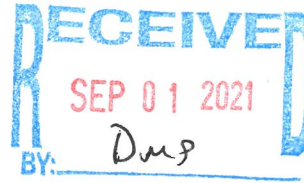


# **Application**



# Application for Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

**Application Fee: \$2,415.00 / After-the-Fact: \$4,515.00**

(includes \$210.00 advertising/noticing fee and \$105.00 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 305-809-3764.

### PROPERTY DESCRIPTION:

Site Address: 1426 6th St, Key West, FL 33040

Zoning District: SF

Real Estate (RE) #: 00044600-000000 00045600-000000

Property located within the Historic District.  Yes  No

### APPLICANT:

Owner

Authorized Representative

Name: Dana Balmaceda

Mailing Address: 1426 6th St

City: Key West

State: FL Zip: 33040

Home/Mobile

Phone:

305-923-9732

Office:

Fax:

Email: danabalmaceda@ymail.com

### PROPERTY OWNER: (if different than above)

Name: \_\_\_\_\_ Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Home/Mobile

Phone:

Office: \_\_\_\_\_

Fax: \_\_\_\_\_

Description of Proposed Construction, Development, and Use: Accessory Structure Partially Over Existing house, wood frame stairs

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

Maximum Building Coverage Required 35%, Proposed 39.93%

Front Setback For Accessory Structures Required 10ft, Proposed 7'-9.5"

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	AE8			
Size of Site	5,171 SQ.FT.			
Height	25+5FT	+/-15'-0.5"	+/-25'-3"	NO
Front Setback	10 FT (Accessory)	7'-8"	7'-9.5"	YES
Side Setback	5 FT (Accessory)	22'-3"	5'-11"	NO
Side Setback	N/A	N/A	N/A	NO
Street Side Setback	10 FT (Accessory)	23'-10"	65'-4"	NO
Rear Setback	5 FT (Accessory)	4'-0"	5'-0"	NO
F.A.R	N/A	N/A	N/A	N/A
Building Coverage	35%	30.61%	39.93%	YES
Impervious Surface	50%	46.8%	46.8%	NO
Parking	2	1 partial	NO CHANGE	NO
Handicap Parking	N/A	N/A	N/A	N/A
Bicycle Parking	N/A	N/A	N/A	N/A
Open Space/ Landscaping	35.0%	53.2%	49.04%	NO
Number and type of units	N/A	N/A	N/A	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: Please print your responses.

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.

Existing structure is located on a small plot of land with piculiar position to the front and street side  
with virtually no buildable area with current front door location.

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

Home was constructed in 1963. Current owner purchased the property as it is now in 2009. Special  
conditions do not result from the action or negligence of the applicant.

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.

Granting of the requested variances will not confer any special privileges to the applicant. Similar conditions are  
found within the neighborhood and very few(if any) properties comply with existing applicable zoning code due  
to historic nature of the development.

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 current property does not comply with existing applicable zoning code requirements.

Owner has special family circumstances and wants to have some habitable areas above  
flood elevation. Existing house is relatively low to the ground in AE8 flood zone.

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.

Only minimum varaiances are being requested. Proposed accessory structure is partially above  
existing building with large span beam to minimize the lot coverage and comply with fire dept.  
fire hazard setbacks of 5ft.

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.

There are no apparent injurious to the public welfare. In contrast, the variances are consistent with the intended land use and improve the owner's quality of life. Properties around the area reside under similar conditions

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 non-conforming uses of the property (if any) do not present any effects on this variance application.

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

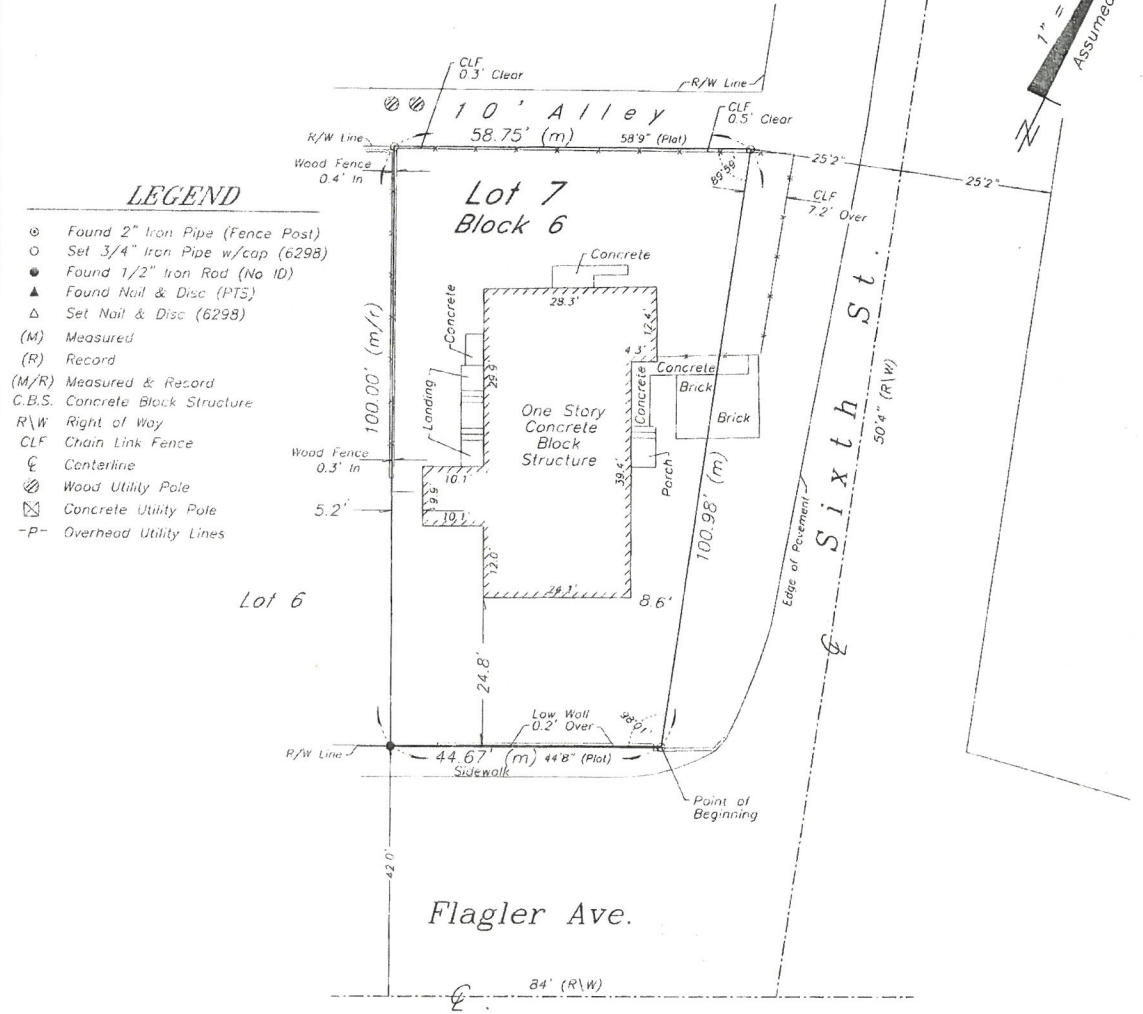
- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections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

**REQUIRED SUBMITTALS: All of the materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department and one (1) electronic version in PDF format.**

- Correct application fee, made payable to "City of Key West."
- Pre-application meeting form
- Notarized verification form signed by property owner or authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Monroe County Property record card
- Signed and sealed survey (Survey must be within 10 years from submittal of this application)
- Sign and sealed site plan (sign and sealed by an Engineer or Architect)
- Floor plans
- Any additional supplemental information necessary to render a determination related to the variance request.

# **Boundary Survey**

# Boundary Survey Map of Lot 7, Block 6, KEY WEST REALTY CO.'S SUBDIVISION NO. 1



### LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No 10)
- ▲ Found Nail & Disc (PTS)
- △ 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: 1426 6th 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: November 15, 2011.
9. Ownership of fences is undeterminable, unless otherwise noted.

