



VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

Application Fee Schedule

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

After the Fact Application Fee Schedule

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

Please 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.



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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: 1100 Grinnell St., Key West, FL 33040

Zoning District: HMDR

Real Estate (RE) #: 00031480-000000

Property located within the Historic District? ☒ Yes ☐ No

APPLICANT: ☐ Owner ☒ Authorized Representative

Name: Heather Korth Mailing Address: 3106 E. 17th Ave.

City: Denver State: CO Zip: 80206

Home/Mobile Phone: 720-840-9578 Office: 720-840-9578 Fax: _____

Email: heather@korthcollaborativedesign.com

PROPERTY OWNER: (if different than above)

Name: Gary & Susan August Mailing Address: 1100 Grinnell St.

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 248-515-5119 Office: 248-515-5119 Fax: _____

Email: gaugust@august-law.com susan@augustinteriordesign.com

Description of Proposed Construction, Development, and Use: Replace existing shed with a 27' x 16'
accessory structure pool house and replace existing 313 sq. ft. pool with 218 sq. ft. rectangular pool.

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

Requesting variance for accessory structure to exceed 30% of rear yard.

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	HMDR			
Flood Zone	X			
Size of Site	5,223 SQ. FT.			
Height	26 FT 10 IN			
Front Setback	10 FT	5 FT 1 IN	NO CHANGE	NO
Side Setback	5 FT	9 FT 6 IN	NO CHANGE	NO
Side Setback	N/A			
Street Side Setback	5 FT	8 FT 7 IN	NO CHANGE	NO
Rear Setback	15 FT	41 FT 1 IN	NO CHANGE	NO
F.A.R	N/A			
Building Coverage	40% MAX	32.47%	38.46%	NO
Impervious Surface	60% MAX	48.50%	49.66%	NO
Parking	N/A			
Handicap Parking	N/A			
Bicycle Parking	N/A			
Open Space/ Landscaping	35% MIN	38.89%	36.05%	NO
Number and type of units	N/A			
Consumption Area Accessory Rear or No. of seats Yard Coverage	MAX 30% OF REAR YARD	13.84%	50.23%	YES

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.

No special conditions or circumstances exist.

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

The existing shed that encroaches into the required setback existed prior to the current owners purchasing the property in 2021. The new accessory structure meets the required setbacks and all other building coverage, impervious area, and open space requirements.

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 are not conferred. The LDRs provide for the replacement of a nonconforming accessory structure with variance approval.

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.

No hardship conditions exist. The proposed accessory structure complies with all other zoning requirements with the exception of it not exceeding 30% of the rear yard.

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.

Granting a variance for an accessory structure to exceed the 30% rear yard is the minimum variance required for the accessory structure.

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

The granting of the variance does not appear to be injurious to the area involved or detrimental to the public interest.

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.

Other nonconforming uses of other properties were not considered in developing this 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

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

Attendees: Heather Korth, Ben Gagnon

Heather and Ben spoke on the phone regarding how the rear yard was calculated and that a variance would be required for the proposed accessory structure. Ben explained the variance process and what would be required for the application.

Verification & Authorization Forms



**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, Gary August and Susan August authorize
Please Print Name(s) of Owner(s) as appears on the deed

Heather Korth

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 08/2/2005
Date

by Gary August & Susan August
Name of Owner

They are
He/She is personally known to me or has presented MICHIGAN DRIVERS' LICENSES as identification.

[Signature]
Notary's Signature and Seal

Deborah Siegel Motley
Name of Acknowledger typed, printed or stamped

DEBORAH SIEGEL MOTLEY
NOTARY PUBLIC, OAKLAND COUNTY, MI
ACTING IN OAKLAND COUNTY
MY COMMISSION EXPIRES MAR. 25, 2030

N/A
Commission Number, if any



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

I, Heather Korth, in my capacity as Architect and Owner
(print name) (print position; president, managing member)
of Korth Collaborative Design, 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:

1100 Grinnell St., Key West, FL 33040

Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

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

Heather M. Korth
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this August 11th by
Heather Korth
Name of Applicant

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

Rebecca Baior
Notary's Signature and Seal

Heather Korth
Name of Acknowledger typed, printed or stamped

Notary ID: 20244011327
Commission Number, if any



Warranty Deed

Prepared by and return to:
Gregory S. Oropeza, Esq.
Attorney at Law
Oropeza Stones Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 21-396
Consideration: \$2,250,000.00

Doc # 2317674 Bk# 3094 Pg# 1770
Recorded 5/4/2021 1:42 PM Page 1 of 3

Deed Doc Stamp \$15,750.00
Filed and Recorded in Official Records of
MONROE COUNTY KEVIN MADOK, CPA

Parcel Identification No. 00031480-000000

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 26 day of **April, 2021** between **Robert William Bell and Leslie Marie Ludka, husband and wife** whose post office address is **1100 Grinnell Street, Key West, FL 33040** of the County of **Monroe**, State of **Florida**, grantor*, and **Gary August and Susan August, husband and wife** whose post office address is **1808 Cragin Drive, Bloomfield Hills, MI 48302** of the County of **Oakland**, State of **Michigan**, 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:

Lot 1 in Square 5 of Tract 13 according to George G. Watson's Subdivision of part of said Tract 13 recorded in Deed Book I, Page 209, Public Records of Monroe County, Florida. Commencing at the corner of Grinnell and Virginia Streets and running thence along Grinnell Street in a Southeasterly direction 52 feet 4 inches; thence at right angles in a Southwesterly direction 93 feet 6 inches; thence at right angles in a Northwesterly direction 52 feet 4 inches; thence at right angles in a Northeasterly direction 93 feet 6 inches out to the Point of Beginning.

AND ALSO

A parcel of land on the Island of Key West and known as a part of Lot 3 in Square 5 of Tract 13, according to George G. Watson s Subdivision of part of said Tract 13 recorded in Deed Book I, Page 209, Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

Commence at the intersection of the Southeasterly right of way line of Virginia Street and the Southwesterly right of way line of Grinnell Street, and run thence Southeasterly along the Southwesterly right of way line of the said Grinnell Street for a distance of 52.33 feet to the Point of Beginning; thence Southwesterly and at right angles for a distance of 92.2 feet to the Northeasterly face of an existing concrete block wall; thence Southeasterly and along the Northeasterly face of said wall and extension thereof for a distance of 4.7 feet to an existing chain link fence; thence Northeasterly along said chain link fence with a deflection angle of 90 degrees 26 minutes 04 seconds to the left for a distance of 92.2 feet to the said right of way line of Grinnell Street; thence Northwesterly along the said Southwesterly right of way line of Grinnell Street for a distance of 4.0 feet back to the Point of Beginning.

LESS:

A parcel of land on the Island of Key West and known as a part of Lot 1 in Square 5 of Tract 13, according to George G. Watson s Subdivision of part of said Tract 13 recorded in Deed Book I, Page 209, Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

BEGIN at the Westerly corner of the said Lot 1, said point being on the Southeasterly right of way line of Virginia Street distant 93.5 feet Southwesterly corner of Grinnell Street and the said Virginia Street, and run thence Southeasterly along the Southwesterly boundary line of the said Lot 1 for a distance of 52.33 feet to the Southerly corner of the said Lot 1; thence Northeasterly and at right angles along the Southeasterly boundary line of the said Lot 1 for a distance of 1.3 feet to the Northeasterly face of an existing concrete block wall; thence Northwesterly with a deflection angle of 89 degrees 53 minutes 26 seconds to the left and along the Northeasterly face of said wall and extension thereof for a distance of 52.33 feet to the Southeasterly right of way line of the said Virginia Street; thence Southwesterly and along Virginia Street for a distance of 1.4 feet back to the Point of Beginning.


Subject to taxes for 2021 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.

