

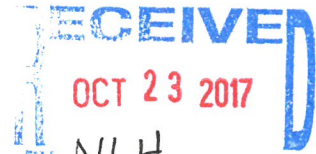
Application



Application For Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3720



BY: NLH www.cityofkeywest-fl.gov

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: 730 Windsor Lane, Key West

Zoning District: HHDR Real Estate (RE) #: 00019260-000000

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: A2O Architecture LLC

Mailing Address: 1107 Key Plaza #130

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305-587-3141 Office: 305-360-8644 Fax: _____

Email: a2oarchitecture@gmail.com

PROPERTY OWNER: (if different than above)

Name: Troy and Mindy Smith

Mailing Address: 2069 E. US Highway 6

City: Marseilles State: IL Zip: 61341

Home/Mobile Phone: 815-343-9984 Office: 1-800-570-1987 Fax: _____

Email: troy@libertylasersolutions.com

Description of Proposed Construction, Development, and Use: Proposed construction consists of 95 sf of second level bedroom addition to 1-1/2 story wood frame structure.

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

Proposed construction requests a rear yard setback variance approval for the addition to the second level.

Proposed work maintains the existing building footprint.

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				
Flood Zone				
Size of Site				
Height				
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback				
F.A.R				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

SEE DATA TABLE IN ARCHITECTURAL DRAWINGS SHEET A1.1.

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.

Adjacent structure is within the official property lines, having resulted in the removal of +/- 2'-3 1/4" in width along the full depth of the property, thus reducing the usable space for the property owners. This is reflected in the site data table. See Survey.

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

The property conditions are pre-existing and were not created by the client.

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.

This proposed construction is not representative of any special privileges.

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

The lot size is almost 1/4 the code minimum requirement; has lost roughly 107 sf of usable space to the neighboring property; and the existing rear bedroom size no longer meet the building code minimum dimensions.

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 proposed construction represents the minimum variance request to allow for a usable second bedroom that will meet current building code minimum space requirements.

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.

Proposed construction is not injurious to the public, and is located at the rear of a residential lot.

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.

No other non-conforming property is the basis for this variance request.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

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

Warranty Deed

Prepared by and return to:
Gregory S. Oropeza, Esq.
Attorney at Law
Oropeza Stones Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 17-206
Consideration: \$610,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 9th day of June, 2017 between Justin Russell Harris, a single man whose post office address is 730 Windsor Lane, Key West, FL 33040, grantor, and Troy Smith and Mindy Smith, husband and wife whose post office address is 2069 E. US Highway 6, Marseilles, IL 61341-9610, 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 TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

A parcel of land on the Island of Key West, Monroe County, Florida, and known as a Part of Tract 5, according to the Plan of the Island of Key West, delineated in February, A.D. 1829, but better known as Subdivision of Lot in Tract 5, survey and subdivision of lot in Tract 5, and recorded in Monroe County, Florida Records, Book "I", page 171, May 4, A.D. 1874. Said Lot of Land being more particularly described as follows: Lot 1 according to said Subdivision of Tract 5, beginning at a point on the South line of Windsor Lane, 423 feet East from the line running at right angles therewith to the buried stone near the end of Elizabeth Street; Thence running South 54 feet, 8 inches; Thence at right angles in an Easterly direction 28 feet, 4 1/4 inches; Thence at right angles in a Northerly direction, 54 feet, 8 inches to Windsor Lane; Thence at right angles along the line of Windsor Lane in a Westerly direction 28 feet, 4 1/4 inches to the Place of Beginning. LESS and EXCEPT: A parcel of land on the Island of Key West, Monroe County, Florida, and known as a Part of Tract 5 according to William A. Whitehead's Map of said Island, delineated in February A.D. 1829, said parcel being more particularly described as follows: Commence at the intersection of the Southerly right of way line of Windsor Lane and the Easterly right of way line of Galveston Lane (Charles Alley) and run thence Easterly along the said Southerly right of way line of Windsor Lane for a distance of 71.67 feet to the Northeasterly corner of the lands described in Official Records Book 506, Page 205, of the Public Records of Monroe County, Florida; said point also being the Point of Beginning of the parcel of land described herein; thence Southerly and at right angles along the Easterly boundary line of the said lands for a distance of 54.67 feet; thence Easterly and at right angles for a distance of 2.27 feet; thence Northerly with a deflection angle of 90°40'13" to the left and along the Easternmost face of an existing one story frame structure and extensions thereof, for a distance of 54.67 feet to the Southerly right of way line of the said Windsor Lane; thence Westerly with a deflection angle of 89°19'47" to the left and along the Southerly right of way line of the said Windsor Lane for a distance of 1.63 feet back to the Point of Beginning.

Parcel Identification Number: 00019260-000000

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

DoubleTime®

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, 2016**.

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

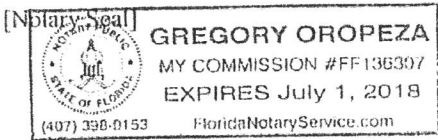
Signed, sealed and delivered in our presence:

Gregory Oropeza
Witness Name: Gregory Oropeza
Madison Fallon
Witness Name: Madison Fallon

Justin R. Harris (Seal)
Justin/R. Harris

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 9th day of June, 2017 by Justin R. Harris, who [] is personally known or [X] has produced a driver's license as identification.

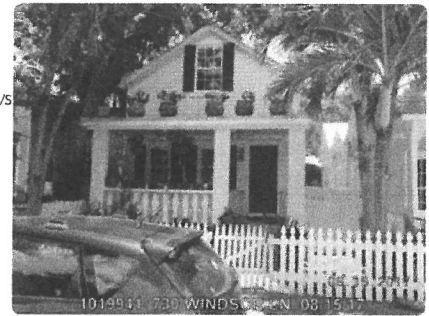


Justin R. Harris
Notary Public
Printed Name: _____
My Commission Expires: _____

Property Record Card

Summary

Parcel ID 00019260-000000
 Account # 1019941
 Property ID 1019941
 Millage Group 10KW
 Location Address 730 WINDSOR LN, KEY WEST
 Legal Description KWPT LT 1 OF TR 5 OR319-154/55 OR395-834/35 OR677-901 OR743-532 OR1033-440 OR1110-1404/05 OR2527-2054/55R/S OR2710-317/19 OR2841-1534/36 OR2850-1564/66 OR2859-405/06
 (Note: Not to be used on legal documents)
 Neighborhood 6103
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

SMITH MINDY H/W 2069 E US Highway 6 Marseilles IL 61341
 SMITH TROY 2069 E US Highway 6 Marseilles IL 61341

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$97,691	\$75,832	\$79,016	\$74,398
+ Market Misc Value	\$380	\$380	\$330	\$301
+ Market Land Value	\$205,812	\$230,678	\$226,018	\$210,950
= Just Market Value	\$303,883	\$306,890	\$305,364	\$285,649
= Total Assessed Value	\$303,883	\$306,890	\$293,681	\$266,983
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$303,883	\$306,890	\$305,364	\$285,649

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	1,443.28	Square Foot	0	0

Buildings

Building ID 1463
 Style
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 1278
 Finished Sq Ft 576
 Stories 1 Floor
 Condition AVERAGE
 Perimeter 100
 Functional Obs 0
 Economic Obs 0
 Depreciation % 27
 Interior Walls WALL BD/WD WAL
 Exterior Walls ABOVE AVERAGE WOOD
 Year Built 1933
 Effective Year Built 1997
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CONC S/B GRND
 Heating Type NONE with 0% NONE
 Bedrooms 2
 Full Bathrooms 2
 Half Bathrooms 0
 Grade 500
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	306	0	0
FHS	FINISH HALF ST	396	0	0
FLA	FLOOR LIV AREA	576	576	0
TOTAL		1,278	576	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
PATIO	1949	1950	1	60 SF	1
FENCES	1988	1989	1	112 SF	2