**BOUNDARY SURVEY OF:** On the Island of Key West and known on Key West Realty Co.'s Subdivision No. 1 of Tract 21 and Salt Pond Lots 1, 2, 3, 4 and 5, as Lot 7, Block 6, according to the plat thereof recorded in Plat Book 1, Page 43. Commence at the Northwest corner of Flagler Avenue and Sixth Street and running thence in a Westerly direction along Flagler Avenue 44'8"; thence at right angles in a Northerly direction 100' to an alley; thence at right angles in an Easterly direction along said alley, 58'9"; thence in a Southerly direction along Sixth Street 100' to the Point of Beginning, lying and being in Monroe County, Florida.

**BOUNDARY SURVEY FOR:** Jose & Dana Balmaceda,  
IberiaBank Mortgage Co.,  
Sanchez & Ashby, P.A.,  
Chicago Title Insurance Company;

J. LYNN O'FLYNN, INC.  
*[Signature]*  
J. Lynn O'Flynn, PSM  
Florida Reg #6298  
November 18, 2011

THIS SURVEY  
IS NOT  
ASSIGNABLE

**J. LYNN O'FLYNN, Inc.**

Professional Surveyor & Mapper  
PSM #6298

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



# **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 00045600-000000  
 Account# 1046183  
 Property ID 1046183  
 Millage Group 10KW  
 Location 1426 6TH St, KEY WEST  
 Address  
 Legal KW KW REALTY CO'S FIRST SUB PB1-43 LOT 7 SQR 6 TR 21  
 Description OR292-40/41 OR493-765 OR776-1151/1152 OR882-371  
 OR1077-1778/1779 OR1119-2391 OR1639-1972/73  
 OR2428-836/37C/T OR2439-1569  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6183  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision Key West Realty Co's First Sub  
 Sec/Twp/Rng 04/68/25  
 Affordable No  
 Housing



**Owner**

BALMACEDA JOSE 1426 6th St Key West FL 33040  
 BALMACEDA DANA 1426 6th St Key West FL 33040

**Valuation**

	2020	2019	2018	2017
+ Market Improvement Value	\$138,745	\$140,847	\$142,950	\$142,950
+ Market Misc Value	\$384	\$384	\$384	\$384
+ Market Land Value	\$239,144	\$235,090	\$202,664	\$188,478
= Just Market Value	\$378,273	\$376,321	\$345,998	\$331,812
= Total Assessed Value	\$211,858	\$207,095	\$203,234	\$199,054
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$186,858	\$182,095	\$178,234	\$174,054

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	5,170.00	Square Foot	44	100

**Buildings**

Building ID	3598	Exterior Walls	C.B.S.	
Style	GROUND LEVEL	Year Built	1963	
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1992	
Gross Sq Ft	1440	Foundation	CONCR FTR	
Finished Sq Ft	1272	Roof Type	GABLE/HIP	
Stories	1 Floor	Roof Coverage	METAL	
Condition	AVERAGE	Flooring Type	CONC ABOVE GRD	
Perimeter	158	Heating Type	NONE with 0% NONE	
Functional Obs	0	Bedrooms	3	
Economic Obs	0	Full Bathrooms	2	
Depreciation %	34	Half Bathrooms	0	
Interior Walls	WD PANL/CUSTOM	Grade	500	
		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,272	1,272	0
OPF	OP PRCH FIN LL	68	0	0
SBF	UTIL FIN BLK	100	0	0
TOTAL		1,440	1,272	0

### Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	432 SF	1

### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
11/5/2009	\$195,000	Warranty Deed		2439	1569
8/20/2009	\$100	Certificate of Title		2428	836
1/1/1989	\$95,000	Warranty Deed		1077	1778
2/1/1971	\$19,600	Conversion Code		776	1151

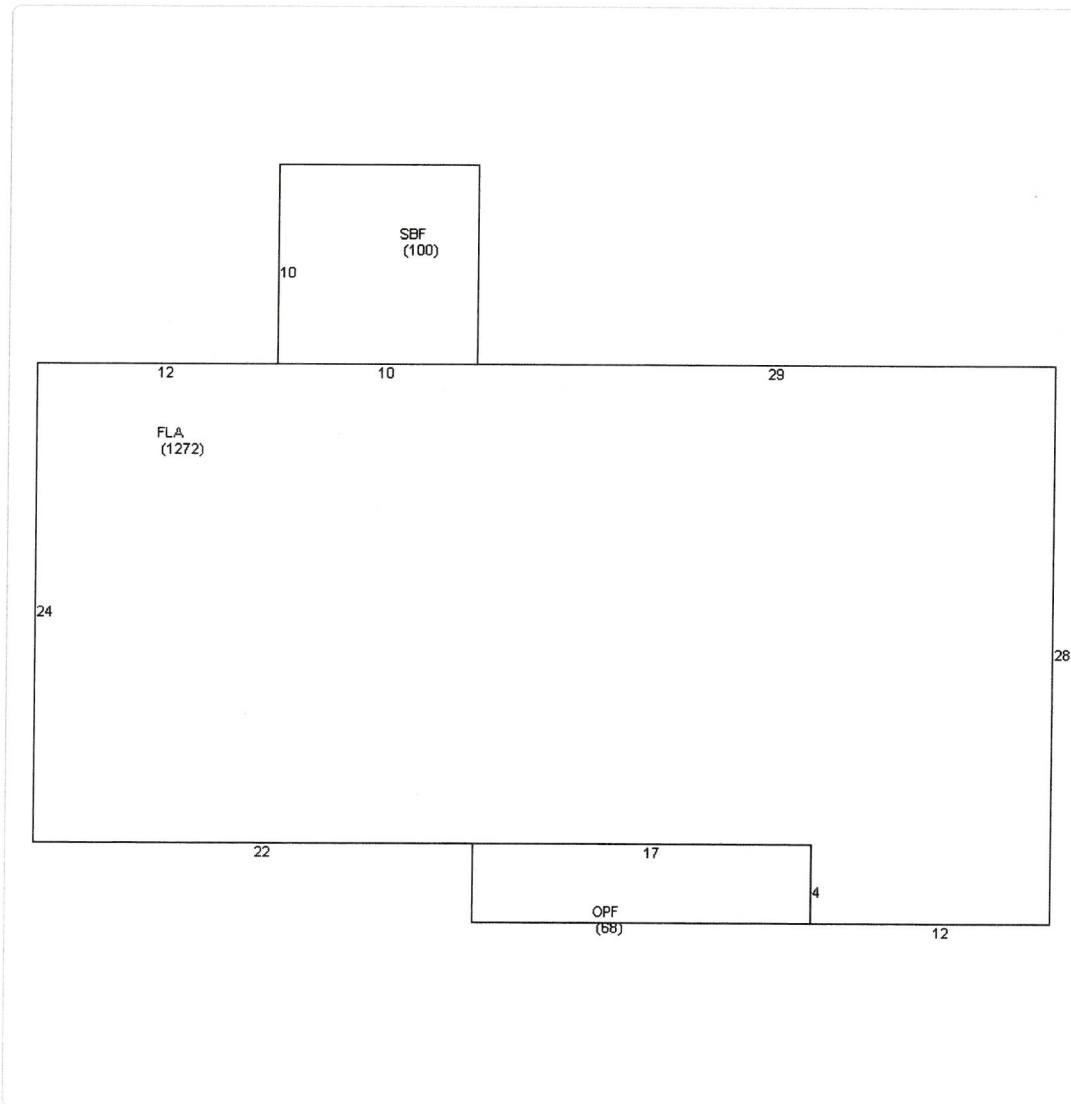
### Permits

Number	Date Issued	Date Completed	Amount	Permit Type
10-1250	4/22/2010	12/31/2010	\$3,500	Residential
09-4293	12/18/2009	12/31/2010	\$15,000	
09-4176	12/7/2009	12/31/2010	\$5,000	

### View Tax Info

[View Taxes for this Parcel](#)

