

**THE CITY OF KEY WEST
PLANNING BOARD
Staff Report**



To: Chairman and Planning Board Members

Through: Thaddeus Cohen, Planning Director

From: Ginny Haller, Planner II

Meeting Date: July 21, 2016

Agenda Item: **Variance – 209 Olivia Street (RE # 00014600-000000)** - A request for a variance to minimum front yard setback, minimum rear yard setback and maximum building coverage on property located within Historic Medium Density Residential (HMDR) zoning district pursuant to Section 90-395, 122-600(6)(a), 122-600(6)(c) and 122-600(4)(a) of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Request: Variance to minimum rear yard setback, minimum front yard setback and maximum building coverage in order to rebuild a house on the property.

Applicant: Habitat for Humanity of Key West & Lower Fl. Keys, Inc. & K2M Design

Owner: Julia Campbell

Location: 209 Olivia Street (RE # 00014600-000000)

Zoning: Historic Medium Density Residential (HMDR)



Background and Request:

The subject property is located on the 200 block of Olivia Street between Emma and Thomas Streets within the HMDR zoning district. The applicant is Habitat for Humanity of Key West, Inc. and K2M Design, they are partnering with the owners to rebuild the 1930s residence. The property is located within the Key West Historic District and the building is a contributing structure built circa 1928. The lot size is nonconforming at 2,365 square feet (55’ X 43’); the minimum lot size for the HMDR zoning district is 4,000 square feet (40’ X 90’).

The applicant proposes to elevate the house on a new foundation (to flood elevation AE6 plus) and remove the non-historic side additions and rebuild as historic, and demolish and rebuild the interior. The non-historic front porch roof line will be rebuilt as consistent with the historic vernacular, and the historic front windows and appearance will be preserved.

The applicant is requesting a variance to rear yard setback requirements, front yard setback requirements, and maximum building coverage as part of the proposed construction. The following table summarizes the requested variances.

Relevant Land Development Regulations: Code Section 122-600				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Front yard setback	10’	7’11”	7’11”	Variance Requested
Rear yard setback	15’	From 4’9” to 5’8” (house askew on lot)	5’8”	Variance Requested
Building Coverage	40% (sq. ft.)	48.2% (1,141.6 sq. ft.)	51.1% (1,208.9 sq. ft.)	Variance Requested

Process:

Planning Board Meeting: July 21, 2016

Local Appeal Period: 30 days

DEO Review Period: Up to 45 days

Analysis – Evaluation for Compliance with The Land Development Regulations:

The criteria for evaluating a variance are listed in Section 90-395 of the City Code. The Planning Board before granting a variance must find all of the following:

- Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.***

The lot size is nonconforming at 2,365 square feet since the minimum lot size for the zoning district is 4,000 square feet, however other lots in the area are similarly nonconforming. The land and building involved are located on the property within the HMDR zoning district and were developed before the adoption of the current Land Development Regulations (LDRs). Therefore, all of the existing nonconformities on the property were established prior to the current LDRs, as were many other buildings and lots within the HMDR district.

NOT IN COMPLIANCE.

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 conditions were not created by the owner or applicant, however, the applicant is proposing to expand the nonconforming setbacks and building coverage on the property. The applicant proposes the construction of a new foundation that will elevate the structure to flood elevation AE6 and straighten the house on the property; and rebuilding the entire interior with a new kitchen, dining area, and two baths. They propose a stairway to the attic that will become a bedroom. They propose to demolish the concrete front porch and add a new historic porch roof while retaining the front windows. There is an existing and protected tree that is causing the front porch to fail, so they propose cantilevering the front porch to protect the roots of the tree. They propose to demolish the northern side addition and replace it with a new historical side addition with an ADA ramp.

This is a circumstance resulting from the proposed action of the applicant, therefore, some of the conditions were created by the applicant.

NOT IN COMPLIANCE.

3. ***Special privileges not conferred. That granting the variance 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.***

The existing condition of the small lot was not created by the owner or applicant, however, the applicant is proposing to expand the nonconforming setbacks and building coverage on the property by increasing the building coverage with the side additions. The applicant initially proposed setting the structure, during the construction of the new foundation, closer to the rear, however the Fire Department had concerns with fire safety in the rear. Therefore, the applicant is retaining the existing nonconforming rear setback of 5'8" to allow for ingress and egress for the Fire Department.

Some of the conditions of the variances, such as the increase of the building coverage, were created by the applicant. Therefore, granting the requested variances would confer special privileges upon the applicant that are denied by the LDRs to other lands, buildings and structures in the HMDR zoning district.

NOT IN COMPLIANCE.

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.***

Although, the applicant is not deprived of rights commonly enjoyed by other properties without the approval of the variances, the proposed ADA access ramp on the property is a hardship.

NOT IN COMPLIANCE.

5. ***Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.***

The variance requested is not the minimum required that will make possible the reasonable use of the land, building, or structure.

NOT IN COMPLIANCE.

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

Although the applicant is not in compliance with all of the standards for considering variances, their proposal to rebuild a house that is in disrepair and sitting askew on the lot is not injurious to the public welfare. The house has been owned by the Campbell family for decades and they want to keep it in the family as they make repairs to the house for the future.

NOT IN COMPLIANCE.

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

Existing non-conforming uses of other properties, use of neighboring lands, structures, or buildings in the same district, or other zoning districts, are not the basis for this request.

IN COMPLIANCE.

Concurrency Facilities and Other Utilities or Service (Section 108-233):

It does not appear that the requested variance will trigger any public facility capacity issues.

The Planning Board shall make factual findings regarding the following:

That the standards established by Section 90-395 of the City Code have been met by the applicant for a variance.

The standards established by Section 90-395 of the City Code have not been fully met by the applicant for the variances requested.

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.

The Planning Department has not received public comment regarding the requested variance.

The planning board shall not grant a variance to permit a use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district.

No use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district would be permitted.

No nonconforming use of neighboring lands, structures, or buildings in the same zoning district and no permitted use of lands, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a variance.

No such grounds were considered.

No variance shall be granted that increases or has the effect of increasing density or intensity of a use beyond that permitted by the comprehensive plan or these LDRs.

No density or intensity of a use would be increased beyond that permitted by the Comprehensive Plan or the LDRs.

RECOMMENDATION:

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for variances be **denied**.



Application For Variance

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

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: 209 OLIVIA STREET
Zoning District: HMDR Real Estate (RE) #: 14600-000000
Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative
Name: HABITAT FOR HUMANITY OF KEY WEST, INC / K2M DESIGN
Mailing P.O. Box 5873 KEY WEST, FL. 33045 Address:
City: _____ State: _____ Zip: _____
Home/Mobile Phone: 305 294 9006 Office: 305 407 4070 Fax: 815 550 8863
Email: buildit@habitatlowerkeys.org

PROPERTY OWNER: (if different than above)
Name: JULIA CAMPBELL
Mailing 209 OLIVIA ST. Address:
City: KEY WEST State: FL Zip: _____
Home/Mobile Phone: 305 294 1402 Office: _____ Fax: _____
Email: RRAHMING@keyss0.net

Description of Proposed Construction, Development, and Use: see attached. Rebuild multi-generational residence as affordable home. Demo and rebuild non-historic side additions.

List and describe the specific variance(s) being requested:
see attached. Front and rear setbacks, building coverage

Are there any easements, deed restrictions or other encumbrances attached to the property? Yes No
If yes, please describe and attach relevant documents: see attached.

City of Key West • Application for Variance

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	AE6			
Size of Site	43' x 55'			
Height	30'	19'10 1/2"	20' or 21'1 1/2"	NONE
Front Setback	10'	7'11"	8'4 1/4"	IMPROVING
Side Setback	5'	3'54"	5'	NONE
Side Setback	5'	4.21"	5'	NONE
Street Side Setback	N/A			N/A
Rear Setback	15'	6'2"	5'6"	IMPROVING
F.A.R	1.0	0.39	0.5	NONE
Building Coverage	40%	45.3%	51.1%	REQUEST
Impervious Surface	60%	50.6%	58.4%	NONE
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping	35%	49.4%	41.6%	NONE
Number and type of units				
Consumption Area or Number of seats				

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key_West under Subpart B.

*Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:

- 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.

see attached

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

see attached

- 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.

see attached

- 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.

see attached

- 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.

see attached

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.

see attached

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.

see attached

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

Variance Application

March 21, 2016

209 Olivia Street

Julia Campbell-owner

Authorized Representatives- Habitat for Humanity of Key West & Lower FL. Keys, Inc. - Mark Moss

K2M Design – Phillip Badalamenti

Description of Proposed Construction, Development and use:

Habitat for Humanity of Key West & the LFK, Inc. (HFH) and the Campbell family are partnering to rebuild the 1930's (or earlier) era home of almost 1100 sq. ft. as a multi-generational permanently affordable home. The lot size is only 55 x 43 (2365 sq. ft.) HFH is leveraging its remaining Tax Increment Funds (TIF) award with various sources to fund this critical home renovation while reducing cost with its volunteer model. (See attached table of funding sources). The married seniors, Julia and Ruben are 30 year residents at 209 Olivia. They care for a special needs relative, Verdel, with two others living in the home.

Their six daughters are tenants in common (see attached warranty deed) and like most families in Bahama Village, there is no concept of selling the home. The vision is to take this worn out and substandard 90 year old home and renovate it so that it has new life; is energy efficient, storm hardened, costs less to insure and contributes its share of property tax income . The alternative is potential blight with proud seniors forced to accept unsafe, substandard housing. The community suffers. This is a contributing structure in the Historic District.

The scope of this project expanded from our original plans when the architect determined that the foundation and floor framing were so substandard that they would have to be addressed. The front porch is heaved from the massive roots from the Spanish Lime tree in the front yard which the City has indicated may not be removed. HFH originally was to use its TIF funds to replace the metal shingle roof, rebuild the front porch, and upgrade the kitchen and bath, while partnering with WAP/SHIP funds to weatherize the home. This followed the storm shutters, siding replacement and exterior painting already done with volunteers.

Our first several plans sought to stay within the footprint and avoid any variance process. However, the interior floor plan needs, the poor quality of the non-historic side additions and the inability to add upwards on the fabric of the main historic home lead to a focus on rebuilding the non-historic side additions. The calculation made was to seek a variance in order to take this home on a small lot as close to today's code and the current footprint as possible while the rear setback, front setback and lot coverage requirements of today's code are not met.

This is a well utilized house, serving five adults, and it is reasonable to expect that type of use going forward. Our project adds 114 sq. ft. of lot coverage while improving the side yard setbacks to the five foot fire code. However, there is no reasonable solution for the rear and front setbacks. (Currently, one bedroom is walked through to reach another bedroom. You might object to this solution, but this is how

families without means solve the need for more beds). Our proposal will provide a safe and lasting solution for an enhanced quality of life for this family now and for years to come.

The architects have devised a plan to provide handicapped access, an ADA bathroom and habitable second floor living space so that this modest home can provide four bedrooms and three baths with minimal impact to the existing building envelope and with no change to the underlying historic structure.

This plan means that the home will have a new useful life for another 50 to 80 years while eliminating substandard conditions through a combination of public and private subsidies that are protected by the deed restriction and promissory note that the family will enter into, realizing their goal of providing their elders with a safe and secure home and a permanently affordable home for themselves and the community going forward.

The home will be elevated on a new foundation to flood elevation plus, the non-historic side additions will be removed and the interior gutted. The front façade will retain its historic windows and appearance. The non-historic front porch roof line will be reconstructed consistent with the historic vernacular. The family will seek an economic hardship petition with HARC to install impact metal windows.

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

After discussion with HARC Planning staff, our focus became the two non-historic side additions as the space to gain the necessary square footage for the handicapped access, the redesigned bedroom and ADA bath on the first floor. The proposal is to reconfigure the side additions;

- *first moving them back from the side property lines to create a five foot setback,*
- *second increasing their depth coming forward and,*
- *modifying their slope and connection to the main roof in a historic attitude*

The east side addition grows 9 feet, from 12 to 21 feet, or about 65 sq. ft. The west side addition squares off, bringing under roof a cut out area of about 12 sq. ft. This is the actual scope of proposed work that triggers this request. The now historic looking side additions are the same depth. The front and rear setbacks remain as is. The small lot size stays as is. The Fire fighters now have five yard side setbacks.

Are there any easements, deed restrictions?

There are no easements or deed restrictions.

The family is willing to deed restrict the home as affordable as their part in assuring the City, the BVCRA, the donors and funders that the public and private subsidies funding this rebuilding project are protected in perpetuity.

Site Data table (see table on plans)

There are three non-conforming conditions that this proposal improves upon. The variance request asks permission for the existing conditions re the front and rear setback to basically be approved as is. The existing building coverage is 45.3% (940 sq. ft. home on a 2365 sq. ft. lot). We propose to add 100 sq. ft. of space under roof in the reconfigured side additions. This increases the building coverage from 45.3 % to 50.1 %, due to the lot size being what it is.

Standards for Considering Variances

1. Special conditions- *The special conditions that exist are the narrow lot width and relative short lot depth and how the home was placed on the lot and then how it was added onto on each side. A modest home seeking a very modest 114 square foot increase in building coverage seeks to roof over 10% more than current code allows. On this lot, 10% of the lot size is 236 sq. ft. The existing home has 5.3% more coverage than currently allowed. Our requested increase over the existing coverage is 5%, or 118 sq. ft. The circumstances special to this home are the poor condition and configuration of its side additions that were built poorly over 60 years ago. Finally, the home sits at an angle on the lot and it will be squared to the lot lines under this proposal. This improves the front and rear setbacks slightly.*

Conditions not created by applicant – *The construction of the side additions predate the 30 year ownership period of the Campbell family. They did not plat or otherwise create the lot's size or its dimensions. They did not place the structure or build its side additions. The large tree's disruption of their front porch has frustrated them in their desire to have a safe space since the tree is protected. The following factors; the age of the home being near the end of its useful life, the condition of its foundation, and the poor construction of the non-historic side additions all combine to make necessary the comprehensive approach embodied in this request.*

Special privileges not conferred- *The current land development regulations are reasonable in their ratios for building coverage and for setbacks; front, rear and side. The application of current code standards to this modest yet contributing historic home on a narrow and relatively short lot require us to evaluate the significance or impact of the non-conformance in question. For instance, with this lot depth of 55 feet, a conforming building could be built no more than 30 feet deep. The lot width of 43 feet means that a conforming building could be built no more than 33 feet wide. This is a 990 sq. ft. home. (Which exceeds the lot coverage by 1 % $990/2365=41\%$).*

Our proposal is for a 940 sq. ft. home with a front porch that builds from the footprint established 90 years ago under differing codes and practices. Our plan seeks to improve fire safety by moving the additions away from their current nonconformance to provide five foot side yards. The historic fabric of the home will not permit us to cut it down to provide the front and rear setbacks today's code requires. Common sense understands this is reasonable. The fabric of the contributing structure is not altered. The new side additions will closely resemble historic additions that are in scale, mass and proportion to the contributing structure. The remaining issue we seek for the variance to grant is the percentage of lot coverage. Our requested solution is to add 9 feet to the side addition on the east side and to square off the west side for a total of 114 new sq. ft. being under roof.

