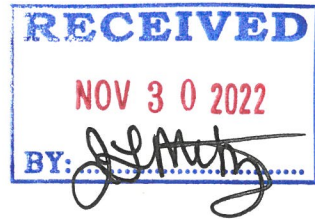


# Application



# Application for Variance

City of Key West, Florida • Planning Department

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

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

(includes \$210.00 advertising/noticing fee and \$105.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3764.

### PROPERTY DESCRIPTION:

Site Address: 2121 Fogarty Ave, Key West, FL 33040

Zoning District: SF

Real Estate (RE) #: 00049900-000000

Property located within the Historic District.  Yes  No

**APPLICANT:**  Owner  Authorized Representative

Name: Serge Mashtakov, PE Mailing Address: 3710 N Roosevelt Blvd

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

(305) 304-3512 Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: serge@artibusdesign.com

### PROPERTY OWNER:(if different than above)

Name: Marianne Van Den Broek Mailing Address: 2121 Fogarty Ave

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

Office: \_\_\_\_\_ Fax: \_\_\_\_\_

### Description of Proposed Construction, Development, and Use:

Remodeling of two family & two story house.

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

Front Setback: Req. 30'-0"; Ex. 24'-8"; Prop. 10'-0". (Variance req.) Rear Setback: Req. 25'-0"; Ex. 15'-5"; Prop. (No Changes) (Variance req.)

Max Building Coverage: Req. 35% - Ex. 33.0% - Prop. 40.12% (Variance req.) (Vertical Increase of nonconformity for rear 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?  
 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	SF			
Flood Zone	AE7			
Size of Site	5,000 SQ.FT.			
Height	30'-0"	N/A	N/A	NO
Front Setback	30'-0"	24'-8'	10'-0"	YES
Side Setback	5'	10'-3"	No Changes	NO
Side Setback	N/A	N/A	N/A	NO
Street Side Setback	10'-0"	13'-2"	No Changes	NO
Rear Setback	25'-0"	15'-5"	No Changes	YES
F.A.R	N/A	N/A	NO CHANGE	NO
Building Coverage	35%	33.0%	40.12%	YES
Impervious Surface	50%	41.1%	48.2%	NO
Parking	2	0	NO CHANGE	NO
Handicap Parking	N/A	N/A	N/A	NO
Bicycle Parking	N/A	N/A	N/A	NO
Open Space/ Landscaping	35%	45.6%	46.3%	NO
Number and type of units	1	1	1	NO
Consumption Area or Number of seats	N/A	N/A	N/A	N/A

This application is reviewed pursuant to Section-39190 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](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. Type your text

Existing building was constructed within 2 setbacks on a typical plot of land. Later one unit, was added to property.

---

Corner lot with a building placement away from the side property line. Now require improvements.

---

Special conditions exist since it is two dwellings constructed on a single family corner lot with peculiar building setbacks.

---

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

Building was constructed in 1949 with later alterations and modifications.

---

Current owner purchased the property in 2021 and have not caused current conditions. Special condition 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.

Granting of the requested variances will not confer any special privileges to the applicant. Similar conditions are found within the neighborhood and very few properties comply with existing applicable zoning code due

---

to historic nature of the development.

---

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, since the existing upstairs dwelling is very small and offers substandard living conditions for a working family and the existing building is already located inside of the rear setback. The downstairs unit only useful outdoor living is located in what is currently front yard and it's facing southward, roof coverage will drastically improve quality of living for another working family.

---

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. Type your text

Only minimum variances are being requested.

---

Rear setback variance is for vertical increase of nonconformity. Front setback is for non-habitable covered porch to protect the outdoor living from the south side sun, building coverage is triggered also only by the covered porch roof.

---



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.

There are no apparent injurious to the public welfare. In contrast, the variances are consistent with the intended land use and improve the owner's quality of life. Properties around the area reside under similar conditions

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

Existing non-conforming uses of the property (if any) do not present any effects on this variance application.

**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](http://www.cityofkeywest-fl.gov)

Meeting Date: 9/16/2022 Zoning District: Single-Family (SF)

Address/Location: 2121 Fogarty

Request: Remodel existing structure

Type of Application: Variance

Attendees: Zoe Porter, Serge Mashtakov

Notes: Home currently has two units

Front & rear yards are to be separately used for each unit

Variance required to rear and front setback, and building coverage

Applicant will double check on impervious surface and open space data

# 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: 9/16/22 Zoning District: SF

Address/Location: 2121 Fogarty

Request: \_\_\_\_\_

Type of Application: Variance

Attendees: Zoe Porter, Serge

Notes:

- Duplex

- Front & rear sep. yards for duplex

- Variance to rear, front, & building coverage

- Will double check on ISR & open space

# **Authorization**



**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, MARIANNE VAN DEN BROEK / ANNA SCHUHLEIN authorize  
*Please Print Name(s) of Owner(s) as appears on the deed*

MARIANNE VAN DEN BROEK / ANNA SCHUHLEIN  
*Please Print Name of Representative*

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

[Signature]  
*Signature of Owner*

[Signature]  
*Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this 10.25.2022  
*Date*

by Marianne Van Den Broek + Anna Schuhlein  
*Name of Owner*

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

[Signature]  
*Notary's Signature and Seal*

Wendy S Gonzalez  
*Name of Acknowledger typed, printed or stamped*

HH 043956  
*Commission Number, if any*



# Verification





**City of Key West  
Planning Department  
Verification Form**

*(Where Authorized Representative is an individual)*

I, MARIANNE VAN DEN BROEK / ANNA SCHULTEIN, 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:

2121 FOGARTY AVE.

*Street address of subject property*

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida 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 Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this 10-25-2022 by \_\_\_\_\_  
date

Marianne Van Den Broek + Anna Schulte  
*Name of Authorized Representative*

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

*Notary's Signature and Seal*

Wendy S Gonzalez

*Name of Acknowledger typed, printed or stamped*

HH 043956

*Commission Number, if any*



**Deed**

Prepared by and Return to:  
Mendy Walden , an employee of  
First International Title, Inc.  
3132 Northside Drive  
Suite 101, Bldg C  
Key West, FL 33040  
\$630,000.00  
File No.: 178942-13

## **WARRANTY DEED**

This indenture made on March 1, 2021, by

**Ondrej Hadaric and Erica N. Hadaric, husband and wife**

whose address is: 1409 Reynolds Street, Key West, FL 33040  
hereinafter called the "grantor",

to **Marianne Eveline van den Broek, unmarried and Anna L. Schuhlein, unmarried**

whose address is: 2121 Fogarty Avenue, Key West, FL 33040  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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 situate in **Monroe** County, **Florida**, to-wit:

All that certain parcel of land situated in the County of Monroe, State of Florida, being known and designated as follows:

SE 50 feet of the South 1/2 Block 39, KEY WEST REALTY COMPANY'S FIRST SUBDIVISION OF PART OF TRACT 21 AND LOTS 1, 2, 3, 4 AND 5, ISLAND OF KEY WEST, according to the Plat thereof on me in the Office of the Clerk of the Circuit Court in and for Monroe County, Florida, recorded in Plat Book 1, Page(s) 43.

Parcel Identification Number: AK#1050512 / RE# 00049900-000000

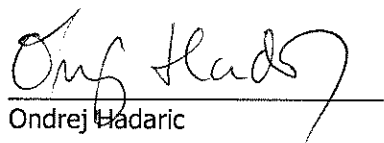
**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

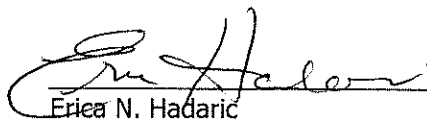
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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

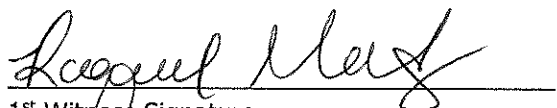
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2020.


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

  
Ondrej Hadaric

  
Erica N. Hadaric

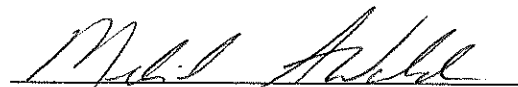
**Signed, sealed and delivered in our presence:**

  
1<sup>st</sup> Witness Signature  
Print Name: Raquel Mendez

  
2<sup>nd</sup> Witness Signature  
Print Name: Melinda A. Walden

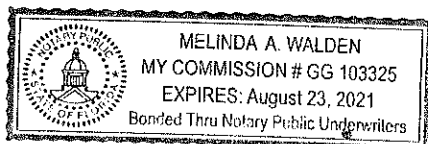
State of FLORIDA  
County of Monroe

**The Foregoing Instrument Was Acknowledged** before me by means of  physical presence or  online notarization on February 25, 2021, by **Ondrej Hadaric and Erica N. Hadaric, husband and wife**, who  is/are personally known to me or who  has/have produced the following as identification: Drivers License.

  
Notary Public  
Printed Name:

My Commission expires:

SEAL



# **Property Appraiser Information**

**Disclaimer**

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

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

**Summary**

Parcel ID 00049900-000000  
 Account# 1050512  
 Property ID 1050512  
 Millage Group 10KW  
 Location 2121 FOGARTY Ave, KEY WEST  
 Address  
 Legal KW KW REALTY COS FIRST SUB PB 1-43 SE 50 FT OF S1/2 OF SQR 39 TR 21 C5-337/38 OR266-280/81 OR1047-1605 OR1397-63 OR2105-2230 OR2467-338/39 OR2510-1743/44 OR2677-2372/73 OR3078-1490  
 Description  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6183  
 Property MULTI-FAMILY DUPLEX (0802)  
 Class  
 Subdivision Key West Realty Co's First Sub  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



**Owner**

VAN DEN BROEK MARIANNE EVELINE 2121 Fogarty Ave Key West FL 33040  
 SCHUHLEIN ANNA L 2121 Fogarty Ave Key West FL 33040

**Valuation**

	2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$244,796	\$188,052	\$182,828	\$172,381
+ Market Misc Value	\$4,493	\$4,644	\$4,803	\$3,354
+ Market Land Value	\$390,000	\$297,500	\$295,000	\$223,750
= Just Market Value	\$639,289	\$490,196	\$482,631	\$399,485
= Total Assessed Value	\$639,289	\$403,070	\$375,171	\$364,331
- School Exempt Value	(\$50,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$589,289	\$378,616	\$353,626	\$339,331

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	5,000.00	Square Foot	50	100

**Buildings**

Building ID 4019  
 Style 2 STORY ON GRADE  
 Building Type M.F. - R2 / R2  
 Gross Sq Ft 2809  
 Finished Sq Ft 1774  
 Stories 3 Floor  
 Condition AVERAGE  
 Perimeter 218  
 Functional Obs 0  
 Economic Obs 0  
 Depreciation % 30  
 Interior Walls WALL BD/WD WAL  
 Exterior Walls WD FRAME  
 Year Built 1949  
 EffectiveYearBuilt 2000  
 Foundation CONCR FTR  
 Roof Type GABLE/HIP  
 Roof Coverage METAL  
 Flooring Type CONCR S/B GRND  
 Heating Type FCD/AIR DUCTED with 0% NONE  
 Bedrooms 4  
 Full Bathrooms 4  
 Half Bathrooms 0  
 Grade 450  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,774	1,774	290
OPU	OP PR UNFIN LL	700	0	152
OOU	OP PR UNFIN UL	308	0	72
OPF	OP PRCH FIN LL	27	0	24
TOTAL		2,809	1,774	538

## Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1983	1984	1	1 UT	2
LC UTIL BLDG	1983	1984	1	90 SF	3
TILE PATIO	1991	1992	1	27 SF	5
CH LINK FENCE	1964	1965	1	148 SF	1
FENCES	2007	2008	1	186 SF	2
FENCES	2018	2019	1	840 SF	2

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/1/2021	\$630,000	Warranty Deed	2306272	3078	1490	01 - Qualified	Improved
3/27/2014	\$395,000	Warranty Deed		2677	2372	01 - Qualified	Improved
2/12/2011	\$271,500	Warranty Deed		2510	1743	01 - Qualified	Improved
5/21/2010	\$100	Certificate of Title		2467	338	12 - Unqualified	Improved
3/24/2005	\$785,000	Warranty Deed		2105	2230	Q - Qualified	Improved
4/1/1996	\$128,800	Warranty Deed		1397	0063	Z - Unqualified	Improved
4/1/1988	\$120,000	Warranty Deed		1047	1605	Q - Qualified	Improved

