

Application



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: 1119 Whitehead Street

Zoning District: HMDR Real Estate (RE) #: 00028260-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: John and Denise Obbary

Mailing Address: 1309 Whitehead Street, Unit 1

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 340-244-4678 Office: 305-587-1578 Fax: _____

Email: islandjohn66@yahoo.com / islanddenise70@yahoo.com

PROPERTY OWNER: (if different than above)

Name: same

Mailing Address: _____

City: _____ State: _____ Zip: _____

Home/Mobile Phone: _____ Office: _____ Fax: _____

Email: _____

Description of Proposed Construction, Development, and Use:

Renovation to historic wood framed house including re-configuring low warped tpo roof to historically appropriate and code compliant 5v crimp metal sawtooth roof.

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

removal of warped and leaking, non-code compliant rear roof which reduces head height in areas to as low as 6'-3" and replacement with historically appropriate, code-compliant 5v crimp metal roof in a saw-tooth configuration.

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

If yes, please describe and attach relevant documents: Not to the applicant's knowledge

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	A/E 6			
Size of Site	3,670.65 sf			
Height	30'	16'-4"	16'-4"	conforming
Front Setback	10'	0	0	existing
Side Setback	5'	less than 5'	less than 5'	for 3-D roof volume
Side Setback	5'	7'	7'	existing
Street Side Setback	N/A			
Rear Setback	15'	8'-1/2"	8'-1/2"	for 3-D roof volume
F.A.R.	1			
Building Coverage	1,468.3 (40%)	1,989 sf	1,989 sf	existing
Impervious Surface	2,202.4 (60%)	2,585 sf	2,575 sf	improving
Parking	1	0	1	
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping	1,284.7 (35%)	1,086 sf	1,076 sf	improving
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.

The existing special condition is that the current rear roof is very low and does not properly shed water and is not in keeping with the rest of the historical character of the house and historical district in which it is located.

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

The applicant did not create the special conditions and did not cause the special conditions and circumstances by action or neglect.

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.

The applicant is not requesting special privileges that do not already exist in this area. Adjacent properties and properties in this area typically have pitched metal roofs similar to one requested by this variance.

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.

The location of the house on the site is in the setback area. The house is a contributing historical structure. To fix the non-compliant roof requires additional 3-D volume of a pitched Metal Roof.

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.

The only variance requested is for the reconfiguration of the roof in the vertical dimension to allow for a properly pitched metal roof.

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

This variance increases welfare of the public by providing increased fire resistance of a metal roof and increases cohesion of the historical district which is in the public's best interest.

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

The applicant is not requesting existing non-conforming usage as the basis for approval but rather on the merits of increased fire safety, structural integrity, liveable head-room, and historical character.

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

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, T. SETH NEAL, in my capacity as ARCHITECT / PRINCIPAL
(print name) (print position/president, managing member)

of PIKE ARCHITECTS
(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:

1119 WHITEHEAD STREET?
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.

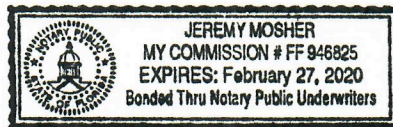
T. Seth Neal
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this APR 21, 2017 by
T Seth Neal
Name of Authorized Representative date

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

Jeremy Mosher
Notary's Signature and Seal

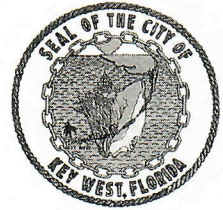
Jeremy Mosher
Name of Acknowledger typed, printed or stamped



FF 946825
Commission Number, if any

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.

I, John Obbagy + Denise Obbagy authorize
Please Print Name(s) of Owner(s) as appears on the deed

Seth Neal Pike Architects
Please Print Name of Representative

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

[Signature]
Signature of Owner

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

Subscribed and sworn to (or affirmed) before me on this April 20, 2017
Date

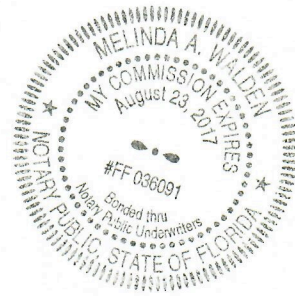
by Denise Obbagy AND John Obbagy
Name of Owner

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

[Signature]
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Commission Number, if any



Warranty Deed

Prepared by and Return to:
Mendy Walden, an employee of
First International Title, Inc.
3132 Northside Drive
Suite 101, Bldg C
Key West, FL 33040

File No.: 98818-13

WARRANTY DEED

This indenture made on April 14, 2017, by

Johan P. De Graef, unmarried and Jeffrey R. Pipkin, unmarried

as joint tenants in common with rights of survivorship

whose address is: 904 Thomas Street, Key West, FL 33040

hereinafter called the "grantor",

to **John M. Obbagy and Denise L. Obbagy, as Trustees of The John M. Obbagy and Denise L. Obbagy Joint Trust dated December 21, 2015**

whose address is: 1309 Whitehead Street, Apt. 1 Key West, FL 33040

hereinafter called the "grantee":

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Monroe County, Florida**, to-wit:

On the Island of Key West, Florida, and known as William A. Whitehead's Map delineated in February A. D. 1829 as part of Tract Eleven (11) but now better known as part of Subdivision Three (3) and Four (4) of Lot Four (4), Square Six (6) of said Tract Eleven (11) according to a Diagram recorded in Monroe County, Florida, Records, but more particularly described as follows:
Commencing at the Corner of Amelia and Whitehead Streets distant Thirty (30) feet from said corner for a Point Of Beginning; running thence in a Northeasterly direction for a distance of Seventy-Five (75) feet; thence in a Southeasterly direction Forty-Nine (49) feet Seven (7) inches; thence in a Southwesterly direction Seventy-Five (75) feet; thence in a Northwesterly direction Forty-Nine (49) feet Seven (7) inches along Whitehead Street to the Place of Beginning.

LESS

A parcel of land in the Island of Key West, Monroe County, Florida, said parcel being described as follows: Commence at the intersection of the SE'ly right-of-way line of Amelia Street with the NE'ly right-of-way line of Whitehead Street and run thence SE'ly along the said right-of-way line of Whitehead Street for a distance of 30.00 feet; thence NE'ly and at right angles for a distance of 60.50 feet to the Point Of Beginning of the parcel of land being described herein; thence SE'ly and at right angles for a distance of 3.30 feet; thence NE'ly and at right angles for a distance of 14.50 feet; thence NW'ly and at right angles for a distance of 3.30 feet; thence SW'ly and at right angles for a distance of 14.50 feet back to the Point Of Beginning.

Parcel Identification Number: RE# 00028260-000000 / AK#1029033

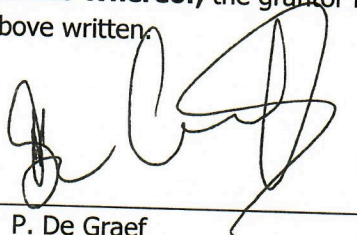
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

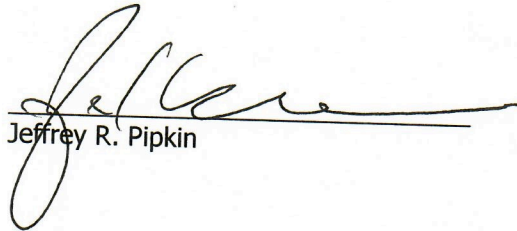
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2016.

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



Johan P. De Graef



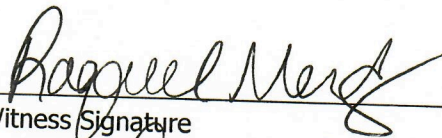
Jeffrey R. Pipkin

Signed, sealed and delivered in our presence:



Witness Signature

Print Name: MELINDA A Walden



Witness Signature

Print Name: Raquel Mendez

State of FLORIDA

County of MONROE

The Foregoing Instrument Was Acknowledged before me on the 6 day of April, 2017, by **Johan P. De Graef, unmarried and Jeffrey R. Pipkin, unmarried as joint tenants in common with rights of survivorship** who is/are personally known to me or who has/have produced the following as identification: DRIVERS LICENSE.



My Commission Expires:



Notary Public

Printed Name:

Survey

MAP OF BOUNDARY SURVEY

PART OF TRACT ELEVEN (11)
WILLIAM A. WHITEHEAD'S MAP

A/K/A

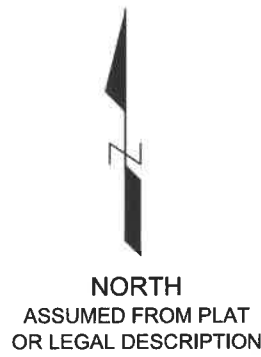
PART OF SUBDIVISION THREE (3) AND FOUR (4)
LOT FOUR (4), SQUARE SIX (6) TRACT ELEVEN (11)

KEY WEST

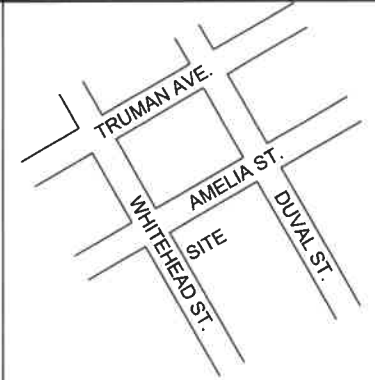
MONROE COUNTY, FLORIDA

BEARING BASE:

