

Application



Application For Variance

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

RECEIVED
DEC 11 2017
BY: NLH

Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00
(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 811 Whitehead Street
Zoning District: HMDR Real Estate (RE) #: 00017070-000100
Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative
Name: Meridian Engineering LLC c/o Richard Milelli
Mailing Address: 201 Front Street, Suite 203
City: Key West State: FL Zip: 33040
Home/Mobile Phone: 305-481-0400 Office: 305-293-3263 Fax: _____
Email: rmilelli@meflkeys.com

PROPERTY OWNER: (if different than above)
Name: Paradise Found of KW LLC c/o Michael Johnson
Mailing Address: P.O. Box 21182
City: Sarasota State: FL Zip: 34276
Home/Mobile Phone: _____ Office: _____ Fax: _____
Email: jewel7935@aol.com

Description of Proposed Construction, Development, and Use: Construct a rear covered porch, pool, wood deck, and wood fence

List and describe the specific variance(s) being requested:
Open space building coverage and side setbacks.

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 | HMDR | | | |
| Flood Zone | AE6 | | | |
| Size of Site | 2,670 | | | |
| Height | 30 ft | | 14 ft | None |
| Front Setback | 10 ft | 10'-3" | N/A | None |
| Side Setback | 5 ft | 7" | 7" | Yes |
| Side Setback | 5 ft | 2'-10" | 2'-10" | Yes |
| Street Side Setback | N/A | | | |
| Rear Setback | 15 ft | 41'-8" | 34 ft | None |
| F.A.R. | N/A | | | |
| Building Coverage | 40% | 40.7% | 47.8% | Yes |
| Impervious Surface | 60% | 55% | 57.7% | None |
| Parking | N/A | | | |
| Handicap Parking | N/A | | | |
| Bicycle Parking | N/A | | | |
| Open Space/ Landscaping | 35% | 45.5% | 57.7% | Yes |
| Number and type of units | 1 | | | |
| Consumption Area or Number of seats | 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 under Subpart B.

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

Standards for Considering Variances

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

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

The existing lot is non-conforming in regards to lot size and the zoning requirements are prohibitive in regards to building coverage, impervious and open space.

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

The condition was not created by the applicant. The original plat created the conditions by creating non-conforming lots.

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.

Special privileges are not conferred.

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 existing porch is not covered and is not usable most of the year due to the heat. This prevents the owners from using their rear yard.

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 minimum variance is being requested.

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.

The various is not injurious to the public welfare.

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.

Existing nonconforming uses are not considered.

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

Consideration: \$462,500.00
Recording Fees: \$18.50
Documentary Stamps: \$3,237.50

Doc# 2132985 07/27/2017 11:53AM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

Prepared by and Return To:



DUNLAP MORAN

07/27/2017 11:53AM
DEED DOC STAMP CL: Krys \$3,237.50

Scott Dunlap, Esquire
DUNLAP & MORAN, P.A.
P.O. Box 3948
Sarasota, FL 34230
File No: 00131-64

Doc# 2132985
Bk# 2366 Pg# 1085

WARRANTY DEED

This Warranty Deed is made by Paul P. Snyder and Lisa V. Snyder, husband and wife, hereinafter referred to as "Grantor," to Paradise Found of KW, LLC, a Florida limited liability company, whose address is: PO Box 21182, Sarasota, FL 34276, hereinafter referred to as "Grantee."

Grantor, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee all of its right, title and interest, if any, in and to the following described real property in Monroe County Florida:

On the Island of Key West and being part of Lot 2, Square 6, Tract 4 of Simonton & Walls Addition, as recorded in Deed Book E, Page 245, of the Public Records of Monroe County, Florida; and being described by metes and bounds as follows:

Commence at the Northwest corner of said Lot 2 and run thence Southeasterly along the Southwesterly boundary of said Lot 2 and the Northeasterly right of way of Whitehead Street for a distance of 116.17 feet to the Point of Beginning of the parcel of land being described herein; thence continue in a Southeasterly direction along said Whitehead Street for a distance of 28 feet; thence Northeasterly and perpendicular to said Whitehead Street for a distance of 95.37 feet; thence Northwesterly and parallel with said Whitehead Street for a distance of 28 feet; thence Southwesterly for a distance of 95.37 feet to the Point of Beginning.

The Property Appraiser's Parcel Identification Number for the above described property is: 1017493.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Dated as of the 13 day of July, 2017.

Witness No. 1:

[Signature]
Print: Latesha Kimbrough
As to all Grantors FLOR

GRANTOR:

[Signature]
Paul P. Snyder
PO Box 523882
Miami, FL 33152

Witness No. 2:

[Signature]
Print: Ashleigh Spala
As to all Grantors

[Signature]
Lisa V. Snyder
PO Box 523882
Miami, FL 33152

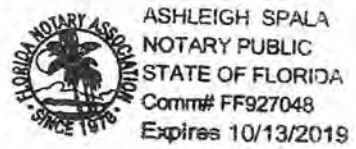
STATE OF Florida

COUNTY OF Hillsborough

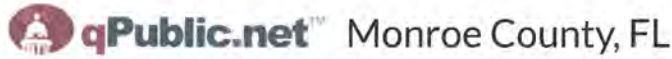
The foregoing instrument was executed and acknowledged before me on July 13, 2017, by Paul P. Snyder and Lisa V. Snyder.

Personally known
or Produced Identification X
Type of Identification Produced Paul Snyder - PEDL

Lisa Snyder PEDL
Notary Public Ashleigh Spala
Print Name: Ashleigh Spala
My Commission Expires: 10-13-2019



Property Record Card



Disclaimer

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

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00017070-000100
 Account # 1017493
 Property ID 1017493
 Millage Group 11KW
 Location 811 WHITEHEAD ST, KEY WEST
 Address
 Legal KW PT LOT 2 SQR 6 TR 4 OR615-410 OR638-481/82 OR877-1110 OR899-2185
 Description OR1231-1430/41W CASE#92-254-CP-10 OR1270-1442/48 OR1271-1211/13ORD
 OR1280-648P/R OR2866-1085/86
 (Note: Not to be used on legal documents)
 Neighborhood 6021
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

PARADISE FOUND OF KW LLC
 PO Box 21182
 Sarasota FL 34276

Valuation

| | 2017 | 2016 | 2015 | 2014 |
|----------------------------|-----------|-----------|-----------|-----------|
| + Market Improvement Value | \$179,395 | \$73,369 | \$75,326 | \$71,967 |
| + Market Misc Value | \$1,228 | \$1,228 | \$1,065 | \$968 |
| + Market Land Value | \$367,551 | \$422,169 | \$367,280 | \$331,814 |
| = Just Market Value | \$548,174 | \$496,766 | \$443,671 | \$404,749 |
| = Total Assessed Value | \$341,446 | \$310,406 | \$282,188 | \$256,535 |
| - School Exempt Value | \$0 | \$0 | \$0 | \$0 |
| = School Taxable Value | \$548,174 | \$496,766 | \$443,671 | \$404,749 |

Land

| Land Use | Number of Units | Unit Type | Frontage | Depth |
|-------------------------|-----------------|-------------|----------|-------|
| RES SUPERIOR DRY (01SD) | 2,670.00 | Square Foot | 28 | 95 |

Buildings

Building ID 1253
 Style 1 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 924
 Finished Sq Ft 748
 Stories 1 Floor
 Condition POOR
 Perimeter 112
 Functional Obs 0
 Economic Obs 0
 Depreciation % 28
 Interior Walls WALL BD/WD WAL

