

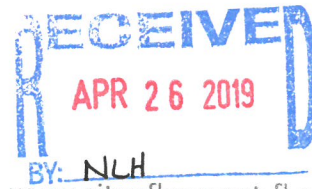
# Application



# Application For Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3720 • www.cityofkeywest-fl.gov



BY: NLH

**Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00**  
(includes \$100.00 advertising/noticing fee and \$50.00 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 305-809-3720.

### PROPERTY DESCRIPTION:

Site Address: 1326 GRINNELL STREET

Zoning District: HMDR Real Estate (RE) #: 00039600 - 000000

Property located within the Historic District?  Yes  No

APPLICANT:  Owner  Authorized Representative

Name: T. SETH NEAL

Mailing Address: 22974 OVERSEAS HIGHWAY

City: CUDJOE KEY State: FL Zip: 33042

Home/Mobile Phone: 251-422-9547 Office: 305-390-8857 Fax: \_\_\_\_\_

Email: sethneal@tsnarchitects.com

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

Name: GARY A LOER / JOANN J. LOER - MARSHALL C. WHITE / NANCY H. WHITE

Mailing Address: 6574 PALMER PARK CIR

City: SARASOTA State: FL Zip: 34238

Home/Mobile Phone: 941-650-3250 Office: 941-929-9400 Fax: \_\_\_\_\_

Email: garyloer@diporter.com

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

ADDITION OF A NEW BATHROOM AT BACK OF EXISTING RESIDENCE

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

BUILDING COVERAGE + REAR YARD SETBACK

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

If yes, please describe and attach relevant documents: \_\_\_\_\_

City of Key West • Application for Variance

Will any work be within the dripline (canopy) of any tree on or off the property?  Yes  No  
 If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078?  Yes  No

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

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HMDR			
Flood Zone	X			
Size of Site	5,116 S.F.			
Height	30'	19'-1/2" +/-	NO CHANGE	
Front Setback	10'	5'-8"	NO CHANGE	
Side Setback	5'	25'-6 1/2"	NO CHANGE	
Side Setback	5'	2'-7"	NO CHANGE	
Street Side Setback	7'-6"	NA		
Rear Setback	15'	17'-11"	9'-0"	6'-0" VARIANCE
F.A.R		-		
Building Coverage	40% MAX	2,106, 41.2%	2,255, 44%	2.8% VARIANCE
Impervious Surface	60% MAX	3,513, 68.7%	3,429.5, 67%	1.
Parking	EXISTING	-		
Handicap Parking	NA	-		
Bicycle Parking	NA	-		
Open Space/ Landscaping	35% MIN.	1,192, 23.3%	1,316, 25.7%	
Number and type of units				
Consumption Area or Number of seats	NA			

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:

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

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

N/A

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

No special privileges

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.

N/A

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.

Yes, asking for the minimum variance to add to existing structure

City of Key West • Application for Variance

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, not injurious to public welfare / area involved.

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.

N/A

**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 following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.**

- Correct application fee. Check may be payable to "City of Key West."
- Notarized verification form signed by property owner or the authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Property record card
- Signed and sealed survey
- Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- Floor plans
- Stormwater management plan

# Warranty Deed

# This Warranty Deed

Made this 30th day of September A.D. 19 97  
by Allan J. Marcil and Jody L. Marcil,  
husband and wife

MONROE COUNTY  
OFFICIAL RECORDS

FILE #1026466  
BK#1478 PG#969

RCD Oct 02 1997 02:44PM  
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 2275.00  
10/02/1997 DEP CLK

MONROE COUNTY  
OFFICIAL RECORDS

hereinafter called the grantor, to  
Gary A. Loer and JoAnn J. Loer, his wife,  
and C. Marshall White and Nancy H. White,  
his wife, as tenants in common  
whose post office address is:  
1100 GILLESPIE AVENUE  
SARASOTA, FLORIDA 33236  
Grantees' Tax Id # : [REDACTED]

he [REDACTED] grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ 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, viz:

See Schedule A attached hereto and by this reference made a part hereof.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

THIS DEED IS BEING RERECORDED TO INCLUDE THE LEGAL DESCRIPTION (SCHEDULE A)

Parcel Identification Number: 396000 (AK#1040339)

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 31, 19 96

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

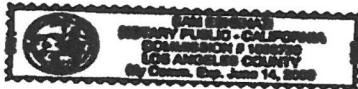
Name: Roberta Davis  
Name: Carol Kay  
Name: \_\_\_\_\_  
Name: \_\_\_\_\_

Name & Address: Allan J. Marcil LS  
Name & Address: Jody L. Marcil LS  
Name & Address: \_\_\_\_\_ LS  
Name & Address: \_\_\_\_\_ LS

State of CALIFORNIA  
County of LOS ANGELES

The foregoing instrument was acknowledged before me this 30th day of September, 19 97, by Allan J. Marcil and Jody L. Marcil, ~~husband and wife~~

who is personally known to me or who has produced U.S. PASSPORT & FLORIDA DRIVER'S LICENSE as identification.



Notary Public  
Print Name: Ann Esheng  
My Commission Expires: 6/14/00

PREPARED BY: Marci L. Rose  
First American Title Insurance Company  
2409 North Roosevelt Blvd., Suite 2  
Key West, Florida 33040  
File No: 97-2129  
RECORD & RETURN TO:

MONROE COUNTY  
OFFICIAL RECORDS

FILE #1029222  
BK#1481 PG#111  
RCD Oct 21 1997 11:41AM  
DANNY L KOLHAGE, CLERK

WD-1  
5/93

**Schedule A**  
**Legal Description**

On the Island of Key West and known as part of Tract 18 according to William A. Whitehead's map delineated in February, A.D. 1829, but better known as Lot 3 and the Southeasterly 10 feet of Lot 2, Block 10, of a part of said Tract 18, according to the diagram of the Webb Realty Company, recorded in Plat Book 1, Page 42, of the Public Records of Monroe County, Florida.

AND ALSO

A parcel of land on the Island of Key West and known as part of Tract 18 according to William A. Whitehead's map delineated in February, A.D. 1829, but better known as part of Lot 2, Block 10, of a part of said Tract 18, according to the diagram of the Webb Realty Company, recorded in Plat Book 1, Page 42 of the Public Records of Monroe County, Florida; said parcel being described as follows: COMMENCE at the Intersection of the Northwestern right-of-way line of said South Street with the Southwesterly right-of-way line of Grinnell Street and run thence Northwesternly along the said Grinnell Street for a distance of 102.5 feet to the Point of Beginning; thence Southwesterly at right angles for a distance of 80 feet; thence Northwesternly at right angles for a distance of 8.5 feet; thence Northeasterly at right angles for a distance of 51 feet; thence Southeasterly at right angles for a distance of 2.5 feet; thence Northeasterly at right angles for a distance of 29 feet to the said Grinnell Street; thence Southeasterly along the said Grinnell Street for a distance of 6 feet back to the Point of Beginning.

FILE #1029222  
BK#1481 PG#112

MONROE COUNTY  
OFFICIAL RECORDS



**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 00039600-000000  
 Account# 1040339  
 Property ID 1040339  
 Millage Group 10KW  
 Location 1326 GRINNELL St, KEY WEST  
 Address  
 Legal KW WEBB REALTY CO SUB PB1-42 LOT 3 AND PT OF LOT 2,SQR 10 TR 18 G53-55/56 OR421-62  
 Description OR591-87/88 OR753-69/70 OR884-2167 OR920-1389 OR1247-1820/22 OR1478-969 OR1481-111/12C OR1642-475/76 OR2792-1545/48  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6131  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision The Webb Realty Co  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



**Owner**

LOER GARY A  
 6574 Palmer Park Cir  
 Sarasota FL 34238  
 WHITE NANCY H  
 6574 Palmer Park Cir  
 Sarasota FL 34238

LOER JOANN J  
 6574 Palmer Park Cir  
 Sarasota FL 34238

WHITE C MARSHALL  
 6574 Palmer Park Cir  
 Sarasota FL 34238

**Valuation**

	2018	2017	2016	2015
+ Market Improvement Value	\$159,661	\$161,878	\$139,989	\$147,505
+ Market Misc Value	\$30,516	\$30,630	\$30,858	\$26,332
+ Market Land Value	\$590,657	\$528,754	\$593,279	\$552,955
= Just Market Value	\$780,834	\$721,262	\$764,126	\$726,792
= Total Assessed Value	\$710,143	\$645,585	\$586,895	\$533,541
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$780,834	\$721,262	\$764,126	\$726,792