N/A ANGLES PER FIELD LOCATION OF EXISTING
CONTROL



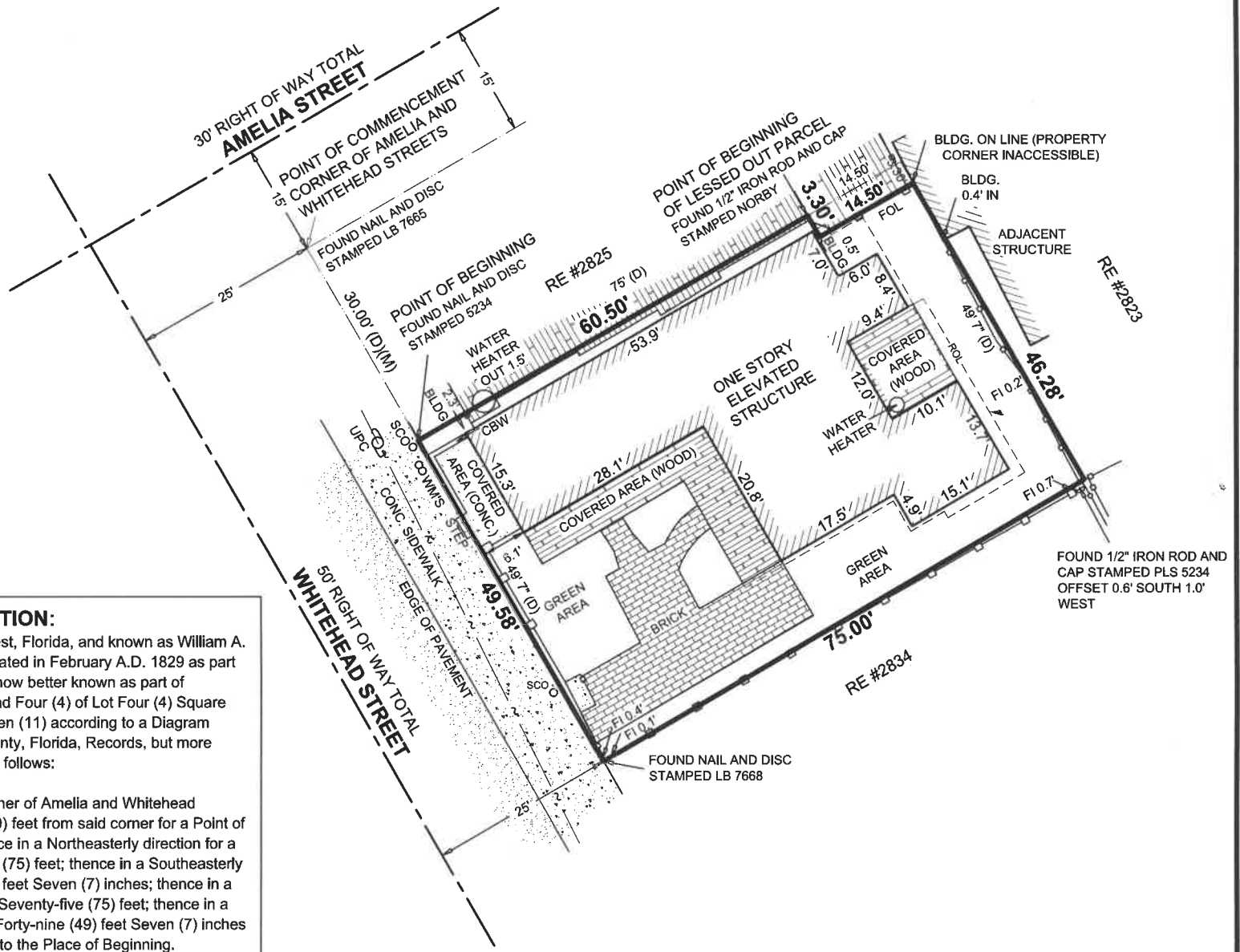
SCALE: 1" = 20'



LOCATION MAP - NTS

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
1119 WHITEHEAD STREET
KEY WEST, FLORIDA



LEGAL DESCRIPTION:

On the Island of Key West, Florida, and known as William A. Whitehead's Map delineated in February A.D. 1829 as part of tract Eleven (11) but now better known as part of Subdivision Three (3) and Four (4) of Lot Four (4) Square Six (6) of said tract Eleven (11) according to a Diagram recorded in Monroe County, Florida, Records, but more particularly described as follows:

Commencing at the Corner of Amelia and Whitehead Streets distant Thirty (30) feet from said corner for a Point of Beginning; running thence in a Northeasterly direction for a distance of Seventy-five (75) feet; thence in a Southeasterly direction Forty-nine (49) feet Seven (7) inches; thence in a Southwesterly direction Seventy-five (75) feet; thence in a Northwesterly direction Forty-nine (49) feet Seven (7) inches along Whitehead Street to the Place of Beginning.

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A parcel of land in the Island of Key West, Monroe County, Florida, said parcel being described as follows: COMMENCE at the intersection of the SE'y right-of-way line of Amelia Street with the NE'y right-of-way-line of Whitehead Street and run thence SE'y along the said right-of-way line of Whitehead Street for a distance of 30.00 feet; thence NE'y and at right angles for a distance of 60.50 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence SE'y and at right angles for a distance of 3.30 feet; thence NE'y and at right angles for a distance of 14.50 feet; thence NW'y and at right angles for a distance of 3.30 feet; thence SW'y and at right angles for a distance of 14.50 feet back to the Point of Beginning.

CERTIFIED TO:

John & Denise Obbagy
First American Title Insurance Company
First International Title, Inc.

NOTE: THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKewise, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.

LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

SURVEYORS NOTES:


- FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
- MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER	GI = GRATE INLET	PRC = POINT OF REVERSE CURVE
BO = BLOW OUT	GL = GROUND LEVEL	PRM = PERMANENT REFERENCE MONUMENT
C = CALCULATED	GW = GUY WIRE	PT = POINT OF TANGENT
C&G = 2' CONCRETE CURB & GUTTER	HB = HOSE BIB	R = RADIUS
CB = CONCRETE BLOCK	IP = IRON PIPE	ROL = ROOF OVERHANG LINE
CBW = CONCRETE BLOCK WALL	IR = IRON ROD	ROWL = RIGHT OF WAY LINE
CBRW = CONCRETE BLOCK RETAINING WALL	L = ARC LENGTH	RAW = RIGHT OF WAY
CI = CURB INLET	LE = LOWER ENCLOSURE	SCO = SANITARY CLEAN-OUT
CL = CENTERLINE	LP = LIGHT POLE	SMH = SANITARY MANHOLE
CLF = CHAINLINK FENCE	LS = LANDSCAPING	SPV = SPRINKLER CONTROL VALVE
CM = CONCRETE MONUMENT	M = MEASURED	SV = SEWER VALVE
CONC = CONCRETE	MB = MAILBOX	TB = TELEPHONE BOX
CIS = CONCRETE SLAB	MHWL = MEAN HIGH WATER LINE	TBM = TIDAL BENCHMARK
CVRD = COVERED	MTLF = METAL FENCE	TMH = TELEPHONE MANHOLE
D = DEED	NAVD = NORTH AMERICAN VERTICAL DATUM (1988)	TOB = TOP OF BANK
DELTA = DELTA ANGLE	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOS = TOE OF SLOPE
DEASE = DRAINAGE EASEMENT	NTS = NOT TO SCALE	TS = TRAFFIC SIGN
DMH = DRAINAGE MANHOLE	OHW = OVERHEAD WIRES	TYP = TYPICAL
EB = ELECTRIC BOX	P = PLAT	UEASE = UTILITY EASEMENT
EL = ELEVATION	P&M = PLAT & MEASURED	UPC = CONCRETE UTILITY POLE
ELEV = ELEVATED	PC = POINT OF CURVE	UPM = METAL UTILITY POLE
EM = ELECTRIC METER	PCC = POINT OF COMPOUND CURVE	UPW = WOOD UTILITY POLE
ENCL = ENCLOSURE	PCP = PERMANENT CONTROL POINT	VB = VIDEO BOX
FFE = FINISHED FLOOR ELEVATION	PI = POINT OF INTERSECTION	VD = VIDEO DECK
FH = FIRE HYDRANT	PK = PARKER KALON NAIL	WDF = WOOD FENCE
FI = FENCE INSIDE	PM = PARKING METER	WL = WOOD LANDING
FND = FOUND	POB = POINT OF BEGINNING	WM = WATER METER
FO = FENCE OUTSIDE	POC = POINT OF COMMENCEMENT	WV = WATER VALVE
FOL = FENCE ON LINE		
GB = GRADE BREAK		

SCALE:	1"=20'
FIELD WORK DATE	03/01/17
REVISION DATE	-/-
SHEET	1 OF 1
DRAWN BY:	GF
CHECKED BY:	RER
INVOICE #:	17022707

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 CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED 
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