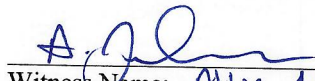
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

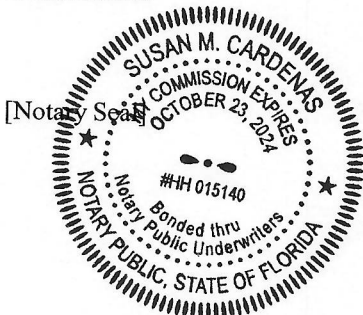

Witness Name: Susan M. Cardenas


Robert William Bell


Witness Name: Allie Johnson

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26th day of April, 2021 by Robert William Bell, who ☐ is personally known or ☒ has produced a driver's license as identification.





Notary Public

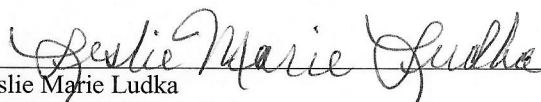
Printed Name: Susan M. Cardenas

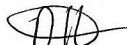
My Commission Expires: 10.23.2024

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 Name: OCTI BRACAZ

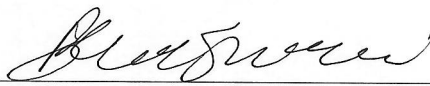

Leslie Marie Ludka


Witness Name: ANILA HYSOLLARI

State of Massachusetts
County of Suffolk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of April, 2021 by Leslie Marie Ludka, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]


Notary Public

Printed Name: Bluma Sinoimeri

My Commission Expires: 03/07/2025



Property Card

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID 00031480-000000
Account# 1032263
Property ID 1032263
Millage Group 10KW
Location 1100 GRINNELL St, KEY WEST
Address
Legal Description KW G G WATSON SUB I-209 PT LOT 1 AND PT LOT 3 SQR 5 TR 13 G34-276/77 OR27-234/35 OR118-59/61 OR120-389/90 OR969-1409 OR971-969 OR1613-1313/15 OR1613-1319/21 OR2382-65/72 OR2696-474/77 OR2700-2134/35 OR2804-1726/28 OR3094-1770
(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

AUGUST GARY
1808 Cragin Dr
Bloomfield Hills MI 48302

AUGUST SUSAN
1808 Cragin Dr
Bloomfield Hills MI 48302

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$1,395,855	\$1,335,221	\$1,335,221	\$1,169,921
+ Market Misc Value	\$39,351	\$40,328	\$41,508	\$42,689
+ Market Land Value	\$935,385	\$813,630	\$699,606	\$521,806
= Just Market Value	\$2,370,591	\$2,189,179	\$2,076,335	\$1,734,416
= Total Assessed Value	\$2,370,591	\$2,189,179	\$2,076,335	\$1,169,317
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,370,591	\$2,189,179	\$2,076,335	\$1,734,416

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$935,385	\$1,395,855	\$39,351	\$2,370,591	\$2,370,591	\$0	\$2,370,591	\$0
2023	\$813,630	\$1,335,221	\$40,328	\$2,189,179	\$2,189,179	\$0	\$2,189,179	\$0
2022	\$699,606	\$1,335,221	\$41,508	\$2,076,335	\$2,076,335	\$0	\$2,076,335	\$0
2021	\$521,806	\$1,169,921	\$42,689	\$1,734,416	\$1,169,317	\$0	\$1,734,416	\$0
2020	\$572,054	\$170,492	\$23,195	\$765,741	\$765,741	\$0	\$765,741	\$0
2019	\$560,458	\$131,038	\$23,621	\$715,117	\$715,117	\$0	\$715,117	\$0
2018	\$553,694	\$86,162	\$24,049	\$663,905	\$663,905	\$0	\$663,905	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	5,223.28	Square Foot	56	92

Buildings

Building ID	2459	Exterior Walls	CUSTOM
Style	2 STORY ELEV FOUNDATION	Year Built	1889
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2020
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	2991	Roof Type	GABLE/HIP
Finished Sq Ft	2114	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	EXCELLENT	Heating Type	FCD/AIR DUCTED
Perimeter	270	Bedrooms	4
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	3	Grade	650
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	573	0	212
DUF	FIN DET UTILIT	150	0	50
FLA	FLOOR LIV AREA	2,114	2,114	270
OUU	OP PR UNFIN UL	154	0	50
TOTAL		2,991	2,114	582

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	2005	2006	6 x 80	1	480 SF	5
WOOD DECK	2005	2005	0 x 0	0	546 SF	2
RES POOL	1986	1987	0 x 0	1	300 SF	4
FENCES	2020	2021	4 x 90	1	360 SF	2
BRICK PATIO	2020	2021	4 x 7	1	28 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/26/2021	\$2,250,000	Warranty Deed	2317674	3094	1770	01 - Qualified	Improved		
6/7/2016	\$750,000	Warranty Deed		2804	1726	12 - Unqualified	Improved		
8/28/2014	\$100	Certificate of Title		2700	2134	12 - Unqualified	Improved		
7/28/2014	\$100	Certificate of Title		2696	474	12 - Unqualified	Improved		
12/31/1999	\$499,000	Warranty Deed		1613	1319	Q - Qualified	Improved		
4/1/1986	\$115,000	Warranty Deed		971	969	Q - Qualified	Improved		

Permits

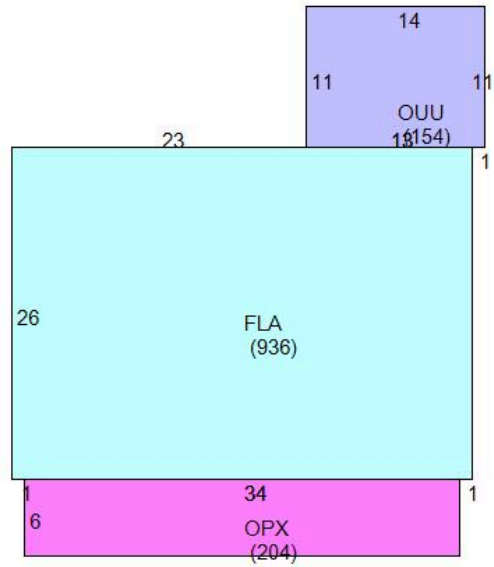
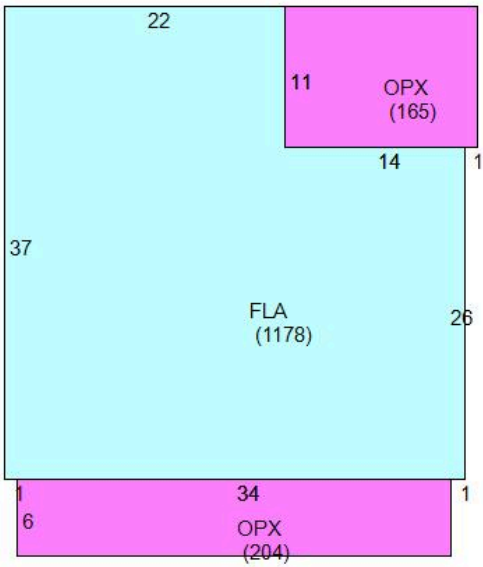
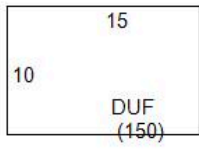
Number	Date Issued	Status	Amount	Permit Type	Notes
19-1048	01/17/2020	Completed	\$0	Residential	INSTALL NEW PLUMBING FOR KITCHEN AREA ACCORDING TO CODE ROUGH IN
17-3739	11/21/2019	Completed	\$0	Residential	INSTALL 8 HARC APPROVED DOUBLE HUNG SIX OVER SIX DIVIDED NEW WOODEN WINDOWS ON THREE SIDES OF HOUSE ON FIRST FLOOR REPLACE MISSING AND ROTTED CLAPBOARD WITH SAME SIZE. SAND OLD CLAPBOARD AND REPAINT WHITE. REPLACE ROTTED AND HISTORICALLY INCORRECT NOVELTY CLAPBOARD ON OUTDOOR SOUTH KITCHEN WALL TO MATCH REST OF HOUSE. PAINT WHITE
17-4945	11/21/2019	Completed	\$0	Residential	PLASTER 60 L.F. EXISTING POOL. N.O.C. REQUIRED
18-0320	11/21/2019	Completed	\$0	Residential	SUPPORT KITCHEN ROOF TEMPORARILY FROM INSIDE INSTALL NEW BEAM TO SUPPORT RAFTERS ON NORTH INTERIOR WALL REMOVE CLAPBOARD ON SOUTH WALL INSTALL A NEW BEAM TO SUPPORT RAFTERS ON SOUTH WALL FRAME SOUTH WALL FOR NEW SLIDING DOORS AND WINDOWS REMOVE CLAPBOARDS ON WEST WALL FRAME WALL FOR NEW WINDOW. RESIDE THE SOUTH AND WEST SIDES OF KITCHEN.
18-0649	11/21/2019	Completed	\$7,000	Residential	Remove clapboard on north an south side of house on second floor. Remove windows, re-frame rough opening of windows. Install 5 new, HARC approved, double hung, six over six divided windows. Replace missing and rotted clapboard with same size. Return window frame shape to rectangular to match previous.**NOC required** **Any siding that is not rotted will be reused on exterior of building. Window trim to match existing
18-1048	11/21/2019	Completed	\$0	Residential	INSTALL NEW PLUMBING FOR KITCHEN AREA ACCORDING TO CODE ROUGH IN
18-1484	11/21/2019	Completed	\$0	Residential	Demo existing 90', steel post/4' high picket fence with entrance gate and driveway gate. Dig holes 2' deep for 6 x 6 posts that will be approximately 5' high and approximately 7' apart. Attach 1" x 4" x 4' pickets with 3/4 spacing. Build new entrance gate and driveway gate same as fence.
18-2464	11/21/2019	Completed	\$33,527	Residential	DEMO FIRST FLOOR INTERIOR WALLS AND CEILINGS IN STAGES SO AS NOT COMPROMISE THE STRUCTURAL INTEGRITY OF THE BUILDING INSTALL 2 STEEL BEAMS TO SUPPORT THE 2ND STORY INTERIOR LOAD BEARING WALL THAT WAS COMPRISED BY PREVIOUS OWNERS. INSTALL 2 STEEL BEAMS IN FRONT LIVING AREA DEMO 2ND FLOOR STORY AND JOIST AS REQUIRED INSTALL 2x8 JOISTS IN CEILINGS AND NEW SUB FLOORS FRAME IN 4 NEW BATHROOMS INSTALL BATHROOMS FIXTURES TILE DRYWALL CASINGS AND PAINT PROJECT AREA 900 SQUARE FEET. N.O.C. REC'D 6/19/18. INTERIOR WOR ONLY.
18-2468	11/21/2019	Completed	\$9,000	Residential	Plumbing 2 bathrooms on 1st floor and 2 on 2nd floor. Install venting, drainage and supply to a total of 5 sinks, 5 faucets, 4 toilets and 3 showers. Area of work 190 sq ft.

