

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: \$2,300.00 / After-the-Fact: \$4,300.00

(includes \$200.00 advertising/noticing fee and \$100.00 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: 819 White Street

Zoning District: HMDR

Real Estate (RE) #: 00024890-000000

Property located within the Historic District? Yes No

APPLICANT:

Owner Authorized Representative

Name: Albert Hall II Mailing Address: 1204 Pine St

City: Key West State: FL Zip: 333040

Home/Mobile Phone: 305-741-7039 Office: _____ Fax: _____

Email: angless@gwi.net

PROPERTY OWNER: (if different than above)

Name: Albert Hall II Mailing Address: _____

City: _____ State: _____ Zip: _____

Home/Mobile Phone: _____ Office: _____ Fax: _____

Email: _____

Description of Proposed Construction, Development, and Use: Construction of roof over approved deck

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

side setback / front setback

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
over deck

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	0.2% (X)			
Size of Site	2,401.7 sf			
Height	30ft.	N/A	16ft.	No change
Front Setback	10 ft.	7.9 ft.	7.5 ft.	Increase in non-conformity
Side Setback	5 ft.	1 ft. 4 in.	1 ft. 4 in.	No change
Side Setback	-	-	-	-
Street Side Setback	7.5 ft.	4.5 ft.	4.5 ft.	No change*
Rear Setback	15 ft.	0.0 ft.	3 ft. 5 in.	improvement
F.A.R				
Building Coverage	40%	59.45%	56.49%	improvement
Impervious Surface	60%	61.30%	55.88%	improvement
Parking	None	None	None	
Handicap Parking	None	None	None	
Bicycle Parking	None	None	None	
Open Space/ Landscaping	35%	39.03%	42.11%	improvement
Number and type of units	1 residential	2 residential	1 residential	improvement
Consumption Area or Number of seats	-	-	-	-

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.

*NOTE: Existing streetside setback and proposed streetside setback of east wing of the structure is 4.5 feet. Streetside setback of new proposed roof over porch is 5 ft. 6 inches - 1 foot less than existing non-conformity. The "Increase in Existing Non-Conformity" applies only to the proposed roof over the side porch.

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.

visual impairment. Side porch with no railing provided no visual cue of deck edge for owner with limited peripheral vision impairment.

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

Special conditions of owner's wife were a result of a serious health condition, which damaged her vision. Not negligent but variance is required to provide for wife's safety.

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.

ADA Accessible Use. Granting of variance simply provides applicant's spouse with safe ingress/egress to house.

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.

wife fell off deck. Without an obvious visual landmark delineating or suggesting the edge of the open deck, owner's wife cannot safely access the door. She fell off the open deck twice.

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.

This is the minimum variance possible to provide visual cues to edge of the deck. It does not increase the footprint of the structure, nor add new features such as a full railing.

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.

No. The requested variance is harmonious with the neighborhood and the "conch cottage" vernacular. It is consistent with the porch on the White Street side.

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. No other features in the same district were considered as a basis for the variance, though the variance does harmonize with the neighborhood.

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

Verification 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, Albert Haller authorize
Please Print Name(s) of Owner(s) as appears on the deed

Albert Haller
Please Print Name of Representative

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

Albert Haller
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 8/13/2020
Date

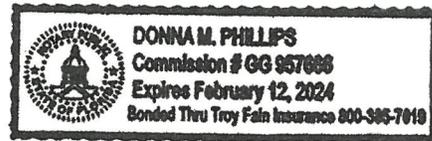
by Albert Haller Albert Haller
Name of Owner

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

Donna M. Phillips
Notary's Signature and Seal

Donna M. Phillips
Name of Acknowledger typed, printed or stamped

GG 957666
Commission Number, if any



**City of Key West
Planning Department**



Verification Form
(Where Owner is the applicant)

I, Albert Hall IV, 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:

819 White Street, 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.

Albert Hall
Signature of Owner

Subscribed and sworn to (or affirmed) before me on this July 29, 2020 by
Albert Hall
Name of Owner