Exterior Walls WD FRAME
 Year Built 1928
 EffectiveYearBuilt 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 450
 Number of Fire Pl 0

| Code | Description | Sketch Area | Finished Area | Perimeter |
|-------|----------------|-------------|---------------|-----------|
| OPX | EXC OPEN PORCH | 176 | 0 | 60 |
| FLA | FLOOR LIV AREA | 748 | 748 | 112 |
| TOTAL | | 924 | 748 | 172 |

Yard Items

| Description | Year Built | Roll Year | Quantity | Units | Grade |
|---------------|------------|-----------|----------|--------|-------|
| RW2 | 1980 | 1981 | 1 | 180 SF | 3 |
| WALL AIR COND | 1990 | 1991 | 1 | 2 UT | 1 |

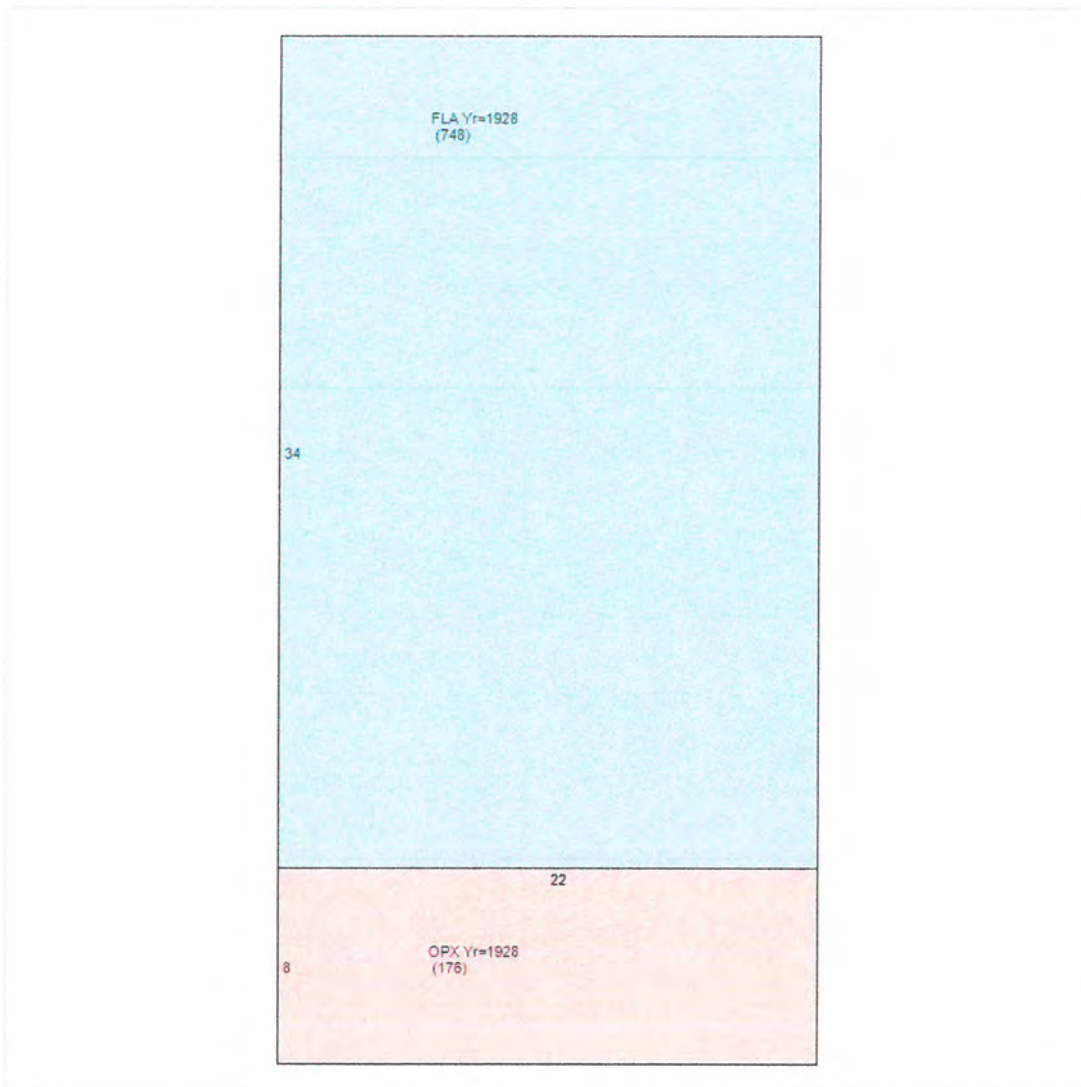
Sales

| Sale Date | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|-----------|------------|-----------------|-------------------|-----------|-----------|--------------------|--------------------|
| 7/13/2017 | \$462,500 | Warranty Deed | 2132985 | 2866 | 1085 | O2 - Qualified | Improved |
| 11/1/1993 | \$93,500 | Warranty Deed | | 1280 | 0648 | Q - Qualified | Improved |
| 12/1/1983 | \$59,500 | Warranty Deed | | 899 | 2185 | U - Unqualified | Improved |
| 4/1/1983 | \$56,500 | Warranty Deed | | 877 | 1110 | Q - Qualified | Improved |
| 2/1/1975 | \$16,000 | Conversion Code | | 638 | 481 | Q - Qualified | Improved |

Permits

| Number | Date Issued | Date Completed | Amount | Permit Type | Notes |
|---------|-------------|----------------|---------|-------------|----------|
| 0200545 | 3/5/2002 | 10/11/2002 | \$1,200 | | NEW ROOF |

Sketches (click to enlarge)



Photos



Map



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

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Last Data Upload: 12/8/2017 5:05:58 AM

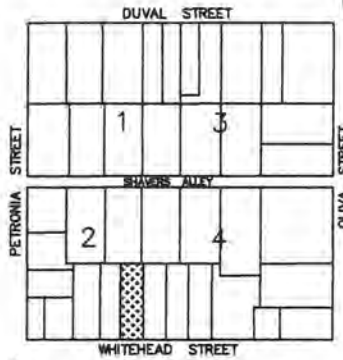
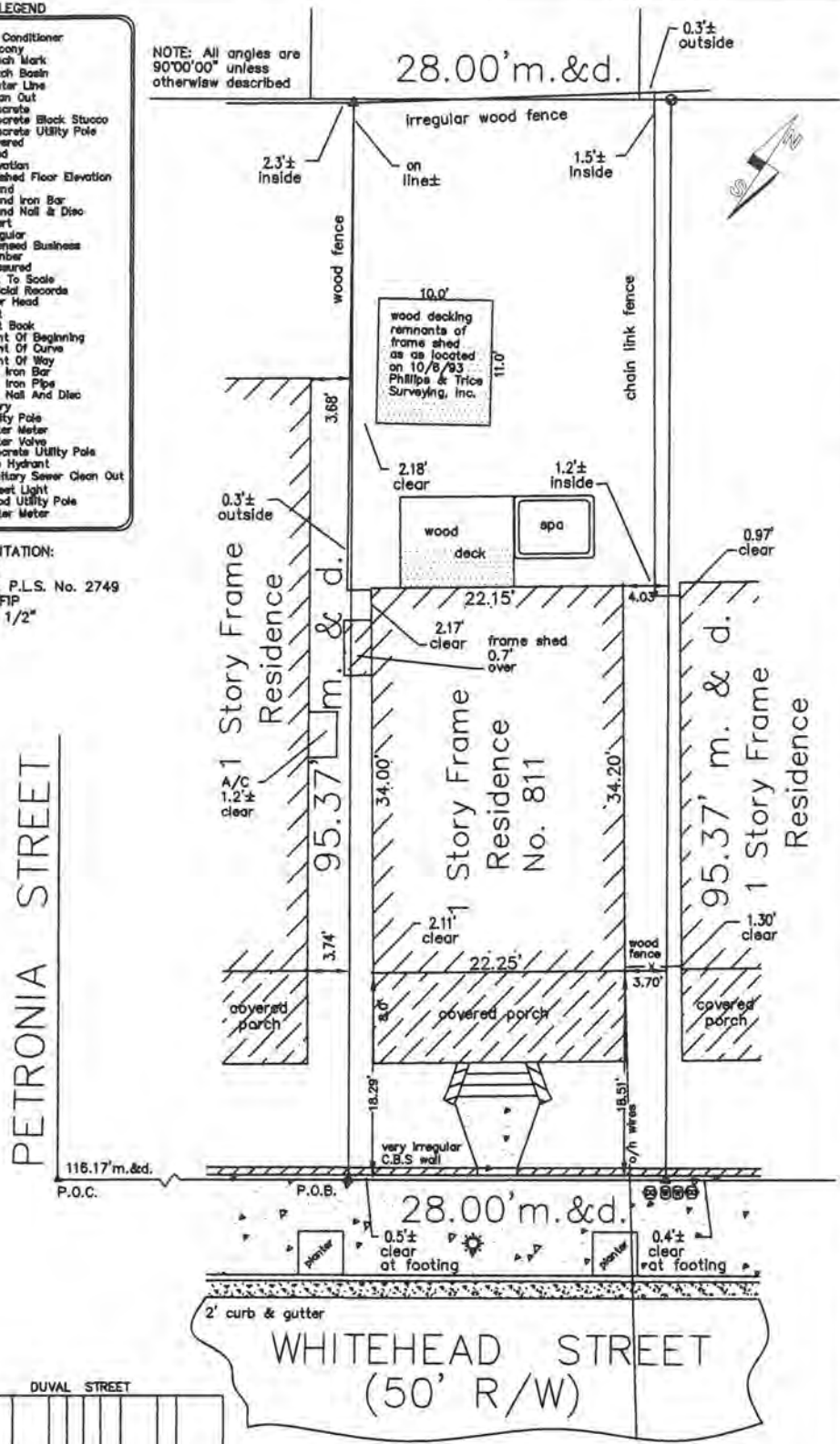


