

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



**To:** Chairman and Planning Board Members

**Through:** Thaddeus L. Cohen, Planning Director

**From:** Melissa Paul-Leto, Planner Analyst

**Meeting Date:** August 18, 2016

**Agenda Item:** **Variance – 1014 Johnson Street (RE # 00058630-000000; AK # 1059111)** –A request for a variance to the maximum building coverage requirements in order to construct a one story addition on property located within the Single Family Residential (SF) Zoning District.

**Request:** The applicant is seeking variances to increasing the maximum building coverage requirement in order to construct a one story addition.

**Applicant:** Gregory S. Oropeza

**Owner:** Derek Shepanzyk and Kristina Shepanzyk

**Location:** 1014 Johnson Street (RE # 00058630-000000; AK # 1059111)

**Zoning:** Single Family (SF) Zoning District



**Background and Request:**

This property was granted variances on July 24, 2013, Resolution # 2013-35 for building coverage, front, side and rear-yard setback requirements as well as habitable space (see Resolution included in package). The two story residential structure has existing nonconformities with the amount of building coverage, impervious surface and open space available. The one story addition to the kitchen in the rear of the structure will expand upon the building coverage. The addition will not change the impervious surface and open space as the existing area currently has pavers and is impervious.

<b>Relevant SF Zoning District Dimensional Requirements: Code Section 122-238</b>				
<b>Dimensional Requirement</b>	<b>Required/ Allowed</b>	<b>Existing</b>	<b>Proposed</b>	<b>Change / Variance Required?</b>
Minimum lot size	8,000 SF	7,500 square feet	7,500 square feet	No change In compliance
Maximum height	25 feet + 5 feet non-habitable	24 feet 2 inches	24 feet 2 inches	No change In compliance
Minimum front setback	30 feet	28.66 feet	28.66 feet	No change In compliance
Minimum side setback	5 feet	13.86 feet	13.86 feet	No change In compliance
Minimum side setback	5 feet	6.84 feet	6.84 feet	No change In compliance
Minimum Rear setback	20 feet (When abutting an alley)	28.75 feet	25.25 feet	No change In compliance
<b>Maximum building coverage</b>	<b>30% (2,250 sf)</b>	<b>40.69% (3,052 sf)</b>	<b>41.76% (3,132 sf)</b>	<b>Variance needed -882sf</b>
Maximum impervious surface	50% (3,750sf)	81.8% (6,138.6 sf)	81.8% (6,138.6 sf)	In compliance Existing non-conformity
Minimum Open Space	35% (2,625 sf)	18.2% (1,361.4 sf)	18.2% (1,361.4 sf)	In compliance Existing non-conformity

**PROCESS:**

**Planning Board Meeting:** August 18, 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:

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 land, structures and buildings involved are located on the property within the SF Zoning District, and were developed prior to the adoption of the current land development regulations (LDRs). Thus, any and all the existing nonconformities were established prior to the current LDRs. However, many other land, structures and buildings within the SF Zoning District were also developed prior to the adoption of the current LDRs. Therefore, there are no special conditions or circumstances that exist peculiar to the land, structures or buildings involved.

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.*

Currently, the building coverage, impervious surface and open space requirements are nonconforming. The applicant is choosing to construct a one story addition that will increase the properties building coverage.

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.*

Section 122-27 of the Land Development Regulations discourages the expansion of site nonconformities. Therefore, expanding the building coverage requirements in order to construct the one story kitchen addition would confer special privileges upon the applicant.

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.*

Denial of the requested variance would not deprive the applicant of rights commonly enjoyed by other properties in the SF Zoning District. Therefore, hardship conditions do not exist.

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. However, it is the minimum necessary to accommodate the request.

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.*

Due to not being in compliance with all of the standards for considering variances, the granting of the requested variances would be injurious to the area involved and otherwise detrimental to the public interest.

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.

INCOMPLIANCE.

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

It does not appear that the requested variance will trigger any public facility or utility service 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 variance 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 any public comment for the variance request as of the date of this report.

Pursuant to Code Section 90-392, in granting such application the Planning Board must make specific affirmative findings respecting each of the matters specified in Code Section 90-394.

*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 these 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**.

**PLANNING BOARD  
RESOLUTION No. 2013-35**

**A RESOLUTION OF THE CITY OF KEY WEST  
PLANNING BOARD FOR VARIANCES  
APPROVAL FOR BUILDING COVERAGE,  
FRONT, SIDE AND REAR-YARD SETBACK  
REQUIREMENTS AND DETACHED  
HABITABLE SPACE FOR PROPERTY  
LOCATED AT 1014 JOHNSON STREET  
(RE#00058630-000000, AK# 1059111) IN THE  
SINGLE-FAMILY RESIDENTIAL ZONING  
DISTRICT, PER SECTION 122-28, 122-238 AND  
SECTION 122-1078 OF THE LAND  
DEVELOPMENT REGULATIONS OF THE  
CODE OF ORDINANCES OF THE CITY OF  
KEY WEST.**

**WHEREAS**, the existing structure has a legal non-conforming building coverage, front, side and rear-yard setbacks; and

**WHEREAS**, Section 122-238 of the Code of Ordinances provides that the maximum building coverage allowed is 30%, minimum allowed front-yard setback is 30 feet, side-yard setback is 5 feet and rear-yard setback is 25 feet; and

**WHEREAS**, existing building coverage is 35%, front-yard setback is 28.66 feet, side-yard setback is 1.9 feet and rear-yard setback is 5 feet; and

  
\_\_\_\_\_  
Chairman

  
\_\_\_\_\_  
Planning Director

**WHEREAS**, the applicant requested a variance to these existing legal non-conformities; and

**WHEREAS**, Section 122-1078 of the Code of Ordinances requires that all habitable space be accessible from the interior of the exterior walls; and

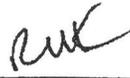
**WHEREAS**, the applicant requested a variance to detached habitable space; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on July 24, 2013; and

**WHEREAS**, the Planning Board finds 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 district; and

**WHEREAS**, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

**WHEREAS**, the Planning Board finds that granting the variances 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; and

  
\_\_\_\_\_  
Chairman

  
\_\_\_\_\_  
Planning Director

**WHEREAS**, the Planning Board finds 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; and

**WHEREAS**, the Planning Board finds that the variances granted are the minimum variances that will make possible the reasonable use of the land, building or structure; and

**WHEREAS**, the Planning Board finds that the granting of the variances 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; and

**WHEREAS**, the Planning Board finds that 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 any variances; and

**WHEREAS**, the Planning Board finds that the applicant has demonstrated a “good neighbor policy” by contacting or making a reasonable attempt to contact all noticed property owners who have objected to the variances application, and by addressing the objections expressed by those neighbors;

 Chairman

 Planning Director

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the City of Key West,  
Florida:

**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

**Section 2.** An approval by resolution of the Key West Planning Board for variances to allow the construction of a second floor on the principle structure and for detached habitable space per plans received April 5, 2013, for property located at 1014 Johnson Street (RE# 00058630-000000, AK 1059111) in the SF zoning district per Sections 122-238(4)a., 122-238(6)a. 1., 2. & 3. and 122-1078 of the Land Development Regulations of the Code of Ordinances of the City of Key West with the following conditions:

1. The garage will be converted into a car port for access all around the building for Fire Department access
2. The detached habitable structure shall not have cooking facilities nor be held out for rent and that there be a deed restriction put in place to that end.
3. That a revised plan set be submitted to the Planning Department showing modifications to the garage into a car port

**Section 3.** It is a condition of these variances that full, complete, and final application for all conditions of this approval for any use and occupancy for which these variances are wholly or partly necessary, shall be submitted in their entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the

 Chairman

 Planning Director

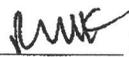
property or its underlying zoning has occurred.

**Section 4.** The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to these variances in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

**Section 5.** These variances do not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

**Section 6.** This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

**Section 7.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DEO can appeal the permit or development order to the Florida Land and

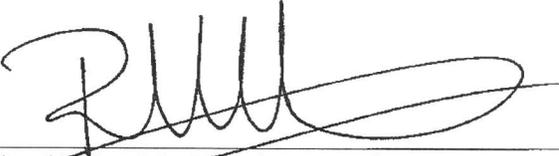
  
Chairman

  
Planning Director

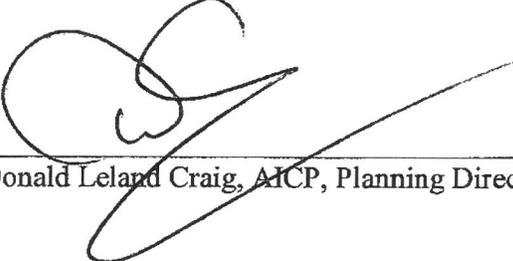
Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 24th day of July, 2013.

Authenticated by the Chairman of the Planning Board and the Planning Director;

  
Richard Kliteniek, Planning Board Chairman 8/14/2013  
Date

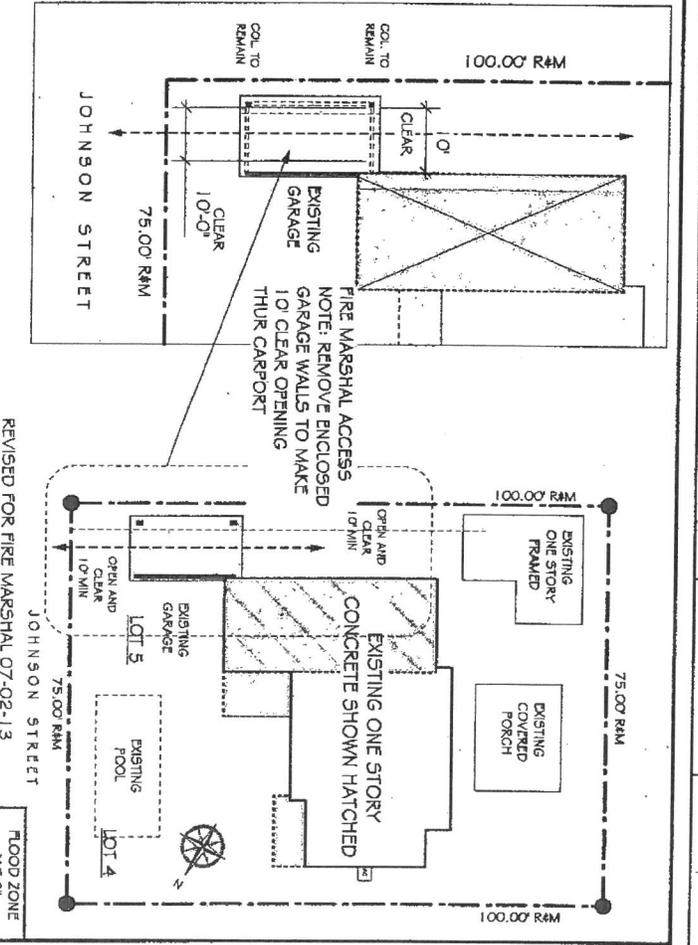
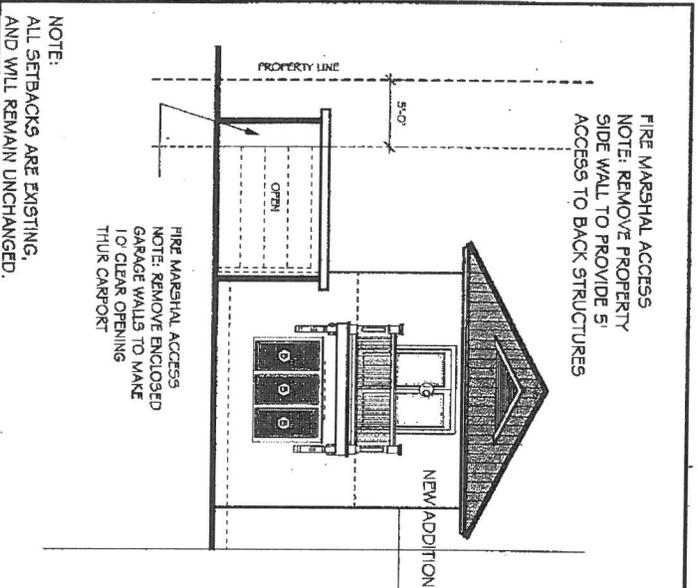
**Attest:**

  
Donald Leland Craig, AICP, Planning Director 8.13.13  
Date

**Filed with the Clerk:**

  
Cheryl Smith, City Clerk 8-16-13  
Date

\_\_\_\_\_  
Chairman  
 \_\_\_\_\_  
Planning Director



NOTE:  
ALL SETBACKS ARE EXISTING,  
AND WILL REMAIN UNCHANGED.

RENOVATION & ADDITION DRAWINGS FOR:

# SHEPANZYK RESIDENCE

1014 JOHNSON ST., KEY WEST, FLA.

<p>SURVEYOR: SITE PLAN IS BASED ON SURVEY BY: NORBY &amp; ASSOCIATES, INC. DATED 06-18-98</p>	<p>LEGAL DESCRIPTION: NORTHEASTERLY 1/2 OF LOT 4, BLOCK 5, MARTIELLO TOWERS, ISLAND OF KEY WEST, FLOOD ZONE: AE-B BASE FLOOD E.L.E. 6</p>	<p>SCOPE OF WORK: #1: DEMOLITION &amp; RE-CONSTRUCTION OF EXIST. FRONT ENTRY PORCH. #2: NEW 2ND STORY ADDITION OVER EXIST. STRUCTURE. #3: RE-CONSTRUCTION OF NEW OPEN PORCH. #4: RE-CONSTRUCTION OF GARAGE ROOF</p>	<p>DESIGN NOTES: THIS STRUCTURE DESIGNED TO MEET THE FOLLOWING: A-3, C.E. 07-10 REGULATIONS LIVE LOAD 40 PSF WIND LOAD 180 M.P.H. PER FPG MANAGE. OF 10- EVIDENCE IS</p>	<p>DRAWING SCHEDULE: A-1 SITE PLAN/PROJECT INFO. A-2 FIRST FLOOR PLAN A-3 SECOND FLOOR PLAN A-4 ELEVATIONS A-5 ELEVATIONS A-6 SECTIONS A-7 FLOOR FRAMING A-8 ROOF FRAMING A-9 DEMO PLAN / 2ND FLOOR A-10 ELECTRICAL PLAN A-11 ELECTRICAL PLAN A-12 PUMPING / HVAC PLANS</p>
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ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT. NO PART OF THESE DOCUMENTS ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THESE DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND ARE NOT TO BE USED FOR ANY OTHER PROJECT. THE ARCHITECT ASSUMES NO LIABILITY FOR CONSTRUCTION UNLESS AND UNLESS BY THE ARCHITECT'S SIGNATURE.