Number	Date Issued	Status	Amount	Permit Type	Notes
18-2534	11/21/2019	Completed	\$1,632	Residential	INSTALL A SUB PANEL ON SECOND FLOOR. RUN NEW WIRING AS REQUIRED TO NEW CIRCUITS ON SECOND FLOOR BATHROOMS AND BEDROOMS. RUN NEW WIRING AS REQUIRED FROM 1ST FLOOR PANEL TO 1ST FLOOR BEDROOM BATHROOMS KITCHEN DINNING AND LIVING ROOM. HARD WIRE SMOKE DETECTORS IN ALL BEDROOMS TOP AND OF STAIRS AND KITCHEN
18-3096	11/21/2019	Completed	\$0	Residential	INSTALL TO CODE TWO BATHROOM FANS RUN DUCT WORK OUTSIDE TO SOFFIT. PLACE INSECT RODENT SCREEN OVER DUCTWORK. DUCTWORK WILL BE EXISTING ON REAR OF HOUSE SOFT
19-0431	11/21/2019	Completed	\$22,000	Residential	INSTALL AIR HANDLERS ON THE FIRST FLOOR AND 4 AIR HANDLERS ON THE 2ND FLOOR. INSTALL 3 HEAT PUMPS ON THE SOUTH SIDE OF HOUSE
19-2339	11/21/2019	Canceled	\$0	Residential	PLUMB 2ND. FLOOR KITCHENETTE. PLUMBING FOR DISHWASHER AND 12" BAR SINK. 2" WASTE PIPE AND SUPPLY LINES TO GO THROUGH FLOOR AND RUN PARALLEL TO EXPOSED JOIST ON FIRST FLOOR TO A WATER CLOSET THEN DOWN THROUGH 1ST FLOOR TO CONNECT TO SERVICE UNDER HOUSE
19-2342	11/21/2019	Canceled	\$0	Residential	INSTALL KITCHENETTE BASE AND WALL CABINETS. COUNTER TOP MEASURING 7' 6" WILL HAVE A 12" SINK AND BUILT INDUCTION 2 BURNER STOVE TOP RUN ON 120V. APPLIANCES TO INCLUDE A 24" REFRIGERATOR, 24" DISHWASHER AND A WALL MOUNTED MICROWAVE
19-0431	04/01/2019	Completed	\$22,000	Residential	INSTALL 3 AIR HANDLERS ON FIRST FLOOR AND 4 AIR HANDLERS ON 2ND FLR
17-2764	07/28/2017	Completed	\$3,500	Residential	EXPLORATORY DEMO OF INSIDE WALLS , CEILING AND FLOOR OF KITCH , R & R OF BOARDS ON OUTSIDE DECK THAT SURROUNDS KITCH TO REPAIR FOUNDATION
17-798	04/04/2017	Completed	\$13,000	Residential	REMOVE ROWS OF CLAPBOARD TO EXPOSE LOWER SILL. JACK LOWER SILL AS REQUIRED TO LEVEL ALL SIDES . ATTACH LEDGER BOARD TO WALL STUDS. JACK LEDGER BOARD TO RELIEVE WEIGHT ON LOWER SILL. REPLACE OLD CONCH PILINGS WITH NEW PER PLANS
17-896	03/16/2017	Completed	\$3,000	Residential	REMOVE GINGERBREAD FOR REPAIR. LEFT PORCH SPLICE NEW 6X6 ONTO POST ATTACH 2X10 FACING JOISTS ONTO CONCRET BLOCK REPAIR AND REPAINT 2ND STORY RAILING RESTORE 2 RAFTERS REPLACE DECKING AND CUBAN TILE
16-3796	09/28/2016	Completed	\$4,500	Residential	EXPLORATORY DEMO OF 1ST FLR FOR STRUCTURAL ENGINEERS INSPECTION
15-1708	05/31/2015	Completed	\$26,360	Residential	INSTALL 1500 SQ/FT OF 24 G VICTORIAN METAL SHINGLE AND 350 SQ/FT OF 26 G V-CRIMP METAL ROOFING. INSTALL A LAYER OF 1/2' CDX PLYWOOD OVER THE TONGUE AND GROOVE. NEW METAL SHINGLES TO MATCH EXISTING.
06-3725	08/15/2006	Completed	\$1,500	Residential	INSTALL OF 16 KW GENERATOR
06-3726	07/27/2006	Completed	\$1,500	Residential	HOOK-UP 16KW GENERATOR
05-4609	10/18/2005	Completed	\$3,000	Residential	ATF-NEW 2 STORY STRUCTURE-BALCONY AND DECK BELOW
05-4610	10/18/2005	Completed	\$800	Residential	ATF-RENOVATE EXISTING DECK 200SF
05-3985	09/23/2005	Completed	\$8,000	Residential	BUILD A MASONRY FENCE SOLID & LOUVERS
05-0484	02/14/2005	Completed	\$11,500	Residential	CENT A/C, DEMO EXISTING FLOORING & TILE
9601804	04/01/1996	Completed	\$300	Residential	FENCE
B954330	12/01/1995	Completed	\$3,000	Residential	RENOVATIONS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2024 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: 3/18/2025, 10:10:52 PM

Contact Us

Developed by
 **SCHNEIDER**
GEOSPATIAL

Survey

1" = 20'
Assumed



- Sheet One of Two Sheets

A diagram of a triangular truss. It consists of three members meeting at a top joint, forming a triangle. A vertical load is applied downwards at the top joint. A horizontal reaction force is applied to the left at the bottom-left joint. The bottom-right joint is a roller support.

