



# 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](http://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
<b>Total Application Fee</b>	<b>\$ 3,191.01</b>

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
<b>Total Application Fee</b>	<b>\$ 5,871.21</b>

### **Please read the following carefully before filling out the application**

This application and all required attachments should be submitted to the City Planning Department at 1300 White Street.

- Owners and applicants are notified of their scheduled Planning Board hearing date.
- Attendance at the formal public hearing is mandatory.
- Notice of Public Meeting is published in the newspaper.
- Owners of property within 300 feet of the subject property or parcels are notified by mail.
- Notice of public hearing will be posted on the property and must be left up until after the hearing.
- Variances are quasi-judicial hearings, and it is improper to speak to a Planning Board and/or Board of Adjustment member about the variance outside of the hearing.

### **Application Process**

- Prior to submittal, the applicant will schedule a pre-application meeting with staff to review the application and suggest any modifications that may be necessary before submittal. A pre-application meeting is free of charge and should be the final step before submittal. To schedule a pre-application meeting, please call the Planning Department at (305) 809-3764.
- After submittal, the application will be reviewed by staff and additional modifications to the site plan may be necessary at that time. Any modifications within eight (8) days of the scheduled Planning Board meeting may result in the item being postponed till the following Planning Board meeting.
- The applicant will be responsible for submitting a landscape approval letter from the Urban Forestry Program Manager and a Stormwater approval letter from the Director of Engineering.
- **When the application is determined to be complete**, it will be brought forth to the Planning Board. If the application is approved, there is a 10-day appeal period.
- After the 10-day appeal period, the application will be sent to the Department of Environmental Opportunity (DEO) for rendering. The rendering period is 45 days.

**Please include the following with this application:**

1. A copy of the most recent warranty deed with the Book and Page numbers from the office of the Clerk of Circuit Court for Monroe County containing a legal description of the subject parcel. The application forms must be signed by all owners listed on the deed. For business/corporate ownership, please attach authorization for name of executive authorized to make the application.
2. An application fee is determined according to the attached fee schedule. Make the check payable to the City of Key West and include the site address on the memo portion of the check. Be advised that upon review by the Planning Department, additional or fewer variances may be required necessitating a different fee.
3. Sign and Sealed site plan(s) of the subject site, indicating the following:
  - a. **Existing and proposed** lot coverage including buildings, pools, spas, driveways and other walkways, patios, porches, covered areas, and decks.
  - b. Location and identification/names of existing trees of 3.5 inches diameter or greater on the property or extending over the proposed work (including access routes and stormwater areas). Please provide photos.
  - c. All proposed changes to what exist, including those which make the variance(s) necessary.
  - d. Lot dimensions on all drawings and the distance from all property lines of all existing and proposed structures.
  - e. Dimensions (**existing and proposed**) of all the items in (a) above, including the height and number of stories of the structure.
  - f. Parking spaces and dimensions (**existing and proposed**).
  - g. Easements or other encumbrances on the property.
4. A survey of the property no more than ten years old
5. Elevation drawings or proposed structures, indicating finished height above established grade as measured from crown of road
6. Floor Plans of existing and proposed development
7. Stormwater management plan
8. PDF version of application and all required materials submitted to the Planning Department

The attached Verification and Authorization Forms must be notarized. This can be done at City Hall or the Planning Department. Identification is required. An out-of-state notarization is acceptable, if necessary.

**Make sure that the applicable application and authorization forms are signed by all people listed as owners on the recorded Warranty Deed.**

Be advised that the City will not grant a variance unless the City Impact Fees of sewer and solid waste services are paid in full.

For assistance, please call the Planning Department at (305) 809-3764.



# 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](http://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
<b>Total Application Fee</b>	<b>\$ 3,191.01</b>

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
<b>Total Application Fee</b>	<b>\$ 5,871.21</b>

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: 907 Virginia St, Key West, FL 33040

Zoning District: HMDR

Real Estate (RE) #: 00031000-000100

Property located within the Historic District?  Yes  No

### APPLICANT:

Owner

Authorized Representative

Name: Paul Scott and Michelle Parker Mailing Address: 352 Commercial Dr

City: Savannah State: GA Zip: 31406

Home/Mobile Phone: (912) 242-7979 Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: ps@parkerscottproperties.com

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

Name: \_\_\_\_\_ Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Home/Mobile Phone: \_\_\_\_\_ Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

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

An Addition of covered porch on front and street side elevations of existing building.

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

Front Setback. Req. 10'-0". Prop. 1'-0"; Street Side: Req. 7'-6" Prop. 2'-1"; Rear. Req. 15'-0" Prop. Exp. Maximum Building Coverage: Required 40%; Existing 65.6%; Proposed 79.7%  
~~Open Space: Required 35%; Existing 22.1%; Prop. 19.5%~~

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  
 Yes  No

Is this variance request for habitable space pursuant to Section 122-1078?

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. *provide square footages and percentages.*

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HMDR			
Flood Zone	X			
Size of Site	+/-1,937.5 SQ.FT			
Height	30FT	+/-17.5 FT	NO CHANGES	NO
Front Setback	10'-0"	5'-2"	1'-0"	YES
Side Setback	N/A	N/A	N/A	NO
Side Setback	5'-0"	0'-2"	NO CHANGES	NO
Street Side Setback	7'-6"	4'-7"	2'-1"	YES
Rear Setback	15'-0"	1'-4"	Expansion	YES
F.A.R	N/A		N/A	NO
Building Coverage	40%	65.6%	79.7%	YES
Impervious Surface	60%	12.9%	9.7%	NO
Parking	1	0	NO CHANGES	NO
Handicap Parking	N/A	N/A	N/A	NO
Bicycle Parking	N/A	N/A	N/A	NO
Open Space/ Landscaping	35%	22.1%	19.5%	NO
Number and type of units	1 RESIDENCE	1	NO CHANGES	NO
Consumption Area or Number of seats	N/A	N/A	N/A	NO

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](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 circumstances exist. The existing house was constructed in 1940s with several additions and alterations on a substandard undersized corner lot.

