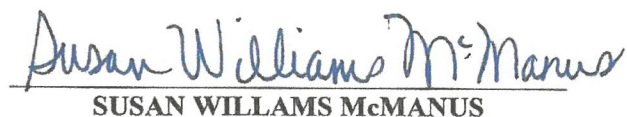
Printed Name

Witness Signature

Printed Name

Witness Signature


JAMES J. McMANUS, JR.


SUSAN WILLIAMS McMANUS

Doc# 1853758

Doc# 1853758
Bk# 2536 Pg# 2362

EXHIBIT "A"

On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February, 1829, as part of Tract Thirteen (13) but better known as part of Lot Seven (7), Square Three (3) of Tract Thirteen, according to a subdivision of said Tract Thirteen made by George G. Watson, diagram of which being recorded in Deed Book I, page 109, Monroe County, Florida, Records. Commencing at a point 186 feet from the corner of Division and Grinnell Streets, and running thence along Grinnell Street in a Southeasterly direction 25 feet; thence at right angles in a Northeasterly direction 108 feet 6 inches; thence at right angles in a Northwesterly direction 25 feet; thence at right angles in a Southwesterly direction 108 feet 6 inches to the point of beginning.

Property Appraiser's Parcel #: 00031290

AND

On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February, 1829, as part of Tract Thirteen (13) but better known as part of Lot Seven (7), Square Three (3) of Tract Thirteen, according to a subdivision of said Tract Thirteen made by George G. Watson, diagram of which being recorded in Deed Book I, page 109, Monroe County, Florida, Records. Commencing at a point 161 feet from the corner of Division and Grinnell Streets, and running thence along Grinnell Street in a Southeasterly direction 25 feet; thence at right angles in a Northeasterly direction 108 feet 6 inches; thence at right angles in a Northwesterly direction 25 feet; thence at right angles in a Southwesterly direction 108 feet 6 inches to the point of beginning.

Property Appraiser's Parcel #: 00031300

AND

On the Island of Key West and known as Lot 4, Block 2, SUNSHINE SUBDIVISION NO. 3, according to the Plat thereof recorded in Plat Book 2, Page 169, of the Public Records of Monroe County, Florida.

Property Appraiser's Parcel #: 00051540

**MONROE COUNTY
OFFICIAL RECORDS**

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 00031290-000000
 Account# 1032085
 Property ID 1032085
 Millage Group 10KW
 Location Address 1013 GRINNELL ST, KEY WEST
 Legal Description KW G G WATSON SUB I-209 PT LTS 7-9 SQR 3 TR 13 G11-95/96 OR1500-273/75 OR1706-2132/33 OR2536-2361/62
 (Note: Not to be used on legal documents.)
 Neighborhood 6096
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing

**Owner**

MCMANUS JAMES J JR AND SUSAN WILLIAMS TR
 9/27/2011
 1013 Grinnell St
 Key West FL 33040

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$190,808	\$185,961	\$175,542	\$163,839
+ Market Misc Value	\$4,833	\$4,369	\$4,369	\$4,369
+ Market Land Value	\$669,430	\$669,430	\$582,294	\$500,689
= Just Market Value	\$865,071	\$859,760	\$762,205	\$668,897
= Total Assessed Value	\$401,726	\$390,405	\$379,034	\$367,995
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$376,726	\$365,405	\$354,034	\$342,995

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$669,430	\$185,961	\$4,369	\$859,760	\$390,405	\$25,000	\$365,405	\$469,355
2023	\$582,294	\$175,542	\$4,369	\$762,205	\$379,034	\$25,000	\$354,034	\$383,171
2022	\$500,689	\$163,839	\$4,369	\$668,897	\$367,995	\$25,000	\$342,995	\$300,902
2021	\$373,442	\$101,349	\$4,369	\$479,160	\$357,277	\$25,000	\$332,277	\$121,883
2020	\$409,404	\$102,909	\$4,369	\$516,682	\$352,345	\$25,000	\$327,345	\$164,337
2019	\$405,037	\$102,909	\$4,369	\$512,315	\$344,424	\$25,000	\$319,424	\$167,891
2018	\$396,264	\$104,468	\$4,369	\$505,101	\$338,002	\$25,000	\$313,002	\$167,099

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
RESIDENTIAL DRY (010D)	2,712.00	Square Foot	0	0

Buildings

Building ID	2440	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1943
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2012
Building Name		Foundation	CONCR FTR
Gross Sq Ft	1050	Roof Type	GABLE/HIP
Finished Sq Ft	1034	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	CONC S/B GRND
Condition	POOR	Heating Type	NONE with 0% NONE
Perimeter	146	Bedrooms	2
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	15	Grade	500
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,034	1,034	0
SBU	UTIL UNFIN BLK	16	0	0
TOTAL		1,050	1,034	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1944	1945	0 x 0	1	25 SF	2
UTILITY BLDG	1959	1960	0 x 0	1	130 SF	4
FENCES	1959	1960	0 x 0	1	345 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
9/29/2011	\$100	Warranty Deed		2536	2361	11 - Unqualified	Improved		

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
0001640	07/26/2000	Completed	\$11,000		REPLACE 17 WINDOWS
9801784	06/09/1998	Completed	\$1,400	Residential	UPGRADE SERVICE & PANEL
A952500	08/01/1995	Completed	\$3,000		15 SQS V-CRIMP ROOF

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Map



TRIM Notice

2025 TRIM Notice (PDF)

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)

[Last Data Upload: 3/6/2026, 2:07:53 AM](#)

[Contact Us](#)

Developed by
SCHNEIDER
GEOSPATIAL

BEARING BASE:
ALL BEARINGS ARE BASED
ON S49°43'17"E ASSUMED
ALONG THE CENTERLINE OF
GRINNELL STREET.

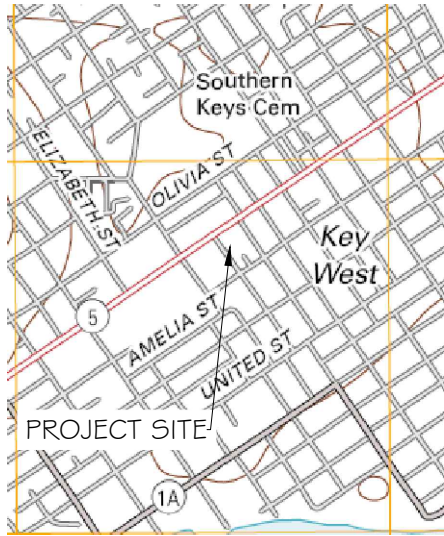
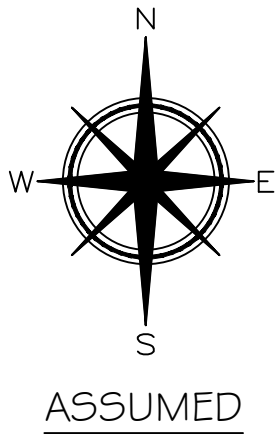
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