SEAN A. SHEPARD  
ARCHITECT  
11/23/13

PETER V. FIRE  
FLA. REGISTRATION # A00015195

<p>SHEET # A-1</p>	<p>DRAWING TITLE: PROPOSED SITE PLAN / DATA</p>	<p>PROJECT: RENOVATION OF FRONT ENTRY <b>SHEPANZYK</b> 1014 JOHNSON ST., KEY WEST, FL 33040</p>	<p>471 US HIGHWAY 1 SUITE 101 KEY WEST, FLORIDA 34092 PETER FIRE ARCHITECTS</p>
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# VARIANCE APPLICATION

SMITH | OROPEZA | HAWKS  
ATTORNEYS AT LAW

VIA HAND DELIVERY

May 13, 2016

Thaddeus Cohen, Director  
City of Key West Planning Department  
3140 Flagler Avenue  
Key West, FL 33040

RE: Building Coverage Variance – 1014 Johnson Street, Key West, FL 33040:

Dear Mr. Cohen:

Please allow this letter and supporting documentation to serve as the application of my clients, Derek Shepanzyk and Kristina Shepanzyk (collectively, "Applicant") for a variance to building coverage for the property located at 1014 Johnson Street, Key West, Florida ("Property"). The Applicant seeks to complete a small and minor renovation/addition to the Property. In support thereof, the Applicant states as follows with respect to the criteria for granting the variance.

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.
  - a. The improvements located on the Property were built in 1953 prior to the current Code and built in a way which, upon passage of the Code, became a legally non-conforming structure. Had the Code been in existence at the time of original construction, the structures could have been situated such that the functionality and useable space of the Property would have been maximized to allow the proposed minor addition.
2. Conditions not created by Applicant. That the special conditions and circumstances do not result from the action or negligence of the Applicant.
  - a. The condition is not created by the Applicant as the Applicant purchased the Property with the current configuration and current improvements which were built prior to the current Code.
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.
  - a. Allowing the renovation of the kitchen, as proposed, would not confer special privileges upon the Applicant. Similar variances have been routinely granted so long as there is no threat to life, safety and the well-being of the surrounding property owners.

Thaddeus Cohen, Director  
May 13, 2016  
Page Two

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.
  - a. Hardship exists as a result of the Code itself. As has become evident, the present day Code was designed for a rural setting, which is not applicable to Key West. The lot size requirement for this property is 8,000 square feet; therefore, the lot size as it exists now is legally non-conforming. Designed for rural settings with larger parcels of land, the Code itself imposes a hardship on applicants.
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.
  - a. The variance requested is the minimum variance that will make possible the continued use of the land, building or structure.
6. Not injurious to the public welfare. That granting of the variance 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.
  - a. The granting of the variance does not appear to be injurious to the area involved or detrimental to the public interest.
7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming uses 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.
  - a. The Applicant did not consider other nonconforming uses of other property in developing this Application.

If you should have any questions, comments or concerns, please do not hesitate to contact me.

Sincerely,



Gregory S. Oropeza, Esq.  
For the Firm

GSO:gg  
Enclosures

SMITH OROPEZA HAWKS PL  
138-142 SIMONTON ST  
KEY WEST, FL 33040-6627

BB&T  
BRANCH BANKING AND TRUST COMPANY  
1-800-BANK BBT BBT.com  
63-9138/2631

4981

5/11/2016

PAY TO THE ORDER OF City of Key West

\$ \*\*1,150.00

One Thousand One Hundred Fifty and 00/100\*\*\*\*\*

DOLLARS

City of Key West  
Revenue Customer Service  
P.O. Box 1409  
Key West, FL 33041-1409

MEMO

1014 Johnson Street, Key West, FL 33040



AUTHORIZED SIGNATURE

⑈00498⑈ ⑆263191387⑆0000146546242⑈

SMITH OROPEZA HAWKS PL

4981

City of Key West

5/11/2016

City of Key West's Application fee for 1014 Johnson

1,150.00

Operating Account 1014 Johnson Street, Key West, FL 33040

1,150.00

SMITH OROPEZA HAWKS PL

4981

City of Key West

5/11/2016

City of Key West's Application fee for 1014 Johnson

1,150.00

Operating Account 1014 Johnson Street, Key West, FL 33040

1,150.00

Details on Back Security Features Included



# 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: 1014 Johnson Street, Key West, FL 33040

Zoning District: 01SD-RES Real Estate (RE) #: 00058630-000000

Property located within the Historic District?  Yes  No

APPLICANT:  Owner  Authorized Representative

Name: Gregory S. Oropeza

Mailing Address: 138-142 Simonton Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: \_\_\_\_\_ Office: 305-296-7227 Fax: 305-296-8448

Email: greg@smithoropeza.com

## PROPERTY OWNER: (if different than above)

Name: Derek Shepanzyk and Kristina Shepanzyk

Mailing Address: 410 Canada Street

City: Lake George State: NY Zip: 12845

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

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

Description of Proposed Construction, Development, and Use: See attached.

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

Applicant is requesting a variance for building coverage in  
the amount of 80 square feet (1.5% or less of area).

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

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

Will any work be within the dripline (canopy) of any tree on or off the property?  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	SF			
Flood Zone	AE-8			
Size of Site	7,500 sf			
Height	25'	24'.02"	24'.02"	N/A
Front Setback	30.0'	28.66'	28.66'	N/A
Side Setback	5.0'	13.86'	13.86'	N/A
Side Setback	5.0'	6.84'	6.84'	N/A
Street Side Setback	10.0'			
Rear Setback	25.0'	28.75'	25.25'	N/A
F.A.R	N/A	N/A	N/A	N/A
Building Coverage	30% (2250sf)	40.09%(3007)	41.69%(6004)	80 sf new
Impervious Surface	50% (3750)	80.32%(6024)	80.05% (6004)	Reduction
Parking	N/A	N/A	N/A	N/A
Handicap Parking	N/A	N/A	N/A	N/A
Bicycle Parking	N/A	N/A	N/A	N/A
Open Space/ Landscaping	50% (3750)	19.68%(1476)	19.94%(1496)	.03% over
Number and type of units	1	1	1	N/A
Consumption Area or Number of seats	N/A	N/A	N/A	N/A

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

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

**Standards for Considering Variances**

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

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

See attached.

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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.

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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.

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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.

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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.

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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.

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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.

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**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 individual)*

I, Gregory S. Oropeza, 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:

1014 Johnson Street, Key West, FL 33040  
*Street address of subject property*

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

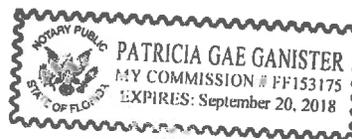
*Gregory S. Oropeza*  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this May 12, by \_\_\_\_\_  
*date*

Gregory S. Oropeza  
*Name of Authorized Representative*

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

*Patricia Gae Ganister*  
*Notary's Signature and Seal*



\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*

\_\_\_\_\_  
*Commission Number, if any*

# **AUTHORIZATION FORM**

**City of Key West  
Planning Department**



**Authorization Form  
(Individual or Joint Owner)**

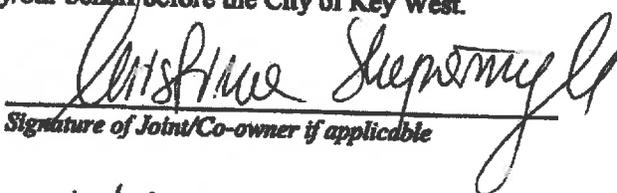
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Derek Shepanzyk and Kristina Shepanzyk authorize  
*Please Print Name(s) of Owner(s) as appears on the deed*

Gregory S. Oropeza  
*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 of Owner*

  
*Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this 10<sup>th</sup> May 2014  
*Date*

by Derek Shepanzyk and Kristina Shepanzyk  
*Name of Owner*

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

  
*Notary's Signature and Seal*

HELEN P. TOBIAS  
*Name of Acknowledger typed, printed or stamped*

**HELEN P. TOBIAS**  
Notary Public, State of New York  
Warren Co. #01TO6082357

*Commission Number* \_\_\_\_\_ *Commission Expires* May 19, 20 14

**COPY OF RECORDED WARRANTY DEED**

PREPARED BY AND RETURN TO:  
RICHARD M. KLITENICK, ESQ.  
RICHARD M. KLITENICK, P.A.  
1009 SIMONTON STREET  
KEY WEST, FL 33040  
305-292-4101  
FILE NUMBER: REII-033  
RECORDING FEE: \$35.50  
DOCUMENTARY STAMPS PAID: \$6,216.00

Doc# 1838417 06/03/2011 3:54PM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

06/03/2011 3:54PM  
DEED DOC STAMP CL: DIONNE \$6,216.00

[Space above this line for recording data]

Doc# 1838417  
Bkn 2520 Pgn 962

## WARRANTY DEED

THIS WARRANTY DEED is made on this 26 day of May, 2011, between ANDREW R. MIRZAOFF, a single man; ALEXANDER D. MIRZAOFF, a married man and ARNOLD C. MIRZAOFF, a single man, all c/o 1014 Johnson Street, Key West, FL 33040 (hereinafter collectively referred to as "Grantor"), and DEREK & KRISTINA SHEPANZYK, husband and wife, whose address is 410 Canada Street, Lake George, NY 12845 (hereinafter collectively referred to as "Grantee").

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said Grantor, for and in consideration of the sum of EIGHT HUNDRED EIGHTY-EIGHT THOUSAND & 00/100<sup>ths</sup> DOLLARS (\$888,000.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, with the street address of 1014 Johnson Street, Key West, FL 33040, and more particularly described as:

ALL OF LOT FIVE (5) AND THE NORTHEASTERLY 1/2 OF LOT FOUR (4) OF BLOCK FIVE (5), MARTELLO TOWERS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 140 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

PARCEL IDENTIFICATION No.: 00058630-000000; ALTERNATE KEY ("AK") No.: 1059111

GRANTOR ALEXANDER D. MIRZAOFF WARRANTS THAT AT THE TIME OF THIS CONVEYANCE, THE SUBJECT PROPERTY IS NOT HIS HOMESTEAD WITHIN THE MEANING SET FORTH IN THE CONSTITUTION OF THE STATE OF FLORIDA, NOR IS IT CONTIGUOUS TO OR A PART OF HIS HOMESTEAD PROPERTY. GRANTOR'S RESIDENCE AND HOMESTEAD ADDRESS IS IN THE STATE OF NEW YORK.

SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY; HOWEVER, THIS DEED SHALL NOT OPERATE TO RE-IMPOSE THE SAME

SUBJECT TO: TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS

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

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the



title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2010, and those items listed above.

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

Signed, sealed and delivered in our presence:  
(as to Andrew Mirzaoff signature)

Carol L. Carl  
Witness # 1 signature  
Print name: Carol L. Carl

Andrew R. Mirzaoff  
ANDREW R. MIRZAOFF

Shirley M. Perry  
Witness # 2 signature  
Print name: SHIRLEY M. PERRY

Doc# 1838417  
Bk# 2520 Pg# 963

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements ANDREW R. MIRZAOFF, who is personally known to me, or who produced \_\_\_\_\_ as identification, to be the same person who is one of the Grantors described in the foregoing Warranty Deed, and he acknowledged to me that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at \_\_\_\_\_ County, California, on this \_\_\_\_ day of May, 2011.

(STAMP/SEAL)

\_\_\_\_\_  
Notary Public-State of CA  
Commission Expires: \_\_\_\_\_

See Attached  
CA. →  
Notary

(Balance of page intentionally left blank)

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of San Bernardino

On 05-26-2011 before me, Carol L. Carl - Notary Public  
Date Here Insert Name and Title of the Officer

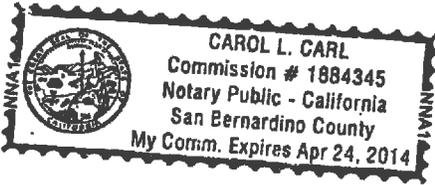
personally appeared Andrew R. Mirzoeff  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Carol L. Carl  
Signature of Notary Public



Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Warranty Deed

Document Date: 05-26-2011 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

Signed, sealed and delivered in our presence:  
(as to Alexander Mirzaoff signature)

Bonnie L Vilinsky  
Witness # 1 signature  
Print name: BONNIE L VILINSKY

Alexander Mirzaoff  
ALEXANDER D. MIRZAOFF

Olga Chupak  
Witness # 2 signature  
Print name: Olga Chupak

STATE OF NEW YORK  
COUNTY OF Monroe

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements ALEXANDER D. MIRZAOFF, who is personally known to me, or who produced NY Driver Lic as identification, to be the same person who is one of the Grantors described in the foregoing Warranty Deed, and he acknowledged to me that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Monroe County, New York, on this \_\_\_ day of May, 2011.

(STAMP/SEAL)

Bonnie L Vilinsky  
Notary Public-State of NY  
Commission Expires: 7/31/2014

BONNIE L. VILINSKY  
Notary Public, State of New York  
Qualified in Monroe County  
My Commission Expires 7-31-2014

(Balance of page intentionally left blank)

Signed, sealed and delivered in our presence:  
(as to Arnold Mirzaoff signature)

Brenda Donnelly  
Witness # 1 signature  
Print name: Brenda Donnelly

Arnold C. Mirzaoff  
ARNOLD C. MIRZAOFF

Jeffrey M. Dunaway  
Witness # 2 signature  
Print name: JEFFREY M. DUNAWAY

Doc# 1838417  
Bkn 2520 Pgn 966

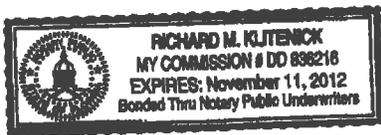
STATE OF FLORIDA  
COUNTY OF MONROE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements ARNOLD C. MIRZAOFF, who is personally known to me, or who produced v/A as identification, to be the same person who is one of the Grantors described in the foregoing Warranty Deed, and he acknowledged to me that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Key West, Monroe County, Florida, on this 31 day of May, 2011.