---

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

---

The conditions have not been created by the applicant. New owner purchased the property in 2025 and haven't created existing conditions.

---

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 not conferred. Similar conditions and non-conformities exist and are approved 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 limits the beneficial use of the property basic amenities commonly enjoyed by other properties in this zoning district.

---

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

---

Only minimum variances are requested that will make the reasonable use of the land.

---

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.

---

No injury to the public welfare is created.

---

---

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 nonconforming uses of other properties are not considered as the basis of this approval.

---

---

**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





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

I, Paul Scott, in my capacity as owner  
*(print name) (print position; president, managing member)*

of \_\_\_\_\_  
*(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:

907 Virginia Street, Key West

*Street address of subject property*

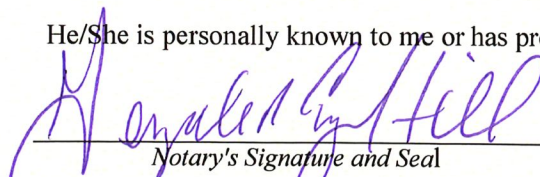
I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein 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 March 13, 2026 by  
Paul Scott *date*  
*Name of Applicant*

He/She is personally known to me or has presented CA 023633150 5/20/26 as identification.

  
*Notary's Signature and Seal*  
Gerzale R. Curry Hill  
*Name of Acknowledger typed, printed or stamped*



May 11, 2026 # HH 262984  
*Commission Number, if any*



Prepared by and return to:

**Gregory S. Oropeza**

Attorney

**Oropeza Stones & Cardenas, PLLC**

**221 Simonton Street**

**Key West, FL 33040**

**(305) 294-0252**

File Number: 25-757

Consideration: \$599,000.00

Parcel Identification No.: 00031000-000100

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 24<sup>th</sup> day of **November, 2025** between **Peggy J. Albury, a single woman** whose post office address is **907 Virginia Street, Key West, FL 33040** of the County of **Monroe, State of Florida**, grantor\*, and **Paul Scott and Michelle Parker, Husband and Wife** whose post office address is **c/o Parker Scott Properties, 352 Commercial Dr, Savannah, GA 31406** of the County of **Chatham, State of Georgia**, grantee\*.

**Witnesseth** that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$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 land, situate, lying and being in **Monroe County, Florida** to-wit:

**On the Island of Key West and known on William A. Whitehead's Map delineated in February 1829, as part of Tract Thirteen but better known and described as part of Lots One and Two in Square One according to a subdivision made by George G. Watson as part of Tract Thirteen: Commencing at a point on Virginia Street distant 58 minutes 8 seconds from the corner of Packer and Virginia Streets and running thence in a Northwesterly direction 47 feet; thence in a Southwesterly direction 32 feet; thence in a Southeasterly direction 47 feet; thence in a Northeasterly direction on Virginia Street 32 feet to the Point of Beginning.**

**ALSO**

**On the Island of Key West and known on William A. Whitehead's Map delineated in February 1829, as part of Tract Thirteen but better known and described as part of Lots One and Two in Square One according to a subdivision made by George G. Watson as part of Tract Thirteen: Commencing at the corner of Wong Song Alley and Virginia Street, and running thence along the Northwesterly side of Virginia Street, in a Northeasterly direction Nine Feet Four Inches; thence in a Northwesterly direction Forty-seven feet; thence in a Southwesterly direction Nine feet Four inches; thence in a Southeasterly direction on Wong Song Alley Forty-seven to the place of beginning on Virginia Street.**


Subject to taxes for 2026 and subsequent years; covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

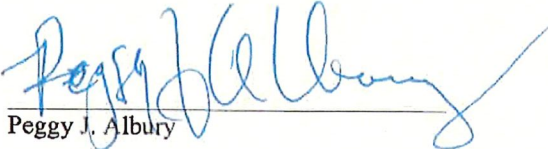
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

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

Signed, sealed and delivered in our presence:

  
\_\_\_\_\_  
Witness  
Printed Name: Elizabeth Kehoe  
Address: 221 Simonton Street  
Key West, FL 33040


  
\_\_\_\_\_  
Peggy J. Albury

  
\_\_\_\_\_  
Witness  
Printed Name: Catherine Novakovic  
Address: 221 Simonton St  
Key West, FL 33040

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21<sup>st</sup> day of November, 2025 by Peggy J. Albury, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]

  
\_\_\_\_\_  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



# 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 00031000-000100  
 Account# 8641141  
 Property ID 8641141  
 Millage Group 10KW  
 Location 907 VIRGINIA St, KEY WEST  
 Address  
 Legal KW G G WATSON SUB I-209 PT LTS 1 & 2 SQR 1 TR 13 OR859-1786 OR1124-  
 Description 922 OR2629-1577 OR2631-107 OR2631-108 OR2631-109 OR2631-110  
 OR2631-111 OR2631-112 OR2667-1072 OR2798-130 OR3355-0601  
 (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

[SCOTT PAUL](#)  
 352 Commercial Dr  
 Savannah GA 31406

PARKER MICHELLE  
 352 Commercial Dr  
 Savannah GA 31406

### Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$160,798	\$155,698	\$146,519	\$148,643
+ Market Misc Value	\$983	\$644	\$644	\$644
+ Market Land Value	\$512,261	\$512,261	\$445,582	\$383,137
= Just Market Value	\$674,042	\$668,603	\$592,745	\$532,424
= Total Assessed Value	\$602,918	\$548,107	\$498,279	\$452,981
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$674,042	\$668,603	\$592,745	\$532,424