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

Janel K. Jeselskis
Notary's Signature and Seal

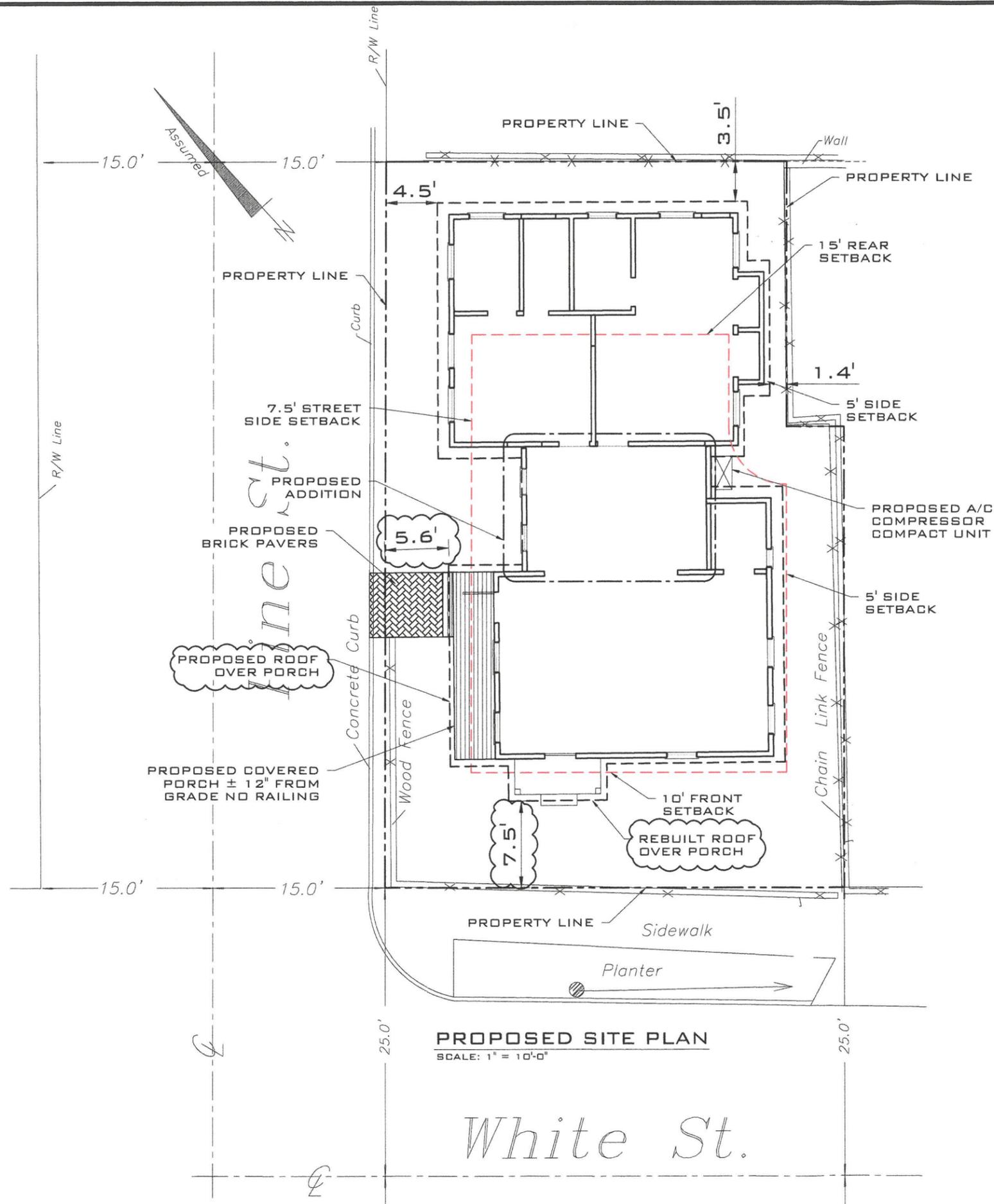
Janel K. Jeselskis
Name of Acknowledger typed, printed or stamped

CG130129
Commission Number, if any



Janel K. Jeselskis
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG130129
Expires 9/25/2021

Boundary Survey



SITE DATA:

TOTAL SITE AREA: ±2,401.70 SQ.FT

LAND USE: HMDR
FLOOD ZONE: 0.2%

SETBACKS

FRONT:
REQUIRED 10 FT
EXISTING ±7.9 FT
PROPOSED ±7.5 FT
INCREASE IN NONCONFORMITY

STREET SIDE:
REQUIRED 7.5 FT
EXISTING ±4'-5"
PROPOSED NO CHANGE
INCREASE IN NONCONFORMITY

SIDE:
REQUIRED 5 FT
EXISTING ±1'-4"
PROPOSED NO CHANGE

REAR:
REQUIRED 15 FT
EXISTING ±0'-0"
PROPOSED ±3'-5"
IMPROVEMENT

MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 60% (1,441.02 SQ.FT.)
EXISTING 61.30% (±1,472.35 SQ.FT.)
PROPOSED 55.88% (±1,390.30 SQ.FT.)
IMPROVEMENT

MAXIMUM BUILDING COVERAGE:

REQUIRED 40.00% (960.68 SQ.FT)
EXISTING 59.45% (±1,427.82 SQ.FT.)
PROPOSED 56.49% (±1,356.83 SQ.FT.)
IMPROVEMENT

OPEN SPACE MINIMUM:

REQUIRED 35% (840.59 SQ.FT)
EXISTING 39.03% (±937.32 SQ.FT.)
PROPOSED 42.11% (±1,011.40 SQ.FT.)
IMPROVEMENT

MAXIMUM HEIGHT: 30 FT

EXISTING N/A
PROPOSED NO CHANGE

REV:	DESCRIPTION:	BY:	DATE:
	STATUS: FINAL		



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

CLIENT: **BUD HALL**

PROJECT: **819 WHITE ST/
1202 PINE ST**

SITE: **819 WHITE ST/1202 PINE ST
KEY WEST, FL 33040**

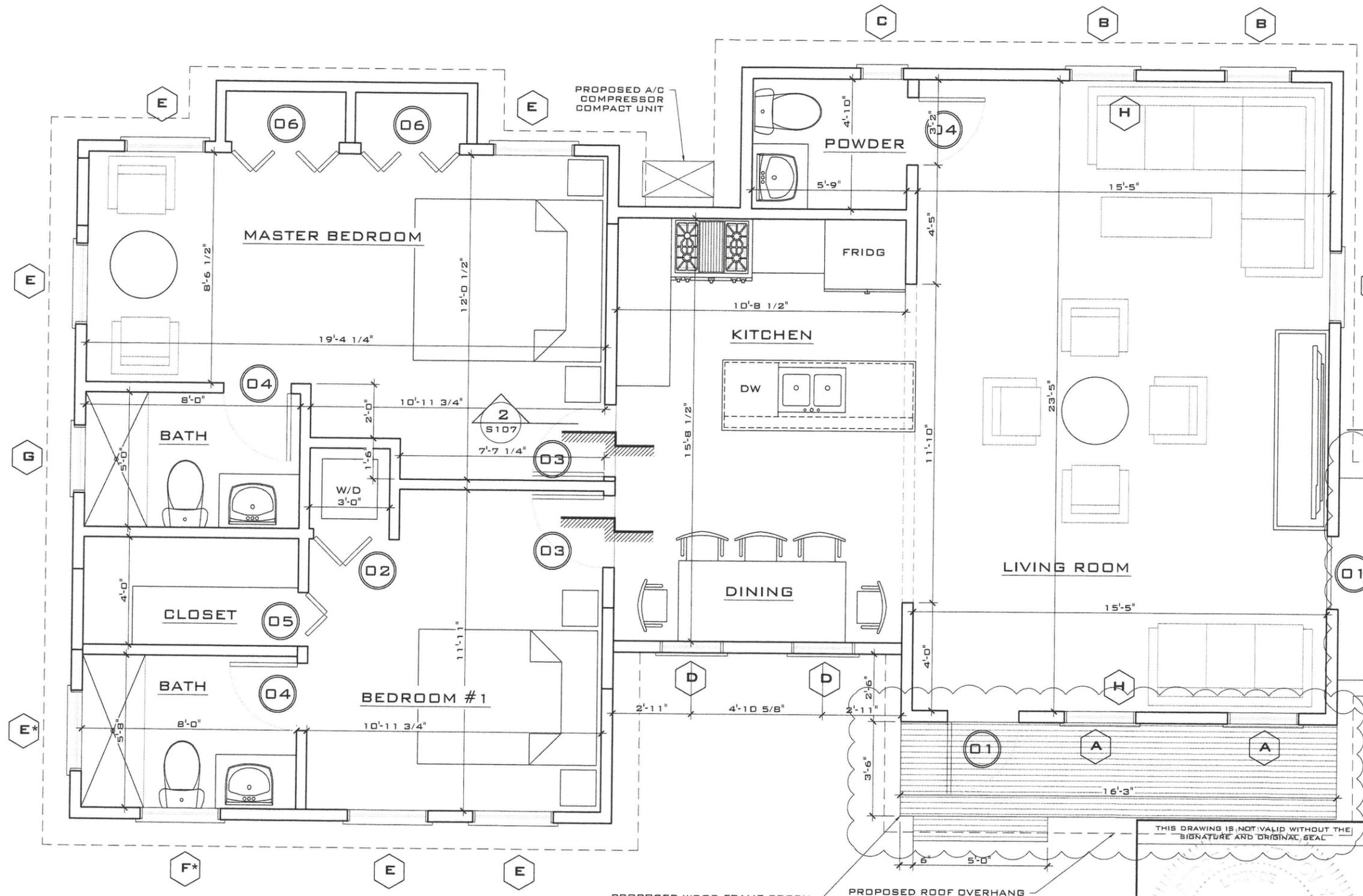
TITLE: **PROPOSED SITE PLAN**

SCALE AT 1:1x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/09/20	JPM	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1806-09	C-102	1	

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

SIGNATURE: *[Signature]*
DATE: **MAR 10 2020**
SERGE MASHTAKOV
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480

Ukg' Rnc p



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

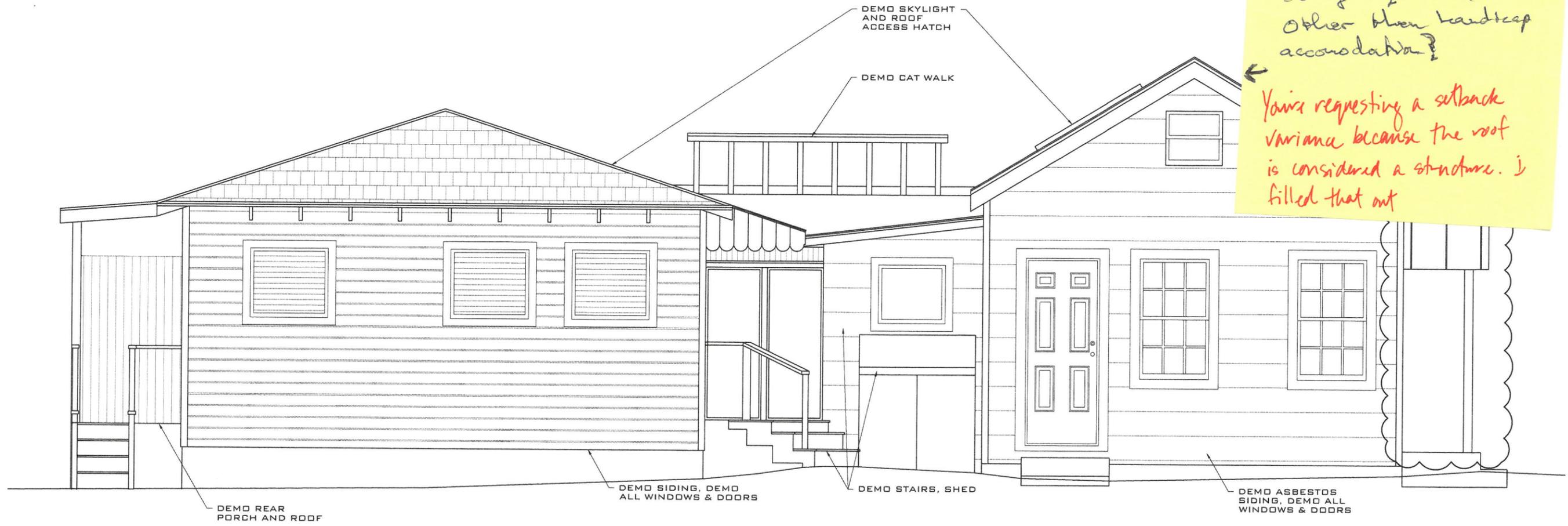
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DATE: MAR 10 2023

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STATE OF FLORIDA
LICENSE NO 71480

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ARTIBUS DESIGN 3710 N. ROOSEVELT BLVD KEY WEST, FL 33040 (305) 304-3512 WWW.ARTIBUSDESIGN.COM CA # 30835		
CLIENT:	BUD HALL	
PROJECT:	819 WHITE ST/ 1202 PINE ST	
SITE:	819 WHITE ST/1202 PINE ST KEY WEST, FL 33040	
TITLE:	PROPOSED FLOOR PLAN	
SCALE AT 1/4" = 1'-0"	DATE:	CHECKED:
AS SHOWN	03/09/20	MNS
PROJECT NO:	DRAWING NO:	REVISION:
1806-09	A-102	1



*How to list description handicap
 ← what is specific variance being requested?
 other than handicap accommodation?
 ← You're requesting a setback variance because the roof is considered a structure. I filled that out*