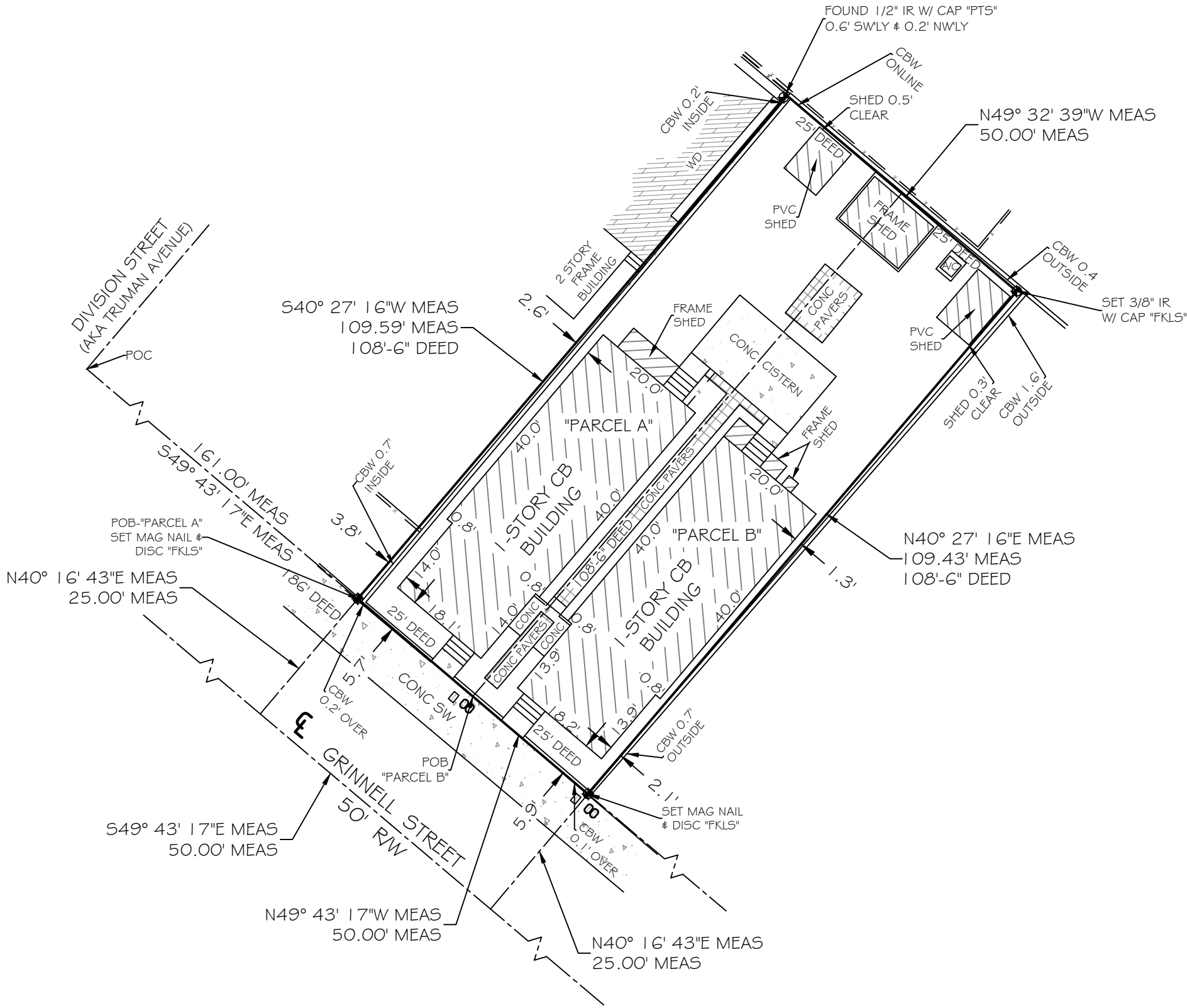
ADDRESS:
1011-1013 GRINNELL STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FLOOD ZONE: X-SHADED

MAP OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 05-T68S-R25E

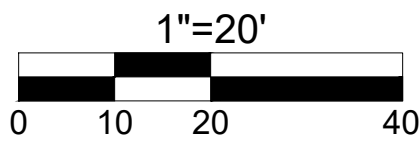


SURVEYOR NOTES:

- 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.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
- REVISION (1) - 03/05/2026 - REVISED TO INCLUDE INDIVIDUAL PARCEL AREAS.

LEGEND

- 0 - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- ⊙ - WOOD POWER POLE
- ⊠ - CONCRETE POWER POLE



"PARCEL A" AREA = 2,738.65 SQ FT±

"PARCEL B" AREA = 2,736.72 SQ FT±

TOTAL AREA = 5,475.37 SQ FT±

CERTIFIED TO -

JAMES & SUSAN MCMANUS;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER
BO = BLOW OUT
C & G = 2" CONCRETE CURB & GUTTER
CB = CONCRETE BLOCK
CBW = CONCRETE BLOCK WALL
CL = CENTERLINE
CLP = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
CWP = CONCRETE POWER POLE
CVRD = COVERED
DELT = CENTRAL ANGLE
DEASE = DRAINAGE EASEMENT
EL = ELEVATION
ENCL = ENCLOSURE
EP = EDGE OF PAVEMENT
FF = FINISHED FLOOR ELEVATION
FI = FENCE INSIDE
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
GUY = GUY WIRE
HB = HOSE BIB
IP = IRON PIPE
IR = IRON ROD
L = ARC LENGTH
LS = LANDSCAPING
MB = MAILBOX
MEAS = MEASURED
MF = METAL FENCE
MHWL = MEAN HIGH WATER LINE
(SEE NOTE)
NGVD = NATIONAL GEODETIC
VERTICAL DATUM (1929)
NTS = NOT TO SCALE
OH = ROOF OVERHANG
OHW = OVERHEAD WIRES
PC = POINT OF CURVE
PM = PARKING METER
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PK = PARKER KALON NAIL
POB = POINT OF BEGINNING
PI = POINT OF INTERSECTION
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE
MONUMENT
PT = POINT OF TANGENT
R = RADIUS
RW = RIGHT OF WAY LINE
SSCO = SANITARY SEWER CLEAN-OUT
SW = SIDE WALK
TBM = TEMPORARY BENCHMARK
TOB = TOP OF BANK
TOS = TOP OF SLOPE
TYP = TYPICAL
UR = UNREADABLE
UE = UTILITY EASEMENT
WD = WOOD DECK
WF = WOOD FENCE
WL = WOOD LANDING
WM = WATER METER
WPP = WOOD POWER POLE
WRACK LINE = LINE OF DEBRIS ON SHORE
WV = WATER VALVE

LEGAL DESCRIPTION(S)

"PARCEL A"

On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February, 1829, as part of Tract Thirteen (13) but better known as part of Lot Seven (7), Square Three (3) of Tract Thirteen, according to a subdivision of said Tract Thirteen made by George G. Watson, diagram of which being recorded in Deed Book I, page 109, Monroe County, Florida, Records. Commencing at a point 161 feet from the corner of Division and Grinnell Streets, and running thence along Grinnell Street in a Southeasterly direction 25 feet; thence at right angles in a Northeasterly direction 108 feet 6 inches; thence at right angles in a Northwesterly direction 25 feet; thence at right angles in a Southwesterly direction 108 feet 6 inches to the point of beginning.

"PARCEL B"

On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February, 1829, as part of Tract Thirteen (13) but better known as part of Lot Seven (7), Square Three (3) of Tract Thirteen, according to a subdivision of said Tract Thirteen made by George G. Watson, diagram of which being recorded in Deed Book I, page 109, Monroe County, Florida, Records. Commencing at a point 186 feet from the corner of Division and Grinnell Streets, and running thence along Grinnell Street in a Southeasterly direction 25 feet; thence at right angles in a Northeasterly direction 108 feet 6 inches; thence at right angles in a Northwesterly direction 25 feet; thence at right angles in a Southwesterly direction 108 feet 6 inches to the point of beginning.

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE AS SHOWN ON THIS SURVEY MAP WAS IDENTIFIED IN THE FIELD BY PHYSICAL EVIDENCE ON SITE SUCH AS DISCOLORATION, VEGETATION INDICATORS OR WRACK LINES. THIS IS NOT A TIDAL WATER SURVEY AND DOES NOT COMPLY WITH CHAPTER 177, PART II, FLORIDA STATUTES. THE SAID MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1"=20'
FIELD WORK DATE: 02/09/2026
MAP DATE: 03/03/2026
REVISION DATE: 03/05/2026
SHEET: 1 OF 1
DRAWN BY: IDG
JOB NO.: 26-024

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 CHAPTERS 201-4-1.47 & 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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

SIGNED: ERIC A. ISAACSON, F.S.M. #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847



FLORIDA KEYS
LAND SURVEYING

19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@Gmail.com

BEARING BASE:
ALL BEARINGS ARE BASED
ON S49°43'17"E ASSUMED
ALONG THE CENTERLINE OF
GRINNELL STREET.