Hardships conditions exist—the literal interpretation of the LDRs would require the historic footprint to be altered to conform to the front and rear setbacks. Common sense allows the historic footprint to remain and this allows the building to continue to contribute to the Historic District. It looks like it “belongs”. Our request seeks permission to rebuild the non-historic side additions. This rebuilding puts 114 new sq. ft. under roof, which is a modest request elsewhere, but on this lot it represents almost 5% of the lot area. The significant investment of resources proposed to rebuild this home mean if approved, the home, its appearance and layout will be in place for generations. Our proposed plan compromises the tension between its contributing status, the lot’s configuration, the LDRs and the floor layout needed for a modest home to function well into the future.

Only minimum variances granted – As outlined, the reconfiguration of the non-historic side additions triggers the variance request. The investment of resources to give this building new life concluded that two new historic looking side additions that modestly cover more of the lot are a reasonable and minimal request to grant. The home has covered 45.3% of the lot for more than 50 fifty years, if not for more. This project seeks to add 113.94 sq. ft. under roof or another 4.8% of building coverage. The overall building coverage is 50.1 %, compared to the 40 % maximum of today’s code, but just less than 5% more than what has existed.

The approach before you seeks to improve two non-conforming requirements, meet the mass, scale and proportion concerns of the Historic District and authorize the front and rear setback established by the original historic structure over 90 years ago while asking to cover over less than 114 sq. ft. in the side additions.

Not injurious to the public welfare – The public interest in maintaining historic contributing structures, multi-generational affordable housing with home ownership by seniors who served in the active military are all positives, not injuries to the public welfare. The intent of the LDRs is met by providing fire safety side yard setbacks, squaring the home to the lot lines, elevating and hardening the home to resist floods and storms while asking to exceed the building coverage by a modest 114 sq. ft. The public welfare is not injured by the modest variance requested of lot coverage. The public welfare is enhanced by providing the 5 ft. side yard setbacks.

7. non-conforming uses of other property not a basis—this request with its focus on the size, location and design of the proposed side additions does not rely on or ask for consideration any non-conforming uses that may or may not be in the same district. The grounds upon which we seek the issuance of the variance are completely focused on the existing lot, its width and depth, the home’s footprint and its contributing status, and the reasonableness of exceeding the currently required lot coverage ratio of 40% maximum based upon the long established ratio of 45% by this structure on this lot. To increase the building coverage another 5% in order to achieve all of the proposed improvements this project entails while also eliminating potential blight stands upon its own merits.

Verification

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, JULIA CAMPBELL, in my capacity as OWNER
(print name) (print position; president, managing member)

of 209 OLIVIA ST. KEY WEST, FL 33040
(print name of entity serving as Authorized Representative)

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:

209 OLIVIA ST. 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.


X Julia Campbell
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 3/22/16 by
date

JULIA CAMPBELL
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

 Debra Lynn Rainer
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF238313
Expires 8/19/2019

Commission Number, if any

Authorization

Prepared By and Return To:
DORETHA L. TONEY
922 THOMAS STREET
KEY WEST, FLORIDA 33040

Grantee Name and S.S. #:

Grantee Name and S.S. #:

Doc# 1490191 01/12/2005 3:12PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

DEED DOC STAMP CL: FP \$0.70

Doc# 1490191
Bk# 2075 Pg# 1564

Space Above for Court House Use

THIS INDENTURE

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders, and if used, the term "note" shall include all the notes herein described if more than one.

Made this 7th day of January 2005 A.D.

Between

JULIA CAMPBELL, a married woman, of the County of Monroe in the State of Florida, party of the first part, CAROLYN BROWN, a single woman, whose address is: 7310 Ponderosa Drive, Tampa, Florida 33637, ALTHEA ALLEN, a single woman, whose address is: 3105 Polomino Drive, Power Spring, Georgia 30123, DARLENE FIGGERS, a married woman, whose address is: 245 Potrero Street, Suisun, California 94585, CHRISTINE THOMAS, a married woman, whose address is: 712 N. Eaton Street, Albion, Michigan 49224, ROXANNE CAMPBELL-RAHMING, a married woman, whose address is: 201 Julia Street, Key West, Florida 33040, LATANYA CAMPBELL, a single woman, whose address is: 209 Olivia Street, Key West, Florida 33040, all as tenants in common, party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of Ten and No/100ths (\$10.00) Dollars, and other valuable and good consideration to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest claim and demand which the said party of the first part has in and to the following described lot(s), piece(s) or parcel(s) of land, situate lying and being in the County of Monroe, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED

GRANTOR JULIA CAMPBELL HEREIN RESERVES A LIFE ESTATE IN THE PROPERTY LOCATED AT 209 OLIVIA STREET, KEY WEST, FLORIDA 33040

Property Appraiser's Parcel Identification Number: 1460

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

In Witness Whereof, the said part of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Doretha L. Toney

Witness

Doretha L. Toney

Printed Name

Micheall H. Thomas

Witness

Micheall H. Thomas

Printed Name

Witness

Printed Name

Witness

Printed Name

Julia Campbell L.S.
JULIA CAMPBELL

_____ L.S.

_____ L.S.

_____ L.S.

The foregoing instrument was acknowledged before me this 7th day of January, 2005, by **JULIA CAMPBELL** who is personally known to me or who has produced personally known as identification and who did (did not) take an oath.

Doretha L. Toney
Signature
Doretha L. Toney
Printed Name
Notary
Title

Serial#, if Any



Exhibit "A"

On the Island of Key West and being a part of the land conveyed to S.R. Mallory by L. Windsor Smith, by deed recorded in Book "E" of deeds, pages 84 and 85 of Monroe County Records, and afterward by the said S.R. Mallory conveyed to the Trustees of the Friendly Society of Baptists, by deed recorded in Book "G" deeds, page 723 of Monroe County Records and now particularly described as follows:

Commencing at a point on Olivia Street, which is eighty-five (85) feet and two (2) inches from the corner of Olivia and Emma Streets, and running thence on Olivia Street in a Northeasterly direction forty-three (43) feet; thence at right angles in a Northwesterly direction fifty-five (55) feet; thence at right angles in a Southwesterly direction forty-three (43) feet; thence at right angles in a Southeasterly direction fifty-five (55) feet to the point of beginning.

AKA - 209 Olivia Street
Key West, FL 33040

MONROE COUNTY
OFFICIAL RECORDS

MONROE COUNTY
OFFICIAL RECORDS

FILE #1018709
BK#1471 PG#279

RE#: 1460

Grantor/Grantee S.S. #: [REDACTED]

RCD Aug 14 1997 09:14AM
DANNY L KOLHAGE, CLERK

THIS INSTRUMENT PREPARED BY AND
RETURN TO:

MITCHELL J. COOK, ESQ.
HORAN & HORAN
608 Whitehead Street
Key West, FL 33040
(305) 294-4585
FL. BAR NO.: 0856398

QUITCLAIM DEED

THIS INDENTURE, made this 20th day of July, in the year 1997, between JULIA CAMPBELL, of the County of Monroe, State of Florida, whose address is 209 Olivia Street, Key West, Florida, 33040; CAROLYN BROWN, of the County of Monroe, State of Florida, whose address is 209 Olivia Street, Key West, Florida, 33040; ALTHEA ALLEN (formerly ALTHEA NEAL), of the County of Kings, State of New York, whose address is 1920 Union Street, Brooklyn, New York, 11233; CHRISTINE THOMAS, of the County of Calhoun, State of Michigan, whose address is 712 N. Eaton Street, Albion, Michigan, 49224; and DARLENE FIGGERS (formerly DARLENE JONES), of the County of Solano, State of California, whose address is 245 Potreo Street, Suisun, California, 94585, hereinafter jointly and severally called Grantors, and JULIA CAMPBELL, of the County of Monroe, State of Florida, whose address is 209 Olivia Street, Key West, Florida, 33040; CAROLYN BROWN, of the County of Monroe, State of Florida, whose address is 209 Olivia Street, Key West, Florida, 33040; ALTHEA ALLEN (formerly ALTHEA NEAL), of the County of Kings, State of New York, whose address is 1920 Union Street, Brooklyn, New York, 11233; CHRISTINE THOMAS, of the County of Calhoun, State of Michigan, whose address is 712 N. Eaton Street, Albion, Michigan, 49224; DARLENE FIGGERS (formerly DARLENE JONES), of the County of Solano, State of California, whose address is 245 Potreo Street, Suisun, California, 94585; ROXANNE RAHMING-CAMPBELL, of the County of Monroe, State of Florida, whose address is 201 Julia Street, Key West, Florida, 33040; and LATANYA CAMPBELL, of the County of Monroe, State of Florida, whose address is 209 Olivia Street, Key West, Florida, 33040, hereinafter called Grantees, as tenants in common.

Grantors grant and convey ownership of the property described below to Grantees, as tenants in common, along with all of its rights and appurtenances, including any right, title, and interest of Grantors in adjacent streets, alleys and rights-of-way.

WITNESSETH THAT: Grantors, for and in consideration of the sum of LOVE AND AFFECTION and other valuable considerations, in hand paid at and before the sealing and delivery of this Deed, the receipt of which is hereby acknowledged, by these presents does

hereby remise, convey, and forever QUITCLAIM unto the Grantees the following:

On the Island of Key West and being a part of the land conveyed to S.R. Mallory by L. Windsor Smith, by deed recorded in Book "E" of deeds, pages 84 and 85 of Monroe County Records, and afterward by the said S.R. Mallory conveyed to the Trustees of the Friendly Society of Baptists, by deed recorded in Book "G" deeds, page 723 of Monroe County Records and now particularly described as follows:

Commencing at a point on Olivia Street, which is eighty-five (85) feet and two (2) inches from the corner of Olivia and Emma Streets, and running thence on Olivia Street in a Northeasterly direction forty-three (43) feet; thence at right angles in a Northwesterly direction fifty-five (55) feet; thence at right angles in a Southwesterly direction forty-three (43) feet; thence at right angles in a Southeasterly direction fifty-five (55) feet to the point of beginning.

SUBJECT TO: Covenants, conditions, restrictions, limitations and easements of record, if any, without seeking to reimpose the same.

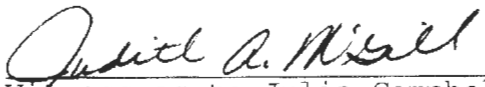
SUBJECT TO: Applicable zoning ordinances, but this reference shall not serve to reimpose the same.

THIS QUIT CLAIM DEED PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION, AND IS BASED UPON INFORMATION PROVIDED BY THE GRANTEES AND/OR THE GRANTORS.


TO HAVE AND TO HOLD the described premises to Grantees, so that neither Grantors nor any person or persons claiming under Grantors shall at any time, by any means or ways, have, claim, or demand any right or title to the premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantors have signed and sealed this Deed on the date written above.

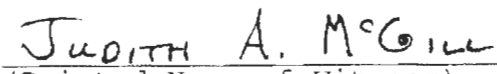
Signed, Sealed, and delivered
in the presence of:



Witness as to Julia Campbell,
Carolyn Brown and Althea Allen

 (SEAL)

Julia Campbell
209 Olivia Street
Key West, FL 33040



(Printed Name of Witness)

Mitchell J. Cook
Witness as to Julia Campbell,
Carolyn Brown and Althea Allen

Mitchell J. Cook
(Printed Name of Witness)

Carolyn Brown (SEAL)
Carolyn Brown
209 Olivia Street
Key West, FL 33040

Althea Allen (SEAL)
Althea Allen (Neal)
1920 Union Street
Brooklyn, NY 11233

Deonna Gordenewer
Witness as to Christine Thomas

DEONNA GORDENEWER
(Printed Name of Witness)

Christine Thomas (SEAL)
Christine Thomas
712 N. Eaton Street
Albion, MI 49224

Amy Richardson
Witness as to Christine Thomas

Amy Richardson
(Printed Name of Witness)

Rubecar I. Balderama
Witness as to Darlene Figgers

RUBECAR I. BALDERAMA
(Printed Name of Witness)

Paula Figgers (SEAL)
Darlene Figgers (Jones)
245 Potreo Street
Suisun, CA 94585

Hazel Gordon
Witness as to Darlene Figgers

Hazel Gordon
(Printed Name of Witness)

STATE OF FLORIDA)
COUNTY OF MONROE)

11th The foregoing instrument was acknowledged before me this day of July, 1997, by JULIA CAMPBELL, who is personally known to me or who has produced Florida Drivers License as identification.



Denise L. Herbig
MY COMMISSION # CC599103 EXPIRES
November 5, 2000
BONDED THRU TROY FAIR INSURANCE, INC.

Denise Herbig
Notary Public - State of FL
Notary Name Printed: Denise L Herbig
Commission No: CC599103
My Commission expires: 11/5/2000

STATE OF FLORIDA)
COUNTY OF MONROE)

15th The foregoing instrument was acknowledged before me this day of July, 1997, by CAROLYN BROWN, who is personally known to me or who has produced _____ as identification.



Denise L. Herbig
MY COMMISSION # CC599103 EXPIRES
November 5, 2000
BONDED THRU TROY FAIR INSURANCE, INC.

Denise Herbig
Notary Public - State of FL
Notary Name Printed: Denise L Herbig
Commission No: CC599103
My Commission expires: 11/5/2000

STATE OF FLORIDA)
COUNTY OF MONROE)

11th The foregoing instrument was acknowledged before me this day of July, 1997, by ALTHEA ALLEN (NEAL), who is personally known to me or who has produced New York State Drivers License as identification.



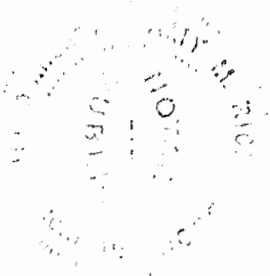
Denise L. Herbig
MY COMMISSION # CC599103 EXPIRES
November 5, 2000
BONDED THRU TROY FAIR INSURANCE, INC.

Denise Herbig
Notary Public - State of FL
Notary Name Printed: Denise L Herbig
Commission No: CC599103
My Commission expires: 11/5/2000

STATE OF MICHIGAN)
COUNTY OF CALHOUN)

The foregoing instrument was acknowledged before me this

20th day of ^{August}~~July~~, 1997, by CHRISTINE THOMAS, who is personally known to me or who has produced _____ as identification.