## Permits

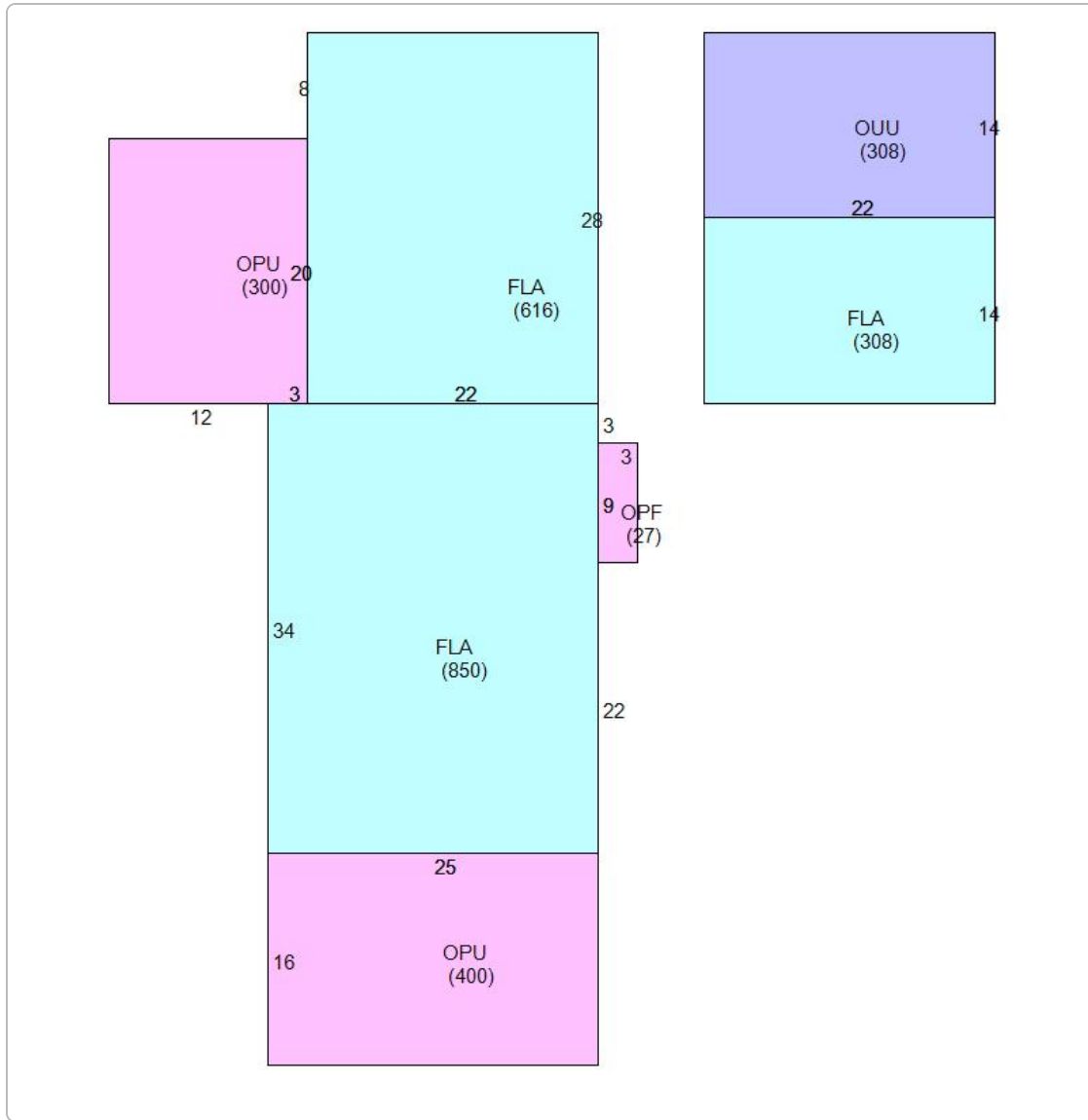
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18-2249	8/12/2018		\$2,000	Residential	REBUILDING DESTROYED PART OF FENCE AFTER IRMA, LENGTH 143 FT, LOCATED ON THE STREET SIDE. 6 FT PICKET -WHITE WOODEN.
13-5094	12/3/2013	3/14/2014	\$4,650	Residential	MAIN HOUSE - REMOVE AND REPLACE WITH V-CRIMP, TITANIUM, EAVES, FLASHING AND V-CRIMP RIDGE CAP.
10-3790	11/24/2010	2/22/2012	\$1,800	Residential	REMOVAL OF ILLEGAL KITCHEN. INSTALLATION OF EXTERIOR DOOR. REPAIR DAMAGED DRYWALL. REPLACE EXTERIOR DOOR. ALL WORK NON-STRUCTURAL.
09-3145	9/29/2009	2/22/2012	\$1,500	Residential	REMOVE AND REPLACE CAST IRON PIPE TO BRING UP TO CODE.
07-1125	3/6/2007	2/22/2012	\$300	Residential	REPLACE CHAINLINK FENCE WITH WOODEN FENCE WITH LATTICE
06-6046	11/3/2006	12/18/2006	\$3,500	Residential	ELECTRIC UP-GRADE TO 200 AMPS
05-1425	5/6/2005	8/17/2005	\$3,000	Residential	BUILD 130 x 6' FENCE
04-0140	1/27/2004	8/17/2005	\$800	Residential	GRAVEL PARKING AREA
97-0961	4/1/1997	11/1/1997	\$3,600	Residential	INSTALL C/AC
97-0176	1/1/1997	11/1/1997	\$3,000	Residential	SUN DECK W/LATTICEWORK
96-3673	9/1/1996	12/1/1996	\$3,000	Residential	REMODELING
07-1675	1/1/1900	4/4/2007	\$0	Residential	ADD ONE UNIT TO PROPERTY TO TOTAL TWO UNITS (GRANDFATHERED)

## View Tax Info

[View Taxes for this Parcel](#)

## Sketches (click to enlarge)





Photos



Map



TRIM Notice

2022 TRIM Notice (PDF)

2022 Notices Only

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](#)

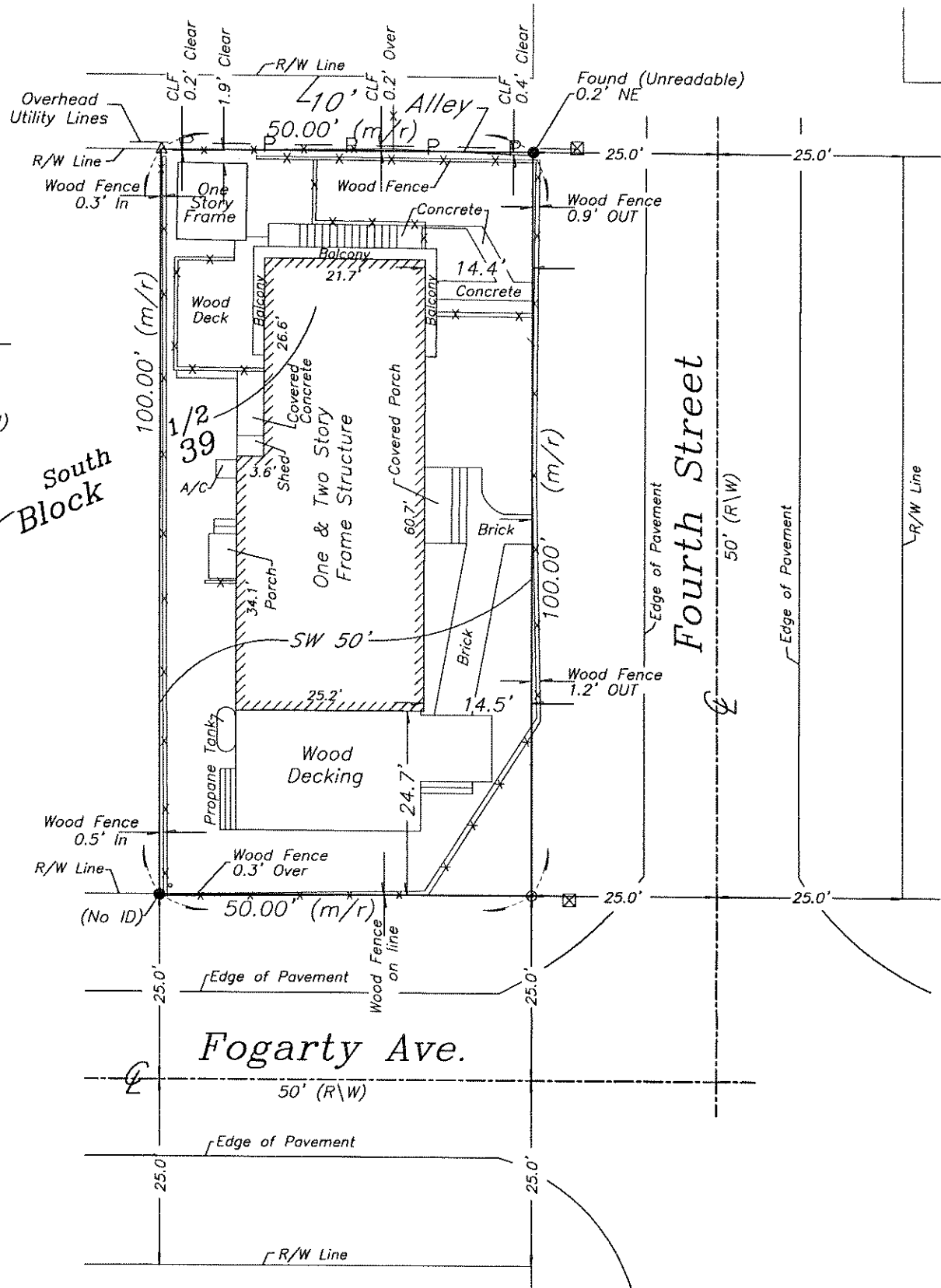
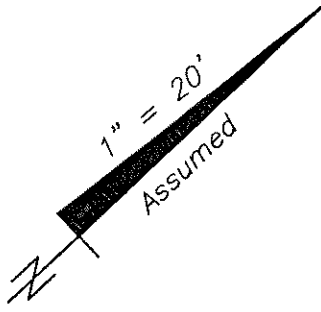
Last Data Upload: 9/26/2022, 3:10:45 AM

Developed by  
 Schneider  
GEOSPATIAL

Version 2.3.223

# Survey

# Boundary Survey Map of the SE 50' of the South 1/2 Block 39 Island of Key West, Florida



## LEGEND

- ⊙ Found 3/4" Iron Pipe (No ID)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (As Noted)
- ▲ Found Nail & Disc (PTS)
- △ 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

## NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 2121 Fogarty 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 Plat Pook 1, Page 43.
8. Date of field work: November 4, 20120
9. Ownership of fences is undeterminable, unless otherwise noted.
10. All Interior Fences are Not Shown.

**BOUNDARY SURVEY OF:** SE 50 feet of the South 1/2 Block 39 KEY WEST REALTY COMPANY'S FIRST SUBDIVISION of Part of Tract 21 and Lots 1, 2, 3, 4 and 5, Island of Key West, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Monroe County, Florida recorded in Plat Book 1, Page 43.

**BOUNDARY SURVEY FOR:** Marianne van den Broek and Anna L. Schuhlein;  
Keys Federal Credit Union;  
First International Title, Inc.;  
Fidelity National 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 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM  
Florida Reg. #6298  
November 5, 2020  
Recertify December 30, 2020  
Recertify February 16, 2021

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



# VARIANCE APPLICATION PLANS FOR 2121 FOGARTY AVE

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:  
2121 FOGARTY AVE,  
KEY WEST, FL 33040

CLIENT:  
MARIANNE VAN DEN BROEK

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:  
DATE:  
SERGE MASHKOVY  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71480

REV. DESCRIPTION: #1 DATE:  
TYPE: FINAL

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

ARTIBUS DESIGN  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT:  
MARIANNE VAN DEN BROEK

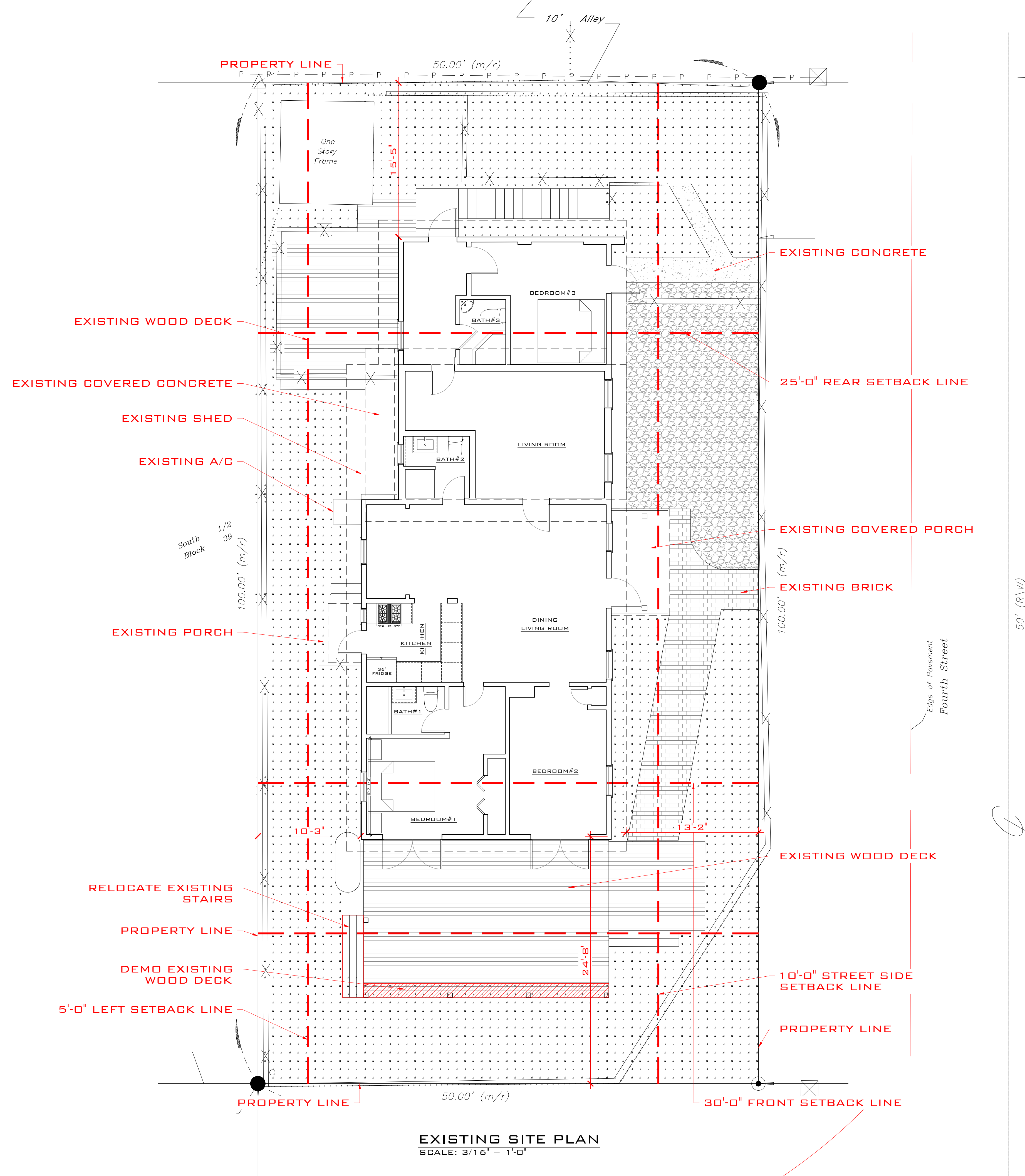
PROJECT:  
2121 FOGARTY AVE

DATE:  
2121 FOGARTY AVE,  
KEY WEST, FL 33040

TITLE:  
COVER

DATE PLOTTED:	DATE:	DRAWN:	CHECKED:
AS SHOWN	08/29/23	DA	SAH
PROJECT NO.:	DWG NO.:	REVISION:	
2206-09	5-100		1





**SITE DATA:**

TOTAL SITE AREA: ±5,000.00 SQ.FT

LAND USE: SF

FLOOD ZONE: AE7

**SETBACKS**

**FRONT:**

REQUIRED	30'-0"
EXISTING	24'-8"
PROPOSED	10'-0"

(VARIANCE REQUIRED)

**STREET SIDE:**

REQUIRED	10'-0"
EXISTING	13'-2"
PROPOSED	NO CHANGES

**LEFT SIDE:**

REQUIRED	5'-0"
EXISTING	10'-3"
PROPOSED	NO CHANGES

**REAR:**

REQUIRED	25'-0"
EXISTING	15'-5"
PROPOSED	NO CHANGES

(VARIANCE REQUIRED)

**MAXIMUM IMPERVIOUS SURFACE RATIO:**

REQUIRED	50% (±2,500.0 SQ.FT.)
EXISTING	41.1% (±2,054.0 SQ.FT.)
PROPOSED	48.2% (±2,410.0 SQ.FT.)