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



REECE & ASSOCIATES

PROFESSIONAL SURVEYOR AND MAPPER, LB 7846

127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

Site Plans

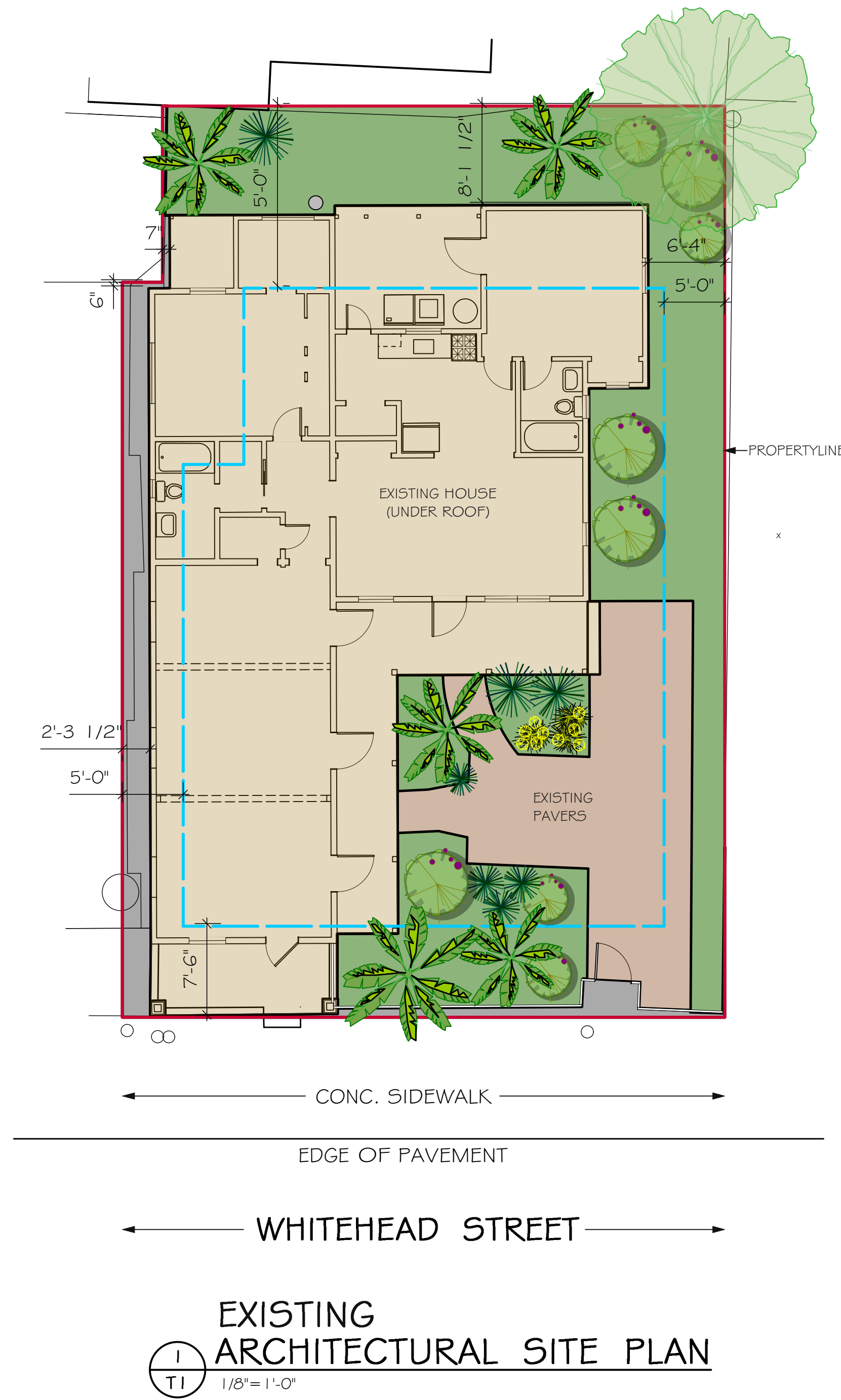
SITE DATA

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	HMDR	HMDR	HMDR	HISTORIC MEDIUM DENSITY RESIDENTIAL
SITE AREA	3,670.65 SQ. FT.	4,000 SQ. FT.	EXISTING	EXISTING
LOT SIZE	49.58' X 75'	40' X 90' (MIN)	EXISTING	EXISTING
IMPERVIOUS	2,585 SQ. FT.	2,202.4 (60% MAX)	2,575 SQ. FT.	IMPROVING
OPEN SPACE	1,086 SQ. FT.	1,284.7 (35% MIN)	1,076 SQ. FT.	IMPROVING
BUILDING COV.	1,989 SQ. FT.	1,468.3 (40% MAX)	1,989 SQ. FT.	EXISTING

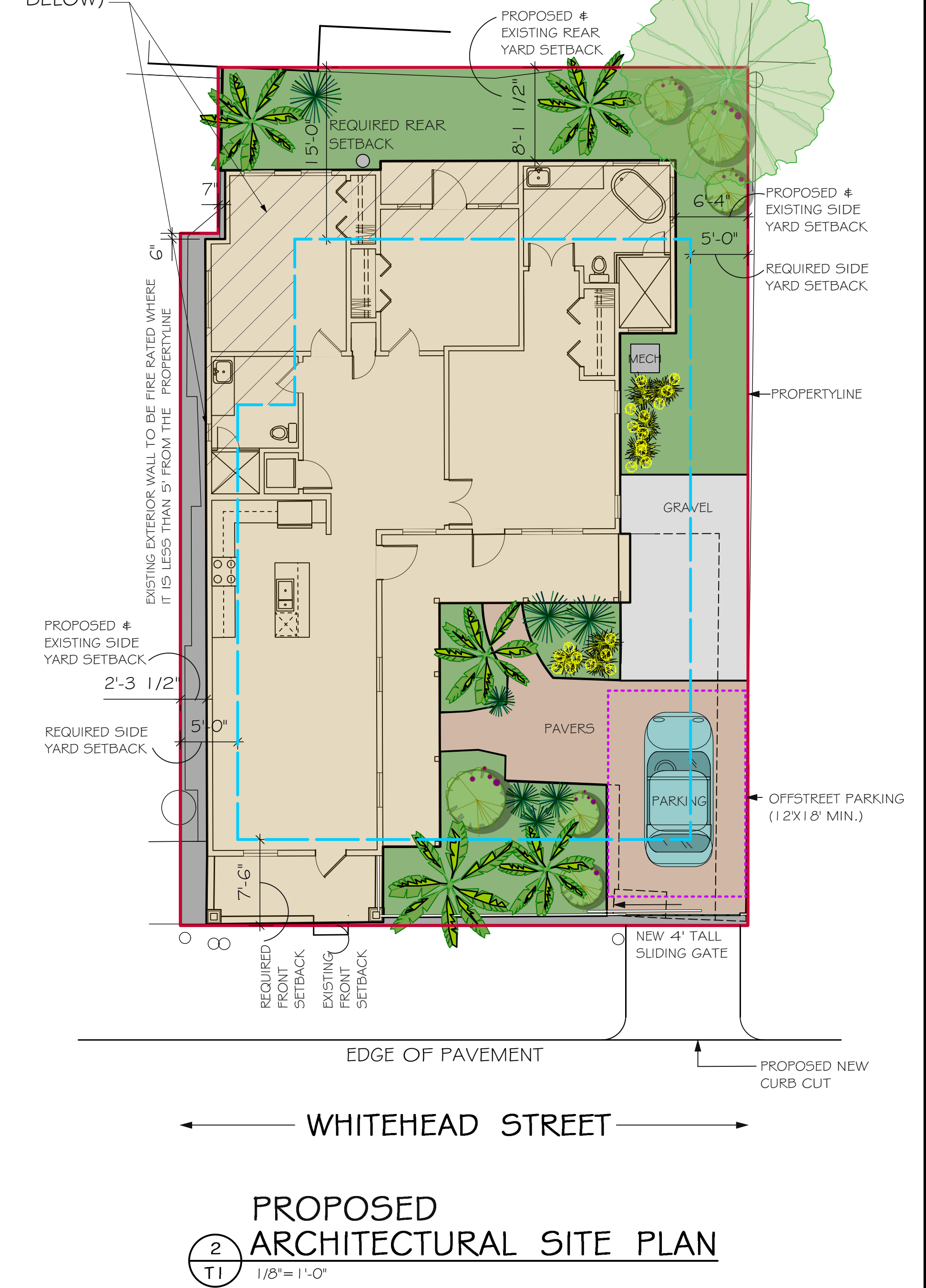
SETBACKS				
SIDE SETBACK	>5'	5'	>5'	CONFORMING
SIDE SETBACK	7"	5'	7"	EXISTING (VARIANCE REQUIRED FOR NEW ROOFLINE)
REAR SETBACK	8'-1 1/2"	15'	8'-1 1/2"	EXISTING (VARIANCE REQUIRED FOR NEW ROOFLINE)
FRONT SETBACK	0"	10'	0"	EXISTING
BUILDING HEIGHT	16'-4"	30'	16'-4"	CONFORMING

FLOOD INSURANCE MAP ZONE "AE 6"

LOCATION MAP



VARIANCE REQUESTED FOR REMOVAL OF EXISTING LOW FLAT WARPED ROOFING AND INSTALLATION OF NEW TRADITIONAL GABLE 5V CRIMP METAL ROOF AT AREA CURRENTLY WITHIN THE SIDE YARD AND REAR SETBACK. (REFER HATCHED AREA BELOW)



PROJECT:

1119 WHITEHEAD STREET
RENOVATION FOR
JOHN & DENISE OBBAGY
KEY WEST , FL 33040

DRAWING INDEX

- T1 PROJECT INFO & ARCHITECTURAL SITE PLAN
- T2 SURVEY (PROVIDED BY OWNER)
- A1 EXISTING & PROPOSED PLANS
- A2 EXISTING ELEVATIONS
- A3 PROPOSED ELEVATIONS
- A4 STREETScape & PHOTOGRAPHS

SCOPE OF WORK:

RENOVATION & INTERIOR RECONFIGURATION OF A HISTORIC ONE STORY WOOD FRAME HOUSE WITH LAP SIDING AND METAL ROOF. REMOVAL OF A NON-HISTORIC REAR ROOF AND REPLACEMENT WITH NEW HISTORICALLY COMPATIBLE ROOF FORMS.

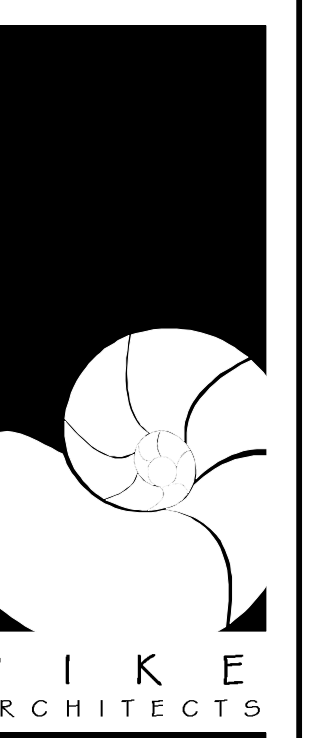
HARC APPROVAL #:

DESIGN NOTES:

THE NEW RENOVATED STRUCTURE IS DESIGNED TO MEET THE FOLLOWING:
FBC 2014 - RESIDENTIAL (FBC-R)
A.S.C.E. 24-05 REGULATIONS
*PER FBC 07/ASCE 07-10
EXPOSURE 'C'
LIVE LOAD 40 PSF
WIND LOAD 180 M.P.H.