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	5,107.50	Square Foot	0	0

**Buildings**

Building ID	3102	Exterior Walls	C.B.S.
Style		Year Built	1943
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1997
Gross Sq Ft	1507	Foundation	CONC BLOCK
Finished Sq Ft	1492	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	GOOD	Flooring Type	CONC S/B GRND
Perimeter	166	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	3
Economic Obs	0	Full Bathrooms	1
Depreciation %	30	Half Bathrooms	1
Interior Walls	WALL BD/WD WAL	Grade	500
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,492	1,492	0
SBF	UTIL FIN BLK	15	0	0
<b>TOTAL</b>		<b>1,507</b>	<b>1,492</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1980	1981	1	460 SF	4
FENCES	1983	1984	1	252 SF	2
CONC PATIO	1983	1984	1	366 SF	1
RES POOL	1983	1984	1	414 SF	3
WOOD DECK	1983	1984	1	700 SF	2
TIKI	1987	1988	1	140 SF	5
BRICK PATIO	2008	2009	1	600 SF	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/23/2016	\$100	Warranty Deed		2792	1545	11 - Unqualified	Improved
9/1/1997	\$325,000	Warranty Deed		1478	0969	Q - Qualified	Improved
3/1/1993	\$227,000	Warranty Deed		1247	1820	Q - Qualified	Improved
6/1/1983	\$100,000	Warranty Deed		884	2167	U - Unqualified	Improved
1/1/1978	\$43,500	Conversion Code		753	69	Q - Qualified	Improved

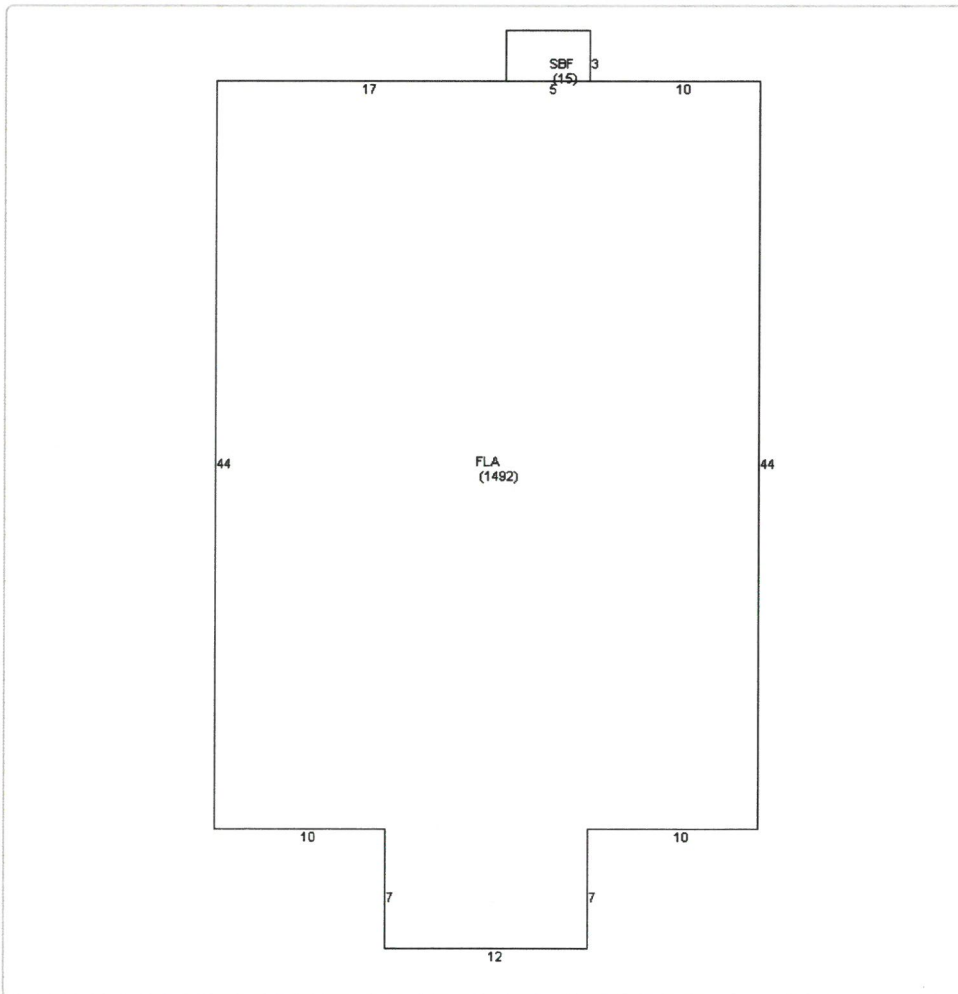
**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
8-551	2/29/2008	7/9/2008	\$2,100		R & R BROKEN PAVERS ON GRINNELL ST SIDE OF PARCEL 600SF OF SAND SET PAVERS
07-5293	12/6/2007	3/4/2008	\$3,300	Residential	REPAIR, REBUILD, REGLAZE ALL WINDOWS AND JAMS AS NEEDED

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**



**Photos**



Map



TRIM Notice

Trim Notice

2018 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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

Last Data Upload: 6/18/2019 5:29:14 AM

Version 2.2.25



# Survey

BEARING BASE:  
ALL BEARINGS ARE BASED  
ON S31°19'43"E ASSUMED  
ALONG THE CENTERLINE OF  
GRINNELL STREET.

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

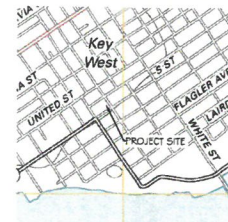
ADDRESS:  
1326 GRINNELL STREET,  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 12067C-1516K  
MAP DATE: 02-18-05  
FIRM REVISION DATE: N/A  
FLOOD ZONE: X-SHADED  
BASE ELEVATION: N/A

# MAP OF BOUNDARY SURVEY



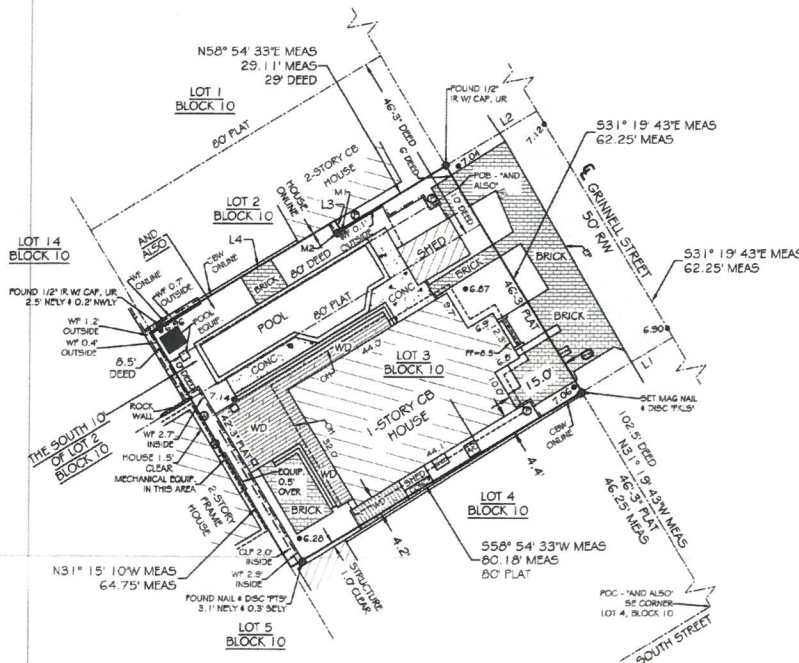
ASSUMED



LOCATION MAP - NTS  
SEC. 04-T685-R25E

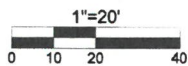
### LEGEND

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



MONUMENT #	DESCRIPTION	POSITIONING
M1	FOUND 1/2" IR W/CAP, UR	ONLINE # 0.6' SELY
M2	FOUND 1/2" IR W/CAP, UR	1.0' SWLY # 0.3' SELY

Line #	Length	Direction
L1	25.00' MEAS	S58° 40' 17"W MEAS
L2	25.00' MEAS	S58° 40' 17"W MEAS
L3	2.50' MEAS	S31° 05' 27"E MEAS
L4	51.00' MEAS	N58° 54' 33"E MEAS



### SURVEYOR NOTES -

- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
- THE FINISH FLOOR ELEVATION (FF) WAS TAKEN AT THE DOOR THRESHOLD LOCATION AS INDICATED ON THE SURVEY MAP. NO INTERIOR FLOOR ELEVATIONS WERE TAKEN OR VERIFIED. SAID FINISH FLOOR ELEVATION IS IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
- BENCHMARK DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK 'D 121' (P.I.D. A40020), ELEVATION = 3.91' (NGVD 1929).
- REVISION (1) - 03/15/2019 - REVISED DRAWING TO INCLUDE ITEMS ON THE SOUTHEAST SIDE OF THE HOUSE.