**MAXIMUM BUILDING COVERAGE:**

REQUIRED	35% (±1,750.0 SQ.FT.)
EXISTING	33.0% (±1,650.0 SQ.FT.)
PROPOSED	40.12% (±2,006.0 SQ.FT.)

(VARIANCE REQUIRED)

**OPEN SPACE MINIMUM:**

REQUIRED	35% (±1,750.0 SQ.FT.)
EXISTING	45.6% (±2,279.0 SQ.FT.)
PROPOSED	46.3% (±2,317.0 SQ.FT.)

(IMPROVEMENT)

**EXISTING SITE PLAN**  
SCALE: 3/16" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: SERGE MASHYAGOV  
DATE: PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71480

REV | DESCRIPTION | BY | DATE

01 | FINAL

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

ARTIBUS DESIGN  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: MARIANNE VAN DEN BROEK

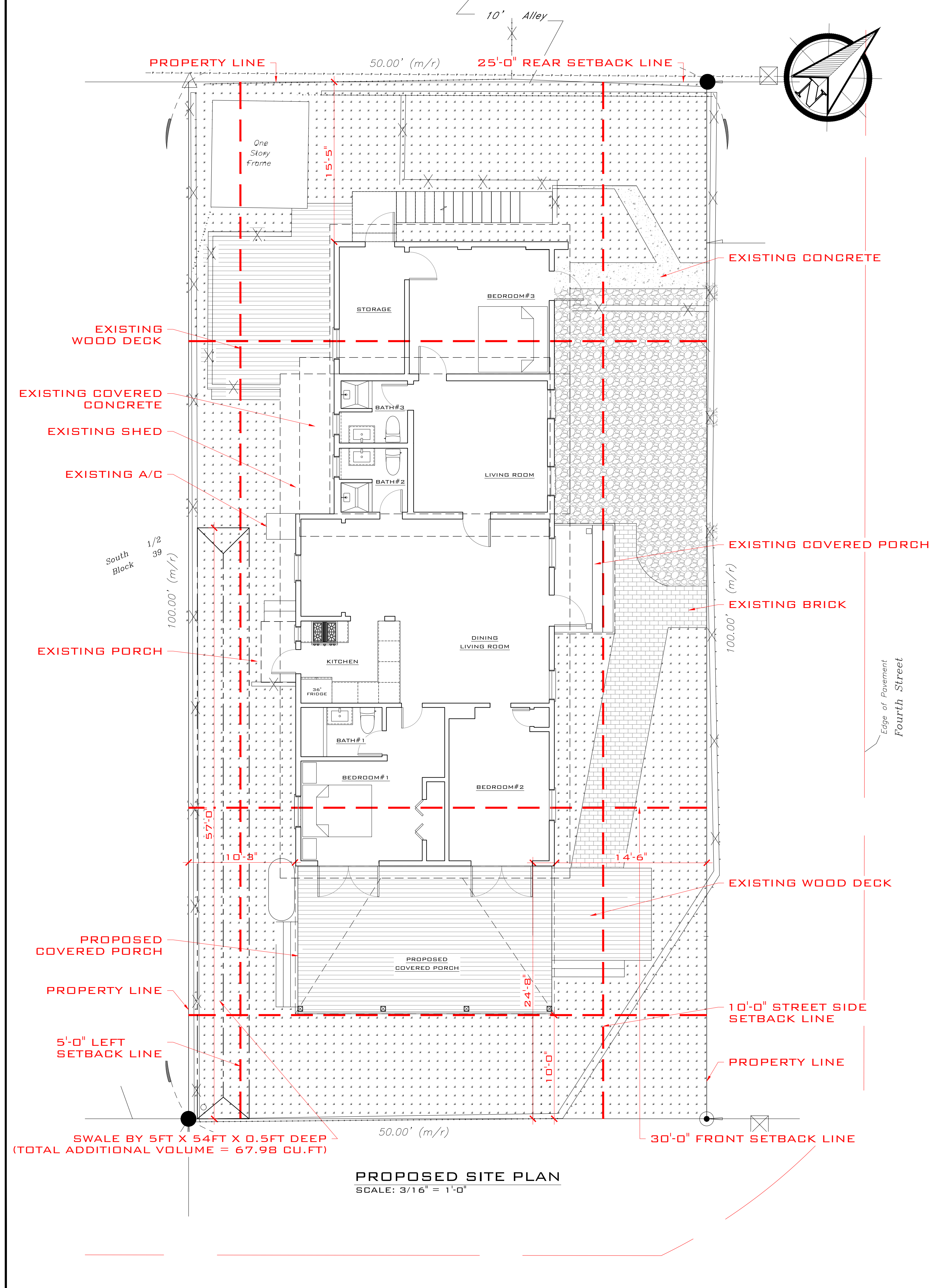
PROJECT: 2121 FOGARTY AVE

DATE: 2121 FOGARTY AVE,  
KEY WEST, FL 33040

TITLE: EXISTING SITE PLAN

DATE PLOTTED:	DATE:	DRAWN:	CHECKED:
AS SHOWN	11/25/23	DA	SAM
PROJECT NO.:	DRAWING NO.:	SCALE:	REVISION:
2206-09	C-101		1





### MONROE COUNTY RESIDENTIAL STORMWATER RETENTION CALCULATION SHEET

**1. Determine Total Impervious Coverage on site:**

**a. Determine Impervious Coverage EXISTING prior to new improvement:**

Roof/slabs	A	2,054.00	ft <sup>2</sup>	Sidewalks	D		ft <sup>2</sup>
Decks / Patios	B		ft <sup>2</sup>	Pool/Deck	E		ft <sup>2</sup>
Driveways	C		ft <sup>2</sup>	Other	F	0.00	ft <sup>2</sup>
<b>Impervious Coverage EXISTING prior to improvement (A + B + C + D + E + F)</b>						2,054.00	<b>1a</b>

**b. Determine NEW Impervious Coverage PROPOSED with improvement:**

Roof/slabs	A	356.00	ft <sup>2</sup>	Sidewalks	D		ft <sup>2</sup>
Decks / Patios	B		ft <sup>2</sup>	Pool/Deck	E	0.00	ft <sup>2</sup>
Driveways	C		ft <sup>2</sup>	Other	F		ft <sup>2</sup>
<b>Impervious Coverage PROPOSED with improvement (A + B + C + D + E + F)</b>						356.00	<b>1b</b>
<b>Total Impervious Coverage: EXISTING + PROPOSED (1a+1b)</b>						2,410.00	<b>1</b>

**2. Determine Percentage of Impervious Coverage on site:**

2,410.00	1	ft <sup>2</sup>	/	5,000.00	ft <sup>2</sup>	=	48.20%	2	% of Impervious Coverage
<b>Total Impervious Coverage</b>				<b>Total Lot Area</b>					

**3. Determine "Disturbed Area" [(114-3(f)(2) 4)]**

5,000.00	ft <sup>2</sup>	-	0.00	ft <sup>2</sup>	=	5,000.00	ft <sup>2</sup>	<b>Disturbed Area</b>
----------	-----------------	---	------	-----------------	---	----------	-----------------	-----------------------

**4. Determine Required Swale Volume - Complete a, b, or c:**

**a. For a NEW home with less than 40% Impervious Coverage, use:**

5,000.00	ft <sup>2</sup>	X	0.083	=		ft <sup>3</sup>	<b>Swale Volume</b>
----------	-----------------	---	-------	---	--	-----------------	---------------------

**b. For a NEW home with 40% or greater Impervious Coverage, use:**

5,000.00	ft <sup>2</sup>	X	0.208	X	48.20%	=		ft <sup>3</sup>	<b>Swale Volume</b>
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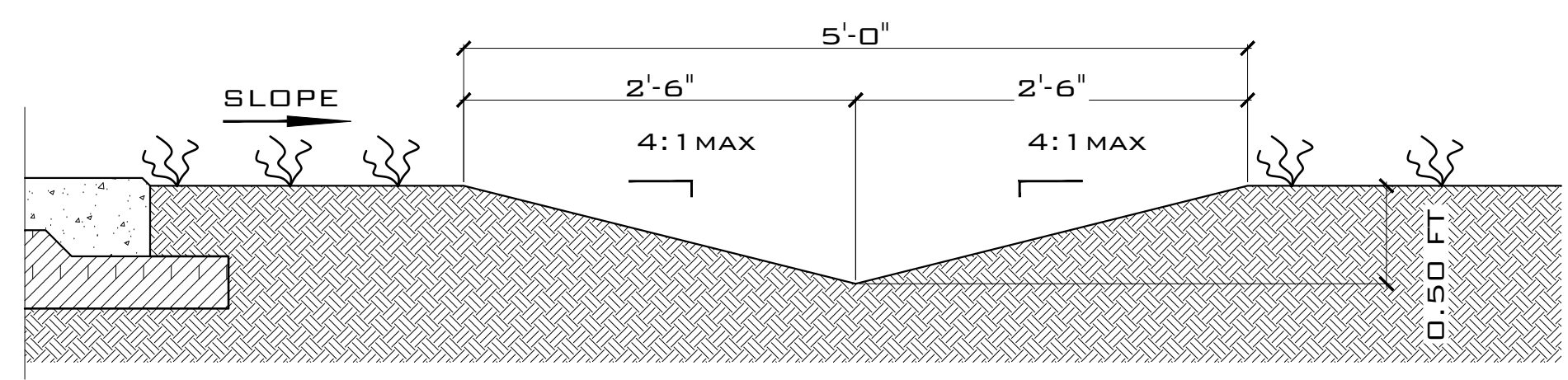
**c. When only new impervious area requires storm water retention (Existing Single Family & Duplexes Only):**

356.00	ft <sup>2</sup>	X	0.083	=	27.13	ft <sup>3</sup>	<b>Added Swale Volume</b>
356.00	ft <sup>2</sup>	X	0.208	=	74.05	ft <sup>3</sup>	<b>Added Swale Volume</b>

**5. Determine Swale Length (Swale side slopes must be no steeper than 4:1)**

5.00	ft	X	0.50	ft	/	2	=	1.25	ft <sup>2</sup>	<b>Cross Sectional Area**</b>
71.05	ft <sup>3</sup>	/	1.25	ft <sup>2</sup>	=	56.84	ft	<b>Swale Length</b>		

Source: These Formulas are derived from the criteria for Water Quality treatment in paragraphs (f)(2)(b) & a. of Monroe County Code 114-3. Updated 9/5/2012



THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: SERGE MASHYAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71480