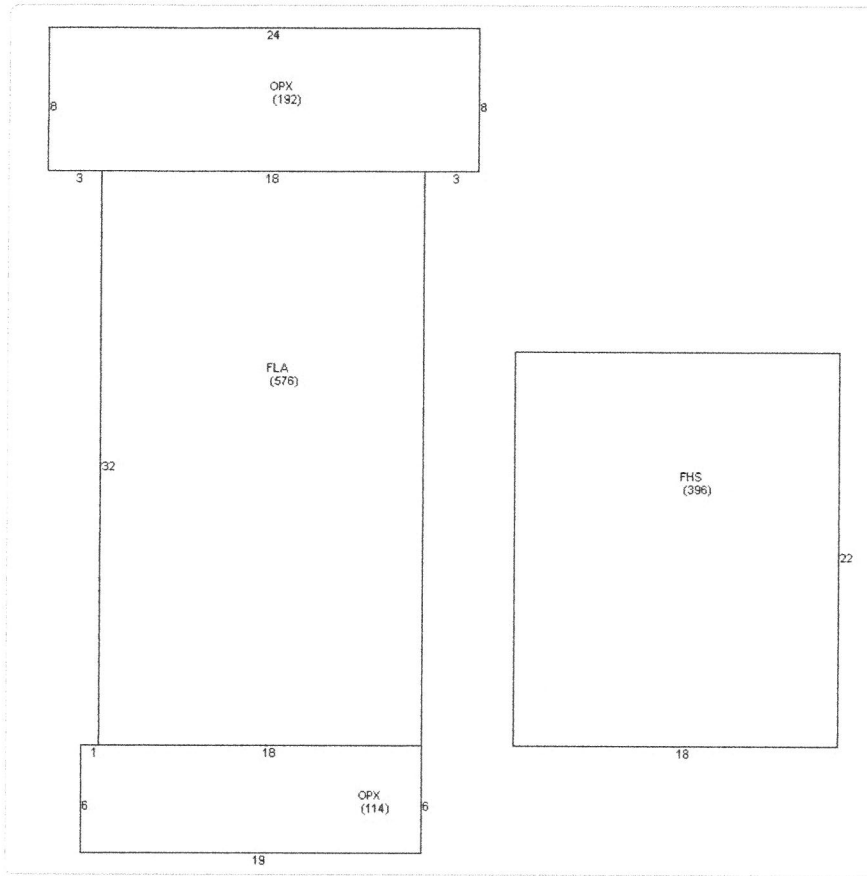
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/9/2017	\$610,000	Warranty Deed	2126879	2859	405	01 - Qualified	Improved
4/24/2017	\$100	Quit Claim Deed	2120071	2850	1564	11 - Unqualified	Improved
2/22/2017	\$100	Quit Claim Deed	2112539	2841	1534	11 - Unqualified	Improved
10/22/2014	\$100	Quit Claim Deed		2710	317	11 - Unqualified	Improved
7/15/2011	\$290,000	Warranty Deed		2527	2054	02 - Qualified	Improved
10/1/1989	\$143,500	Warranty Deed		1110	1404	Q - Qualified	Improved
11/1/1987	\$82,000	Warranty Deed		1033	440	Q - Qualified	Improved

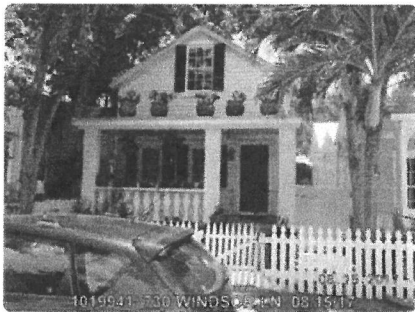
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
02-1602	6/20/2002	11/16/2002	\$6,098		ROOFING V-CRIMP
02-1555	6/13/2002	11/16/2002	\$6,100		ROOFING
01-4058	1/18/2002	11/16/2002	\$6,100		ROOFING
01-4058	1/2/2002	11/16/2002	\$850		ROOFING
9703313	10/1/1997	12/1/1997	\$2,900		3 SQS V-CRIMP ROOF
9702087	6/1/1997	12/1/1997	\$1,000		UPGRADE SERVICE

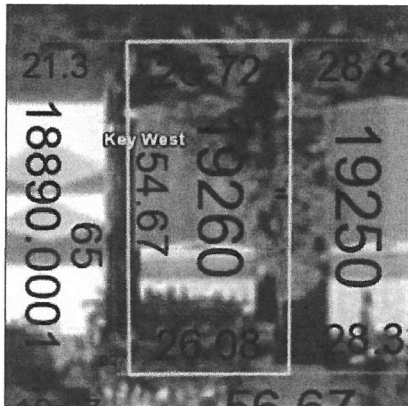
Sketches (click to enlarge)



Photos



Map



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

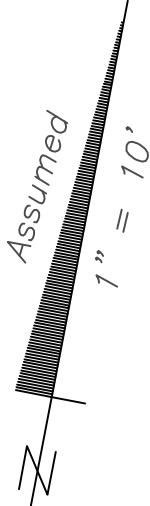
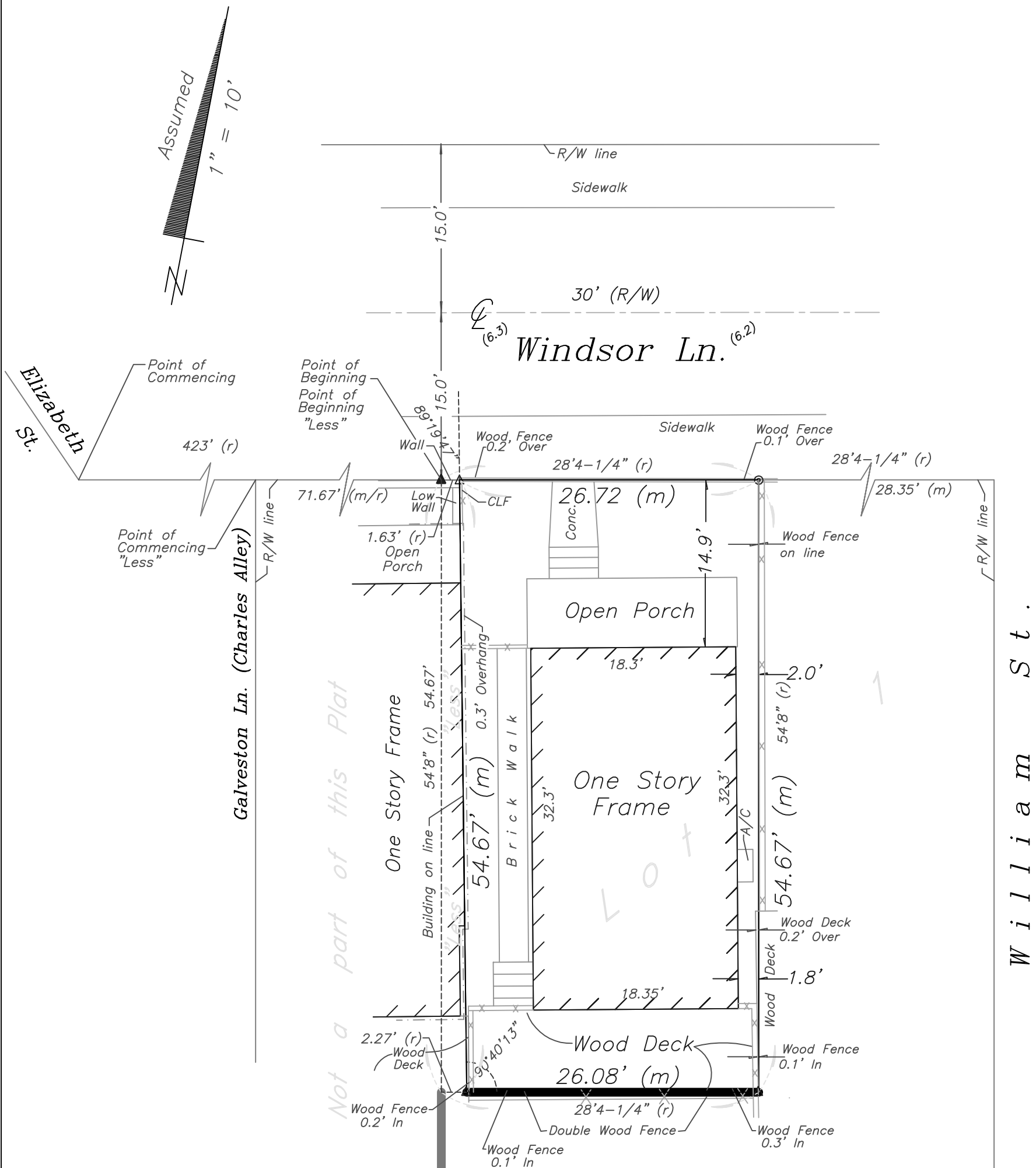
The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its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

Last Data Upload: 10/18/2017 7:05:53 AM



Survey

Boundary Survey Map of part of Tract 5, of Wm. A. Whitehead's map of the Island of Key West



LEGEND

- ⊙ Found 1/2" Iron Pipe (FHH)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found PK Nail
- △ 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
- (6.5) Spot Elevation

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

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

Boundary Survey Report of part of Tract 5, of Wm. A.
Whitehead's map of the Island of Key West

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: 730 Windsor Lane, 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. All concrete and bricking is not shown.
9. Date of field work: September 5, 2017
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.
12. The Survey Report is not full and complete without the attached Survey Map.
13. Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929.
14. Benchmark utilized: BASIC