EXISTING STREET SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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CLIENT: **BUD HALL**

PROJECT: **819 WHITE ST/
 1202 PINE ST**

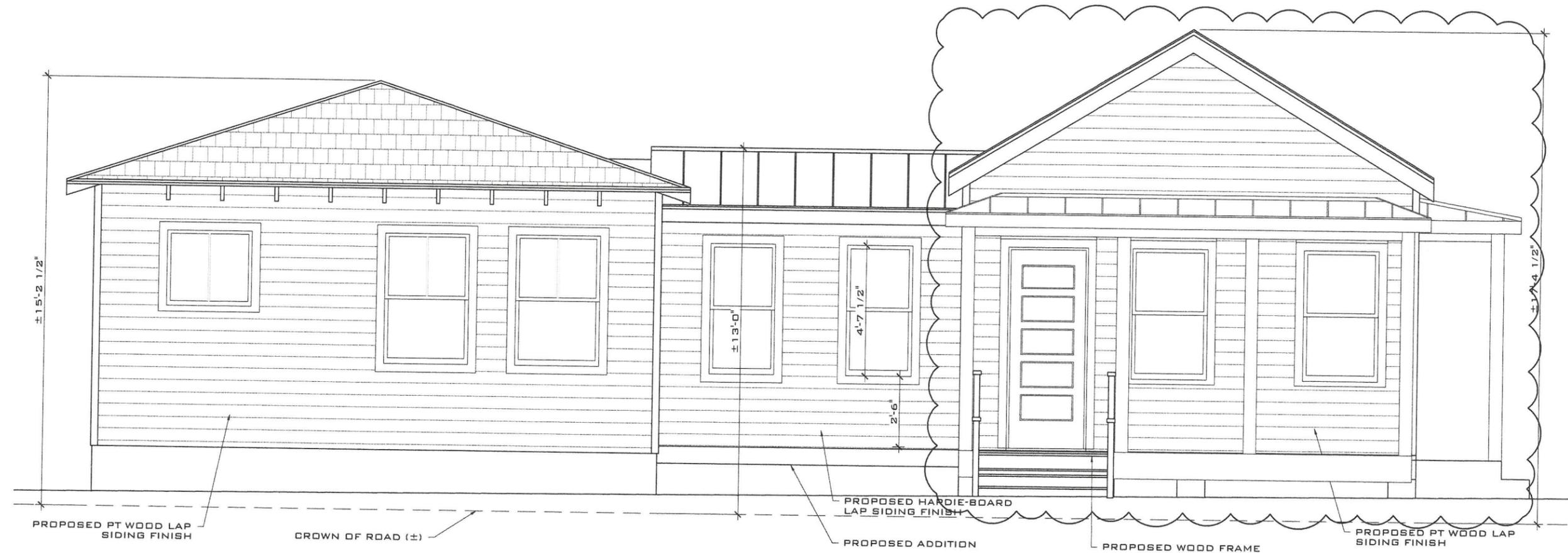
SITE: **819 WHITE ST/1202 PINE ST
 KEY WEST, FL 33040**

TITLE: **EXISTING STREET
 SIDE ELEVATION**

SCALE AT 1/4" = 1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/09/20	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
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PROPOSED STREET SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

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STATUS:		FINAL	



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1202 PINE ST**

SITE: **819 WHITE ST/1202 PINE ST
KEY WEST, FL 33040**

TITLE: **PROPOSED STREET
SIDE ELEVATION**

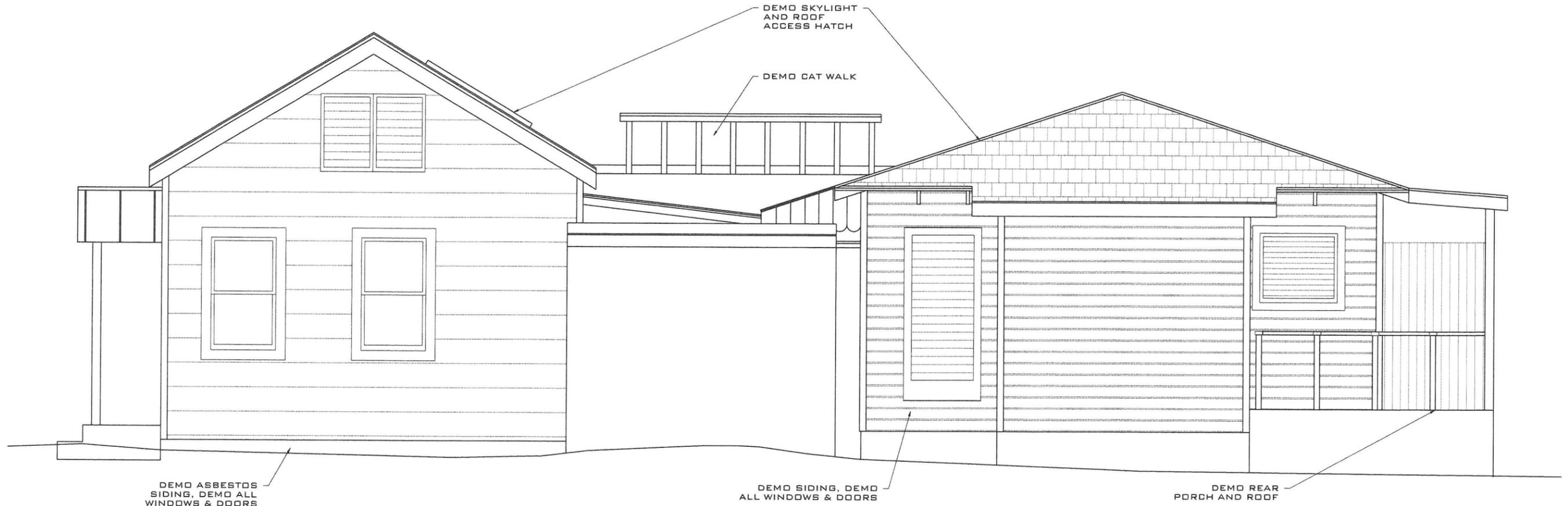
SCALE AT 1/4" = 1'-0":	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/09/20	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
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EXISTING SIDE ELEVATION