Survey

- LEGEND**
- A/C Air Conditioner
 - BAL Balcony
 - BM Bench Mark
 - CB Catch Basin
 - E Center Line
 - EO Easement
 - CONC Concrete
 - C.B.S. Concrete Block Stucco
 - CUP Concrete Utility Pole
 - COVD Covered
 - D Dead
 - ELEV Elevation
 - F.F.L. Finished Floor Elevation
 - FD Found
 - FIB Found Iron Bar
 - FRK Found Nail & Disc
 - INV Invert
 - IRR Irregular
 - LI Licensed Business
 - LB Number
 - M Measured
 - N.T.S. Not To Scale
 - O.R. Official Records
 - OH Over Head
 - P Plot
 - PB Plot Book
 - P.O.B. Point Of Beginning
 - P.C. Point Of Curve
 - R/W Right Of Way
 - SIB Set Iron Bar
 - SEP Set Iron Pipe
 - SPK Set Nail And Disc
 - STY Story
 - UP Utility Pole
 - WM Water Meter
 - WV Water Valve
 - WVP Concrete Utility Pole
 - Fire Hydrant
 - Sanitary Sewer Clean Out
 - Street Light
 - Wood Utility Pole
 - Water Meter

- MONUMENTATION:**
- ▲ = FPK
 - △ = SPK, P.L.S. No. 2749
 - ⊙ = FIB/FRK
 - ⊗ = SIB, 1/2"

NOTE: All angles are 90°00'00" unless otherwise described



LOCATION MAP
Part of Lot 2, Square 6
City of Key West, Florida

LEGAL DESCRIPTION:
On the Island of Key West and being a part of Lot 2, Square 6, Tract 4 of Simonton & Wall's Addition, as recorded in Deed Book "E" at page 245 of the Public Records of Monroe County, Florida, and being described by metes and bounds as follows:
COMMENCE at the Northwest corner of said Lot 2 and run thence Southeasterly along the Southwesterly boundary of said Lot 2 and the Northeasterly Right-of-Way of Whitehead Street for a distance of 116.17 feet to the Point of Beginning of the parcel of land being described herein; thence continue in a Southeasterly direction along said Whitehead Street for a distance of 28.00 feet; thence Northeasterly and perpendicular to said Whitehead Street for a distance of 95.37 feet; thence Northwesterly and parallel with said Whitehead Street for a distance of 28.00 feet; thence Southwesterly for a distance of 95.37 feet back to the Point of Beginning.

CERTIFICATION MADE TO:
Paradise Found of KW, LLC;
Dunlap & Moran, P.A.;
Chicago Title Insurance Company



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

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

SURVEYOR'S NOTES:
North arrow based on assumed median bearing based on E/W Whitehead Street 3.4 degrees existing direction. Elevation based on M.G.M.D. 1929 Datum. Elevation Bench Mark No. Basic Elevation: 14.324'. Title search has not been performed on sold or surrounding properties.

Field Work performed on: 7/13/17

ENGINEERS PLANNERS SURVEYORS
3182 Northside Drive
Suite 201
Key West, FL 33040
Phone: (305) 283-0486
Fax: (305) 283-0237
Email: info@hillsouthwest.com
Lic. No. 7700

| | |
|---|------------------|
| Paradise Found of KW, LLC 811 Whitehead Street, Key West, FL 33040 | |
| Dim No.: 17-278 | Drawn By: F.H.H. |
| Flood panel No. 1516-K | Flood Zone: X |
| Scale: 1"=10' | Date: 7/17/17 |
| REVISIONS AND/OR ADDITIONS | |

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Proposed Plans

SITE DATA

SITE ADDRESS: 811 WHITEHEAD ST. KEY WEST, FL. 33040
 RE: 00017070-000100
 ZONING: HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL)
 FLOOD ZONE: AE5
 F.I.R.M. - COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE: 02-18-05
 SECTION/TOWNSHIP/RANGE: 6-68-25
 LEGAL DESCRIPTION: KW PT LOT 2 SQR 6 TR 4
 SETBACKS: FRONT 10 FT; SIDE 5 FT; STREET SIDE 7.5 FT REAR 15 FT
 OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY
 TYPE OF CONSTRUCTION: VB

DESIGN DATA

THE WORK DEPICTED HEREIN WAS DESIGNED TO MEET THE REQUIREMENTS OF THE 2014 FLORIDA BUILDING CODE AND THE LATEST EDITIONS OF THE FLORIDA MODEL ENERGY CODE, FIRE CODE, LIFE SAFETY CODE AND THE NATIONAL ELECTRIC CODE.
 THE FOLLOWING LOADINGS WERE USED:
 DESIGN LOADS: ASCE 7-10
 WIND LOAD: 180 mph; 3 sec gust; EXPOSURE C; ROOF LIVE LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 40 PSF
 SOIL BEARING CAPACITY ASSUMED 2000 LBS PER SQ. FT.
 FEMA FLOOD DESIGN PER ASCE 24-05