### Sketches (click to enlarge)



### Photos



Map



TRIM Notice

2020 TRIM Notice (PDF)

2020 Notices Only

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

[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

Last Data Upload: 8/6/2021, 5:56:07 AM

Version 2.3.138

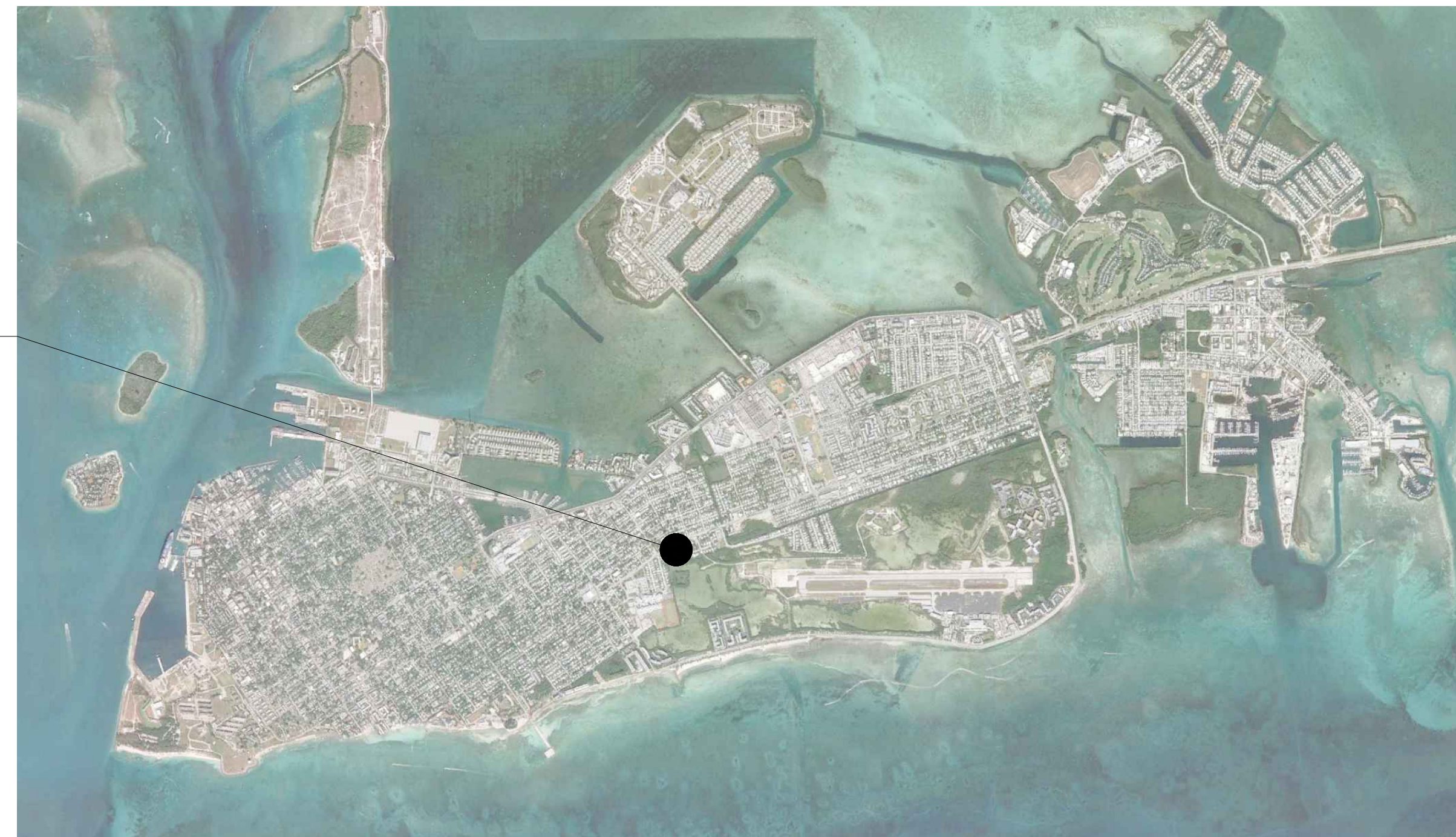
Developed by  
 Schneider  
GEOSPATIAL

# Site Plan



# VARIANCE APPLICATION FOR 1426 SIXTH STREET

SITE LOCATION



**PROJECT LOCATION:  
1426 SIXTH STREET  
KEY WEST, FL. 33040**

**CLIENT:  
DANA BALMaceda**

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:  
DATE:

SEBIE MARIAPAZO  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 07482

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



**ARTIBUS DESIGN**  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: DANA BALMaceda

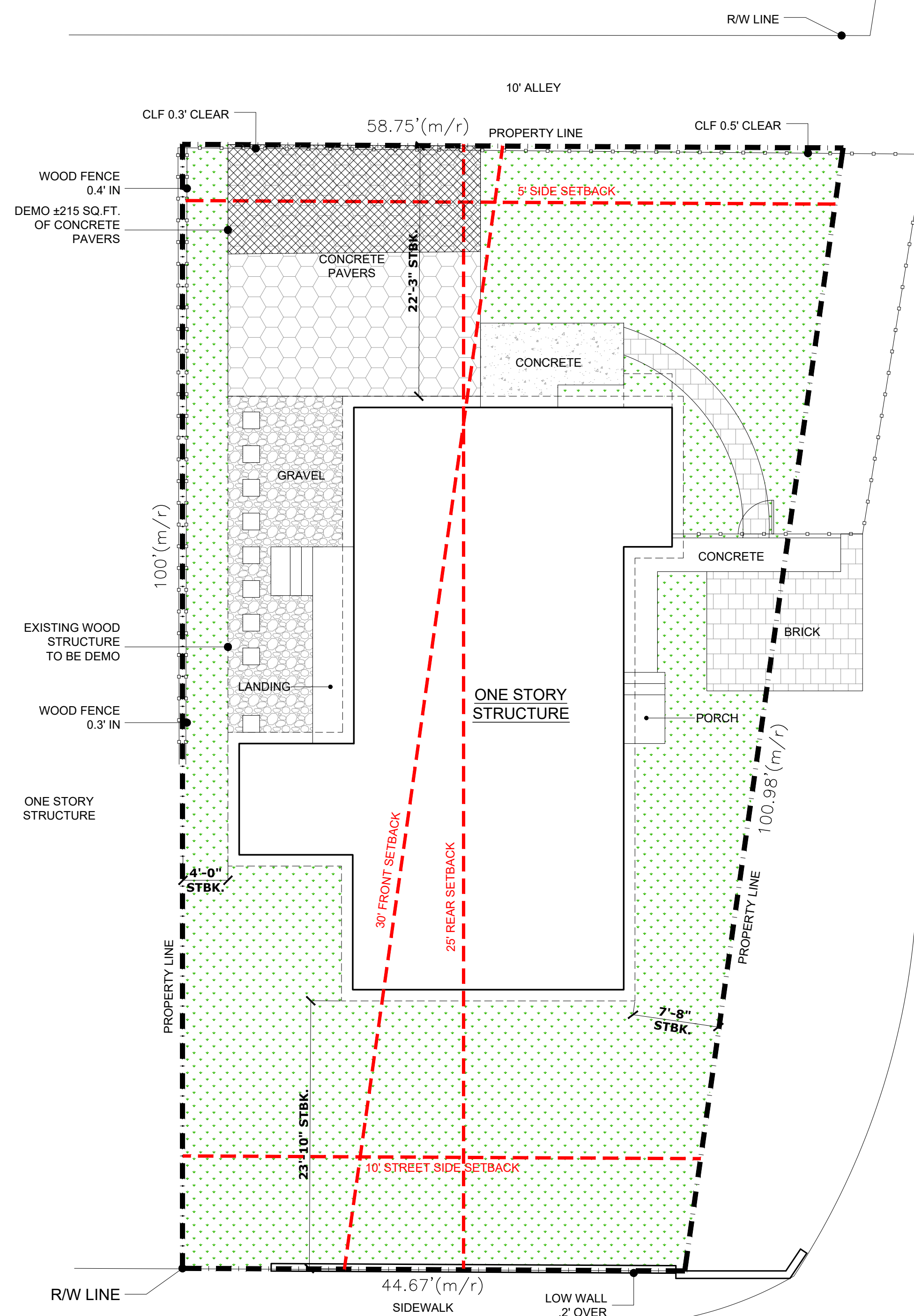
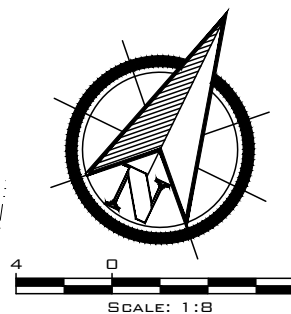
PROJECT: 1426 SIXTH STREET