Amy M. Richardson
Notary Public - State of MI
Notary Name Printed: Amy M. Richardson
Commission No: _____
My Commission expires: 08-18-00

AMY M. RICHARDSON
Notary Public, Calhoun County, MI
My Commission Expires 08-18-00

STATE OF CALIFORNIA)
COUNTY OF SOLANO)

The foregoing instrument was acknowledged before me this 20th day of July, 1997, by DARLENE FIGGERS (JONES), who is personally known to me or who has produced Calif. Drivers License as identification. 04241649

Shirley Pauline DeMascuro
Notary Public - State of CA
Notary Name Printed: _____
Commission No: _____
My Commission expires: _____



ALL-PURPOSE



ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Solano)

On July 24, 1997 before me, Sarah O. Lavelle, Notary Public,
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, Darlene Figgers - CDL C4241649 EXID 12/19/99
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person (X)
whose name (s) is/are subscribed to the within instrument and acknowledged to me that he (she)
they executed the same in his (her) their authorized capacity (ies), and that by his (her) their
signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted,
executed the instrument.

WITNESS my hand and official seal.

Sarah O. Lavelle (SEAL)
NOTARY PUBLIC SIGNATURE



MONROE COUNTY
OFFICIAL RECORDS



OPTIONAL INFORMATION



TITLE OR TYPE OF DOCUMENT Quitclaim Deed
DATE OF DOCUMENT July 24, 1997 NUMBER OF PAGES 5 (five)
SIGNER(S) OTHER THAN NAMED ABOVE Julia Campbell, Carolyn Brown, Althea Allen,
Christine Thomas



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
 Marathon (305) 289-2550
 Plantation Key (305) 852-7130

The offices of the Property Appraiser will be closed Friday, the 25th for Good Friday.

Website tested on IE8, IE9, & Firefox.
 Requires Adobe Flash 10.3 or higher

Property Record Card -
Maps are now launching the new map application version.

Alternate Key: 1014982 Parcel ID: 00014600-000000

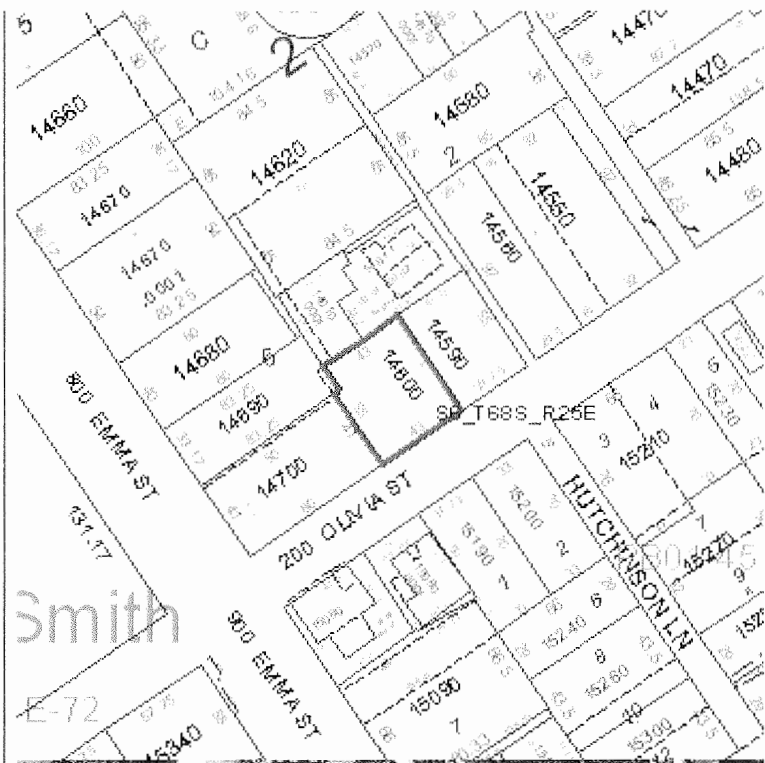
Ownership Details

Mailing Address:
 CAMPBELL JULIA A L/E
 209 OLIVIA ST
 KEY WEST, FL 33040-7319

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 11KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 209 OLIVIA ST KEY WEST
Legal Description: KW PT LOT 2 SQR 2 TR 3 F5-362 COUNTY JUDGES SERIES 3-D-3 COUNTY JUDGES DOCKET 9-26-A OR855-258/61 OR1471-276/ 78 OR1471-279/84 OR2069-66/68 OR2069-69/71 OR2069-72/74 OR2069-75/77 OR2069-78/80 OR2069-81/83 OR2075-1564/1566L/E

Click Map Image to open interactive viewer



Exemptions

Exemption	Amount
44 - ADDL HOMESTEAD	25,000.00
39 - 25000 HOMESTEAD	25,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	43	55	2,365.00 SF

1	FLA	WOOD	1	1990	N	N	0.00	0.00	907
2	OPF		1	1990	N	N	0.00	0.00	154

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	172 SF	43	4	1999	2000	2	30
2	PT3:PATIO	18 SF	0	0	1954	1955	2	50

Appraiser Notes

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
12-2662	07/13/2012	11/28/2012	10,000		REPLACE ROTTEN/DAMAGED CLAPBOARD & NOVELTY SIDING, WOOD TRIM & FASCIA. FRONT PORCH COLUMN 1 PAINT REPAIR REAR DOOR THRESHOLD
9700823	03/01/1997	08/01/1997	550		ELECTRICAL

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	79,547	394	185,310	265,251	94,801	25,000	69,801
2014	76,461	377	151,662	228,500	94,049	25,000	69,049
2013	76,461	401	180,550	257,412	92,659	25,000	67,659
2012	77,675	419	112,532	190,626	91,110	25,000	66,110
2011	76,461	437	114,315	191,213	88,456	25,000	63,456
2010	76,461	461	126,286	203,208	87,149	25,000	62,149
2009	84,023	479	168,381	252,883	84,858	25,000	59,858
2008	98,209	497	248,850	347,556	84,773	25,000	59,773
2007	135,496	522	279,070	415,088	82,304	25,000	57,304
2006	387,603	540	201,025	589,168	76,316	25,000	51,316
2005	304,271	558	165,550	470,379	77,958	25,000	52,958
2004	206,955	582	160,820	368,357	301,863	25,000	276,863
2003	158,435	600	56,760	215,795	170,937	23,931	147,006
2002	92,609	618	41,388	134,615	101,465	14,205	87,260
2001	84,353	642	41,388	126,383	94,610	13,245	81,365
2000	70,857	0	28,380	99,237	71,674	10,034	61,640

1999	48,195	0	28,380	76,575	52,544	7,356	45,188
1998	38,049	0	28,380	66,429	51,717	9,300	42,417
1997	28,536	0	23,650	52,186	50,853	10,437	40,416
1996	26,000	0	23,650	49,650	49,372	9,930	39,442
1995	26,000	0	23,650	49,650	48,168	9,930	38,238
1994	23,252	0	23,650	46,902	46,902	9,380	37,522
1993	23,252	0	23,650	46,902	46,902	9,380	37,522
1992	23,252	0	23,650	46,902	46,902	9,380	37,522
1991	23,252	0	23,650	46,902	46,902	9,380	37,522
1990	21,848	0	18,920	40,768	40,768	8,153	32,615
1989	19,266	0	18,329	37,595	37,595	7,519	30,076
1988	15,837	0	13,599	29,436	29,436	5,887	23,549
1987	15,641	0	7,686	23,327	23,327	4,665	18,662
1986	15,728	0	7,095	22,823	22,823	4,565	18,258
1985	15,248	0	7,308	22,556	22,556	5,000	17,556
1984	14,229	0	7,308	21,537	21,537	5,000	16,537
1983	14,229	0	7,308	21,537	21,537	0	21,537
1982	14,513	0	5,700	20,213	20,213	0	20,213

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

There are no sales to display for this parcel.

This page has been visited 214,736 times.

Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 907
 Year Built: 1928

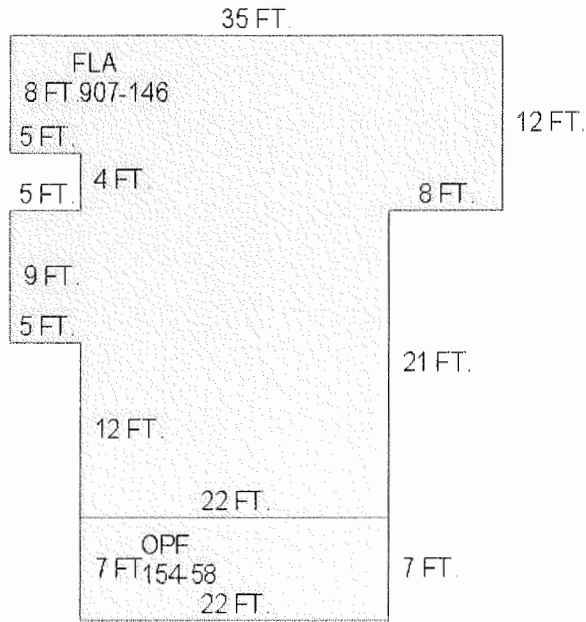
Building 1 Details

Building Type <u>R1</u>	Condition <u>G</u>	Quality Grade 450
Effective Age 38	Perimeter 146	Depreciation % 39
Year Built 1928	Special Arch 0	Grnd Floor Area 907
Functional Obs 0	Economic Obs 0	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.
Roof Type GABLE/HIP **Roof Cover** METAL **Foundation** WD CONC PADS
Heat 1 NONE **Heat 2** NONE **Bedrooms** 2
Heat Src 1 NONE **Heat Src 2** NONE

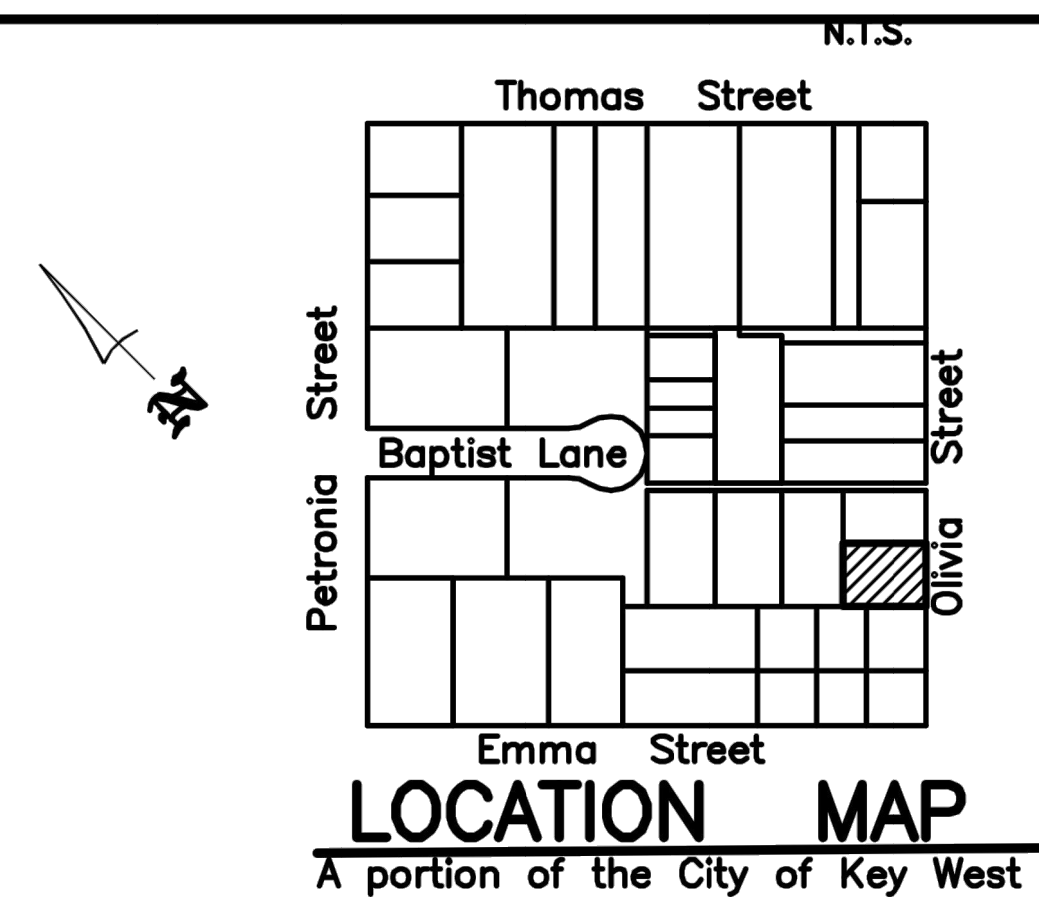
Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
12	ABOVE AVERAGE							



LEGAL DESCRIPTION:
On the Island of Key West and being a part of the land conveyed to S.R. Mallory by L. Windsor Smith, by deed recorded in Book "E" of deeds, pages 84 and 85 of Monroe County Records, and afterward by the Friendly Society of Baptists, by deed recorded in Book "G" deeds, page 723 of Monroe County Records and now particularly described as follows:
Commencing at a point on Olivia Street, which is eighty-five (85) and two (2) inches from the corner of Olivia and Emma Streets, and running thence on Olivia Street in a Northeasterly direction forty-three (43) feet; thence at right angles in a Northwesterly direction fifty-five (55) feet; thence at right angles in a Southwesterly direction forty-three (43) feet; thence at right angles in a Southeasterly direction fifty-five (55) feet to the Point of Beginning.

SURVEYOR'S NOTES:

North arrow based on assumed median

Bearings based on Olivia Street

denotes existing elevation

Elevations based on N.G.V.D. 1929 Datum

Bench Mark No.: Basic Elevation: 14.324

Monumentation:

- ⊙ = set 1/2" Iron Pipe, P.L.S. No. 2749
- ▲ = Set P.K. Nail, P.L.S. No. 2749
- = Fd. 1/2" I.B.