BOUNDARY SURVEY OF: Part of Tract 5, according to the Plan of the Island of Key West, delineated in February A.D. 1829, but better known as Subdivision of Lot in Tract 5, survey and subdivision of lot in Tract 5, and recorded in Monroe County, Florida Records, Book "I" page 171, May 4, A.D. 1874. Said Lot of Land being more particularly described as follows:

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BOUNDARY SURVEY FOR: Troy & Mindy Smith;

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

J. LYNN O'FLYNN, INC.

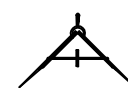
J. Lynn O'Flynn, PSM
Florida Reg. #6298

October 2, 2017

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

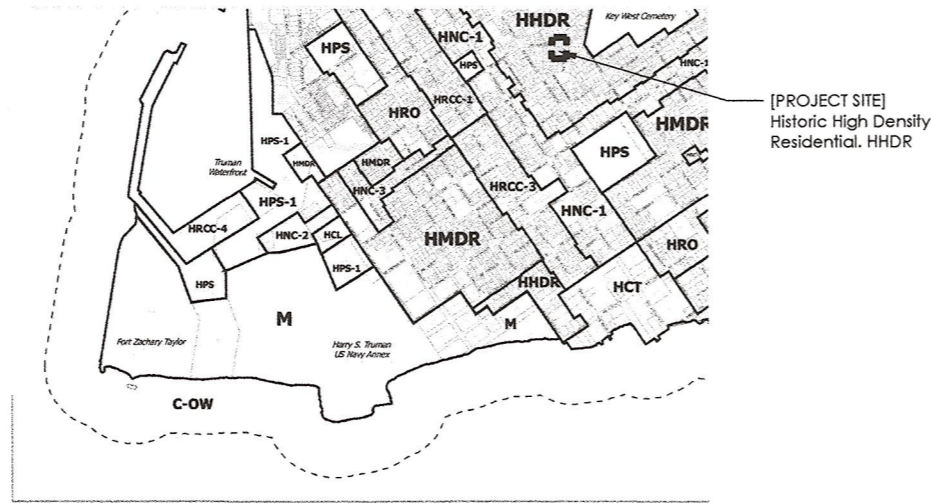
J. LYNN O'FLYNN, Inc.



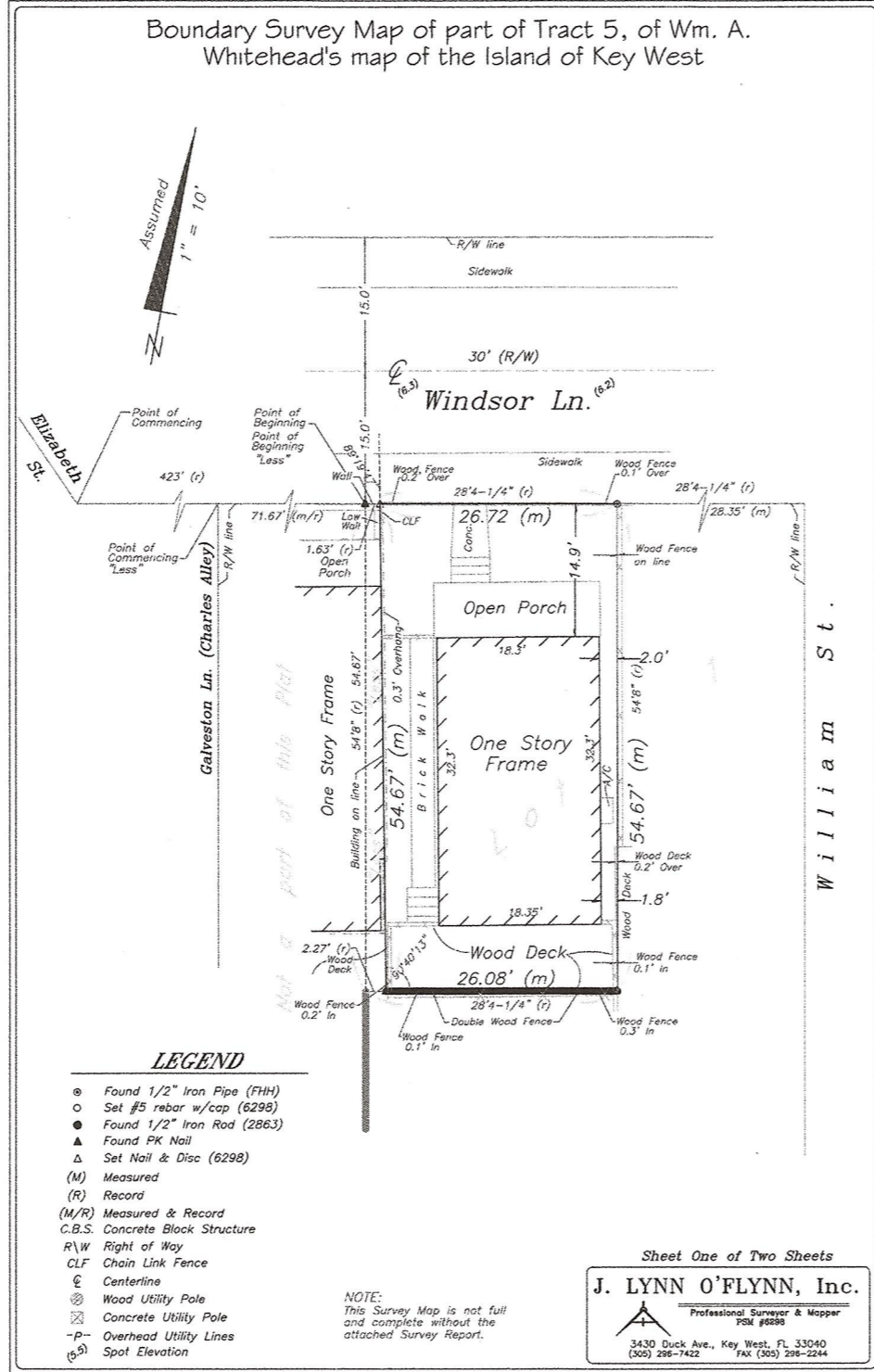
Professional Surveyor & Mapper
PSM #6298

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

Proposed Plans



1 LOCATION MAP
ZONING MAP OF THE CITY OF
KEY WEST, PLATE 2 OF 8.
NOT TO SCALE



2 COPY OF SURVEY
NOT TO SCALE

730 WINDSOR LANE

KEY WEST, FL 33040

REAR ADDITION

PLANNING SUBMISSION

SCOPE OF WORK

- NEW SECOND LEVEL BEDROOM EXTENSION TO 1 1/2 STORY WOOD FRAME STRUCTURE.
- NEW CONSTRUCTION TO BE WITHIN THE 5'-0" SIDE YARD SETBACK AND BUILT WITHIN THE EXISTING BUILDING FOOTPRINT FOR NO ADDITIONAL SITE COVERAGE.

DRAWING INDEX

- GENERAL**
G1.0 COVER, SURVEY COPY AND SCOPE OF WORK
- ARCHITECTURAL**
A1.1 SITE PLANS AND DATA
A2.1 EXISTING FLOOR PLANS
A2.2 PROPOSED FLOOR PLANS
A3.1 EXISTING EXTERIOR ELEVATIONS
A3.2 PROPOSED EXTERIOR ELEVATIONS