### LEGAL DESCRIPTION -

On the Island of Key West and known as part of Tract 18 according to William A. Whitehead's map delineated in February, A.D. 1829, but better known as Lot 3 and the Southeasterly 10 feet of Lot 2, Block 10, of a part of said Tract 18, according to the diagram of the Webb Realty Company, recorded in Plat Book 1, Page 42, of the Public Records of Monroe County, Florida.

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### CERTIFIED TO -

Gary A. Loer & Joann J. Loer;  
C. Marshall White & Nancy H. White;

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:

BBP = BACKFLOW PREVENTER	GLP = GUT WIRE	POC = POINT OF COMMENCEMENT
BO = BORN OUT	HS = HOSE PIPE	POC = POINT OF BEGINNING
C 1 2 = 2" CONCRETE C. 1/2" x 1/2" x 1/2"	IB = IRON PIPE	PM = PERMANENT REFERENCE MONUMENT
CO = CONCRETE	IS = IRON SINK	
CONC = CONCRETE	L = LINE	
CP = CONCRETE POWER POLE	LAP = LAMP	
CPT = CONCRETE POWER TOWER	LAV = LAVATORY	
DA = DRIVEWAY	M = MANSION	
DETA = CENTRAL/Angle	MH = MOUNTAIN HOUSE	
DETA = CENTRAL/Angle	MH = MOUNTAIN HOUSE	
DETA = CENTRAL/Angle	MH = MOUNTAIN HOUSE	
DETA = CENTRAL/Angle	MH = MOUNTAIN HOUSE	
DETA = CENTRAL/Angle	MH = MOUNTAIN HOUSE	

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE SOLID LINE SHOWS HORIZON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINE. THE DASHED HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE: 1"=20'  
FIELD WORK DATE: 01/11/2019  
MAP DATE: 03/05/2019  
REVISION: XXXX/XXXX  
SHEET: 1 OF 1  
DRAWN BY: MPB  
JOB NO.: 19-104

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 461.41 & 461.54 F.S., FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 77, PART I, FLORIDA STATUTES.

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

SIGNED:

ERIC A. BLANTON #6763, PROFESSIONAL SURVEYOR AND MAPPER, LBM 7547



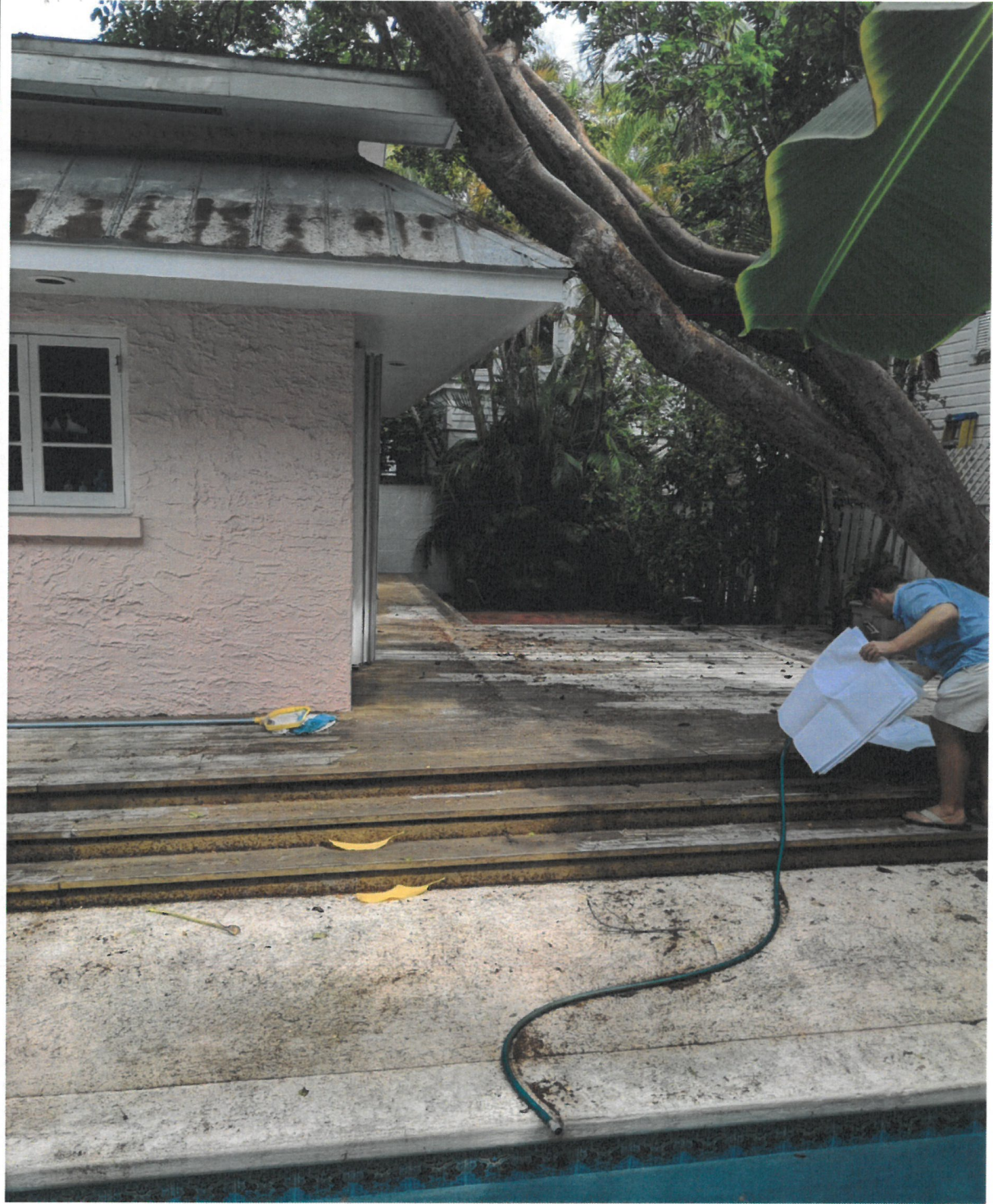
FLORIDA KEYS  
LAND SURVEYING

1996 OVERSEAS HIGHWAY  
SUGARLOAF KEY, FL 33042  
PHONE: (305) 354-3650  
FAX: (305) 509-7375  
EMAIL: FKLSEmail@gmail.com

# Site Photos











# **Proposed Plans**

# SITE DATA

1326 GRINNELL ST.  
RE #00039600-000000

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HMDR	HMDR	HMDR	HISTORIC MEDIUM DENSITY RESIDENTIAL
SITE AREA	5,116 SQ FT	4,000 SQ. FT.	EXISTING	NO CHANGE
LOT SIZE	SEE SURVEY	40' X 90' (MIN)	EXISTING	NO CHANGE
IMPERVIOUS	3,513 SQ FT (68.7%)	(60% MAX 3,069.6 SF)	3,429.5 SQ FT (67%)	IMPROVED 1.7%
OPEN SPACE	1,192 SQ FT (23.3%)	(35% MIN 1,780.6 SF)	1,316 SQ FT (25.7%)	IMPROVED 2.4%
BUILDING COV.	2,106 SQ FT (41.2%)	(40% MAX 2,046.4 SF)	2,285 SQ FT (44.0%)	VARIANCE OF 2.8%
ACCESSORY STRUCTURE REAR YARD COV.	0.0 SQ FT (0.0%)	(30% MAX COV.) SQ. FT. REAR YARD AREA	EXISTING	NO CHANGE
ACCESSORY STRUCTURE FRONT YARD COV.	230 SQ FT	N/A	EXISTING	NO CHANGE
FRONT YARD 80% GREEN SPACE COV.	288.7 SQ FT (41%)	311.1 SQ FT (80% MIN)	EXISTING	NO CHANGE

## SETBACKS. (NEW RESIDENCE)

ITEM	EXISTING	REQUIREMENT	PROPOSED	REMARK
SIDE SETBACK	2'-7"	5'	EXISTING	NO CHANGE
SIDE STREET SETBACK N.A.	-	7'-6"	-	NA
REAR SETBACK	17'-11"	18'	9'-0"	VARIANCE OF 6'-0"
FRONT SETBACK	5'-8"	10'	EXISTING	NO CHANGE
BUILDING HEIGHT	± 19'-1 1/2"	30'	EXISTING	NO CHANGE