Abbreviations:

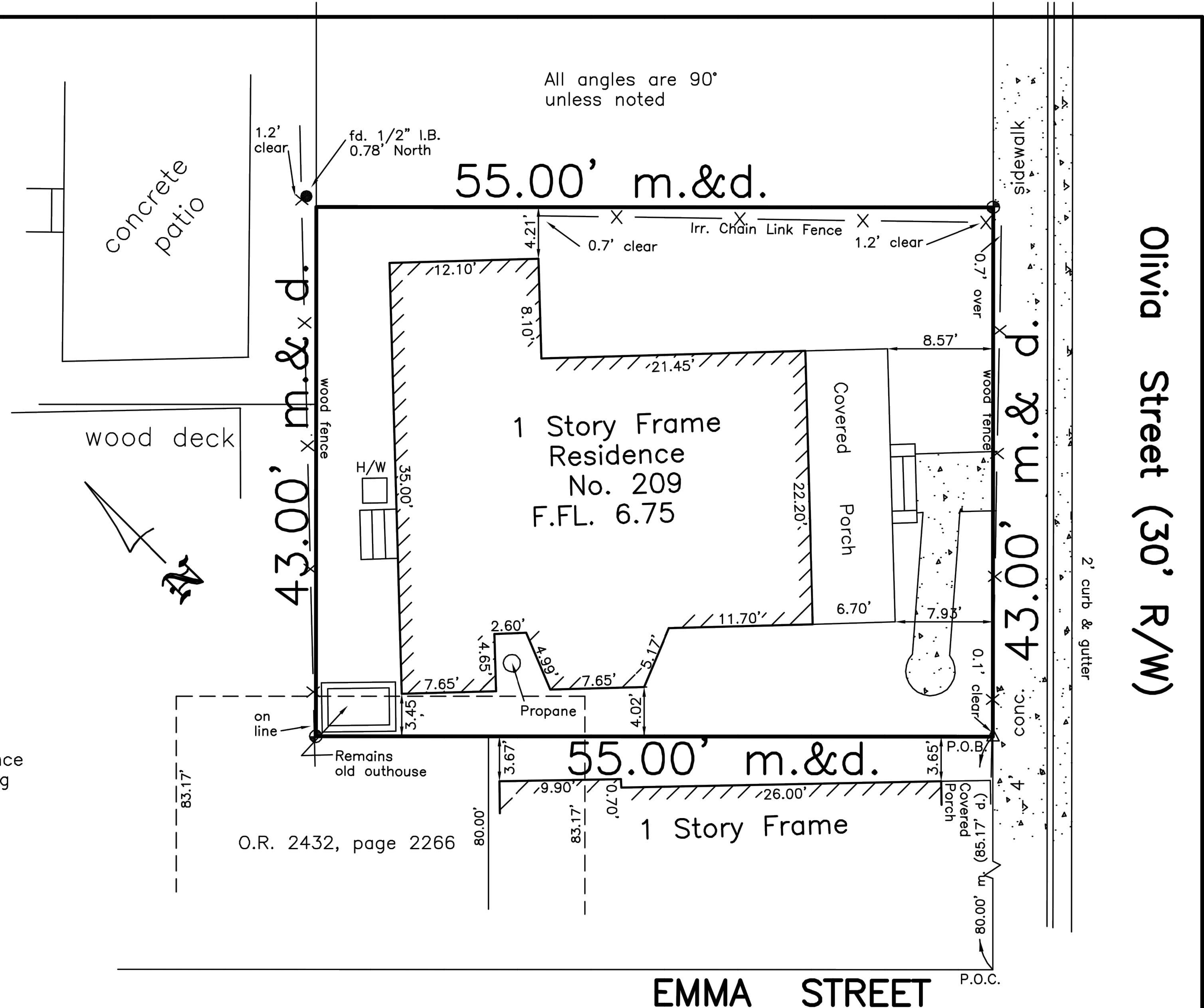
- | | | |
|--------------------|---------------------------------|--------------------------------|
| Sty. = Story | o/h = Overhead | N.T.S. = Not to Scale |
| R/W = Right-of-Way | u/g = Underground | Elev. = Elevation |
| fd. = Found | F.F.L. = Finish Floor Elevation | B.M. = Bench Mark |
| p. = Plat | conc. = concrete | C.B.S. = Concrete Block Stucco |
| m. = Measured | I.P. = Iron Pipe | cov'd. = Covered |
| d. = Deed | I.B. = Iron Bar | |
- Field Work performed on: 8/3/15

CERTIFICATION:

I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



Habitat for Humanity 209 Olivia Street. Key West, FL 33040			
BOUNDARY SURVEY		Dwg. No. 15-386	
Scale 1" = 20'	Ref. 219-55	Flood Panel No. 1516 K	Dwn. By F.H.H.
Date: 10/12/15		Flood Zone X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, FL 33040

(305) 293-0466
Fax: (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700

1
SURVEY- EXISTING CONDITIONS
SCALE: N.T.S.

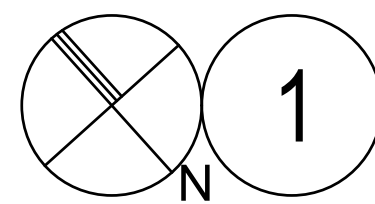
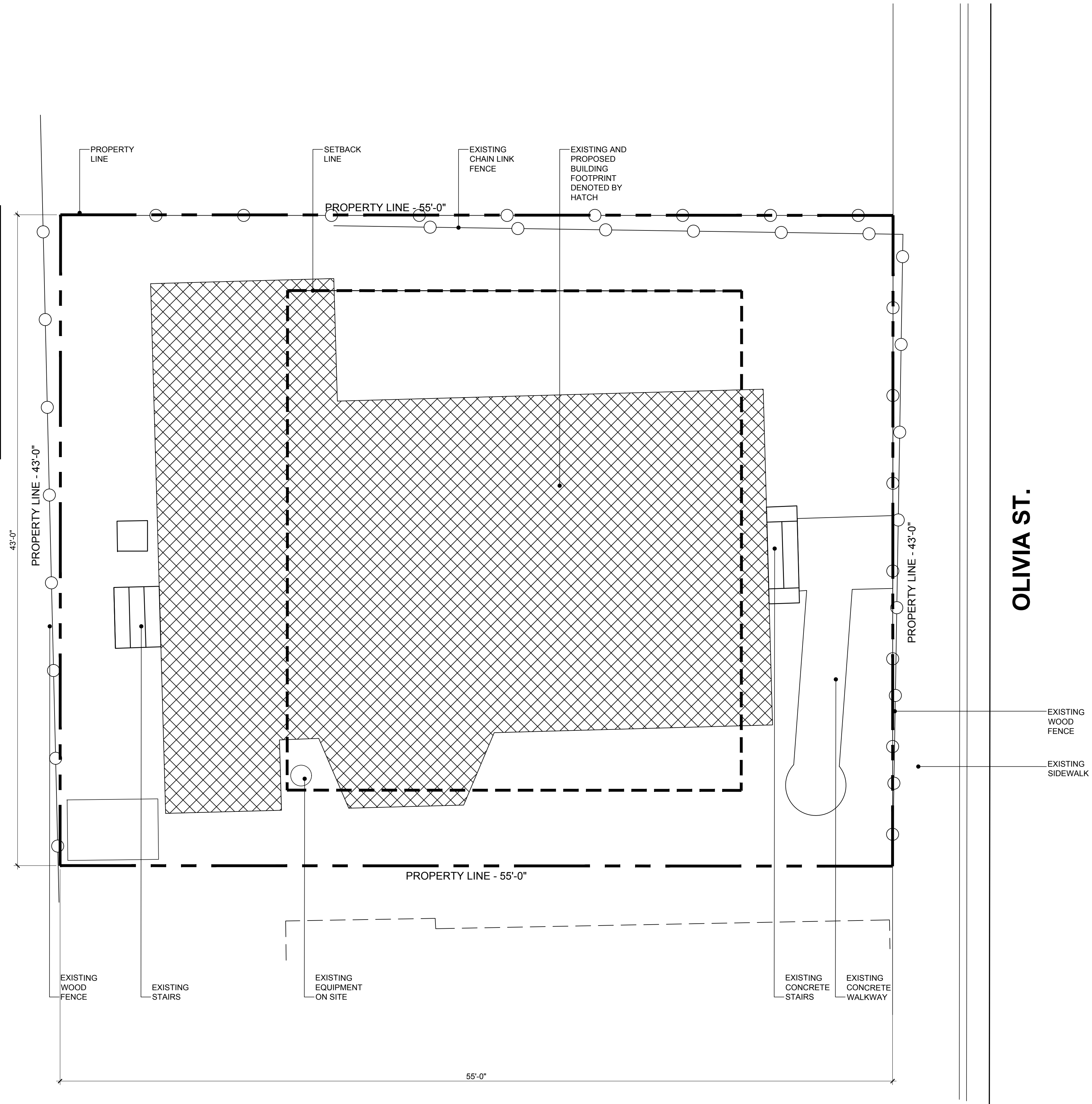
CONCEPT DESIGN

209 OLIVIA STREET, KEY WEST, FL 33040

AE0.1.1 K2M DESIGN
DATE: REVISED 6/8/2016



SITE DATA TABLE				
209 Olivia Street				
	CODE REQUIREMENT	EXISTING (*A)	PROPOSED	VARIANCE REQUESTED
ZONING		Historic Medium Density Residential (HMDR)		
FLOOD ZONE		ZONE AE 6		
SIZE OF SITE	4,000 SF MIN	2,365.00 SF		
MINIMUM LOT WIDTH	40'-0"	43'-0"		
MINIMUM LOT DEPTH	90'-0"	55'-0"		
HEIGHT	30'-0"	19'-10 1/2"		
SETBACK 1: FRONT	10'-0"	7'-11"		
SETBACK 2: SIDE	5'-0"	3'-4"		
SETBACK 3: STREET SIDE	7'-6"	NA		
SETBACK 4: REAR	15'-0"	4'-9" TO 5'-8"		
FLOOR AREA RATIO	1.0 MAX	0.39		
BUILDING COVERAGE	40% MAX	48.2% (1141.6 SF)		
IMPERVIOUS SURFACE	60% MAX	50.6% (1198.0 SF)		
OPEN SPACE LANDSCAPING	35% MIN	49.4% (1168.3 SF)		

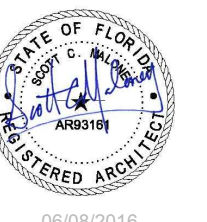


1 EXISTING SITE PLAN

SCALE: 1/4"=1'-0"

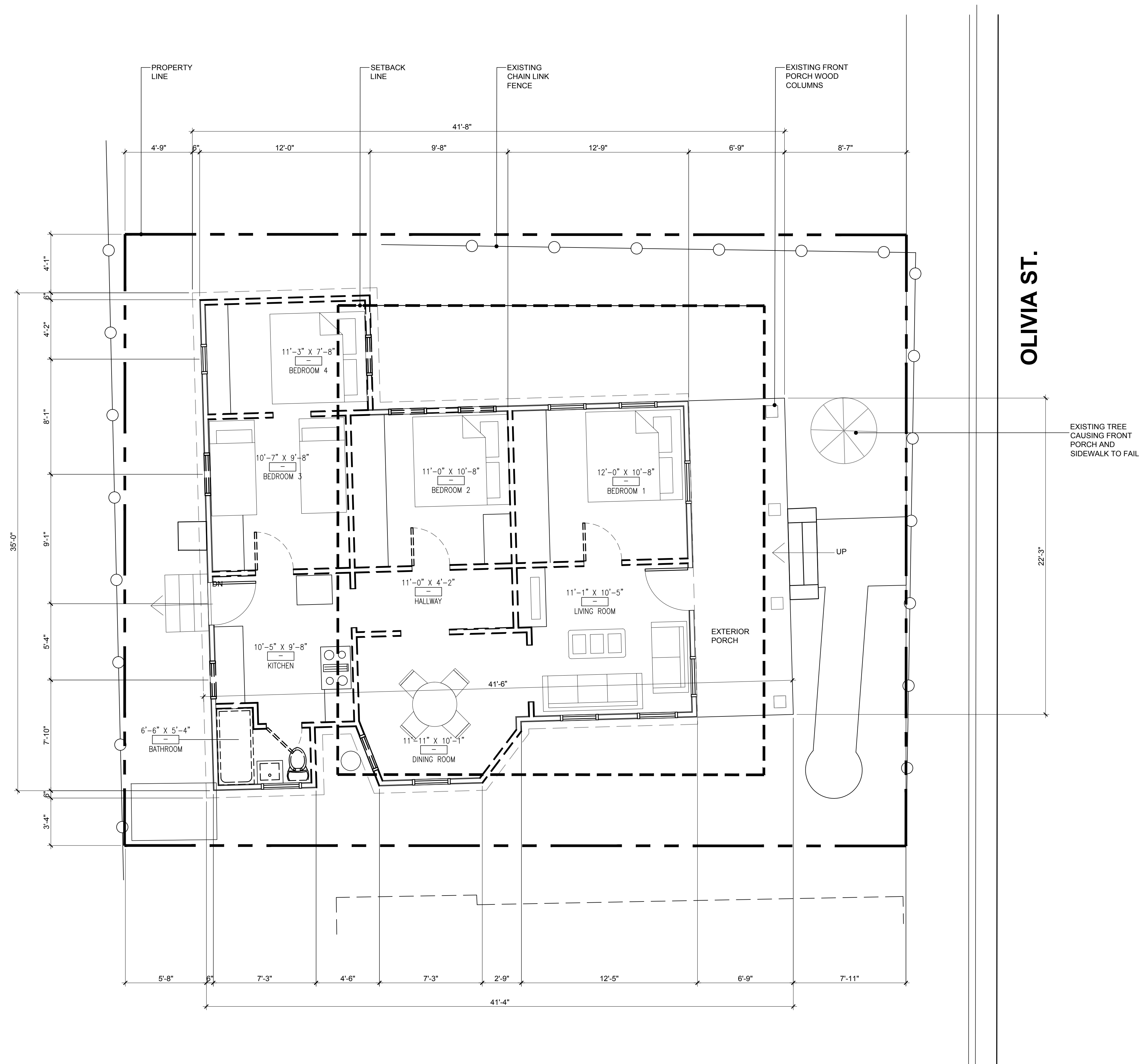
CONCEPT DESIGN

209 OLIVIA STREET, KEY WEST, FL 33040



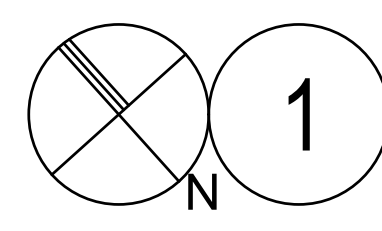
AE1.1.1 **K2M** DESIGN

DATE: REVISED 6/8/2016



OLIVIA ST.