(STAMP/SEAL)

Richard M. Kutenick  
Notary Public-State of FL  
Commission Expires: 11.11.2012



MONROE COUNTY  
OFFICIAL RECORDS

# PROPERTY RECORD CARD



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

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

## Property Record Card -

**Maps are now launching the new map application version.**

**Alternate Key: 1059111 Parcel ID: 00058630-000000**

### Ownership Details

**Mailing Address:**  
SHEPANZYK DEREK AND KRISTINA  
410 CANADA ST  
LAKE GEORGE, NY 12845-1129

### Property Details

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 05-68-25  
**Property Location:** 1014 JOHNSON ST KEY WEST  
**Subdivision:** Martello Towers  
**Legal:** KW MARTELLO TOWERS PB1-140 NELY 1/2 OF LT 4 AND ALL OF LT 5 SQR 5 TR 27 G20-323 OR454-787/88  
**Description:** OR2298-112 OR2298-114/115 OR2518-179D/C OR2520-962/66

**Click Map Image to open interactive viewer**



### Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	75	100	7,500.00 SF

### Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 0  
 Total Living Area: 2630  
 Year Built: 1953

# Building 1 Details

**Building Type** R1  
**Effective Age** 11  
**Year Built** 1953  
**Functional Obs** 0

**Condition** G  
**Perimeter** 374  
**Special Arch** 0  
**Economic Obs** 0

**Quality Grade** 550  
**Depreciation %** 10  
**Grnd Floor Area** 2,630

**Inclusions:** R1 includes 1 3-fixture bath and 1 kitchen.

**Roof Type** GABLE/HIP  
**Heat 1** NONE  
**Heat Src 1** NONE

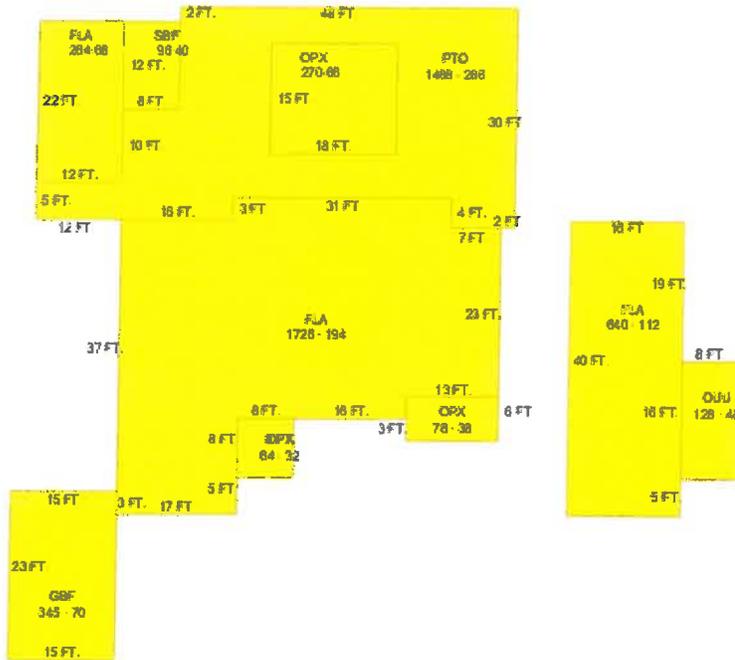
**Roof Cover** METAL  
**Heat 2** NONE  
**Heat Src 2** NONE

**Foundation** CONCR FTR  
**Bedrooms** 4

**Extra Features:**

2 Fix Bath 1  
 3 Fix Bath 2  
 4 Fix Bath 0  
 5 Fix Bath 0  
 6 Fix Bath 0  
 7 Fix Bath 0  
 Extra Fix 0

Vacuum 0  
 Garbage Disposal 0  
 Compactor 0  
 Security 1  
 Intercom 0  
 Fireplaces 0  
 Dishwasher 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	QUU		1	2013					128
0	OPX		1	2012					78
0	FLA	3:WD FR STUCCO	1	2013					640
1	FLA	5:C.B.S.	1	1952	N	Y	0.00	0.00	1,726
3	OPX	5:C.B.S.	1	1952	N	Y	0.00	0.00	64
4	GBF	5:C.B.S.	1	1952	N	Y	0.00	0.00	345
5	FLA	5:C.B.S.	1	1969	N	Y	0.00	0.00	264

6	SBF	1	1989	N	Y	0.00	0.00	96
8	OPX	1	1989	N	Y	0.00	0.00	270
9	PTO	1	1994	N	Y	0.00	0.00	1,488

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	FN2:FENCES	132 SF	22	6	2013	2014	2	30
1	PT3:PATIO	288 SF	0	0	1952	1953	2	50
2	PT4:PATIO	409 SF	0	0	2012	2013	4	50
3	FN2:FENCES	540 SF	0	0	1975	1976	5	30
4	PO4:RES POOL	252 SF	21	12	2012	2013	4	50
5	FN2:FENCES	270 SF	45	6	2013	2014	5	30
6	PT2:BRICK PATIO	126 SF	21	6	1999	2000	2	50

## Appraiser Notes

2010-12-20 MLS \$999,999 3/3 SITUATED IN THE MOST PRESTIGIOUS, UPSCALE BLOCK OF JOHNSON ST IN THE CASA MARINA DISTRICT, THIS 2 BEDROOM HOME WITH GUEST COTTAGE AWAITS YOUR PERSONAL TOUCHES. THE LARGE 7500 SQ FT LOT AND COVERED PATIO LEAVES ENDLESS POSSIBILITIES FOR LUSH EXTENSIVE GARDENS. FIREPLACE IN LIVING ROOM, SUN ROOM LADEN WITH CUBAN TILE, GUEST COTTAGE HAS SEPARATE ENTRANCE AND ATTACHED ADDITIONAL ROOM THAT SERVES AS STORAGE/WORKSHOP, GARAGE FOR OFF-STREET PARKING. QUIET NEIGHBORHOOD AND ONE WAY STREET LENDS FOR MINIMAL TRAFFIC. JUST A SHORT STROLL TO THE CASA MARINA RESORT AND BEACH CLUB/WALDORF ASTORIA COLLECTION, OR THE NEARBY WHITE STREET PIER TO ENJOY THE BEAUTIFUL OCEAN BREEZE AND BEACH. ALSO, JUST A 10 MINUTE WALK TO DUVAL ST. THIS LOCATION HAS IT ALL

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1	12-4090	11/29/2012	12/13/2013	26,000 Residential	DEMO EXISTING COVERED PORCH & BUILD NEW COVERED PORCH AS PER PLANS. DEMO EXISTING ROOF ON REAR STORAGE BUILDING & BUILD NEW GABLE END ROOF ON EXISTING BUILDING. ADD GABLE END AND 2 HIP ROOFS TO FRONT STRUCTURE; ADD SLAB ON GRADE
1	12-2169	06/18/2012	12/13/2013	9,750 Residential	REMOVE EXISTING WINDOWS (3) INSTALL ONE PR. 6'0" FRENCH DOORS WITH TWO (2) 18" SIDE LIGHTS. REMOVE EXISTING TWO (2) WINDOWS & INSTALL PR. 4'0" TWO (2) FRENCH DOORS.
1	13-0119	01/11/2013	12/13/2013	3,898 Residential	INSTALL 525 SQ/FT (5 1/4 SQS) OF 26G GALVALUME V-CRIMP METAL ROOFING ON REFURBISHED GUEST HOUSE.
1	13-0159	01/14/2013	12/13/2013	400 Residential	WIRING OF GAZEBO AND ONE ROOM ADDITION ON POOL HOUSE. GAZEBO: TWO RECP., CEILING FANS W/LIGHT ON SWITCH. ROOM ADDITION: FOUR RECP., ONE CEILING FAN AND OUTDOOR LIGHT ON SWITCH.
1	13-0119	01/31/2013	12/13/2013	7,770 Residential	INSTALL 500 S.F. OF 26G GALVALUME V-CRIMP METAL ROOFING ON THE REBUILT GAZEBO
1	13-1187	04/08/2013	12/12/2013	80,000 Residential	NEW 2ND STORY ADDITION (BEDROOM, BATHROOM, CLOSET, OFFICE), NEW FIRST LEVEL PORCH @ ENTRY WAY AS PER PLANS.
	12-0333	01/30/2012	11/15/2012	28,000	64LF swimming pool
	13-2124	08/28/2013	12/12/2013	5,800	INSTALL 2.5 TON AC WITH NEW DUCT WORK
					PROVIDE & INSTALL PUMBING FOR 1 TOILET,1SHOWER,1LAV

	13-2123	08/28/2013	12/13/2013	5,000	UPSTAIRS. PROVIDE & INSTALL 1 TOILET,1LAV SINK
	13-3076	07/19/2013	12/13/2013	4,600	COMPLETE ELECTRICAL INSTALL OF NEW 2ND STORY ADDITION & DOWNSTAIRS REMODEL
	12-507	02/09/2013	12/13/2013	7,000	CLEAR LEXAN CLASS A IMPACT & WIND LOAD RATED HURRICANE PANELS ON ALL 18 OPENINGS
	12-359	02/01/2012	12/13/2013	8,500	BUILD MASONRY FENCE IN FRONT OF PROPERTY. 45lf OF CBS , 22' OF 6'
1	B943540	10/01/1994	12/01/1994	2,000	NEW DRYWALL CEILING/ETC
1	9604050	10/01/1996	12/01/1996	650	ROOF
1	9701705	05/01/1997	11/01/1997	900	EMERGENCY UPGRADE 200 AMP
1	9901881	06/04/1999	08/02/1999	4,805	CENTRAL A/C
1	9902049	06/16/1999	08/02/1999	675	ELECTRICAL
1	02-2400	09/03/2002	10/29/2002	7,500	METAL ROOF

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bidg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	362,966	37,127	963,998	1,364,091	1,118,297	0	1,364,091
2014	359,062	32,603	819,416	1,211,081	1,016,634	0	1,211,081
2013	217,130	10,931	758,719	986,780	850,688	0	986,780
2012	228,265	10,950	534,138	773,353	773,353	0	773,353
2011	263,181	10,969	606,975	881,125	871,903	30,000	841,904
2010	265,150	10,988	564,435	840,573	840,572	30,000	810,573
2009	289,302	11,007	765,123	1,065,432	1,040,706	30,000	1,010,706
2008	265,990	11,026	712,500	989,516	989,516	30,000	959,516
2007	326,361	11,045	712,500	1,049,906	316,702	25,500	291,202
2006	538,993	11,064	750,000	1,300,057	284,753	25,500	259,253
2005	724,136	11,189	360,000	1,095,325	299,979	25,500	274,479
2004	389,725	11,313	360,000	761,039	291,242	25,500	265,742
2003	441,689	11,443	202,500	655,632	285,812	25,500	260,312
2002	357,432	11,575	202,500	571,507	279,114	25,500	253,614
2001	256,272	11,705	202,500	470,477	274,719	25,000	249,719
2000	273,132	9,030	153,750	435,912	266,718	25,000	241,718
1999	221,140	4,000	153,750	378,890	259,021	25,000	234,021
1998	195,659	3,612	153,750	353,021	254,942	25,000	229,942
1997	194,865	3,685	138,750	337,300	250,681	25,000	225,681
1996	122,357	2,360	138,750	263,467	243,380	25,000	218,380
1995	111,481	2,193	138,750	252,424	237,444	25,000	212,444
1994	90,635	1,817	138,750	231,202	231,202	25,000	206,202
1993	87,217	2,669	138,750	228,636	228,636	25,000	203,636
1992	87,217	2,669	138,750	228,636	228,636	25,000	203,636

1991	87,217	2,669	138,750	228,636	228,636	25,000	203,636
1990	92,703	2,936	106,875	202,513	202,513	25,000	177,513
1989	84,275	2,669	105,000	191,944	191,944	25,000	166,944
1988	45,792	2,669	97,500	145,961	145,961	25,000	120,961
1987	45,269	2,669	65,246	113,184	113,184	25,000	88,184
1986	45,504	2,669	62,865	111,038	111,038	25,000	86,038
1985	43,760	2,669	38,850	85,279	85,279	25,000	60,279
1984	41,187	2,669	38,850	82,706	82,706	25,000	57,706
1983	41,187	2,669	38,850	82,706	82,706	25,000	57,706
1982	41,975	2,669	38,850	83,494	83,494	25,000	58,494

## 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.

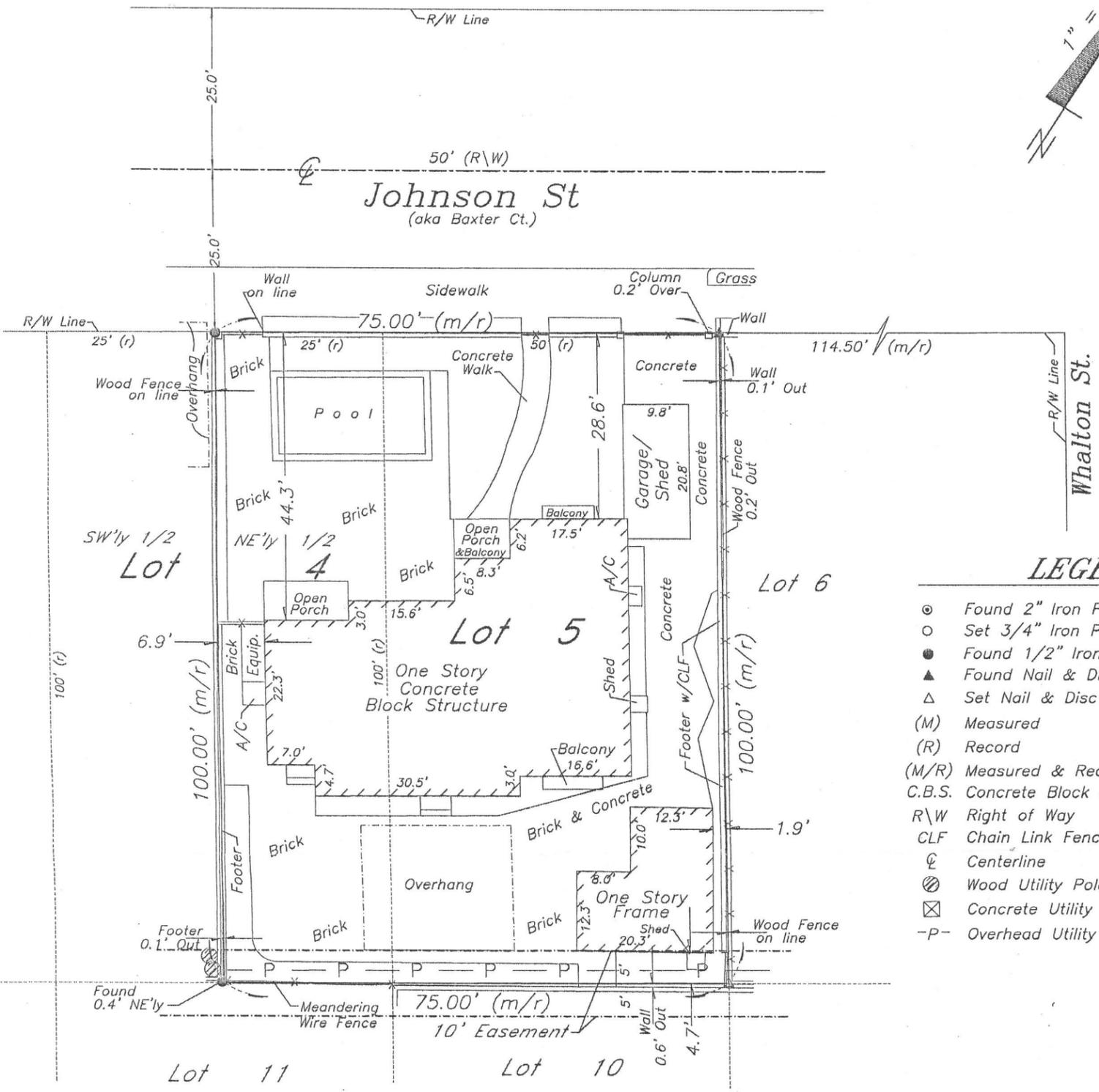
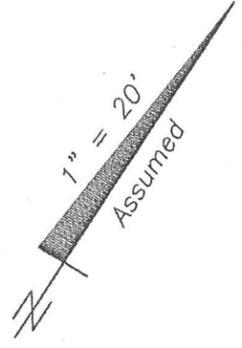
Sale Date	Official Records Book/Page	Price	Instrument	Qualification
5/31/2011	2520 / 962	888,000	WD	02
2/1/1970	454 / 787	35,000	00	Q

This page has been visited 73,356 times.