Professional Surveyor & Mapper
PSM #6298

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

NOTE:
This Survey Map is not
full and complete without
the attached Survey Report.

Boundary Survey Report of part of Lots 1 & 3, Square 5, Tract 13, George G. Watson's Subdivision, Key West, FL

NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1100 Grinnell Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: April 22, 2021
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: Lot 1 in Square 5 of Tract 13 according to George G. Watson's Subdivision of part of said Tract 13 recorded in Deed Book I, Monroe County, Florida, Records at Page 209, June 1, A.D. 1874. Commencing at the corner of Grinnell and Virginia Streets and running thence along Grinnell Street in a Southeasterly direction 52 feet 4 inches; thence at right angles in a Southwesterly direction 93 feet 6 inches; thence at right angles in a Northwesterly direction 52 feet 4 inches; thence at right angles in a Northeasterly direction at 93 feet 6 inches out to the Point of Beginning.

AND ALSO

A parcel of land on the Island of Key West and known as part of Lot 3 in Square 5 of Tract 13, according to George G. Watson's Subdivision of part of said Tract 13 recorded in Deed Book I, at Page 209 of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

Commence at the intersection of the Southeasterly right of way line of Virginia Street and the Southwesterly right of way line of Grinnell Street and run thence Southeasterly along the Southwesterly right of way line of the said Grinnell Street for a distance of 52.33 feet to the Point of Beginning; thence Southwesterly and at right angles for a distance of 92.2 feet to the Northeasterly face of an existing concrete block wall; thence Southeasterly and along the Northeasterly face of said wall and extension thereof for a distance of 4.7 feet to an existing chain link fence; thence Northeasterly along said chain link fence with a deflection angle of 90 degrees 26 minutes 04 seconds to the left for a distance of 92.2 feet to the said right of way line of Grinnell Street; thence Northwesterly along the said Southwesterly right of way line of Grinnell Street for a distance of 4.0 feet back to the Point of Beginning.

LESS:

A parcel of land on the Island of Key West and known as a part of Lot 1 in Square 5 of Tract 13 according to George G. Watson's Subdivision of part of said Tract 13 recorded in Deed Book I, at Page 209, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

BEGIN at the Westerly corner of the said Lot 1, said point being on the Southeasterly right of way line of Virginia Street distant 93.5 feet Southwesterly corner of Grinnell Street and the said Virginia Street, and run thence Southeasterly along the Southwesterly boundary line of the said Lot 1 for a distance of 52.33 feet to the Southerly corner of the said Lot 1; thence Northeasterly and at right angles along the Southeasterly boundary line of the said Lot 1 for a distance of 1.3 feet to the Northeasterly face of an existing concrete block wall; thence Northwesterly with a deflection angle of 89 degrees 53 minutes 26 seconds to the left and along the Northeasterly face of said wall and extension thereof for a distance of 52.33 feet to the Southeasterly right of way line of the said Virginia Street; thence Southwesterly and along Virginia Street for a distance of 1.4 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Gary August and Susan August;
Oropeza Stones Cardenas, PLLC;
Old Republic 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

April 28, 2021

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

Plans

A two-story white house with a balcony and a white picket fence. The house has a white picket fence in front, and a large palm tree is visible in the background. The house has a white balcony with a white railing. The house is surrounded by greenery and a clear blue sky.

Legend

- Foundation Line (CLF) Point
- Set 1/4" Iron Pipe w/flag (CP20)
- Found 1/2" Iron Nail (C24)
- * Found Nail & Box (C24)
- Set Nail & Box (N&B)
- (R) Record
- (W) Recovered & Record
- C.R.S. Concrete Block Structure
- Rt Right of Way
- CLF Chain Link Fence
- E Easement
- Wood Utility Pole
- Concrete Utility Pole
- Overhead Utility Lines

J. LYNN O'FLYNN, Inc.
 Surveying & Mapping
 8336 Oak Ave., Key Bldg. # 2000
 JACKSONVILLE, FL 32216
 Phone 386-7423 Fax 386-7424

[illegible]

All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the city, county, and the state of Florida. In the city of Key West, applicable Codes forming the basis of this design and compliance requirements for the contractor include:

This project was designed in accordance with ASCE 7-16 and to resist a 180 mph ultimate wind load.

Contractor shall verify all existing site conditions, their relationships, dimensions and locations and shall notify Architect of any discrepancies with these documents. Where discrepancies between drawings, specifications and code requirements occur, adhere to the most stringent requirement. Do not scale these drawings. Dimensions shall take precedence over scale. Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades.

The Contractor shall be responsible for all means, methods, techniques, sequences, procedures and coordination of the work.

All materials and equipment shall be installed per manufacturer's instructions.

Contractor shall maintain the job site in a neat and safe condition at all times throughout the construction period.

DATE		DESCRIPTION
8/11/25		VARIANCE APPLICATION

A-001

A two-story white wooden house with a large porch and balcony, surrounded by palm trees and a white picket fence. The house features a prominent front porch with white columns and a balcony with a white railing. The house is surrounded by lush greenery, including palm trees and a white picket fence. The sky is clear and blue.

This aerial map displays a residential neighborhood in Key West, Florida, with property boundaries and lot numbers. The map includes the following streets and lot numbers:

- Streets:** 1000 VIRGINIA ST, 900 VIRGINIA ST, 1100 VIRGINIA ST, 1000 PACKER ST, 1100 PACKER ST.
- Highlighted Property:** A red rectangle highlights a property at 900 VIRGINIA ST, lot 1.
- Other Lots:**
 - 1000 VIRGINIA ST: 31740, 31760, 31780, 31800, 31820, 31840, 31860, 31880, 31900, 31920, 31940, 31960, 31980, 32000, 32020, 32040, 32060, 32080, 32100, 32120, 32140, 32160, 32180, 32200, 32220, 32240, 32260, 32280, 32300, 32320, 32340, 32360, 32380, 32400, 32420, 32440, 32460, 32480, 32500, 32520, 32540, 32560, 32580, 32600, 32620, 32640, 32660, 32680, 32700, 32720, 32740, 32760, 32780, 32800, 32820, 32840, 32860, 32880, 32900, 32920, 32940, 32960, 32980, 33000, 33020, 33040, 33060, 33080, 33100, 33120, 33140, 33160, 33180, 33200, 33220, 33240, 33260, 33280, 33300, 33320, 33340, 33360, 33380, 33400, 33420, 33440, 33460, 33480, 33500, 33520, 33540, 33560, 33580, 33600, 33620, 33640, 33660, 33680, 33700, 33720, 33740, 33760, 33780, 33800, 33820, 33840, 33860, 33880, 33900, 33920, 33940, 33960, 33980, 34000, 34020, 34040, 34060, 34080, 34100, 34120, 34140, 34160, 34180, 34200, 34220, 34240, 34260, 34280, 34300, 34320, 34340, 34360, 34380, 34400, 34420, 34440, 34460, 34480, 34500, 34520, 34540, 34560, 34580, 34600, 34620, 34640, 34660, 34680, 34700, 34720, 34740, 34760, 34780, 34800, 34820, 34840, 34860, 34880, 34900, 34920, 34940, 34960, 34980, 35000, 35020, 35040, 35060, 35080, 35100, 35120, 35140, 35160, 35180, 35200, 35220, 35240, 35260, 35280, 35300, 35320, 35340, 35360, 35380, 35400, 35420, 35440, 35460, 35480, 35500, 35520, 35540, 35560, 35580, 35600, 35620, 35640, 35660, 35680, 35700, 35720, 35740, 35760, 35780, 35800, 35820, 35840, 35860, 35880, 35900, 35920, 35940, 35960, 35980, 36000, 36020, 36040, 36060, 36080, 36100, 36120, 36140, 36160, 36180, 36200, 36220, 36240, 36260, 36280, 36300, 36320, 36340, 36360, 36380, 36400, 36420, 36440, 36460, 36480, 36500, 36520, 36540, 36560, 36580, 36600, 36620, 36640, 36660, 36680, 36700, 36720, 36740, 36760, 36780, 36800, 36820, 36840, 36860, 36880, 36900, 36920, 36940, 36960, 36980, 37000, 37020, 37040, 37060, 37080, 37100, 37120, 37140, 37160, 37180, 37200, 37220, 37240, 37260, 37280, 37300, 37320, 37340, 37360, 37380, 37400, 37420, 37440, 37460, 37480, 37500, 37520, 37540, 37560, 37580, 37600, 37620, 37640, 37660, 37680, 37700, 37720, 37740, 37760, 37780, 37800, 37820, 37840, 37860, 37880, 37900, 37920, 37940, 37960, 37980, 38000, 38020, 38040, 38060, 38080, 38100, 38120, 38140, 38160, 38180, 38200, 38220, 38240, 38260, 38280, 38300, 38320, 38340, 38360, 38380, 38400, 38420, 38440, 38460, 38480, 38500, 38520, 38540, 38560, 38580, 38600, 38620, 38640, 38660, 38680, 38700, 38720, 38740, 38760, 38780, 38800, 38820, 38840, 38860, 38880, 38900, 38920, 38940, 38960, 38980, 39000, 39020, 39040, 39060, 39080, 39100, 39120, 39140, 39160, 39180, 39200, 39220, 39240, 39260, 39280, 39300, 39320, 39340, 39360, 39380, 39400, 39420, 39440, 39460, 39480, 39500, 39520, 39540, 39560, 39580, 39600, 39620, 39640, 39660, 39680, 39700, 39720, 39740, 39760, 39780, 39800, 39820, 39840, 39860, 39880, 39900, 39920, 39940, 39960, 39980, 40000, 40020, 40040, 40060, 40080, 40100, 40120, 40140, 40160, 40180, 40200, 40220, 40240, 40260, 40280, 40300, 40320, 40340, 40360, 40380, 40400, 40420, 40440, 40460, 40480, 40500, 40520, 40540, 40560, 40580, 40600, 40620, 40640, 40660, 40680, 40700, 40720, 40740, 40760, 40780, 40800, 40820, 40840, 40860, 40880, 40900, 40920, 40940, 40960, 40980, 41000, 41020, 41040, 41060, 41080, 41100, 41120, 41140, 41160, 41180, 41200, 41220, 41240, 41260, 41280, 41300, 41320, 41340, 41360, 41380, 41400, 41420, 41440, 41460, 41480, 41500, 41520, 41540, 41560, 41580, 41600, 41620, 41640, 41660, 41680, 41700, 41720, 41740, 41760, 41780, 41800, 41820, 41840, 41860, 41880, 41900, 41920, 41940, 41960, 41980, 42000, 42020, 42040, 42060, 42080, 42100, 42120, 42140, 42160, 42180, 42200, 42220, 42240, 42260, 42280, 42300, 42320, 42340, 42360, 42380, 42400, 42420, 42440, 42460, 42480, 42500, 42520, 42540, 42560, 42580, 42600, 42620, 42640, 42660, 426

LEGEND

- FOUND 8" iron pipe (CLF Post)
- Set 3/4" iron pipe w/stop (SS20)
- Found 1/2" iron bolt (SS24)
- ▲ Found Nail & Shit (SS24)
- △ Set Nail & Shit (SS26)
- (N) Miscellaneous
- (R) Record
- (O/R) Recovered & Record
- C.B.S. Concrete Block Structure
- Rt Right of Way
- CLF Chain Link Fence
- E Easement
- ⊙ Wood Utility Pole
- ⊖ Concrete Utility Line
- /- Overhead Utility Lines

Sheet One of Two Sheets

NOTE:
This Survey Map is not
full and complete without
the attached Survey Report.

J. LYNN O'FLYNN, Inc.
Surveying, Mapping & Engineering
Real Estate
3335 South Ave., Key West, FL 33504
(305) 299-7423 Fax (305) 299-2944

[illegible]

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This project was designed in accordance with ASCE 7-16 and to resist a 180 mph ultimate wind load.

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SHEET INDEX

A-001 COVER SHEET
A-101 SITE PLANS
A-102 DEMO & PROPOSED PLANS
A-103 ELEVATIONS
A-104 SECTIONS

This project consists of demoing a non-historic, non-contributing shed in the rear of the property and replacing it with a pool house accessory structure. The existing pool will also be removed and reconfigured, along with the surrounding deck. The existing two story single family home will remain as is.

A Tree Permit Application for the removal of 6 palm trees was submitted to the Urban Forester on August 4, 2025.

A. MATERIALS:

1. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS REQUIRED FOR THE ASSEMBLIES IN WHICH THEY ARE PART. THIS INCLUDES ALL FASTENERS, JOINERS AND SEALERS.

1. THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND GRAPHICAL PRESENTATIONS ON THE CONTRACT DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT WHO RETAINS OWNERSHIP AND AUTHORSHIP OF THE DOCUMENT IN ITS ENTIRETY. THE DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE THE INTELLECTUAL AND PHYSICAL PROPERTY OF THE ARCHITECT. AUTHORIZED USE OF THE DOCUMENTS ARE GRANTED SOLELY FOR THIS PROJECT AND NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECT.
2. THE CONTRACTOR SHALL CAREFULLY EXAMINE ALL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COORDINATE THE WORK WITH ALL TRADES, INCLUDING BUT NOT LIMITED TO, STRUCTURAL; ELECTRICAL; MECHANICAL; PLUMBING; CIVIL DRAWINGS; AND SPECIALTY DRAWINGS INCLUDING SHOP DRAWINGS AND MATERIAL SPECIFICATIONS. ANY DEVIATIONS OR INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OR CONTINUATION OF WORK.
3. ALL DRAWINGS ARE DIAGRAMMATIC AND SCHEMATIC IN NATURE. WORK INCLUDES CERTAIN COMPONENTS, APPURTENANCES AND RELATED SPECIALTIES THAT MAY NOT BE SHOWN. WORK ALSO INCLUDES ALL COMPONENTS OF ASSEMBLIES TO WHICH ARE PART OF THE ASSEMBLY. ARCHITECT SHALL PROVIDE ALL NECESSARY COMPONENTS REQUIRED FOR A COMPLETED STRUCTURE READY FOR HUMAN OCCUPANCY.

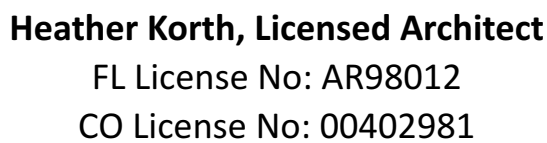
1. ALL GENERAL CONDITIONS, SPECIAL REQUIREMENTS OR GENERAL REQUIREMENTS OF THE CONSTRUCTION SPECIFICATIONS OF MATERIAL MANUFACTURERS ARE MADE PART OF THIS SPECIFICATION AND HAVE THE SAME EFFECT AS IF COMPLETELY REPRODUCED.
2. ALL WORK SHALL BE CONDUCTED BY THE CONTRACTOR IN ACCORDANCE WITH THE LATEST ADOPTED EDITIONS OF BUILDING CODES AS OF THE DATE THE PERMIT IS ISSUED FOR THIS PROJECT. CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN CURRENT CODE AND THE DRAWINGS OR SPECIFICATIONS TO THE ARCHITECT PRIOR TO WORK.
3. ALL WORK SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS.