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$512,261	\$155,698	\$644	\$668,603	\$548,107	\$0	\$668,603	\$0
2023	\$445,582	\$146,519	\$644	\$592,745	\$498,279	\$0	\$592,745	\$0
2022	\$383,137	\$148,643	\$644	\$532,424	\$452,981	\$0	\$532,424	\$0
2021	\$285,765	\$125,392	\$644	\$411,801	\$411,801	\$0	\$411,801	\$0
2020	\$313,283	\$128,974	\$644	\$442,901	\$436,830	\$0	\$442,901	\$0
2019	\$298,485	\$98,075	\$644	\$397,204	\$397,118	\$0	\$397,204	\$0
2018	\$303,229	\$57,143	\$644	\$361,016	\$361,016	\$0	\$361,016	\$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
RESIDENTIAL DRY (010D)	1,942.00	Square Foot	0	0

**Buildings**

<b>Building ID</b>	32733	<b>Exterior Walls</b>	WD FRAME
<b>Style</b>	1 STORY ELEV FOUNDATION	<b>Year Built</b>	1963
<b>Building Type</b>	S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b>	1989
<b>Building Name</b>		<b>Foundation</b>	WD CONC PADS
<b>Gross Sq Ft</b>	1343	<b>Roof Type</b>	GABLE/HIP
<b>Finished Sq Ft</b>	1216	<b>Roof Coverage</b>	METAL
<b>Stories</b>	1 Floor	<b>Flooring Type</b>	CONC S/B GRND
<b>Condition</b>	AVERAGE	<b>Heating Type</b>	FCD/AIR DUCTED with 0% NONE
<b>Perimeter</b>	148	<b>Bedrooms</b>	2
<b>Functional Obs</b>	0	<b>Full Bathrooms</b>	2
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	0
<b>Depreciation %</b>	38	<b>Grade</b>	450
<b>Interior Walls</b>	WALL BD/WD WAL	<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,216	1,216	0
OPU	OP PR UNFIN LL	121	0	0
SBF	UTIL FIN BLK	6	0	0
<b>TOTAL</b>		<b>1,343</b>	<b>1,216</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1964	1965	0 x 0	1	164 SF	1
FENCES	1999	2000	6 x 47	1	282 SF	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
11/24/2025	\$599,000	Warranty Deed	2523433	3355	0601	37 - Unqualified	Improved		
5/12/2016	\$410,000	Warranty Deed		2798	130	02 - Qualified	Improved		
5/11/2013	\$0	Order (to be used for Order Det. Heirs, Probate in		2667	1072	11 - Unqualified	Improved		
7/25/1983	\$100	Quit Claim Deed		2631	112	J - Unqualified	Improved		
7/14/1983	\$100	Quit Claim Deed		2631	111	J - Unqualified	Improved		
5/27/1983	\$100	Quit Claim Deed		2631	110	J - Unqualified	Improved		
5/27/1983	\$100	Quit Claim Deed		2631	109	J - Unqualified	Improved		
5/27/1983	\$100	Quit Claim Deed		2631	108	J - Unqualified	Improved		
5/27/1983	\$100	Quit Claim Deed		2631	107	J - Unqualified	Improved		
8/1/1982	\$45	Warranty Deed		859	1786	Q - Qualified	Improved		

