



*3725*

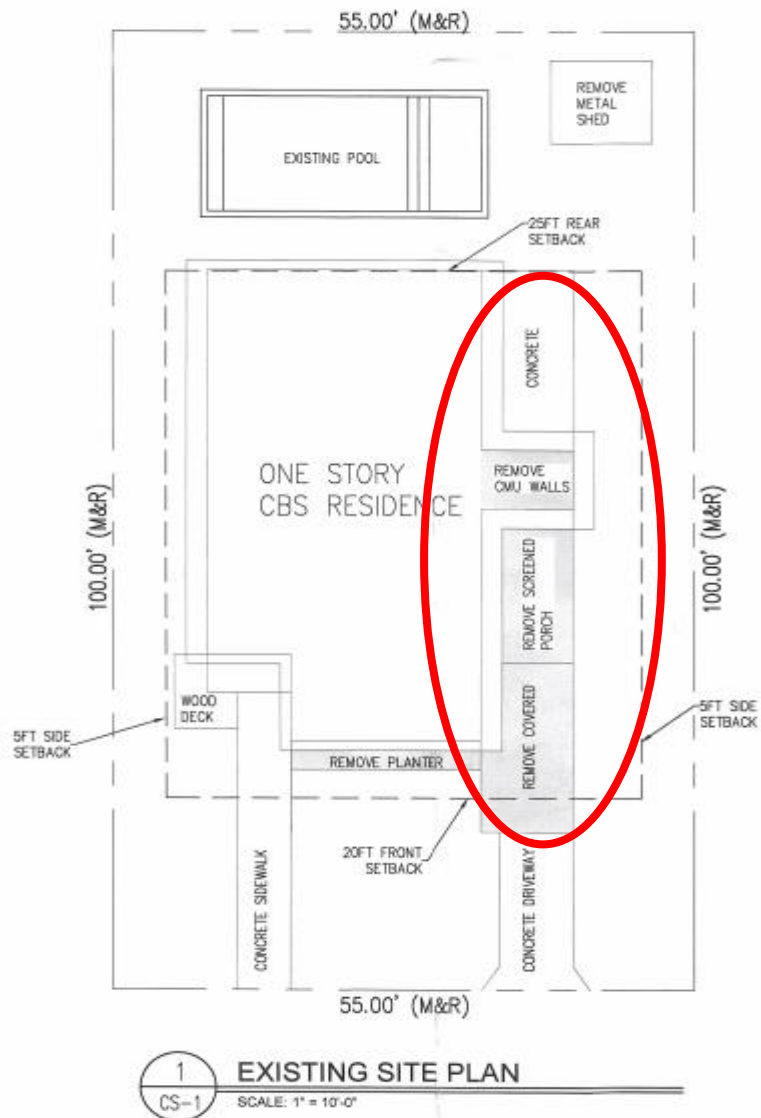
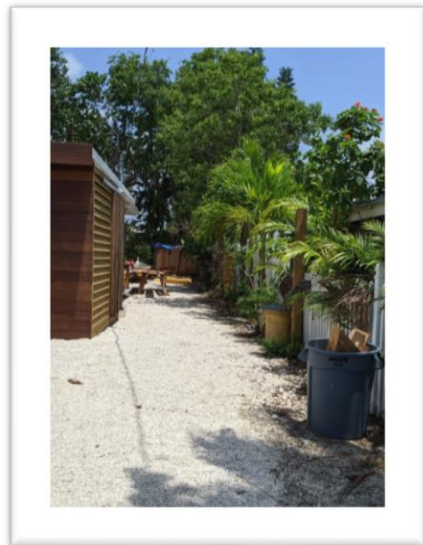
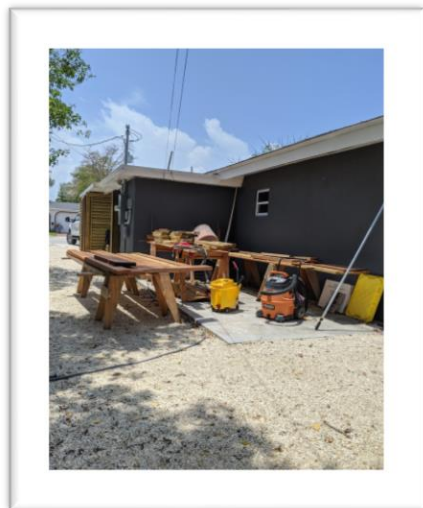
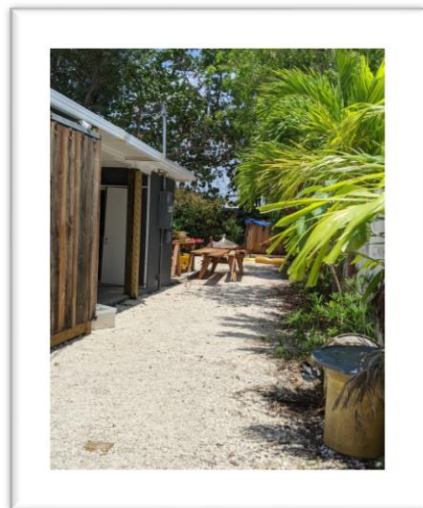
*Paula Avenue*

*A Request for Variances*



3725 Paula Avenue

# Existing Site Plan and Site Photos



N  
S  
E  
W

Meridian Engineering LLC  
301 First Street, Suite 202  
New York, Florida 32804  
AUTHORIZATION #000147  
#000-000-00000-00000-000000

Seal: [Professional Engineer Seal]

Project No. \_\_\_\_\_  
Scale: AS NOTED  
AutoCad File No. \_\_\_\_\_

**VARIANCE APPLICATION**  
5704 PALM AVE  
MAY WEST, FL

Drawn By: JMT      Checked By: RJM  
Project No. \_\_\_\_\_  
AutoCad File No. \_\_\_\_\_

Date: 3-18-2025

CS-1

# Proposed Plan and Request

The applicant is proposing to construct an addition of 640-square-feet onto the principal structure to add an additional bedroom, 2 bathrooms and an office.

The plans submitted would require variances to the maximum allowable impervious surface, maximum building coverage & the minimum rear-yard setback requirements of the Single-Family Residential (SF) zoning district.



**Meridian Engineering LLC**  
201 North Street, Suite 200  
Key West, Florida 33840  
ALTA SURVEYING LICENSE #12482  
P.L. 00000000000000000000

**VARIANCE APPLICATION**  
3702 PAULINA AVE.  
KEY WEST, FL

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

File:  
COVER SHEET AND SITE PLANS

Sheet Number:  
**CS-1**  
Date: 3-18-2025

## Single-Family Residential Zoning District (SF)

### Section 122-238 of the Land Development Regulations (LDRs)

Site Data Table	Code Requirement	Existing	Proposed	Variance Requested?
Impervious Surface	50% Maximum	47.2%	54.91%	Yes
Building Coverage	35 % Maximum	34 %	43.9 %	Yes
Rear-Yard Setback	25' Minimum	23'-10.5"	No Change, Expanding upon	Yes

# Staff 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**.

However, if the Planning Board approved this request, staff would like to require the following conditions:

## **General Conditions:**

- 1) The proposed development shall be consistent with the plans dated March 14, 2020 by the Richard J. Milelli, PE. No approval granted for any other work or improvements shown on plans other than the proposed construction.
- 2) A tree protection plan is required when the building permit is sought.