SITE: 1426 SIXTH STREET  
KEY WEST, FL 33040

TITLE: COVER

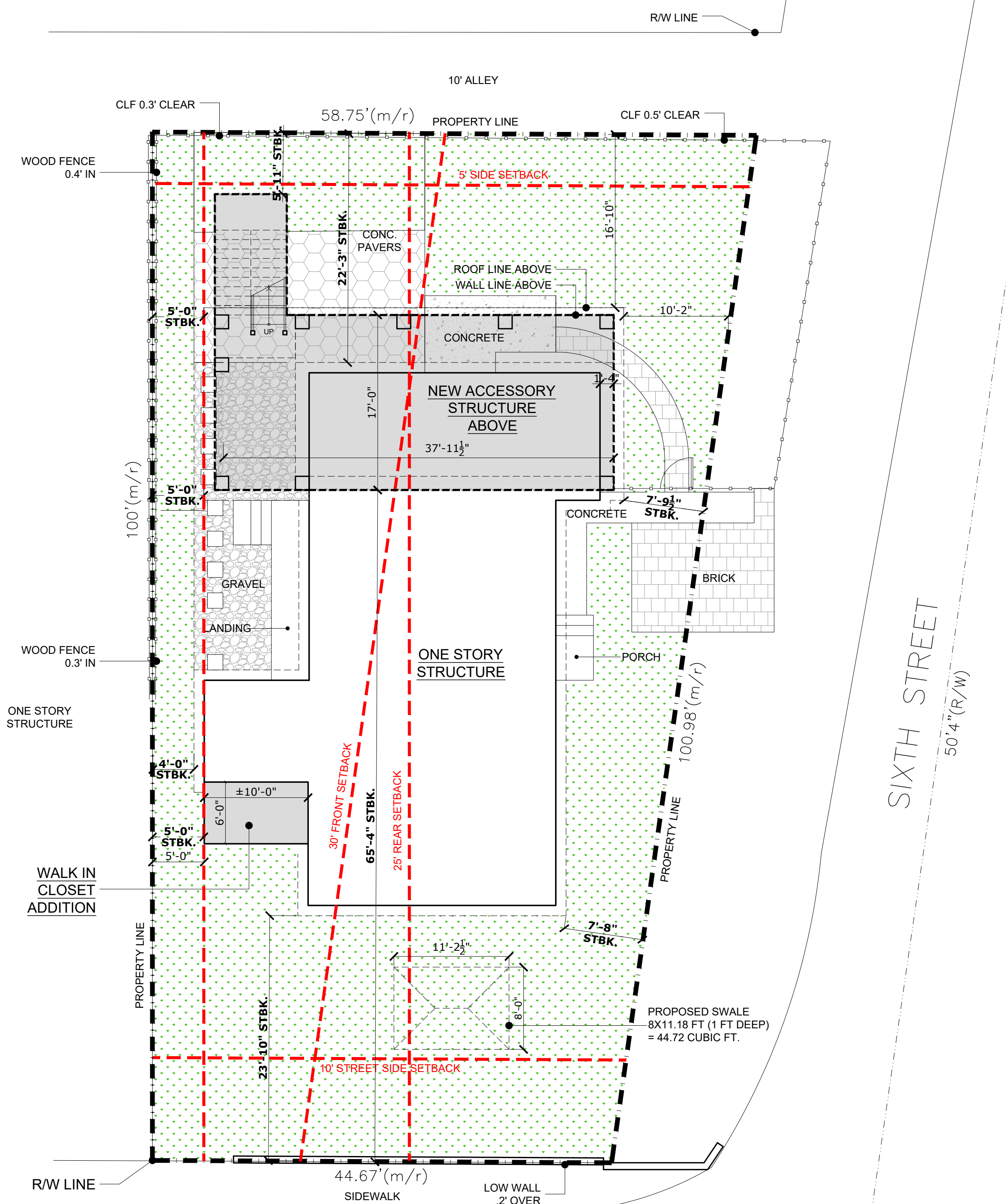
SCALE AT 1/4"=1'-0": AS SHOWN	DATE: 08/02/21	DRAWN: VF	CHECKED: SM
PROJECT NO: 2105-10	DRAWING NO: C-101	REVISION: 1	





FLAGLER AVE.  
84' (R/W)

EXISTING SITE PLAN  
SCALE: 1/8"=1'-0"



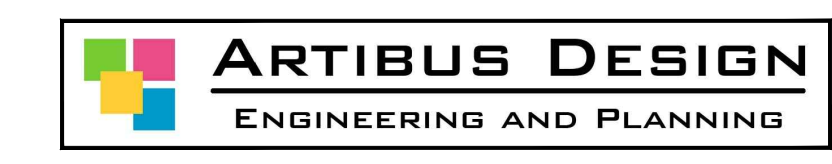
FLAGLER AVE.  
84' (R/W)

PROPOSED SITE PLAN  
SCALE: 1/8"=1'-0"

SITE DEVELOPMENT SUMMARY

<b>SITE DATA:</b>	
TOTAL SITE AREA:	5,171 SQ.FT
LAND USE:	SF - SINGLE FAMILY DISTRICT
FLOOD ZONE:	ZONE AE (EL.8)
<b>SETBACKS - TWO STORY RESIDENCE</b>	
<b>FRONT:</b>	
REQUIRED	30'-0"
EXISTING	±7'-8"
PROPOSED	±7'-10" <b>VARIANCE REQUESTED 22"</b>
<b>SIDE:</b>	
REQUIRED	5'-0"
EXISTING	±22'-3"
PROPOSED	5'-11"
<b>STREET SIDE:</b>	
REQUIRED	10'-0"
EXISTING	±23'-10"
PROPOSED	NO CHANGE
<b>REAR:</b>	
REQUIRED	25'-0"
EXISTING	±4'-0"
PROPOSED	NO CHANGE <b>VARIANCE REQUESTED 21'0"</b>
<b>MAXIMUM IMPERVIOUS SURFACE RATIO:</b>	
REQUIRED	50% MAX. (2,585.5 SQ.FT.)
EXISTING	46.8% (± 2,420 SQ.FT.)
PROPOSED	46.8% (± 2,420 SQ.FT.)
<b>BUILDINGS</b>	
	± 2,065 SF
<b>CONCRETE &amp; STEPS</b>	
	±141 SF
<b>BRICK DRIVEWAY</b>	
	± 64 SF
<b>SIDEWALK</b>	
	± 34 SF
<b>CONCRETE PAVERS</b>	
	± 99 SF
<b>EXISTING LOW WALL</b>	
	± 17 SF
<b>TOTAL</b>	
	± 2,420 SF
<b>MAXIMUM BUILDING COVERAGE:</b>	
REQUIRED	35% MAX. (±1,809.85 SQ.FT.)
EXISTING	30.61% (± 1,583 SQ.FT.)
PROPOSED	40% (± 2,065 SQ.FT.) <b>VARIANCE REQUESTED 5% OR 255 SQ.FT.</b>
<b>MINIMUM OPEN SPACE:</b>	
REQUIRED	35% MIN. (± 1,809.85 SQ.FT)
EXISTING	53.2% (±2,751 SQ.FT.)
PROPOSED	52.7% (±2,725 SQ.FT.)
<b>MAXIMUM HEIGHT:</b>	
REQUIRED	25 FT + 5 FT NONHABITABLE = 30 FT MAX.
PROPOSED	21'-4" + 3'-11" NONHABITABLE = 25'-3" TOTAL HEIGHT

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



**ARTIBUS DESIGN**  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT:  
DANA BALMACEDA

PROJECT: 1426 SIXTH STREET

SITE: 1426 SIXTH STREET  
KEY WEST, FL 33040

TITLE: SITE PLAN

SCALE AT 1/8"=1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	11/13/21	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2105-10	C-101	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL.  
SIGNATURE:  
DATE:  
SERIE MARIKADY  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71481





# MONROE COUNTY RESIDENTIAL STORMWATER RETENTION CALCULATION SHEET

**1. Determine Total Impervious Coverage on site:**

a. Determine Impervious Coverage EXISTING prior to new improvement:

Roof/slabs	A	1,583.00	ft <sup>2</sup>	Sidewalks	D	272.00	ft <sup>2</sup>	
Decks / Patios	B	501.00	ft <sup>2</sup>	Pool/Deck	E		ft <sup>2</sup>	
Driveways	C	64.00	ft <sup>2</sup>	Other	F		ft <sup>2</sup>	
Impervious Coverage EXISTING prior to improvement (A + B + C + D + E + F)							2,420.00	1a

b. Determine NEW Impervious Coverage PROPOSED with improvement:

Roof/slabs	A	215.00	ft <sup>2</sup>	Sidewalks	D		ft <sup>2</sup>	
Decks / Patios	B		ft <sup>2</sup>	Pool/Deck	E		ft <sup>2</sup>	
Driveways	C		ft <sup>2</sup>	Other	F		ft <sup>2</sup>	
Impervious Coverage PROPOSED with improvement (A + B + C + D + E + F)							215.00	1b

Total Impervious Coverage: EXISTING + PROPOSED (1a+1b)							2,635.00	1
--	--	--	--	--	--	--	----------	---

**2. Determine Percentage of Impervious Coverage on site:**

$$\frac{2,635.00 \text{ ft}^2}{5,171.00 \text{ ft}^2} = 50.96\%$$
 Total Impervious Coverage / Total Lot Area = % of Impervious Coverage

**3. Determine "Disturbed Area" [(114-3(f)(2) 4]**

$$5,171.00 \text{ ft}^2 - 0.00 \text{ ft}^2 = 5,171.00 \text{ ft}^2$$
 Total Lot Area - Native Vegetation - If no BMP enter "0" = Disturbed Area

For the purposes of this section, the term "disturbed area" includes the entire lot except that the areas covered by the following best management practices (BMP) shall be subtracted from the calculation of disturbed area: (i) Forested upland areas/vegetative buffer strips (both natural and manmade) which will be retained intact and over or through which vehicular access or travel is not possible and will not occur; and (ii) Open water surfaces and wetlands (salt marsh, buttonwood, mangroves, or freshwater marsh habitat types). It will be the responsibility of the applicant to affirmatively demonstrate that the best management practices used for the project are designed, constructed, and maintained properly.

**4. Determine Required Swale Volume – Complete a, b, or c:**

a. For a NEW home with less than 40% Impervious Coverage, use:

$$5,171.00 \text{ ft}^2 \times 0.083 = 429.91 \text{ ft}^3$$
 Disturbed Area Swale Volume

b. For a NEW home with 40% or greater Impervious Coverage, use:

$$5,171.00 \text{ ft}^2 \times 0.208 \times 50.96\% = 544.72 \text{ ft}^3$$
 Disturbed Area % of Impervious Coverage Swale Volume

c. When only new impervious area requires storm water retention (Existing Single Family & Duplexes Only):

1. When the total lot impervious coverage remains below 40% after the additional development:  

$$215.00 \text{ ft}^2 \times 0.083 = 17.85 \text{ ft}^3$$
 Impervious Coverage PROPOSED Swale Volume Added Swale Volume

2. When the new development increases the total lot impervious area to 40% or above:  

$$215.00 \text{ ft}^2 \times 0.208 = 44.72 \text{ ft}^3$$
 Impervious Coverage PROPOSED Swale Volume Added Swale Volume

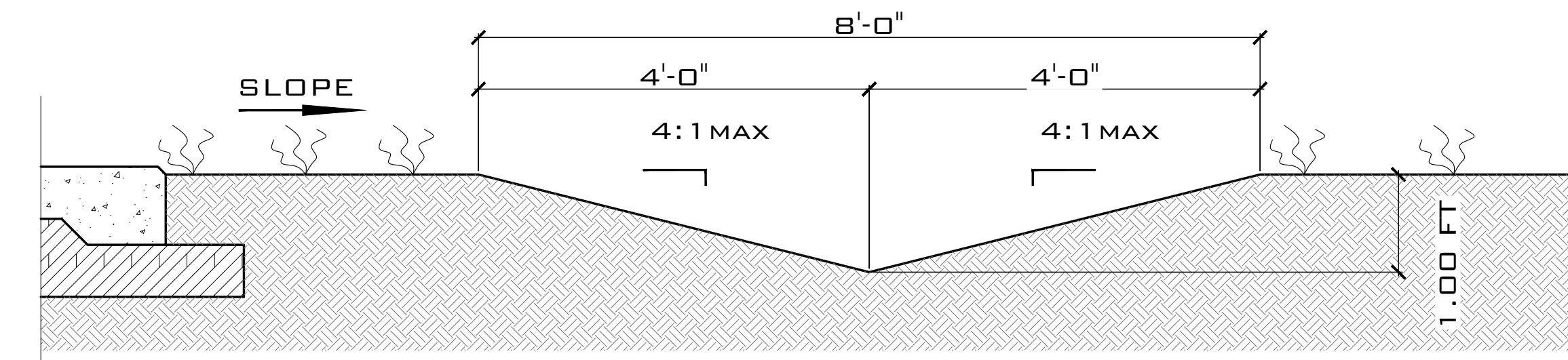
**5. Determine Swale Length (Swale side slopes must be no steeper than 4:1)**

$$\frac{(8.00 \text{ ft} \times 1.00 \text{ ft})}{2} = 4.00 \text{ ft}^2$$
 Width Depth Cross Sectional Area\*\*

$$\frac{44.72 \text{ ft}^3}{4.00 \text{ ft}^2} = 11.18 \text{ ft}$$
 Swale Volume Cross Sectional Area Swale Length

Either 4 - a, b, c1 or c2 (\*\*e.g. a V-shaped swale with 4:1 slopes, 8 feet wide and 1 foot deep has 4 SF of Cross Sectional Area.)

NO CHANGES TO IMPERVIOUS AREAS ARE PROPOSED  
SWALE IS PROVIDED FOR ADDITIONAL STORMWATER  
MANAGEMENT IMPROVEMENTS



TYPICAL 8'-0" FT. SWALE DETAIL (WIDTH VARIES)  
SCALE: 1"=1'-0"

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



ARTIBUS DESIGN  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: DANA BALMaceda

PROJECT: 1426 SIXTH STREET

SITE: 1426 SIXTH STREET  
KEY WEST, FL 33040

TITLE: SWALE DETAILS

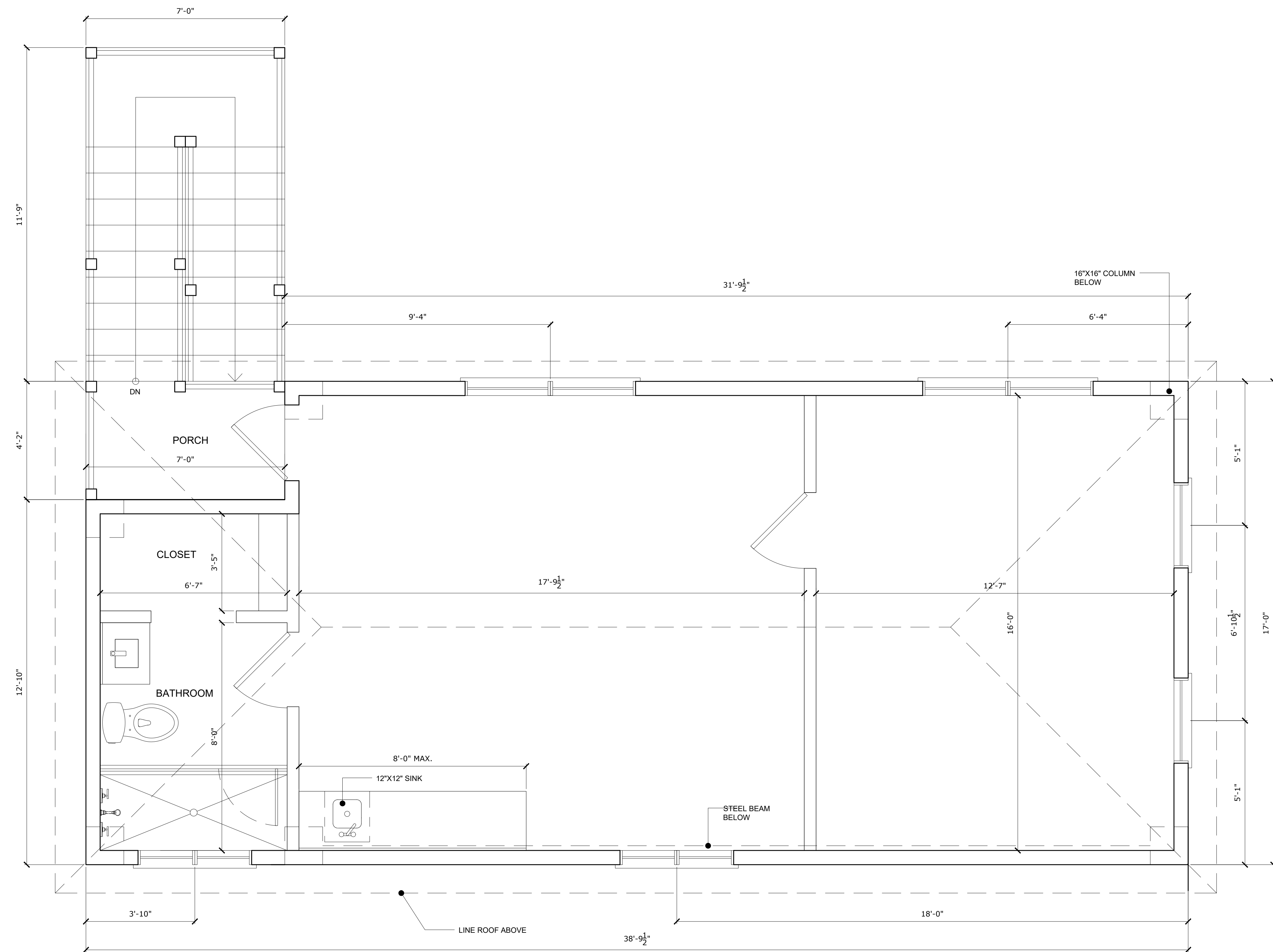
SCALE AT 1"X1'?	DATE:	DRAWN:	CHECKED:
AS SHOWN	11/13/21	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2105-10	C-102	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
SEBASTIAN MARIANO  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 74881