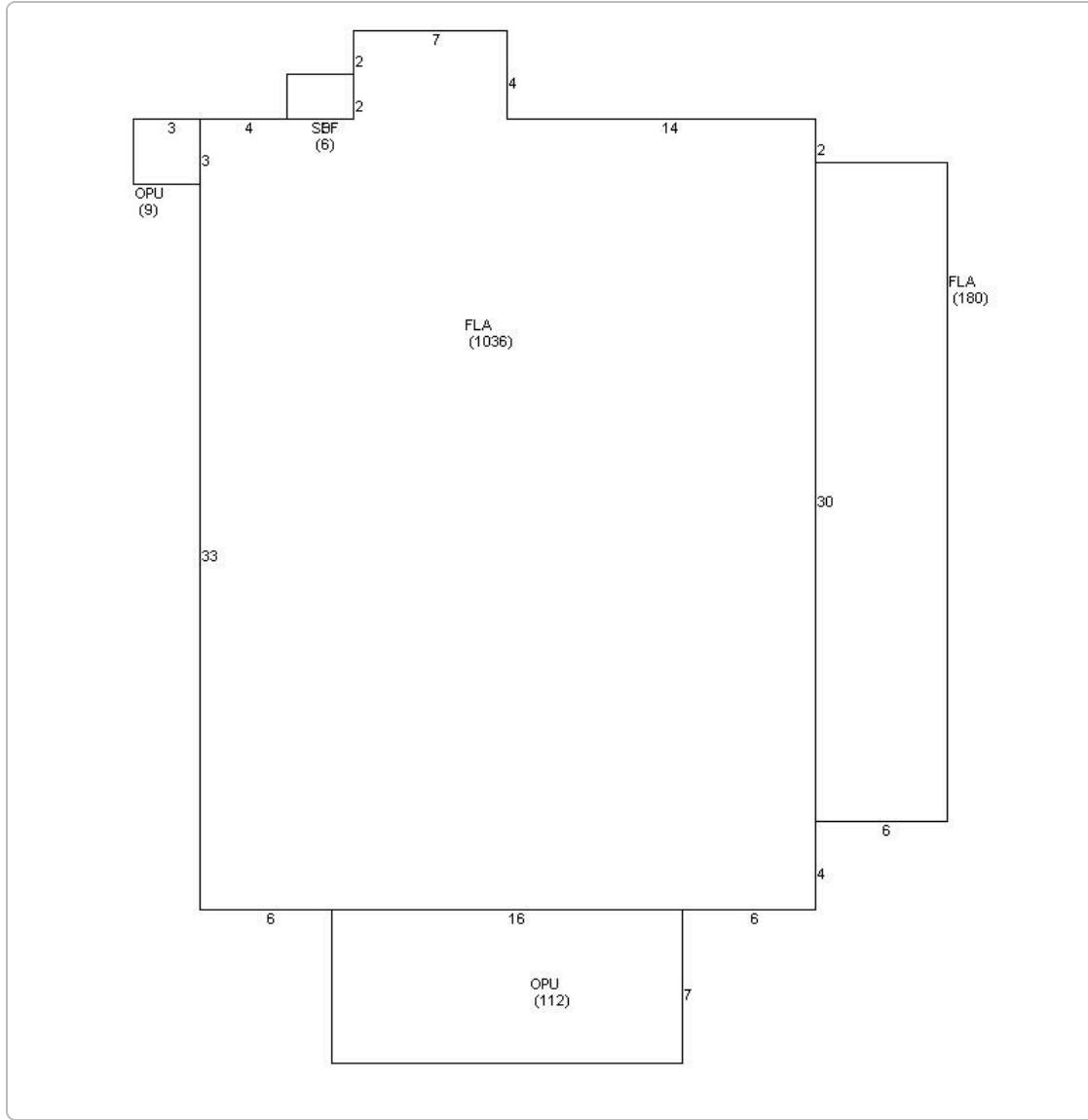
**Permits**

Number	Date Issued	Status	Amount	Permit Type	Notes
25-2945	11/18/2025	Active	\$12,325		Replace 14.5SQ existing 5V-Crimp with new of the same
9901689	06/22/1999	Completed	\$500	Residential	WOOD FENCE
9800360	02/03/1998	Completed	\$6,000	Residential	RENOVATIONS

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**



Photos



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: 3/17/2026, 2:07:47 AM

Contact Us



BEARING BASE:  
ALL BEARINGS ARE BASED  
ON N58°10'26"E ASSUMED  
ALONG THE CENTERLINE OF  
VIRGINIA STREET.

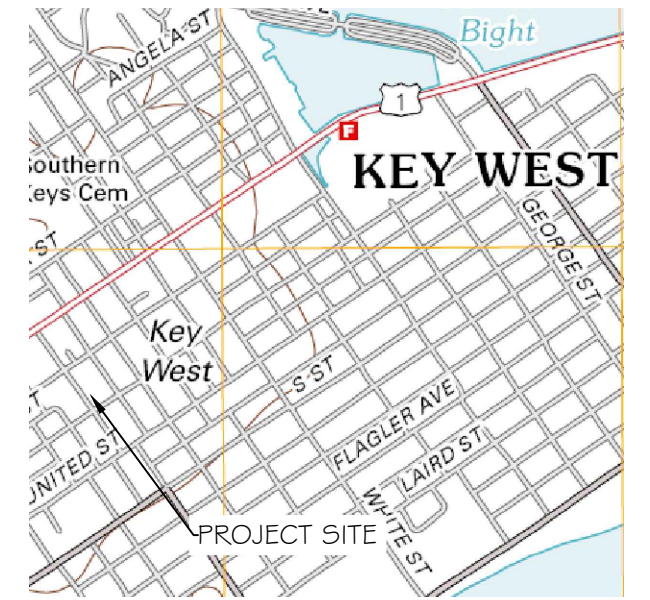
ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

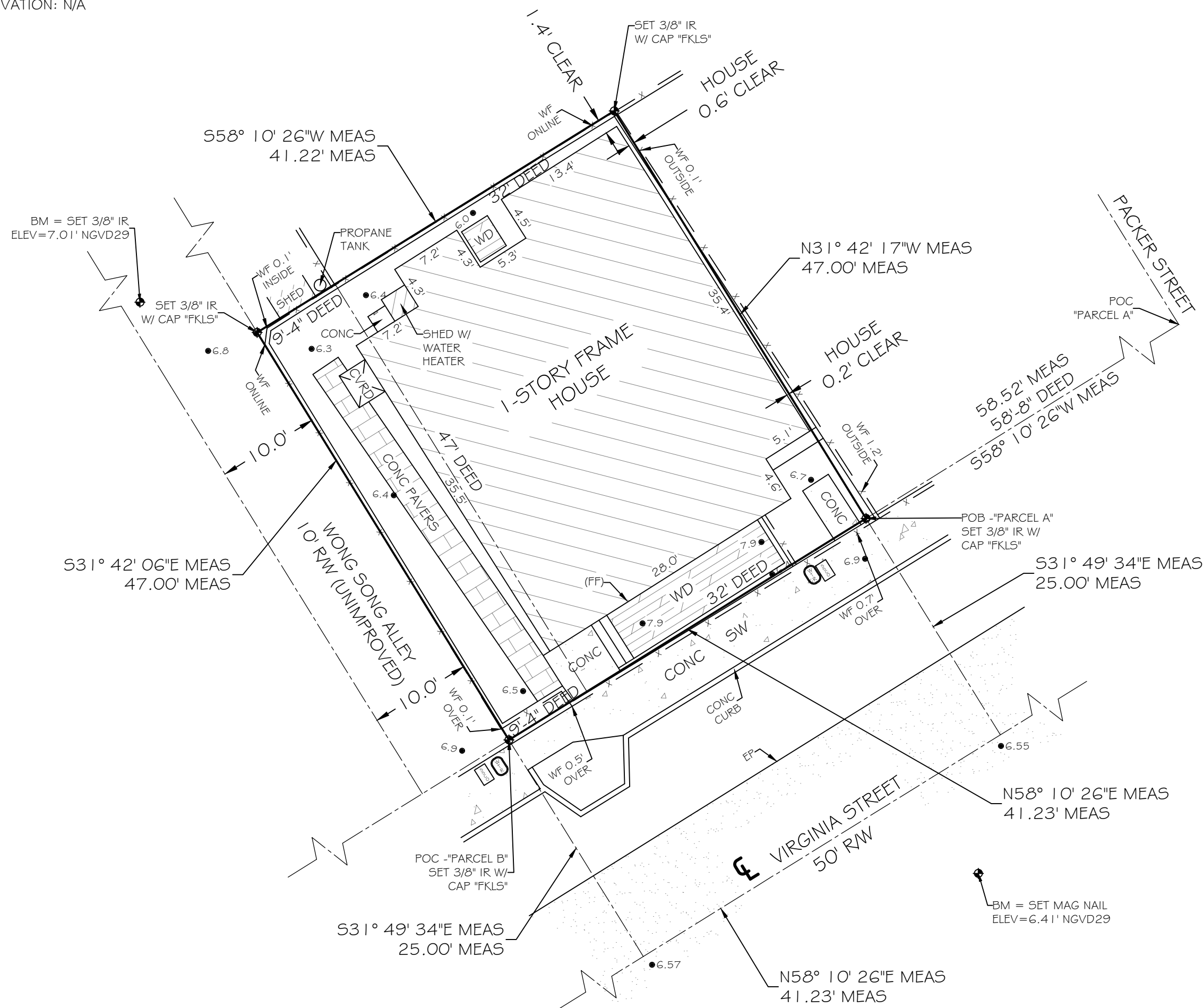
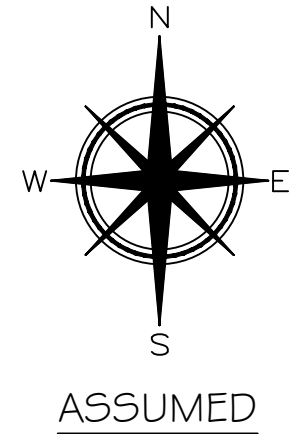
ADDRESS:  
907 VIRGINIA STREET,  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-2005  
FLOOD ZONE: X-SHADED  
BASE ELEVATION: N/A