SCALE: 1/4" = 1'-0"

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PROJECT: **819 WHITE ST/
 1202 PINE ST**

SITE: **819 WHITE ST/1202 PINE ST
 KEY WEST, FL 33040**

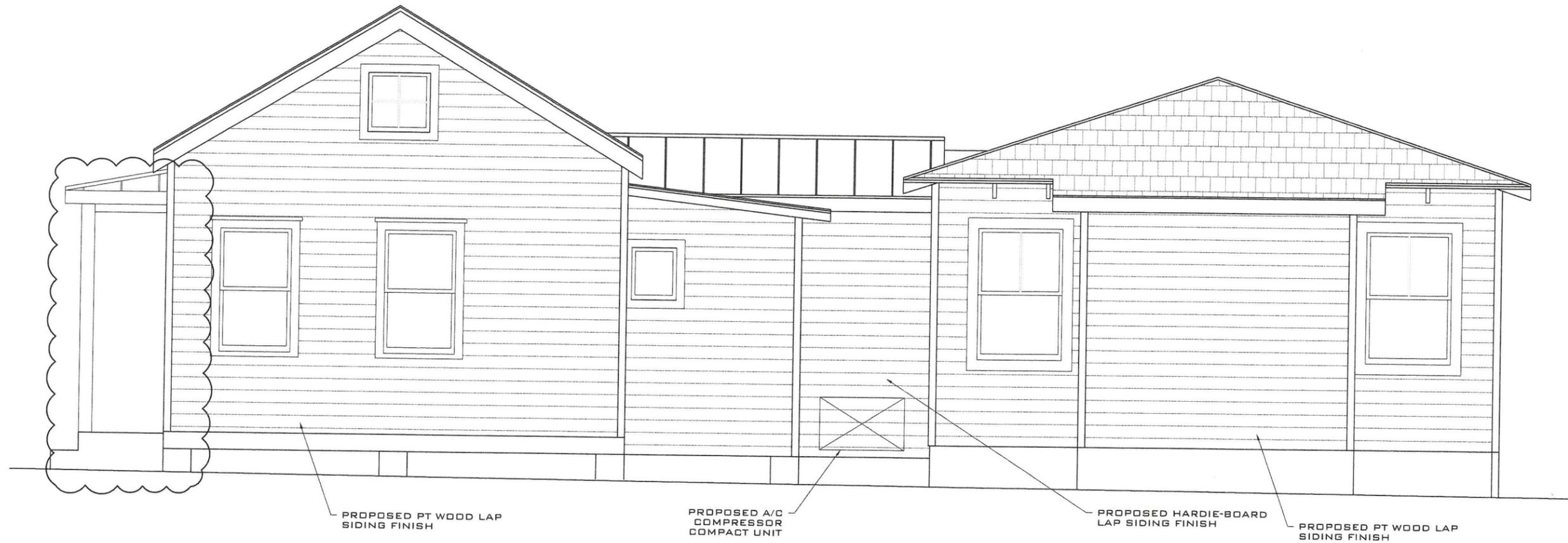
TITLE: **EXISTING SIDE
 ELEVATION**

SCALE AT 1/4" = 1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/09/20	MNS	BAM
PROJECT NO:	DRAWING NO:	REVISION:	
1806-09	A-106	1	

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PROPOSED PT WOOD LAP SIDING FINISH

PROPOSED A/C COMPRESSOR COMPACT UNIT

PROPOSED HARDIE-BOARD LAP SIDING FINISH

PROPOSED PT WOOD LAP SIDING FINISH

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

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



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CLIENT: **BUD HALL**

PROJECT: **819 WHITE ST/
1202 PINE ST**

SITE: **819 WHITE ST/1202 PINE ST
KEY WEST, FL 33040**

TITLE: **PROPOSED SIDE
ELEVATION**

SCALE AT 1/4" = 1'-0": AS SHOWN	DATE: 03/09/20	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1806-09	DRAWING NO: A-107	REVISION: 1	

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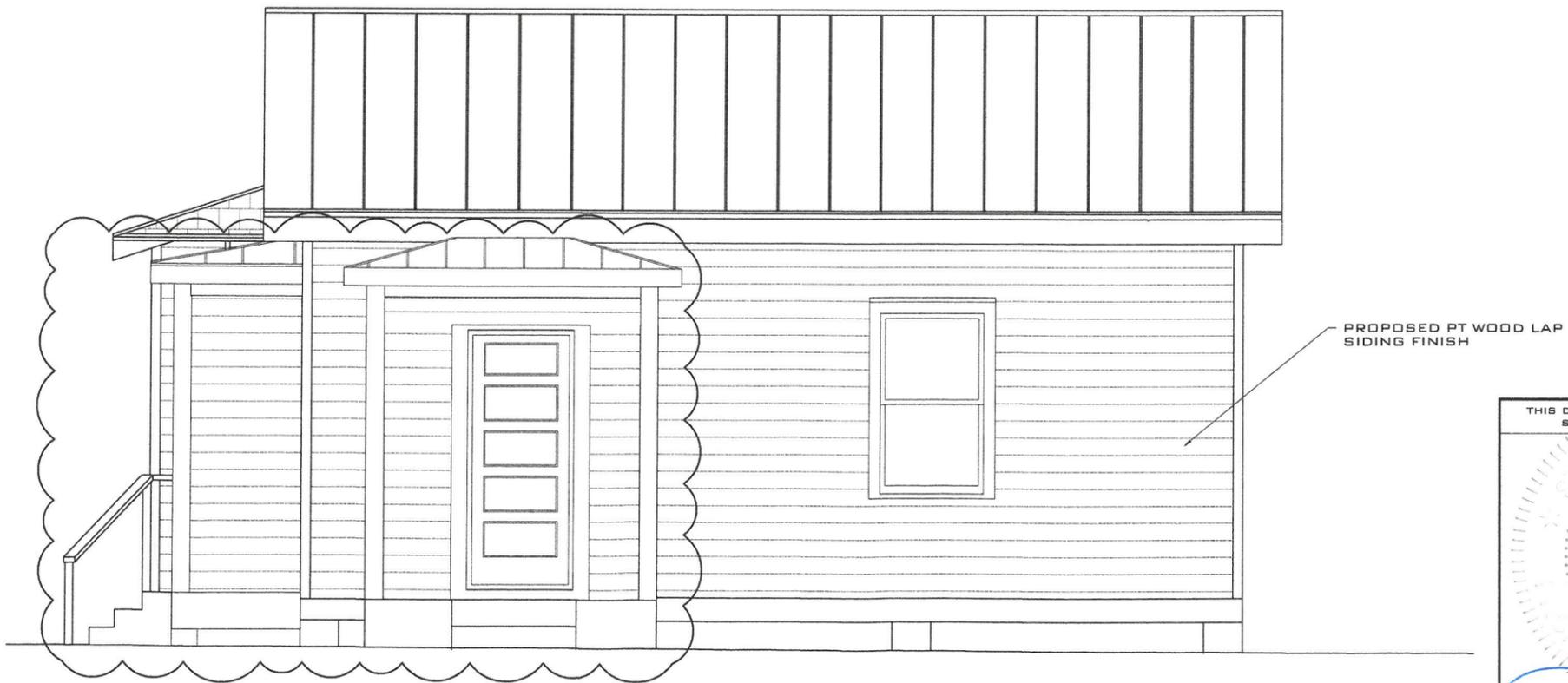
DATE: **MAR 10 2020**