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

**SIGNED AND SEALED SURVEY**

Boundary Survey Map of the Northeasterly 1/2 of Lot 4, all of Lot 5, Block 5, MARTELLO TOWERS, Island of Key West



**LEGEND**

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (unreadable)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

**NOTES:**

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1014 Johnson Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: February 19, 2016.
9. Ownership of fences is undeterminable, unless otherwise noted.

**BOUNDARY SURVEY OF:** All of Lot Five (5) and the Northeasterly 1/2 of Lot four (4) of Block 5, MARTELLO TOWERS, a subdivision according to the Plat thereof, as recorded in Plat Book 1, Page 140 of the Public Records of Monroe County, Florida.

**BOUNDARY SURVEY FOR:** Derek & Kristina Shepanzyk;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

*J. Lynn O'Flynn*  
 J. Lynn O'Flynn, PSM  
 Florida Reg. #6298  
 February 19, 2016

THIS SURVEY  
 IS NOT  
 ASSIGNABLE

**J. LYNN O'FLYNN, Inc.**  
 Professional Surveyor & Mapper  
 PSM #8298  
 3430 Duck Ave., Key West, FL 33040  
 (305) 296-7422 FAX (305) 296-2244

## **SITE PLANS/FLOOR PLANS**

**S I T E   D A T A**

ITEM	EXISTING	REQ. PER LDR	PROPOSED	REMARK
DISTRICT	5F (SINGLE FAMILY)			
SITE AREA	7500 SQ FT	6000 SQ FT	7500 SQ FT	
BUILDING COV.	40.69% (3052)	35% (2625)	41.76% (3132)	(80 SF NEW) VARIANCE NEEDED
TOTAL IMPERV.	81.8% (6138.6)	50% MAX (3750 SF)	81.8% (6138.6)	EXISTING NON-CONFORMING
OPEN SPACE	18.2% (1361.4)	35% MIN (2625 SF)	18.2% (1361.4)	EXISTING NON-CONFORMING
				REVISED 08/16/2016

INFORMATION BELOW IS SPECIFIC TO SUBJECT STRUCTURE(S) ONLY.

SETBACKS	EXISTING (SUBJECT STRUCT.)	REQ. PER LDR	NEW CONST.	
FRONT HOUSE	28.66'	30.0'	28.66' (REMAINS)	COMPLIES
FRONT GAR.	11.00'	30.0'	11.00' (REMAINS)	COMPLIES
REAR	28.75'	25.0'	25.25'	COMPLIES
SIDE HOUSE	13.96'	5.0'	13.96' (REMAINS)	COMPLIES
SIDE GAR.	2.41'	5.0'	2.41' (REMAINS)	COMPLIES
SIDE	6.94'	5.0'	6.94' (REMAINS)	COMPLIES
BUILDING HT.	24'-02"	25'	24'-02"	COMPLIES
PARKING	1 SPACE OFF ST.		UNCHANGED	COMPLIES

FLOOD INSURANCE RATE MAP ZONE: **ZONE "AE 8"**

**PROJECT APPROVALS:**

ITEM	APPROVAL #	DATE
H.A.R.C.		
BOARD OF ADJUSTMENT		
DEVELOPMENT REVIEW COMMITTEE		
CITY OF KEY WEST DEVELOPEMENT AGREEMENT		
KEY WEST BUILDING DEPARTMENT		

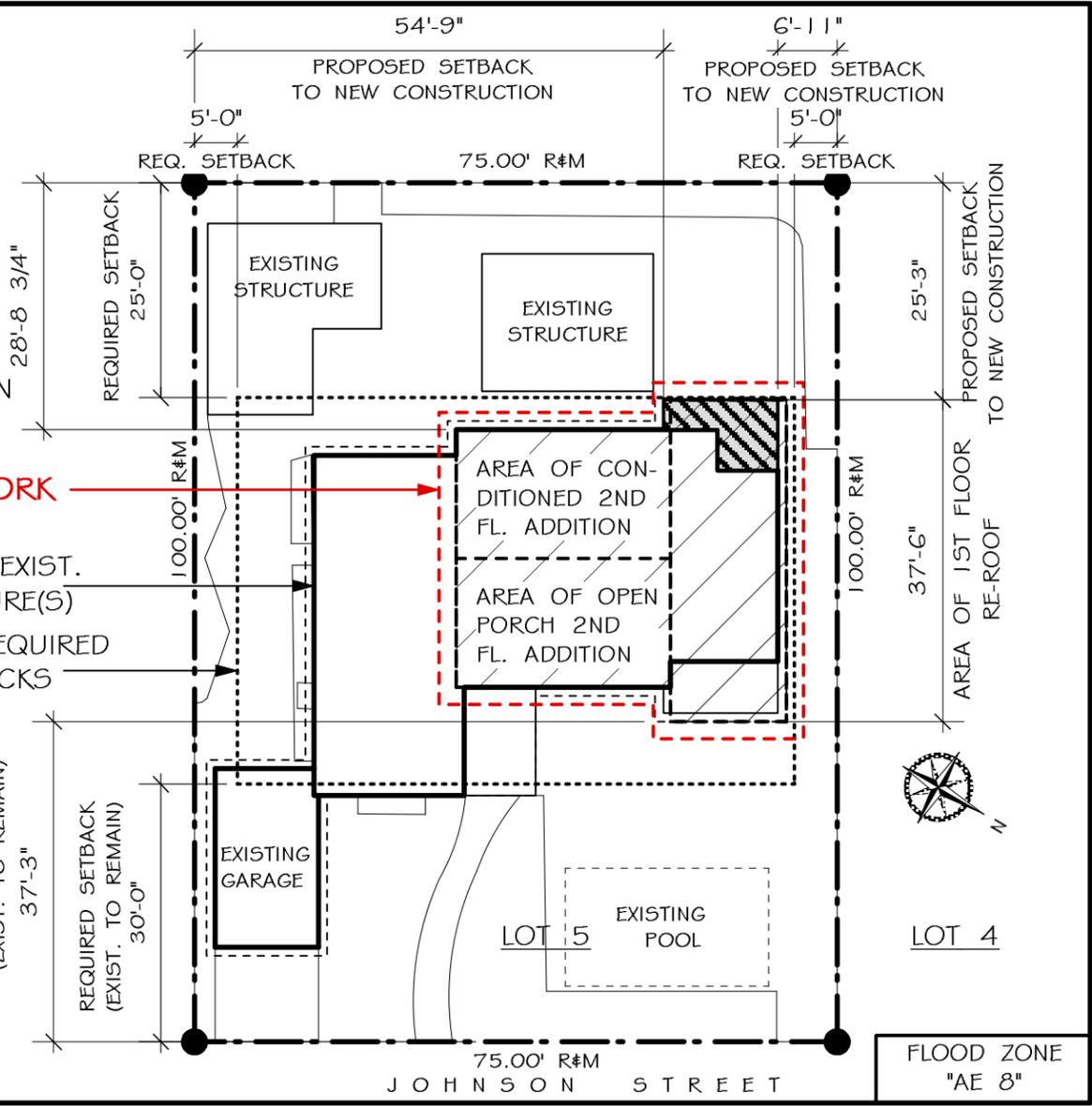
1 EXIST. / PROPOSED SITE PLAN  
A-1 Scale: 1" = 20 ft

AREA OF WORK

LINE OF EXIST. STRUCTURE(S)  
LINE OF REQUIRED SET-BACKS

PROPOSED SETBACK TO NEW CONSTRUCTION (EXIST. TO REMAIN)  
37'-3"

REQUIRED SETBACK (EXIST. TO REMAIN)  
30'-0"



REVISION DATE	08/16/2016
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PROJECT: KITCHEN RENO. #2ND FLOOR ADDITION  
**SHEPANZYK**  
1014 JOHNSON ST., KEY WEST, FL 33040

PROJECT INFORMATION	RENOVATION & ADDITION DRAWINGS FOR:	SCOPE OF WORK:	DESIGN NOTES:	DRAWING SCHEDULE:
<p><b>S H E P A N Z Y K   R E S I D E N C E</b></p> <p>1014 JOHNSON ST., KEY WEST, FLA.</p>		<p>#1: DEMOLITION &amp; RE-CONSTRUCTION OF 1ST FL. KITCHEN WING ROOF</p> <p>#2: 80 SQ. FT. KITCHEN ADDITION</p> <p>#3: NEW 2ND STORY ADDITION OVER EXIST. STRUCTURE OF: 376 SQ. FT. CONDITIONED SPACE 350 SQ. FT. OPEN PORCH</p>	<p>THIS STRUCTURE DESIGNED TO MEET THE FOLLOWING: FBC 2014 A.S.C.E. 07-10 REGULATIONS LIVE LOAD 40 PSF WIND LOAD 180 M.P.H. * * EXPOSURE "D"</p>	<p>A-1 SITE PLAN/PROJECT INFO. A-2 FIRST FLOOR PLAN A-3 SECOND FLOOR PLAN A-4 ELEVATIONS A-5 ELEVATIONS A-6 SECTIONS A-7 SECTIONS A-8 FRAMING PLANS A-9 FRAMING PLANS A-10 DEMO PLAN A-11 ELECTRICAL / HVAC PLAN</p>
<p>SURVEYOR:</p> <p>SITE PLAN IS BASED ON SURVEY BY: NORBY &amp; ASSOCIATES, INC. DATED 06-18-98</p>	<p>LEGAL DESCRIPTION:</p> <p>NORTHEASTERLY 1/2 OF LOT 4, BLOCK 5, MARTELLO TOWERS, ISLAND OF KEY WEST.</p> <p>FLOOD ZONE: AE-8 BASE FLOOD ELE. 8</p>	<p>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</p>	<p>SEAL - ARCHITECT</p>	

DRAWING TITLE:	PROPOSED SITE PLAN / DATA
PROJECT NUMBER:	XX.XX
DRAWN:	KSM
CHECKED:	FMP
DATE:	03-25-16

SHEET #  
**A-1**



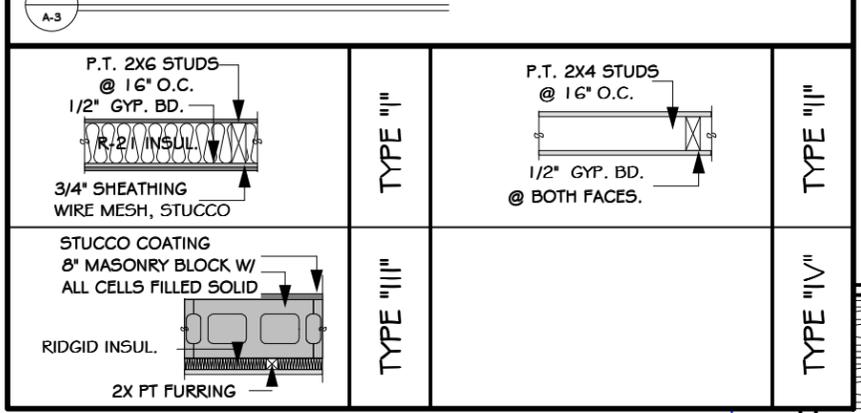
**DOOR SCHEDULE**

SIZE	TYPE	MANUF.	DADE CO. APPROVAL #	COMPLIANT	COMMENTS
① 6'-0"X6'-8" PR	1 2 LT. SLIDER	PGT/WINGUARD	<b>02.0701.12</b>	✓	IMPACT GLASS
② +/- 3'-0"X6'-8" EXIST. REUSED		N.A.	N. A.	N. A.	
③ DELETED					
④ 4'-0"X6'-8" PR	INT. SWINGING	OWNER CHOICE	N. A.	N. A.	