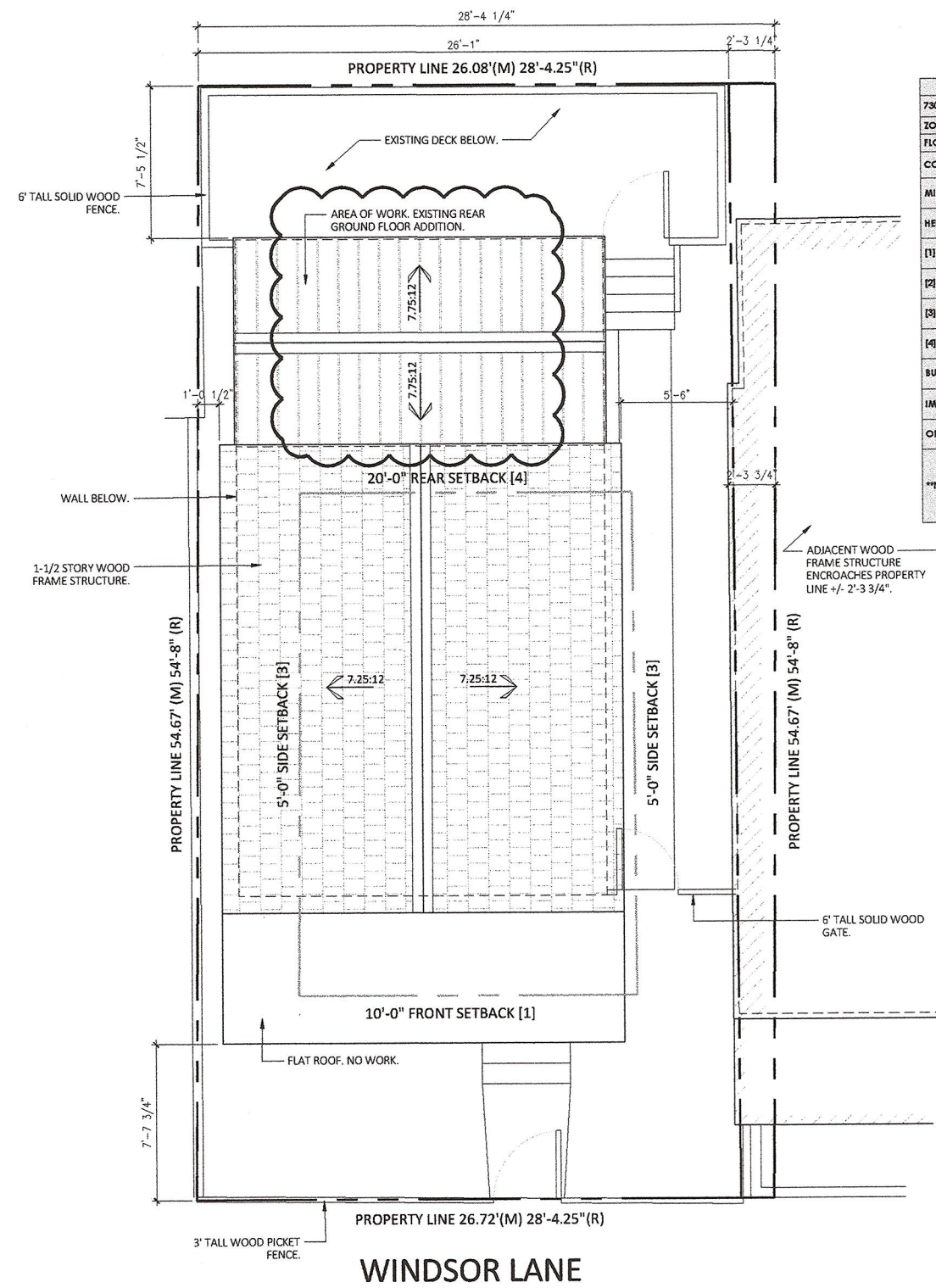
CODE INFORMATION

- APPLICABLE CODES**
2014 FLORIDA BUILDING CODES
FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) REQUIREMENTS
FLOOD ZONE AE-6

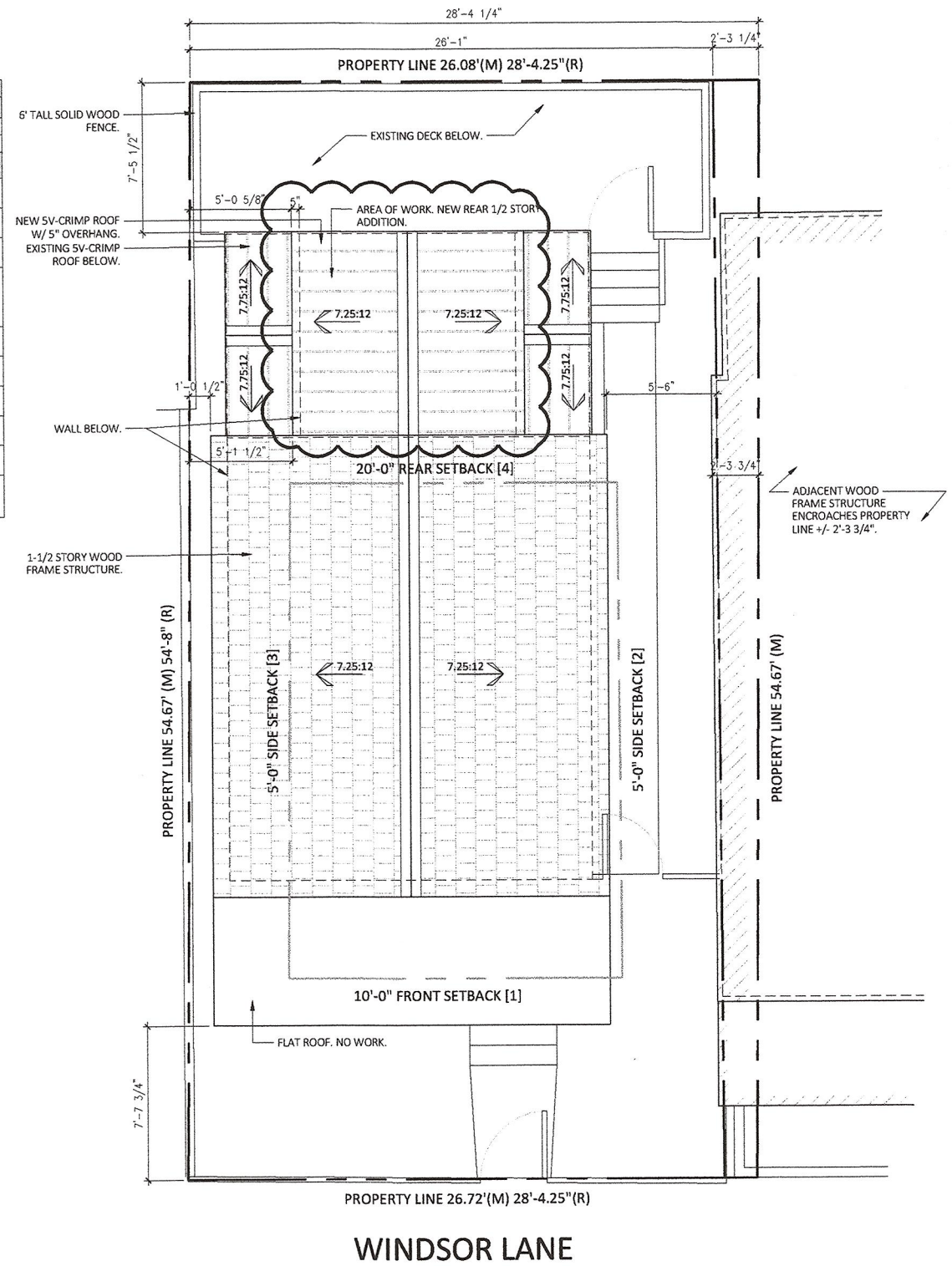
A20 ARCHITECTURE
ARCHITECT: [Signature]
CONSULTANTS: [Signature]
REAR ADDITION
730 WINDSOR LANE
KEY WEST, FLORIDA 33040