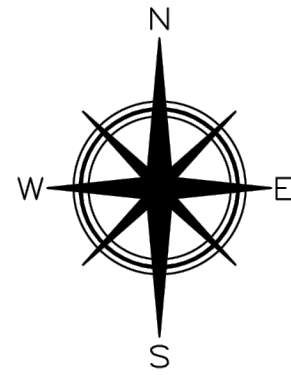
ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

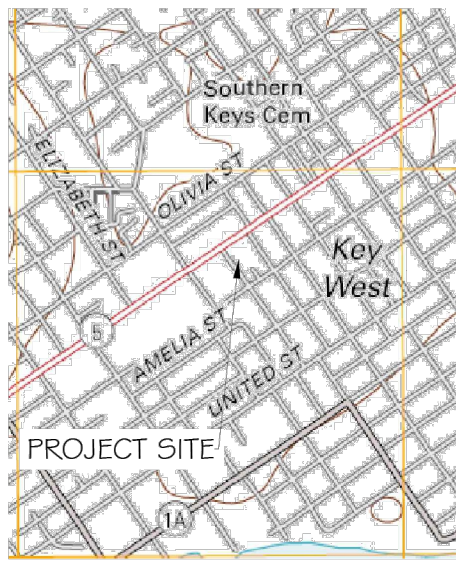
ADDRESS:
1011-1013 GRINNELL STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FLOOD ZONE: X-SHADED

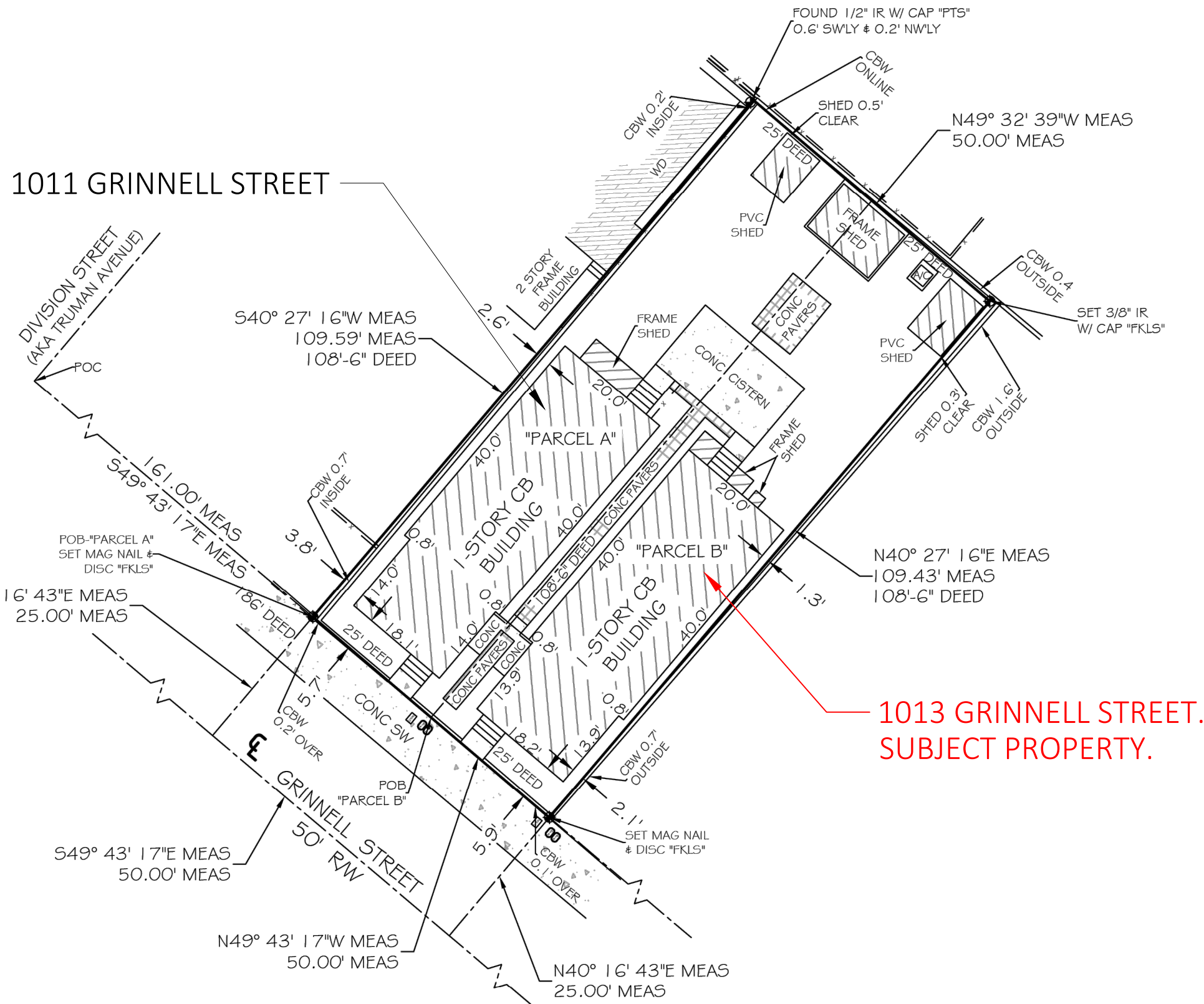
MAP OF BOUNDARY SURVEY



ASSUMED



LOCATION MAP - NTS
SEC. 05-T685-R25E



1013 GRINNELL STREET.
SUBJECT PROPERTY.

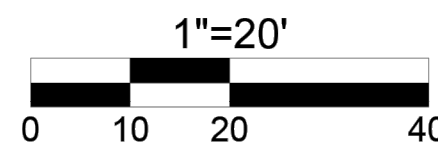
1 COPY OF SURVEY SCALE: NOT TO SCALE

SURVEYOR NOTES:

- 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.
- THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
- REVISION (1) - 03/05/2026 - REVISED TO INCLUDE INDIVIDUAL PARCEL AREAS.

LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE



"PARCEL A" AREA = 2,738.65 SQ FT±

"PARCEL B" AREA = 2,736.72 SQ FT±

TOTAL AREA = 5,475.37 SQ FT±

LEGAL DESCRIPTION(S)

"PARCEL A"

On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February, 1829, as part of Tract Thirteen (13) but better known as part of Lot Seven (7), Square Three (3) of Tract Thirteen, according to a subdivision of said Tract Thirteen made by George G. Watson, diagram of which being recorded in Deed Book I, page 109, Monroe County, Florida, Records. Commencing at a point 161 feet from the corner of Division and Grinnell Streets, and running thence along Grinnell Street in a Southeasterly direction 25 feet; thence at right angles in a Northeasterly direction 108 feet 6 inches; thence at right angles in a Northwesterly direction 25 feet; thence at right angles in a Southwesterly direction 108 feet 6 inches to the point of beginning.

"PARCEL B"

On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in February, 1829, as part of Tract Thirteen (13) but better known as part of Lot Seven (7), Square Three (3) of Tract Thirteen, according to a subdivision of said Tract Thirteen made by George G. Watson, diagram of which being recorded in Deed Book I, page 109, Monroe County, Florida, Records. Commencing at a point 186 feet from the corner of Division and Grinnell Streets, and running thence along Grinnell Street in a Southeasterly direction 25 feet; thence at right angles in a Northeasterly direction 108 feet 6 inches; thence at right angles in a Northwesterly direction 25 feet; thence at right angles in a Southwesterly direction 108 feet 6 inches to the point of beginning.