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PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO 71480



EXISTING FRONT ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1'-0"

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SIGNATURE: *[Signature]*
 DATE: MAR 10 2020

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 STATE OF FLORIDA
 LICENSE NO. 71480

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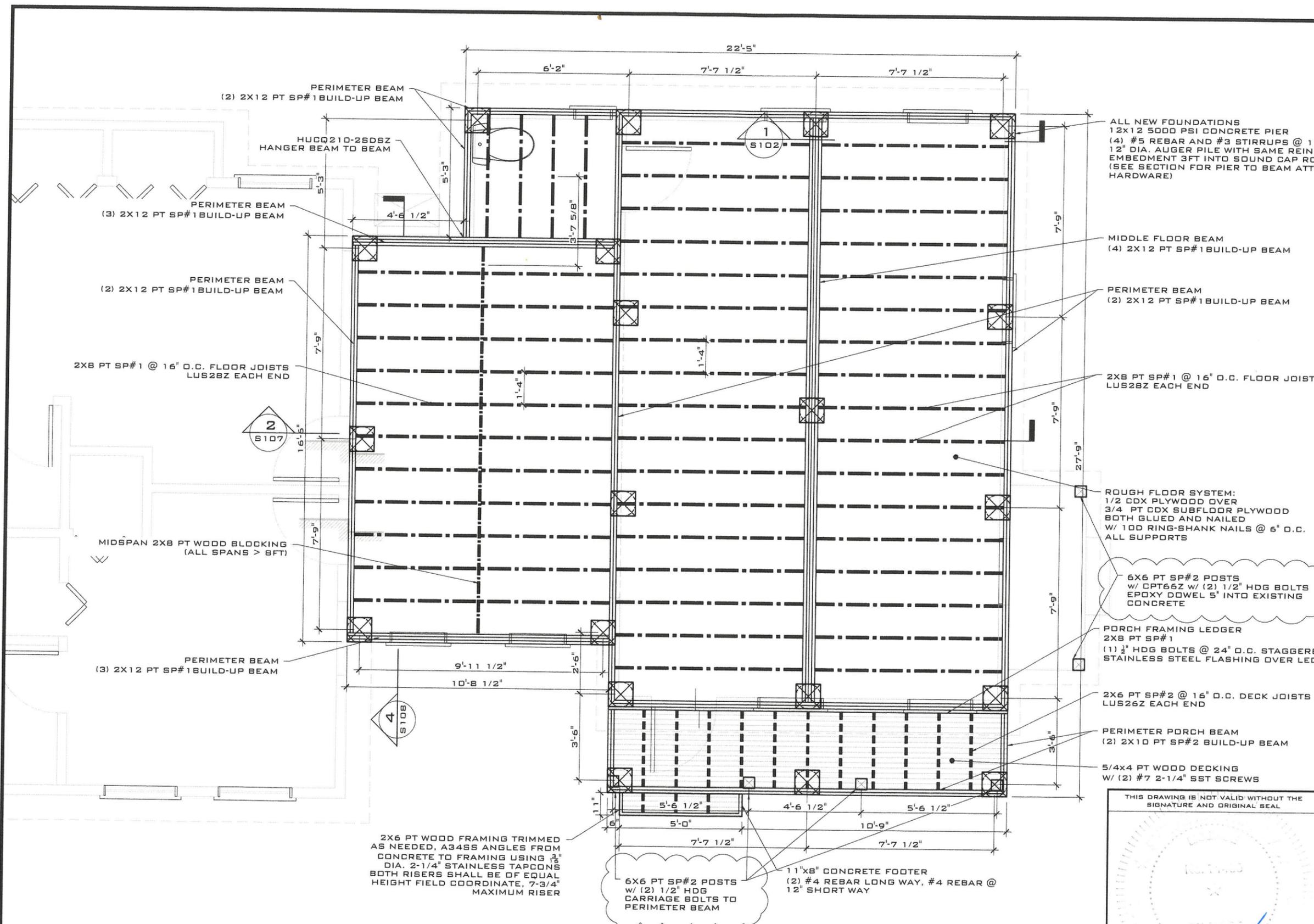
CLIENT: **BUD HALL**