EXISTING TREE
CAUSING FRONT
PORCH AND
SIDEWALK TO FAIL



1 EXISTING FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

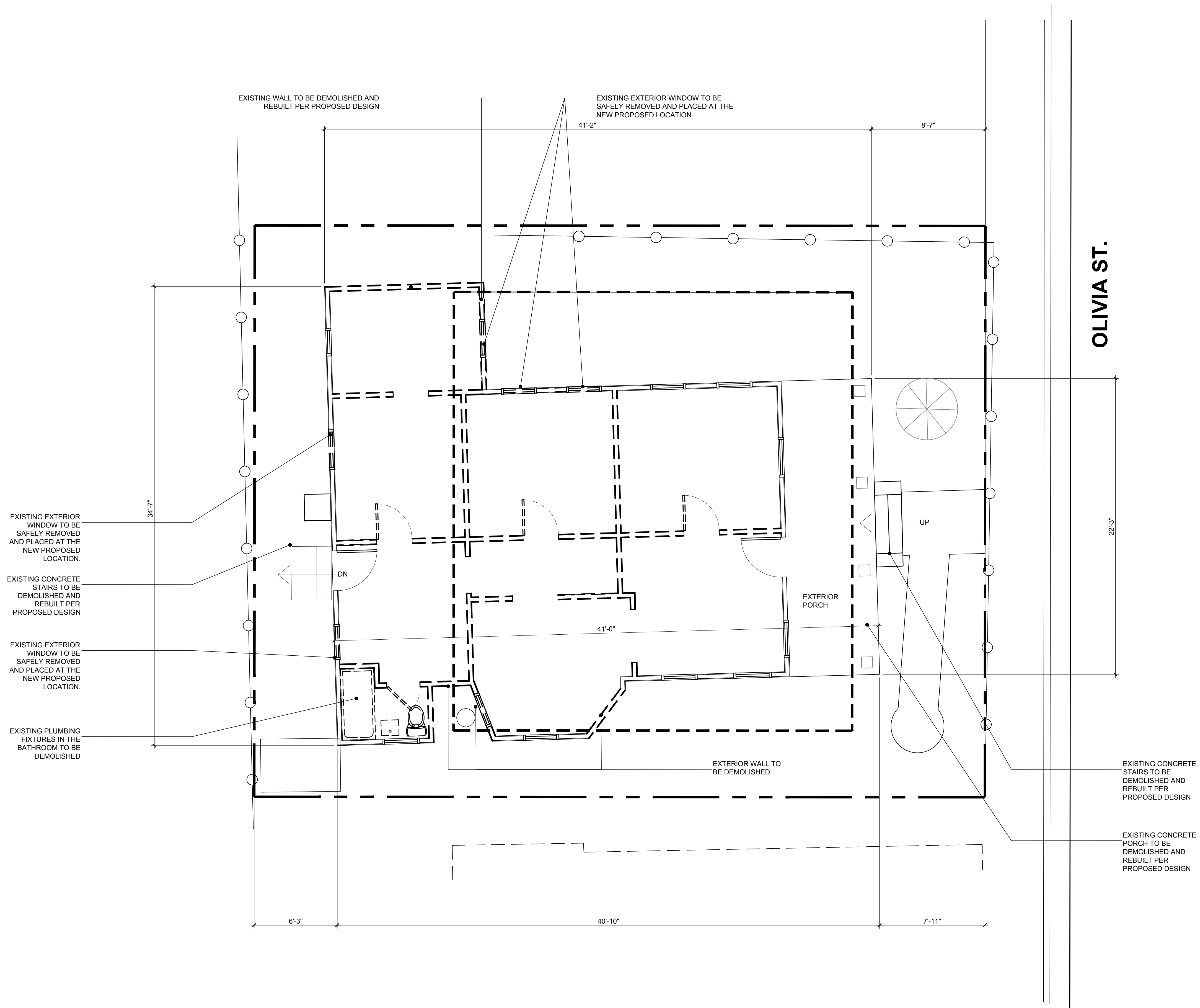
CONCEPT DESIGN

209 OLIVIA STREET, KEY WEST, FL 33040



AE2.1.1 **K2M** DESIGN
DATE: REVISED 6/8/2016

Y:\Users\j2151\Documents - 209 Olivia St - Campbell Residence\4-02\Drawings\Arch\VE21.dwg, 6/8/2016 10:09 AM, sheet 1'-0" = 1'-0", abhar.kapur

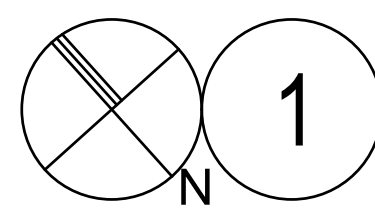
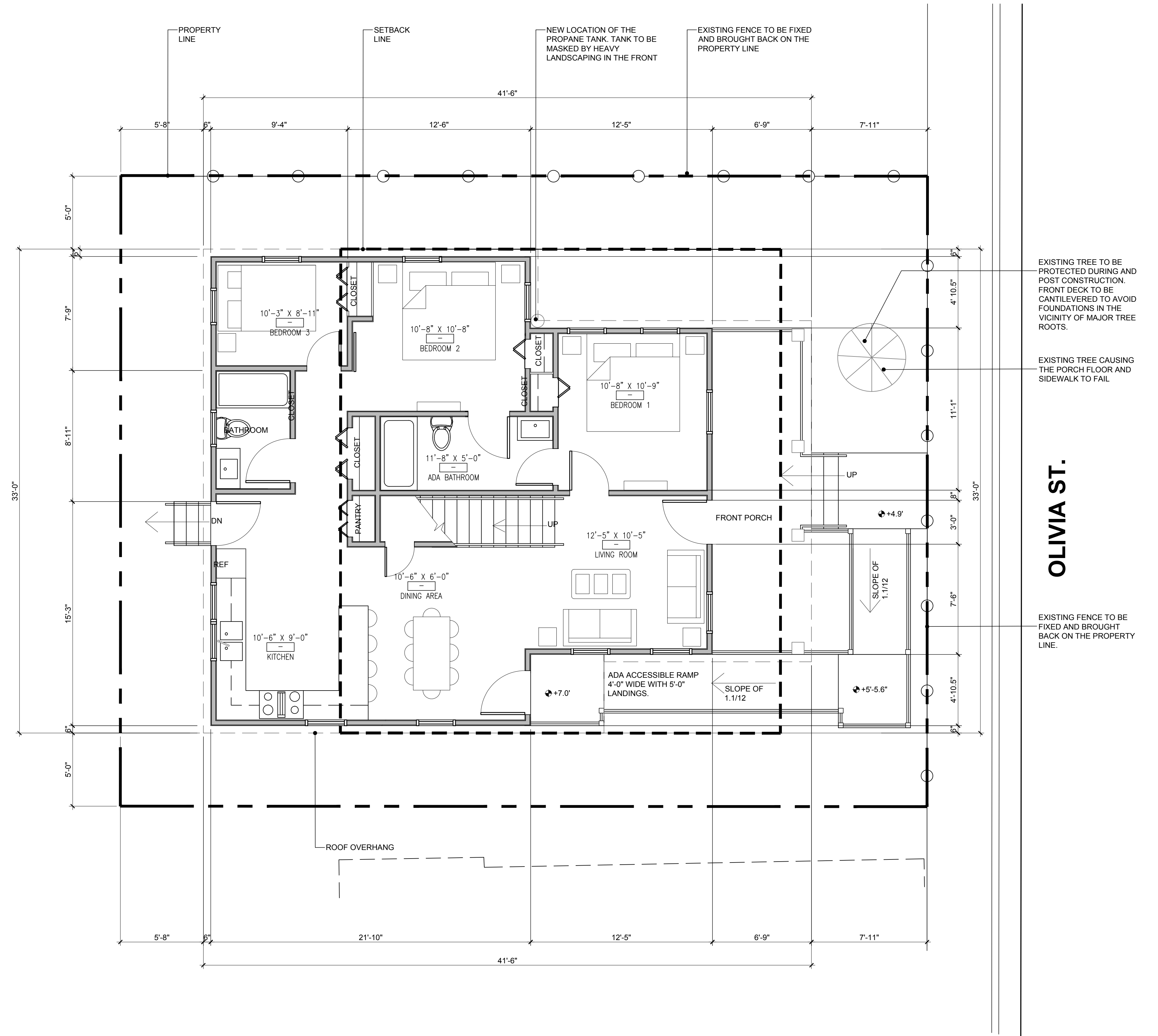


1 DEMOLITION PLAN- FIRST FLOOR
 SCALE: 1/4"=1'-0"



Y:\Users\j2151\Documents - 209 Olivia St - Campbell Residence\4-CDD\Drawings\Arch\001.dwg, 6/8/2016 10:09 AM, sheet: 1'-0" = 1'-0", author: kevin

SITE DATA TABLE				
209 Olivia Street				
	CODE REQUIREMENT	EXISTING (*A)	PROPOSED	VARIANCE REQUESTED
ZONING	Historic Medium Density Residential (HMDR)			
FLOOD ZONE	ZONE AE 6			
SIZE OF SITE	4,000 SF MIN	2,365.00 SF	2,365.00 SF	NONE
MINIMUM LOT WIDTH	40'-0"	43'-0"	43'-0"	NONE
MINIMUM LOT DEPTH	90'-0"	55'-0"	55'-0"	NONE
HEIGHT	30'-0"	19'-10 1/2"	20'-1 1/2"	NONE
SETBACK 1: FRONT	10'-0"	7'-11"	7'-11"	*VARIANCE REQUESTED IMPROVING BY 18.6 in. FROM EXISTING CONDITIONS
SETBACK 2: SIDE	5'-0"	3'-4"	5'-0"	NONE
SETBACK 3: STREET SIDE	7'-6"	NA	NA	NONE
SETBACK 4: REAR	15'-0"	4'-9" TO 5'-8"	5'-8"	*VARIANCE REQUESTED FOR 9.33 ft. *IMPROVING EXISTING CONDITION
FLOOR AREA RATIO	1.0 MAX	0.39	0.5	NONE
BUILDING COVERAGE	40% MAX	48.2% (1141.6 SF)	51.1% (1208.9 SF)	*VARIANCE REQUESTED FOR 11.1% *CHANGE OF 2.9% FROM THE EXISTING CONDITION
IMPERVIOUS SURFACE	60% MAX	50.6% (1198.0 SF)	58.4% (1380.5 SF)	NONE
OPEN SPACE LANDSCAPING	35% MIN	49.4% (1168.3 SF)	41.6% (984.5 SF)	NONE