## FEMA MAP FLOOD ZONE X



## SITE LOCATION MAP



# A RENOVATION FOR GARY LOER 1326 GRINNELL STREET KEY WEST , FL 33040

### DESIGN NOTES:

### GENERAL NOTES:


### DRAWING SCHEDULE:

- DO NOT SCALE ANY DRAWING.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DETAILS HAVE PRECEDENCE OVER SMALLER SCALE DETAILS. ANY DISCREPANCIES ARE TO BE REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION.
- CONSULT THE ARCHITECT IN THE EVENT ANY ITEM OF WORK NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT IS NOT SPECIFICALLY COVERED IN THE DRAWINGS.
- ALL WORK SHALL BE OF SUPERIOR QUALITY PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS, ALL BUILDING CODE REQUIREMENTS AND IN A PROFESSIONAL MANNER BY MECHANICS SKILLED AND LICENSED IN THEIR RESPECTIVE TRADES.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, ERECTED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
- ANY DISCREPANCIES BETWEEN DRAWINGS, LOCAL CODES, BUILDING INSPECTOR REQUIREMENTS AND/OR EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR RESOLUTION. ALL DIMENSIONS AND CONDITIONS OF EACH TRADE ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION OR THE WORK OF EACH SPECIFIC TRADE.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, AND CONVENTIONAL GUIDELINES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
- ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE WORK SHALL BE REMOVED, REPLACED, AND RECTIFIED.
- ALL LEGALLY REQUIRED APPROVALS AND PERMITS NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK SHALL BE OBTAINED.
- ALL TIE-INS AND UTILITY SERVICES ARE TO BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
- ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO THE COMPLETION OF THE PROJECT.
- ALL EXISTING TREES, SHRUBS, VEGETATION, AND LANDSCAPE ELEMENTS OR FEATURES ADJACENT TO AND IN THE VICINITY OF THE BUILDING AND STAGING AREAS SHALL BE PROTECTED DURING THE ENTIRE PERIOD OF CONSTRUCTION.
- ANY REVISIONS MUST BE APPROVED BY: ARCHITECT PRIOR TO TO CONSTRUCTION.
- ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND ENGINEER. DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S AND ENGINEER'S WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

T1.1	TITLE, SITE DATA & PROJECT INFO
C1.0	SURVEY
EX1.1	EXISTING FLOOR & SITE PLAN
EX2.1	EXISTING ELEVATIONS
EX2.2	EXISTING ELEVATIONS
A1.0	PROPOSED SITE PLAN
A1.1	PROPOSED FLOOR PLANS
A2.1	PROPOSED ELEVATIONS

### SCOPE OF WORK:

NEW ADDITION AT REAR YARD OF  
1326 GRINNELL STREET.

  
**T.S. NEAL**  
ARCHITECTS INC.  
22974 OVERSEAS HWY  
CUDDJOE KEY, FL  
33042  
305-340-8857  
251-422-9547

A RENOVATION FOR  
**GARY LOER**  
1326 GRINNELL STREET  
KEY WEST, FL 33040

DRAWING TITLE:  
TITLE & PROJECT  
INFORMATION

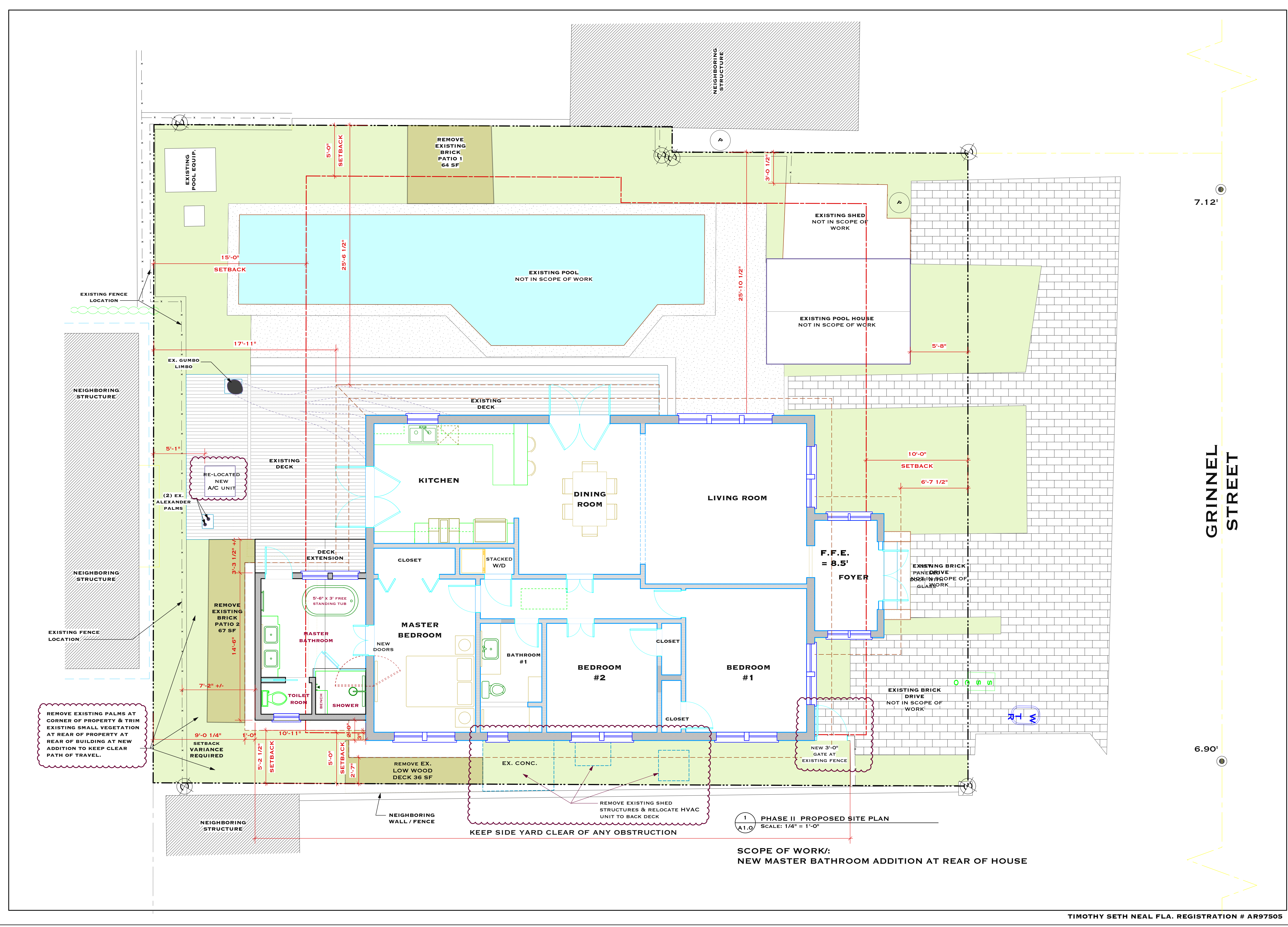
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CHECKED:  
DATE: 04-23-2019

REVISION # DATE  
**T1.1**  
SHEET #

  
T.S. NEAL ARCHITECTS, INC.