DATE: \_\_\_\_\_

REV: \_\_\_\_\_

DATE: \_\_\_\_\_

TYPE: FINAL

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CA # 30835

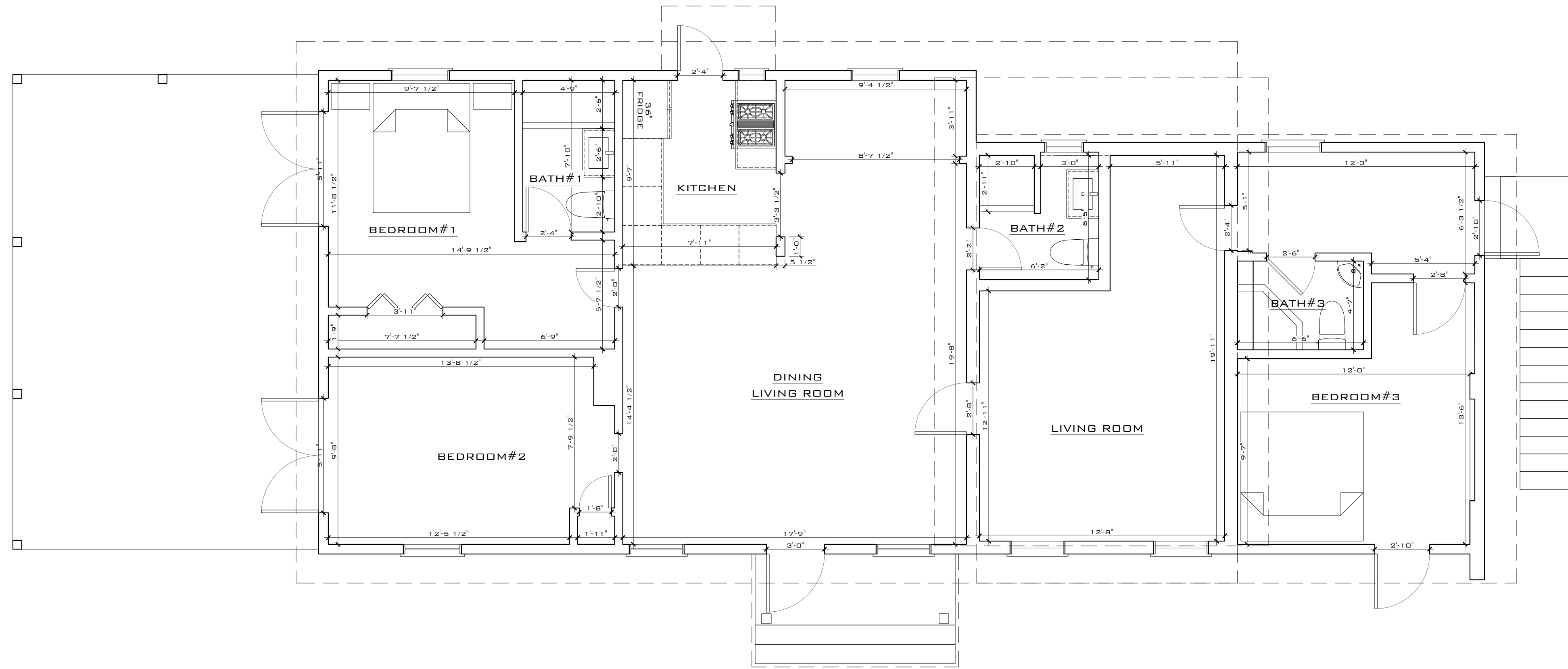
PROJECT: MARIANNE VAN DEN BROEK

2121 FOGARTY AVE

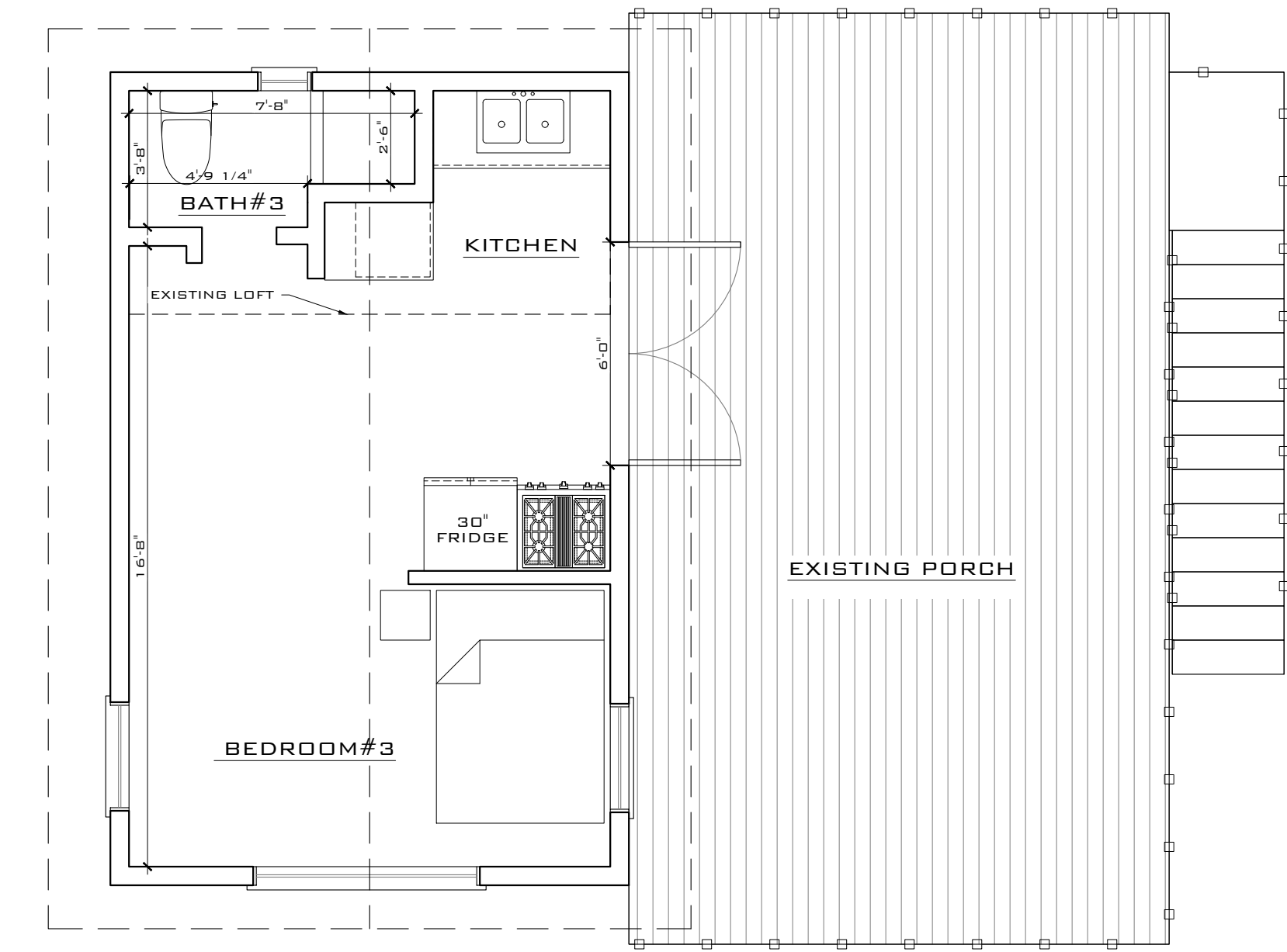
2121 FOGARTY AVE,  
KEY WEST, FL 33040

TITLE: PROPOSED SITE PLAN

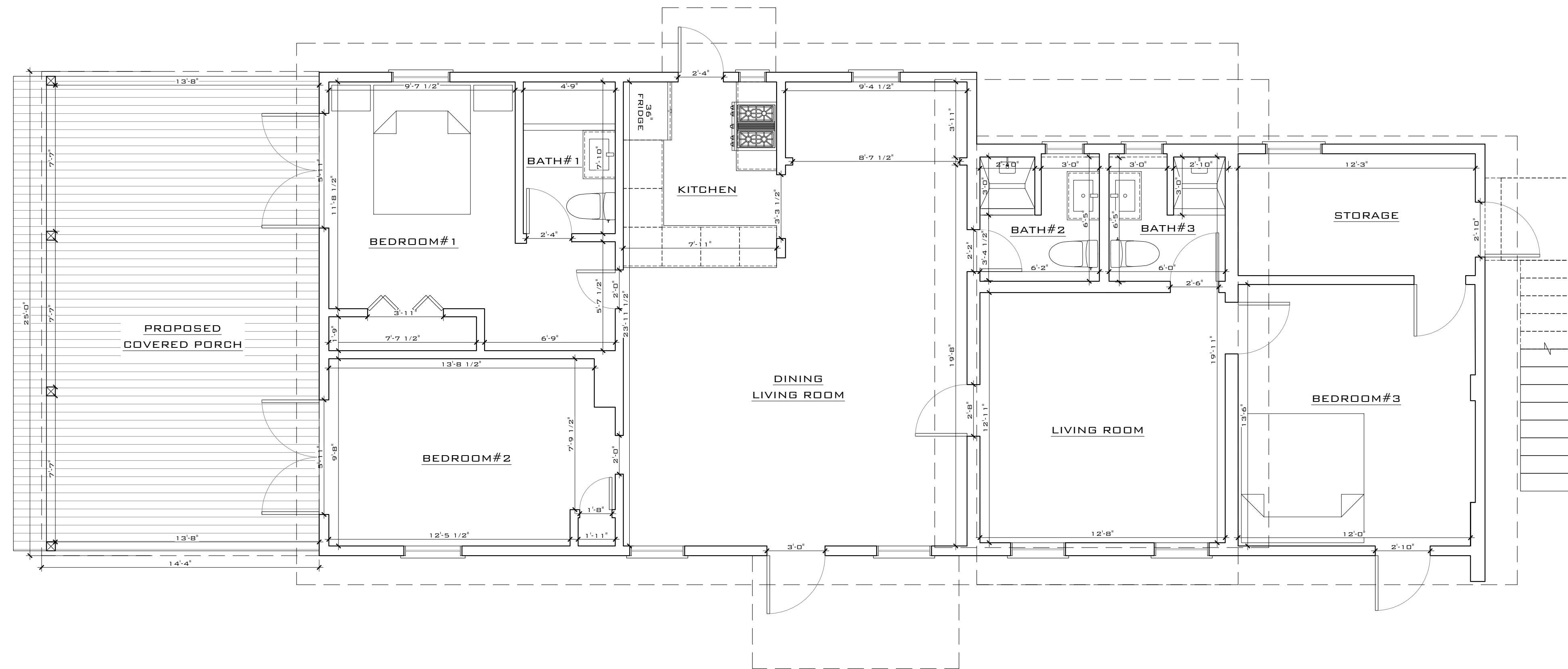
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AS SHOWN: 11/25/23  
PROJECT NO.: 2206-09  
DRAWN BY: C-102  
CHECKED BY: SAM  
REVISION: 1



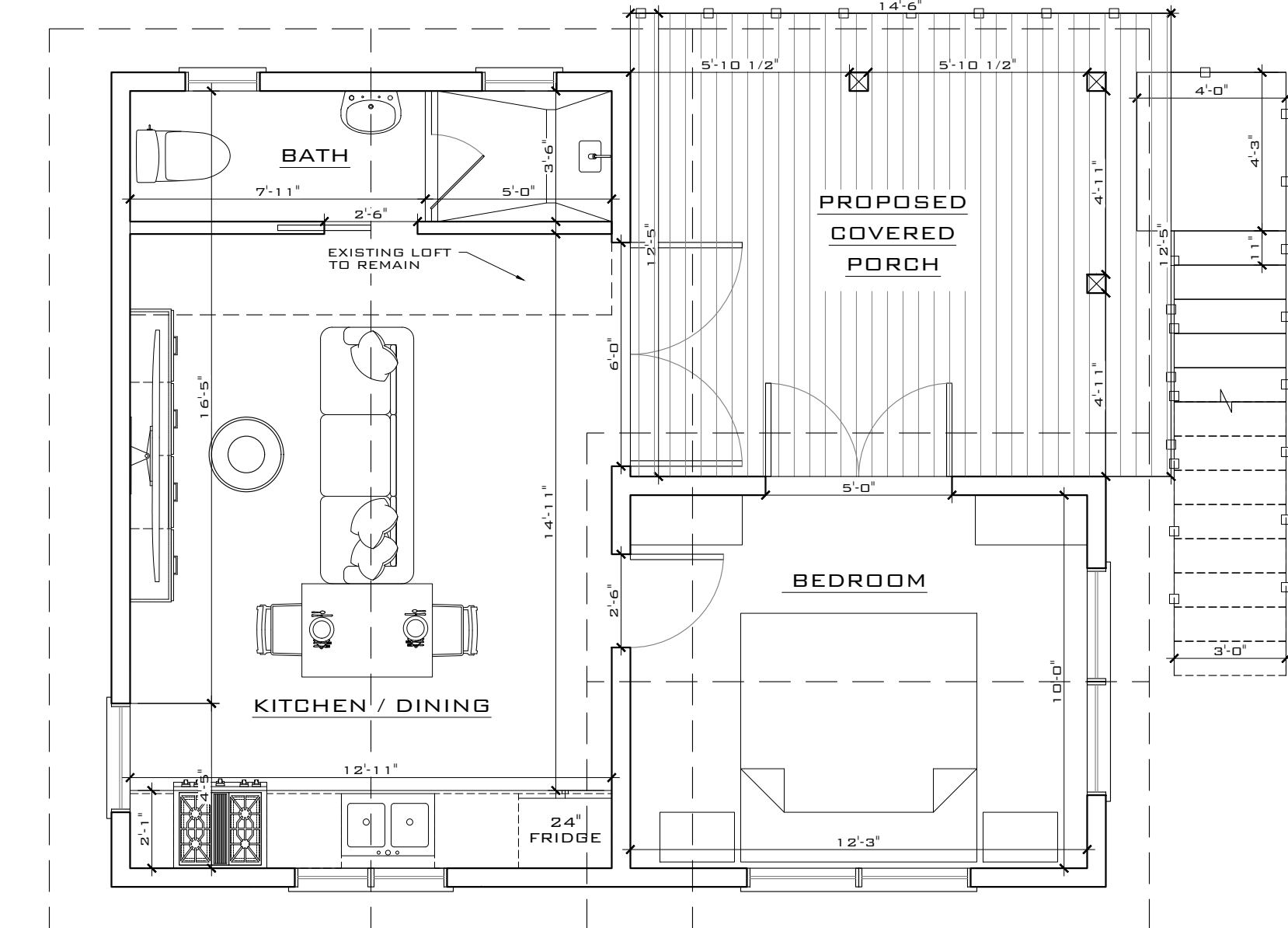
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SCALE: 3/16" = 1'-0"



**EXISTING 2ND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**PROPOSED 1ST FLOOR PLAN**  
SCALE: 3/16" = 1'-0"



**PROPOSED 2ND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

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SIGNATURE:  
DATE:

BERGE MASHITAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71480

REV DESCRIPTION DATE

FINAL

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(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