TITLE COVER, SURVEY COPY AND SCOPE OF WORK
PROJECT #: 17.31

G1.0
OCTOBER 23, 2017

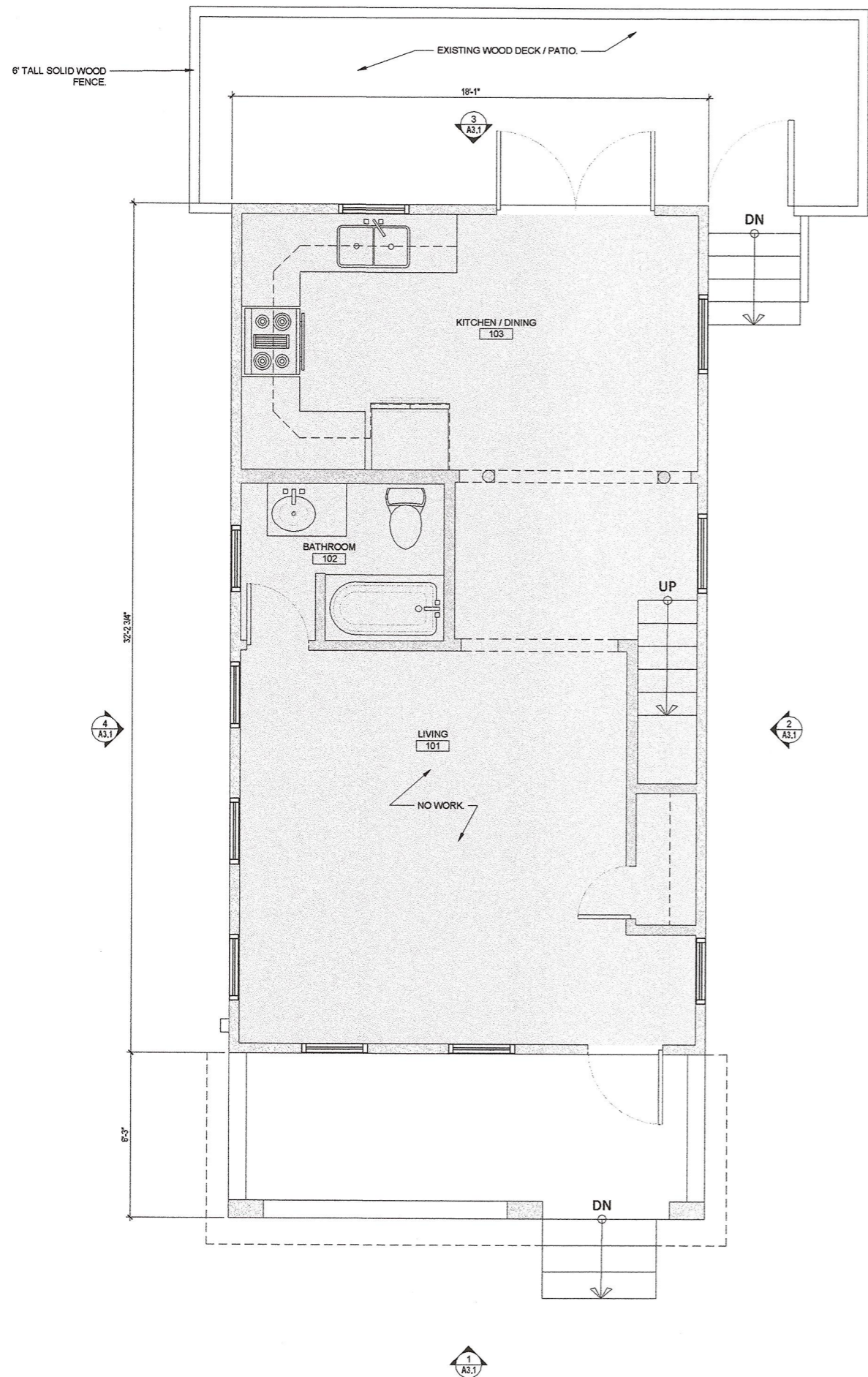


SITE DATA				
730 WINDSOR LANE, KEY WEST, FLORIDA 33040				
ZONING DISTRICT	HHDR			
FLOOD ZONE	AE-6			
CODE REQUIREMENTS:		EXISTING	PROPOSED	VARIANCE REQUESTED
MIN. LOT SIZE	4,000 SF	1,443.3 SF	NO CHANGE	NO
HEIGHT	30'-0"	22'-9"	NO CHANGE	NO
[1] FRONT YARD	10'-0"	7'-7 3/4"	NO CHANGE	NO
[2] SIDE YARD	5'-0"	5'-6"		NO. PROPOSED ADDITION IS WITHIN SIDE YARD SETBACKS.
[3] SIDE YARD	5'-0"	1'-0 1/2"		
[4] REAR YARD	20'-0"	7'-5 1/2"		YES. 3D ENVELOPE
BUILDING COVERAGE [TOTAL]	50% MAX	66.6% [961.9 SF]	NO CHANGE	NO
IMPERVIOUS COVERAGE	60% MAX	73.5% [1,061.6 SF]	NO CHANGE	NO
OPEN SPACE RATIO	35% MIN	26.4% [381.7 SF]	NO CHANGE	NO
**NOTES:				
1. BUILDING COVERAGE INCLUDES ELEVATED WOOD DECK.				
2. ADJACENT STRUCTURE ENCLOSED [R] PROPERTY LINE BY +/- 107 SF. SITE CALCULATIONS ABOVE REFLECT THE REDUCED PROPERTY SF TO THE MEASURED [M] SITE DIMENSIONS. SEE SURVEY.				