CERTIFIED TO -

JAMES & SUSAN MCMANUS;

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE AS SHOWN ON THIS SURVEY MAP WAS IDENTIFIED IN THE FIELD BY PHYSICAL EVIDENCE ON SITE SUCH AS DISCOLORATION, VEGETATION INDICATORS OR WRACK LINES. THIS IS NOT A TIDAL WATER SURVEY AND DOES NOT COMPLY WITH CHAPTER 177, PART II, FLORIDA STATUTES. THE SAID MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1"=20'
FIELD WORK DATE: 02/09/2026
MAP DATE: 03/03/2026
REVISION DATE: 03/05/2026
SHEET: 1 OF 1
DRAWN BY: IDG
JOB NO.: 26-024

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 CHAPTERS 201-A-147 & 201-17-05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DRIC A. ISAAK, FLSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LDB #847

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



FLORIDA KEYS
LAND SURVEYING
1996G OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3390
FAX: (305) 509-7373
EMAIL: FKLSEmail@gmail.com

RESIDENTIAL ADDITION

1013 GRINNELL STREET
KEY WEST, FL 33040
PARCEL ID: 00031290-000000

CITY OF KEY WEST, FLORIDA : VARIANCE SUBMISSION

SCOPE OF WORK

- REMOVE CONCRETE CISTERN.
- NEW ELEVATED REAR ADDITION.

CODE INFORMATION

- APPLICABLE CODES
FLORIDA BUILDING CODE 8TH EDITION 2023; WITH ALL AMENDMENTS.
FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) REQUIREMENTS
NGVD 1929 ELEVATION DATUM
FLOOD ZONE - X
ASCE 7-22 WIND LOADS
USE AND OCCUPANCY CLASSIFICATION
RESIDENTIAL R-3
COKW [CITY OF KEY WEST] LAND USE REGULATIONS
- LUD ZONE: HMDR
 - DENSITY: 16 D.U. / AC.
 - MAX. F.A.R.: 1.0
 - HEIGHT: 30'-0"
 - BUILDING COVER: 40%
 - IMPERVIOUS COVER: 60%
 - MIN. LOT SIZE: 4,000 SF
 - SETBACKS:
 - FRONT: 10 FEET
 - SIDE: 5 FEET
 - REAR: 15 FEET
 - STREET SIDE: 7.5 FEET

INDEX OF DRAWINGS

GENERAL
G1.0 COVER, SCOPE OF WORK, COPY OF SURVEY

ARCHITECTURAL
A1.1 EXISTING & PROPOSED SITE PLANS & DATA TABLE
A2.1 EXISTING & PROPOSED FLOOR PLANS
A3.1 EXISTING EXTERIOR ELEVATIONS
A3.2 PROPOSED EXTERIOR ELEVATIONS

SHEET NUMBERING

X1.0
DISCIPLINE
SERIES NUMBER
SHEET NUMBER IN SERIES



Monroe County, FL

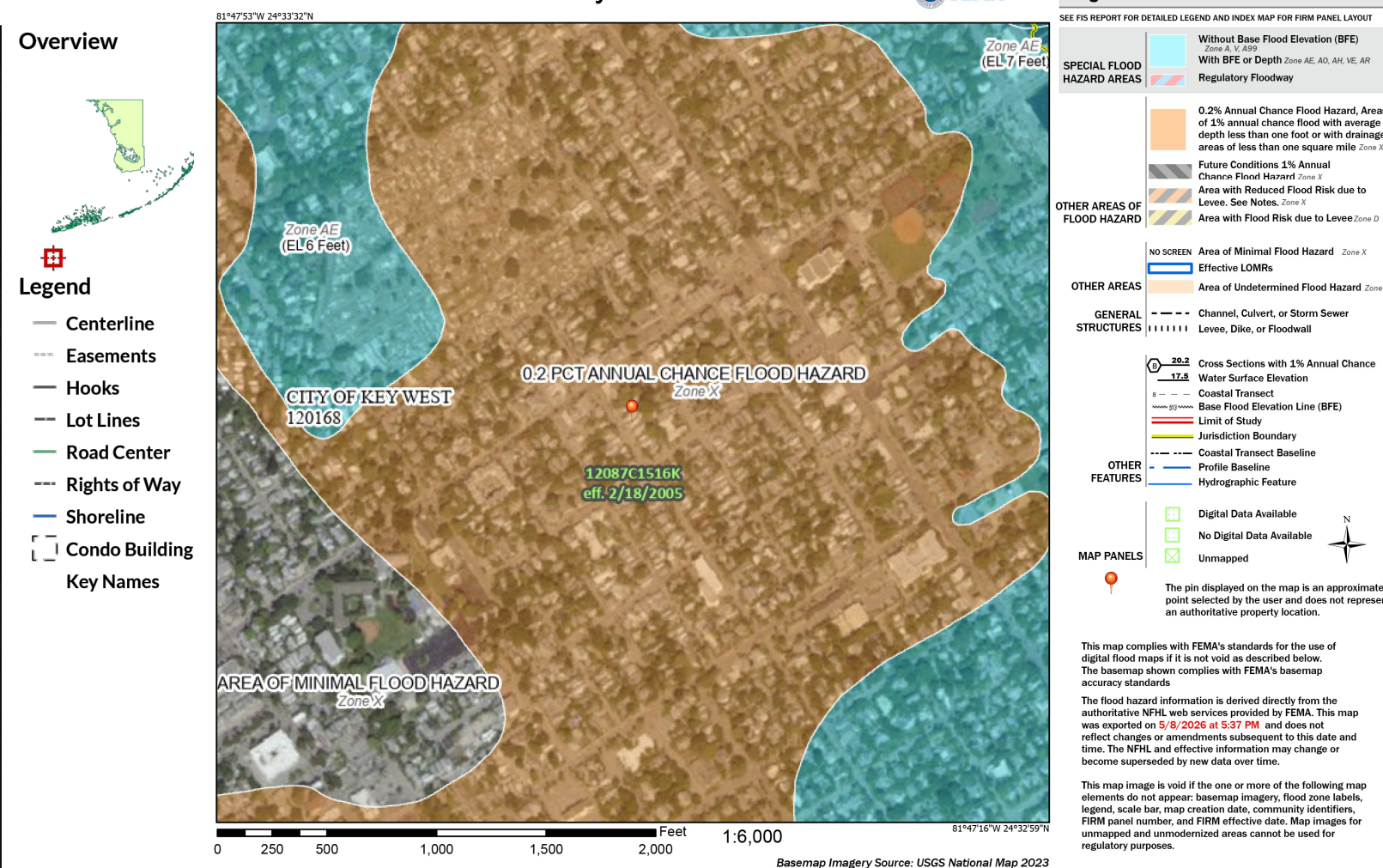


Parcel ID 00031290-000000
Sec/Twp/Rng 05/68/25
Property 1013 GRINNELL
Address St
KEY WEST
District 10KW
Brief Tax Description KW G G WATSON SUB-1-209 PT LITS 7-9 SQR 3 TR 13 G11-95/96 OR1500-273/75 OR1706-2132/33 OR2536-2361/62
(Note: Not to be used on legal documents)

Date created: 5/8/2025
Last Data Uploaded: 5/7/2026 11:12:01 PM
Developed by SCHNEIDER SURVEYING

2 LOCATION MAP SCALE: NOT TO SCALE

National Flood Hazard Layer FIRMette



TITLE:

PROJECT
COVER, SCOPE
OF WORK, &
PROJECT
INFORMATION

PROJECT #: 26.10

SHEET:

G1.0

MAY 12, 2026

© 2026 BY A2O ARCHITECTURE, LLC

A2O
ARCHITECTURE

P: 305.741.7878
E: office@a2oarchitecture.com
PROF. REG. AA200003092
3706 N. ROOSEVELT BLVD UNIT 202,
KEY WEST, FL 33040

NOT VALID FOR CONSTRUCTION
WITHOUT ORIGINAL SIGN AND SEAL.