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

CONCEPT DESIGN

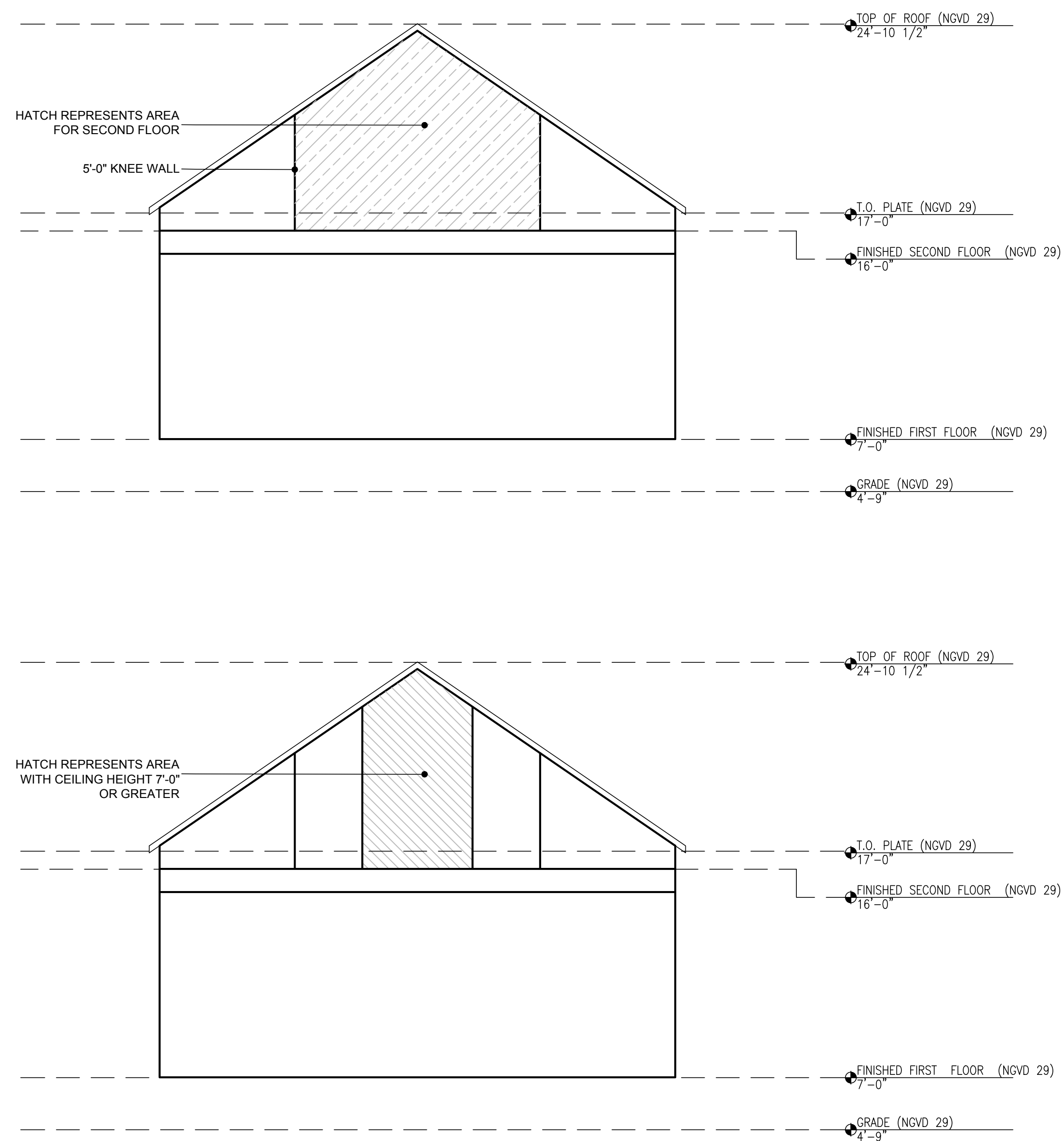
209 OLIVIA STREET, KEY WEST, FL 33040



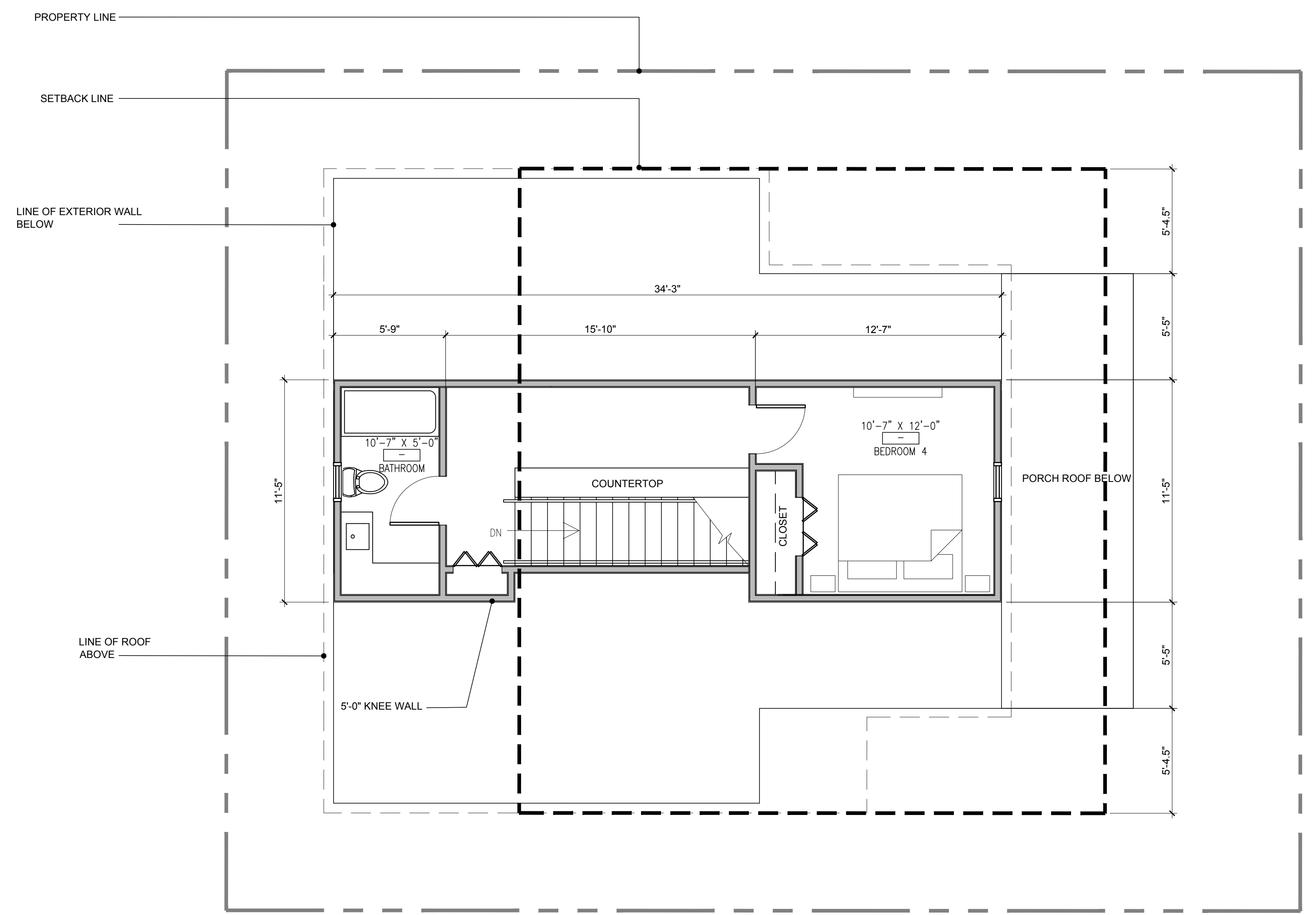
A2.1.1

K2M DESIGN

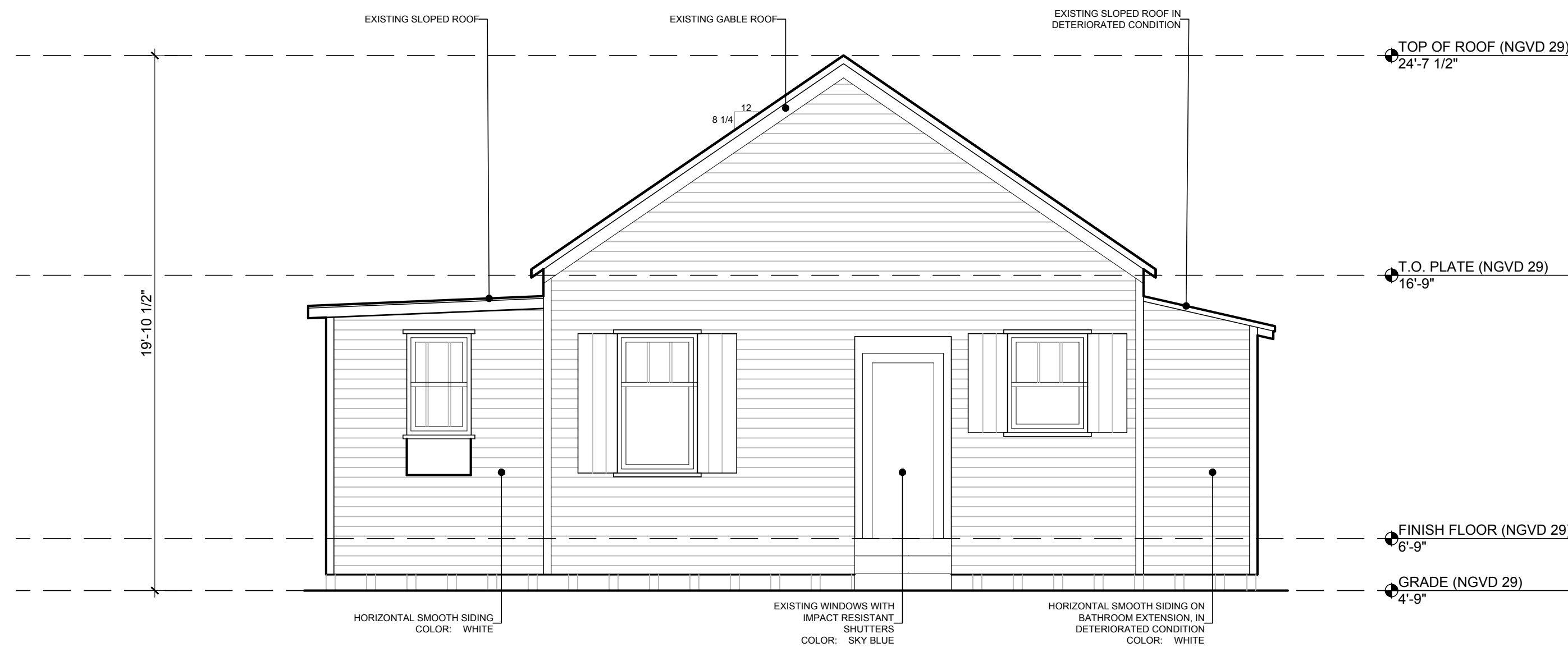
DATE: REVISED 6/8/2016



2 CONCEPTUAL BUILDING SECTION
SCALE: 1/4"=1'-0"



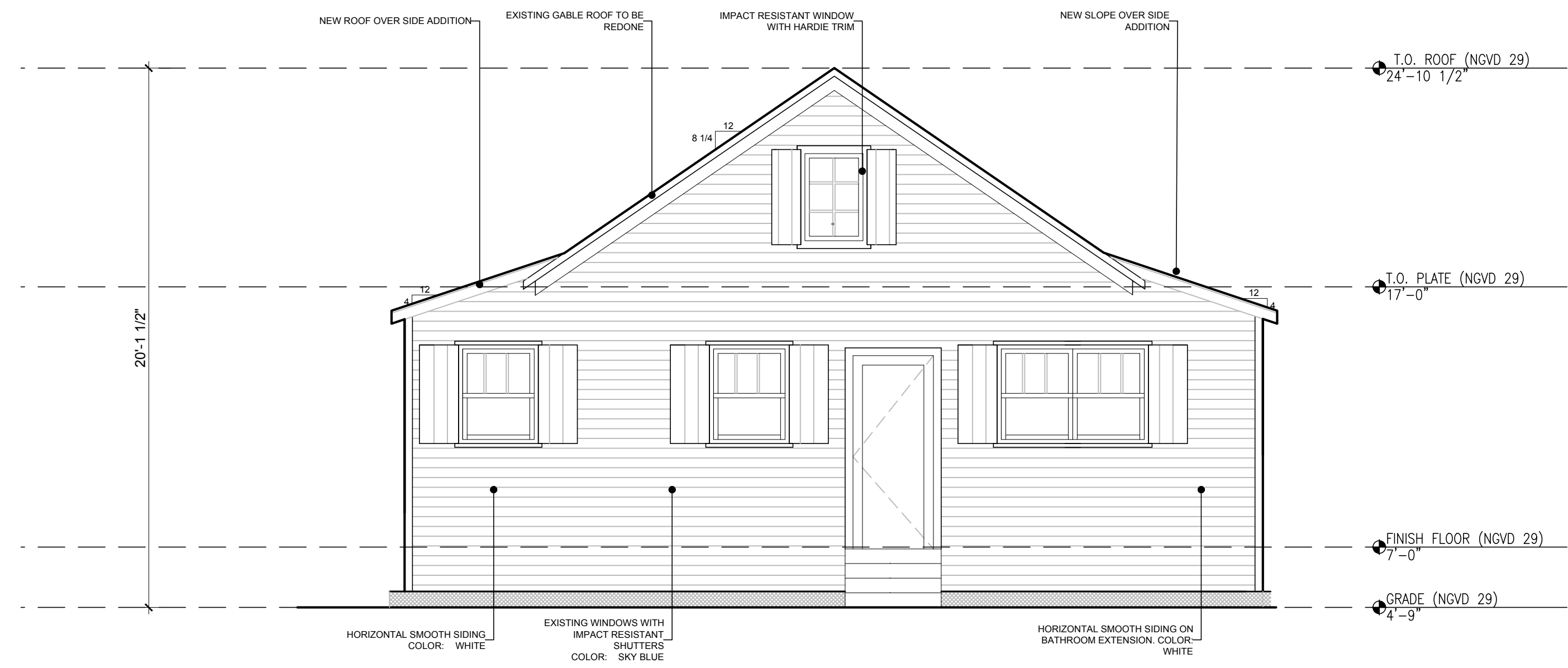
1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



3

EXISTING REAR ELEVATION

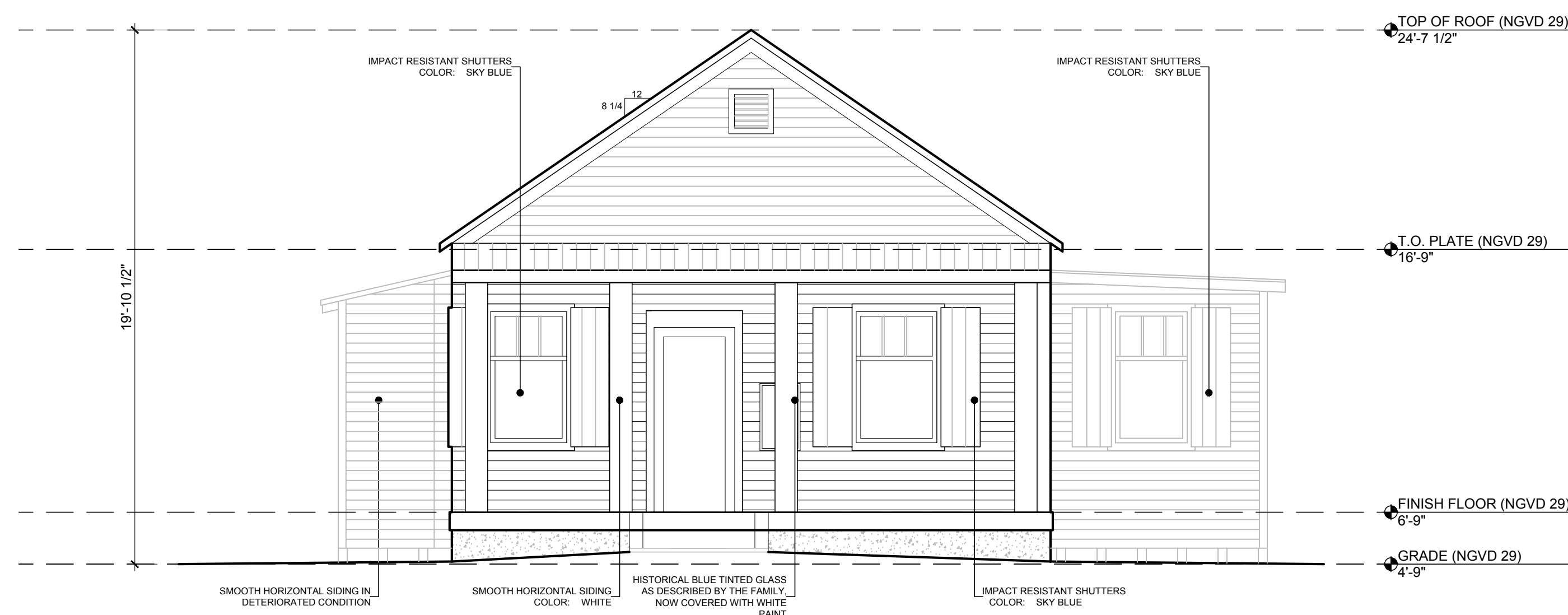
SCALE: 1/4"=1'-0"



4

PROPOSED REAR ELEVATION

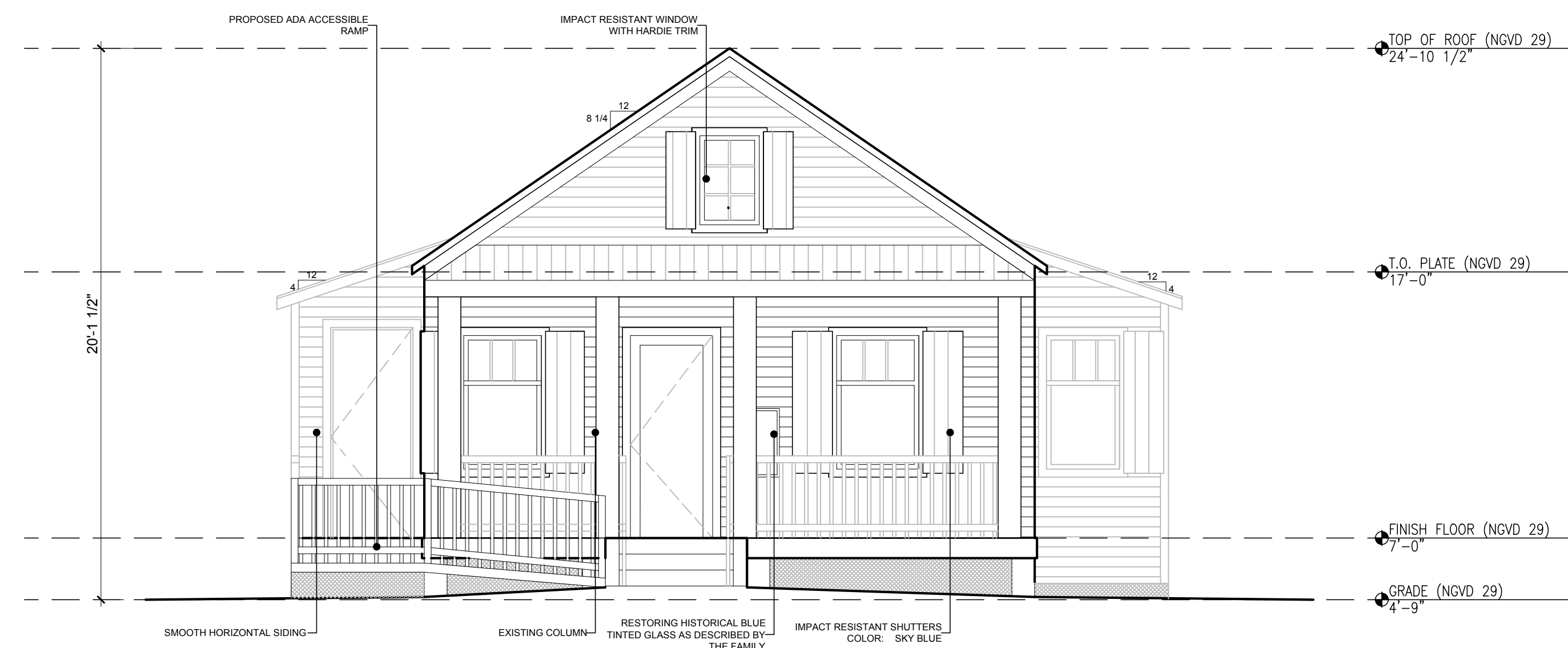
SCALE: 1/4"=1'-0"