# MAP OF BOUNDARY SURVEY



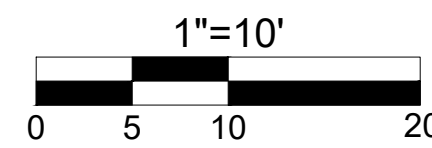
LOCATION MAP - NTS  
SEC. 05-T685-R25E



### SURVEYOR NOTES:

- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), AND ARE CERTIFIED TO AN ACCURACY OF +/- 0.10'.
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK "D 121" (P.I.D. AAO020), ELEVATION = 3.91' (NGVD 1929).
- THE FINISH FLOOR ELEVATION (FF) WAS TAKEN AT AN EXTERIOR DOOR THRESHOLD, NO INTERIOR FLOOR ELEVATIONS WERE VERIFIED. (FF) = 8.2' (NGVD 1929).
- 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.

### LEGEND



TOTAL AREA = 1,937.58 SQFT ±

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE
- SPOT GRADE ELEVATION (TYPICAL)

CERTIFIED TO -

MICHELLE PARKER;

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	GLY = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
C 4 G = 4" CONCRETE CURB & GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	IR = IRON ROD	
CBW = CONCRETE BLOCK WALL	LS = LANDSCAPING	PT = POINT OF TANGENT
CL = CENTERLINE	MB = MAILBOX	R = RADIUS
CLF = CHAINLINK FENCE	MEAS = MEASURED	RW = RIGHT OF WAY LINE
CM = CONCRETE MONUMENT	MF = METAL FENCE	SSCO = SANITARY SEWER CLEAN-OUT
CONC = CONCRETE	MHWL = MEAN HIGH WATER LINE	SW = SIDE WALK
CPP = CONCRETE POWER POLE	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TBM = TEMPORARY BENCHMARK
COVD = COVERED	NTS = NOT TO SCALE	TOB = TOP OF BANK
DELTA = CENTRAL ANGLE	OH = ROOF OVERHANG	TOS = TOE OF SLOPE
DEASE = DRAINAGE EASEMENT	ORHW = OVERHEAD WIRES	TS = TRAFFIC-SIGN
EL = ELEVATION	PM = PARKING METER	TYP = TYPICAL
ENCL = ENCLOSURE	PCC = POINT OF COMPOUND CURVE	UR = UNREADABLE
EP = EDGE OF PAVEMENT	PCF = PERMANENT CONTROL POINT	UL = UTILITY EASEMENT
FF = FINISHED FLOOR ELEVATION	POB = POINT OF BEGINNING	WD = WOOD DECK
FH = FIRE HYDRANT	PI = POINT OF INTERSECTION	WL = WOOD LANDING
FI = FENCE INSIDE		WM = WATER METER
FND = FOUND		WPF = WOOD POWER POLE
FO = FENCE OUTSIDE		WRACK LINE = LINE OF DEBRIS ON SHORE
FOL = FENCE ON LINE		WV = WATER VALVE

### LEGAL DESCRIPTION -

"PARCEL A"  
On the Island of Key West and known on William A. Whitehead's Map delineated in February 1829, as part of Tract Thirteen but better known and described as part of Lots One and Two in Square One according to a subdivision made by George G. Watson as part of Tract Thirteen: Commencing at a point on Virginia Street distant 58 feet 8 inches from the corner of Packer and Virginia Streets and running thence in a Northwesterly direction 47 feet; thence in a Southwesterly direction 32 feet; thence in a Southeasterly direction 47 feet; thence in a Northeasterly direction on Virginia Street 32 feet to the Point of Beginning.

"PARCEL B" - ALSO  
On the Island Key West and known on William A. Whitehead's Map delineated in February 1829, as part of Tract Thirteen but better known and described as part of Lots One and Two in Square One according to a subdivision made by George G. Watson as part of Tract Thirteen: Commencing at the corner of Wong Song Alley and Virginia Street, and running thence along the Northwesterly side of Virginia Street, in a Northwesterly direction Nine Feet Four Inches: thence in a Northwesterly direction Forty-seven feet; thence in a Southwesterly direction Nine Feet Four inches; thence in a Southeasterly direction on Wong Song Alley Forty-seven to the place of beginning on Virginia Street.