1. ALL AGREEMENTS BETWEEN THE CONTRACTOR AND OWNER SHALL BE IN WRITING.
2. ALL AGREEMENTS SHALL SPELL OUT THE DUTIES AND RESPONSIBILITIES OF EACH PARTY.

1. THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL HAVE A MINIMUM OF 5 YEARS EXPERIENCE IN RESIDENTIAL CONSTRUCTION OF THE TRADE FOR WHICH THEY ARE CONTRACTED.
2. WHERE THE OWNER ACTS ON HIS OWN BEHALF WITH HIS/HER OWN FORCES, THE OWNER WARRANTS THAT HE/SHE HAS THE QUALIFICATIONS AND EXPERIENCE NECESSARY FOR THE ORGANIZATION AND COMPLETION OF WORK TO THE SAME STANDARDS AS THAT OF A HIRED CONTRACTOR.
3. THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE FULLY LICENSED AND BONDED FOR THE WORK FOR WHICH THEY ARE RESPONSIBLE. PROOF OF LICENSURE SHALL BE PROVIDED TO THE OWNER PRIOR TO EXECUTION OF THE AGREEMENT.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR A MINIMUM OF 1 YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION UNLESS OTHERWISE NOTED. THE WARRANTY SHALL INCLUDE THE COST OF MATERIALS, LABOR AND ANY COST ASSOCIATED WITH THE REPAIR.
5. MANUFACTURERS WARRANTIES SHALL BE THE PROPERTY OF THE OWNER AND SHALL BE TRANSFERRED TO THE OWNER UPON SUBSTANTIAL COMPLETION. MANUFACTURERS WARRANTIES SHALL NOT RELEASE THE BUILDER OF HIS RESPONSIBILITY DURING THE WARRANTY PERIOD.
6. ROOF SYSTEMS SHALL BE WARRANTED FOR A MINIMUM PERIOD OF 10 YEARS TO INCLUDE MATERIALS, LABOR AND ANY COST ASSOCIATED WITH THE REPAIR.

1. ALL PERMITS AND FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL INSPECTIONS. ARCHITECT AND OWNER SHALL BE NOTIFIED IN ADVANCE OF INSPECTIONS TO ENABLE THE ARCHITECT AND OWNER TO BE PRESENT IF DESIRED.

1. CONTRACTOR SHALL HAVE A SAFETY PROGRAM IN PLACE AND SHALL BE SOLELY RESPONSIBLE FOR THE IMPLEMENTATION OF SUCH POLICY.
2. THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH ALL BUILDING CODES, INCLUDING LOCAL AMENDMENTS, AT THE TIME OF PRODUCTION. ARCHITECT ASSUMES IMMEDIATE SUBMITTAL OF DRAWINGS TO THE BUILDING DEPARTMENT UPON COMPLETION. ARCHITECT IS NOT RESPONSIBLE FOR CODE CHANGES OCCURRING MORE THAN 6 MONTHS AFTER COMPLETION OF THESE DRAWINGS.



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Denver, CO 80206
Heather@KorthCollaborativeDesign.com
720.840.9578

1100 GRINNELL STREET
KEY WEST, FL 33040

OWNER
GARY & SUSAN AUGUST
1100 GRINNELL STREET
KEY WEST, FL 33040

GENERAL CONTRACTOR:

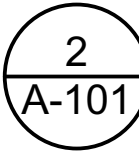


DATE		DESCRIPTION
8/11/25		VARIANCE APPLICATION

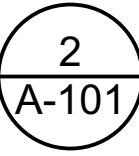
COVER SHEET

A-001

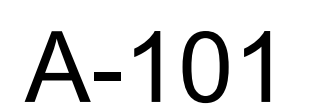
2
A-101



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



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





Korth Collaborative Design, LLC

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AUGUST RESIDENCE: POOL & POOL HOUSE