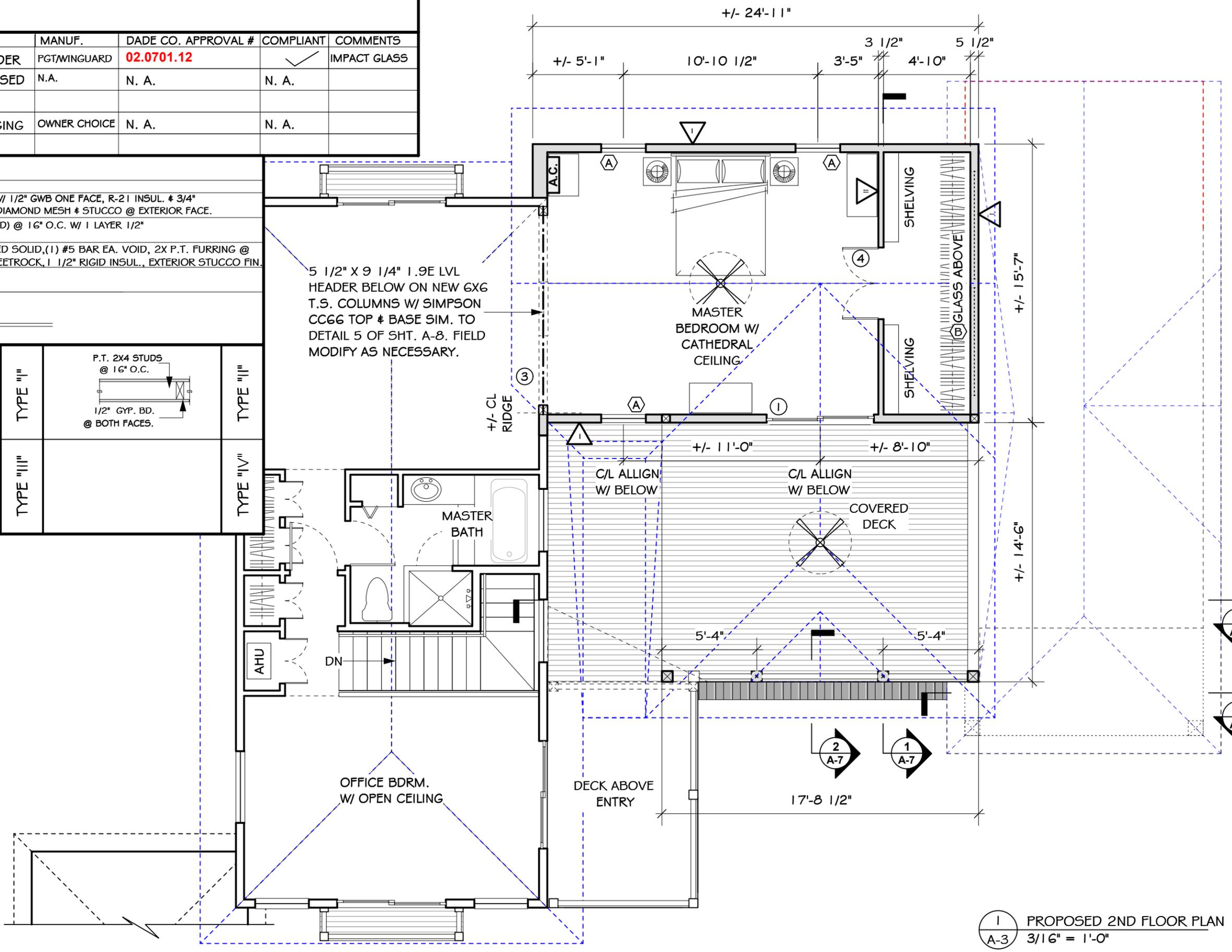
**WALL TYPE SCHEDULE**

MARK	DESCRIPTION
I	P.T. 2X6 STUDS @ 16" O.C. W/ 1/2" GWB ONE FACE, R-21 INSUL. & 3/4" CDX W/ TYVEK HOUSE WRAP, DIAMOND MESH & STUCCO @ EXTERIOR FACE.
II	P.T. 2X4 STUDS (OR STL. STUD) @ 16" O.C. W/ 1 LAYER 1/2" GWB EACH FACE
III	8" C.M.U. W/ ALL CELLS FILLED SOLID, (1) #5 BAR EA. VOID, 2X P.T. FURRING @ 16" O.C. W/ 1 LAYER 1/2" SHEETROCK, 1 1/2" RIGID INSUL., EXTERIOR STUCCO FIN.
IV	

**TYPICAL WALL TYPES**



5 1/2" X 9 1/4" 1.9E LVL HEADER BELOW ON NEW 6X6 T.S. COLUMNS W/ SIMPSON CCG6 TOP & BASE SIM. TO DETAIL 5 OF SHT. A-8. FIELD MODIFY AS NECESSARY.



REVISIONS: DATE


**PETER PIKE ARCHITECT**  
 471 US HIGHWAY 1  
 SUITE 101  
 KEY WEST FLORIDA  
 3 5 0 4 0

**SHEPANZYK**  
 PROJECT: KITCHEN RENO. #2ND FLOOR ADDITION  
 1014 JOHNSON ST., KEY WEST, FL 33040

DRAWING TITLE:  
**SECOND FLOOR PLAN**  
**CHECK SET**

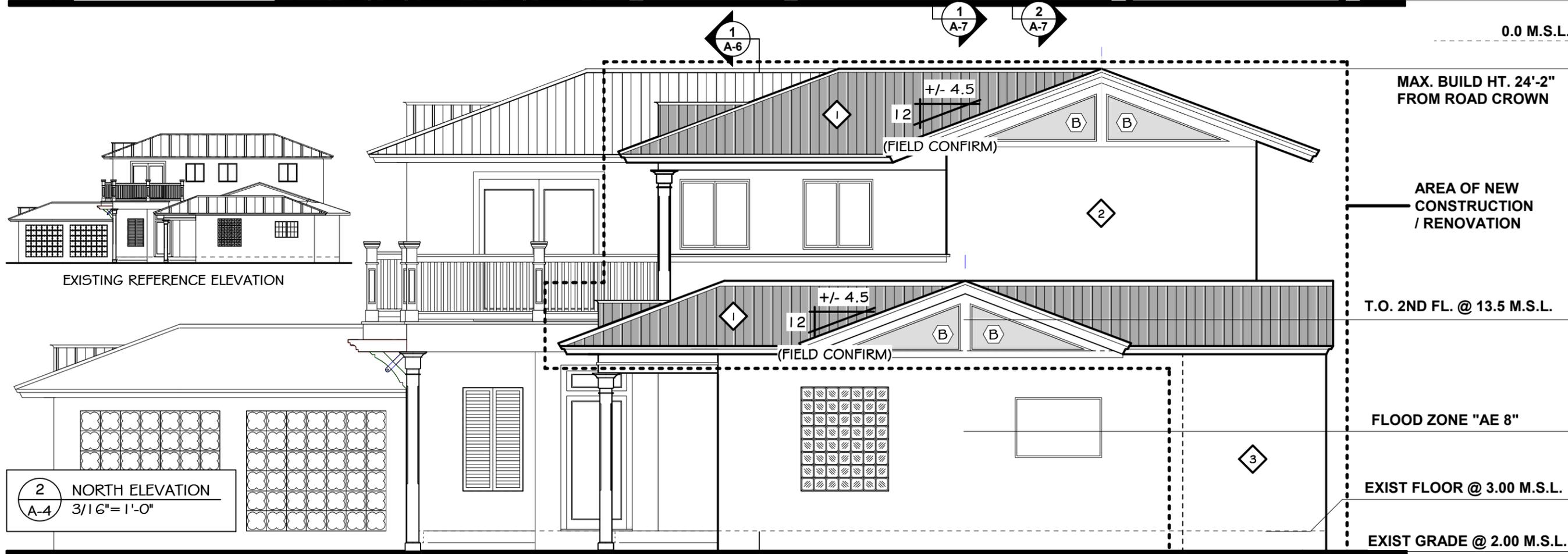
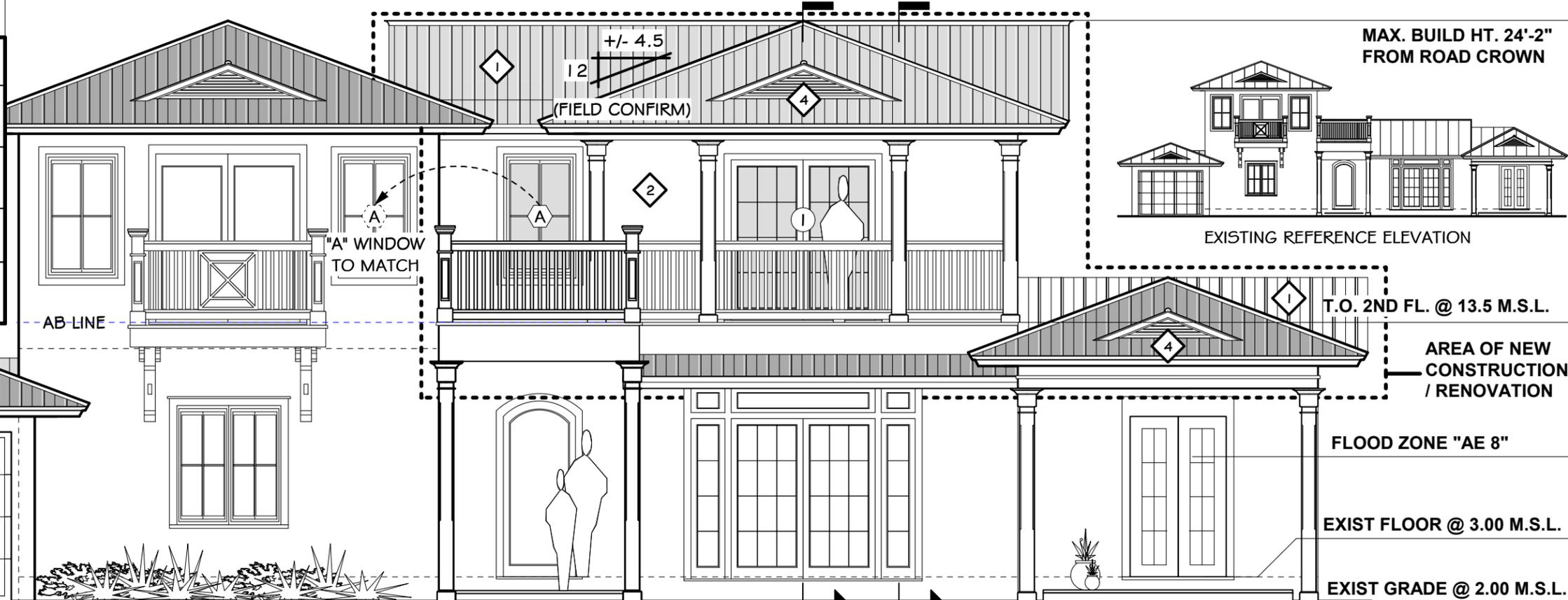
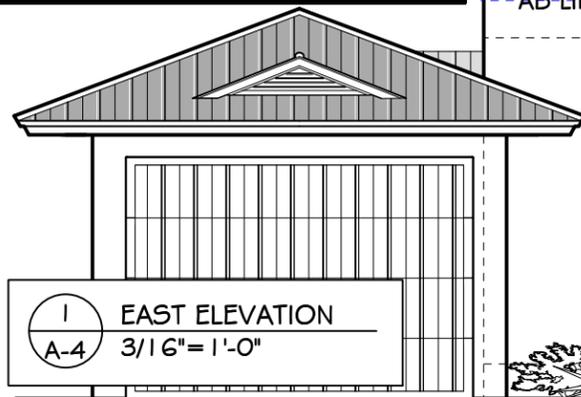
PROJECT NUMBER:  
 XX.XX  
 DRAWN: KSM  
 CHECKED: PMP  
 DATE: 04-04-16

① PROPOSED 2ND FLOOR PLAN  
 A-3 3/16" = 1'-0"

SHEET #  
**A-3**

### FINISH LEGEND

MARK	MATERIALS
1	TYP. ROOF ASSEMBLY: "V-CRIMP" ROOFING OVER #30 FELT OVER 3/4" PLY. SHEATHING
2	TYP. WALL ASSEMBLY: P.T. 2X6 @ 16" O.C. W/ 3/4" SHEATHING & DIAMOND MESH AND STUCCO COATING TO MATCH EXIST.
3	WALL ASSEMBLY: 8" CMU BLOCK W/ STUCCO COATING TO MATCH EXIST.
4	"FAUX" ROOF VENTS TO MATCH EXISTING.




PETER PIKE ARCHITECT

471 US HIGHWAY 1  
SUITE 101  
KEY WEST FLORIDA  
33040

PROJECT: KITCHEN RENO. #2ND FLOOR ADDITION

**SHEPANZYK**

1014 JOHNSON ST., KEY WEST, FL 33040

DRAWING TITLE:  
**ELEVATIONS**

**CHECK SET**

PROJECT NUMBER:  
XX.XX

DRAWN: KSM  
CHECKED: PMP  
DATE: 04-04-16

SHEET #  
**A-4**

### FINISH LEGEND

MARK	MATERIALS
1	TYP. ROOF ASSEMBLY: "V-CRIMP" ROOFING OVER #30 FELT OVER 3/4" PLY. SHEATHING
2	TYP. WALL ASSEMBLY: P.T. 2X6 @ 16" O.C. W/ 3/4" SHEATHING & DIAMOND MESH AND STUCCO COATING TO MATCH EXIST.
3	WALL ASSEMBLY: 8" CMU BLOCK W/ STUCCO COATING TO MATCH EXIST.
4	"FAUX" ROOF VENTS TO MATCH EXISTING.



PETER PIKE ARCHITECT

471 US HIGHWAY 1  
SUITE 101  
KEY WEST FLORIDA  
33040

PROJECT: KITCHEN RENO. #2ND FLOOR ADDITION

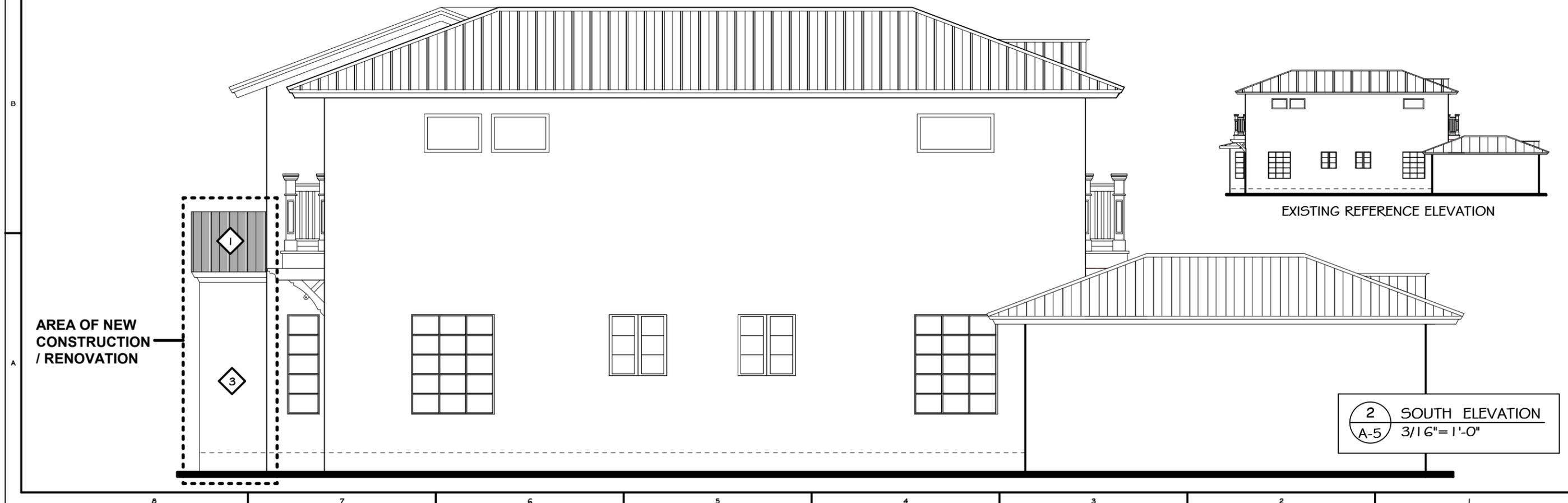
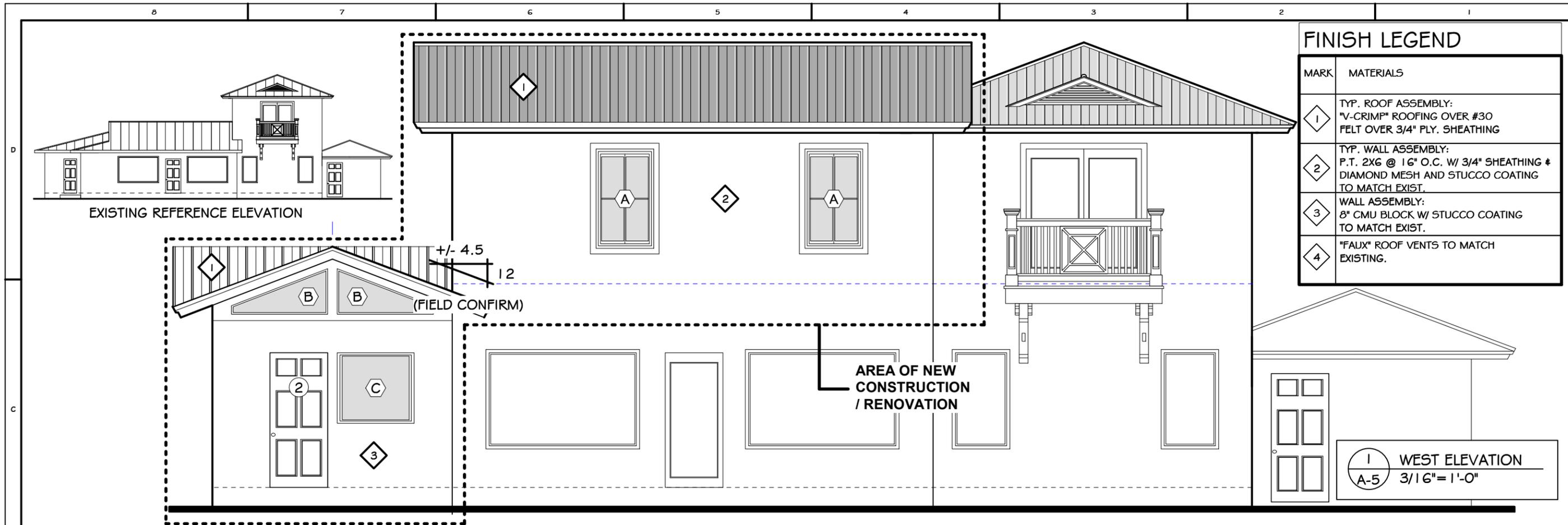
**SHEPANZYK**