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/her REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. 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 WAS NOT DETERMINED FOR THIS SURVEY. THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1"=10'

FIELD WORK DATE: 01/13/2026

MAP DATE: 02/02/2026

REVISION DATE: XXXX/XXXX

SHEET 1 OF 1

DRAWN BY: IDG

JOB NO.: 25-301

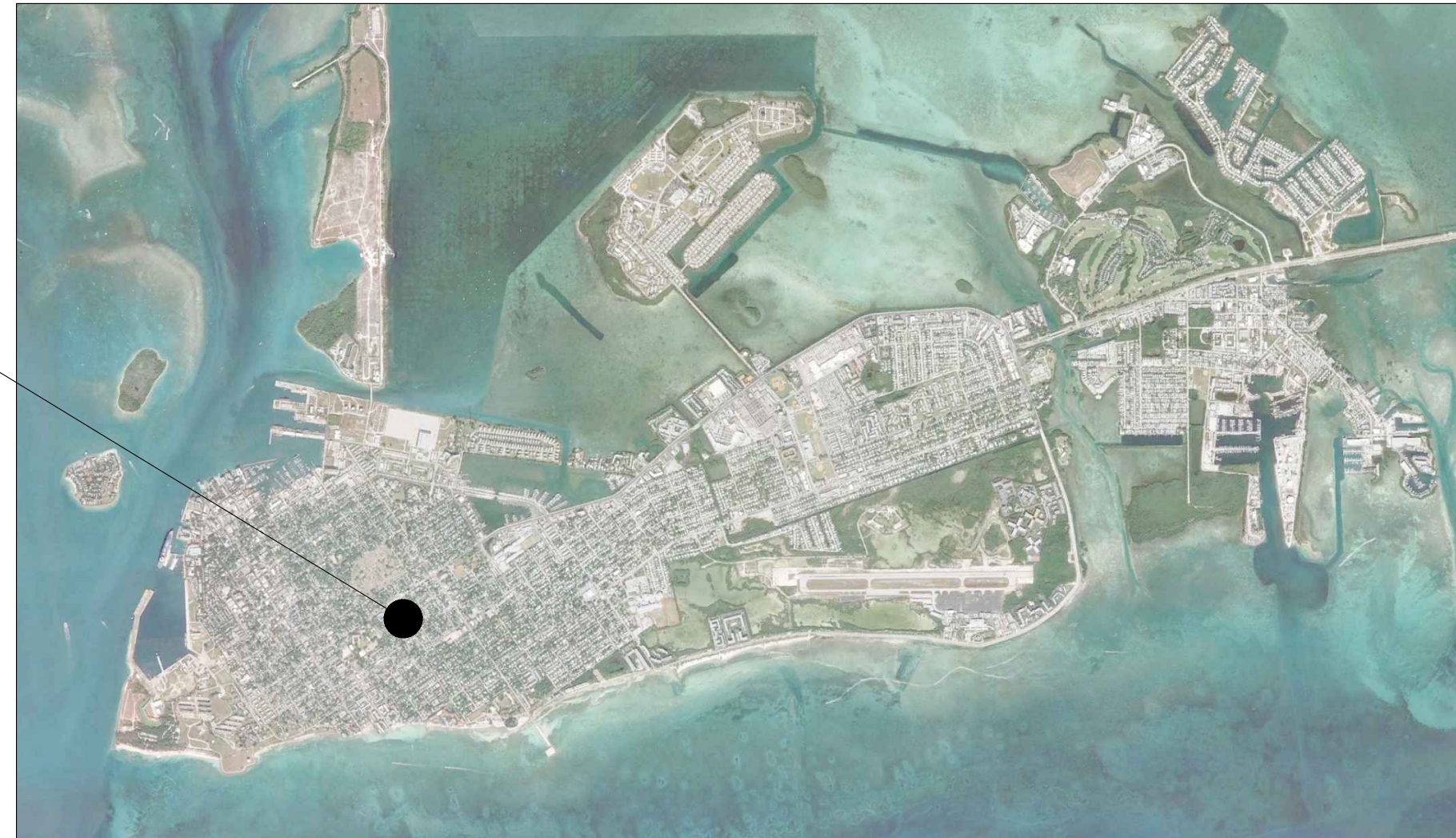
NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

ERIC A. ISAACS, LBM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LBM 7847

**FLORIDA KEYS LAND SURVEYING**  
21460 OVERSEAS HWY, SUITE 4  
CUDJOE KEY, FL 33042  
PHONE: (305) 394-3690  
FAX: (305) 509-7373  
EMAIL: FKL5email@gmail.com

# HARC AND VARIANCE PLANS FOR COVERED PORCH ADDITION

SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:  
907 VIRGINIAN ST,  
KEY WEST, FL 33040

CLIENT:  
PAUL SCOTT

THIS ITEM HAS BEEN DIGITALLY SIGNED AND  
HEADED BY SERGE MARSHAKOV, PE ON THE  
DATE ADJACENT TO THE SEAL.  
PRINTED COPIES OF THIS DOCUMENT ARE  
NOT CONSIDERED SIGNED AND SEALED AND  
THE SIGNATURE MUST BE VERIFIED ON ANY  
ELECTRONIC COPIES.

SERGE MARSHAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71280

THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL.

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

ARTIBUS DESIGN  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3312  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT:  
**PAUL SCOTT**