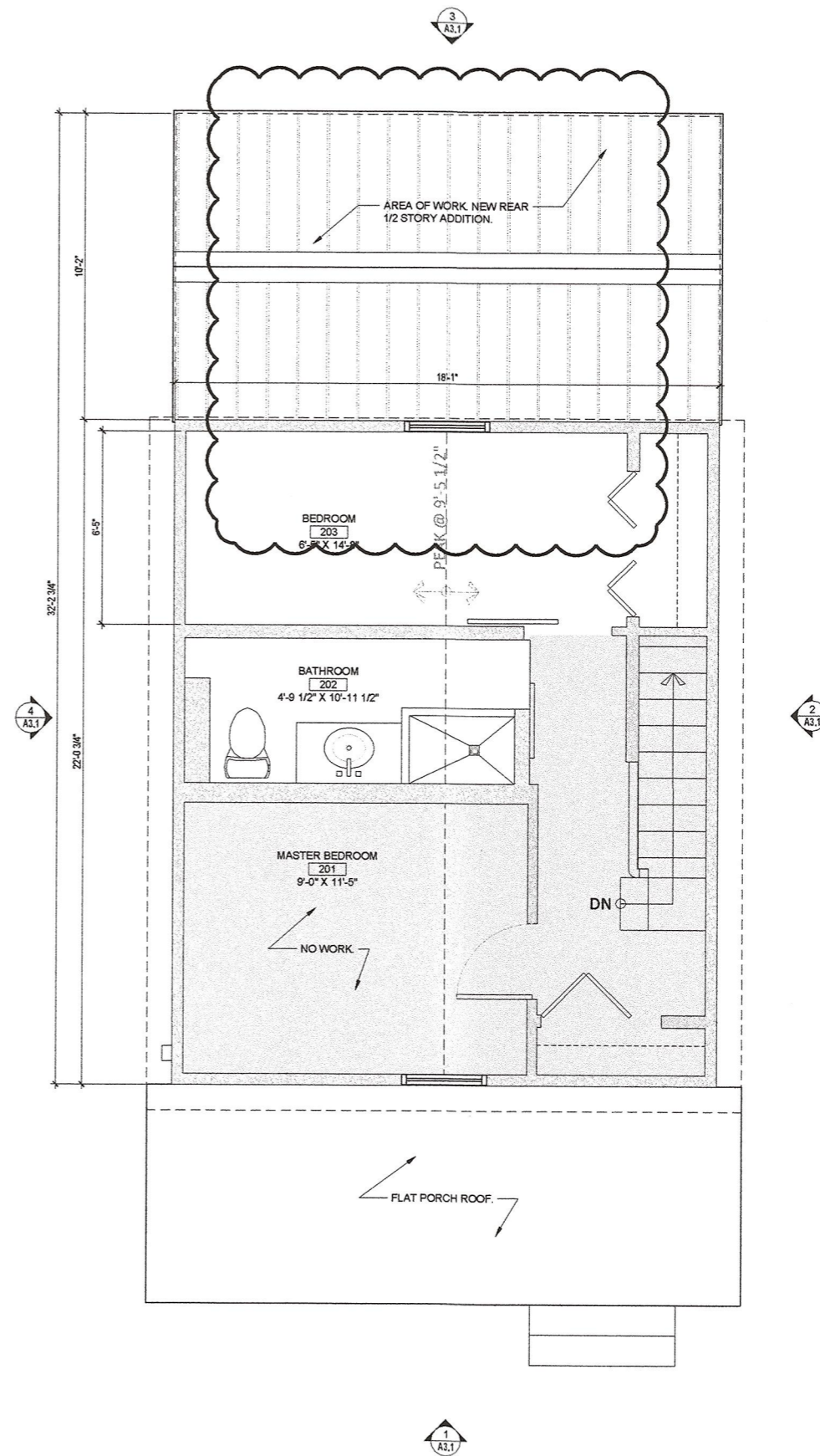


1 EXISTING SITE PLAN
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE: 1/4" = 1'-0"

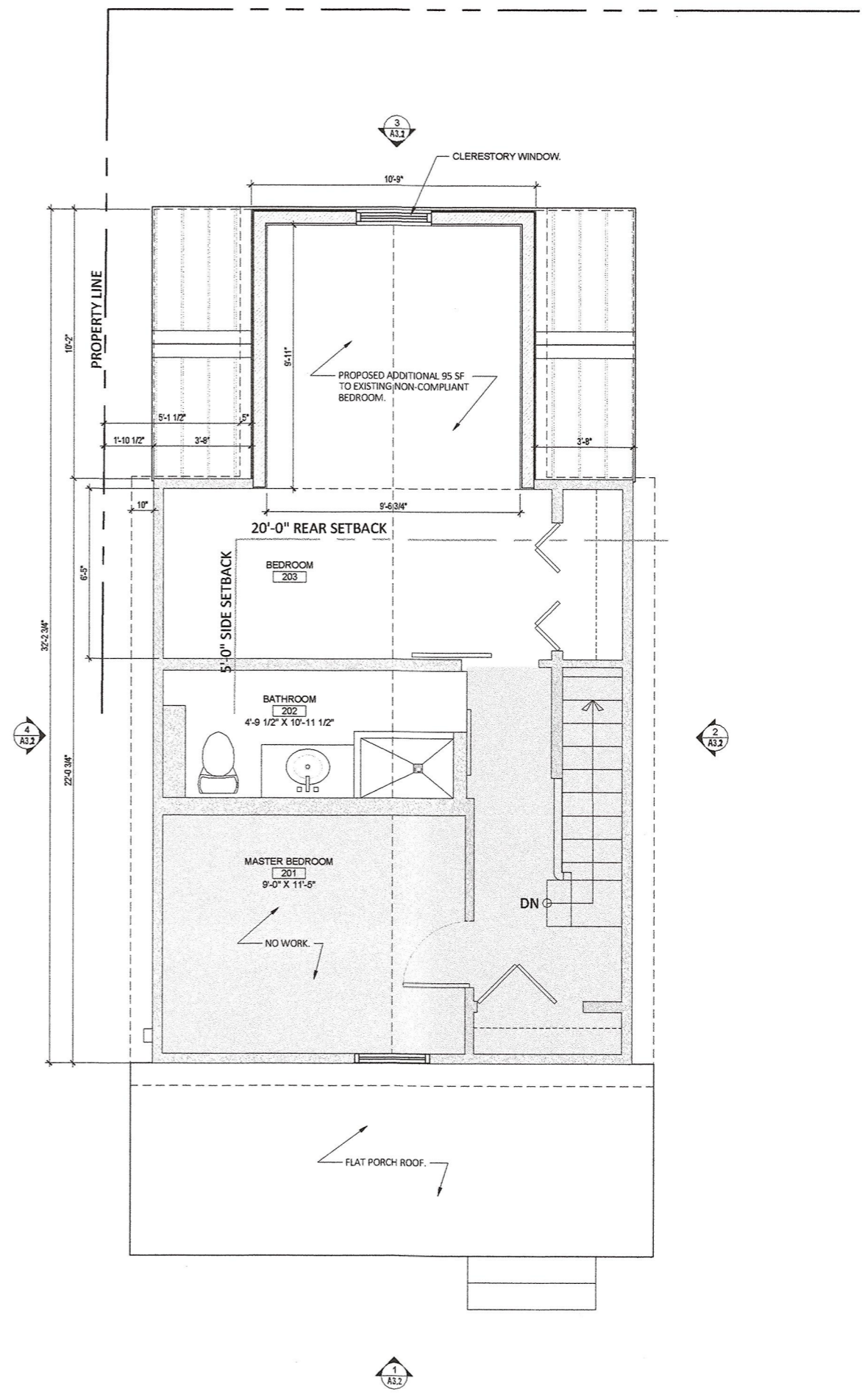
2 PROPOSED SITE PLAN
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE: 1/4" = 1'-0"



1 EXISTING FIRST FLOOR PLAN
 SCALE: 3/8" = 1'-0"
 GRAPHIC SCALE: 3/8" = 1'-0"

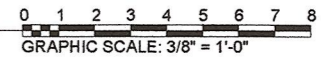


2 EXISTING SECOND FLOOR PLAN
 SCALE: 3/8" = 1'-0"
 GRAPHIC SCALE: 3/8" = 1'-0"



1 PROPOSED SECOND FLOOR PLAN

SCALE: 3/8" = 1'-0"



SHEET:

A2.2

TITLE:
PROPOSED FLOOR PLAN

PROJECT #: 17.31

SUBMISSION / REVISIONS:

30.03.2017 - VARIANCE APPLICATION SUBMISSION

CONSULTANTS:

REAR ADDITION
730 WINDSOR LANE
KEY WEST, FLORIDA 33040

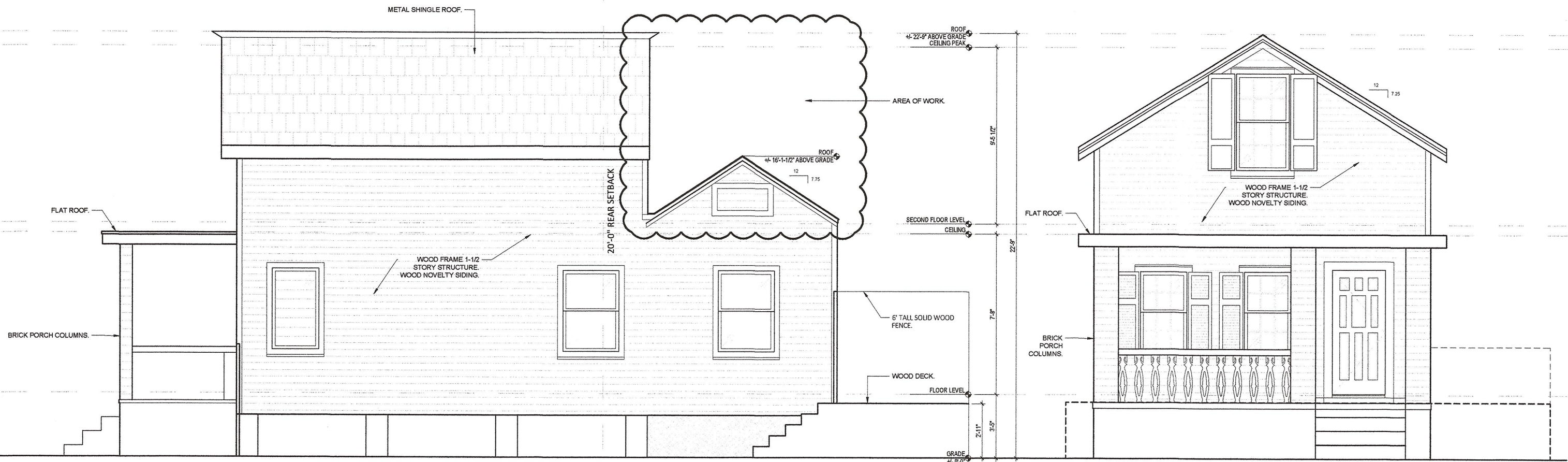
ARCHITECT:

[Signature]
ALYDIA CORON, AIA
LICENSE NO. 100000000
EXPIRATION DATE 02/28/19

A20
ARCHITECTURE
1307 1ST AVENUE, SUITE 100, KEY WEST, FL 33090
PH: 305-360-8411 FAX: 305-360-8412
WWW.A20ARCHITECTURE.COM

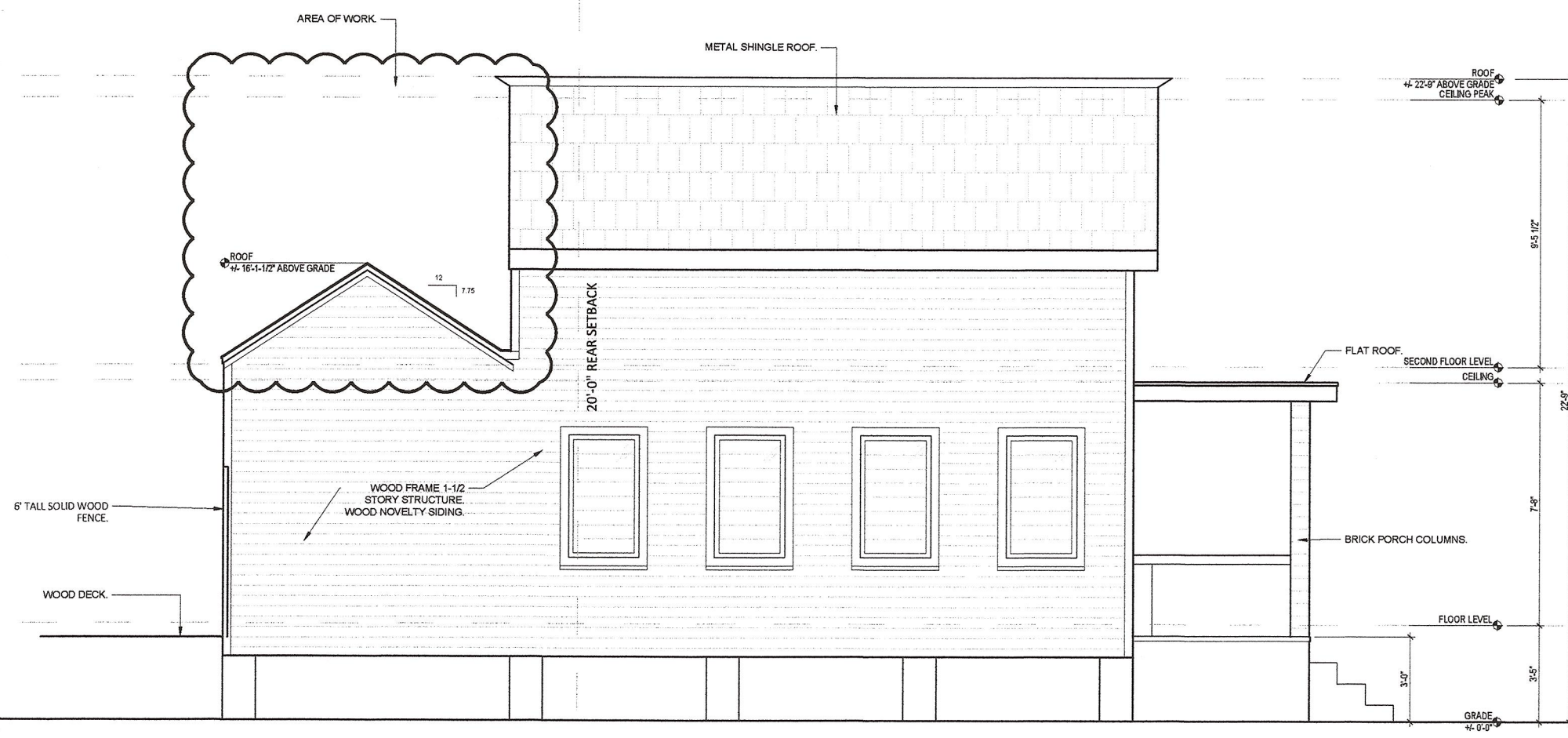
DRAWING SEE PLANET FOR NOT SCALE DRAWINGS | PLOTTED: 10/23/2017 4:53 PM

OCTOBER 23, 2017

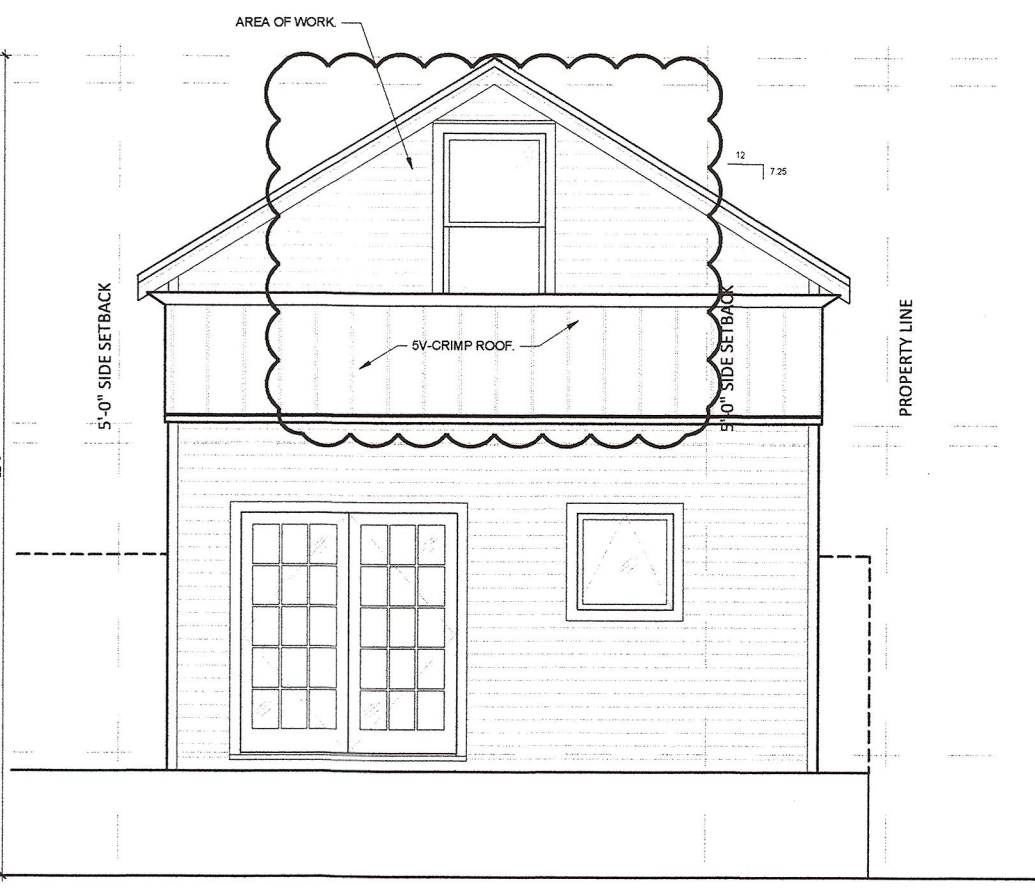


2 EXISTING SIDE ELEVATION
 SCALE: 3/8" = 1'-0"
 GRAPHIC SCALE: 3/8" = 1'-0"

1 EXISTING FRONT ELEVATION
 SCALE: 3/8" = 1'-0"
 GRAPHIC SCALE: 3/8" = 1'-0"



4 EXISTING SIDE ELEVATION
 SCALE: 3/8" = 1'-0"
 GRAPHIC SCALE: 3/8" = 1'-0"



3 EXISTING REAR ELEVATION
 SCALE: 3/8" = 1'-0"
 GRAPHIC SCALE: 3/8" = 1'-0"

A20
 ARCHITECTURE
 1127 PLYMOUTH BLVD. WEST, FL 33040
 PH: 305-566-0000 FAX: 305-566-0001
 WWW.A20ARCHITECTURE.COM

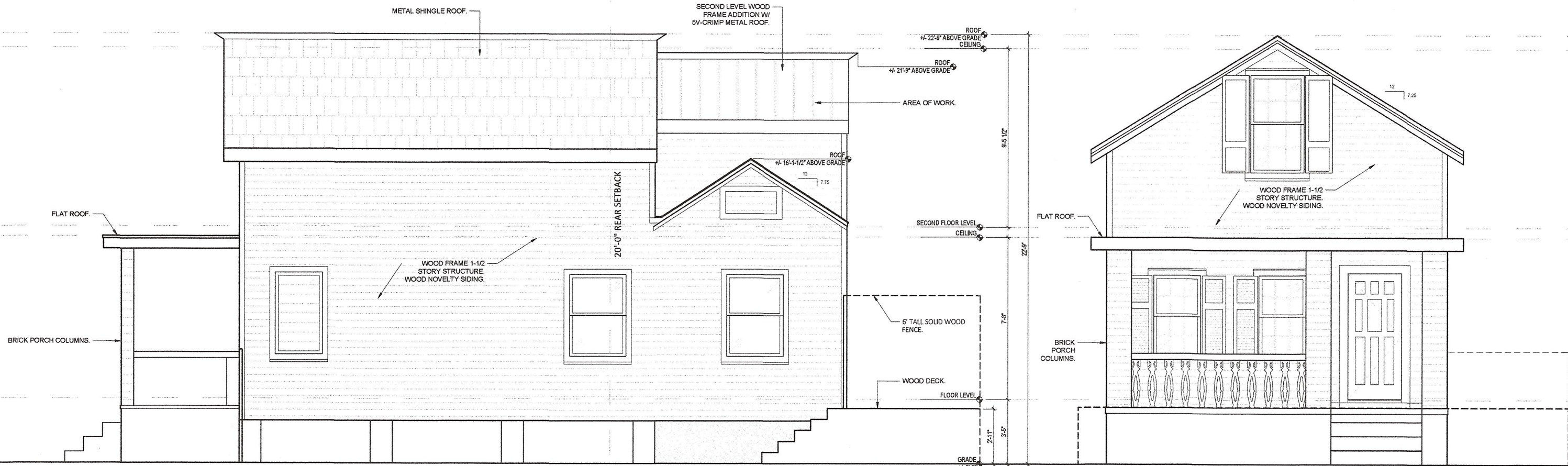
CONSULTANTS:
 ARCHITECT: [Signature]
 LICENSE NO. ARCH. 111000011
 EXPIRATION DATE: 02/28/19