1014 JOHNSON ST., KEY WEST, FL 33040

DRAWING TITLE:  
ELEVATIONS  
**CHECK SET**

PROJECT NUMBER:  
XX.XX  
DRAWN: KSM  
CHECKED: PMP  
DATE: 04-04-16

SHEET #  
**A-5**



**MAX. BUILD HT. 24'-2"  
FROM ROAD CROWN**

HT. VARIES  
EXTERIOR  
"X"  
OFFSET AS NECESSARY FOR EXT. W/ 3/4" PT CDX, DIAMOND MESH & STUCCO FINISH TO MATCH EXIST.  
2X8 (VERIFY) @ 16" O.C., INT. STRAP AS NECESSARY FOR FLUSH FINISH EXISTING UPPER TIE BEAM  
NOTE: SEE SECTIONS FOR HURRICANE TIE DOWNS.

2 TYP. CRIPPLE WALL  
A-6 Scale: 1/2" = 1'-0"

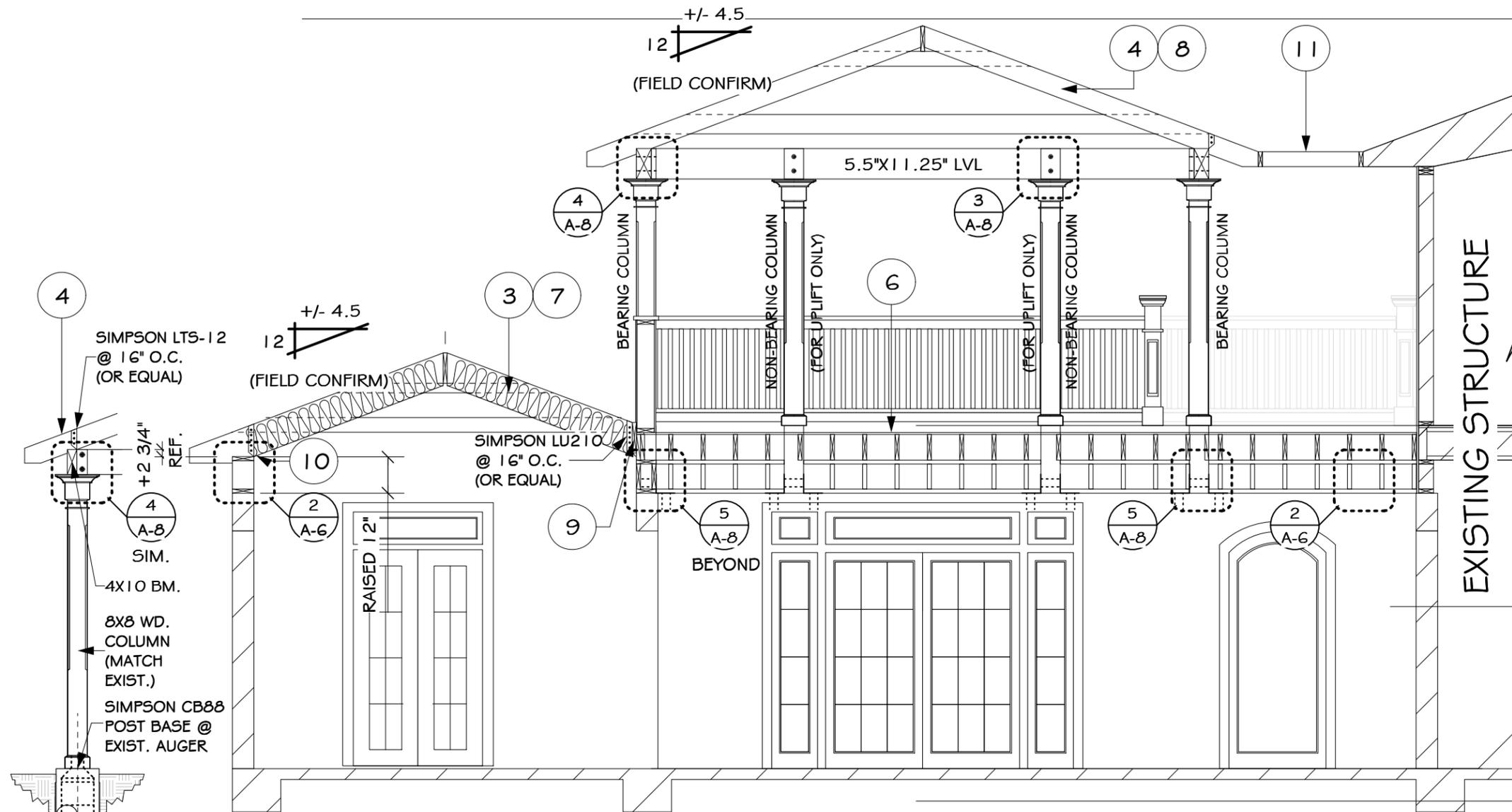
T.O. 2ND FL. @ 13.5 M.S.L.  
(MATCH EXISTING)

FLOOD ZONE "AE 8"

EXIST FLOOR @ 3.00 M.S.L.

EXIST GRADE @ 2.00 M.S.L.

0.0 M.S.L.



2 (AT EXT. DINING PORCH)  
A-6 Scale: 1/4" = 1'-0"

1 THRU UPPER PORCH SECTION  
A-6 Scale: 1/4" = 1'-0"

<p>1 TYP. EXTERIOR WALL: P.T. 2X6 STUDS @ 16" O.C. W/ R-21 BATT INSUL., #1 LAYER 1/2" SHEETROCK. EXTERIOR W/ 3/4" PT CDX, DIAMOND MESH &amp; STUCCO FINISH TO MATCH EXIST.</p>	<p>5 FLOOR ASSEMBLY: 1 1/4" DEPTH PRE-MANUFACTURED FLOOR TRUSSES @ 16" O.C. DESIGN LOADS 15D, 40 L. W/ 3/4" P.T. DECKING &amp; TILED OR WOOD SURFACE.</p>	<p>9 2X12 LEDGER BOLTED TO EXISTING BOX W/ 1/2" DIA. THRU-BOLTS @ 24" O.C. STAGGERED T &amp; B. FIELD CONFIRM CONDITIONS.</p>
<p>2 ROOFING BUILDUP: 2X12 RAFTERS @ 16" O.C. W/ R-30 INSUL., EXT. FACE W/ 3/4" P.T. SHEATHING ATTACHED W/ 8d R.S.GAL. NAILS @ 6" O.C. FIELD, 4" O.C. EDGE, 30# FELT, &amp; 22 GA. "V-CRIMP" ROOFING</p>	<p>6 FLOOR ASSEMBLY: P.T. 2X12 JOISTS RIPPED TO 1/8" PER 12" PITCH @ 16" O.C. W/ 2 LAYERS 3/4" P.T. DECKING, AND RUBBER OR F.G. MEMBRANE W.P. DECKING MATERIAL.</p>	<p>10 SIMPSON ST30 W/ (4) 2.5" TAP CON INTO EXIST. TIE BEAM. NOTE: EXISTING IMBED TIES TO BE DETERMINED @ TIME OF DEMOLITION FOR POSSIBLE ALTERNATE USE. ARCHITECT TO MAKE DETERMINATION.</p>
<p>3 ROOFING BUILDUP: 2X12 RAFTERS @ 24" O.C. W/ R-30 INSUL., EXT. FACE W/ 3/4" P.T. SHEATHING ATTACHED W/ 8d R.S.GAL. NAILS @ 6" O.C. FIELD, 4" O.C. EDGE, 30# FELT, &amp; 22 GA. "V-CRIMP" ROOFING</p>	<p>7 2 X 4 RIDGE TIES @ 16" O.C. PLACED DIRECTLY BELOW RIDGE.</p>	<p>11 MEMBRANE ROOFING @ OVERFRAMED CRICKET AREAS</p>
<p>4 TYP. OPEN PORCH ROOFING BUILD-UP: P.T. 2X8 RAFTERS @ 16" O.C., EXTERIOR FACE W/ 3/4" P.T. SHEATHING ATTACHED W/ 10d R.S. GAL. NAILS @ 6" O.C., BITUTHANE MEMBRANE, &amp; 22 GA. "V-CRIMP" OVERHANGS &amp; EAVE TRIM TO MATCH EXIST.</p>	<p>8 2 X 6 RIDGE TIES @ 16" O.C. PLACED DIRECTLY BELOW RIDGE. (@ OPEN PORCH ROOF)</p>	<p>12</p>

REVISIONS:	DATE



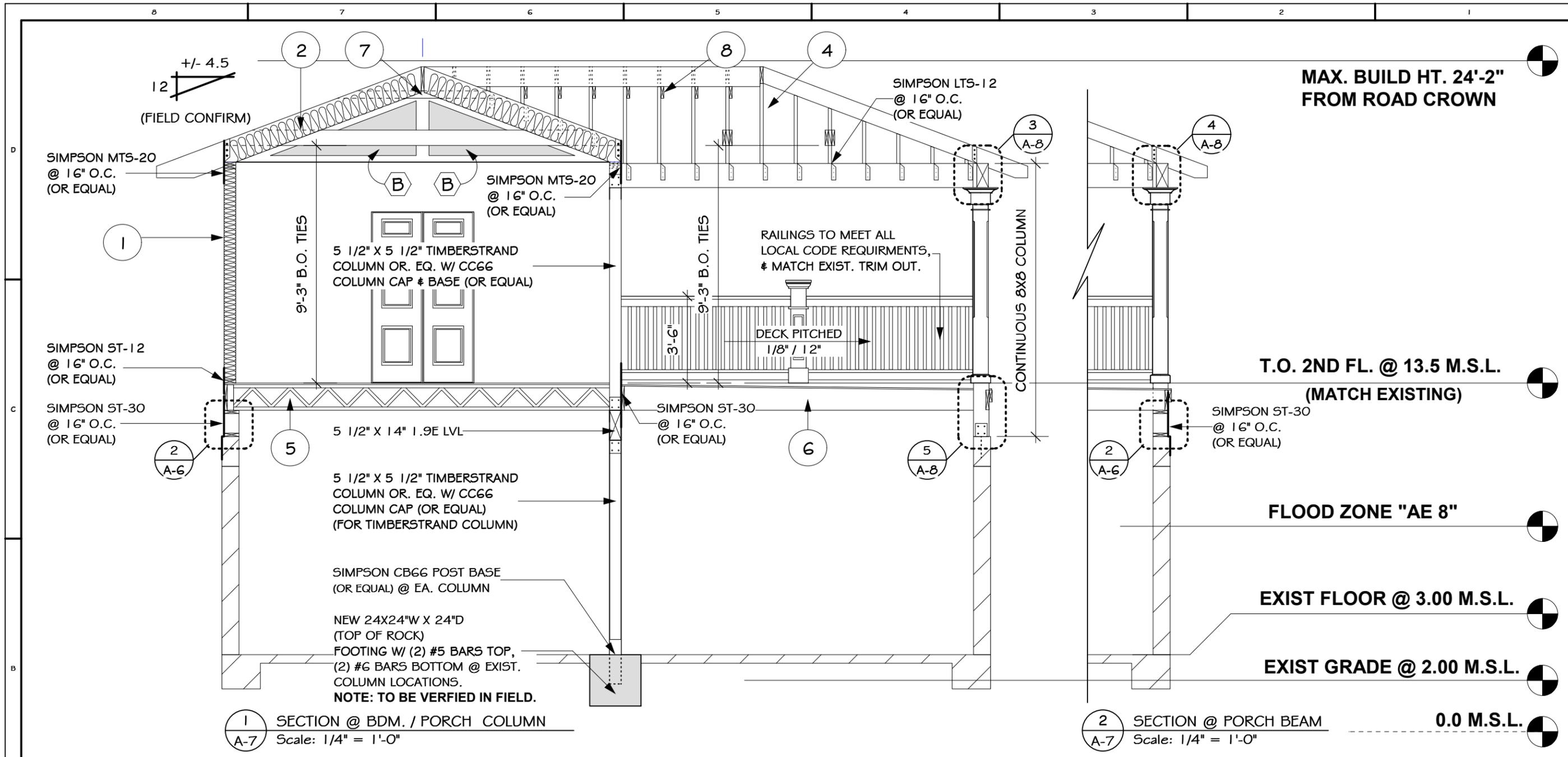
PETER PIKE  
ARCHITECT  
471 US HIGHWAY 1  
SUITE 101  
KEY WEST FLORIDA  
33040