INDEX OF DRAWINGS

SHEET CS-1 - SITE PLAN, PROJECT DATA, EXISTING FLOOR PLAN
 SHEET A-1 - EXISTING AND PROPOSED ELEVATIONS

GENERAL NOTES

1. THESE PLANS ARE FOR THE CONSTRUCTION AT THE LOCATION SO DESIGNATED HEREIN.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE THE WORK COMPLETE AND READY FOR USE.
3. THERE SHALL BE NO DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE BID. CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK SITE AND REPORT ANY DISCREPANCIES, DIFFERENCES OR CONDITIONS THAT ARE UNSATISFACTORY OR UNSAFE.
5. NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES, DIFFERENCES, UNSATISFACTORY OR UNSAFE CONDITIONS. ANY MODIFICATIONS OR CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD SHALL NOT BE ALLOWED. ANY REWORK, RESTORATION OR OTHER IMPACT AS A RESULT OF NOT OBTAINING SUCH PRIOR APPROVAL WILL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COST OR COMPENSATION FROM THE OWNER.
6. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY OR OTHER LOSS AT THE JOB TO ALL PERSONS EMPLOYED IN THE WORK, PERSONS VISITING THE WORK AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE, DUE TO THE WORK, TO MATERIALS OR EQUIPMENT AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.
7. NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING SUNSHINE UTILITY LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.).
8. THE GENERAL CONTRACTOR SHALL PROVIDE AN ON-SITE DUMPSTER IN A LOCATION COORDINATED WITH THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL AND CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
9. THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT CONFORMANCE WITH THE PLANS, 2014 FLORIDA BUILDING CODE, LOCAL CODES AND ORDINANCES, MANUFACTURER RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. ANY CONFLICT BETWEEN THESE REQUIREMENTS AND THE MOST STRINGENT REQUIREMENTS SHALL GOVERN THE WORK.
10. SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL FLOOR AND ROOF SYSTEMS AND MECHANICAL SYSTEMS SHALL BEAR THE SEAL OF A FLORIDA PROFESSIONAL ENGINEER AS REQUIRED BY THE 2014 FLORIDA BUILDING CODE AND SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
11. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT THE CONTRACTOR CANNOT OBTAIN FROM DIMENSIONS, DETAIL OR SCHEDULE SHALL BE OBTAINED FROM THE ENGINEER OF RECORD.
12. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PREVENT ANY CONFLICTS.
13. THE CONTRACTOR SHALL FURNISH ALL SUBCONTRACTORS WITH A COMPLETE SET OF PLANS. ALL CHANGES SHALL BE NOTED ON THE DRAWINGS AND (2) COMPLETE AS-BUILT SETS SHALL BE DELIVERED TO THE OWNER AFTER COMPLETION OF WORK.
14. THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE.

LEGEND

| | | |
|------------------------------|-----------------------------|------------------------------|
| SYMBOLS | MATERIAL INDICATIONS | LIST OF ABBREVIATIONS |
| ELEVATION MARK | CONCRETE | & AT AND AT |
| WALL TYPE SYMBOL | COMPACTED EARTH FILL | APPROX. APPROXIMATELY |
| WINDOW TYPE SYMBOL | STUCCO OR GYPSUM WALL BOARD | FT. FOOT/FEET |
| DOOR NUMBER SYMBOL | CONCRETE MASONRY UNIT | F.F.L. FINISH FLOOR LEVEL |
| GARAGE | BRICK | IN. INCH |
| DETAIL OR SECTION AREA | BATT INSULATION | MAX. MAXIMUM |
| DETAIL OR SECTION NUMBER | RIDGE INSULATION | MIN. MINIMUM |
| SHEET# WHERE DETAIL IS SHOWN | SAND | # NUMBER |
| DETAIL OR SECTION NUMBER | GRAVEL | O.C. ON CENTER |
| SHEET# WHERE DETAIL IS SHOWN | CONTINUOUS WOOD FRAMING | LB. POUND |
| DETAIL OR SECTION NUMBER | WOOD BLOCKING | PSI POUND PER SQUARE INCH |
| SHEET# WHERE DETAIL IS SHOWN | PLYWOOD | PT PRESSURE TREATED |
| SHEET# WHERE DETAIL IS TAKEN | FINISH WOOD | SF SQUARE FOOT/FEET |
| | | T & G TONGUE AND GROOVE |
| | | WWM WELDED WIRE MESH |

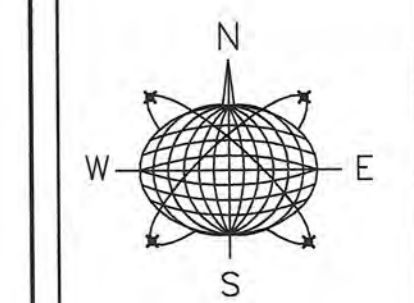


3 LOCATION MAP
 CS-1 SCALE: NOT TO SCALE

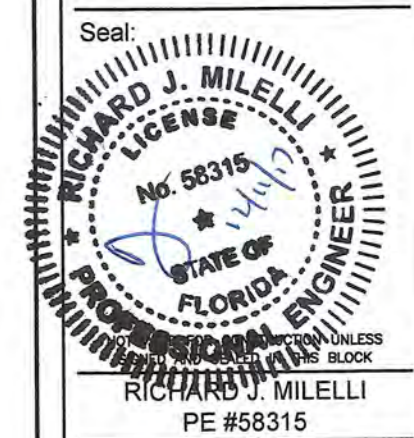
VARIANCE APPLICATION

811 WHITEHEAD ST KEY WEST, FLORIDA 33040

| PROJECT DATA | | PROPOSED | EXISTING | REQUIRED | VARIANCE REQUESTED |
|-------------------|---|--|--------------|----------|--------------------|
| RE NO. | 00017070-000100 | | | | |
| SETBACKS: | | | | | |
| FRONT | NO CHANGE | 10'-3" | 10' | NONE | |
| STREET SIDE | N/A | N/A | 7.5' | NONE | |
| SIDE | 7" TO LEFT SIDE HOME OVERHANG 2'-10" TO RIGHT SIDE PORCH ROOF OVERHANG | 7" TO LEFT SIDE HOME OVERHANG 2'-5" TO RIGHT SIDE HOME OVERHANG | 5' | YES | |
| REAR | 34' TO PORCH | 41'-8" | 15' | NONE | |
| LOT SIZE | NO CHANGE | 2,670 SQ. FT. | 4000 SQ. FT. | NONE | |
| BUILDING COVERAGE | 1,277 SQ. FT. 47.8% | 1,087 SQ. FT. 40.7% | 40% MAX | YES | |
| FLOOR AREA | NO CHANGE | 755 SQ. FT. .28 | 1.0 | NONE | |
| BUILDING HEIGHT | N/A | N/A | 30' MAX | NONE | |
| IMPERVIOUS AREA | 1,542 SQ. FT. 57.7% | 1,374 SQ. FT. 55% | 60% MAX | NONE | |
| OPEN SPACE | 835 SQ. FT. 31.2% | 1,217 SQ. FT. 45.5% | 35% MIN | YES | |



Meridian Engineering LLC
 201 Front Street, Suite 210
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph:305-293-3203 fax:293-4999



General Notes:

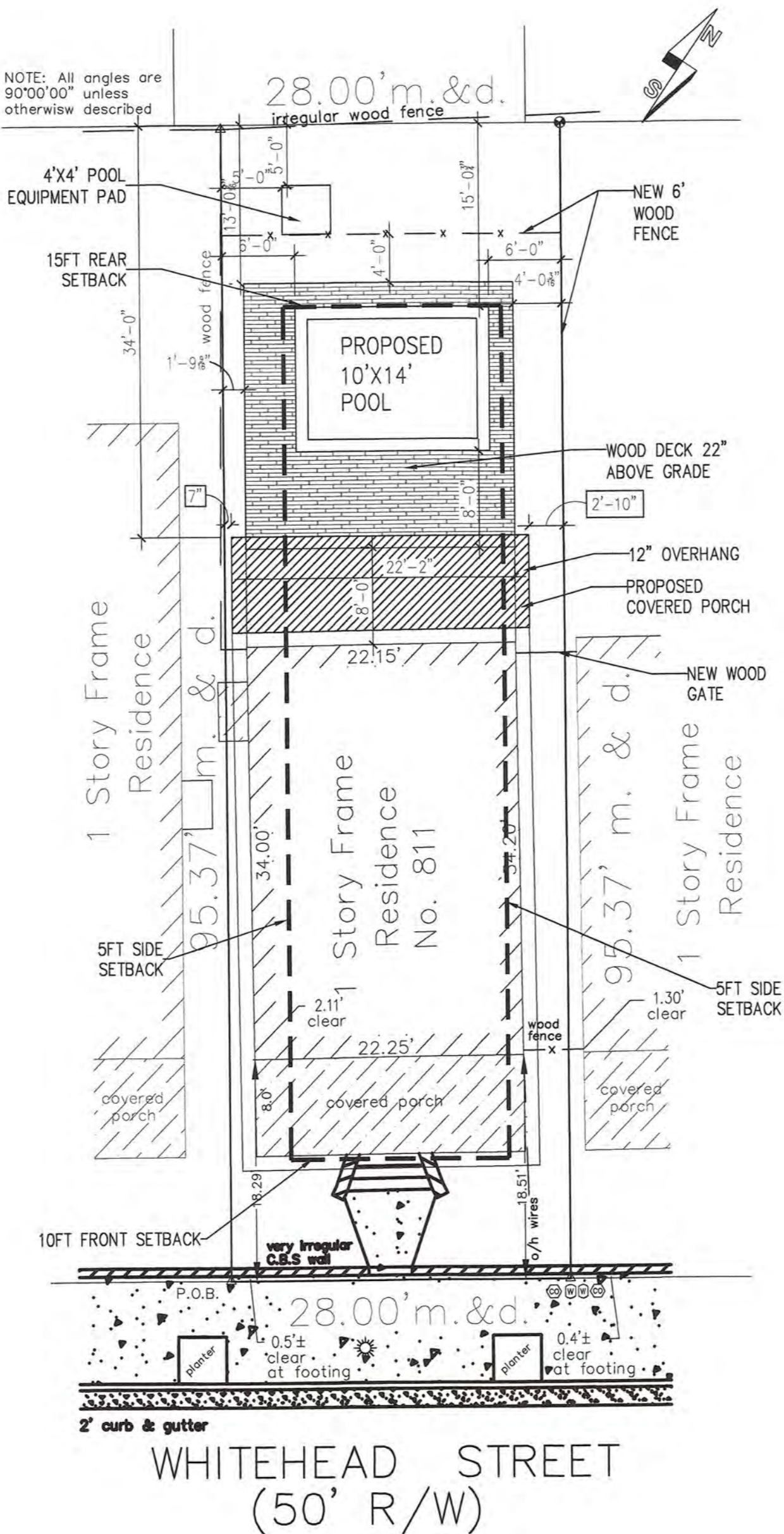
VARIANCE APPLICATION
 811 WHITEHEAD ST
 KEY WEST, FLORIDA

Drawn By: JMT Checked By: RJM
 Project No: Scale: AS NOTED
 AutoCad File No:

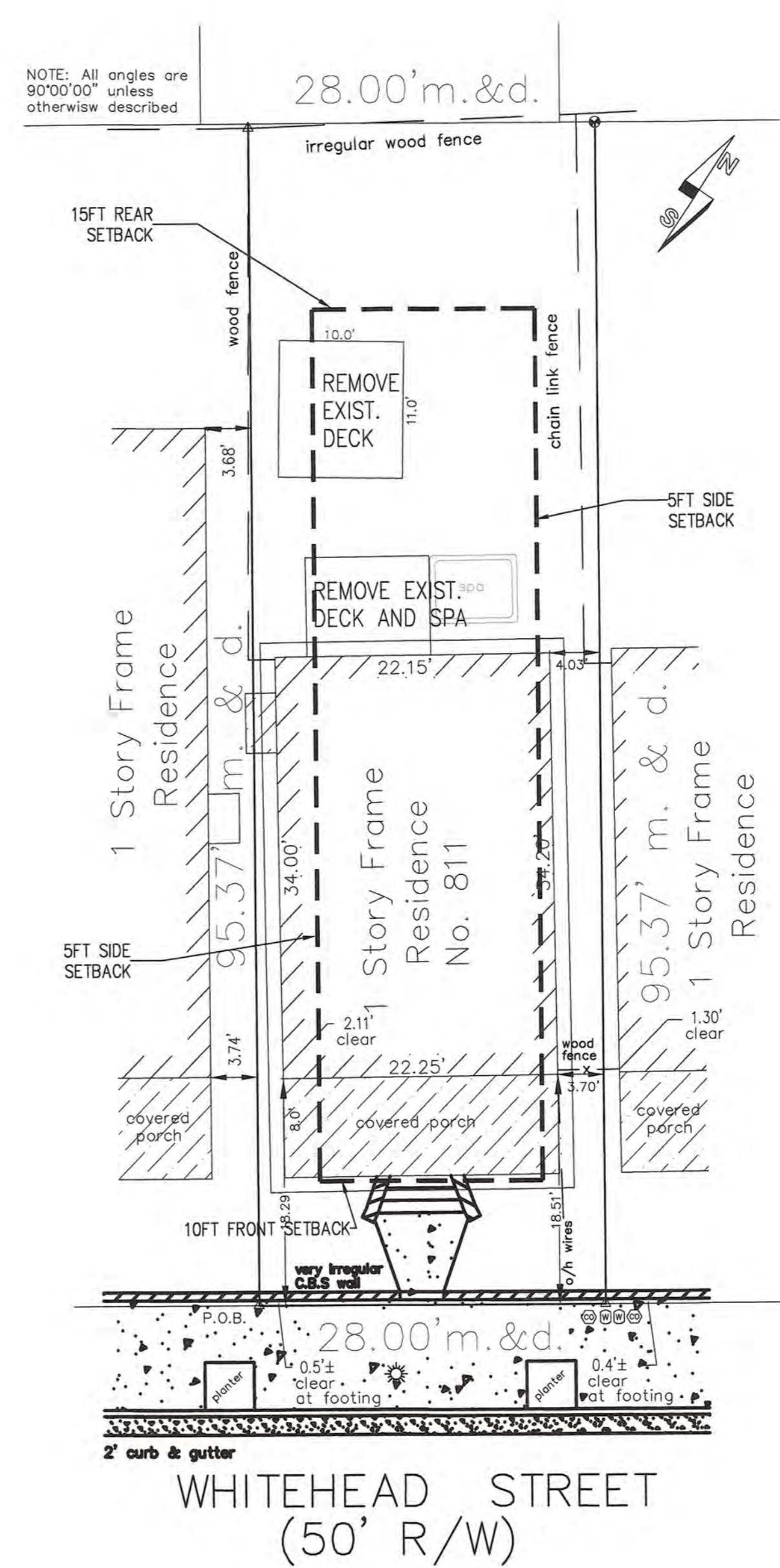
Revisions:

Title:
 COVER SHEET
 AND SITE PLANS

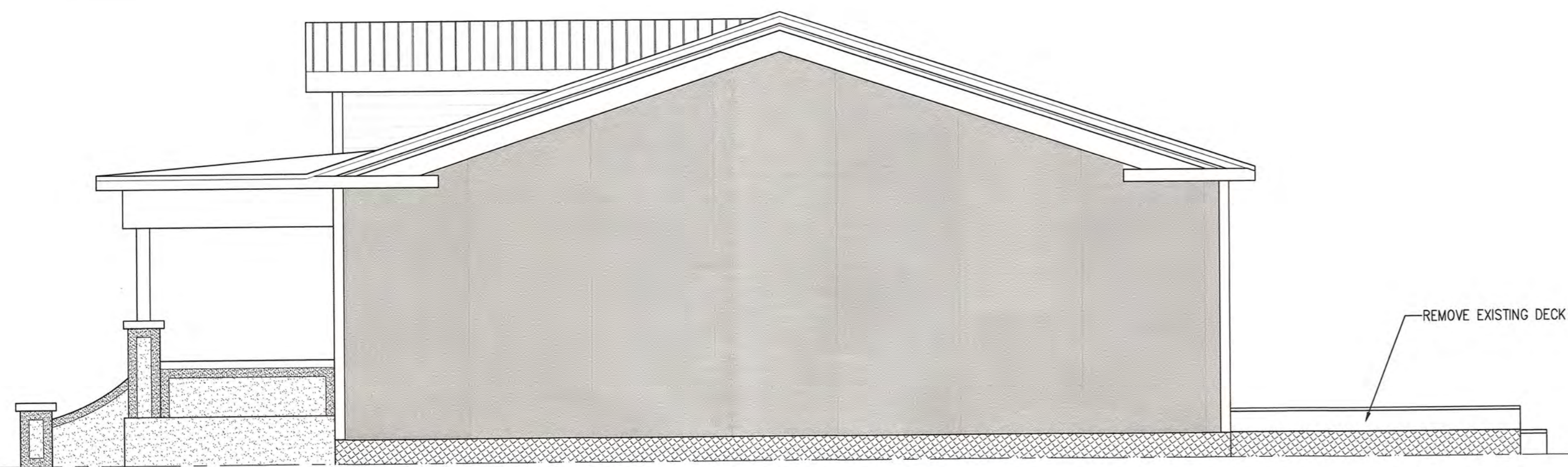
Sheet Number:
CS-1
 Date: DECEMBER 8, 2017



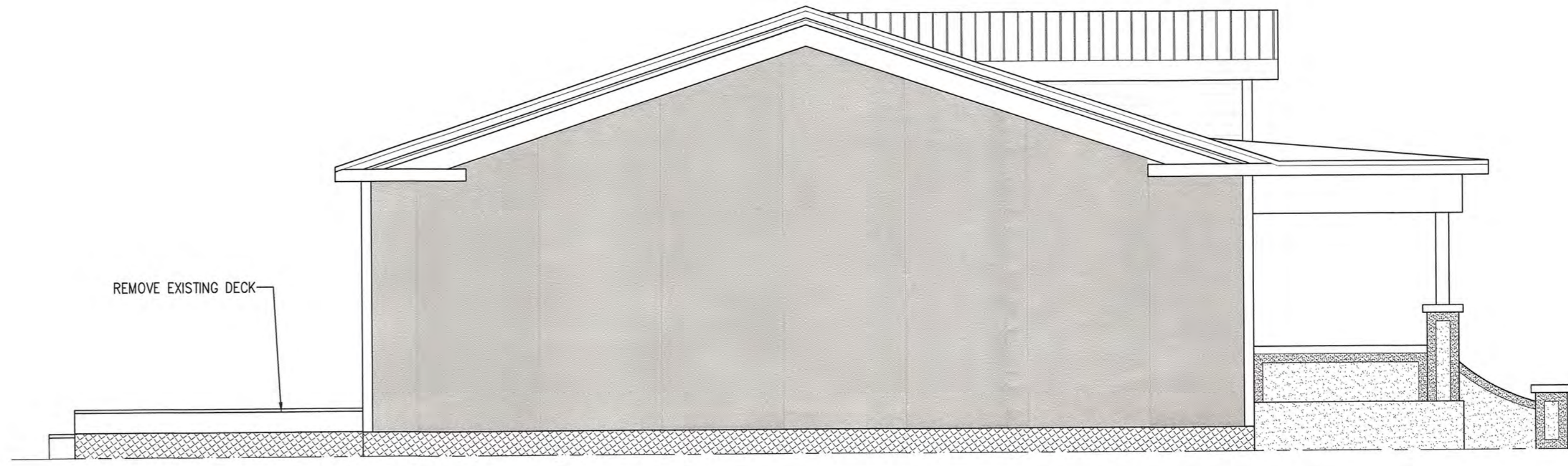
2 PROPOSED SITE PLAN
 CS-1 SCALE: 1" = 10'-0"



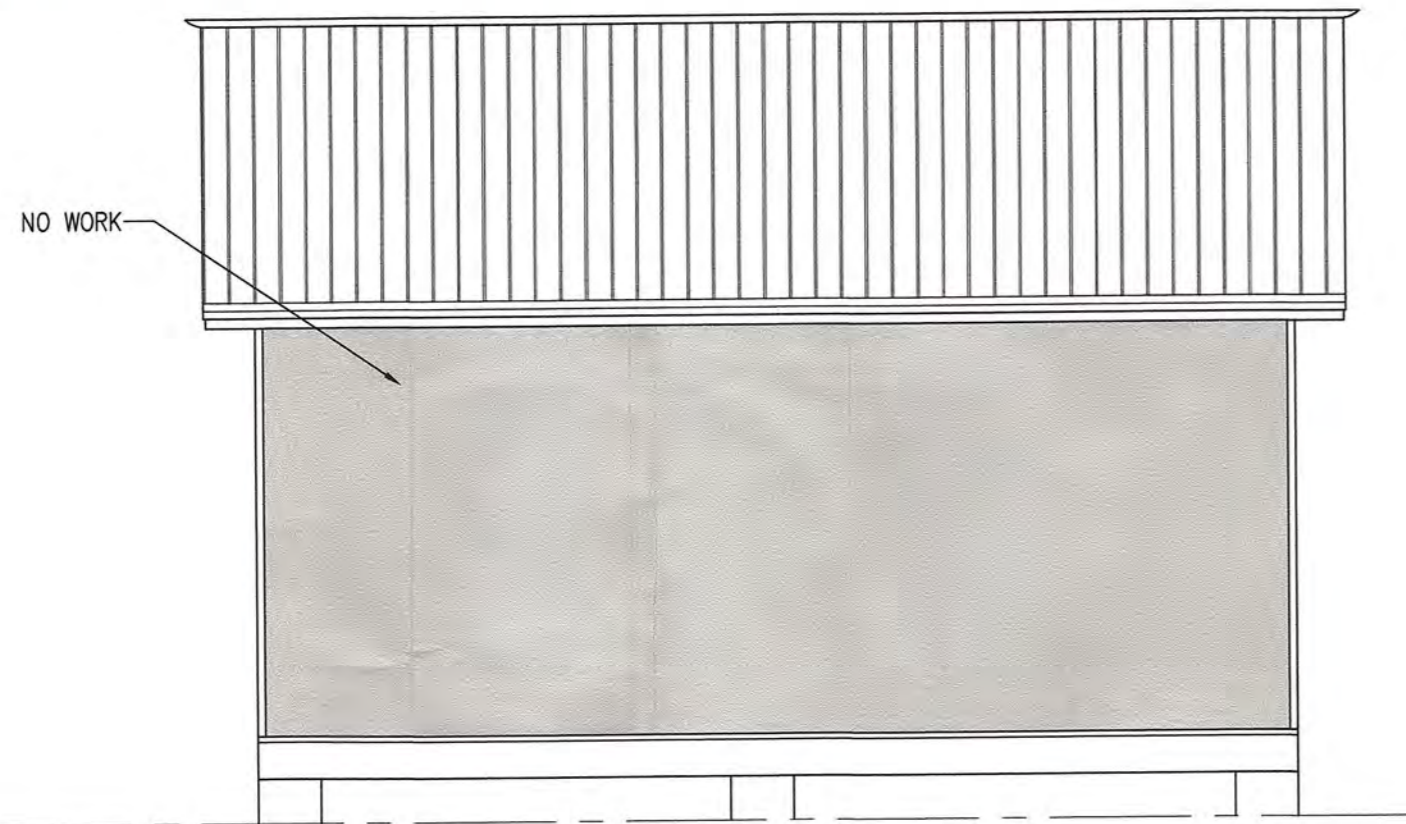
1 EXISTING SITE PLAN
 CS-1 SCALE: 1" = 10'-0"