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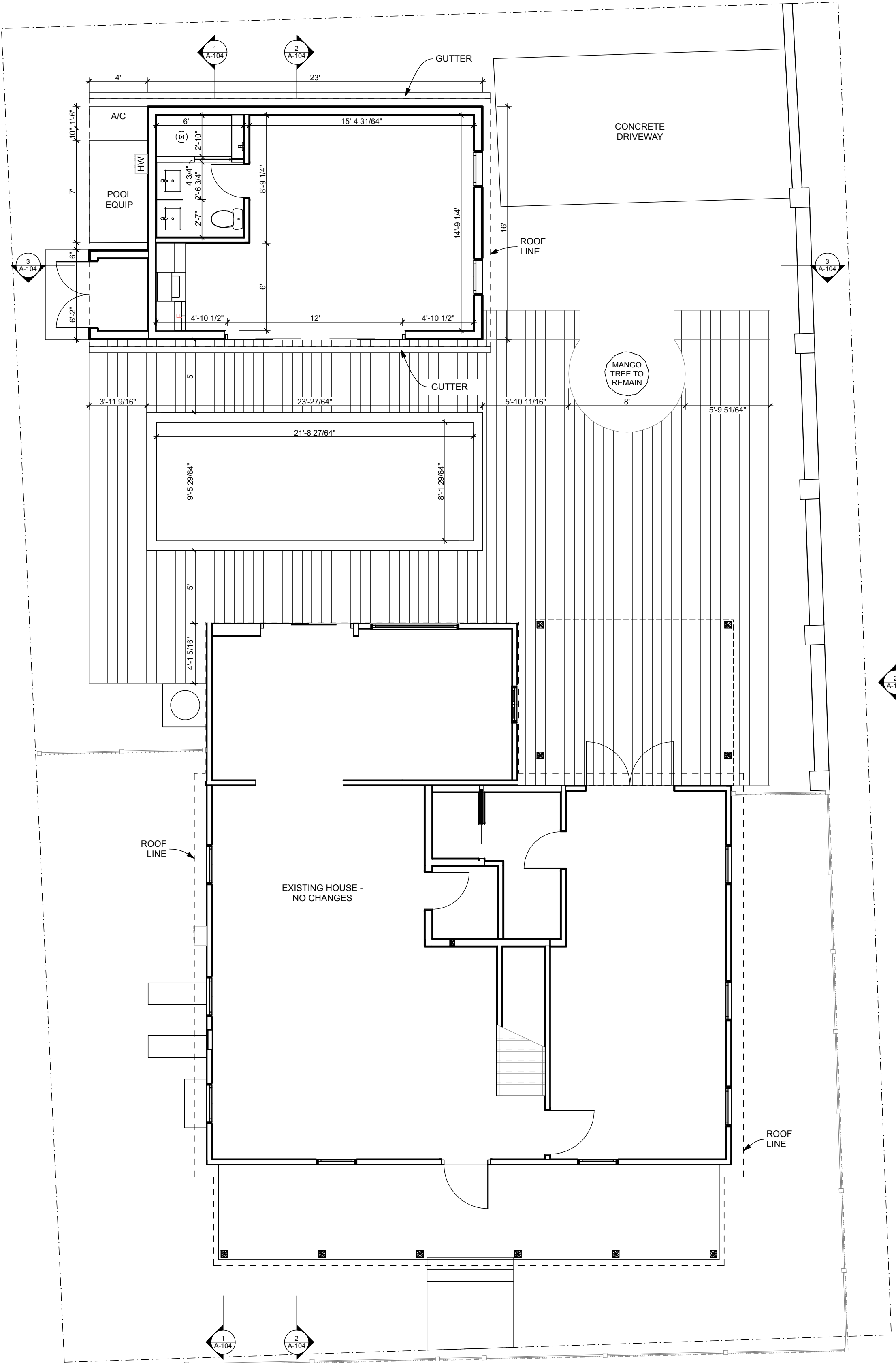
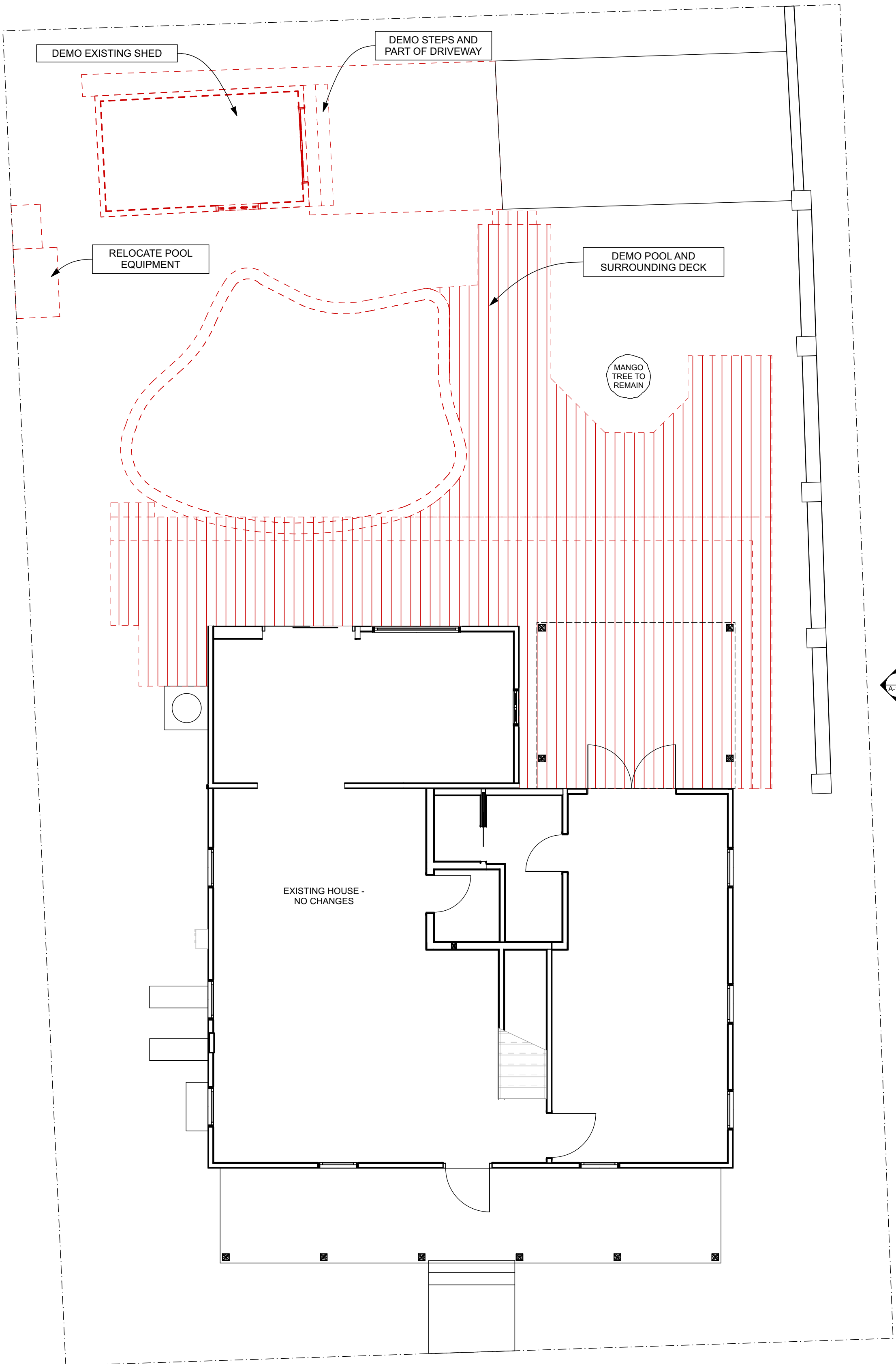
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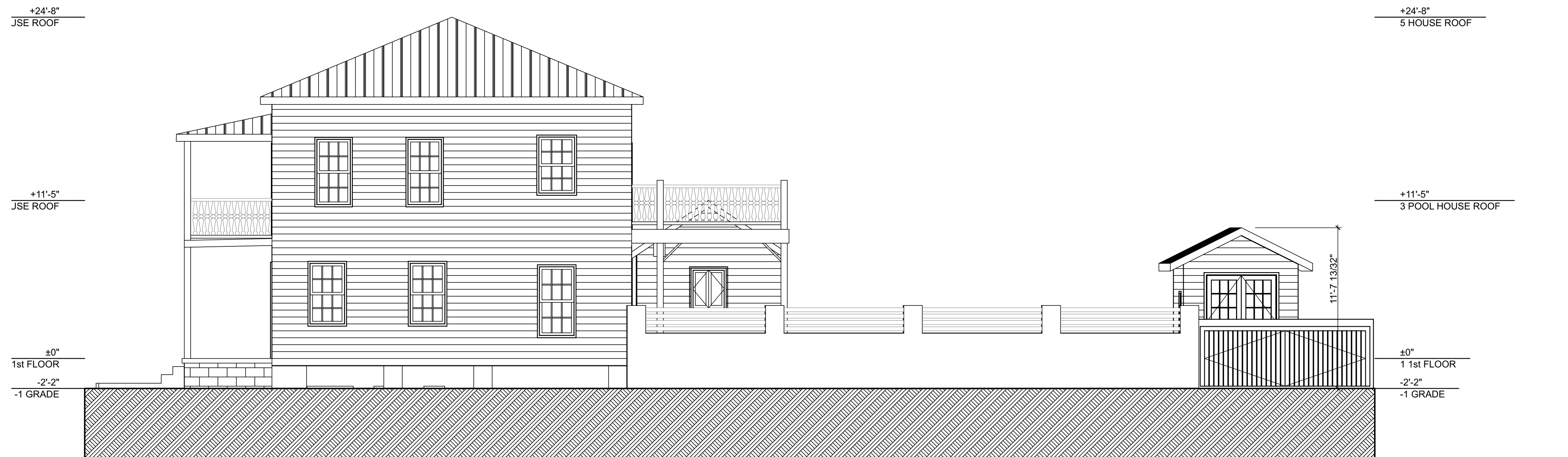


DATE	DESCRIPTION
8/11/25	VARIANCE APPLICATION

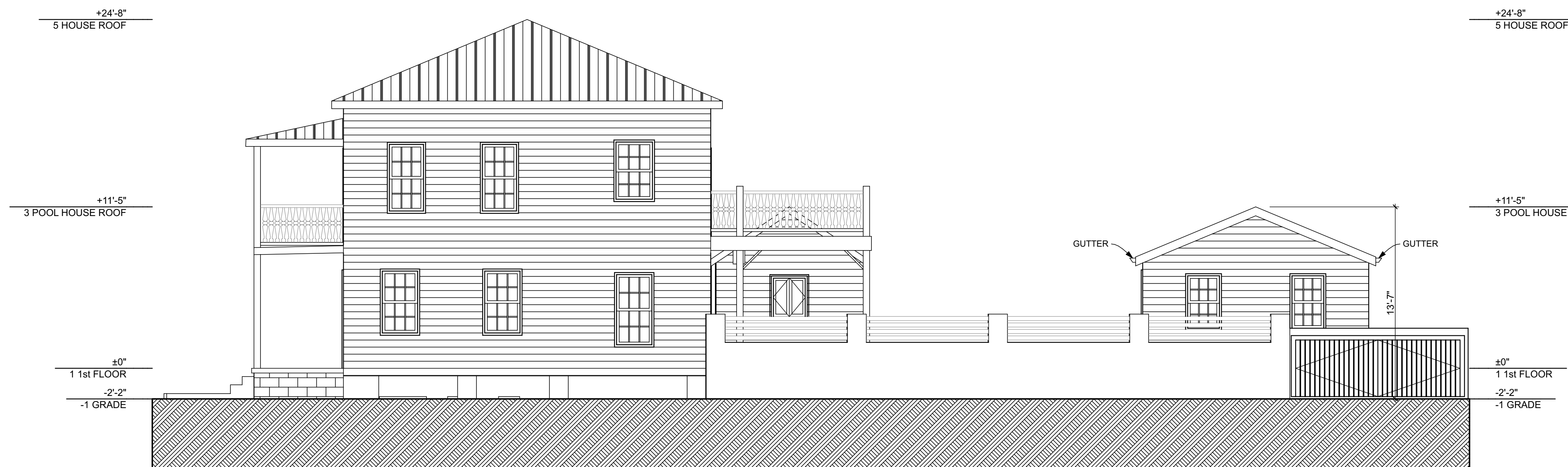
DEMO & PROPOSED FLOOR PLANS

A-102





1 WEST ELEVATION - EXISTING
A-103 SCALE: 3/16" = 1'-0"



2 WEST ELEVATION - PROPOSED
A-103 SCALE: 3/16" = 1'-0"



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**AUGUST
RESIDENCE:
POOL & POOL
HOUSE**
**1100 GRINNELL STREET
KEY WEST, FL 33040**