PROJECT:  
**907 VIRGINIA ST**

907 VIRGINIA ST,  
KEY WEST, FL 33040

COVER

SCALE	BY	DATE	DESIGN	CHECKED
AS SHOWN	DAI	4/28	DA	SAM
PROJECT NO.	DATE	NO.	REV.	BY
2602-02	5-100			1

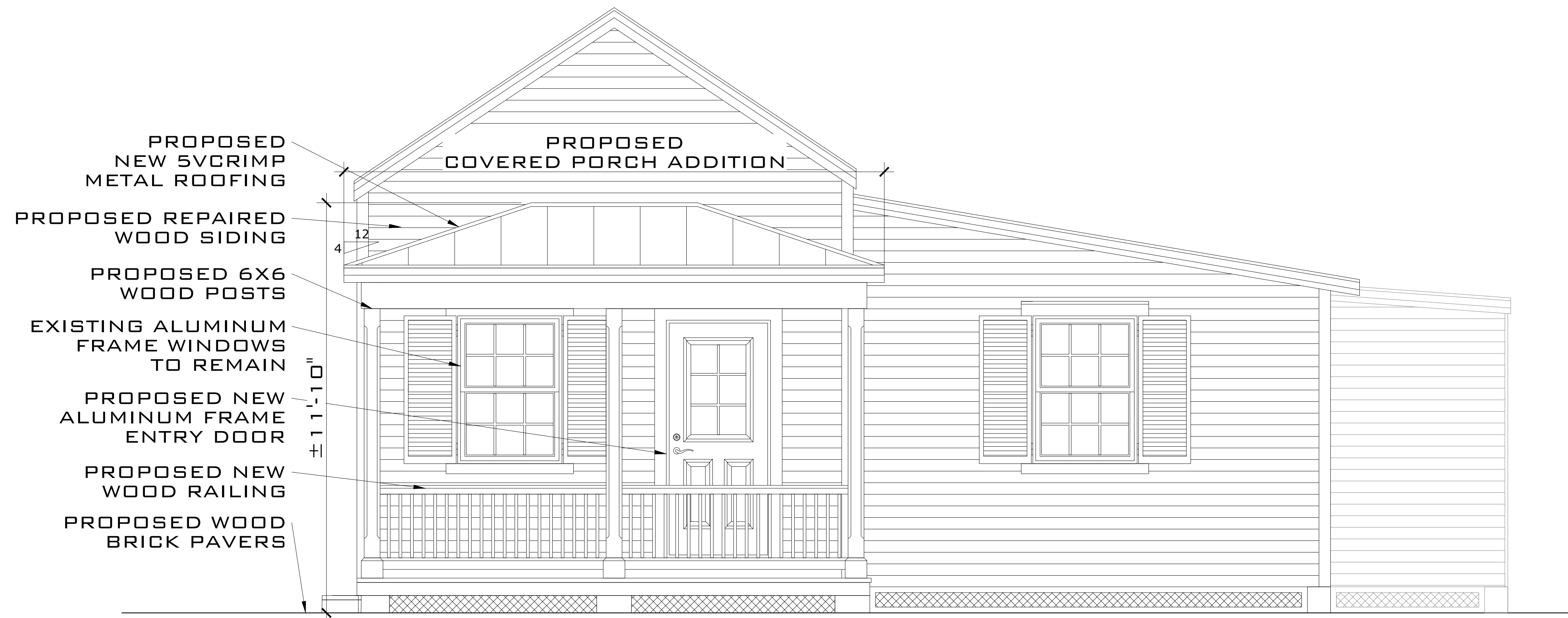






### EXISTING FRONT ELEVATION

SCALE: 1/2" = 1'-0"



### PROPOSED FRONT ELEVATION

SCALE: 1/2" = 1'-0"

THIS ITEM HAS BEEN DIGITALLY SIGNED AND  
 READ BY SERGE MASTAKOV, PE ON THE  
 DATE ADJACENT TO THE SEAL.  
 PRINTED COPIES OF THIS DOCUMENT ARE  
 NOT CONSIDERED SIGNED AND SHALL NOT  
 BE USED FOR ANY PURPOSES UNLESS THE  
 SIGNATURE MUST BE VERIFIED ON ANY  
 ELECTRONIC COPIES.

SERGE MASTAKOV  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO. 71280

THIS DRAWING IS NOT VALID WITHOUT THE  
 SIGNATURE AND ORIGINAL SEAL.