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT/ENGINEER AND MUST BE RETURNED ON REQUEST. 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/ENGINEER WRITTEN PERMISSION THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER.

ARCHITECT'S SEAL



4711 US HIGHWAY 1
SUITE 101
KEY WEST, FLA. 33040
305-296-1692
COPYRIGHTED DRAWINGS

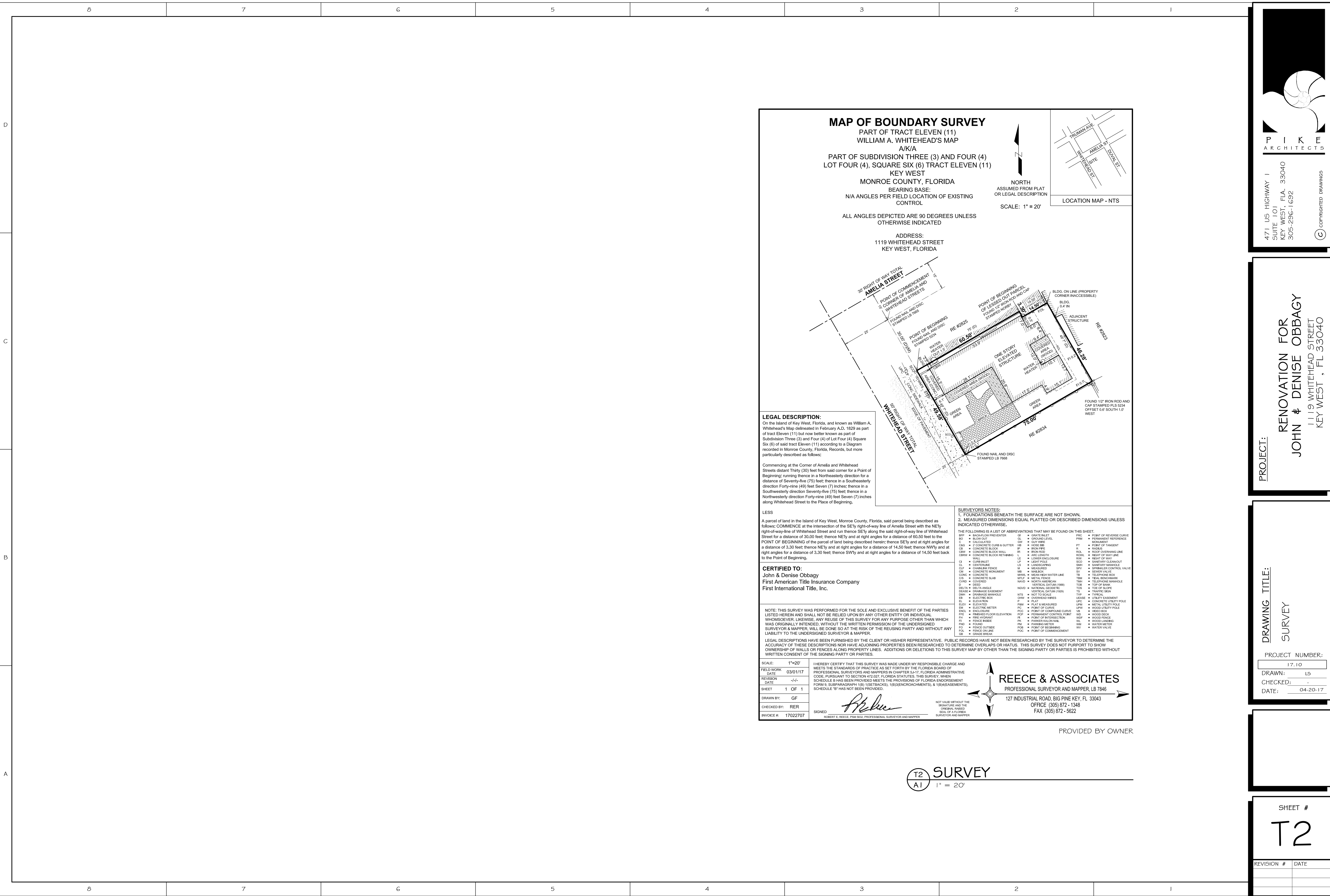
PROJECT:
RENOVATION FOR
JOHN & DENISE OBBAGY
1119 WHITEHEAD STREET
KEY WEST , FL 33040

DRAWING TITLE:
TITLE SHEET
PROJECT INFO
SITE PLAN

PROJECT NUMBER:
17.10
DRAWN: LS
CHECKED:
DATE: 04-20-17

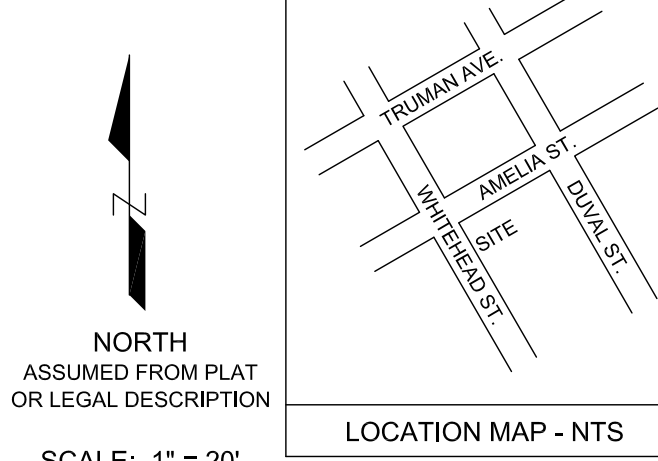
SHEET #
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MAP OF BOUNDARY SURVEY

PART OF TRACT ELEVEN (11)
 WILLIAM A. WHITEHEAD'S MAP
 A/K/A
 PART OF SUBDIVISION THREE (3) AND FOUR (4)
 LOT FOUR (4), SQUARE SIX (6) TRACT ELEVEN (11)
 KEY WEST
 MONROE COUNTY, FLORIDA
 BEARING BASE:
 N/A ANGLES PER FIELD LOCATION OF EXISTING
 CONTROL
 SCALE: 1" = 20'



ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ADDRESS:
 1119 WHITEHEAD STREET
 KEY WEST, FLORIDA

LEGAL DESCRIPTION:
 On the Island of Key West, Florida, and known as William A. Whitehead's Map delineated in February A.D. 1829 as part of tract Eleven (11) but now better known as part of Subdivision Three (3) and Four (4) of Lot Four (4) Square Six (6) of said tract Eleven (11) according to a Diagram recorded in Monroe County, Florida, Records, but more particularly described as follows:
 Commencing at the Corner of Amelia and Whitehead Streets distant Thirty (30) feet from said corner for a Point of Beginning; running thence in a Northeasterly direction for a distance of Seventy-five (75) feet; thence in a Southeasterly direction Forty-nine (49) feet Seven (7) inches; thence in a Southwesterly direction Seventy-five (75) feet; thence in a Northwesterly direction Forty-nine (49) feet Seven (7) inches along Whitehead Street to the Place of Beginning.