REV. #1	07-30-2019

REVISION #	DATE



1 PHASE II PROPOSED SITE PLAN  
 A1.0 SCALE: 1/4" = 1'-0"

**SCOPE OF WORK:**  
**NEW MASTER BATHROOM ADDITION AT REAR OF HOUSE**

  
**T.S. NEAL**  
 ARCHITECTS INC.  
 22974 OVERSEAS HWY  
 CUDDOUE KEY, FL  
 33042  
 305-340-9857  
 251-422-9547

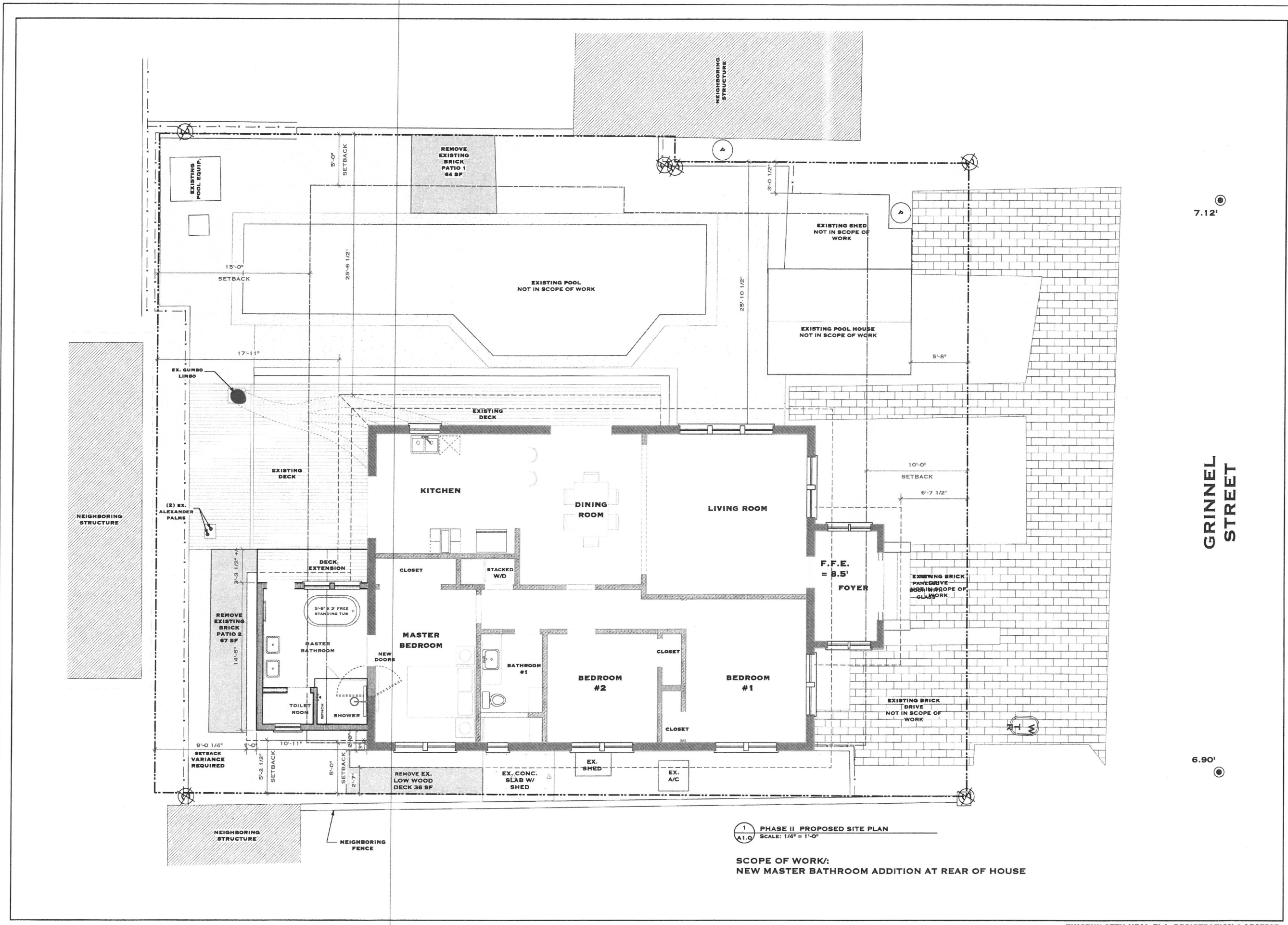
A RENOVATION FOR  
**GARY LOER**  
 1326 GRINNELL STREET  
 KEY WEST, FL 33040

DRAWING TITLE:  
**PROPOSED SITE PLAN**

DRAWN: EDNA-TSN  
 CHECKED:  
 DATE: 04-25-2019

REVISION # DATE  
**A1.0**  
 SHEET #

  
**T.S.N.**  
 T. S. NEAL ARCHITECTS, INC.



1 PHASE II PROPOSED SITE PLAN  
 SCALE: 1/4" = 1'-0"

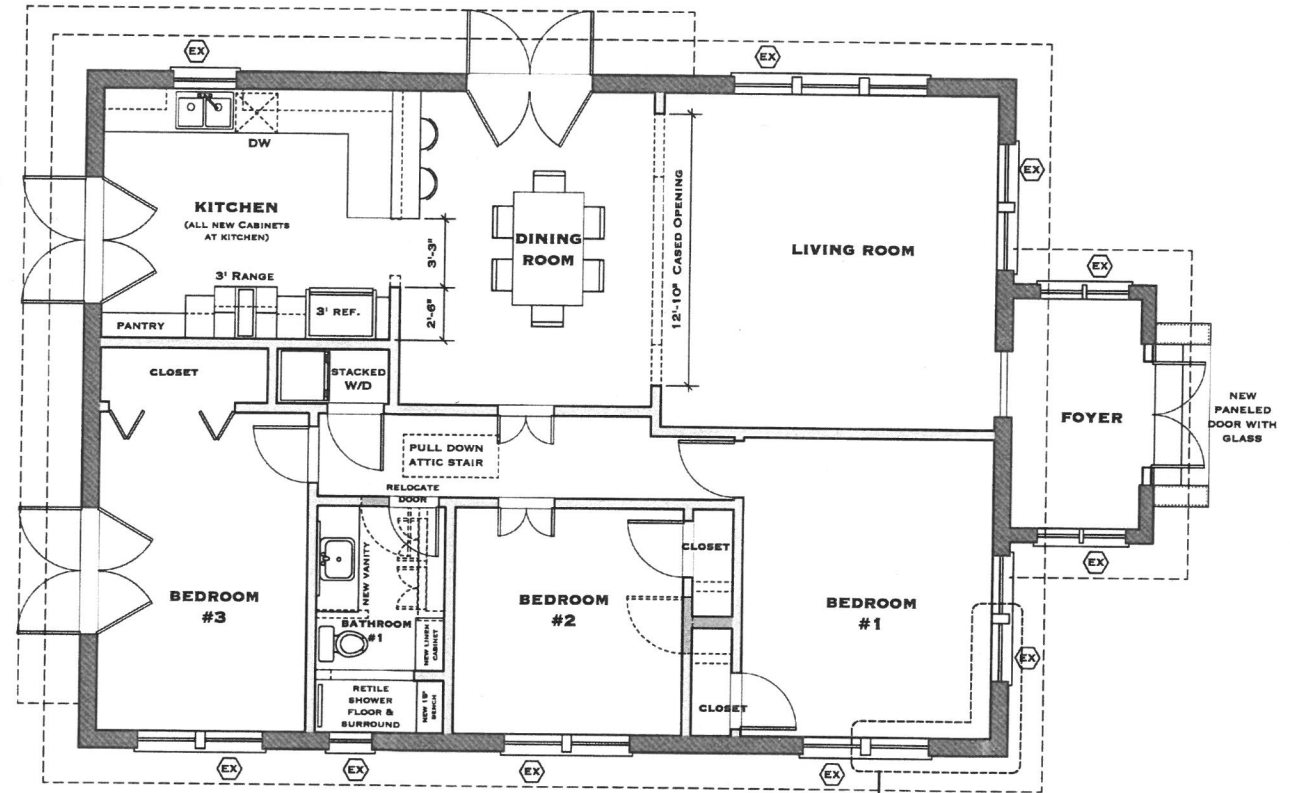
SCOPE OF WORK:  
 NEW MASTER BATHROOM ADDITION AT REAR OF HOUSE



**T.S. NEAL**  
**ARCHITECTS INC.**  
 22974 OVERSEAS HWY  
 CUDJOE KEY, FL  
 33042  
 305-340-8857  
 251-422-9547

A RENOVATION FOR  
**GARY LOER**  
 1326 GRINNELL STREET  
 KEY WEST, FL 33040

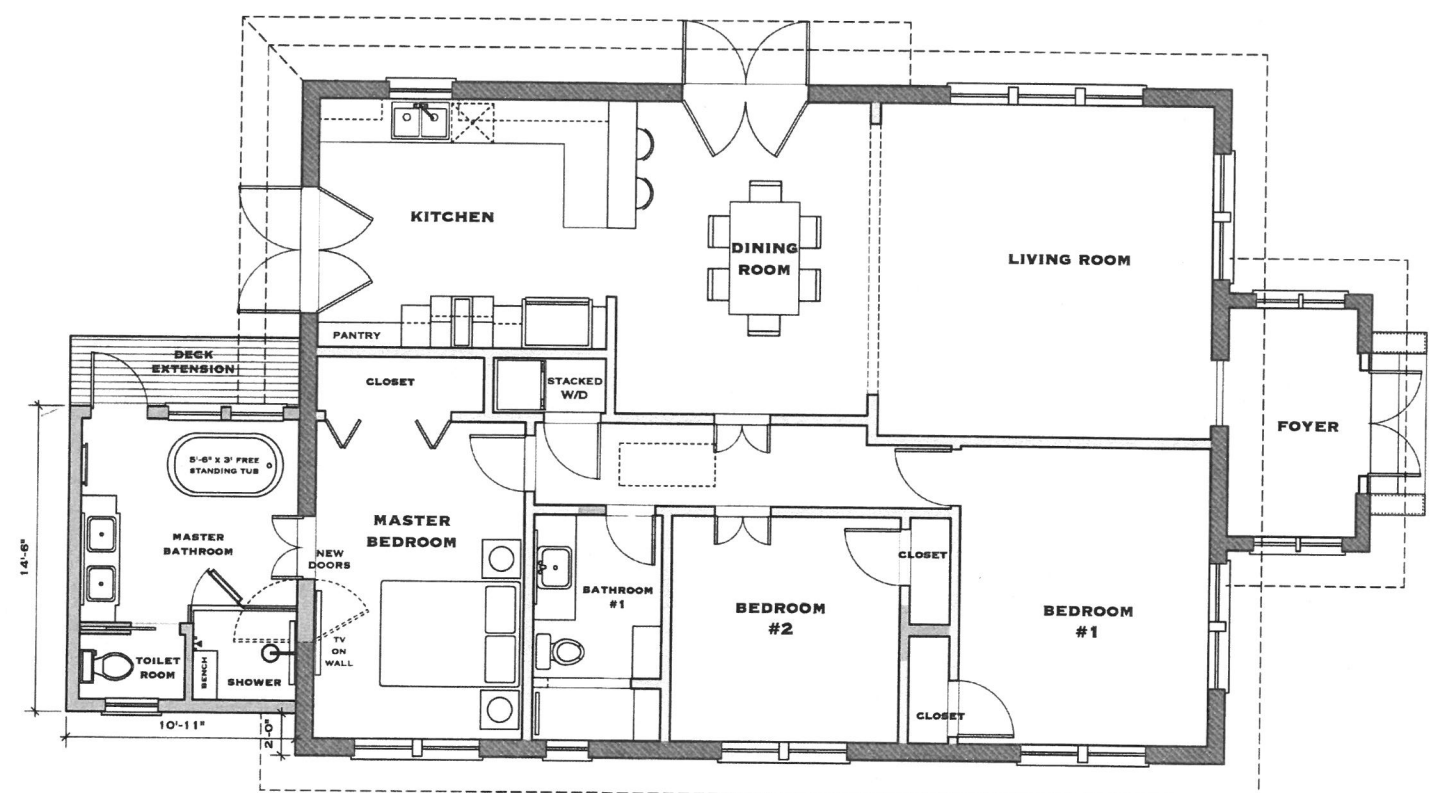
- NOTES:**