1

EXISTING FRONT ELEVATION ON OLIVIA STREET

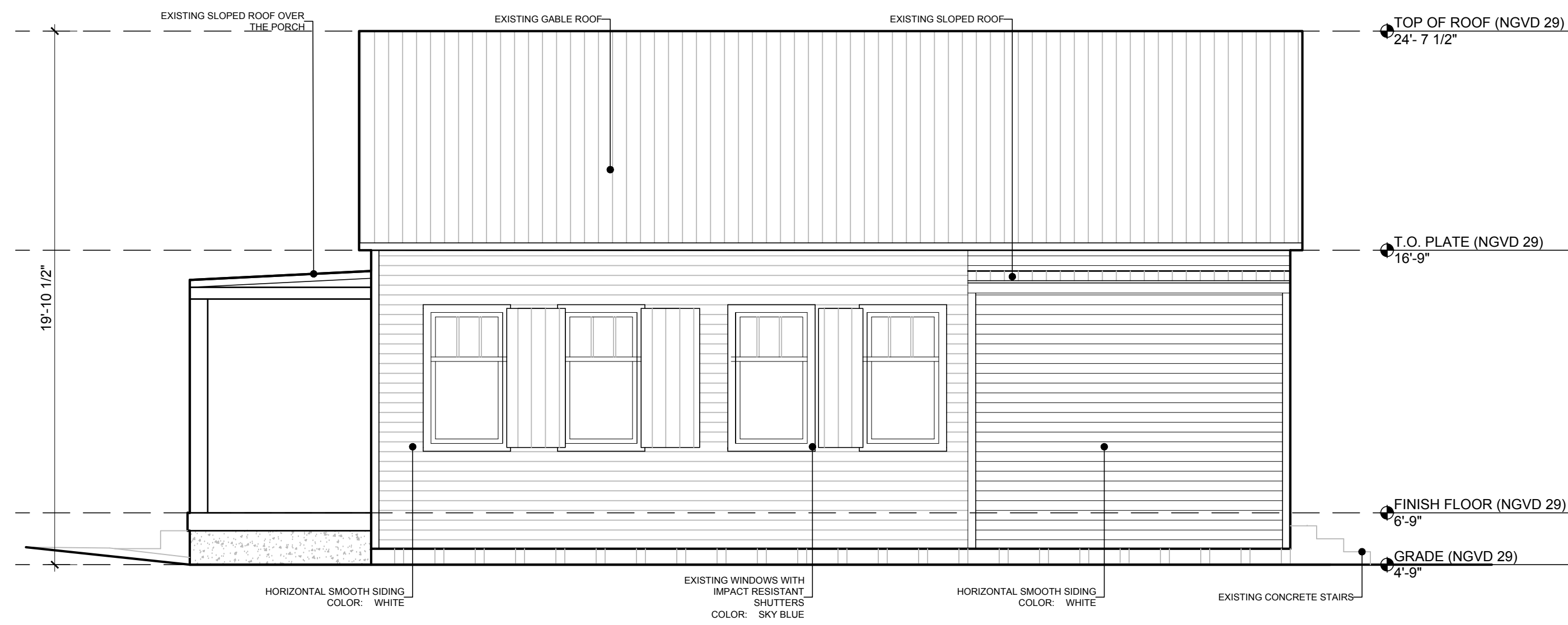
SCALE: 1/4"=1'-0"



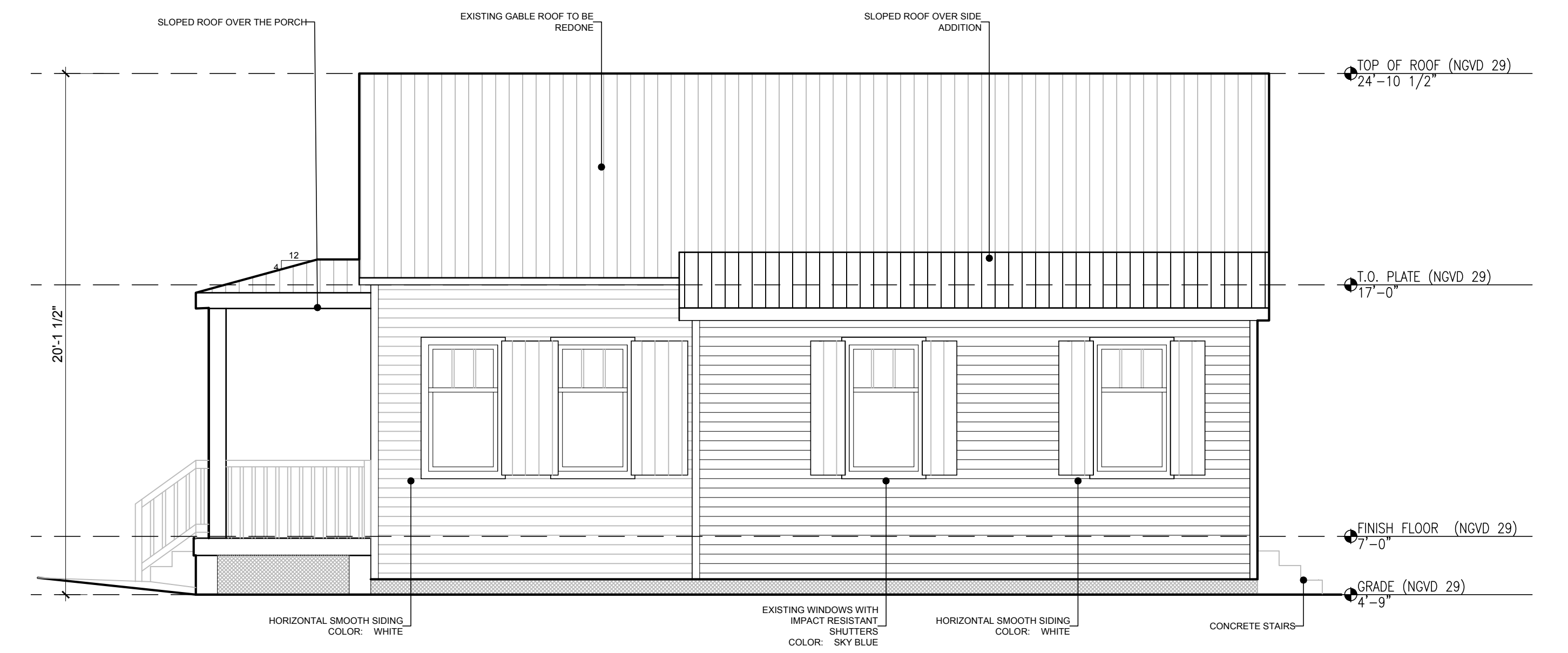
2

PROPOSED ELEVATION ON OLIVIA STREET

SCALE: 1/4"=1'-0"



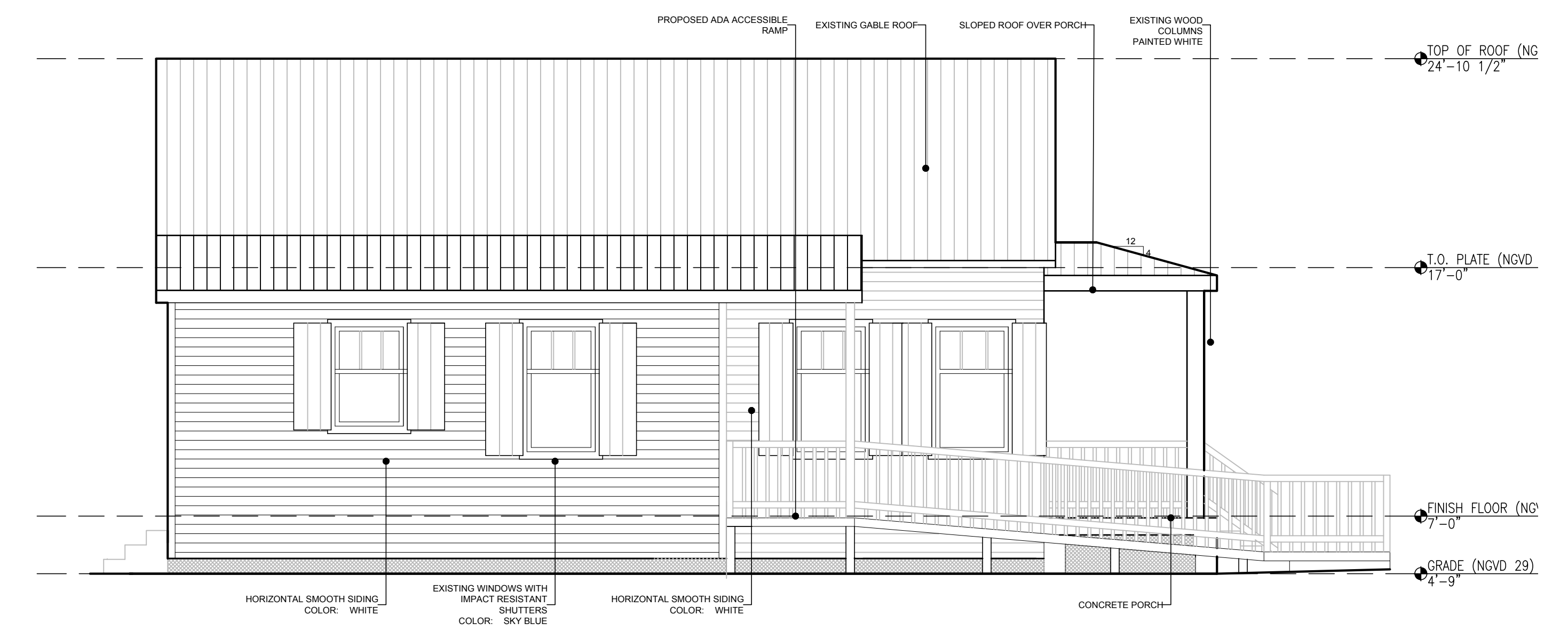
3 EXISTING SIDE ELEVATION 2
SCALE: 1/4"=1'-0"



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



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



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



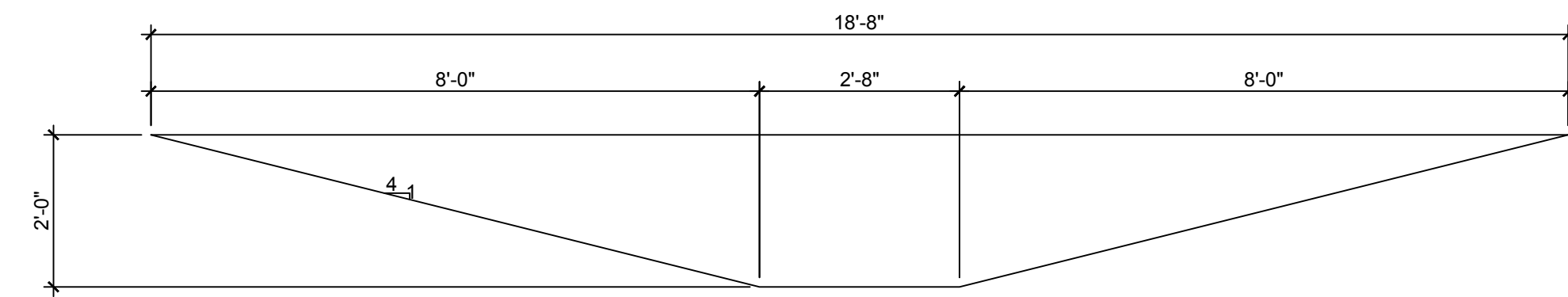
Stormwater Calculation

Existing Impervious Surface	1198.0 sf
Proposed Impervious Surface	1380.5 sf
Change in Impervious Area	182.5 sf
2.5" * Change in Impervious Area	38.0 cf