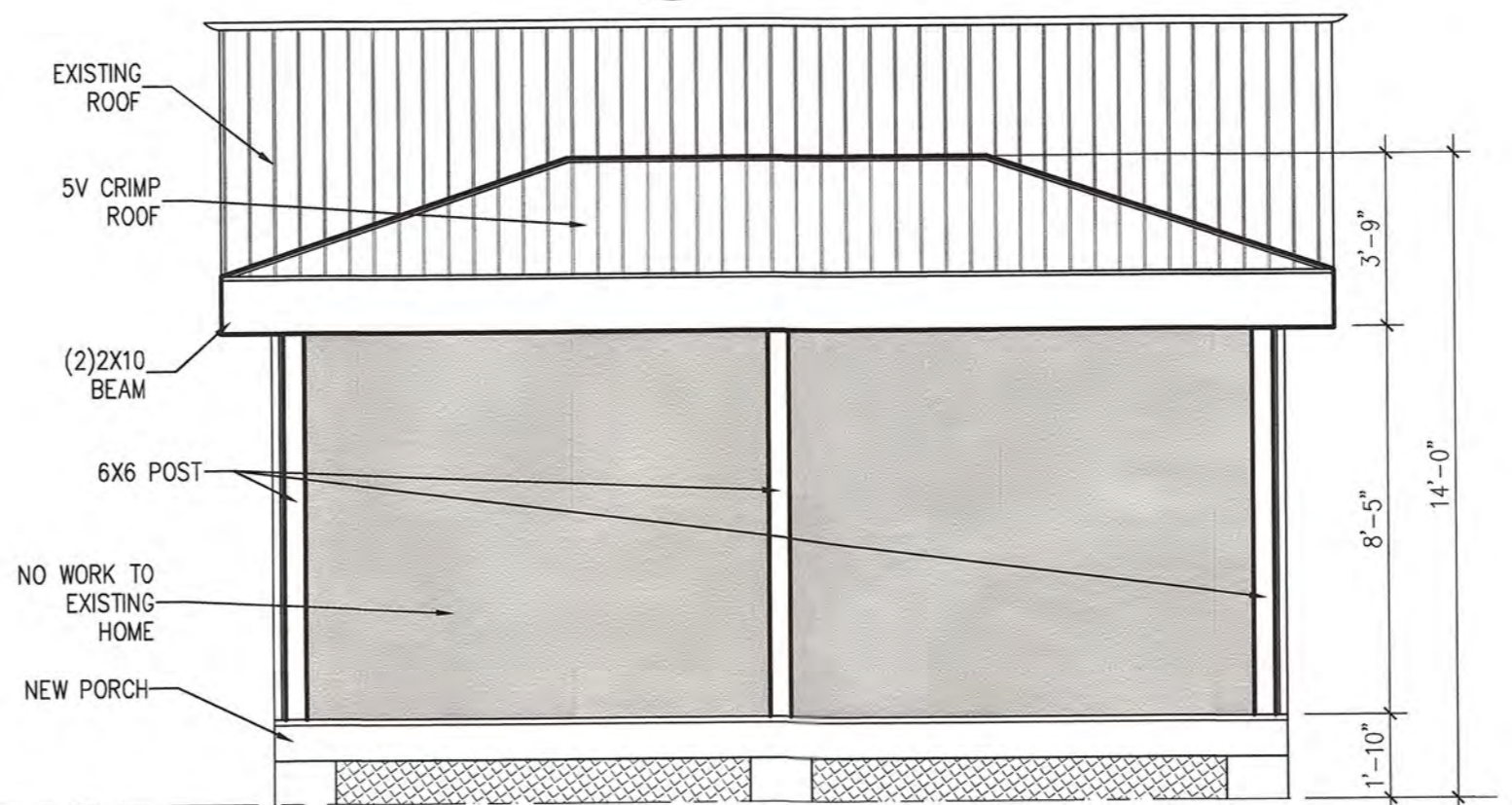
1 EXISTING SIDE ELEVATION (NO WORK TO EXISTING HOME)
 A-1 SCALE: 1/4"= 1'-0"



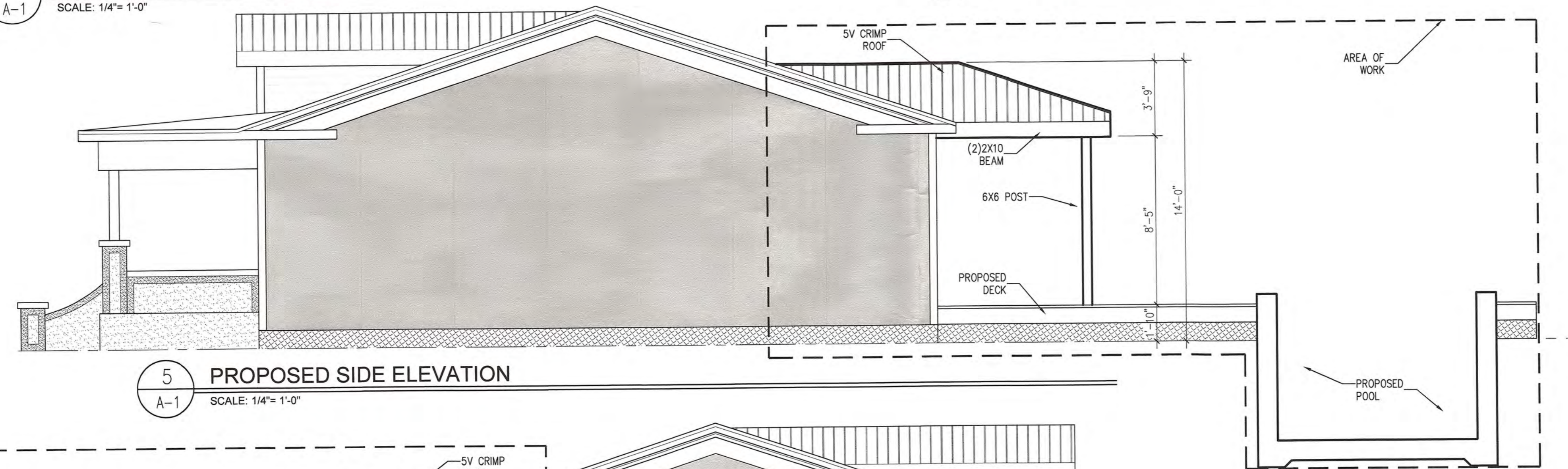
2 EXISTING SIDE ELEVATION (NO WORK TO EXISTING HOME)
 A-1 SCALE: 1/4"= 1'-0"