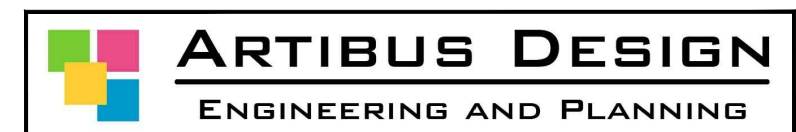
Source: These Formulas are derived from the criteria for Water Quality treatment in paragraphs (f)(2)(b) & a. of Monroe County Code 114-3. Updated 9/5/2012





**FLOOR PLAN PROPOSED**  
SCALE : 3/8"=1'-0"

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



**ARTIBUS DESIGN**  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: DANA BALMaceda

PROJECT: 1426 SIXTH STREET

SITE: 1426 SIXTH STREET  
KEY WEST, FL 33040

TITLE: FLOOR PLANS

SCALE AT 1/4"=1'-0":	DATE:	DRAWN:	CHECKED:
AS SHOWN	11/13/21	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2105-10	A-101	1	

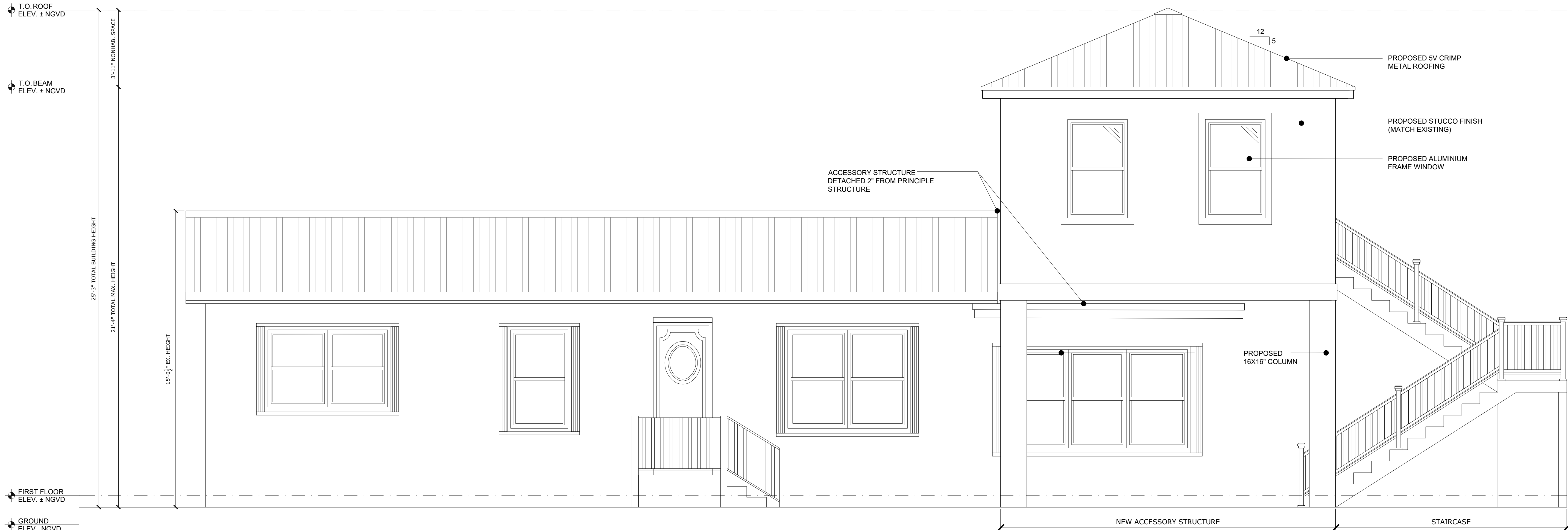
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:  
DATE:

SEBIE MARIAPAZZO  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 07482



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



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

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

SEBIE MARIKADY  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 07482

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



**ARTIBUS DESIGN**  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

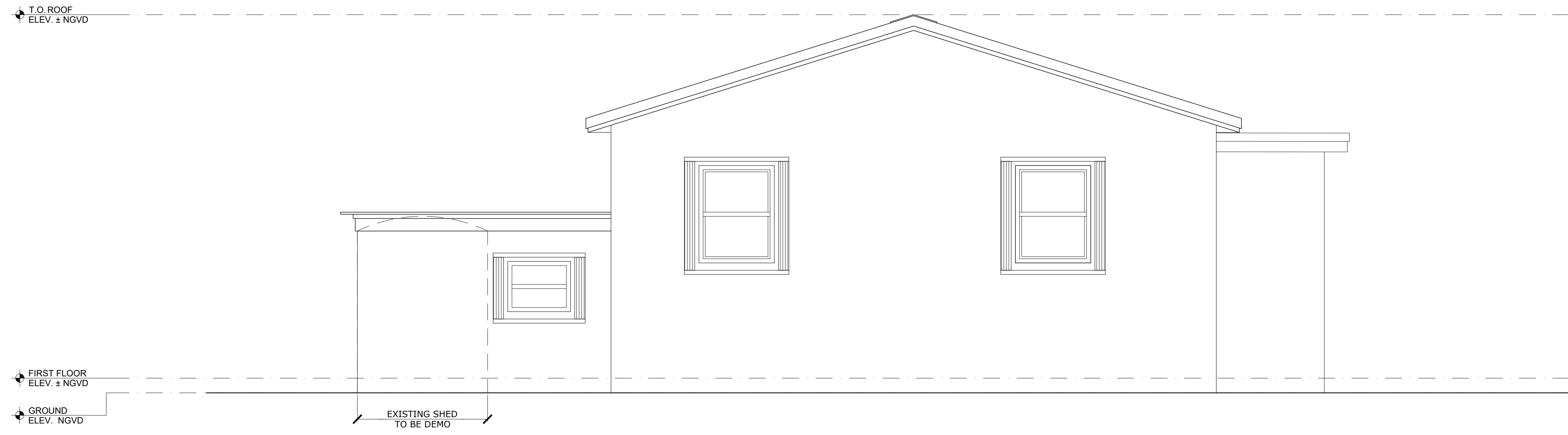
CLIENT: DANA BALMACEA

PROJECT: 1426 SIXTH STREET

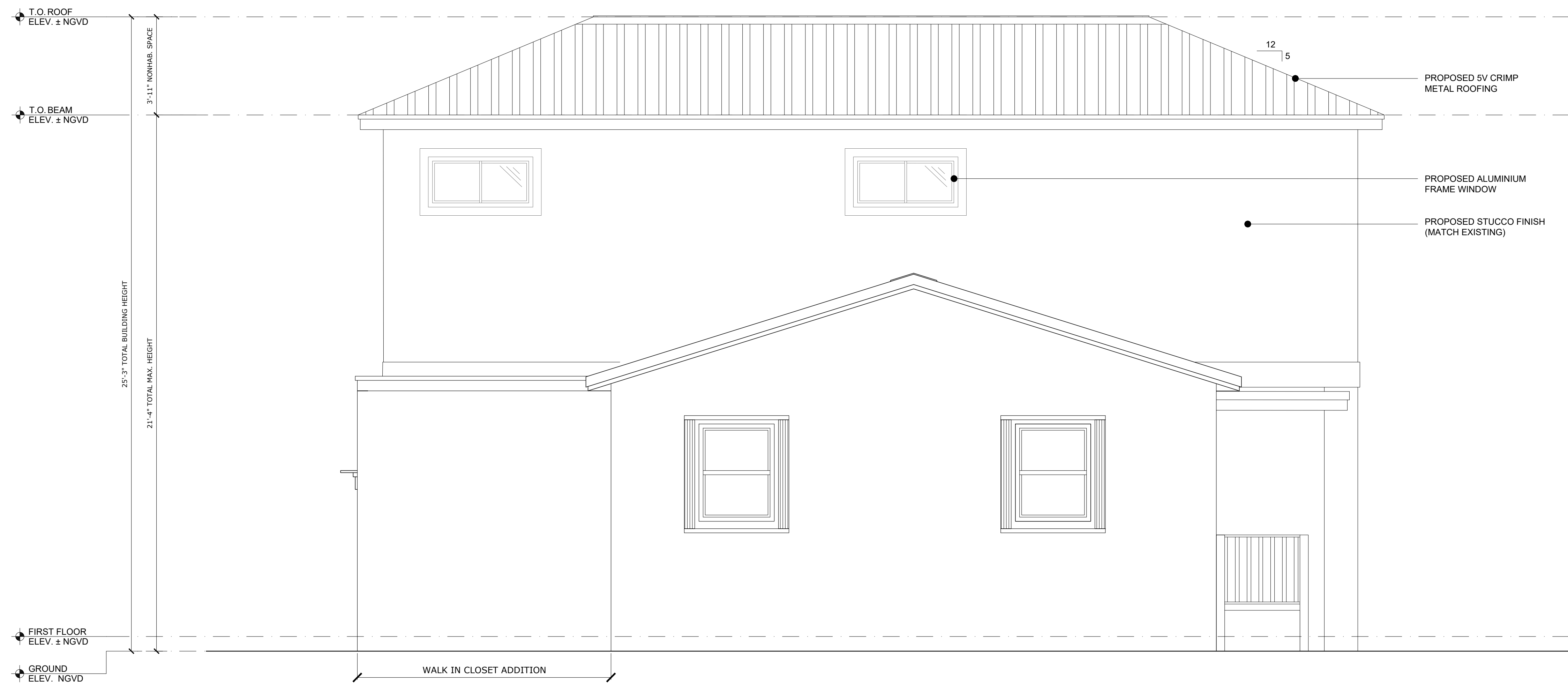
SITE: 1426 SIXTH STREET  
KEY WEST, FL 33040

TITLE: ELEVATIONS

SCALE AT 1/4"=1'-0":	DATE:	DRAWN:	CHECKED:
AS SHOWN	11/13/21	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2105-10	A-201	1	



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



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

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



**ARTIBUS DESIGN**  
 3710 N. ROOSEVELT BLVD  
 KEY WEST, FL 33040  
 (305) 304-3512  
 WWW.ARTIBUSDESIGN.COM  
 CA # 30835

CLIENT: DANA BALMACEA

PROJECT: 1426 SIXTH STREET

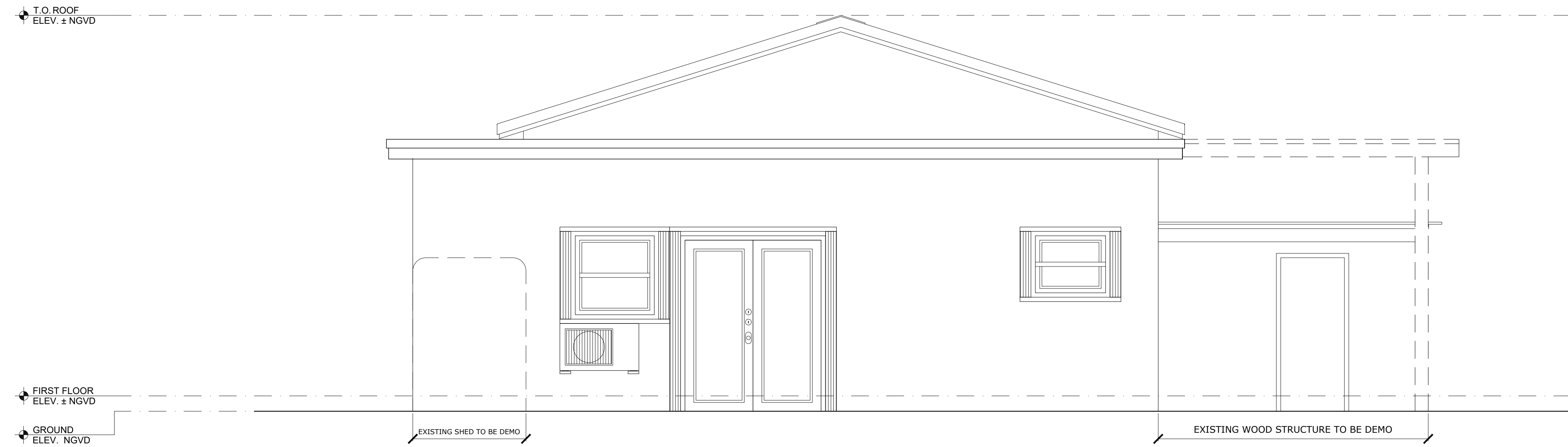
SITE: 1426 SIXTH STREET  
 KEY WEST, FL 33040

TITLE: ELEVATIONS

SCALE AT 1/4"=1'-0":	DATE:	DRAWN:	CHECKED:
AS SHOWN	11/13/21	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2105-10	A-202	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:  
 DATE:  
 SERGE MARAFAXO  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO. 07482

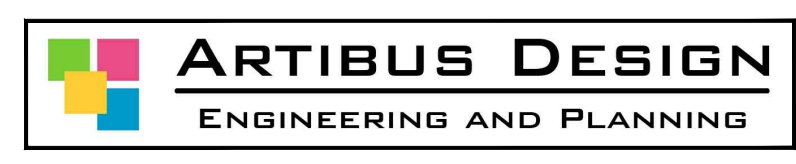


EXISTING RIGHT SIDE ELEVATION  
SCALE : 3/8"=1'-0"



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

REV.	DESCRIPTION:	BY:	DATE:



**ARTIBUS DESIGN**  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: DANA BALMaceda

PROJECT: 1426 SIXTH STREET

SITE: 1426 SIXTH STREET  
KEY WEST, FL 33040

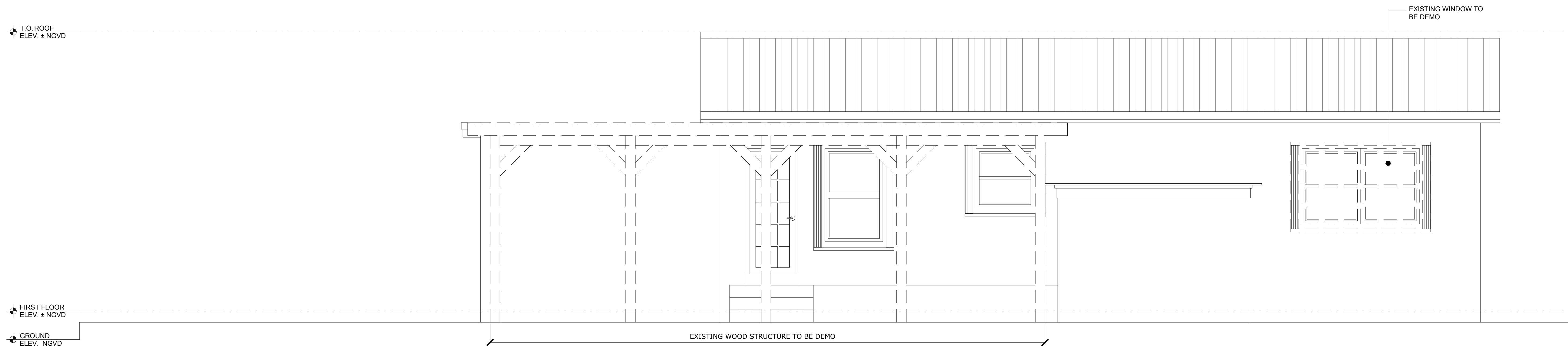
TITLE: ELEVATIONS

SCALE AT 1/4"=1'-0": AS SHOWN	DATE: 11/13/21	DRAWN: VF	CHECKED: SM
PROJECT NO: 2105-10	DRAWING NO: A-203	REVISION: 1	

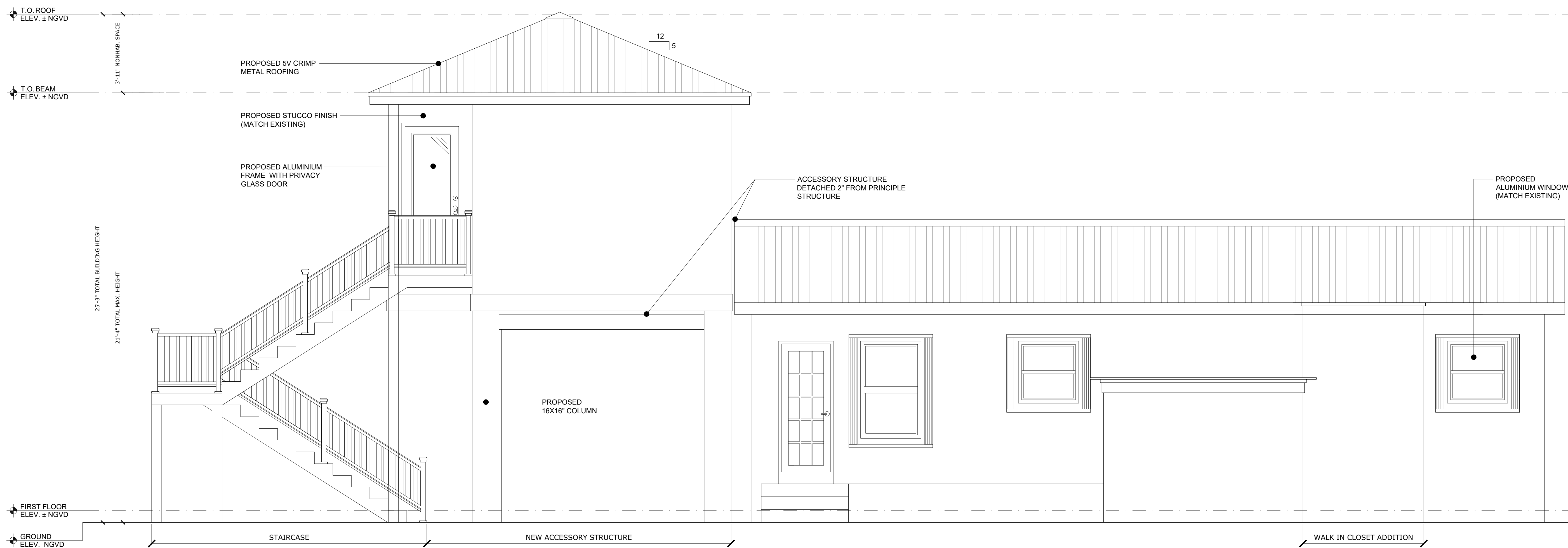
THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:  
DATE:

SEBIE MARAFIADY  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 07482

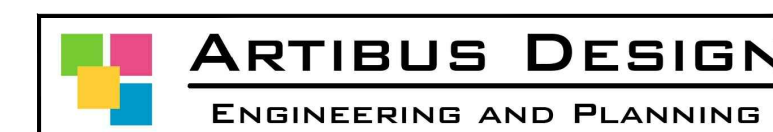


EXISTING REAR ELEVATION  
SCALE : 3/8"=1'-0"



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

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			



**ARTIBUS DESIGN**  
3710 N. ROOSEVELT BLVD  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: DANA BALMaceda

PROJECT: 1426 SIXTH STREET

SITE: 1426 SIXTH STREET  
KEY WEST, FL 33040

TITLE: ELEVATIONS

SCALE AT 1/4"=1'-0":	DATE:	DRAWN:	CHECKED:
AS SHOWN	11/13/21	VF	SM
PROJECT NO:	DRAWING NO:	REVISION:	
2105-10	A-204	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE:  
DATE:

SEBIE MARAFIQDY  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 07482

# **Verification Form**







City of Key West  
Planning Department

Verification Form  
(Where Owner is the applicant)

I, Dana Balmaeceda being duly sworn, depose and say that I am the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1426 6<sup>th</sup> St., Key West, FL 33040  
*Street address of subject property*

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

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.

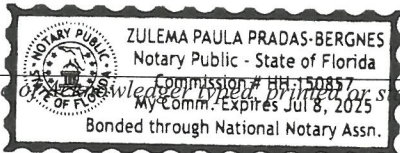
Dana Balmaeceda  
*Signature of Owner*

Subscribed and sworn to (or affirmed) before me on this September 2<sup>nd</sup>, 2021 by  
Dana Balmaeceda *date*

*Name of Owner*

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

Zulema Prada-Bergnes  
*Notary's Signature and Seal*



Name of Swearer typed, printed or stamped

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



**Deed**

Doc# 1766163 11/09/2009 4:14PM  
Filed & Recorded in Official Records of  
MONROE COUNTY DANNY L. KOLHAGE

\$195,000.00

This Instrument Prepared by and Return to:  
Sanchez & Ashby, P.A.  
1720 North Roosevelt Blvd.  
Key West, FL 33040  
(305) 293-0084

11/09/2009 4:14PM  
DEED DOC STAMP CL: MARGO \$1,365.00

Parcel ID Number: 00045600-000000

Doc# 1766163  
Bk# 2439 Pg# 1569

# Warranty Deed

This Indenture, Made this 6th day of November, 2009 A.D., Between City First Mortgage Corp., a corporation existing under the laws of the State of Florida of the County of BROWARD, State of Florida, grantor, and Jose Balmaceda and Dana Balmaceda, as tenants by the entirety.

whose address is: , KEY WEST, FL 33040

of the County of MONROE, State of Florida, grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of MONROE State of Florida to wit:

On the Island of Key West and known on Key West Realty Co.'s Subdivision No. 1 of Tract 21 and Salt Pond Lots 1, 2, 3, 4 and 5, as Lot 7, Block 6, according to the plat thereof recorded in Plat Book 1, Page 43, Commence at the Northwest corner of Flagler Avenue and Sixth Street and running thence in a Westerly direction along Flagler Avenue 44'8"; thence at right angles in a Northerly direction 100' to an alley; thence at right angles in an Easterly direction along said alley, 58'9"; thence in a Southerly direction along Sixth Street 100' to the Point of Beginning, lying and being in Monroe County, Florida.

\* Subject to current taxes, easements and restrictions of record.

MONROE COUNTY  
OFFICIAL RECORDS

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

City First Mortgage Corp.

Printed Name: CLARIVEL FINLAY By: Stephen Fiske (Seal)  
Witness: Angela M. Tan P.O. Address: 5821 Hollywood Blvd., Ste 200, HOLLYWOOD, FL 33021

Printed Name: Angela M. Tan  
Witness

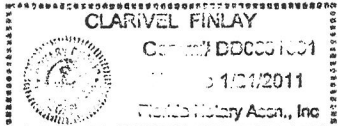


(Corporate Seal)

STATE OF Florida  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 5th day of November, 2009 by Stephen Fiske, President of City First Mortgage Corp., a Florida Corporation, on behalf of the corporation

he is personally known to me or he has produced his Florida driver's license as identification.



Printed Name: CLARIVEL FINLAY  
Notary Public  
My Commission Expires:

