

Owen Trepanier

From: Owen Trepanier
Sent: Wednesday, August 4, 2021 4:08 PM
To: Melissa Paul-Leto
Cc: Donna Phillips; Nikita Stange
Subject: Fwd: Von Phister linkage provision
Attachments: 1703 Von Phister Plans.Signed and Sealed_8.3.21.pdf

M,
Dated, signed and sealed plans attached.
Thanks
Owen

Sent from my iPhone

Begin forwarded message:

From: WILLIAM SHEPLER <will@wshepler.com>
Date: August 4, 2021 at 3:57:42 PM EDT
To: Owen Trepanier <owen@owentrepanier.com>
Cc: "Paul Misch (Misch1225@gmail.com)" <Misch1225@gmail.com>
Subject: RE: Von Phister linkage provision

Please see attached as requested.

Will

From: Owen Trepanier <owen@owentrepanier.com>
Sent: Wednesday, August 4, 2021 3:06 PM
To: WILLIAM SHEPLER <will@wshepler.com>
Cc: Paul Misch (Misch1225@gmail.com) <misch1225@gmail.com>
Subject: FW: Von Phister linkage provision

Will,
Would you pls date, sign and seal the Von Phister plans? I need to turn them around quickly.

Owen

Trepanier & Associates, Inc.
Land Planners & Development Consultants
305-293-8983

From: Melissa Paul-Leto <mleto@cityofkeywest-fl.gov>
Sent: Wednesday, August 4, 2021 2:43 PM
To: Owen Trepanier <owen@owentrepanier.com>
Subject: Von Phister linkage provision

Good afternoon,

Katie heard back from Nathalia and she said as long as the Von Phister project does not need any variances than it can move forward to the CC.

Katie wants me to ask you to please look at the site plans and make sure the site data reflects the larger building with the second bedroom in both units and that for sure there is no need for variances.

Also, please make sure those site plans include the site data table and that the plans are signed, sealed and dated. Then resend them to me please. I told Katie that I can start an Executive Summary draft for her by next week.

Respectfully,

Melissa Paul-Leto, MPA

Planner

City of Key West

Planning Department at

Josephine Parker City Hall

1300 White Street

(305) 809-3723

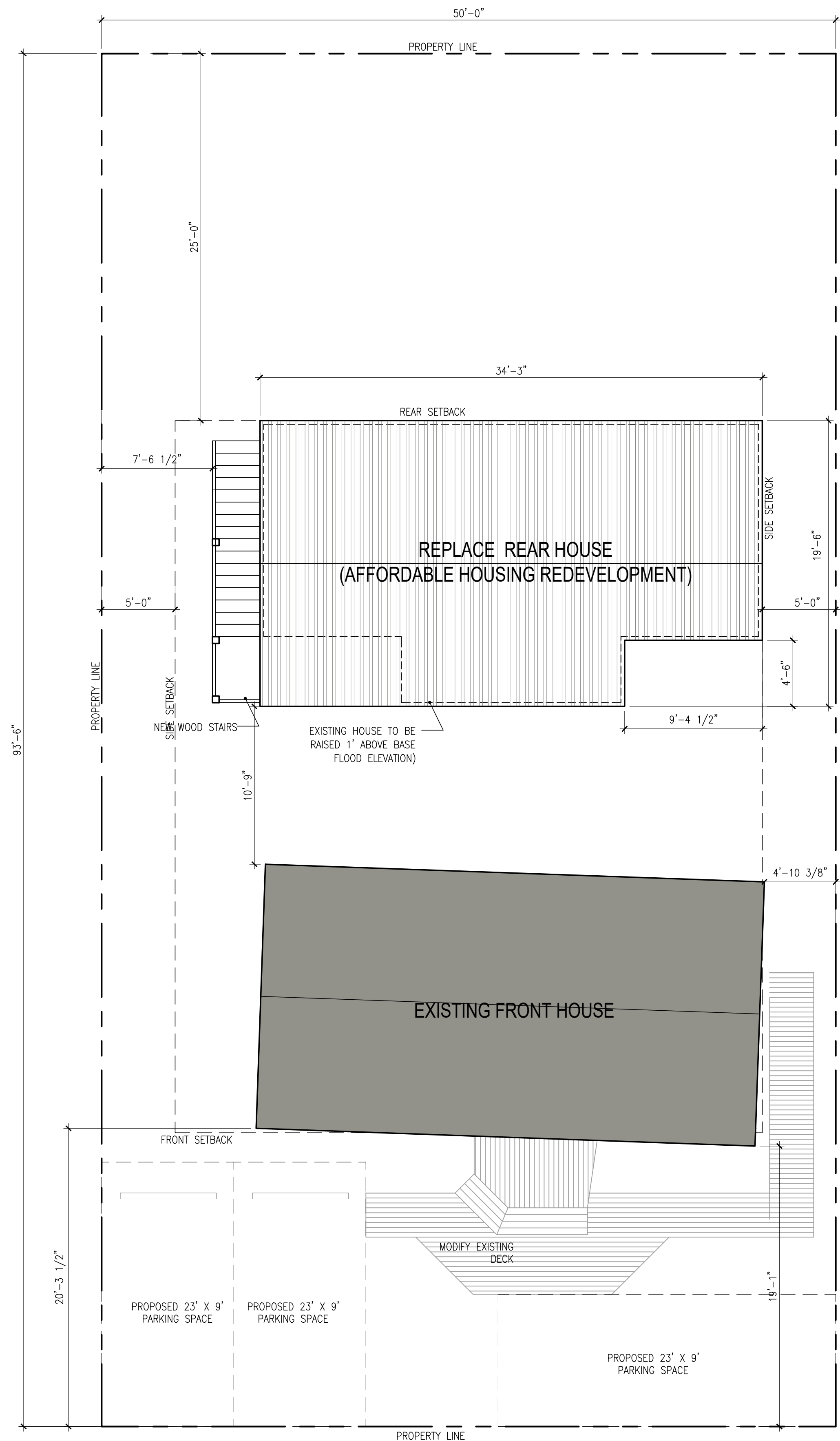
mletto@cityofkeywest-fl.gov

www.cityofkeywest-fl.gov

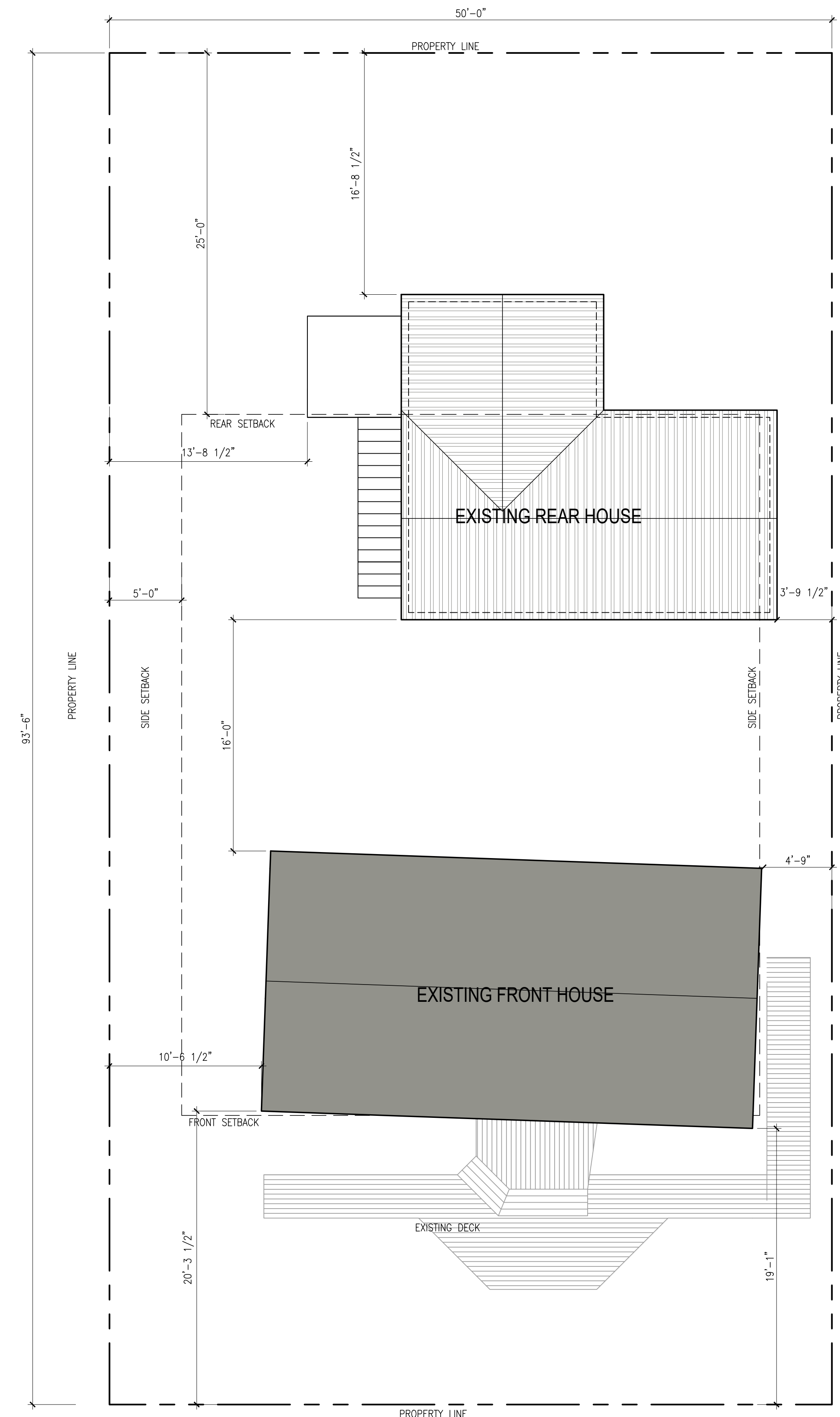
ZONING CALCULATIONS - SF DISTRICT

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	26'-3"	YES
BUILDING COVERAGE	35%	1,176s.f. (24%)	1,282 s.f. (26.3%)	YES
IMPERVIOUS SURFACE RATIO	50%	1,176s.f. (24%)	1,813 s.f. (37.3%)	YES
LOT SIZE	Min. 4,000 s.f.	4,862 s.f.	N/A	N/A
LOT WIDTH	Min. 50'	52'	N/A	N/A
LOT DEPTH	Min. 100'	93.5*	N/A	N/A
FRONT SETBACK	Min. 20'	19.1*	No Change	N/A
SIDE SETBACK (WEST)	Min. 5'	12.5'	7.5'	Yes