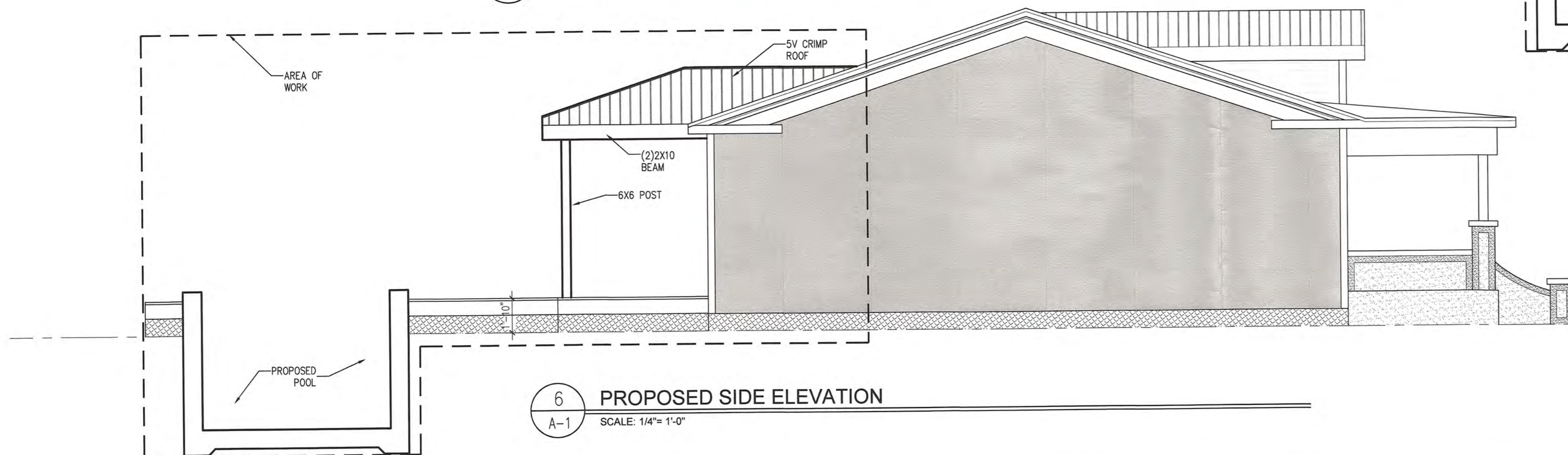
3 EXISTING REAR ELEVATION
 A-1 SCALE: 1/4"= 1'-0"



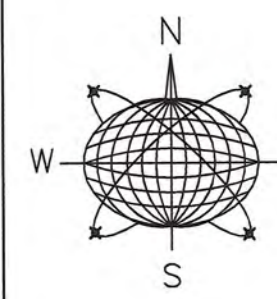
4 PROPOSED REAR ELEVATION
 A-1 SCALE: 1/4"= 1'-0"



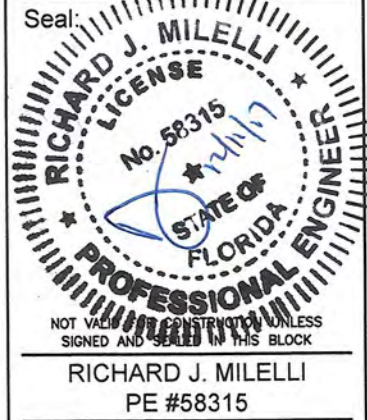
5 PROPOSED SIDE ELEVATION
 A-1 SCALE: 1/4"= 1'-0"



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



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General Notes:

VARIANCE APPLICATION

811 WHITEHEAD ST
 KEY WEST, FLORIDA

Drawn By: JMT Checked By: RJM
 Project No. Scale: AS NOTED
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AutoCad File No.

Revisions:

Title:
 EXISTING AND
 PROPOSED
 ELEVATIONS

Sheet Number:

A-1

Date: DECEMBER 8, 2017

Authorization Form

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

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

I, Michael J. Johnson as
Please Print Name of person with authority to execute documents on behalf of entity

Manager of Paradise Found of KW, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Richard J. Mielli
Please Print Name of Representative

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

Michael J. Johnson
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 12-1-17
Date

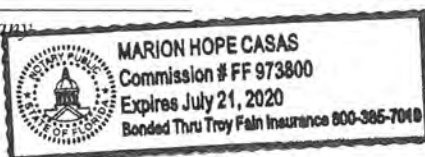
by Michael J. Johnson
Name of person with authority to execute documents on behalf on entity owner

He/She is personally known to me or has presented Fl. DL JS25-550-57-291-0 as identification.

Marion Hope Casas
Notary's Signature and Seal

MARION HOPE CASAS
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, Richard Milelli, in my capacity as Principal
(print name) (print position; president, managing member)
of Meridian Engineering 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:

811 Whitehead
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]
Signature of Authorized Representative


Subscribed and sworn to (or affirmed) before me on this 12-1-17 by
date
Richard Milelli
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

MARION HOPE CASAS
Name of Acknowledger typed, printed or stamped

Commission Number, if any



MARION HOPE CASAS
Commission # FF 973800
Expires July 21, 2020
Bonded Thru Troy Fish Insurance 800-385-7919

Photos of Property

View of the property from the sidewalk



Front - Left



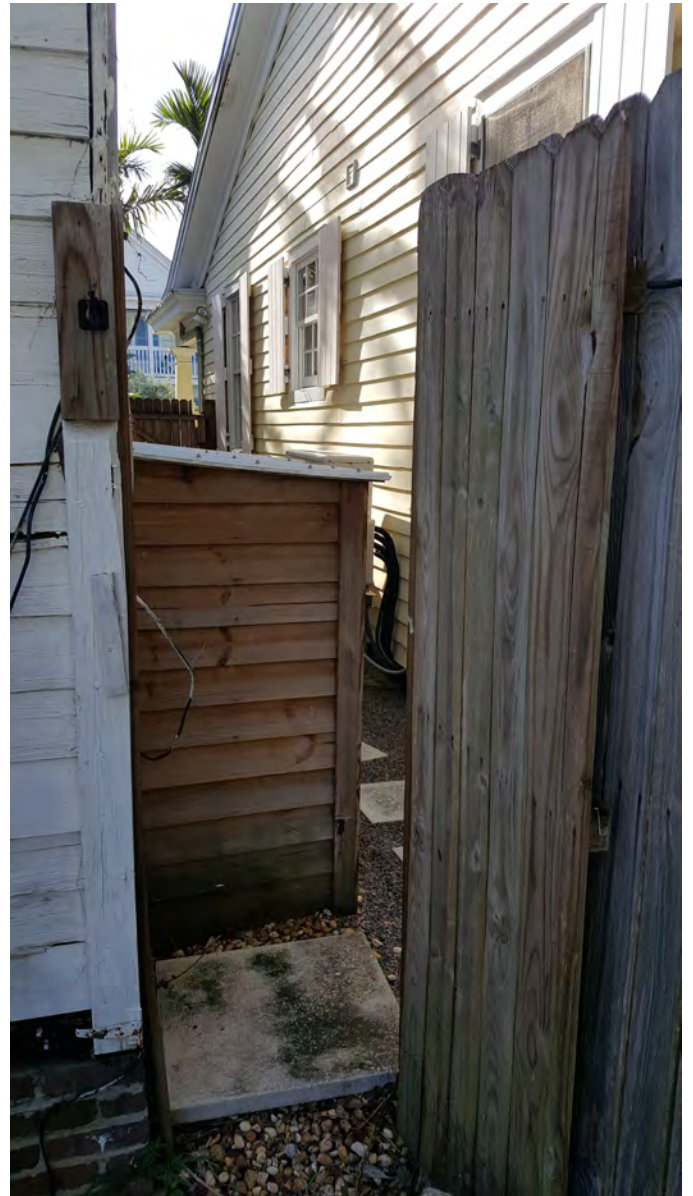
Front - Right



Left-side yard view from rear



Left-side yard view from rear



Left-side yard access way to rear yard



Right-side yard view from rear yard facing towards Whitehead Street



Existing rear wood deck and spa viewed from the right-rear yard



Existing rear wood deck and spa viewed from the rear of the property



Deck #2 - viewed from the right-rear yard

Per the Boundary Survey, this is wood decking remnants of a frame shed