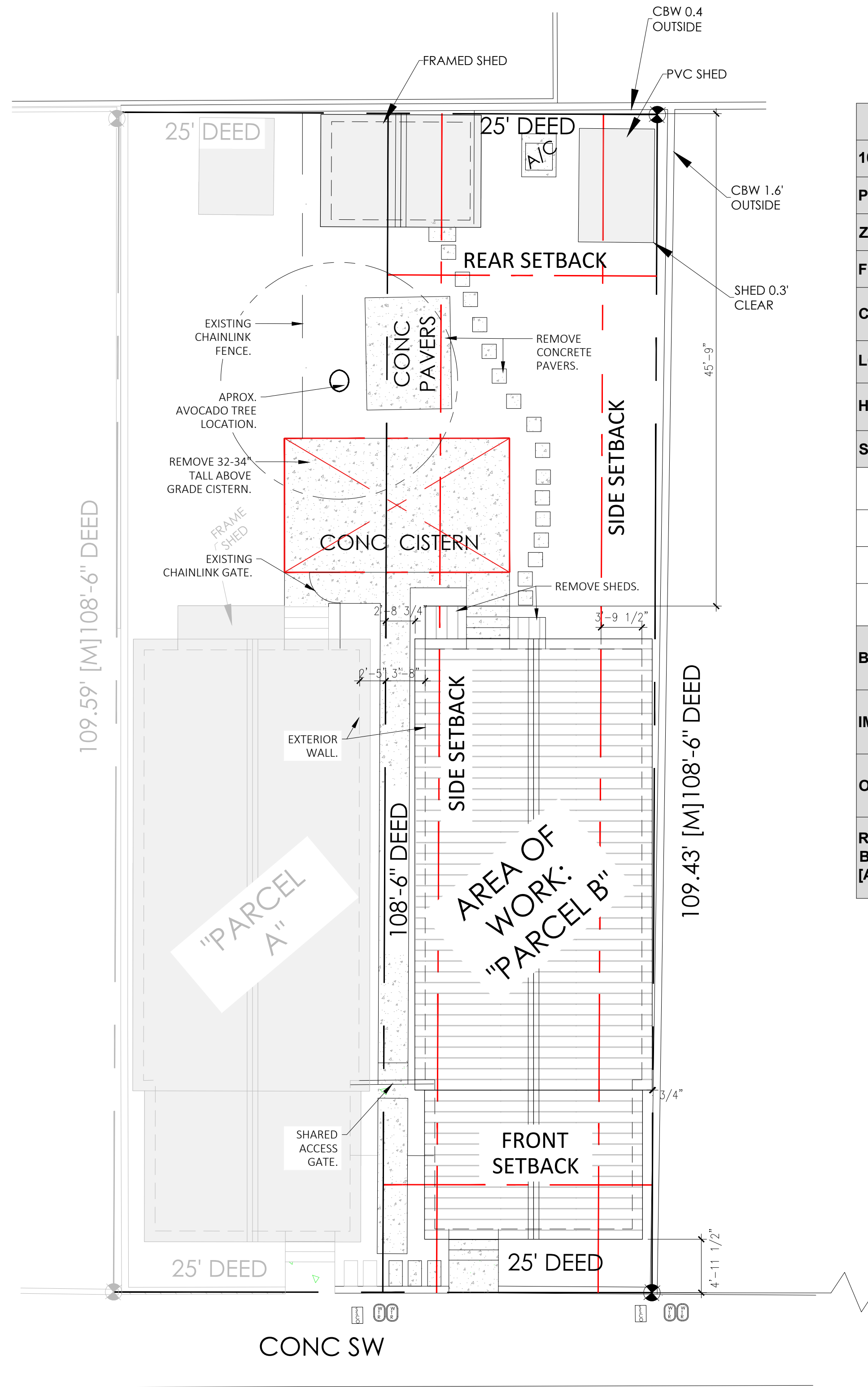
AILEEN A. OSBORN, R.A.
LICENSE NO. AR97603
EXPIRATION DATE: 02/28/27

THE DRAWINGS AND WRITTEN MATERIAL
HEREIN CONSTITUTE ORIGINAL WORK
OF THE ARCHITECT, AND AS
INTELLECTUAL PROPERTY AND
INSTRUMENTS OF SERVICE, ARE
SUBJECT TO COPYRIGHT AND MAY NOT
BE REPRODUCED, DISTRIBUTED,
PUBLISHED OR USED IN ANY WAY
WITHOUT THE EXPRESS WRITTEN
CONSENT OF THE ARCHITECT.