SIDE SETBACK (EAST)	Min. 5'	5.5'	5'	Yes
REAR SETBACK	Min. 25'	16.75*	25'	Yes
OPEN SPACE	Min. 35%	3,695 s.f. (76%)	3,421 s.f. (70%)	YES

*Existing Non-Conforming Condition



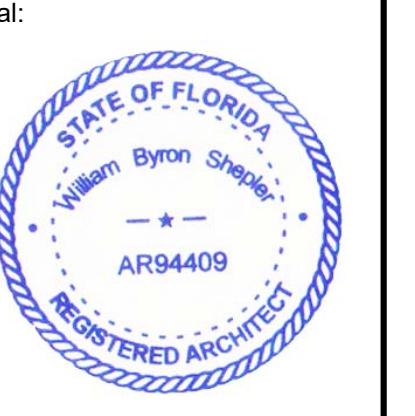
2 PROPOSED SITE PLAN
A1.1 SCALE: 3/16"=1'-0"



1 EXISTING SITE PLAN
A1.1 SCALE: 3/16"=1'-0"



william shepler & associates
architecture
201 Front Street, Suite 203
Key West, FL 33040
Tel: 305-735-3131
Email: info@wshepler.com



Signature:

Submissions / Revisions:

1703 VON PHISTER ST.
REAR UNIT KEY WEST, FL
AFFORDABLE HOUSING
REDEVELOPMENT

Drawing Size: 24x36 | Project #: 19011.2

Title:

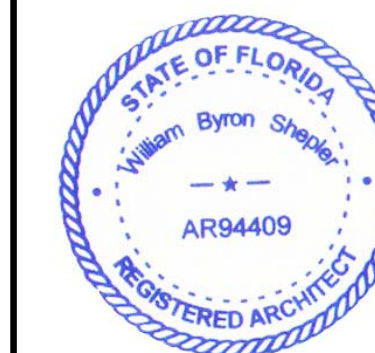
SITE PLANS AND CALCS

Sheet Number:

A-1.1

Date: - JUNE 24, 2021
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Seal:



Signature:

Submissions / Revisions:

1703 VON PHISTER ST.
REAR UNIT KEY WEST, FL
AFFORDABLE HOUSING
REDEVELOPMENT

Drawing Size: 24x36 | Project #: 19011.2

Title:
FLOOR PLANS & FRONT ELEVATION

Sheet Number:

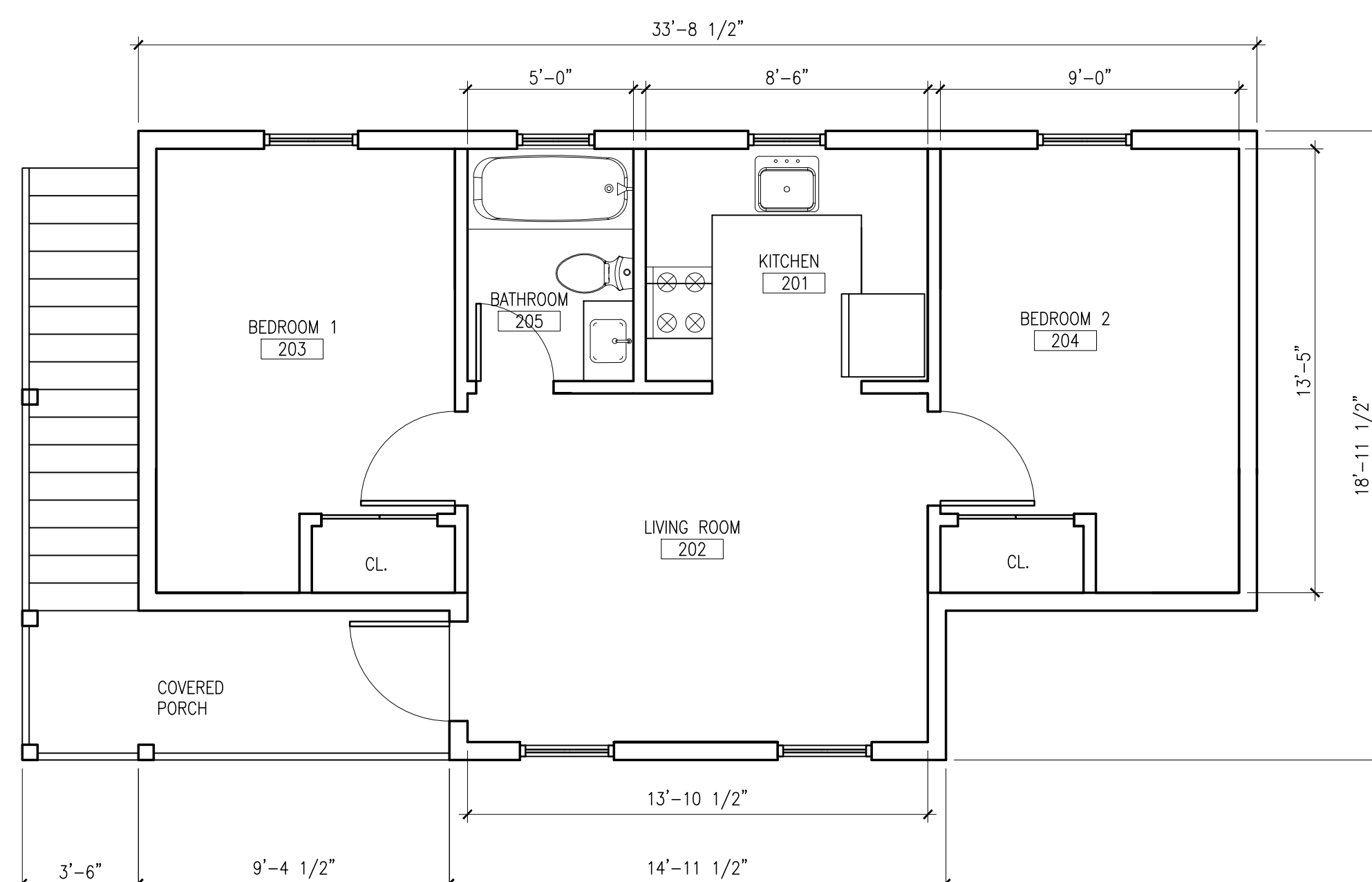
A-2.1

Date: - JUNE 24, 2021

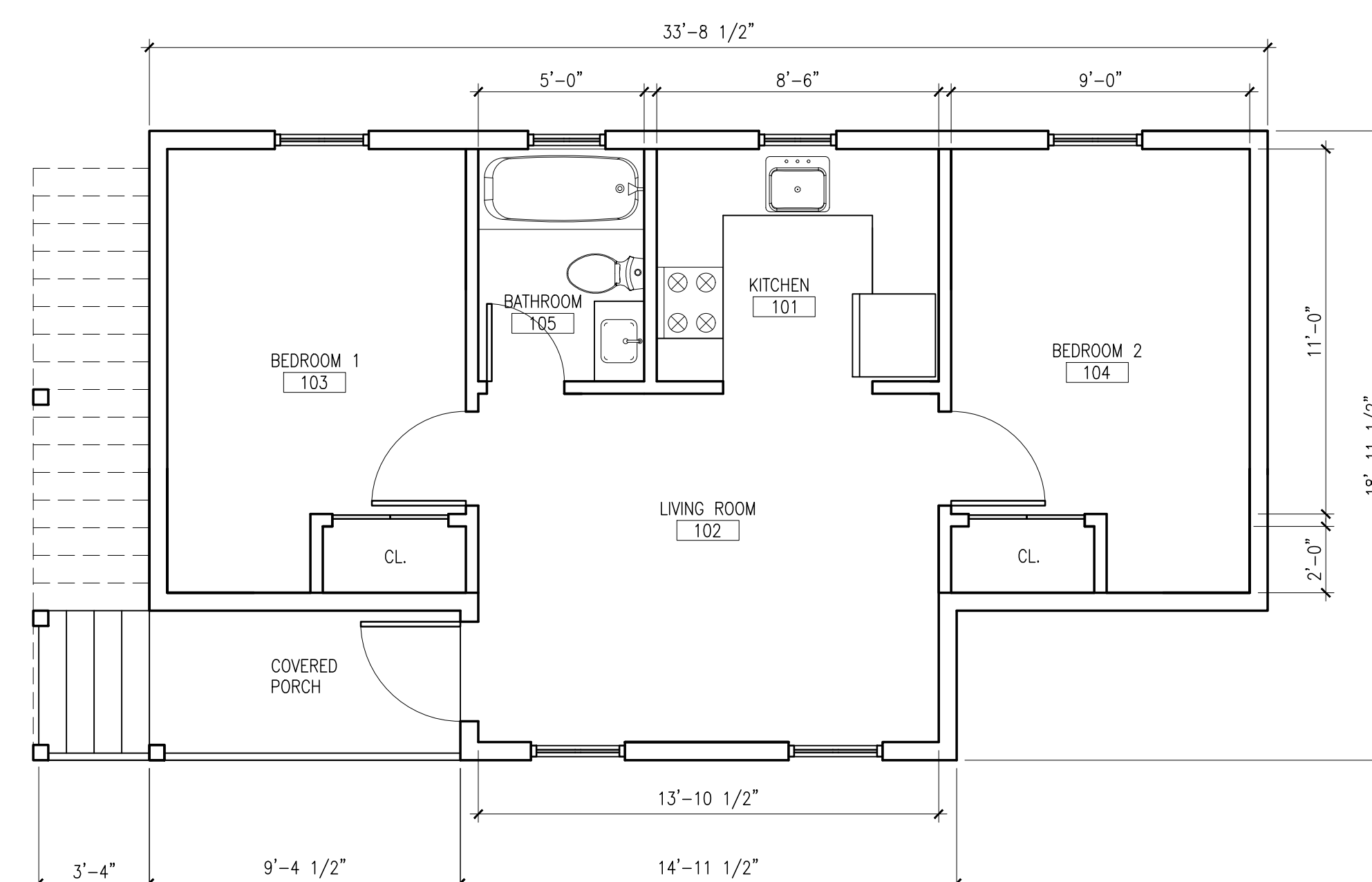
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3 FRONT ELEVATION
SCALE: 1/4"=1'-0"



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



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