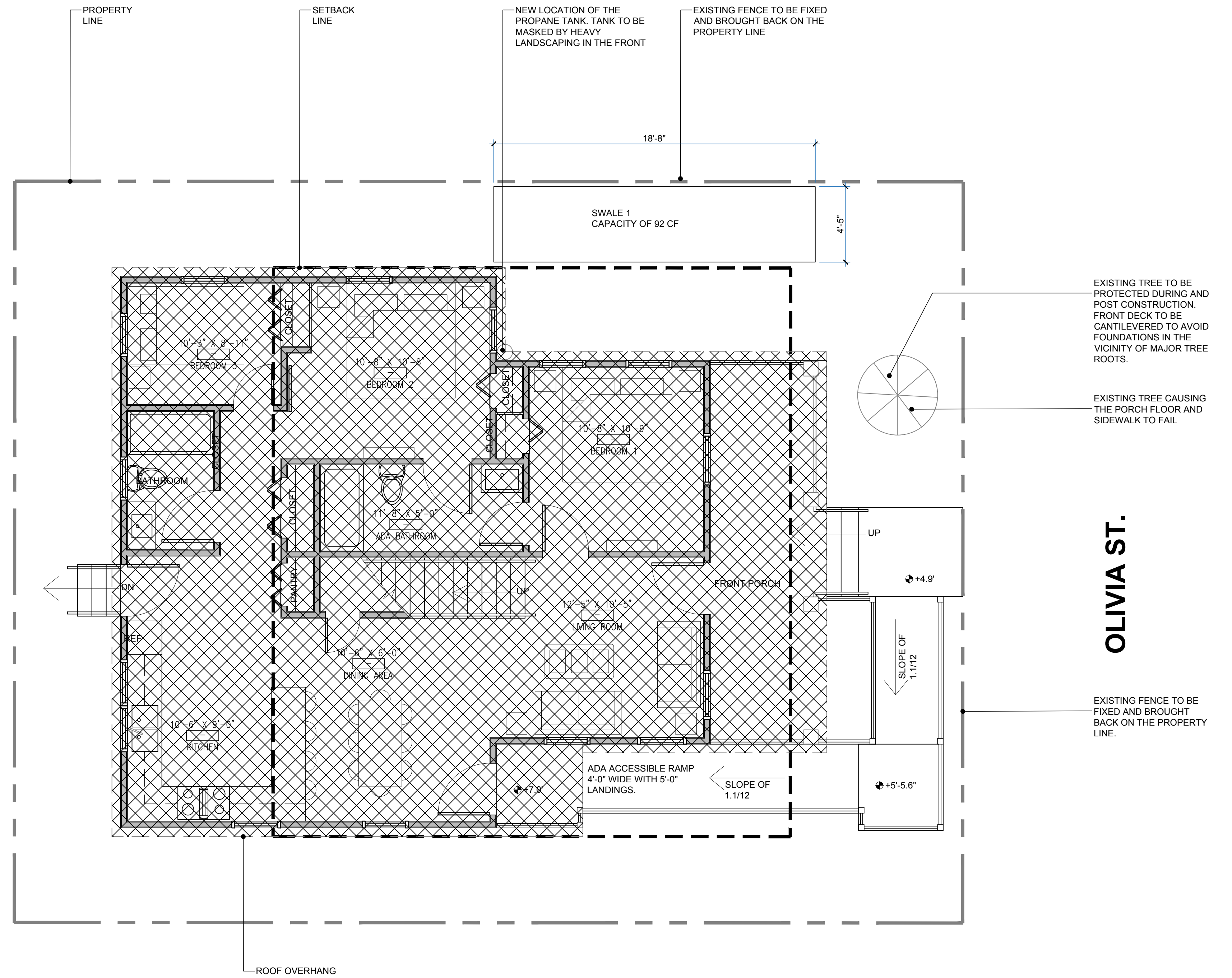
Required additional stormwater capacity

Proposed Swale Capacity

	Top Area (Average FT)	Bot Area (Average FT)	Depth (FT)	Volume (CF)
Swale 1	81.5	10.6	2	92
Total				92



2 TYP. SWALE CROSS SECTION
SCALE: 1/2"=1'-0"



1 STORMWATER PLAN
SCALE: 1/4"=1'-0"

Y:\Users\2151\3237 - Habitat for Humanity - 209 Olivia St - Campbell Residence\4-CDD\Drawings\Arch\A211.dwg, 6/8/2016 10:09 AM, user: 2151, plotter: kapor







1960's



East Side Elevation









Mrs. Julia Campbell and 4 of her 6 daughters



Mrs. Campbell and Wilhelmina Harvey

















Repaired East Elevation









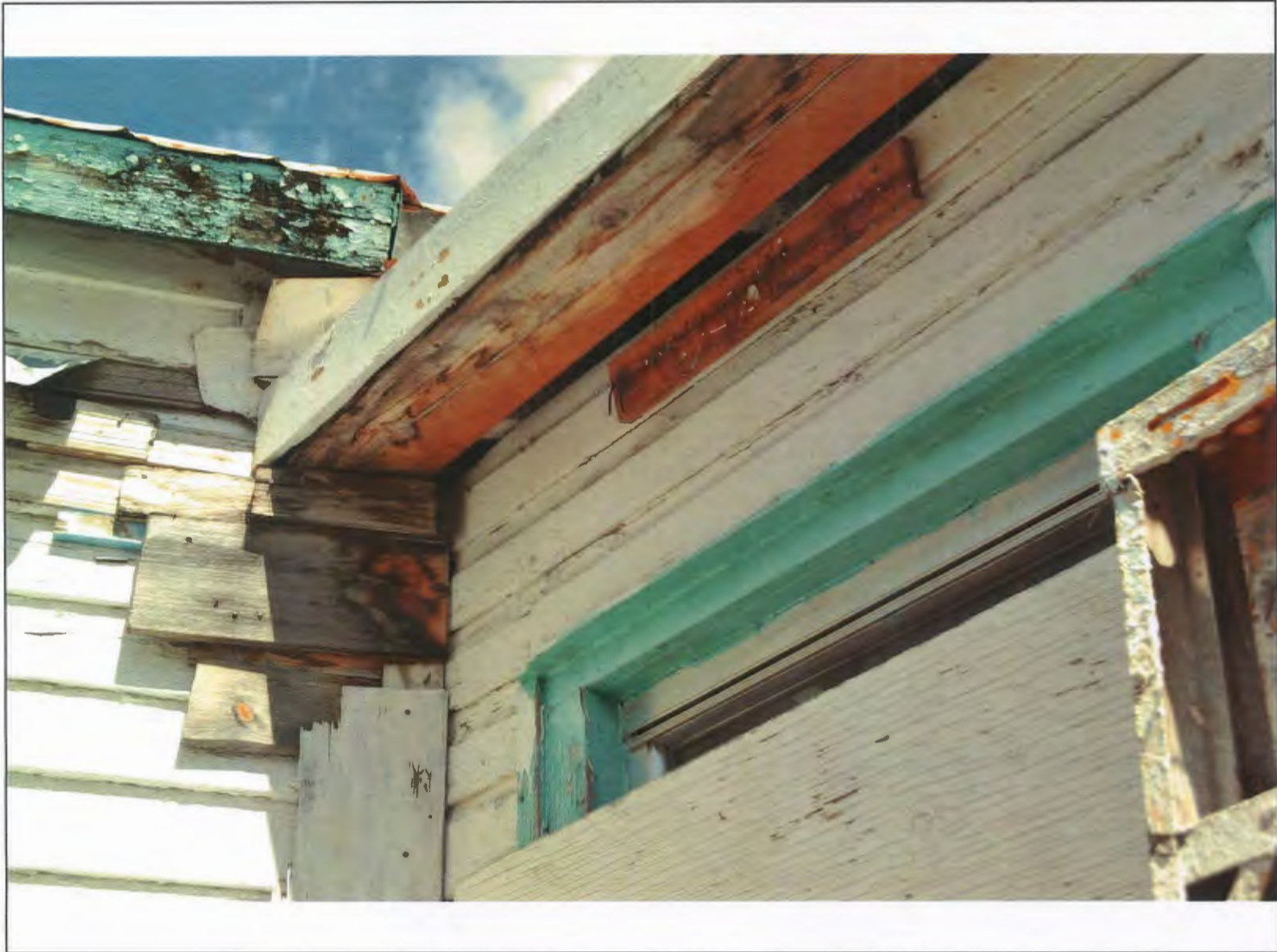


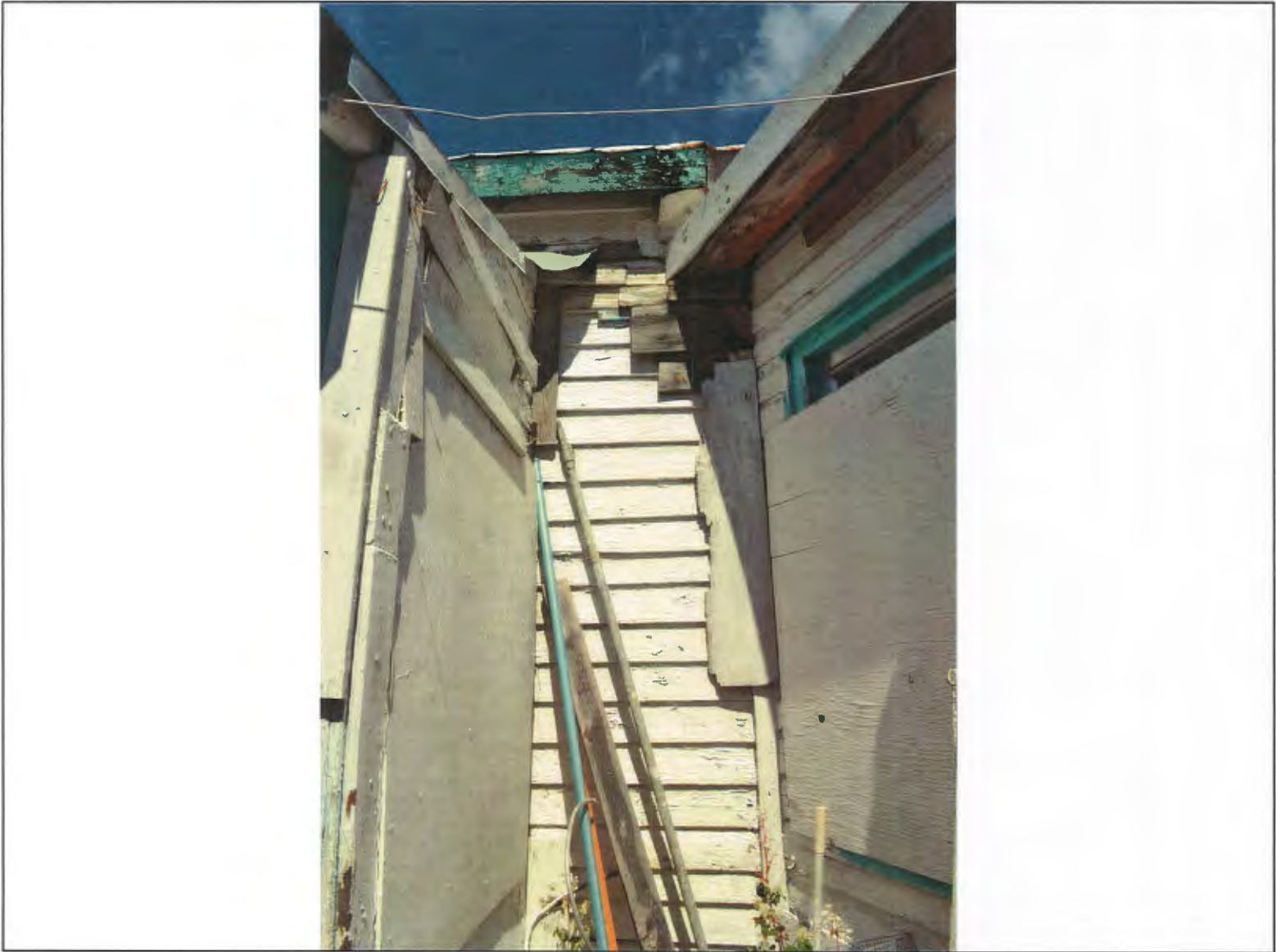


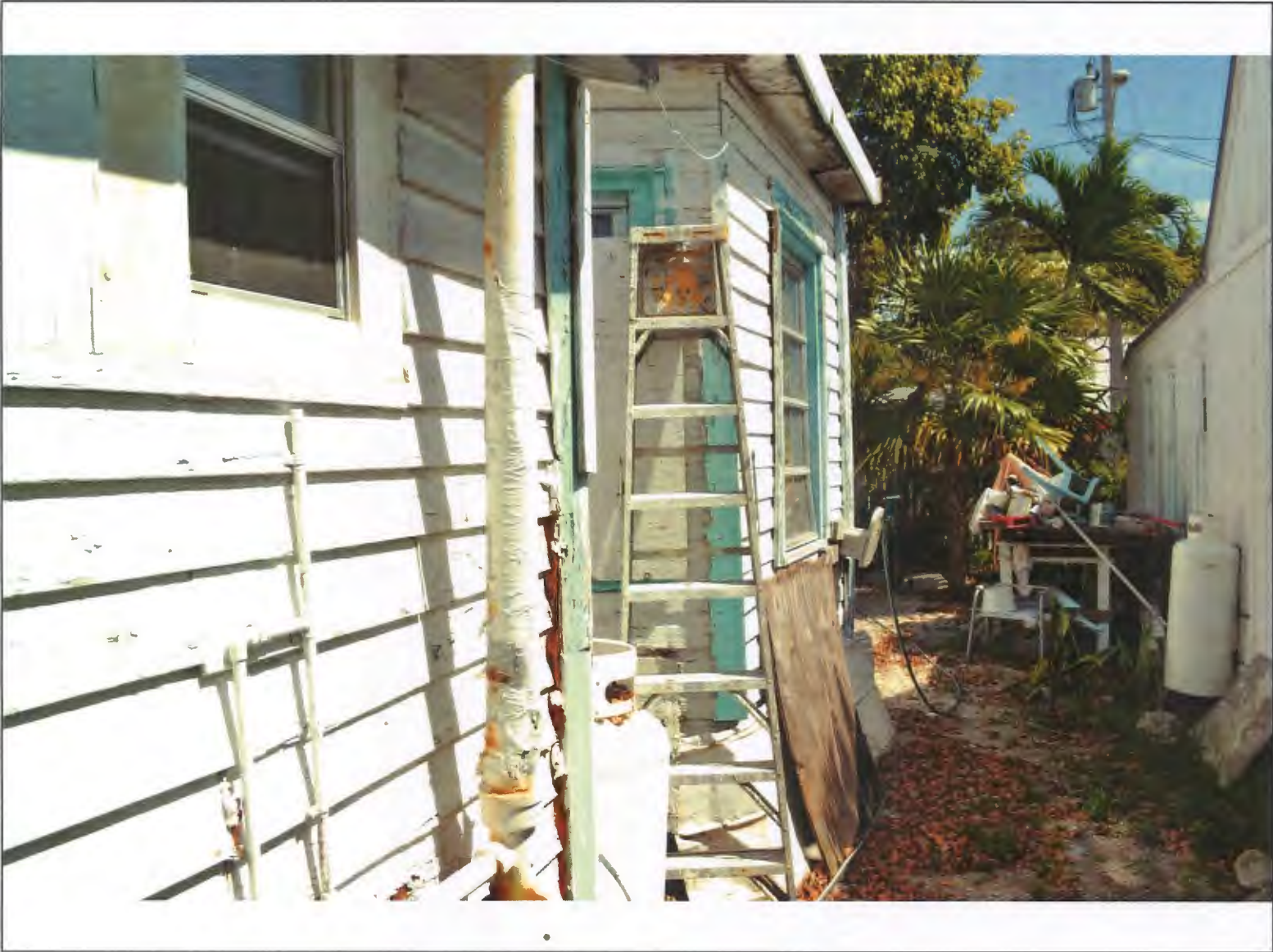




West elevation













West side addition





**Variance Request for
removing
non-historical side
additions and replacing
them with historic looking
side additions.**