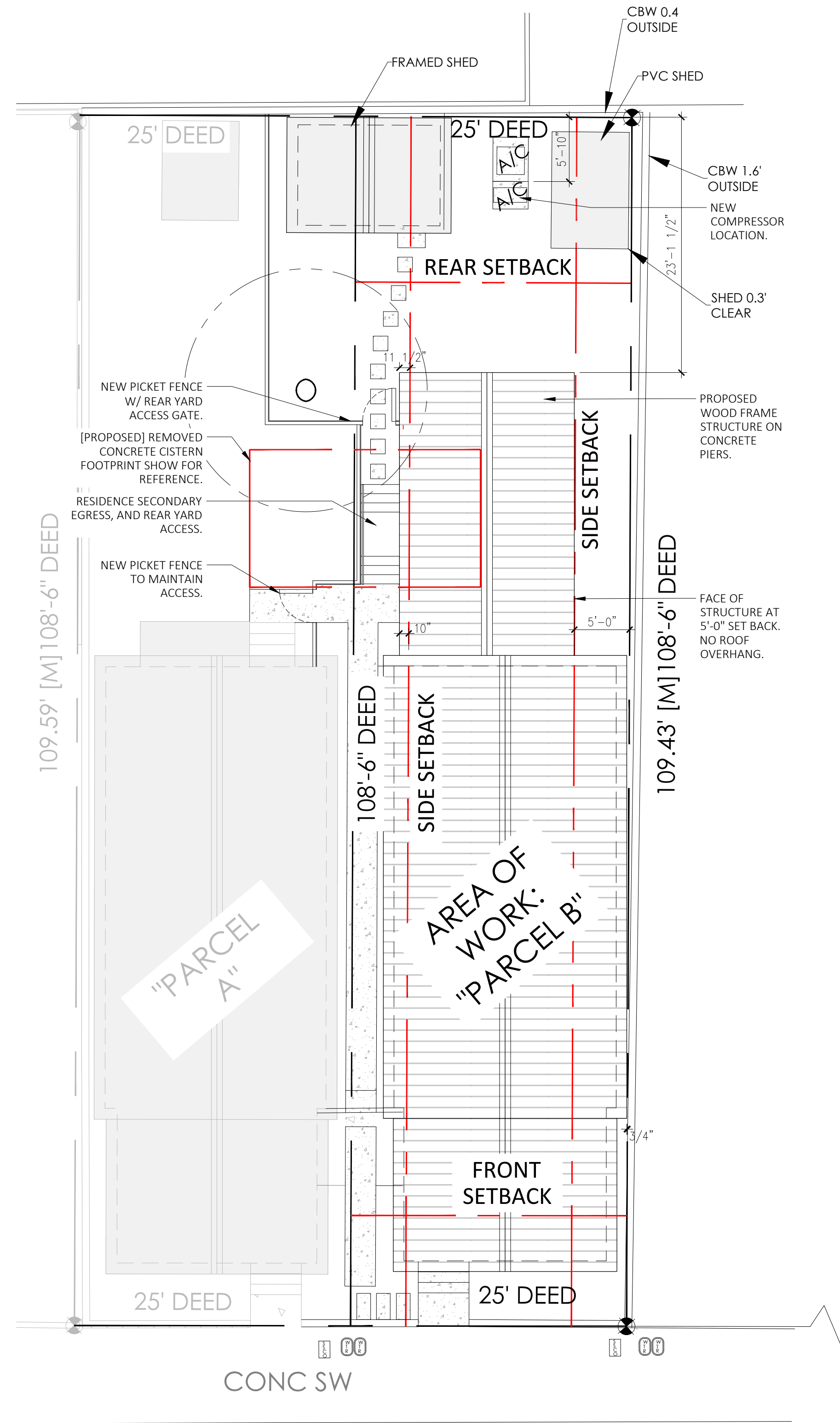
VARIANCE SUBMISSION

PARCEL ID-00031290-000000

1013 GRINNELL STREET
KEY WEST, FLORIDA 33040



PROJECT SITE DATA				
1013 GRINNELL STREET, KEY WEST, FLORIDA 33040				
PARCEL ID: 00031290-000000				
ZONING DISTRICT	HMDR			
FLOOD ZONE	X			
CODE REQUIREMENTS:	REQUIRED/ ALLOWED	EXISTING	PROPOSED	VARIANCE REQUEST
LOT SIZE [TOTAL]	4,000 SF	2,736.72 SF	NO CHANGE	N/A
HEIGHT [FROM CROWN]	30'	19'-3"	NO CHANGE	N/A
SETBACKS				
FRONT YARD	10'-0"	4'-11 1/2"	NO CHANGE	N/A
SIDE YARD 1	5'-0"	0'-0 3/4"	NO CHANGE	N/A
SIDE YARD 2	5'-0"	2'-8 3/4"	NO CHANGE	N/A
REAR YARD	15'-0"	45'-9"	23'-1 1/2"	COMPLIES
BUILDING COVERAGE	40% MAX [1,094.68 SF]	50.22% [1,374.46 SF]	59.47% [1,627.55 SF]	REQUEST [253.09 SF]
IMPERVIOUS COVERAGE	60% MAX [1,642.03 SF]	61.37% [1,679.52 SF]	53.85% [1,473.80 SF]	COMPLIES
OPEN SPACE	35% MIN [957.85 SF]	32.65% [893.52 SF]	26.27% [719.06 SF]	REQUEST [174.46 SF]
REAR YARD ACCESSORY BUILDING COVER 1 [AREA: 374.99 SF]	30% MAX [131.25 SF]	52.81% [192.02 SF]	NO CHANGE	N/A



A²O

ARCHITECTURE

P: 305.741.7876
E: office@a2oarchitecture.com
PROF. REG. AA200003092
3706 N. ROOSEVELT BLVD UNIT 202,
KEY WEST, FL 33040

NOT VALID FOR CONSTRUCTION
WITHOUT ORIGINAL SIGN AND SEAL.

AILEEN A. OSBORN, R.A.
LICENSE NO. AR97603
EXPIRATION DATE: 02/28/27

THE DRAWINGS AND WRITTEN MATERIAL
HEREIN CONSTITUTE ORIGINAL WORK
OF THE ARCHITECT, AND AS
INTELLECTUAL PROPERTY AND
INSTRUMENTS OF SERVICE, ARE
SUBJECT TO COPYRIGHT AND MAY NOT
BE REPRODUCED, DISTRIBUTED,
PUBLISHED OR USED IN ANY WAY
WITHOUT THE EXPRESS WRITTEN
CONSENT OF THE ARCHITECT.

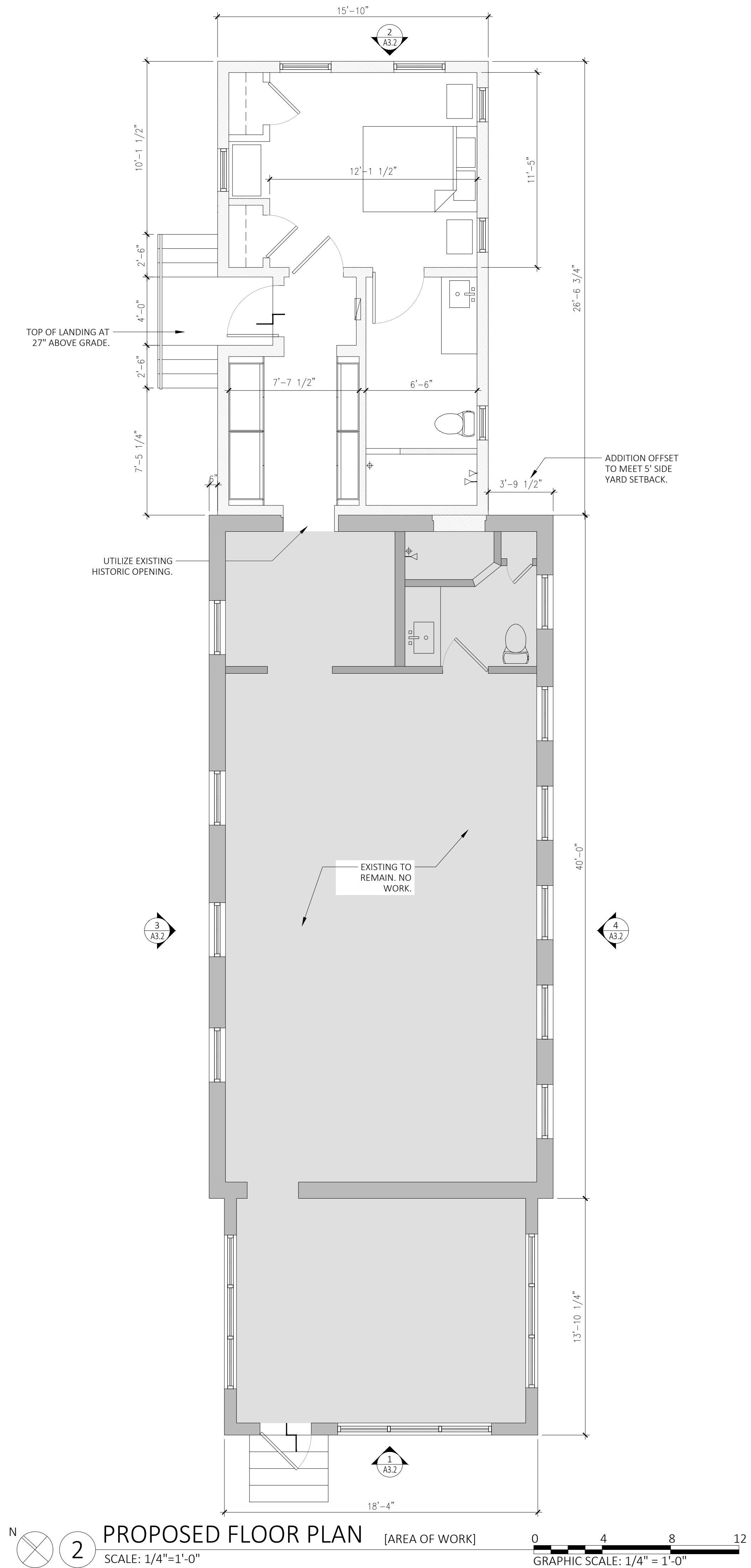
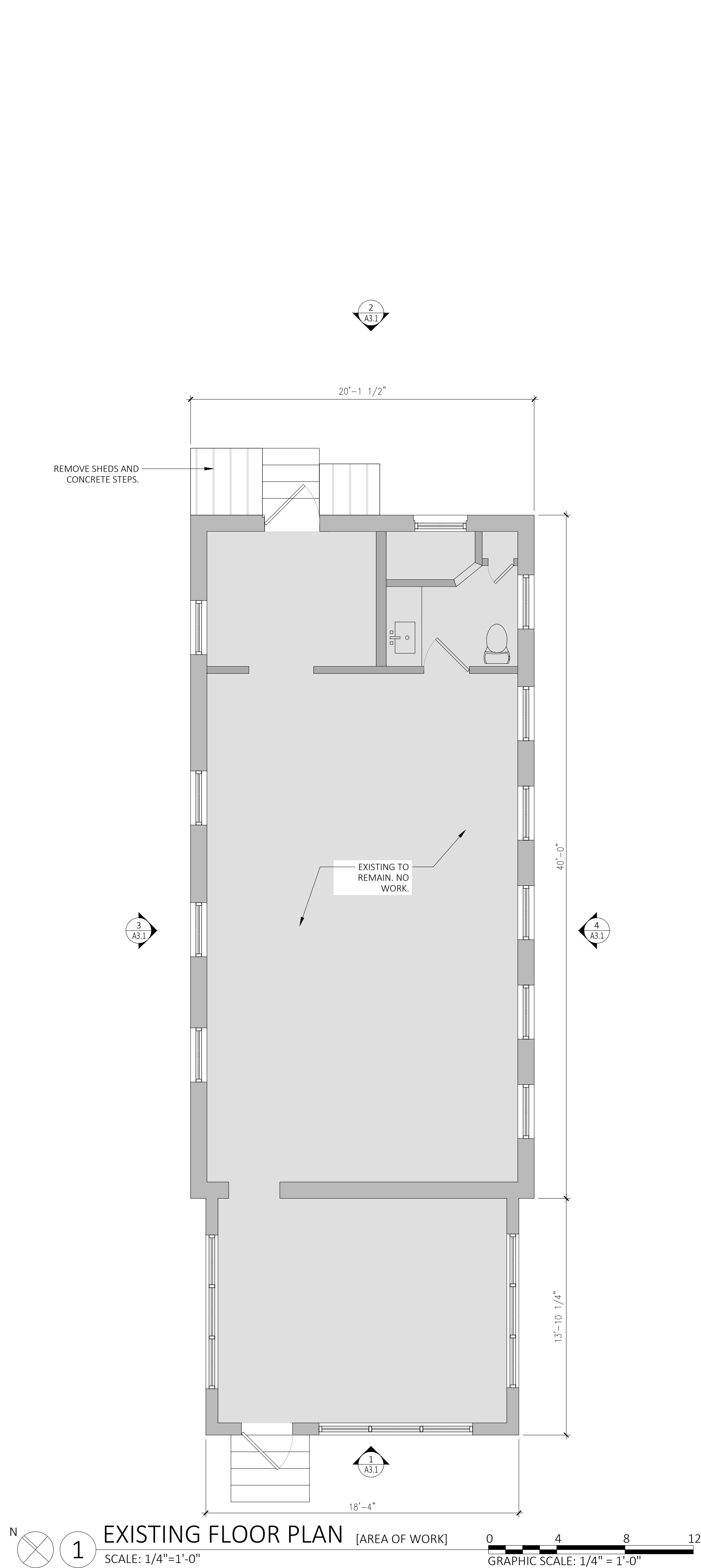
PARCEL ID- 00031290-000000
VARIANCE SUBMISSION
1013 GRINNELL STREET
KEY WEST, FLORIDA 33040