PROJECT: **819 WHITE ST/
 1202 PINE ST**

SITE: **819 WHITE ST/1202 PINE ST
 KEY WEST, FL 33040**

TITLE: **EXISTING/PROPOSED
 FRONT ELEVATION**

SCALE AT 1/4" = 1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/09/20	MNS	SAM
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1806-09	A-108	1	



ALL NEW FOUNDATIONS
 12x12 5000 PSI CONCRETE PIER
 (4) #5 REBAR AND #3 STIRRUPS @ 10" O.C.
 12" DIA. AUGER PILE WITH SAME REINFORCEMENT
 EMBEDMENT 3FT INTO SOUND CAP ROCK
 (SEE SECTION FOR PIER TO BEAM ATTACHMENT
 HARDWARE)

MIDDLE FLOOR BEAM
 (4) 2X12 PT SP#1 BUILD-UP BEAM

PERIMETER BEAM
 (2) 2X12 PT SP#1 BUILD-UP BEAM

2X8 PT SP#1 @ 16" O.C. FLOOR JOISTS
 LUS2BZ EACH END

ROUGH FLOOR SYSTEM:
 1/2 CDX PLYWOOD OVER
 3/4 PT CDX SUBFLOOR PLYWOOD
 BOTH GLUED AND NAILED
 W/ 10D RING-SHANK NAILS @ 6" O.C.
 ALL SUPPORTS

6X6 PT SP#2 POSTS
 W/ CPT66Z W/ (2) 1/2" HDG BOLTS
 EPOXY DOWEL 5" INTO EXISTING
 CONCRETE

PORCH FRAMING LEDGER
 2X8 PT SP#1
 (1) 3/4" HDG BOLTS @ 24" O.C. STAGGERED
 STAINLESS STEEL FLASHING OVER LEDGER

2X6 PT SP#2 @ 16" O.C. DECK JOISTS
 LUS26Z EACH END

PERIMETER PORCH BEAM
 (2) 2X10 PT SP#2 BUILD-UP BEAM

5/4x4 PT WOOD DECKING
 W/ (2) #7 2-1/4" SST SCREWS

2X6 PT WOOD FRAMING TRIMMED
 AS NEEDED, A34SS ANGLES FROM
 CONCRETE TO FRAMING USING 3/8"
 DIA. 2-1/4" STAINLESS TAPCONS
 BOTH RISERS SHALL BE OF EQUAL
 HEIGHT FIELD COORDINATE, 7-3/4"
 MAXIMUM RISER

6X6 PT SP#2 POSTS
 W/ (2) 1/2" HDG
 CARRIAGE BOLTS TO
 PERIMETER BEAM

11'x8" CONCRETE FOOTER
 (2) #4 REBAR LONG WAY, #4 REBAR @
 12" SHORT WAY

**PROPOSED FOUNDATIONS PLAN
 AND FLOOR FRAMING**

SCALE: 1/4" = 1'-0"

REV:	DESCRIPTION:	BY:	DATE:
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PROJECT: **819 WHITE ST/
 1202 PINE ST**

SITE: **819 WHITE ST/1202 PINE ST
 KEY WEST, FL 33040**

TITLE: **PROPOSED FOUNDATIONS/
 FLOOR FRAMING PLAN**

SCALE AT 1/4"=1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	03/09/20	MNS	SAM
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 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO 71480

(2) 2X6 PT SP#2 LEDGER
(1) 1/4" DIA. 6" HDB LAG SCREWS
@ 16" O.C. STAGGERED

2X6 PT SP#2 ROOF
RAFTERS @ 16" O.C.
MTS12Z TO TOP PLATE
LUS26Z TO LEDGER

2X8 PT SP#2 ROOF
RAFTERS @ 16" O.C.
MTS16Z TO TOP PLATE
LS70Z TO RIDGE BOARD

COLLAR TIES
(2) 2X6 PT SP#2
@ 48 O.C.
(2) 3/8" DIA. HDB BOLTS
EACH END

2X10 PT SP#2 RIDGE
BOARD

CRICKET FRAMING
OVER EXISTING ROOF
2X6 PT SP#2 MTS12Z
OR MSTA12Z EACH
SUPPORT

(1) 2X6 PT SP#2 LEDGER W (2) 1/4" DIA. 6"
LONG LAG SCREWS @ 16"

PROPOSED ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

2X6 PT SP#2 FASCIA
AROUND PERIMETER OF
PORCH W/ (2) #10 34 SS
SCREWS EACH SUPPORT

(2) 2X6 PT SP#2 PERIMETER BEAM
W/ (2) 1/2" HDB CARRIAGE BOLTS TO EACH
POST & HUC26-2Z TO HOUSE FRAMING
(OR (2) 1/4" 6" LONG LAG SCREWS

2X6 PT SP#2 HIP BEAM W/
H2.5AZ TO PERIMETER BEAM
& LS50Z TO LEDGER

(2) 2X6 PT SP#2 PERIMETER BEAM
W/ (2) 1/2" HDB CARRIAGE BOLTS TO EACH POST
& HUC26-2Z TO HOUSE FRAMING
(OR (2) 1/4" 6" LONG LAG SCREWS

2X6 PT SP#2 HIP BEAM W/
H2.5AZ TO PERIMETER BEAM
& LS50Z TO LEDGER

6X6 PT SP#2 POSTS

2X6 PT SP#2 RAFTERS W/ LUS26Z
TO LEDGER (OR LS50Z TO HIP
BEAM) & H2.5AZ EACH SUPPORT

2X6 PT SP#2 FASCIA AROUND PERIMETER OF
PORCH W/ (2) #10 34 SS SCREWS EACH SUPPORT

2X6 PT SP#2 FLY-RAFTER & FASCIA
(2) #10 3" STAINLESS STEEL SCREWS EACH SUPPORT
2X6 PT SP#2 OUTRIGGERS @ 24" O.C. MTS12Z
TWIST STRAP TO TOP PLATE LUS26Z TO RAFTER

TRIM END OF RIDGE BOARD
TO MATCH OUTRIGGER DEPTH

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DATE: MAR 10 2020

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TRIM END OF RIDGE BOARD
TO MATCH OUTRIGGER DEPTH

2X6 PT SP#2 OUTRIGGERS
@ 24" O.C. MTS12Z TWIST
STRAP TO TOP PLATE
LUS26Z TO RAFTER

EXISTING 2X6 PT ROOF
RAFTERS (FIELD VERIFY
LOCATION)

PROPOSED 2X8 PT SP#2
ROOF RAFTERS @ 16" O.C.
MTS16Z TO TOP PLATE
LS70Z TO RIDGE BOARD
SISTER TO EXISTING
RAFTERS W/ (2) #10 3"
COATED SCREWS @ 12" O.C.