PROJECT: KITCHEN RENO. #2ND FLOOR ADDITION  
**SHEPANZYK**  
1014 JOHNSON ST., KEY WEST, FL 33040

DRAWING TITLE:  
SECTIONS / DETAILS  
**CHECK SET**

PROJECT NUMBER:  
XX.XX  
DRAWN: KSM  
CHECKED: PMP  
DATE: 04-04-16

SHEET #  
**A-7**



1 SECTION @ BDM. / PORCH COLUMN  
Scale: 1/4" = 1'-0"

2 SECTION @ PORCH BEAM  
Scale: 1/4" = 1'-0"

1	TYP. EXTERIOR WALL: P.T. 2X6 STUDS @ 16" O.C. W/ R-21 BATT INSUL., # 1 LAYER 1/2" SHEETROCK. EXTERIOR W/ 3/4" PT CDX, DIAMOND MESH & STUCCO FINISH TO MATCH EXIST.	5	FLOOR ASSEMBLY: 1 1/4" DEPTH PRE- MANUFACTURED FLOOR TRUSSES @ 16" O.C. DESIGN LOADS 15D, 40 L. W/ 3/4" P.T. DECKING & TILED OR WOOD SURFACE.	9	2X12 LEDGER BOLTED TO EXISTING BOX W/ 1/2" DIA. THRU-BOLTS @ 24" O.C. STAGGERED T & B. FIELD CONFIRM CONDITIONS.
2	ROOFING BUILDUP: 2X12 RAFTERS @ 16" O.C. W/ R-30 INSUL., EXT. FACE W/ 3/4" P.T. SHEATHING ATTACHED W/ 8d R.S.GAL. NAILS @ 6" O.C. FIELD, 4" O.C. EDGE, 30# FELT, & 22 GA. "V-CRIMP" ROOFING	6	FLOOR ASSEMBLY: P.T. 2X12 JOISTS RIPPED TO 1/8" PER 12" PITCH @ 16" O.C. W/ 2 LAYERS 3/4" P.T. DECKING, AND RUBBER OR F.G. MEMBRANE W.P. DECKING MATERIAL.	10	SIMPSON ST30 W/ (4) 2.5" TAP CON INTO EXIST. TIE BEAM. NOTE: EXISTING IMBED TIES TO BE DETERMINED @ TIME OF DEMOLITION FOR POSSIBLE ALTERNATE USE. ARCHITECT TO MAKE DETERMINATION.
3	ROOFING BUILDUP: 2X12 RAFTERS @ 24" O.C. W/ R-30 INSUL., EXT. FACE W/ 3/4" P.T. SHEATHING ATTACHED W/ 8d R.S.GAL. NAILS @ 6" O.C. FIELD, 4" O.C. EDGE, 30# FELT, & 22 GA. "V-CRIMP" ROOFING	7	2 X 4 RIDGE TIES @ 16" O.C. PLACED DIRECTLY BELOW RIDGE.	11	MEMBRANE ROOFING @ OVERFRAMED CRICKET AREAS
4	TYP. OPEN PORCH ROOFING BUILD-UP: P.T. 2X8 RAFTERS @ 16" O.C., EXTERIOR FACE W/ 3/4" P.T. SHEATHING ATTACHED W/ 10d R.S. GAL. NAILS @ 6" O.C., BITUTHANE MEMBRANE, & 22 GA. "V-CRIMP" OVERHANGS & EAVE TRIM TO MATCH EXIST.	8	2 X 6 RIDGE TIES @ 16" O.C. PLACED DIRECTLY BELOW RIDGE. (@ OPEN PORCH ROOF)	12	



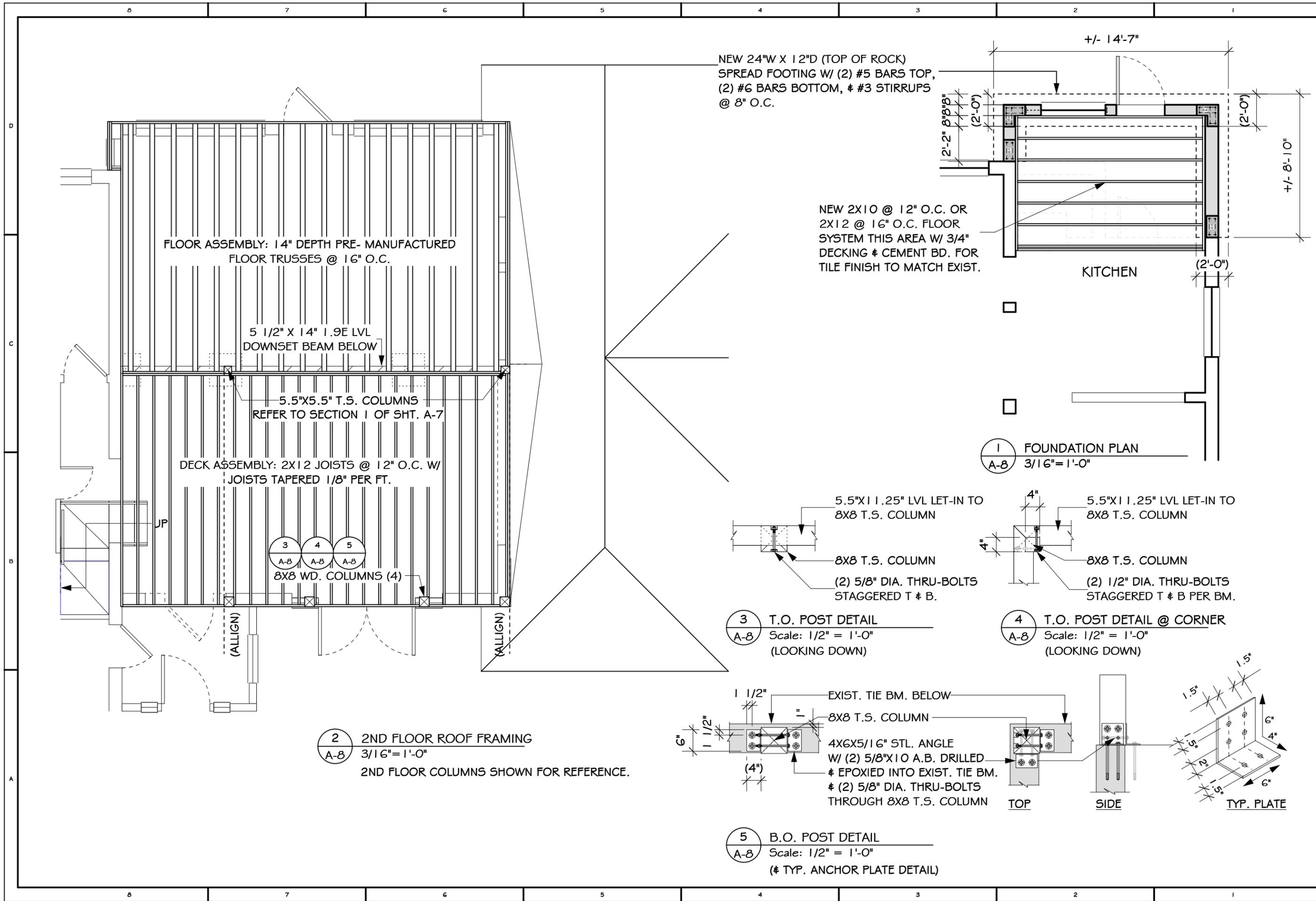
PETER PIKE ARCHITECT  
471 US HIGHWAY 1  
SUITE 101  
KEY WEST FLORIDA  
33040

PROJECT: KITCHEN RENO. #2ND FLOOR ADDITION  
**SHEPANZYK**  
1014 JOHNSON ST., KEY WEST, FL 33040

DRAWING TITLE:  
FOUNDATION PLAN  
& DETAILS  
**CHECK SET**

PROJECT NUMBER:  
XX.XX  
DRAWN: KSM  
CHECKED: PMP  
DATE: 04-04-16

SHEET #  
**A-8**



REVISIONS:	DATE



PETER PIKE  
ARCHITECT

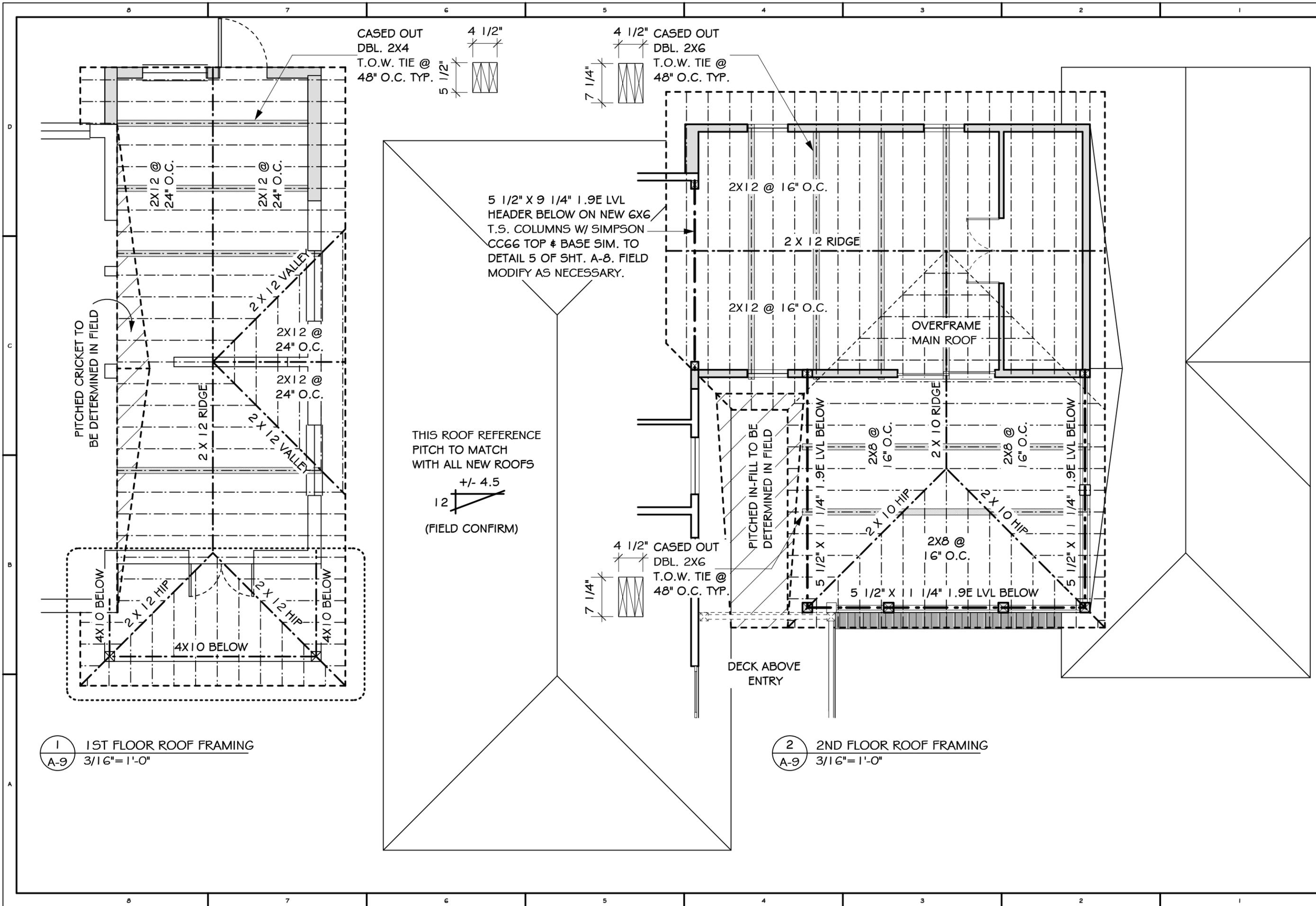
471 US HIGHWAY 1  
SUITE 101  
KEY WEST FLORIDA  
3 5 0 4 0

PROJECT: KITCHEN RENO. #2ND FLOOR ADDITION  
**SHEPANZYK**  
1014 JOHNSON ST., KEY WEST, FL 33040

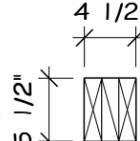
DRAWING TITLE:  
**ROOF FRAMING  
PLANS  
CHECK SET**

PROJECT NUMBER:  
xx.xx  
DRAWN: KSM  
CHECKED: PMP  
DATE: 04-04-16

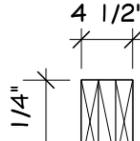
SHEET #  
**A-9**



CASED OUT  
DBL. 2X4  
T.O.W. TIE @  
48" O.C. TYP.

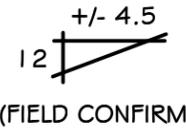


4 1/2" CASED OUT  
DBL. 2X6  
T.O.W. TIE @  
48" O.C. TYP.



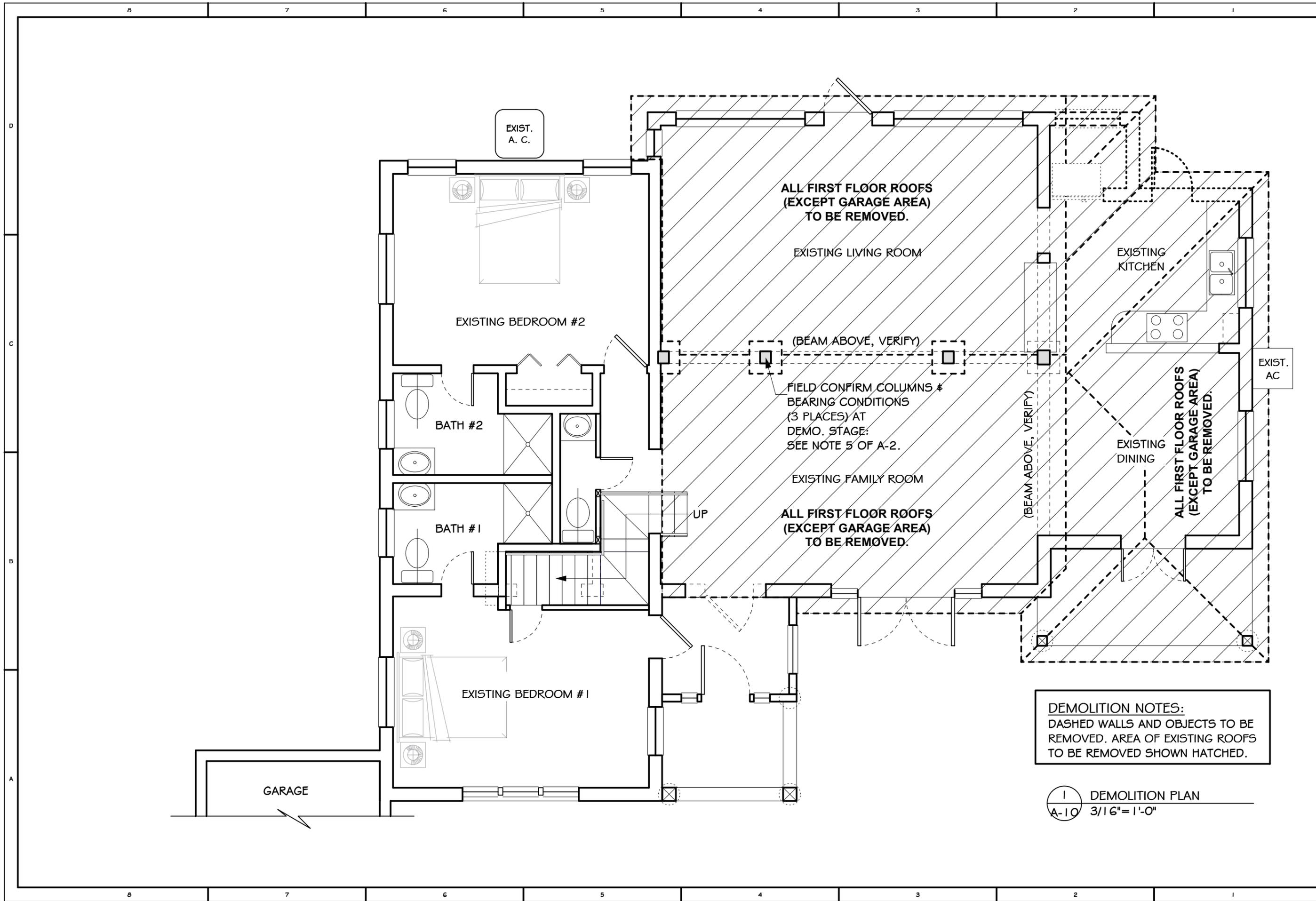
5 1/2" X 9 1/4" 1.9E LVL  
HEADER BELOW ON NEW 6X6  
T.S. COLUMNS W/ SIMPSON  
CC66 TOP & BASE SIM. TO  
DETAIL 5 OF SHT. A-8. FIELD  
MODIFY AS NECESSARY.

THIS ROOF REFERENCE  
PITCH TO MATCH  
WITH ALL NEW ROOFS



1 1ST FLOOR ROOF FRAMING  
A-9 3/16"=1'-0"

2 2ND FLOOR ROOF FRAMING  
A-9 3/16"=1'-0"



REVISIONS:	DATE



471 US HIGHWAY 1  
SUITE 101  
KEY WEST FLORIDA  
3 3 0 4 0

PROJECT: KITCHEN RENO. #2ND FLOOR ADDITION  
**SHEPANZYK**  
1014 JOHNSON ST., KEY WEST, FL 33040

DRAWING TITLE:  
DEMOLITION  
PLAN  
**CHECK SET**

PROJECT NUMBER:  
XX.XX  
DRAWN: KSM  
CHECKED: PMP  
DATE: 04-04-16

SHEET #  
**A-10**

**DEMOLITION NOTES:**  
DASHED WALLS AND OBJECTS TO BE  
REMOVED. AREA OF EXISTING ROOFS  
TO BE REMOVED SHOWN HATCHED.

1 DEMOLITION PLAN  
A-10 3/16"=1'-0"

GENERAL LIGHTING LOAD BY OCCUPANCY  
(FROM TABLE 220-2 -B DWELLINGS) @ 3w/5.FT.

**NON-CONTINUOUS LOADS**  
3 X 2923 SQ. FT .....8,769 WATTS

RANGE / OVEN.....4500 WATTS  
REFRIGERATOR.....1500 WATTS  
DISHWASHER.....1500 WATTS  
10 APPLIANCE CIRCUITS @ 1500.....15000 WATTS  
MICROWAVE OVEN.....1500 WATTS  
HOT WATER HEATER (2).....8000 WATTS  
GARBAGE DISPOSAL.....1500 WATTS

TOTAL NON-CONTINUOUS LOADS.....41,353 WATTS  
1ST 10KW @ 100%.....10,000 WATTS

REMAINDER @ 40% 31,353 X .40.....12,541 WATTS

**CONTINUOUS LOADS**

HEAT STRIP #1 @ 5,000 X 1.25 6,250 WATTS  
HEAT STRIP #2 @ 5,000 X 1.25 6,250 WATTS

TOTAL DEMAND LOAD 35,041 WATTS

MIN. REQUIRED SERVICE =35,041 WATTS / 240V= 146 AMPS  
USE / CONFIRM 200 AMP HOUSE PANEL  
(EXIST.30 AMP. SUB-PANEL FOR EXIST. POOL EQ.)  
(200 AMP SERVICE)

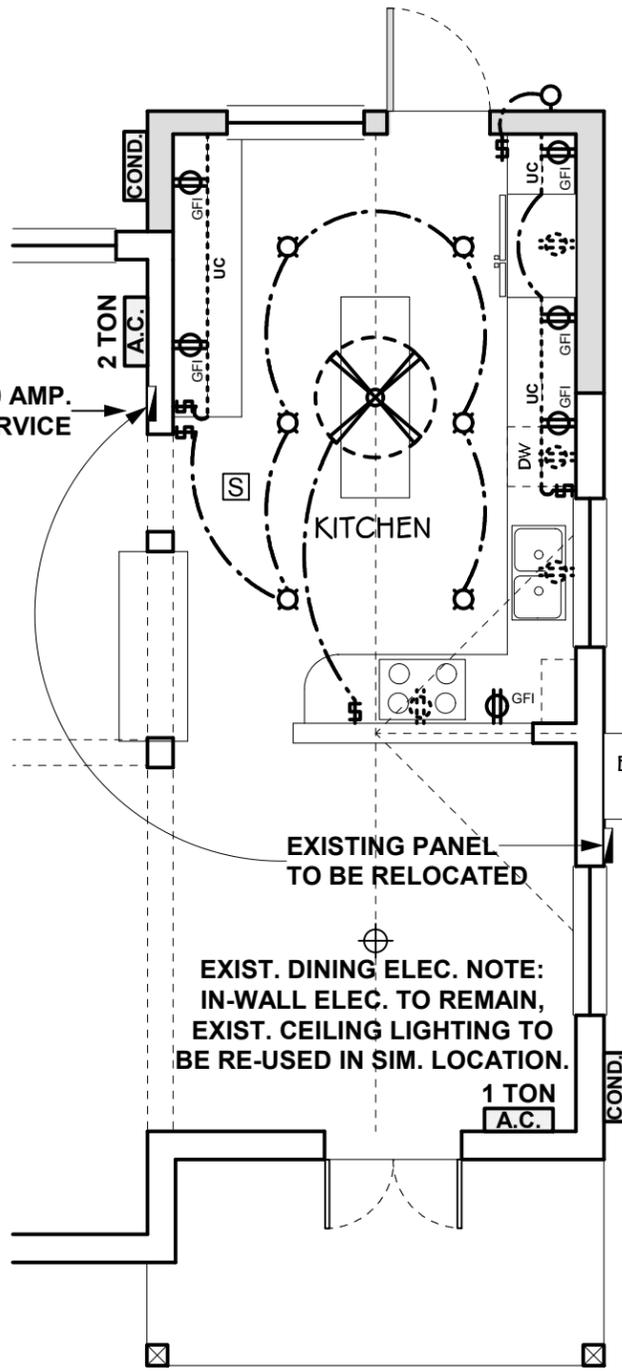
**ELECTRICAL LOAD CALCULATIONS**

**1ST FLOOR ELECTRICAL NOTE:**  
NEW ELECTRICAL SHOWN ONLY,  
EXISTING ELECTRICAL TO REMAIN,  
OR BE UPGRADED AS NECESSARY.

**NOTE:**  
ALL SMOKE DETECTORS TO BE HARD WIRED W/ BATTERY BACKUP

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
[Symbol]	ELECT. PANEL	[Symbol]	CEILING FIXTURE	[Symbol]	CENTRAL VAC.
[Symbol]	FLOOR RECEPTACLE	[Symbol]	WALL LIGHT	[Symbol]	REC. DOWNLIGHT (#'S INDICATE SIZE)
[Symbol]	DUPLEX RECEPTACLE	[Symbol]	EXT. WALL MT. LIGHT FIXTURE	[Symbol]	CLOCK OUTLET
[Symbol]	220 RECEPTACLE	[Symbol]	EXHAUST FAN/LIGHT	[Symbol]	ADJ. WALL WASHER
[Symbol]	G.F.I. RECEPTACLE	[Symbol]	SWITCH	[Symbol]	SURFACE MOUNTED FIXTURE W/ EXHAUST
[Symbol]	SWITCHED RECEPTACLE	[Symbol]	DIMMER SWITCH	[Symbol]	PENDANT LIGHT
[Symbol]	COUNTER HT. REC.	[Symbol]	DEDICATED CIRCUIT	[Symbol]	SURFACE MOUNTED PORCH LIGHT
[Symbol]	QUAD. RECEPTACLE	[Symbol]	JAMB SW. LIGHT	[Symbol]	CABLE CONNECTION
[Symbol]	TELEVISION	[Symbol]	3-WAY & ETC.		
[Symbol]	SMOKE DETECTOR	[Symbol]	SPEAKER		
[Symbol]	TELEPHONE	[Symbol]	CEILING FAN		

**NOTE: CONTRACTOR TO VERIFY ELECTRICAL LOAD AND FIXTURE WATTAGE.**

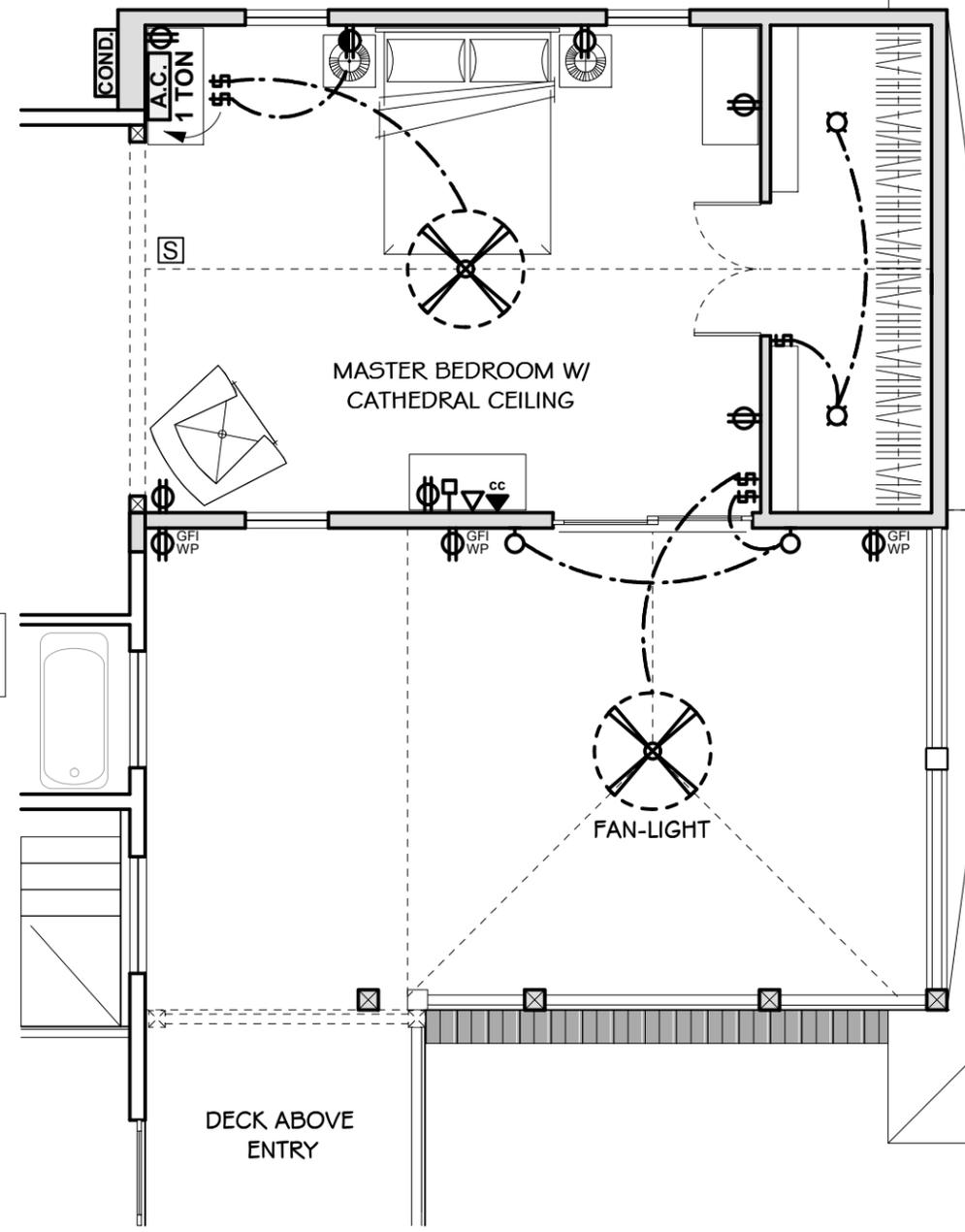


2 1ST FLOOR ELECTRICAL PLAN  
3/16" = 1'-0"

**NOTE:**  
ALL SMOKE DETECTORS TO BE HARD WIRED W/ BATTERY BACKUP

**[A.C.]** DENOTES NEW DUCTLESS A.C. UNIT. CONFIRM SIZING.

**[COND.]** DENOTES NEW CONDENSER UNIT. B.O. UNIT TO BE ABOVE A.E.8 FLOOD ZONE ELEVATION.



1 2ND FLOOR ELECTRICAL PLAN  
3/16" = 1'-0"

REVISIONS:	DATE

PETER PIKE ARCHITECT  
471 US HIGHWAY 1  
SUITE 101  
KEY WEST FLORIDA  
33040

PROJECT: KITCHEN RENO. #2ND FLOOR ADDITION  
**SHEPANZYK**  
1014 JOHNSON ST., KEY WEST, FL 33040

DRAWING TITLE:  
ELECTRICAL & A.C. PLANS  
**CHECK SET**

PROJECT NUMBER:  
XX.XX  
DRAWN: KSM  
CHECKED: PMP  
DATE: 04-04-16

SHEET #  
**A-11**

## **Site Photos**

1014 Johnson Street Key West, Florida 33040  
SITE VISIT- 8-15-2016



Front of house.

1014 Johnson Street Key West, Florida 33040  
SITE VISIT- 8-15-2016



Side of house.

1014 Johnson Street Key West, Florida 33040  
SITE VISIT- 8-15-2016



Side of house.



Side of house.

1014 Johnson Street Key West, Florida 33040  
SITE VISIT- 8-15-2016



Side of house.



Rear yard.



Rear yard.



Rear yard.



Rear yard.