TITLE:
EXISTING &
PROPOSED
SITE PLANS &
DATA

PROJECT #: 26.10
SHEET:

A1.1

MAY 12, 2026
© 2026 BY A2O ARCHITECTURE, LLC



A2O

ARCHITECTURE

P: 305.741.7878
E: office@a2oarchitecture.com
PROF. REG. AA26003092
3706 N. ROOSEVELT BLVD UNIT 202,
KEY WEST, FL 33040

NOT VALID FOR CONSTRUCTION
WITHOUT ORIGINAL SIGN AND SEAL.

AILEEN A. OSBORN, R.A.
LICENSE NO. AR97603
EXPIRATION DATE: 02/28/27

THE DRAWINGS AND WRITTEN MATERIAL
HEREIN CONSTITUTE ORIGINAL WORK
OF THE ARCHITECT, AND AS
INTELLECTUAL PROPERTY AND
INSTRUMENTS OF SERVICE, ARE
SUBJECT TO COPYRIGHT AND MAY NOT
BE REPRODUCED, DISTRIBUTED,
PUBLISHED OR USED IN ANY WAY
WITHOUT THE EXPRESS WRITTEN
CONSENT OF THE ARCHITECT.

PARCEL ID- 00031290-000000

VARIANCE SUBMISSION

1013 GRINNELL STREET
KEY WEST, FLORIDA 33040

TITLE:

EXISTING & PROPOSED
FLOOR PLANS

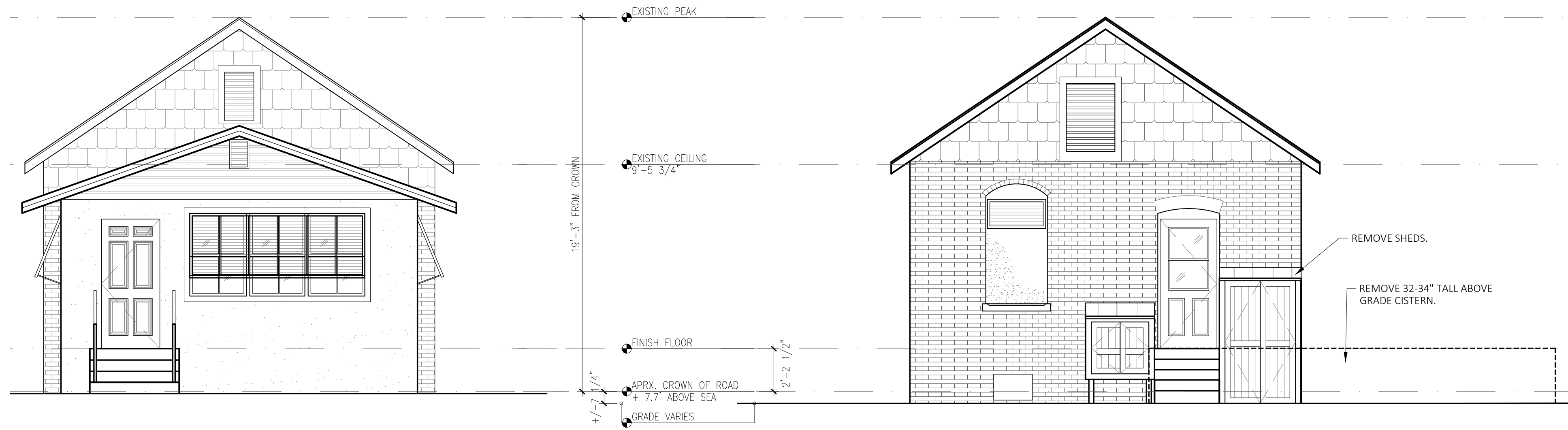
PROJECT #: 26.10

SHEET:

A2.1

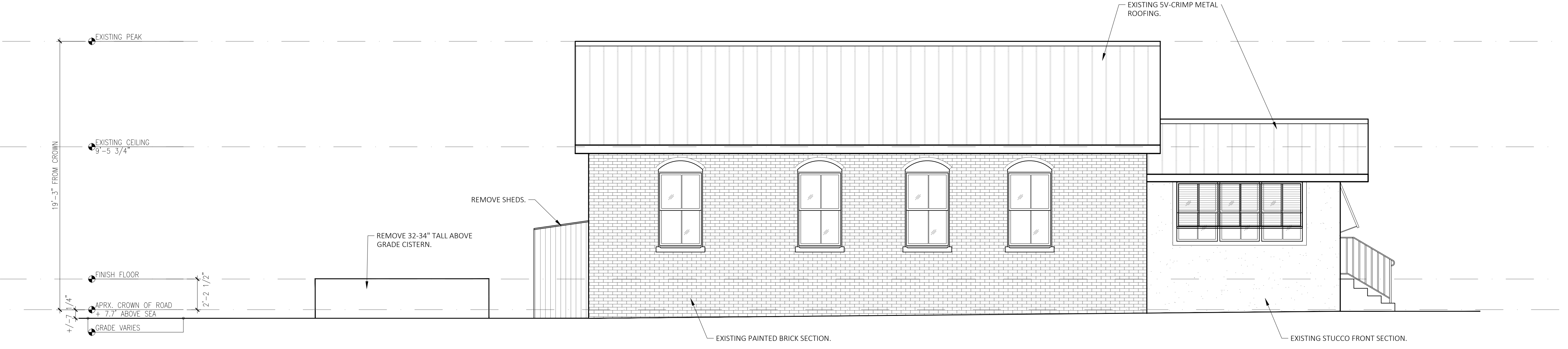
MAY 12, 2026

© 2026 BY A2O ARCHITECTURE, LLC

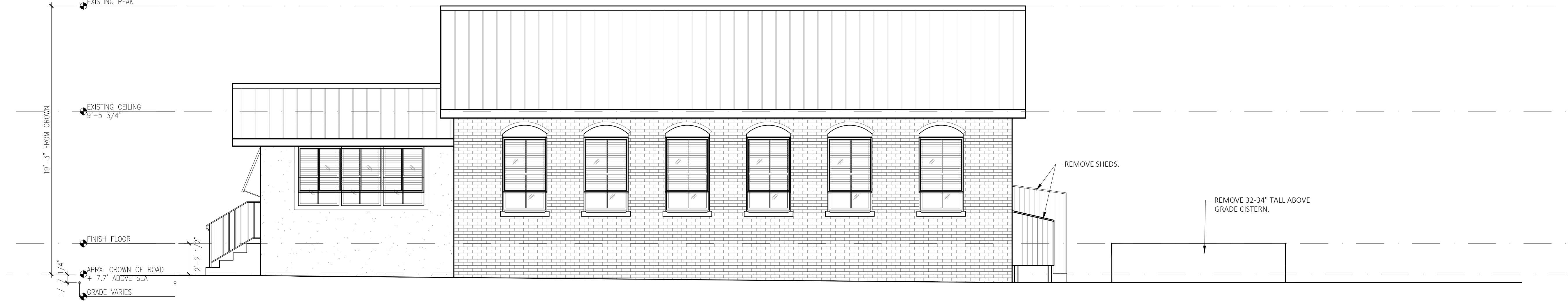
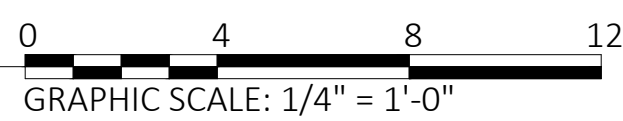


1 EXISTING WEST ELEVATION [FRONT]
SCALE: 1/4"=1'-0"

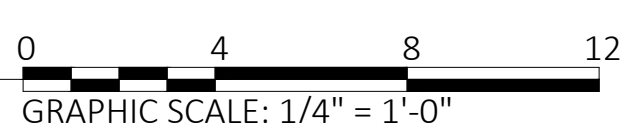
2 EXISTING EAST ELEVATION [REAR]
SCALE: 1/4"=1'-0"



3 EXISTING NORTH ELEVATION [SIDE]
SCALE: 1/4"=1'-0"



4 EXISTING SOUTH ELEVATION [SIDE]
SCALE: 1/4"=1'-0"



A2O
ARCHITECTURE

P: 305.741.7878
E: office@a2oarchitecture.com
PROF. REG. AA20003092
3706 N. ROOSEVELT BLVD UNIT 202,
KEY WEST, FL 33040

NOT VALID FOR CONSTRUCTION
WITHOUT ORIGINAL SIGN AND SEAL.

AILEEN A. OSBORN, R.A.
LICENSE NO. AR97603
EXPIRATION DATE: 02/28/27

THE DRAWINGS AND WRITTEN MATERIAL
HEREIN CONSTITUTE ORIGINAL WORK
OF THE ARCHITECT, AND AS
INTELLECTUAL PROPERTY AND
INSTRUMENTS OF SERVICE, ARE
SUBJECT TO COPYRIGHT AND MAY NOT
BE REPRODUCED, DISTRIBUTED,
PUBLISHED OR USED IN ANY WAY
WITHOUT THE EXPRESS WRITTEN
CONSENT OF THE ARCHITECT.

PARCEL ID- 00031290-000000

VARIANCE SUBMISSION

1013 GRINNELL STREET
KEY WEST, FLORIDA 33040

TITLE:

EXISTING
EXTERIOR
ELEVATIONS

PROJECT #: 26.10

SHEET:

A3.1

MAY 12, 2026

© 2026 BY A2O ARCHITECTURE, LLC

VARIANCE SUBMISSION

PARCEL ID- 00031290-000000

1013 GRINNELL STREET
KEY WEST, FLORIDA 33040

TITLE:

PROPOSED
EXTERIOR
ELEVATIONS

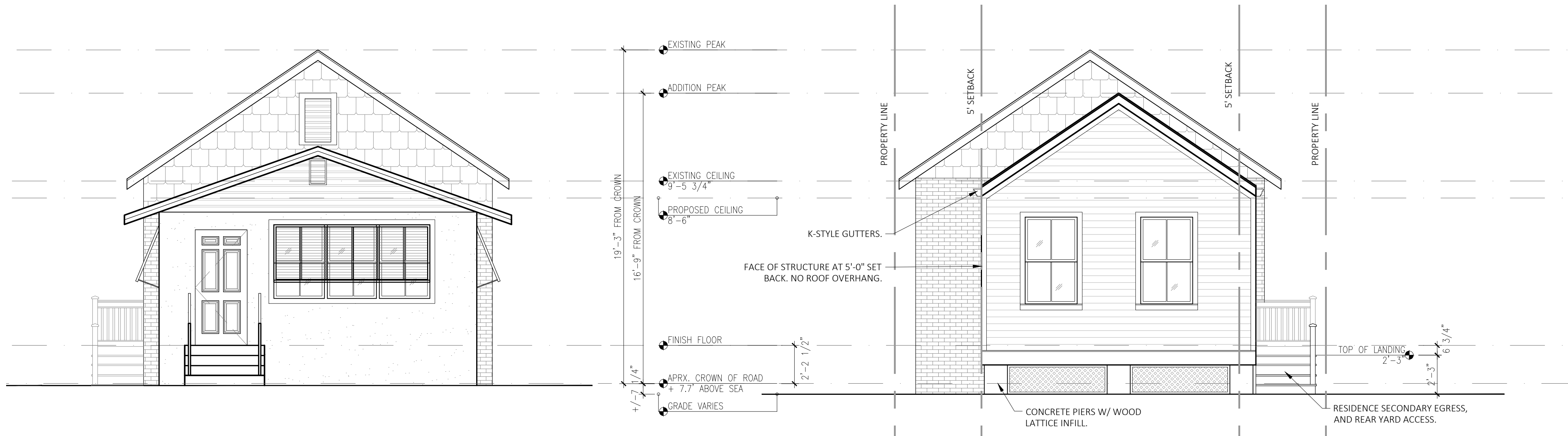
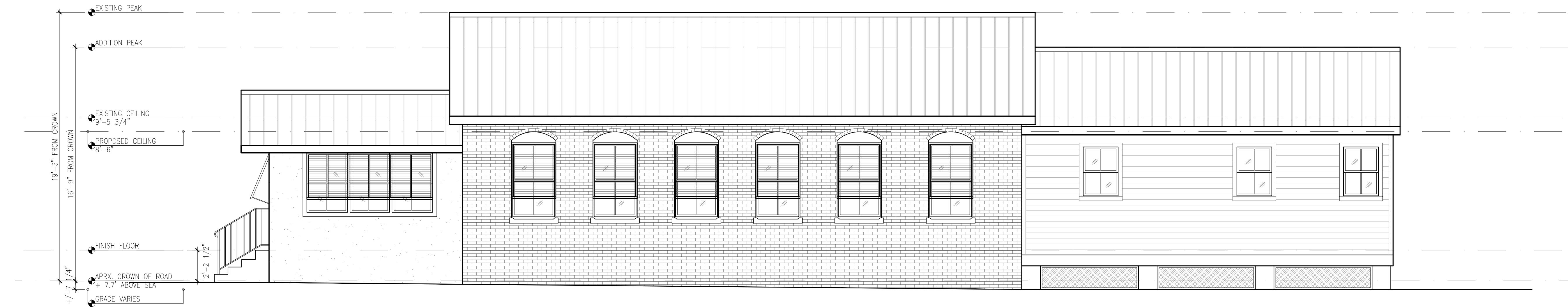
PROJECT #: 26.10

SHEET:

A3.2

MAY 12, 2026

© 2026 BY A2O ARCHITECTURE, LLC

1 PROPOSED WEST ELEVATION [FRONT]
SCALE: 1/4"=1'-0"2 PROPOSED EAST ELEVATION [REAR]
SCALE: 1/4"=1'-0"3 PROPOSED NORTH ELEVATION [SIDE]
SCALE: 1/4"=1'-0"0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"4 PROPOSED SOUTH ELEVATION [SIDE]
SCALE: 1/4"=1'-0"0 4 8 12
GRAPHIC SCALE: 1/4" = 1'-0"