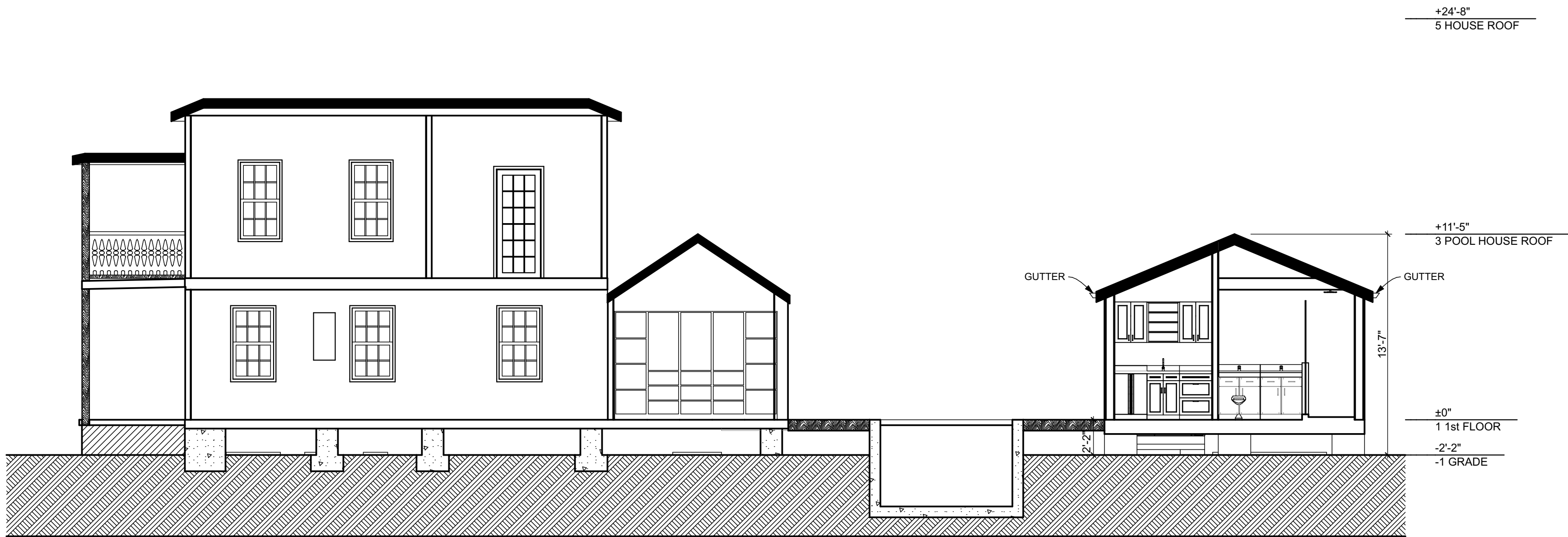
OWNER
GARY & SUSAN AUGUST
1100 GRINNELL STREET
KEY WEST, FL 33040

GENERAL CONTRACTOR:



DATE	DESCRIPTION
8/11/25	VARIANCE APPLICATION

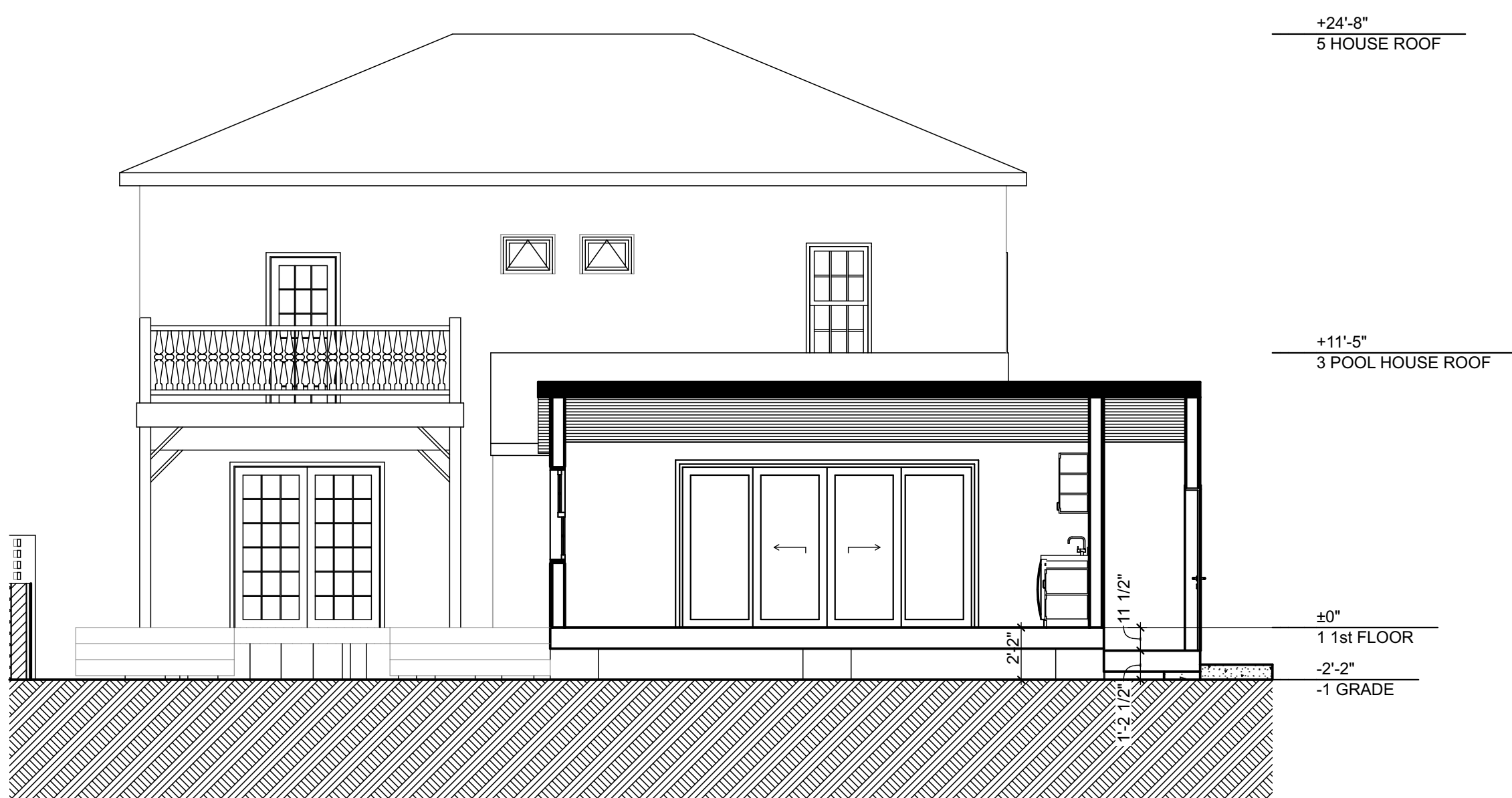
ELEVATIONS



1
A-104 SECTION 1
SCALE: 3/16" = 1'-0"



2
A-104 SECTION 2
SCALE: 3/16" = 1'-0"



3
A-104 SECTION 3
SCALE: 3/16" = 1'-0"



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SECTIONS

A-104