PROJECT: MARIANNE VAN DEN BROEK

2121 FOGARTY AVE

DATE: 2121 FOGARTY AVE,  
KEY WEST, FL 33040

TITLE: PROPOSED FLOOR PLANS

DATE: 08/29/23  
AS SHOWN: 08/29/23  
REVISION: 00000000  
2206-09 A-101 1

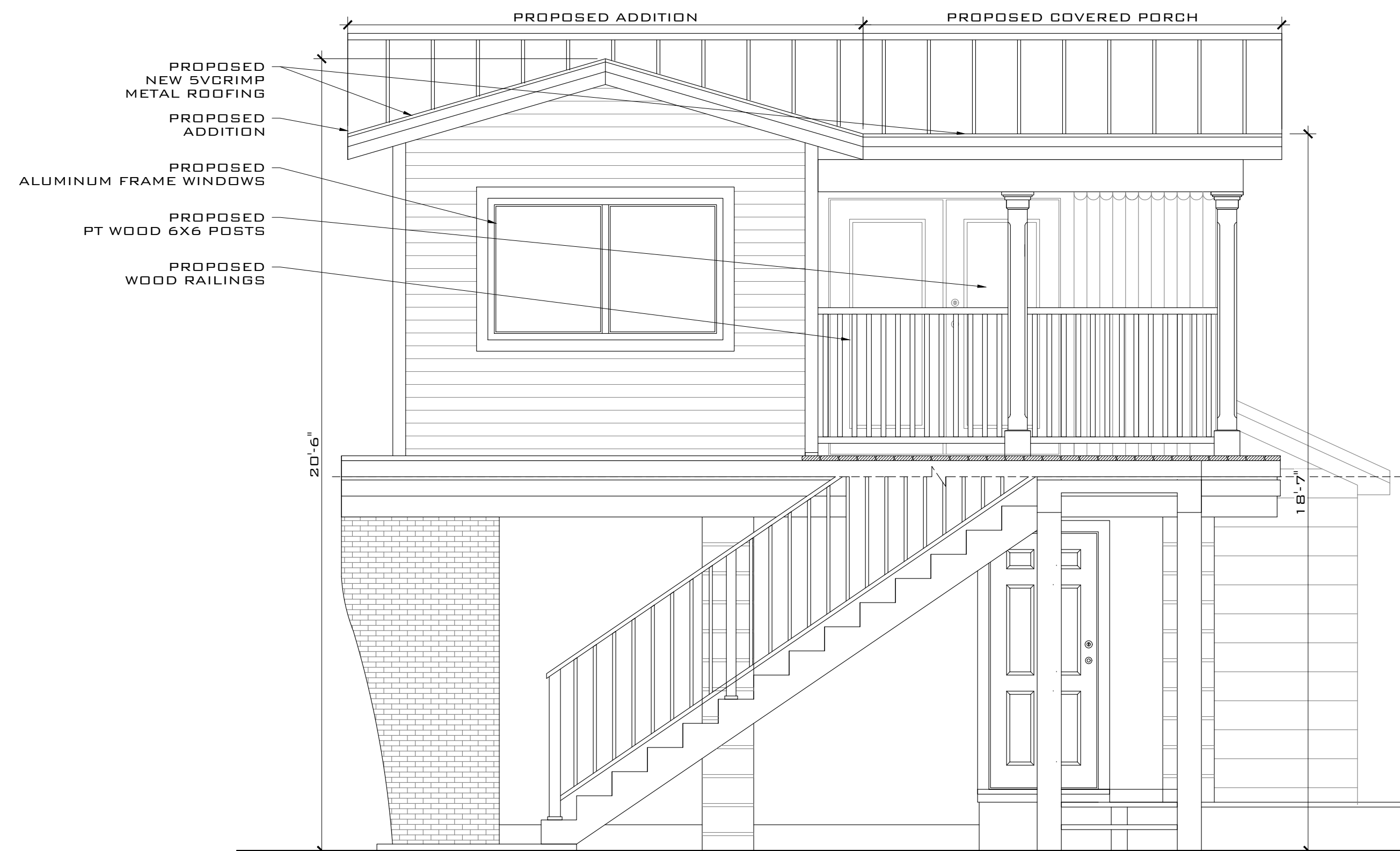




**EXISTING REAR ELEVATION**  
SCALE: 3/8" = 1'-0"



**EXISTING FRONT ELEVATION**  
SCALE: 3/8" = 1'-0"



**PROPOSED REAR ELEVATION**  
SCALE: 3/8" = 1'-0"



**PROPOSED FRONT ELEVATION**  
SCALE: 3/8" = 1'-0"

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SIGNATURE:  
DATE:

BERGE MASHITAGOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71480

REV DESCRIPTION DATE

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CA # 30835

CLIENT: MARIANNE VAN DEN BROEK

PROJECT: 2121 FOGARTY AVE

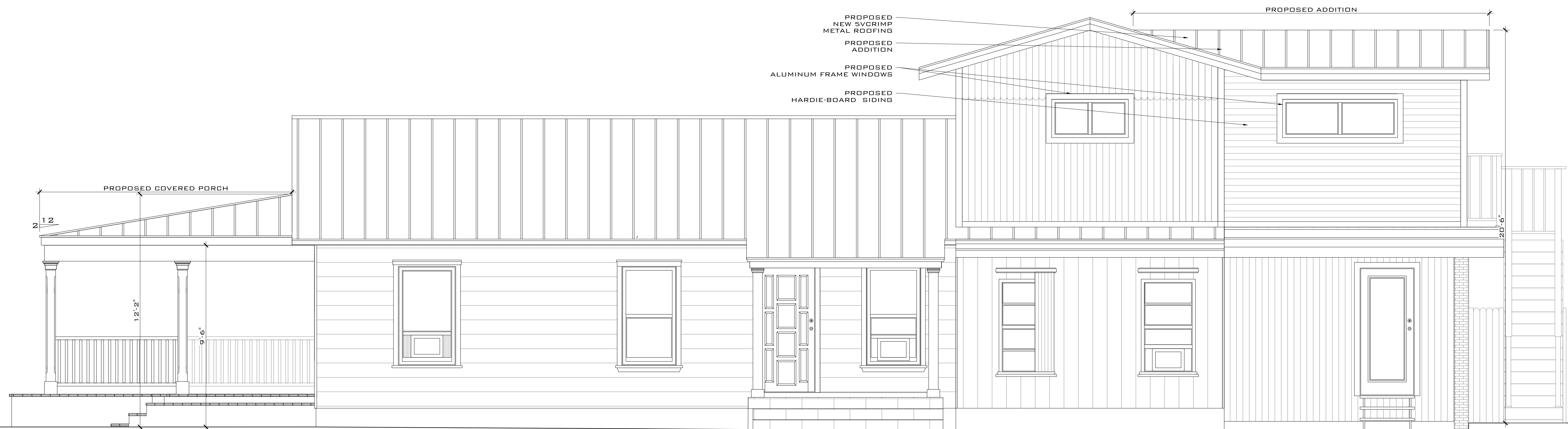
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TITLE: PROPOSED ELEVATIONS

DATE PLOTTED: 08/29/23  
AS SHOWN: 08/29/23  
PROJECT NO.: 2206-09  
DRAWN BY: A-102  
CHECKED BY: SAM  
REVISION: 1



**EXISTING RIGHT ELEVATION**  
SCALE: 3/8" = 1'-0"



**PROPOSED RIGHT ELEVATION**  
SCALE: 3/8" = 1'-0"

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SIGNATURE:  
DATE:

BERGE HASHTAGOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71480

REV. DESCRIPTION: #1 DATE:  
TYPE: FINAL

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(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT:  
PROJECT:

MARIANNE VAN DEN BROEK

2121 FOGARTY AVE

DATE: 2121 FOGARTY AVE,  
KEY WEST, FL 33040

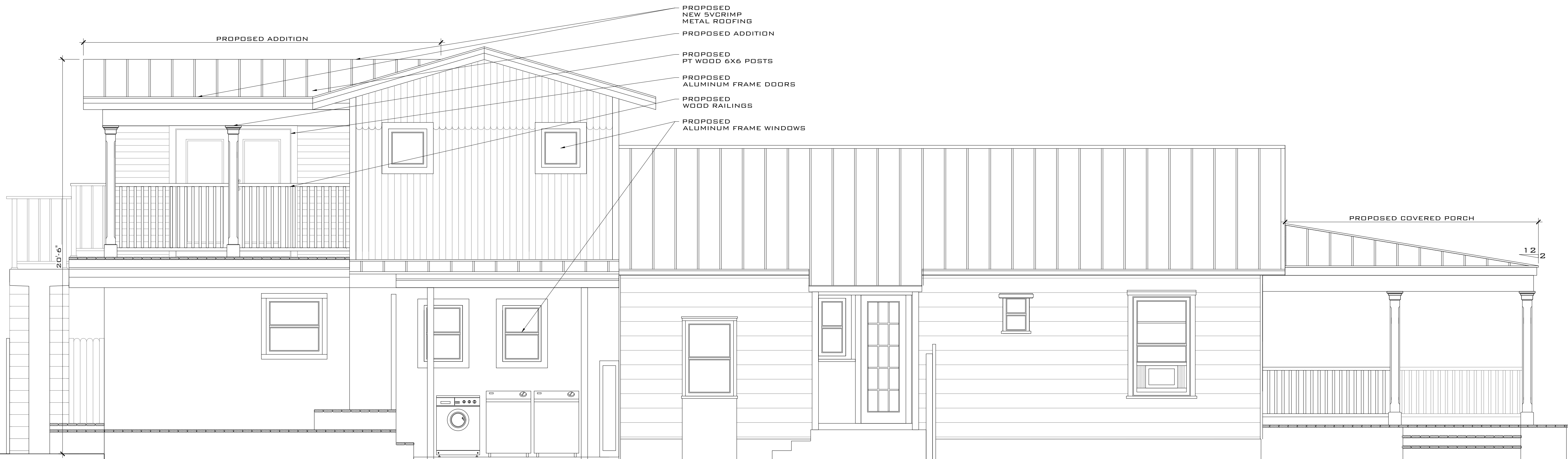
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DATE PLOTTED:	DATE:	DRAWN:	CHECKED:
AS SHOWN	08/29/23	DA	SAH
PROJECT NO.:	DWG NO.:	SCALE:	REVISION:
2206-09	A-103		1



**EXISTING LEFT ELEVATION**

SCALE: 3/8" = 1'-0"



**PROPOSED LEFT ELEVATION**

SCALE: 3/8" = 1'-0"

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SIGNATURE:  
 DATE:  
 SERGE MASHITAGOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO. 71480

REV. DESCRIPTION: #1 DATE:  
 TYPE: FINAL

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 CA # 30835

CLIENT:  
 PROJECT:  
 2121 FOGARTY AVE

DATE: 2121 FOGARTY AVE,  
 KEY WEST, FL 33040  
 TITLE: PROPOSED ELEVATIONS  
 DRAWN BY: AS SHOWN  
 CHECKED BY: DB/9/23  
 DATE: 09/23/23  
 SCALE: CA  
 SHEET NO.: 2206-09  
 PROJECT NO.: A-104  
 REVISION: 1



# VARIANCE APPLICATION PLANS FOR 2121 FOGARTY AVE

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:  
2121 FOGARTY AVE,  
KEY WEST, FL 33040

CLIENT:  
MARIANNE VAN DEN BROEK

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SIGNATURE:  
DATE:  
SERGE MASHKOVY  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71480

REV. DESCRIPTION: #1 DATE:  
TYPE: FINAL

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CLIENT:  
MARIANNE VAN DEN BROEK

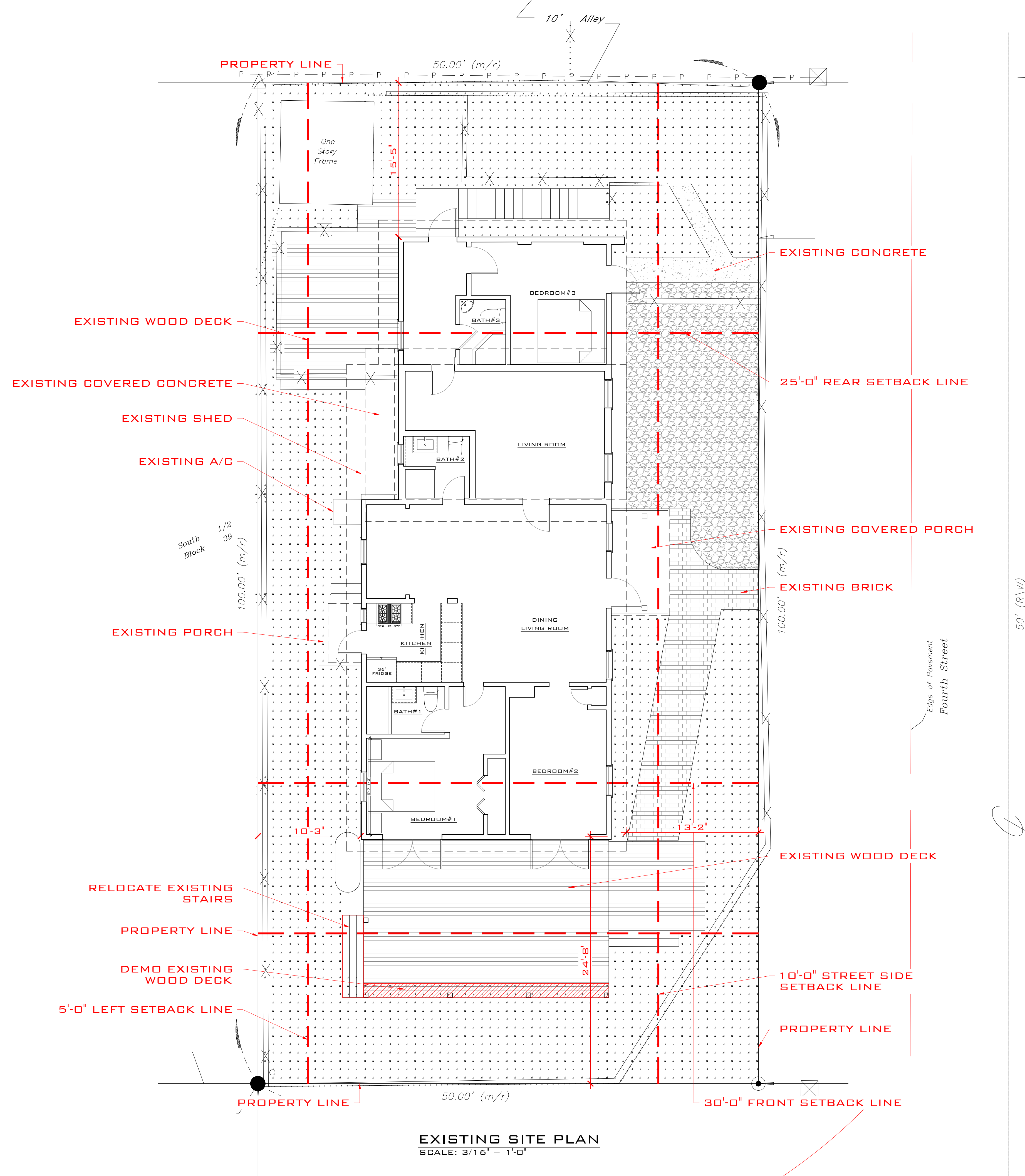
PROJECT:  
2121 FOGARTY AVE

DATE: 2121 FOGARTY AVE,  
KEY WEST, FL 33040

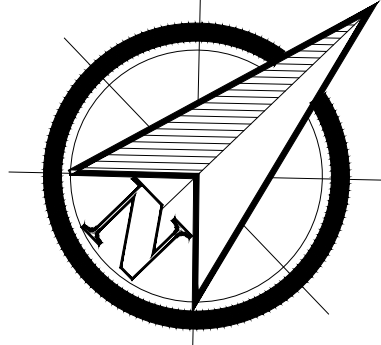
TITLE:  
COVER

DATE PLOTTED:	DATE:	DRAWN:	CHECKED:
AS SHOWN	08/29/23	DA	SAH
PROJECT NO.:	DWG NO.:	REVISION:	
2206-09	5-100		1





**EXISTING SITE PLAN**  
SCALE: 3/16" = 1'-0"



**SITE DATA:**

TOTAL SITE AREA: ±5,000.00 SQ.FT

LAND USE: SF

FLOOD ZONE: AE7

**SETBACKS**

**FRONT:**

REQUIRED	30'-0"
EXISTING	24'-8"
PROPOSED	10'-0"

(VARIANCE REQUIRED)

**STREET SIDE:**

REQUIRED	10'-0"
EXISTING	13'-2"
PROPOSED	NO CHANGES

**LEFT SIDE:**

REQUIRED	5'-0"
EXISTING	10'-3"
PROPOSED	NO CHANGES

**REAR:**

REQUIRED	25'-0"
EXISTING	15'-5"
PROPOSED	NO CHANGES

(VARIANCE REQUIRED)

**MAXIMUM IMPERVIOUS SURFACE RATIO:**

REQUIRED:	50% (±2,500.0 SQ.FT.)
EXISTING	41.1% (±2,054.0 SQ.FT.)
PROPOSED	48.2% (±2,410.0 SQ.FT.)

**MAXIMUM BUILDING COVERAGE:**

REQUIRED	35% (±1,750.0 SQ.FT.)
EXISTING	33.0% (±1,650.0 SQ.FT.)
PROPOSED	40.12% (±2,006.0 SQ.FT.)

(VARIANCE REQUIRED)

**OPEN SPACE MINIMUM:**

REQUIRED	35% (±1,750.0 SQ.FT.)
EXISTING	45.6% (±2,279.0 SQ.FT.)
PROPOSED	46.3% (±2,317.0 SQ.FT.)

(IMPROVEMENT)

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: SERGE MASHYAGOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71480

REV: DESCRIPTION: DATE: 11/22/23  
FINAL

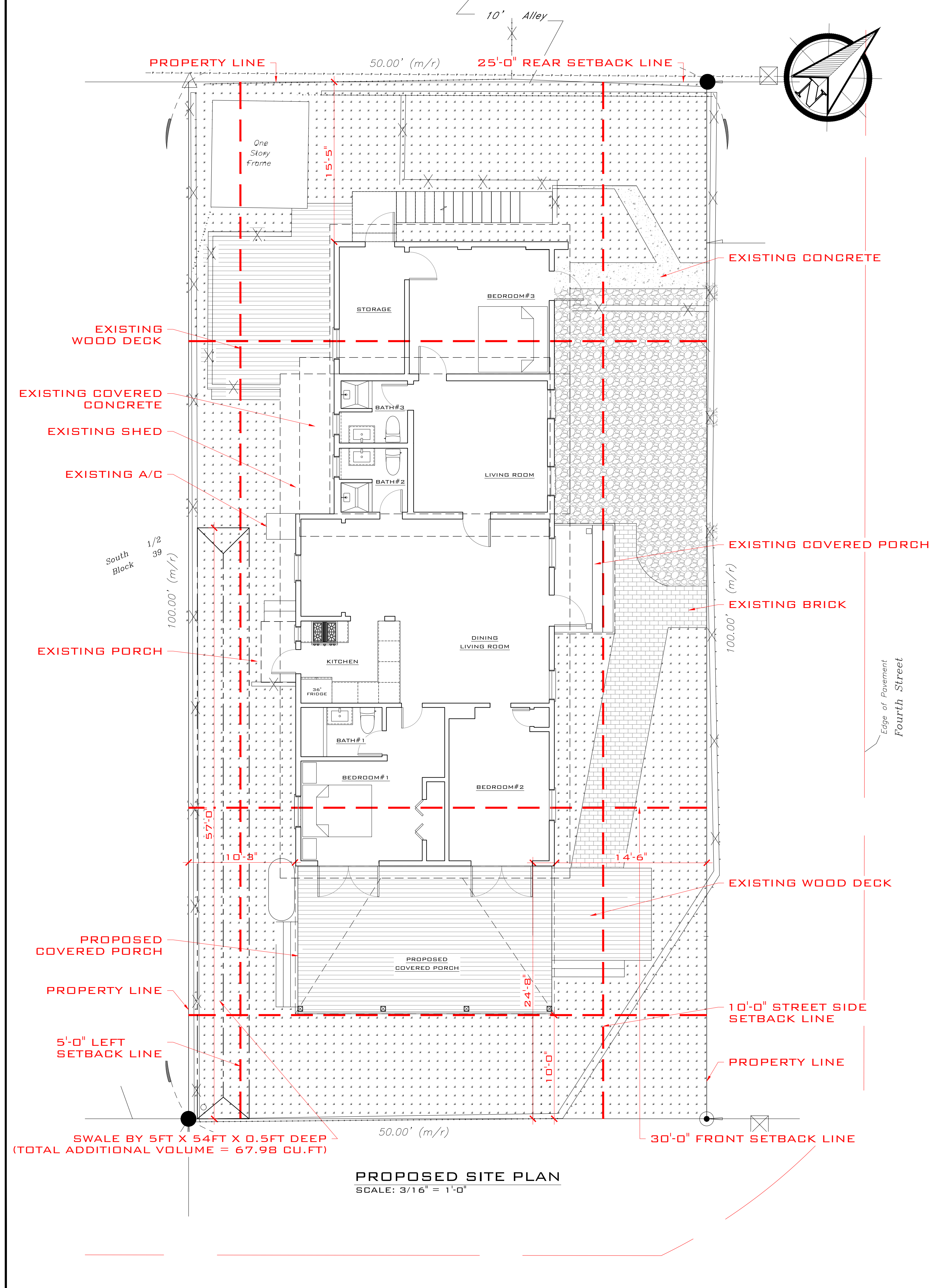
**ARTIBUS DESIGN**  
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(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: MARIANNE VAN DEN BROEK  
PROJECT: 2121 FOGARTY AVE

DATE: 2121 FOGARTY AVE, KEY WEST, FL 33040  
TITLE: EXISTING SITE PLAN

DATE PLOTTED:	DATE:	DRAWN:	CHECKED:
AS SHOWN:	11/22/23	DA	SAM
PROJECT NO.:	2206-09	D-101	1





### MONROE COUNTY RESIDENTIAL STORMWATER RETENTION CALCULATION SHEET

**1. Determine Total Impervious Coverage on site:**

**a. Determine Impervious Coverage EXISTING prior to new improvement:**

Roof/slabs	A	2,054.00	ft <sup>2</sup>	Sidewalks	D		ft <sup>2</sup>	
Decks / Patios	B		ft <sup>2</sup>	Pool/Deck	E		ft <sup>2</sup>	
Driveways	C		ft <sup>2</sup>	Other	F	0.00	ft <sup>2</sup>	
Impervious Coverage EXISTING prior to improvement (A + B + C + D + E + F)							2,054.00	<b>1a</b>

**b. Determine NEW Impervious Coverage PROPOSED with improvement:**

Roof/slabs	A	356.00	ft <sup>2</sup>	Sidewalks	D		ft <sup>2</sup>	
Decks / Patios	B		ft <sup>2</sup>	Pool/Deck	E	0.00	ft <sup>2</sup>	
Driveways	C		ft <sup>2</sup>	Other	F		ft <sup>2</sup>	
Impervious Coverage PROPOSED with improvement (A + B + C + D + E + F)							356.00	<b>1b</b>

**Total Impervious Coverage: EXISTING + PROPOSED (1a+1b)** = 2,410.00 **1**

**2. Determine Percentage of Impervious Coverage on site:**

2,410.00	1	ft <sup>2</sup>	/	5,000.00	ft <sup>2</sup>	=	48.20%	2	% of Impervious Coverage
Total Impervious Coverage		Total Lot Area							

**3. Determine "Disturbed Area" [(114-3(f)(2) 4)]**

5,000.00	ft <sup>2</sup>	-	0.00	ft <sup>2</sup>	=	5,000.00	ft <sup>2</sup>	<b>Disturbed Area</b>
----------	-----------------	---	------	-----------------	---	----------	-----------------	-----------------------

Total Lot Area Native Vegetation - If no BMP enter "0"

For the purposes of this section, the term "disturbed area" includes the entire lot except that the areas covered by the following best management practices (BMP) shall be subtracted from the calculation of disturbed area: (i) Forested upland areas/vegetative buffer strips (both natural and manmade) which will be retained intact and over or through which vehicular access or travel is not possible and will not occur; and (ii) Open water surfaces and wetlands (salt marsh, buttonwood, mangroves, or freshwater marsh habitat types). It will be the responsibility of the applicant to affirmatively demonstrate that the best management practices used for the project are designed, constructed, and maintained properly.

**4. Determine Required Swale Volume - Complete a, b, or c:**

**a. For a NEW home with less than 40% Impervious Coverage, use:**

5,000.00	3	ft <sup>2</sup>	X	0.083	=		ft <sup>3</sup>	<b>Swale Volume</b>
----------	---	-----------------	---	-------	---	--	-----------------	---------------------

**b. For a NEW home with 40% or greater Impervious Coverage, use:**

5,000.00	3	ft <sup>2</sup>	X	0.208	X	48.20%	=		ft <sup>3</sup>	<b>Swale Volume</b>
----------	---	-----------------	---	-------	---	--------	---	--	-----------------	---------------------

**c. When only new impervious area requires storm water retention (Existing Single Family & Duplexes Only):**

- When the total lot impervious coverage remains below 40% after the additional development:

356.00	1b	ft <sup>2</sup>	X	0.083	=	27.13	ft <sup>3</sup>	<b>Added Swale Volume</b>
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- When the new development increases the total lot impervious area to 40% or above:

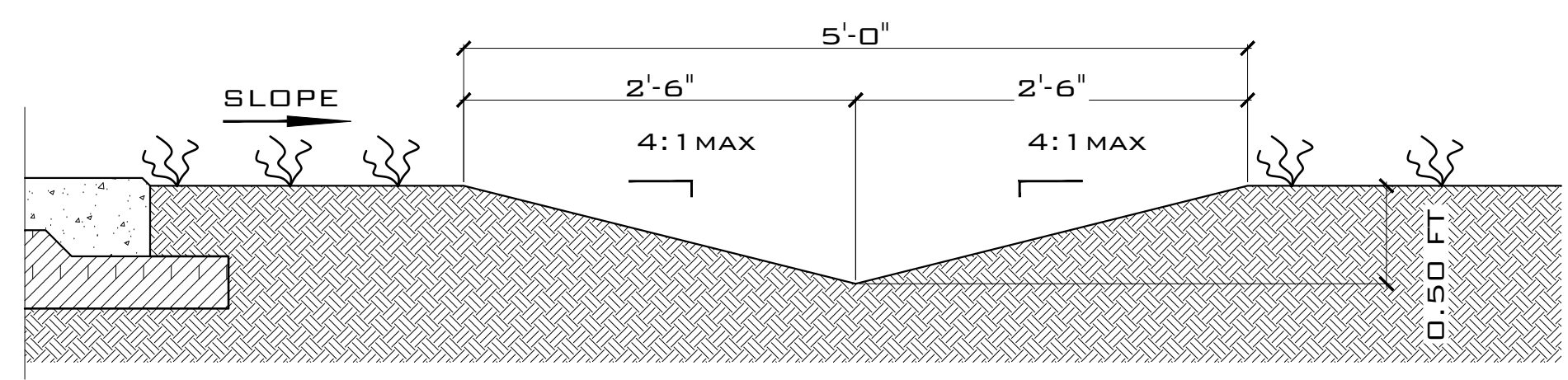
356.00	1b	ft <sup>2</sup>	X	0.208	=	74.05	ft <sup>3</sup>	<b>Added Swale Volume</b>
--------	----	-----------------	---	-------	---	-------	-----------------	---------------------------

**5. Determine Swale Length (Swale side slopes must be no steeper than 4:1)**

5.00	ft	X	0.50	ft	/	2	=	1.25	ft <sup>2</sup>	<b>Cross Sectional Area**</b>
71.05	ft <sup>3</sup>	/	1.25	ft <sup>2</sup>	=	56.84	ft	<b>Swale Length</b>		

Swale Volume Either 4 - a, b, c1 or c2 Cross Sectional Area (\*\*e.g. a V-shaped swale with 4:1 slopes, 8 feet wide and 1 foot deep has 4 SF of Cross Sectional Area.)

Source: These Formulas are derived from the criteria for Water Quality treatment in paragraphs (f)(2)(b) & a. of Monroe County Code 114-3. Updated 9/5/2012



TYPICAL SWALE DETAIL  
SCALE: NTS

SWALE BY 5FT X 54FT X 0.5FT DEEP  
(TOTAL ADDITIONAL VOLUME = 67.98 CU.FT)

PROPOSED SITE PLAN  
SCALE: 3/16" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: SERGE MASHYAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71480

DATE: \_\_\_\_\_

REV. DESCRIPTION: \_\_\_\_\_

DATE: \_\_\_\_\_

TYPE: FINAL

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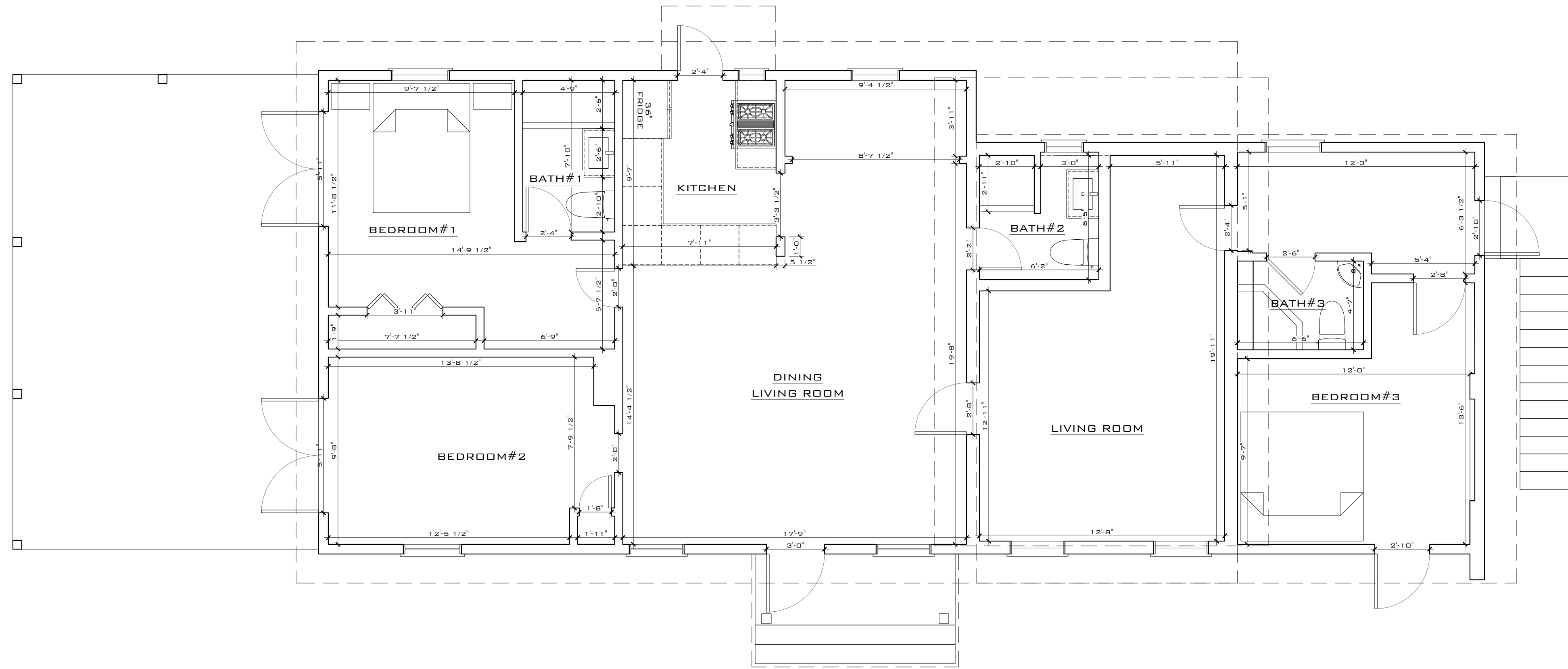
PROJECT: MARIANNE VAN DEN BROEK

2121 FOGARTY AVE

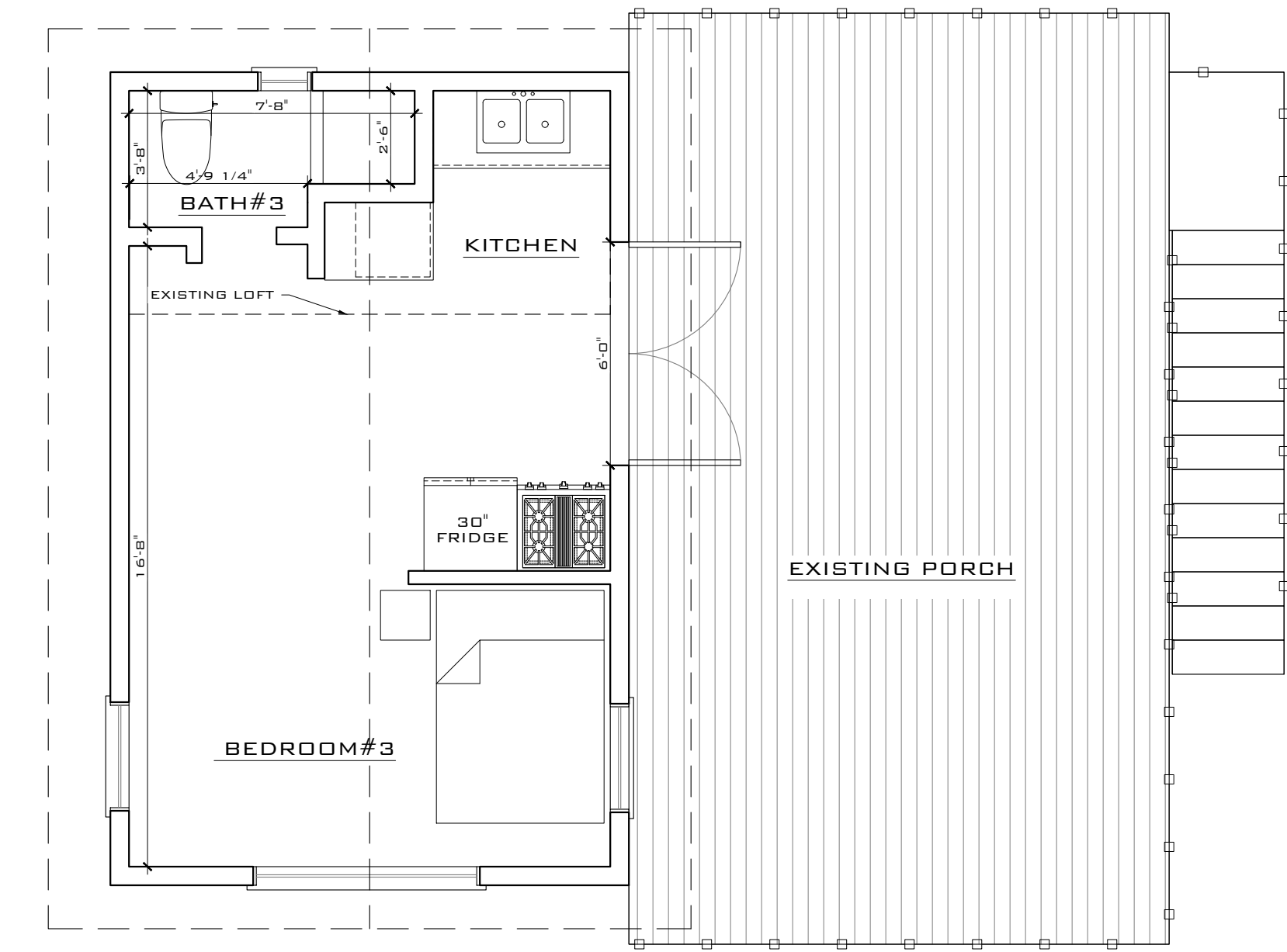
2121 FOGARTY AVE,  
KEY WEST, FL 33040

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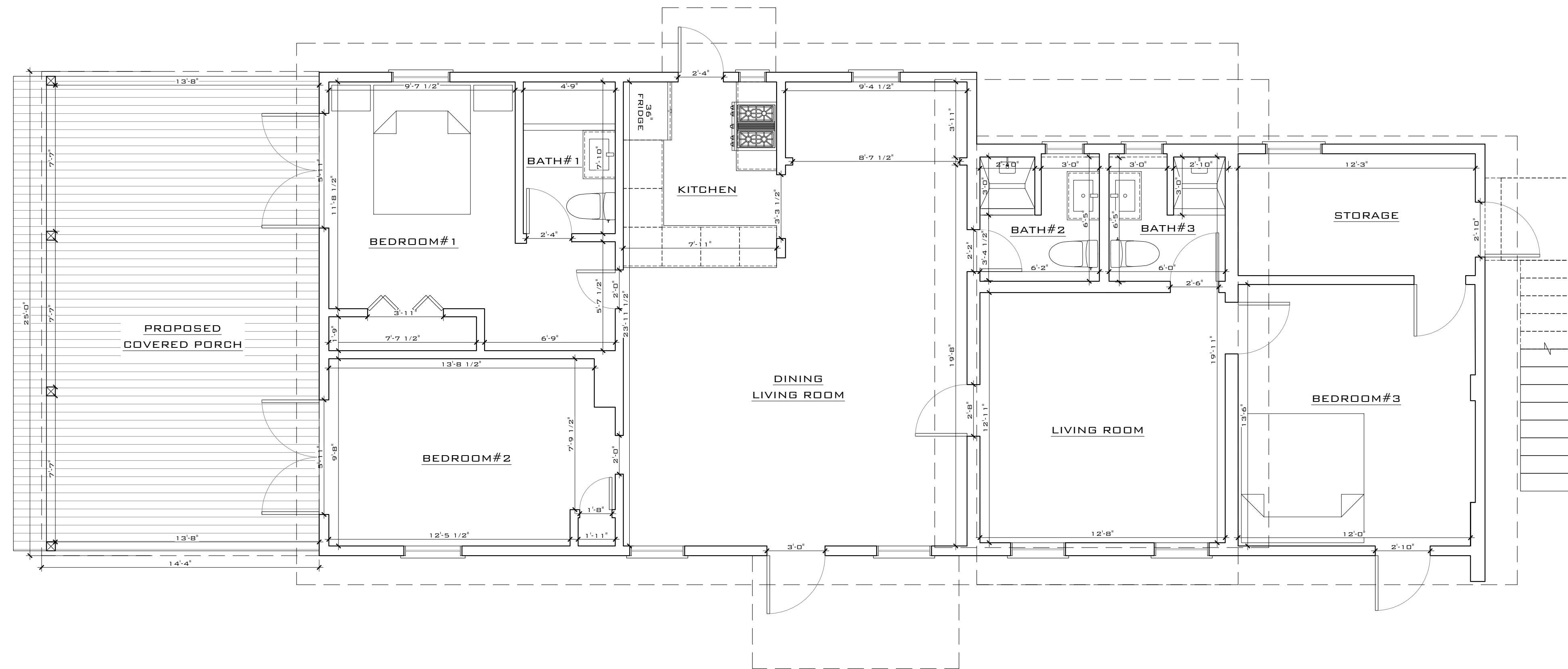
DATE PLOTTED: 11/25/23  
AS SHOWN: 11/25/23  
PROJECT NO.: 2206-09  
DRAWN BY: C-102  
CHECKED BY: SAM  
REVISION: 1



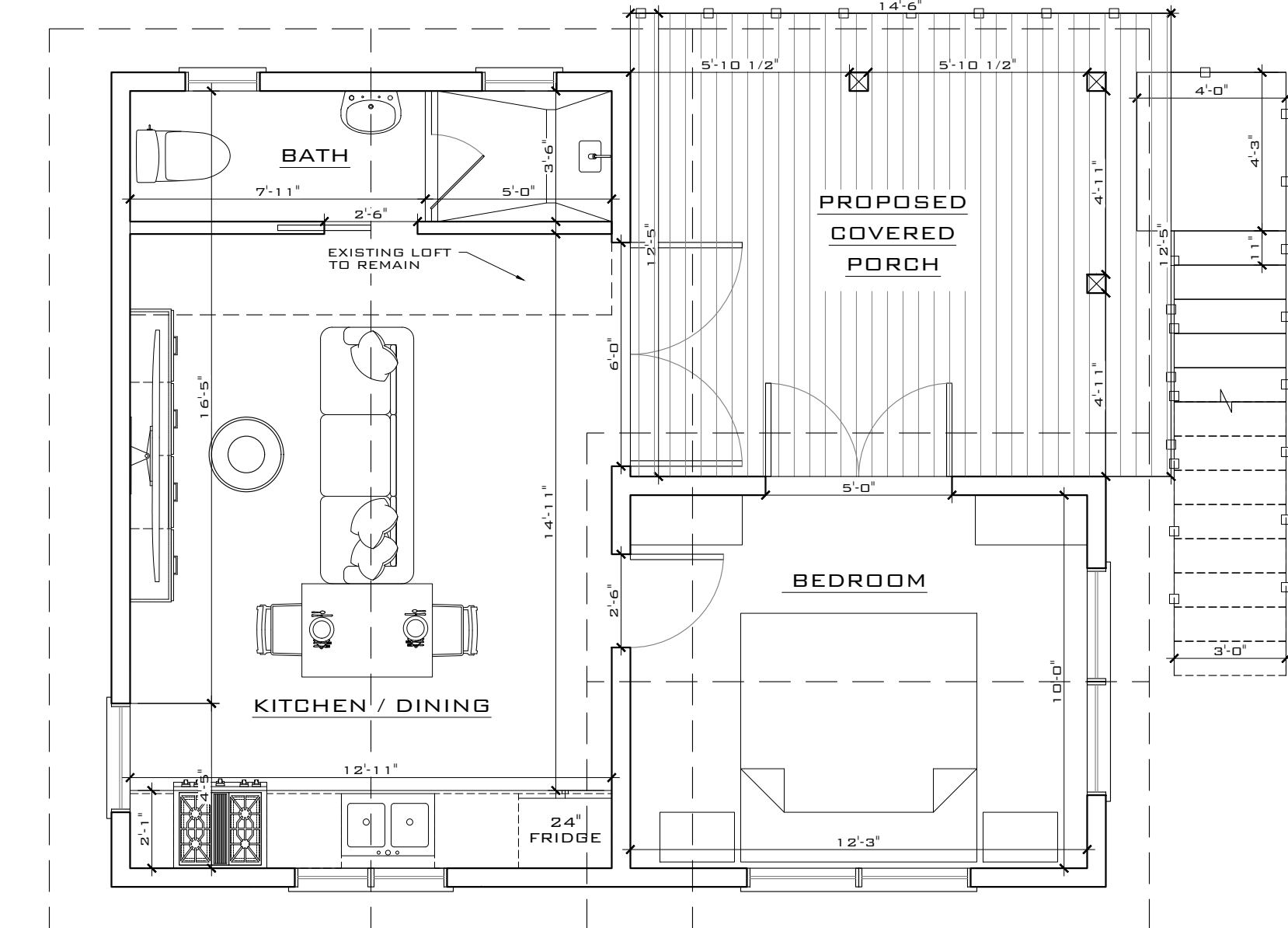
**EXISTING 1ST FLOOR PLAN**  
SCALE: 3/16" = 1'-0"



**EXISTING 2ND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**PROPOSED 1ST FLOOR PLAN**  
SCALE: 3/16" = 1'-0"



**PROPOSED 2ND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:  
DATE:

BERGE HASHTAGOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71480

REV DESCRIPTION DATE

FINAL

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PROJECT: MARIANNE VAN DEN BROEK

2121 FOGARTY AVE

DATE: 2121 FOGARTY AVE, KEY WEST, FL 33040

TITLE: PROPOSED FLOOR PLANS

DATE: 08/29/23  
AS SHOWN: 08/29/23  
REVISION: 00000000  
2206-09 A-101 1

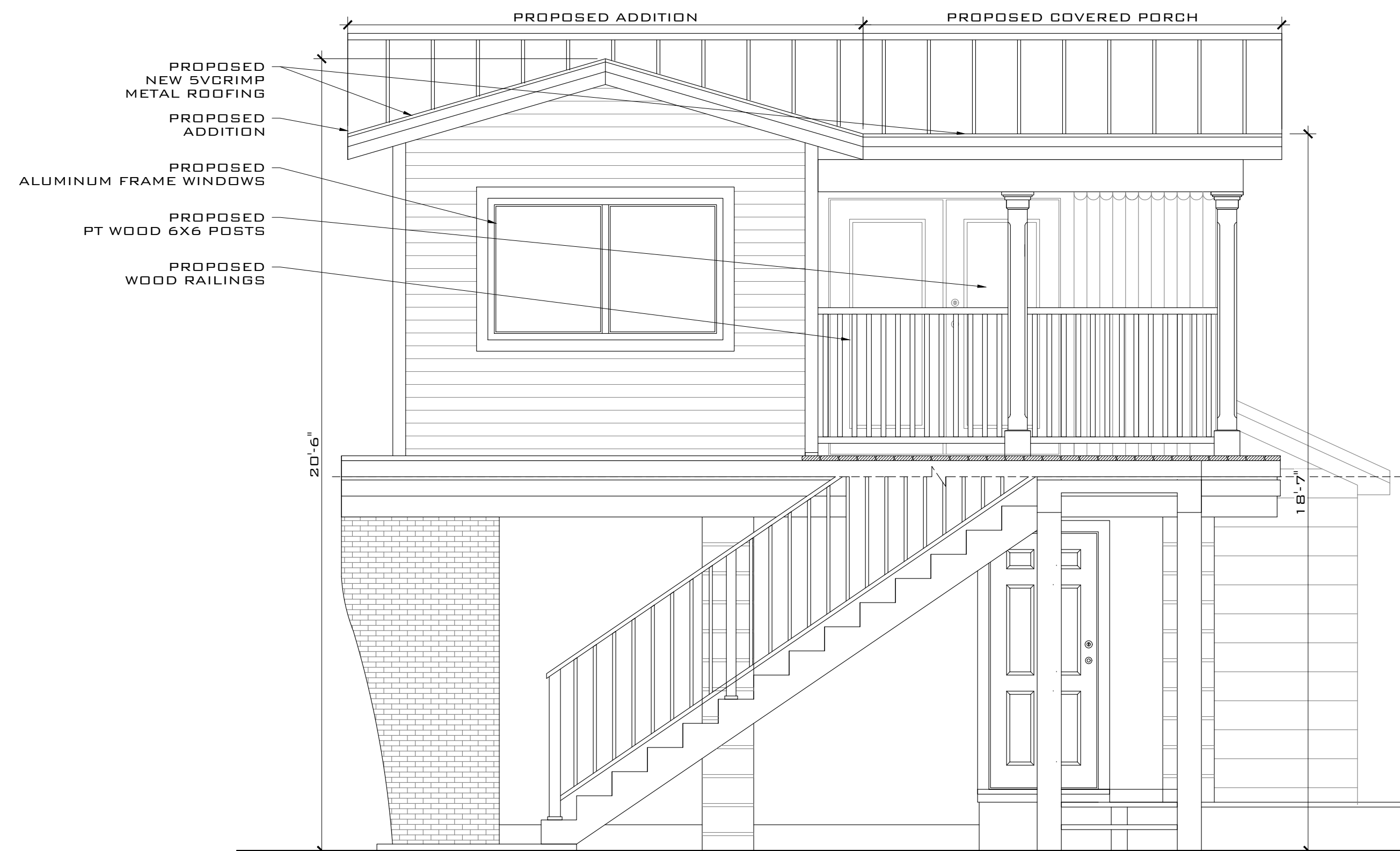




**EXISTING REAR ELEVATION**  
SCALE: 3/8" = 1'-0"



**EXISTING FRONT ELEVATION**  
SCALE: 3/8" = 1'-0"



**PROPOSED REAR ELEVATION**  
SCALE: 3/8" = 1'-0"



**PROPOSED FRONT ELEVATION**  
SCALE: 3/8" = 1'-0"

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PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
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PROJECT: MARIANNE VAN DEN BROEK

2121 FOGARTY AVE

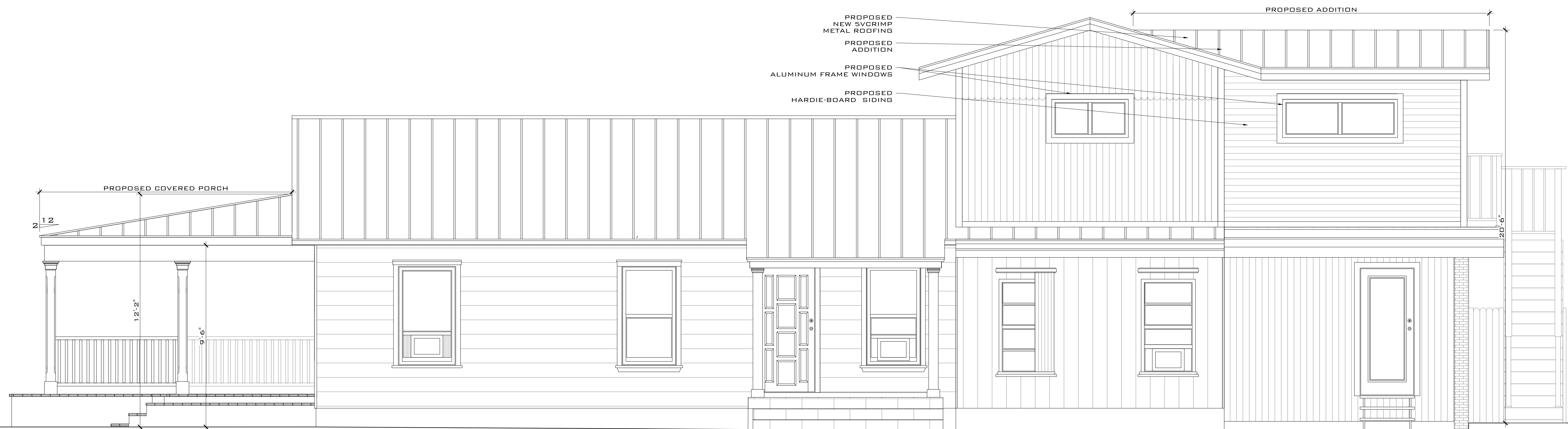
2121 FOGARTY AVE,  
KEY WEST, FL 33040

TITLE: PROPOSED ELEVATIONS

DATE PLOTTED: 08/29/23  
AS SHOWN: 08/29/23  
PROJECT NO.: 2206-09  
DRAWN BY: A-102  
CHECKED BY: SAM  
REVISION: 1



**EXISTING RIGHT ELEVATION**  
 SCALE: 3/8" = 1'-0"



**PROPOSED RIGHT ELEVATION**  
 SCALE: 3/8" = 1'-0"

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 DATE:

BERGE HASHTAGOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO. 71480

REV. DESCRIPTION: #1 DATE:  
 TYPE: FINAL

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CLIENT:  
 PROJECT:

MARIANNE VAN DEN BROEK  
 2121 FOGARTY AVE

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 KEY WEST, FL 33040

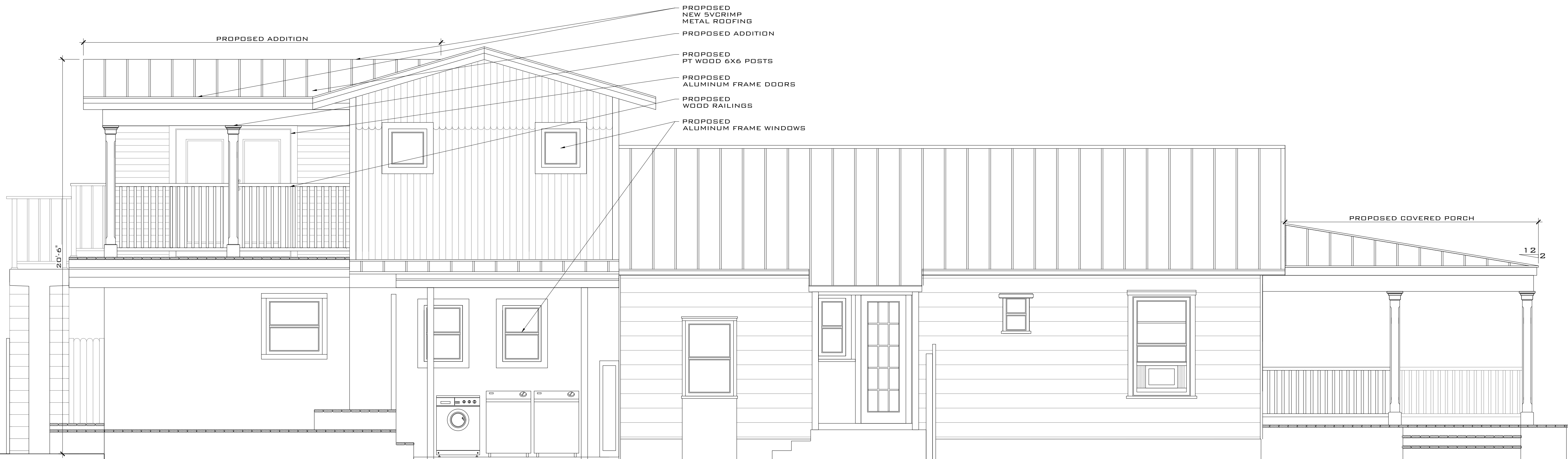
TITLE:  
 PROPOSED ELEVATIONS

DATE PLOTTED:	DATE:	DRAWN:	CHECKED:
AS SHOWN	08/29/23	DA	SAH
PROJECT NO.:	DWG NO.:	SCALE:	REVISION:
2206-09	A-103		1



**EXISTING LEFT ELEVATION**

SCALE: 3/8" = 1'-0"



**PROPOSED LEFT ELEVATION**

SCALE: 3/8" = 1'-0"

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 SERGE MASHITAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
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 TYPE: FINAL

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 MARIANNE VAN DEN BROEK

PROJECT:  
 2121 FOGARTY AVE

DATE: 2121 FOGARTY AVE,  
 KEY WEST, FL 33040

TITLE: PROPOSED ELEVATIONS

DATE PLOTTED:	DATE:	DRAWN:	CHECKED:
AS SHOWN	08/29/23	GA	SAM
PROJECT NO.:	DWG NO.:	REVISION:	
2206-09	A-104		1