1. REPLACE EXISTING HVAC UNIT AND PLACE IN ATTIC SPACE.
  2. NEW ATTIC INSULATION, OPEN OR CLOSED CELL FOAM, MIN. R-30
  3. REMOVE & REPAIR OPENINGS AT HALLWAY CEILING
  4. EXISTING WOOD FLOORING TO BE REPAIRED & REPLACED WITH NEW WOOD FLOORING TO MATCH EXISTING AS REQUIRED, AND REFINISHED.



**1**  
**A1.1** PROPOSED FLOOR PLAN - PHASE I  
 SCALE: 1/4" = 1'-0"

REPAIR EXISTING DETERIORATED FASCIA & SOFFITS AS REQUIRED AROUND ENTIRE HOUSE

REPAIR EXISTING WALL, FLOOR, AND FOUNDATION SYSTEM AS REQUIRED



**1**  
**A1.1** PROPOSED FLOOR PLAN - PHASE II  
 SCALE: 1/4" = 1'-0"

DRAWING TITLE:  
**PROPOSED FLOOR PLANS**

DRAWN: EDNA - TEN  
 CHECKED:  
 DATE: 04-25-2019

REVISION # DATE

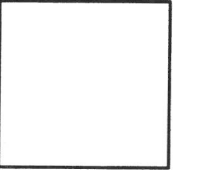
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 SHEET #



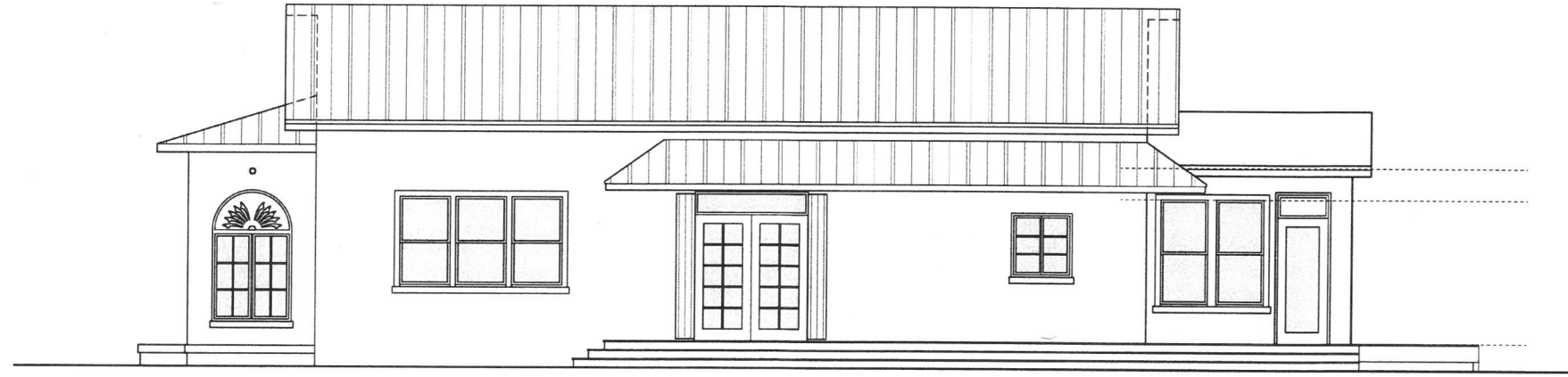




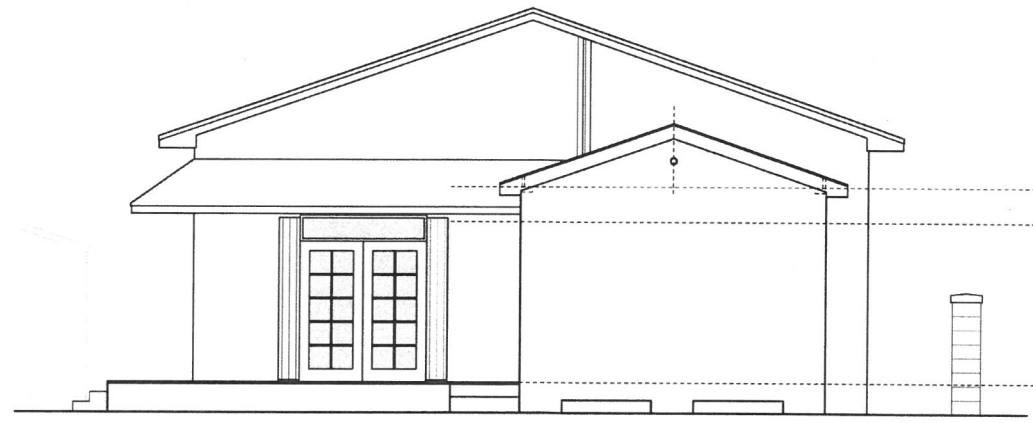
**T.S. NEAL**  
**ARCHITECTS INC.**  
 22974 OVERSEAS HWY  
 CUDDJOE KEY, FL  
 33042  
 305-340-8857  
 251-422-9547