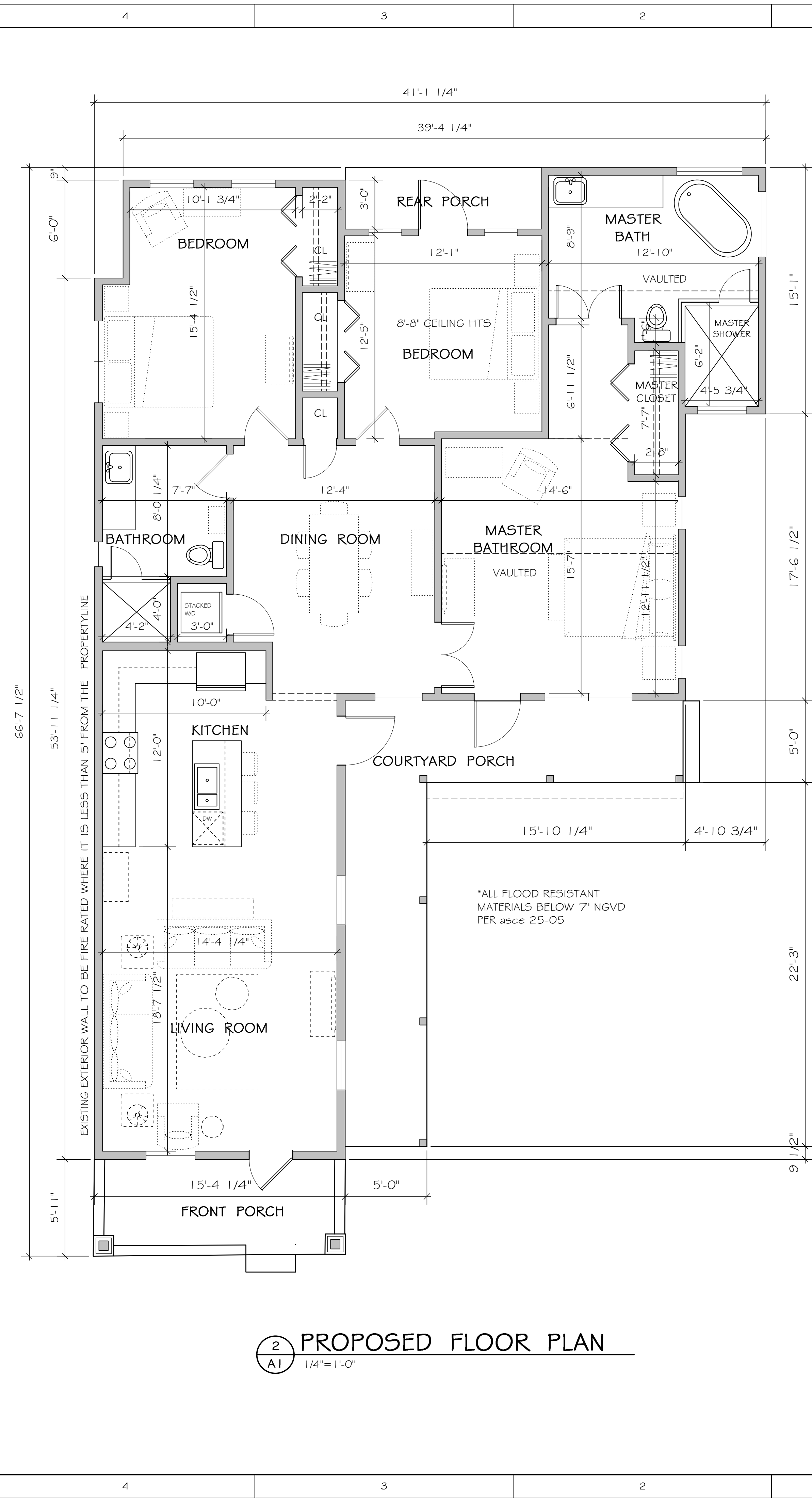
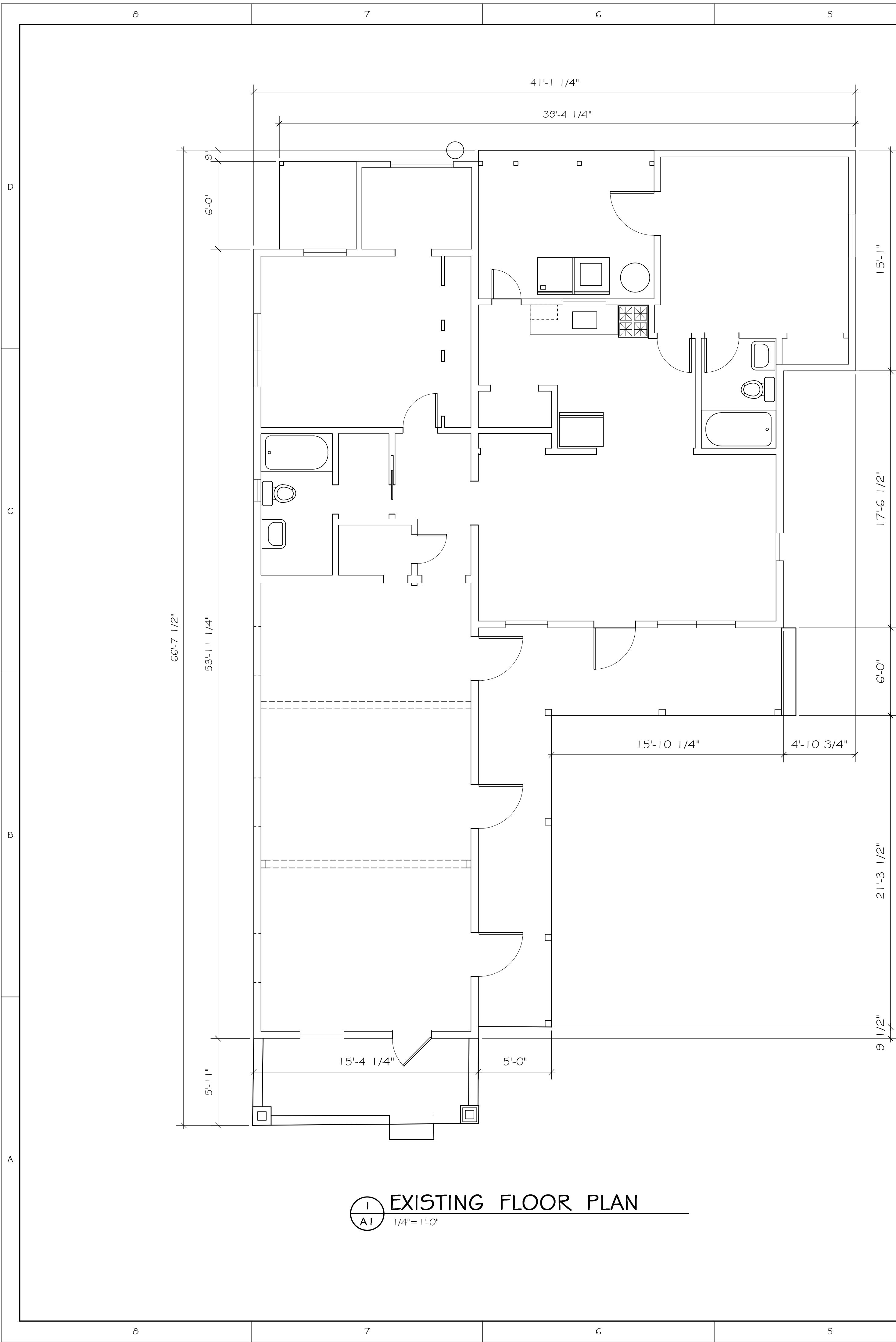
SURVEYOR'S NOTES:
 1. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
 2. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
 THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET:

CERTIFIED TO:
 John & Denise Obbagy
 First American Title Insurance Company
 First International Title, Inc.

NOTE: THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.

LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

SCALE: 1"=20'	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 CHAPTER 64-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED, MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM'S SUPPLEMENTARY (B) (1) (B) (2) (B) (3) (B) (4) (B) (5) (B) (6) (B) (7) (B) (8) (B) (9) (B) (10) (B) (11) (B) (12) (B) (13) (B) (14) (B) (15) (B) (16) (B) (17) (B) (18) (B) (19) (B) (20) (B) (21) (B) (22) (B) (23) (B) (24) (B) (25) (B) (26) (B) (27) (B) (28) (B) (29) (B) (30) (B) (31) (B) (32) (B) (33) (B) (34) (B) (35) (B) (36) (B) (37) (B) (38) (B) (39) (B) (40) (B) (41) (B) (42) (B) (43) (B) (44) (B) (45) (B) (46) (B) (47) (B) (48) (B) (49) (B) (50) (B) (51) (B) (52) (B) (53) (B) (54) (B) (55) (B) (56) (B) (57) (B) (58) (B) (59) (B) (60) (B) (61) (B) (62) (B) (63) (B) (64) (B) (65) (B) (66) (B) (67) (B) (68) (B) (69) (B) (70) (B) (71) (B) (72) (B) (73) (B) (74) (B) (75) (B) (76) (B) (77) (B) (78) (B) (79) (B) (80) (B) (81) (B) (82) (B) (83) (B) (84) (B) (85) (B) (86) (B) (87) (B) (88) (B) (89) (B) (90) (B) (91) (B) (92) (B) (93) (B) (94) (B) (95) (B) (96) (B) (97) (B) (98) (B) (99) (B) 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PIKE ARCHITECTS

471 US HIGHWAY 1
SUITE 101
KEY WEST, FLA. 33040
305-296-1692

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PROJECT:

RENOVATION FOR
JOHN & DENISE OBBAGY
1119 WHITEHEAD STREET
KEY WEST, FL 33040

DRAWING TITLE:

PROPOSED ELEVATIONS &
ROOF PLAN

PROJECT NUMBER:

17.10

DRAWN: LS

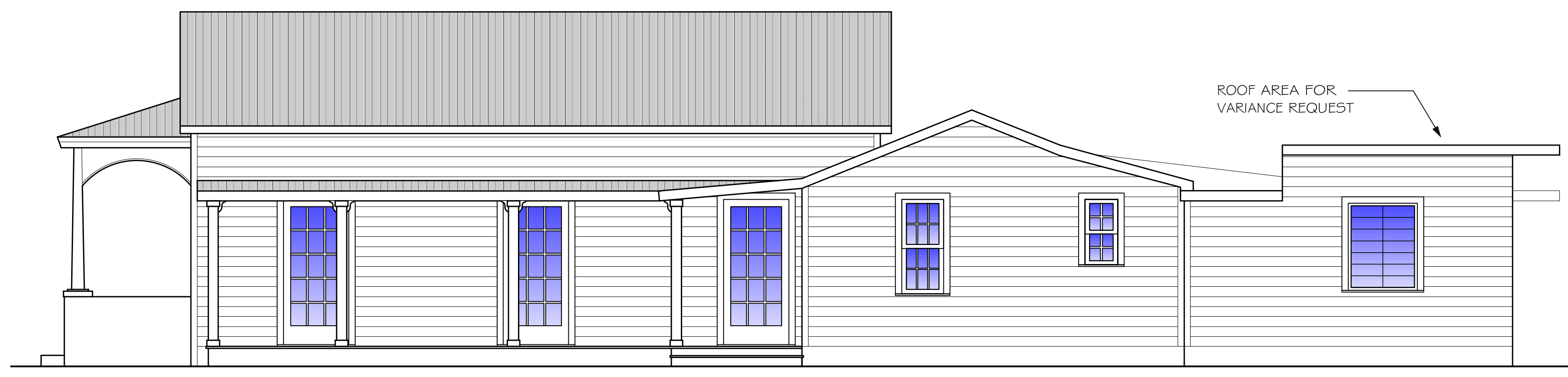
CHECKED: -

DATE: 04-20-17

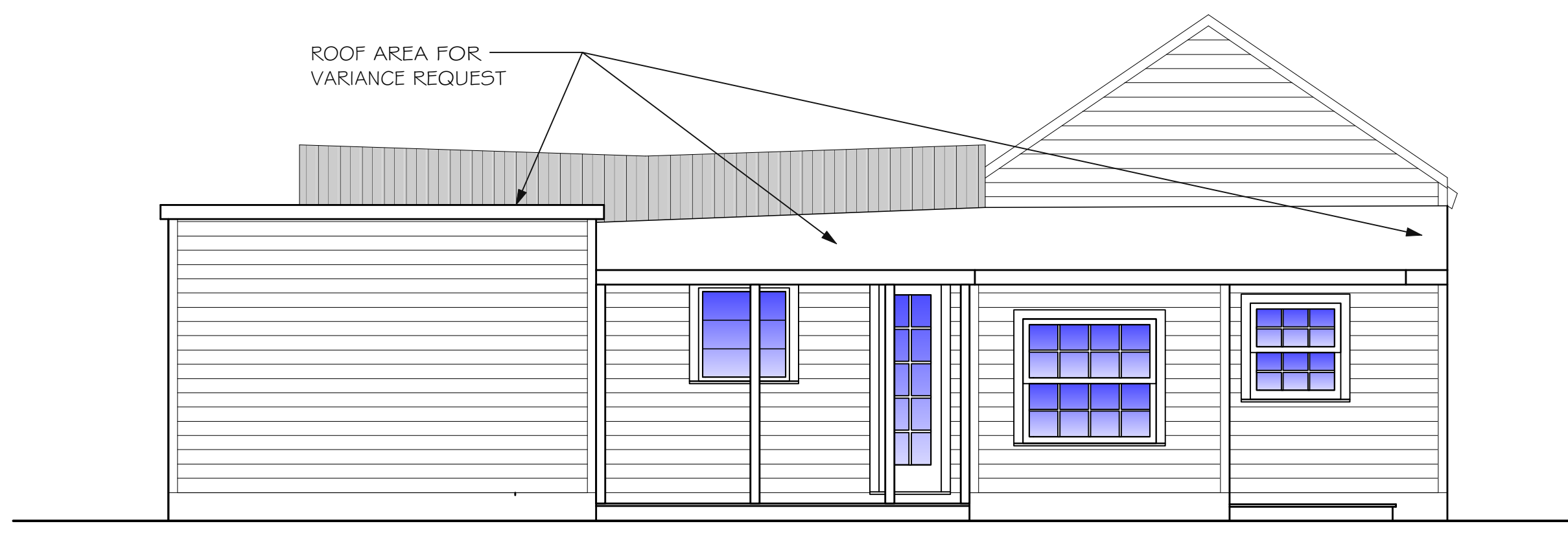
SHEET #

A1

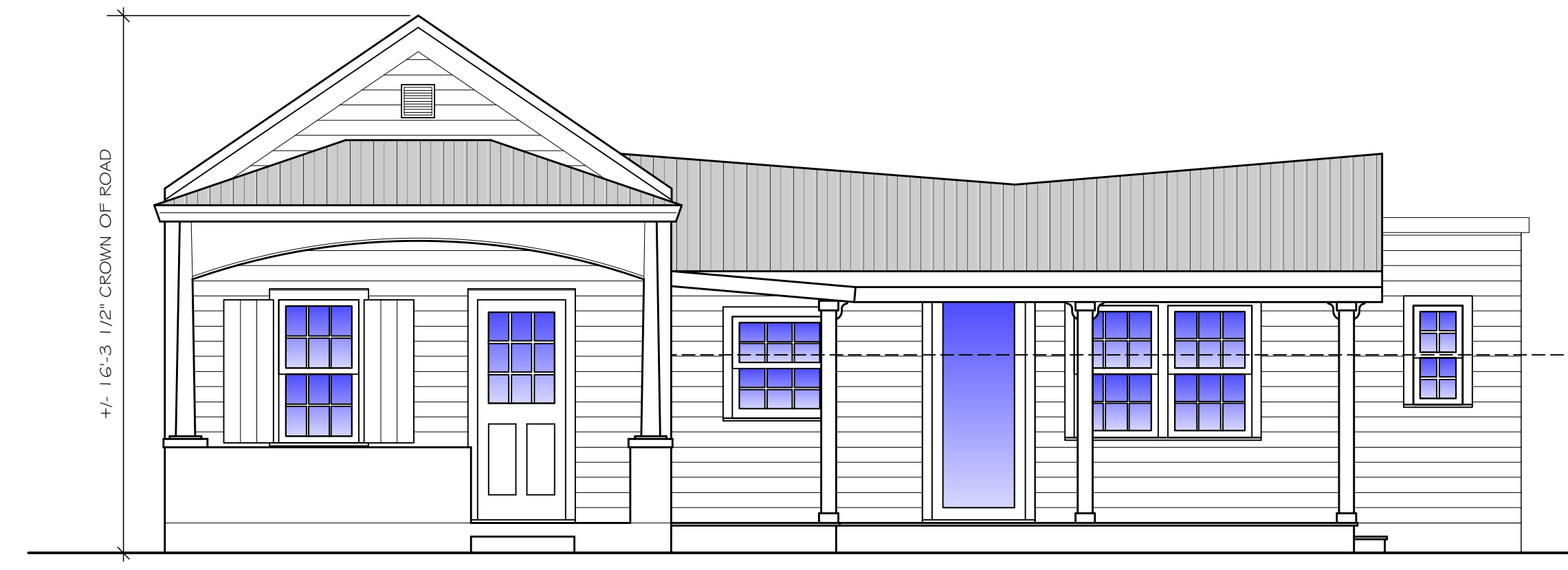
REVISION # DATE



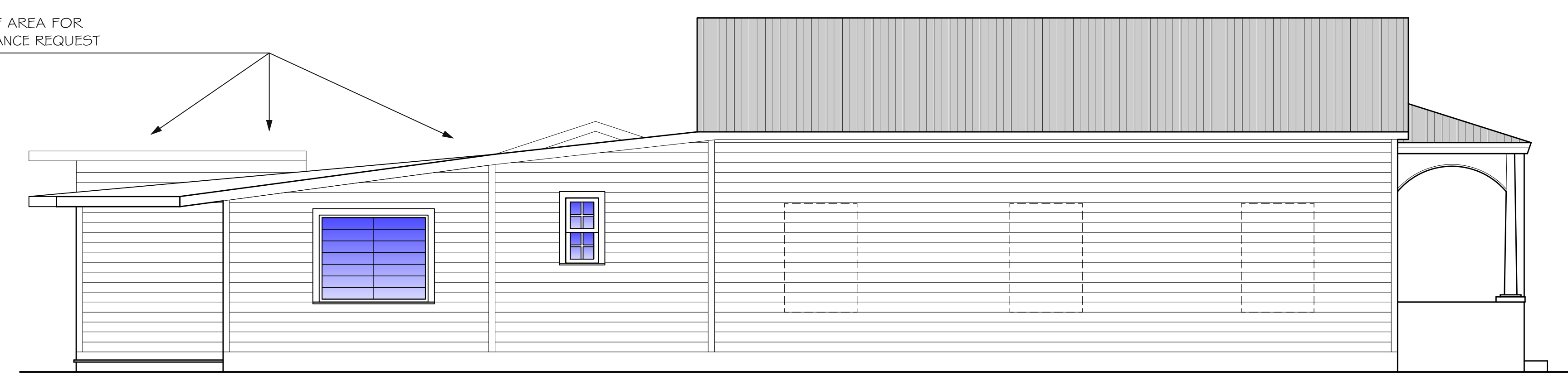
1
A2
EXISTING SIDE ELEVATION
1/4" = 1'-0"



2
A2
EXISTING REAR ELEVATION
1/4" = 1'-0"



3
A2
EXISTING FRONT ELEVATION
1/4" = 1'-0"



4
A2
EXISTING SIDE ELEVATION
1/4" = 1'-0"

PIKE
ARCHITECTS

471 US HIGHWAY 1
SUITE 101
KEY WEST, FLA. 33040
305.296.1692

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PROJECT:

RENOVATION FOR
JOHN & DENISE OBBAGY
1119 WHITEHEAD STREET
KEY WEST, FL 33040

DRAWING TITLE:
EXISTING ELEVATIONS

PROJECT NUMBER:
17.10

DRAWN: LS

CHECKED: -

DATE: 04-20-17

SHEET #

A2

REVISION #	DATE

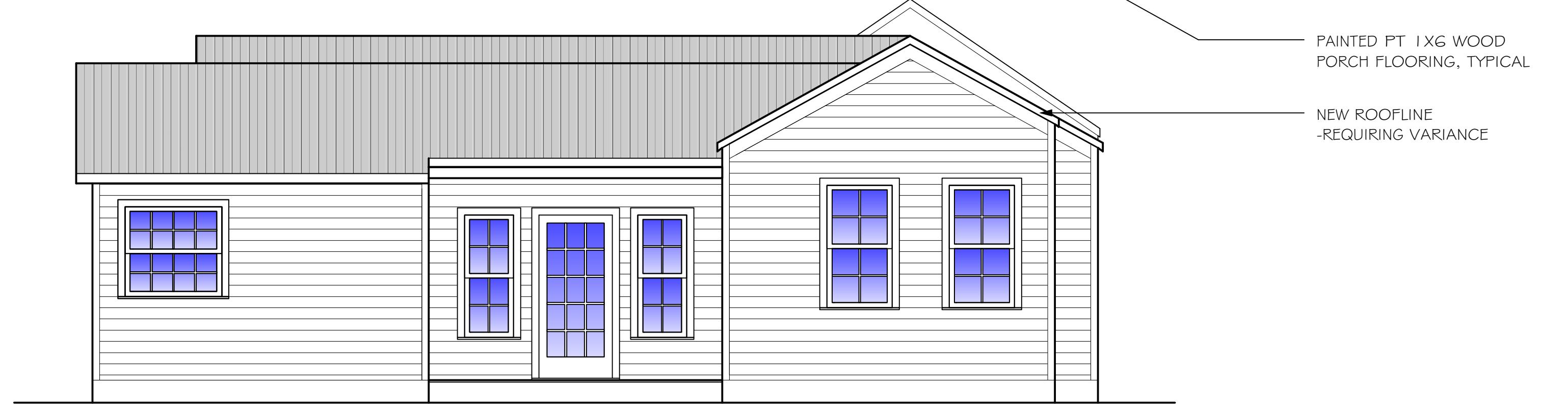


EXISTING ELEVATION AT STREETFRONT TO REMAIN AS IS
 EXISTING PAINTED WOOD LAP SIDING
 EXISTING PAINTED WOOD FENCE

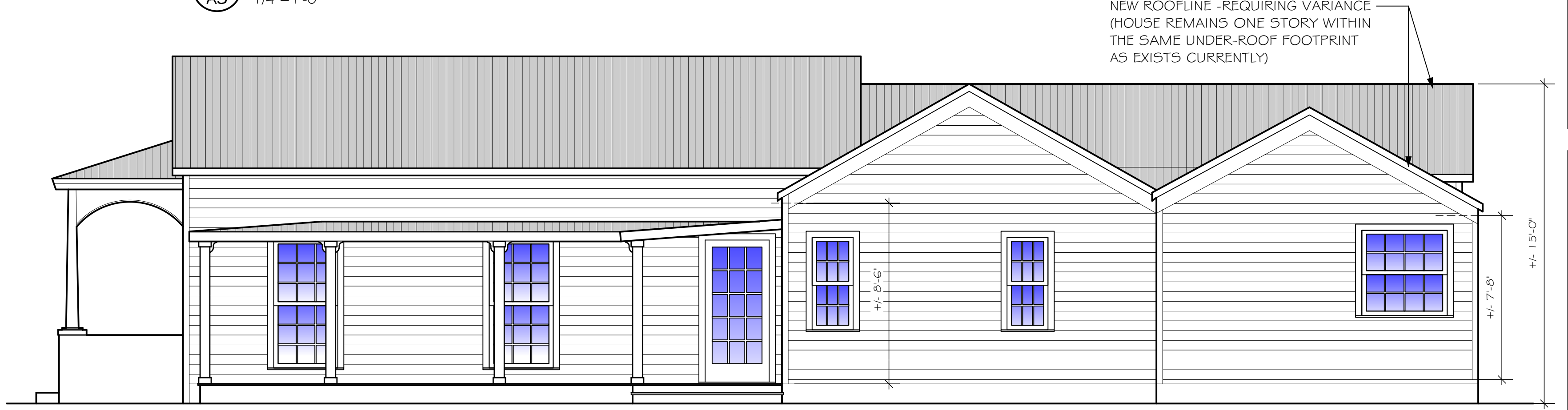
5 VCRIMP METAL ROOF, TYPICAL
 PAINTED PT WOOD OR COMPOSITE TRIM AND FASCIA, TYPICAL
 IMPACT WIND RATED WINDOWS, TYPICAL
 PAINTED WOOD OR HARDIE LAP SIDING, TYPICAL
 EXISTING 6' HIGH PAINTED WOOD FENCE (DASHED)
 NEW 4' HIGH PAINTED WOOD PICKET SLIDING GATE (DASHED)
 WHITE PAINTED PT 6X6 COLUMN WITH CHAMFER AND PT 1X BASE AND CAPITAL, TYPICAL
 PAINTED PT 1X6 WOOD PORCH FLOORING, TYPICAL
 NEW ROOFLINE -REQUIRING VARIANCE

THIS HOUSE IS A CONTRIBUTING HISTORIC STRUCTURE PER THE HARC GUIDELINES.
 +/- 16'-3 1/2" CROWN OF ROAD
 7' NGVD
 6' NGVD (AEG)
 5.5' NGVD (EXISTING FIN. FLR. ELEV.)
 4.5' NGVD

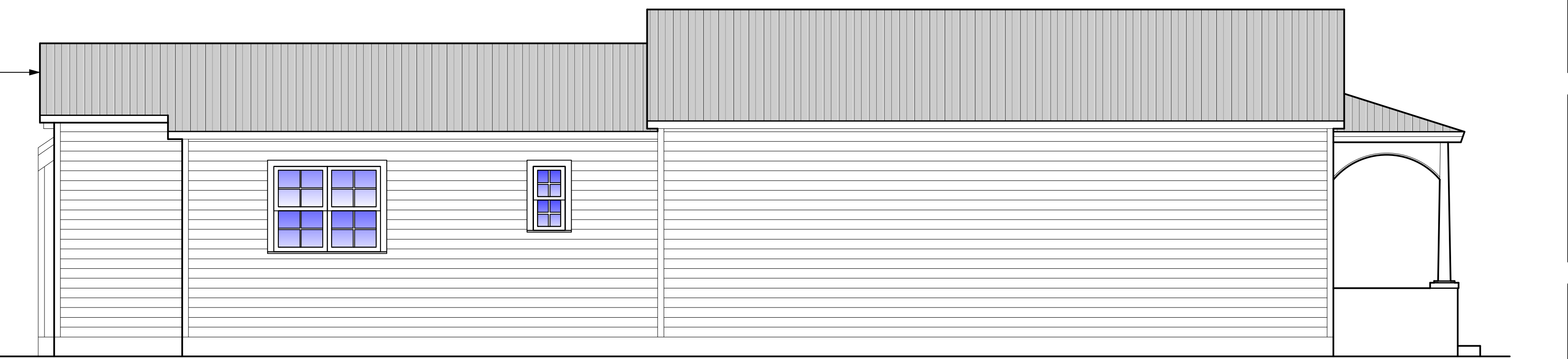
2 PROPOSED FRONT ELEVATION
 A3 1/4" = 1'-0"



3 PROPOSED REAR ELEVATION
 A3 1/4" = 1'-0"



4 PROPOSED SIDE ELEVATION
 A3 1/4" = 1'-0"



5 PROPOSED SIDE ELEVATION
 A3 1/4" = 1'-0"

1 PROPOSED ROOF PLAN
 A3 3/16" = 1'-0"

P I K E
 ARCHITECTS

471 US HIGHWAY 1
 SUITE 101
 KEY WEST, FLA. 33040
 305-296-1692

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PROJECT:
**RENOVATION FOR
 JOHN & DENISE OBBAGY**
 1119 WHITEHEAD STREET
 KEY WEST, FL 33040

DRAWING TITLE:
**PROPOSED ELEVATIONS &
 ROOF PLAN**

PROJECT NUMBER:
 17.10

DRAWN: LS
 CHECKED: -
 DATE: 04-20-17

SHEET #
A3

REVISION #	DATE



PIKE
ARCHITECTS

471 US HIGHWAY 1
SUITE 101
KEY WEST, FLA. 33040
305-236-1692
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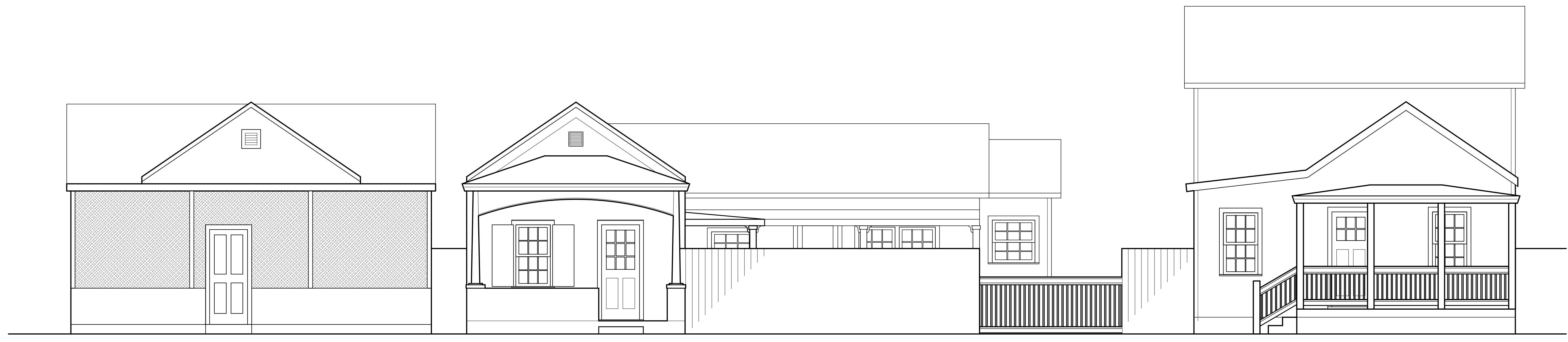
PROJECT:
RENOVATION FOR
JOHN & DENISE OBBAGY
1119 WHITEHEAD STREET
KEY WEST, FL 33040