**ARTIBUS DESIGN**  
 ENGINEERING AND PLANNING

ARTIBUS DESIGN  
 3710 N. ROOSEVELT BLVD  
 KEY WEST, FL 33040  
 (305) 304-3312  
 WWW.ARTIBUSDESIGN.COM  
 CA # 30835

DESIGNER:  
**PAUL SCOTT**

PROJECT:  
 907 VIRGINIA ST

DATE:  
 907 VIRGINIA ST,  
 KEY WEST, FL 33040

SCALE BY USER	DATE	DESIGNER	CHECKER
AS SHOWN	04/14/2024	PA	SAH
PROJECT NO.	DATE OF ISSUE	REVISION	
2602-02	A-101	1	

REPAIR EXISTING  
ROOF ABOVE DOOR

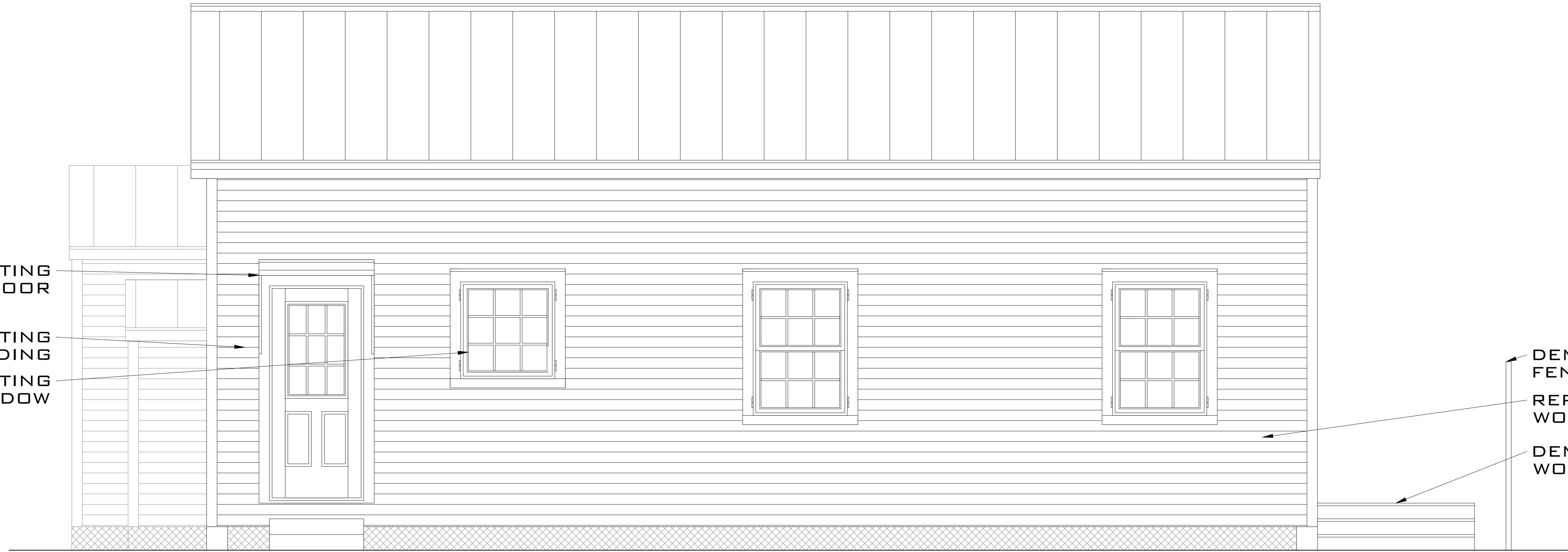
REPAIR EXISTING  
WOOD SIDING

REPLACE EXISTING  
KITCHEN WINDOW

DEMO EXISTING  
FENCE

REPAIR EXISTING  
WOOD SIDING

DEMO EXISTING  
WOOD DECK



**EXISTING LEFT ELEVATION**

SCALE: 1/2" = 1'-0"

PROPOSED REPAIRED  
ROOF ABOVE SIDE  
ENTRY DOOR

PROPOSED REPAIRED  
WOOD SIDING

PROPOSED  
ALUMINUM FRAME  
WINDOW IN KITCHEN

PROPOSED  
ALUMINUM FRAME  
SIDE ENTRY DOOR

PROPOSED WOOD  
DECKING OVER  
WOOD FRAME

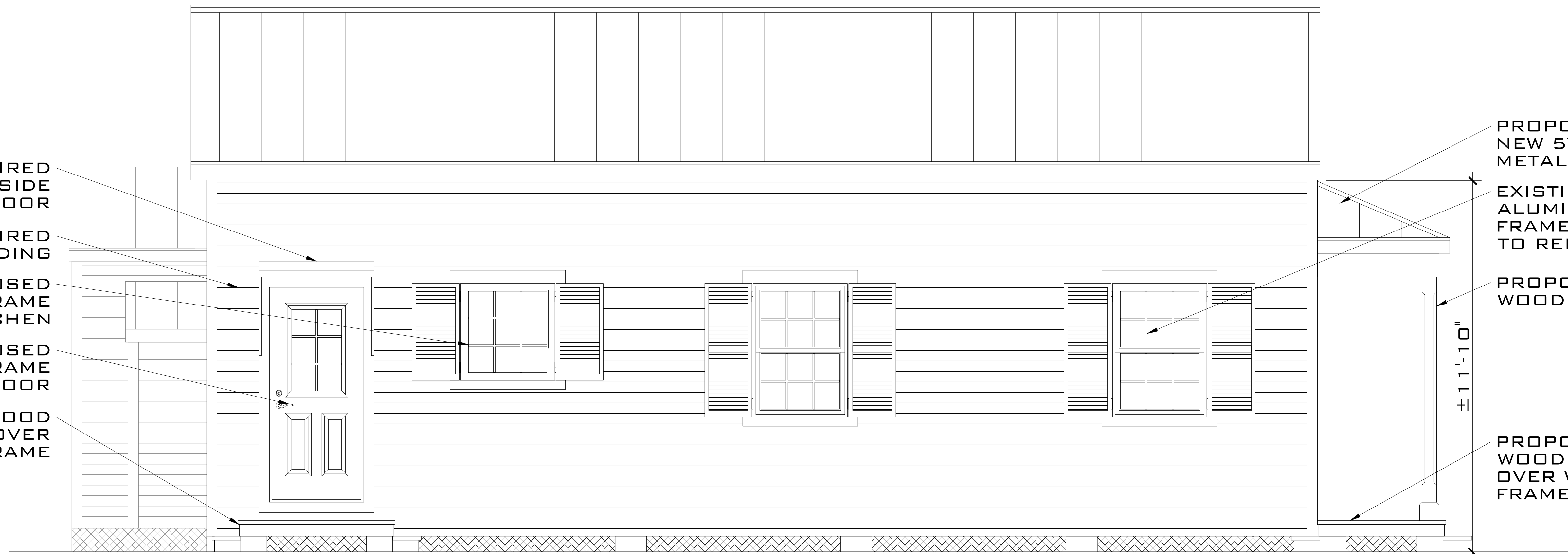
PROPOSED  
NEW 5VCRIMP  
METAL ROOFING

EXISTING  
ALUMINUM  
FRAME WINDOWS  
TO REMAIN

PROPOSED 6X6  
WOOD POSTS

±11'-10"

PROPOSED  
WOOD DECKING  
OVER WOOD  
FRAME



**PROPOSED LEFT ELEVATION**

SCALE: 1/2" = 1'-0"

THIS ITEM HAS BEEN DIGITALLY SIGNED AND  
SEALED BY SERGE MASTRARDI, P.E. ON THE  
DATE ADJACENT TO THE SEAL.  
PRINTED COPIES OF THIS DOCUMENT ARE  
NOT CONSIDERED SIGNED AND SEALED AND  
THE SIGNATURE MUST BE VERIFIED ON ANY  
ELECTRONIC COPIES.

SERGE MASTRARDI  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71480

THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL.

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

**ARTIBUS DESIGN**  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-0512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

DESIGN: **PAUL SCOTT**

PROJECT: **907 VIRGINIA ST**

907 VIRGINIA ST,  
KEY WEST, FL 33040

FRONT ELEVATION

DATE	BY	CHKD	APP'D
2602-02	AS	DA	SKM

PROJECT NO: 2602-02    DRAWING NO: A-102    SHEET NO: 1