REAR ADDITION
 730 WINDSOR LANE
 KEY WEST, FLORIDA 33040

SUBMISSION / REVISIONS:
 10/23/2017 - VARIANCE APPLICATION SUBMISSION

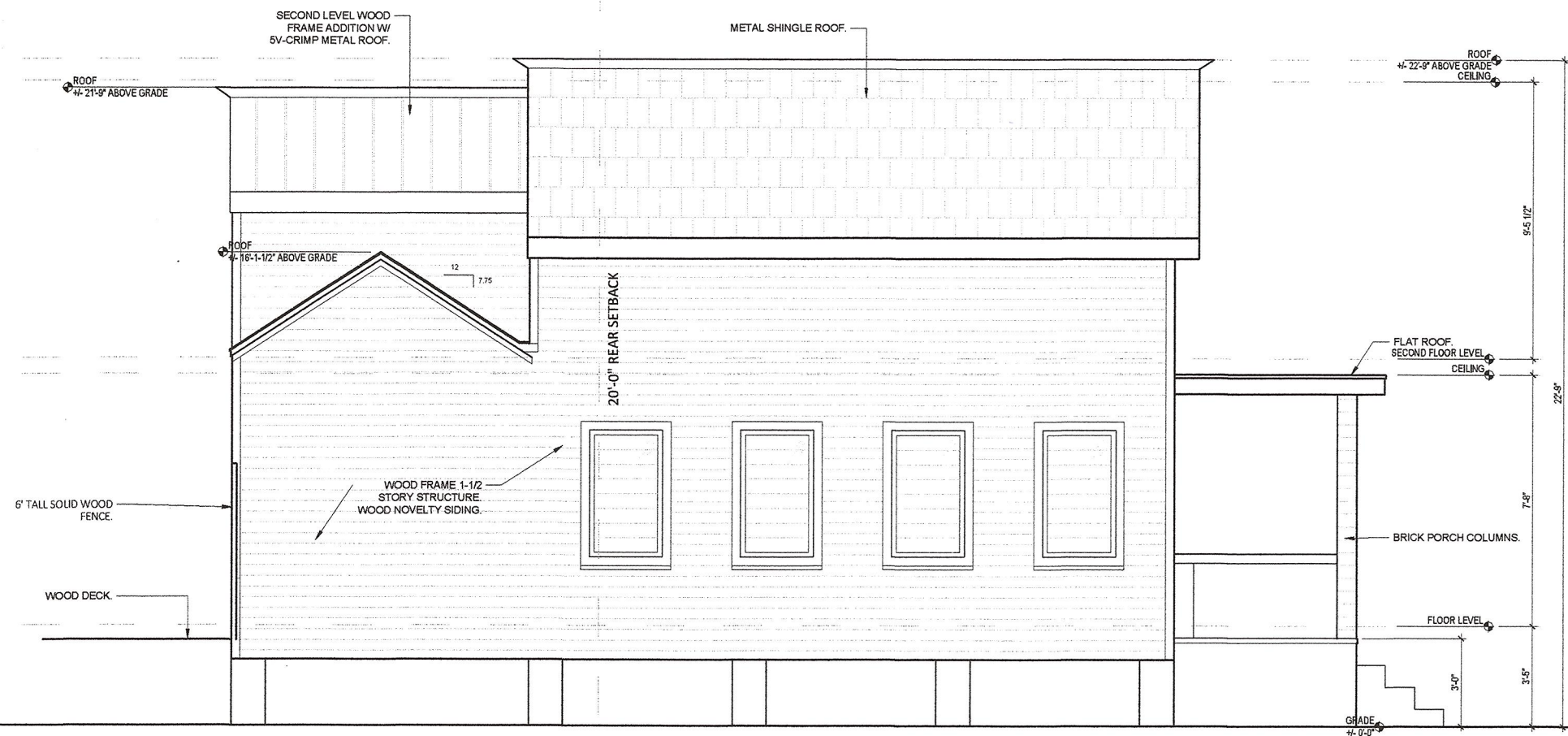
TITLE:
 EXISTING
 EXTERIOR
 ELEVATIONS
 PROJECT #: 17-31

SHEET:
A3.7
 OCTOBER 23, 2017
 © 2017 BY A20 ARCHITECTURE, LLC

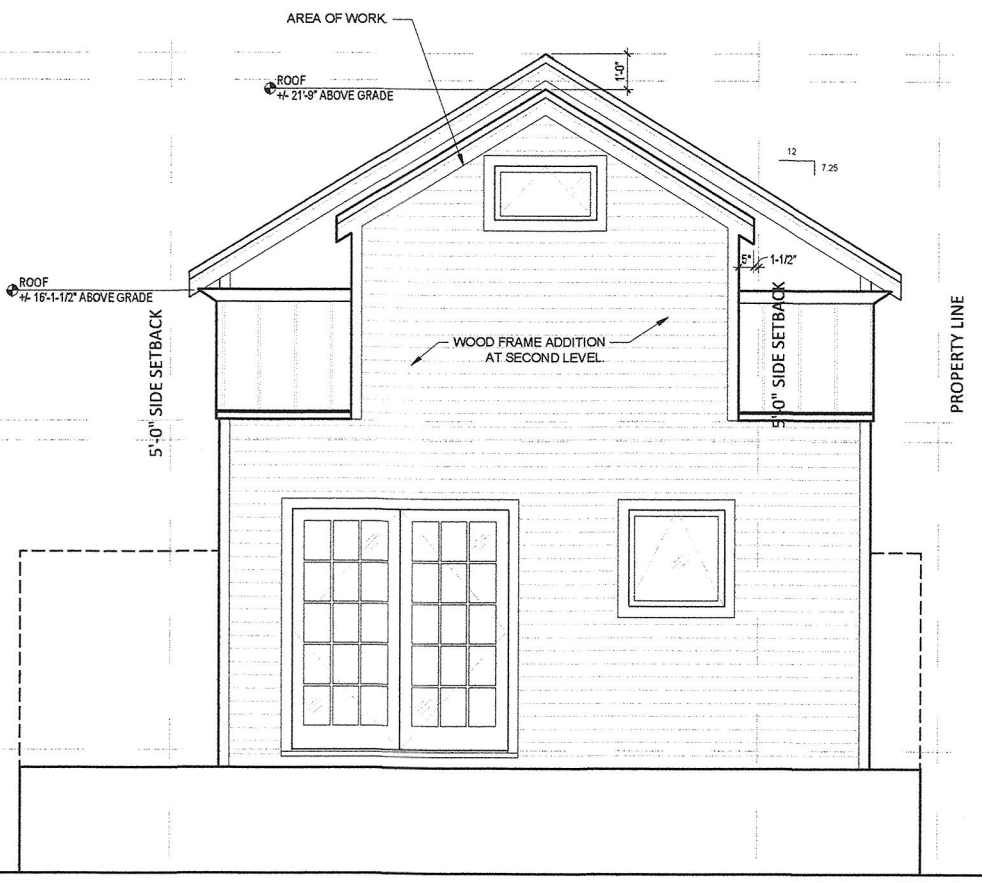


2 PROPOSED SIDE ELEVATION
 SCALE: 3/8" = 1'-0"
 GRAPHIC SCALE: 3/8" = 1'-0"

1 PROPOSED FRONT ELEVATION
 NO WORK
 SCALE: 3/8" = 1'-0"
 GRAPHIC SCALE: 3/8" = 1'-0"



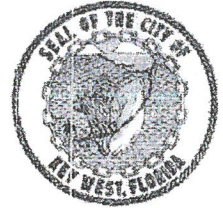
4 PROPOSED SIDE ELEVATION
 SCALE: 3/8" = 1'-0"
 GRAPHIC SCALE: 3/8" = 1'-0"



3 PROPOSED REAR ELEVATION
 SCALE: 3/8" = 1'-0"
 GRAPHIC SCALE: 3/8" = 1'-0"

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, Troy Smith Mindy Smith authorize
Please Print Name(s) of Owner(s) as appears on the deed

A20 Architecture LLC
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

Mindy Smith
Signature of Joint Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 10/18/17
Date

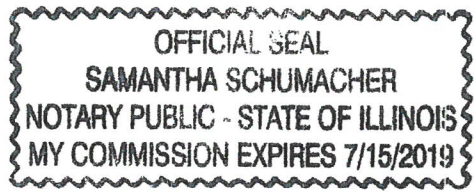
by Troy and Mindy Smith
Name of Owner

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

Samantha Schumacher
Notary's Signature and Seal

Samantha Schumacher
Name of Acknowledger typed, printed or stamped

Commission Number, if any



Verification Form

**City of Key West
Planning Department**



Verification Form

(Where Authorized Representative is an Entity)

I, ANTONIO A. ESCOBAR JR., in my capacity as MANAGING MEMBER
(print name) *(print position; president, managing member)*

of A20 ARCHITECTURE, LLC.
(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:

730 WINDSOR LANE, KEY WEST, FL 33040
Street Address of subject property

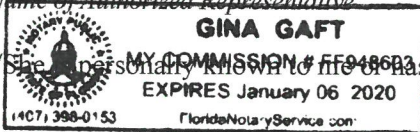
All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect,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

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 10/23/17 by
date

Gina Gaft
Name of Authorized Representative

He/She personally known to me and has presented personally known as identification.



Notary's Signature and Seal

Gina Gaft
Name of Acknowledger typed, printed or stamped

#FF948603
Commission Number, if any