DRAWING TITLE:
PROPOSED ELEVATIONS &
ROOF PLAN

PROJECT NUMBER:
17.10
DRAWN: LS
CHECKED: -
DATE: 04-20-17

SHEET #
A4

REVISION # DATE



1119 WHITEHEAD STREET

1 PROPOSED STREETSCAPE ELEVATION
A4 1/4"=1'-0"



2 EXISTING STREETSCAPE ELEVATION
A4 1/4"=1'-0"



3 EXISTING STREETSCAPE PHOTOS
A4 NTS

Site Visit

1119 Whitehead Street, Key West, Florida
SITE VISIT



1119 Whitehead Street, Key West, Florida
SITE VISIT



1119 Whitehead Street, Key West, Florida
SITE VISIT



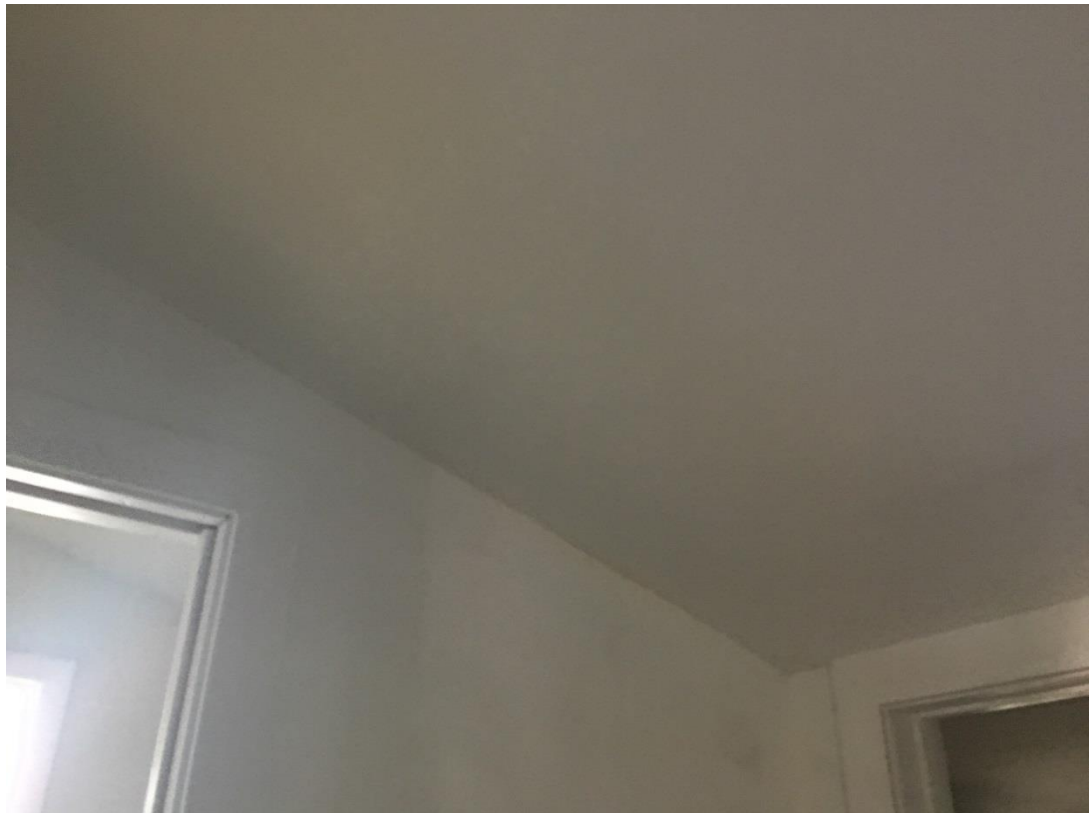
1119 Whitehead Street, Key West, Florida
SITE VISIT



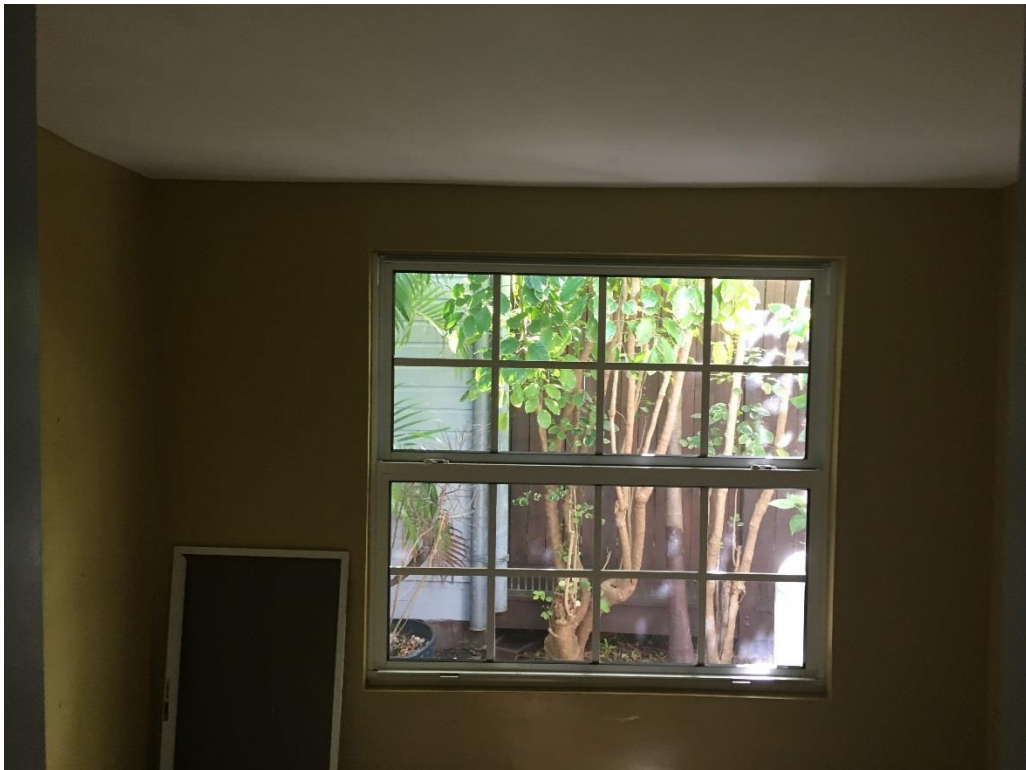
1119 Whitehead Street, Key West, Florida
SITE VISIT



1119 Whitehead Street, Key West, Florida
SITE VISIT



1119 Whitehead Street, Key West, Florida
SITE VISIT



1119 Whitehead Street, Key West, Florida
SITE VISIT



1119 Whitehead Street, Key West, Florida
SITE VISIT



1119 Whitehead Street, Key West, Florida
SITE VISIT



Additional Information



Summary

Parcel ID 00028260-000000
 Account # 1029033
 Millage Group 11KW
 Location 1119 WHITEHEAD ST, KEY WEST
 Address
 Legal KW PT SUBS 3-4 PT LT 4 SQR 6 TR 11 H1-472 OR991-765/71 OR998-444/4477/C OR1547-1481/83P/R OR2478-102/06R/S
 Description (Note: Not to be used on legal documents)
 Neighborhood 6021
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

DEGRAEF JOHAN P
 1119 Whitehead ST
 Key West FL 33040

PIPKIN JEFFREY R R/S
 1119 Whitehead ST
 Key West FL 33040

Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$171,188	\$178,841	\$171,118	\$159,451
+ Market Misc Value	\$5,901	\$5,279	\$4,945	\$2,773
+ Market Land Value	\$311,895	\$231,130	\$189,269	\$225,320
= Just Market Value	\$488,984	\$415,250	\$365,332	\$387,544
= Total Assessed Value	\$318,670	\$316,455	\$313,943	\$309,303
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$293,670	\$291,455	\$288,943	\$284,303

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	3,670.00	Square Foot	0	0

Buildings

Building ID	2191	Exterior Walls	ABOVE AVERAGE WOOD	
Style		Year Built	1923	
Building Type	S.F.R. - R1 / R1	Foundation	WD CONC PADS	
Gross Sq Ft	1952	Roof Type	GABLE/HIP	
Finished Sq Ft	1521	Roof Coverage	METAL	
Stories	2 Floor	Flooring Type	CONC S/B GRND	
Condition	AVERAGE	Heating Type	NONE with 0% NONE	
Perimeter	224	Bedrooms	2	
Functional Obs	0	Full Bathrooms	2	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	18	Grade	450	
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	120	0	0
FLA	FLOOR LIV AREA	1,521	1,521	0
OPF	OP PRCH FIN LL	311	0	0
TOTAL		1,952	1,521	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
BRICK PATIO	1988	1989	1	228 SF	2
FENCES	2012	2013	1	408 SF	2
BRICK PATIO	2012	2013	1	368 SF	2

Exemptions

Exemption ↕	Amount ↕
ADDL HOMESTEAD	\$25,000.00
HOMESTEAD R/S	\$25,000.00

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
7/26/2010	\$350,000	Warranty Deed		2478	102	02 - Qualified	Improved
12/1/1986	\$75,000	Warranty Deed		998	444	Q - Qualified	Improved

Permits

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
13-0008	1/8/2013	3/21/2013	\$7,662	Residential	REMOVE/REPLACE 3 COURTYARD WINDOWS, 1 SIDE YARD WINDOW & 1 ENTRY DOOR, REPLACE W/ FLORIDA BEST IMPACT WINDOW 6/6 LIGHT SINGLE HUNG & FLORIDA BEST SINGLE IMPACT DOO, SINGLE LIGHT
13-0010	1/7/2013	3/21/2013	\$6,000	Residential	REPAIR 14 LF OF EXISTING PICKET FENCE INSTALL 68 LF OF 6' HIGH SOLID PT PINE HEAVY DUTY STOCKADE FENCE ALONG S.E. PROPERT LINE
13-0023	1/4/2013	3/21/2013	\$1,800	Residential	ISNTALL 600 SQ FT OF 5/8" CDX PLYWOOD ROOF SHEATING
12-3983	11/8/2012	1/17/2013	\$6,569	Residential	INSTALL 200 SQ. FT. (2 SQS.) OF GALVALUME VICTORIAN METAL SHINGLES ON THE FRONT PORCH ROOF. INSTALL 600 SQ. FT. (6 SQS.) OF 26 GALVALUME V-CRIMP METAL ROOF (TO REPLACE OLD V-CRIMP) ON THE ORIGINAL MAIN ROOF.
12-3858	10/23/2012	10/23/2012	\$1,500	Residential	AFTER THE FACT* REMOVE WOOD DECKING & REPLACE W/BRICK PAVERS TO MATCH EXISTING BRICK PAVERS. APPROX. 250 SQ. FT.
10-1162	4/15/2010	9/30/2010	\$9,816		INSTALL 1200sf SINGLE PLY & 125sf VCRIMP METAL ROOF

Sketches (click to enlarge)