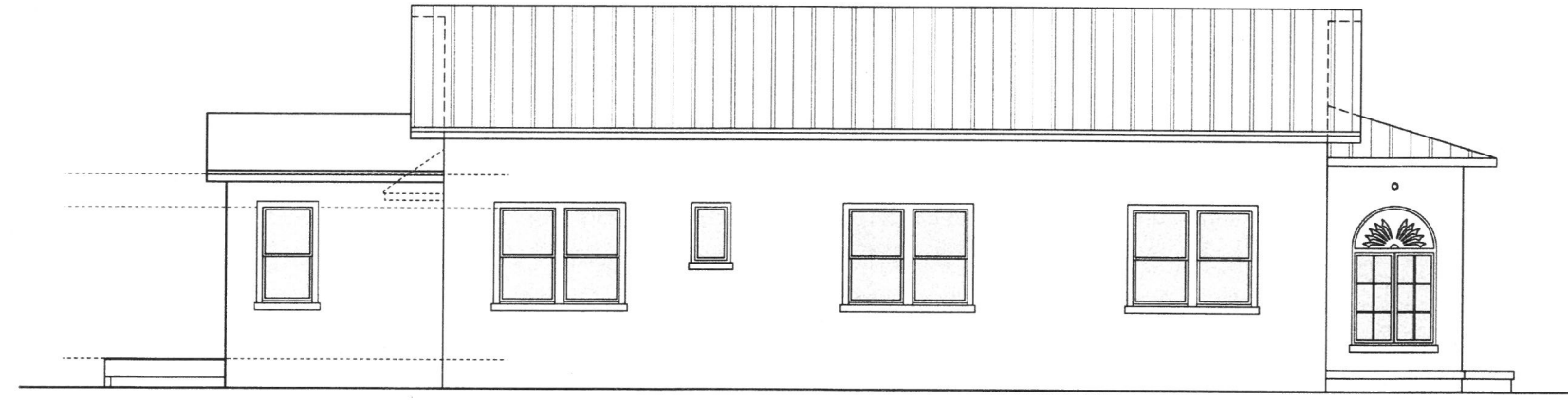
A RENOVATION FOR  
**GARY LOER**  
 1326 GRINNELL STREET  
 KEY WEST, FL 33040



1 PROPOSED ELEVATION - POOL SIDE  
 A2.1 SCALE: 1/4" = 1'-0"



2 PROPOSED ELEVATION - REAR  
 A2.1 SCALE: 1/4" = 1'-0"



3 PROPOSED ELEVATION - SIDE  
 A2.1 SCALE: 1/4" = 1'-0"

DRAWING TITLE:  
 PROPOSED ELEVATIONS

DRAWN: EDGA - TSN  
 CHECKED: -  
 DATE: 04-28-2019

REVISION #	DATE

**A2.1**  
 SHEET #



T. S. NEAL ARCHITECTS, INC.

  
**T.S. NEAL**  
**ARCHITECTS INC.**  
 22974 OVERSEAS HWY  
 CUDJOE KEY, FL  
 33042  
 305-340-8857  
 251-422-9547

A RENOVATION FOR  
**GARY LOER**  
**1326 GRINNELL STREET**  
 KEY WEST, FL 33040

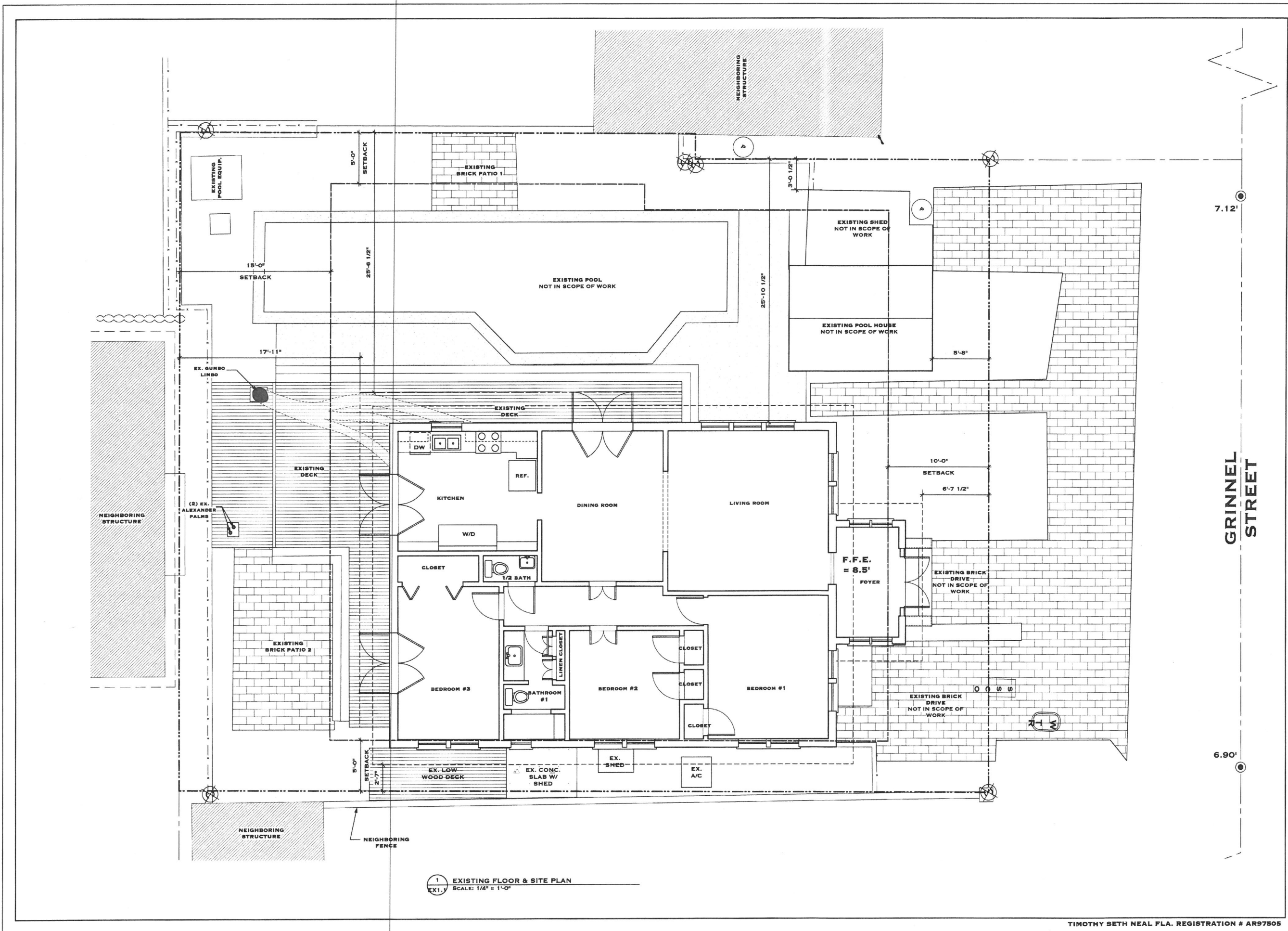
**DRAWING TITLE:**  
 EXISTING FLOOR & SITE  
 PLANS

DRAWN: EDNA - TSN  
 CHECKED:  
 DATE: 04-28-2019

REVISION #	DATE

**EX1.1**  
 SHEET #

  
 T.S. NEAL ARCHITECTS, INC.



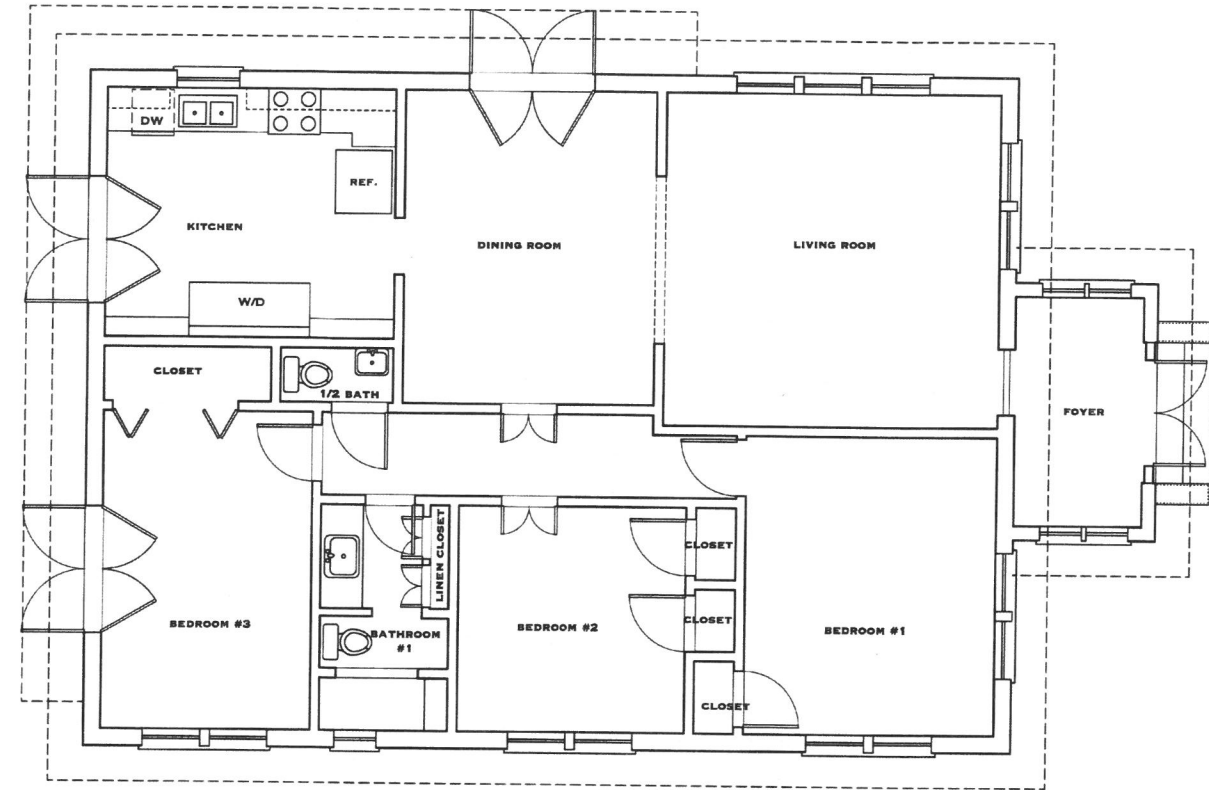
**1**  
**EXISTING FLOOR & SITE PLAN**  
 SCALE: 1/4" = 1'-0"

TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505



**T.S. NEAL ARCHITECTS INC.**  
 22974 OVERSEAS HWY  
 CUDJOE KEY, FL 33042  
 305-340-8857  
 251-422-9547

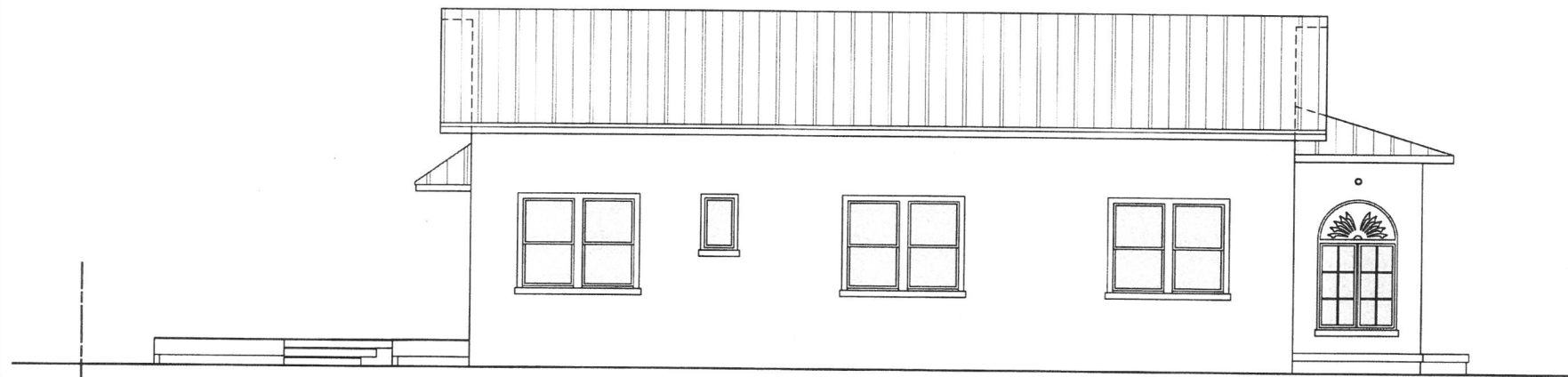
A RENOVATION FOR  
**GARY LOER**  
 1326 GRINNELL STREET  
 KEY WEST, FL 33040



1 EXISTING FLOOR & SITE PLAN  
 EX2.1 SCALE: 1/4" = 1'-0"



2 EXISTING ELEVATION - FRONT  
 EX2.1 SCALE: 1/4" = 1'-0"



3 EXISTING ELEVATION - SIDE  
 EX2.1 SCALE: 1/4" = 1'-0"



TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505

DRAWING TITLE:  
 EXISTING ELEVATIONS

DRAWN: EDSA - TSN  
 CHECKED:  
 DATE: 04-25-2019

REVISION #	DATE
<b>EX2.1</b>	
SHEET #	

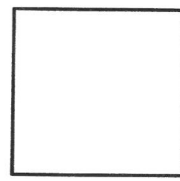




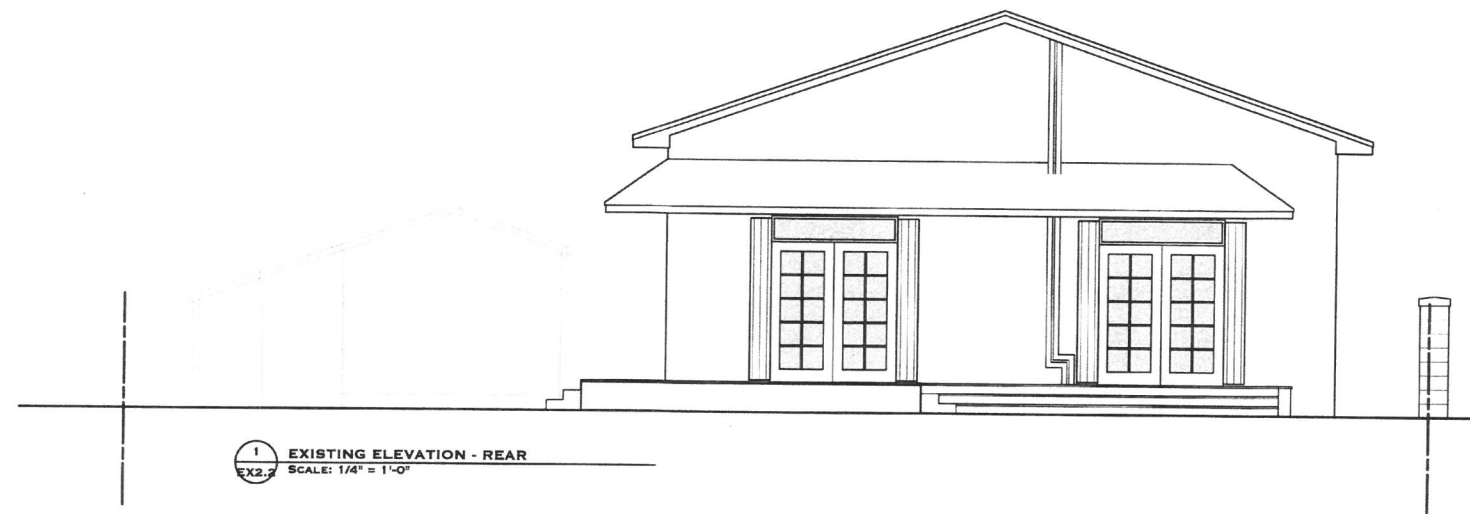
T.S. NEAL  
ARCHITECTS INC.

22974 OVERSEAS HWY  
CUDDJEE KEY, FL  
33042

305-340-8857  
251-422-9547



A RENOVATION FOR  
**GARY LOER**  
1326 GRINNELL STREET  
KEY WEST, FL 33040



1 EXISTING ELEVATION - REAR  
SCALE: 1/4" = 1'-0"



2 EXISTING ELEVATION - SIDE  
SCALE: 1/4" = 1'-0"



DRAWING TITLE:  
EXISTING ELEVATIONS

DRAWN: EDBA - TSN  
CHECKED:  
DATE: 04-25-2019

REVISION #	DATE

**EX2.2**  
SHEET #



TSN  
T. S. NEAL ARCHITECTS, INC.

TIMOTHY SETH NEAL FLA. REGISTRATION # AR97505

# **Authorization Form**

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.

We, Gary A. Loer, Jo Ann J. Loer, C. Marshall White and Nancy H. White authorize  
*Please Print Name(s) of Owner(s) as appears on the deed*

Seth Neal

*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*

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

Subscribed and sworn to (or affirmed) before me on this April 26, 2019  
*Date*

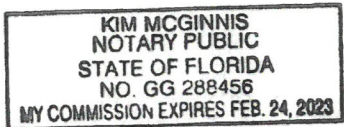
by Gary A. Loer, Jo Ann J. Loer, C. Marshall White and Nancy H. White  
*Name of Owner*

They are known personally known to me or has presented \_\_\_\_\_ as identification.

*[Signature]*  
*Notary's Signature and Seal*

Kim McGinnis  
*Name of Acknowledger typed, printed or stamped*

GG288456 Expires: February 24, 2023  
*Commission Number, if any*



# Verification Form

City of Key West  
Planning Department



Verification Form  
(Where Authorized Representative is an Individual)

I, Seth Neal, 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:

1326 Grinnell Street, Key West, FL 33040

*Street address of subject property*

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. 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.

*Seth Neal*  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this 4-26-2019 by

*date*

Seth Neal

*Name of Authorized Representative*

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

*Kim McGinnis*  
*Notary's Signature and Seal*

Kim McGinnis

*Name of Acknowledger typed, printed or stamped*

GG288456 Expires: February 24, 2023

*Commission Number, if any*