2X10 PT SP#2 RIDGE BOARD

COLLAR TIES
(2) 2X6 PT SP#2 @ 48 O.C.
(2) 3/8" DIA. HDB BOLTS EACH END

SV-DRIMP ROOFING OVER GRADE
ICE&WATER SHEILD UNDERLAYMENT
INSTALLED PER NOA,
5/8" PT CDX PLYWOOD SHEATHING
10D RING-SHANK NAILS @ 4" O.C.
ALL EDGES AND 6" O.C. IN FIELD
R-30 SPRAY FOAM INSULATION
OPEN CELL

GALVALUME FLASHING
WHITE
2X6 PT SP#2 FLY-RAFTER & FASCIA
(2) #10 3" STAINLESS STEEL SCREWS
EACH SUPPORT

2X6 PT SP#2 OUTRIGGERS
@ 24" O.C. MTS12Z TWIST
STRAP TO TOP PLATE
LUS26Z TO RAFTER

SOLID 2X6 PT WOOD BLOCKING

NEW (2) 2X4 PT WOOD TOP
PLATE, MSTA24Z FROM EACH
STUD WRAPPED OVER TOP

PT WOOD SIDING OVER
BUILDING WRAP "TYVEK"

1/2" MOLD RESISTANT DRYWALL
FINISH OR T&G WOOD

SECTION 3-3
SCALE: 1/2" = 1'-0"

REV:	DESCRIPTION:	BY:	DATE:
	STATUS: FINAL		



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

CLIENT: BUD HALL

PROJECT: 819 WHITE ST/
1202 PINE ST

SITE: 819 WHITE ST/1202 PINE ST
KEY WEST, FL 33040

TITLE: ROOF FRAMING PLAN

SCALE AT 1/4" = 1'-0"	DATE: 03/09/20	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1806-09	DRAWING NO: S-106	REVISION: 1	

Corrective Deed

Doc# 2164893 04/18/2018 11:07AM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

04/18/2018 11:07AM
DEED DOC STAMP CL: Krys \$3,457.30

Doc# 2164893
Blk# 2901 Pg# 2316

PREPARED BY AND RETURN TO:
RICHARD M. KLITENICK
RICHARD M. KLITENICK, P.A.
1009 SIMONTON STREET
KEY WEST, FL 33040
305-292-4101
FILE NUMBER: RE18-031
RECORDING FEE: \$18.50
DOCUMENTARY STAMPS PAID: \$3,457.30

[Space above This Line for Recording Data]

WARRANTY DEED

THIS WARRANTY DEED is made on this 16 day of April, 2018, between J. ROBERT BROMLEY, a single man, INDIVIDUALLY AND AS TRUSTEE OF THE J. ROBERT BROMLEY TRUST under agreement dated March 19, 2003, whose mailing address is 77 W. Forest Lawn Avenue, Stamford, CT 06905 (hereinafter referred to as 'Grantor'), and ALBERT HALL, IV, a married man, whose address is 1204 Pine Street, Key West, FL 33040 (hereinafter referred to as "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 *FOUR HUNDRED NINETY-THREE THOUSAND EIGHT HUNDRED NINETY-THREE & 00/100^{ths} DOLLARS (\$493,893.00)* and other good and valuable consideration 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, with the street address of 819 White Street, Key West, FL 33040, more particularly described as:

COMMENCING AT THE CORNER OF PINE AND WHITE STREETS, AND RUNNING THENCE ALONG WHITE STREET IN A SOUTHEASTERLY DIRECTION FORTY (40) FEET; THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION FORTY (40) FEET; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION FIVE (5) FEET; THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION TWENTY-THREE (23) FEET; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION THIRTY-FIVE (35) FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION SIXTY-THREE (63) FEET; BACK TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NUMBER: 00024890-000000; ALTERNATE KEY NUMBER: 1025674

THE PROPERTY CONVEYED HEREIN IS NEITHER THE DOMICILE OF THE SETTLOR, THE TRUSTEE, NOR THE BENEFICIARY OF THE GRANTOR TRUST, NOR THE SPOUSE OF ANY OF THEM, NOR ANY OF HIS IMMEDIATE HOUSEHOLDS AS DEFINED BY THE LAWS OF THE STATE OF FLORIDA. THE TRUSTEE RESIDES IN THE STATE OF CONNECTICUT.

SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY.

SUBJECT TO: TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS

WARRANTY DEED
BROMLEY TRUST TO HALL
819 WHITE STREET (A/K/A 1202 PINE STREET), KEY WEST, FL
PAGE 1 OF 2

Doc# 2164893
Book 2301 Page 2317

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

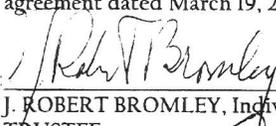
To Have and to Hold, the same in fee simple forever.

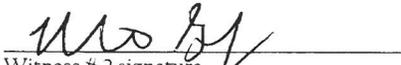
And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017, and those items listed above.

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:


Witness # 1 signature
Print name: STEPHEN MASERA

THE J. ROBERT BROMLEY TRUST under agreement dated March 19, 2003
By: 
J. ROBERT BROMLEY, Individually and as TRUSTEE

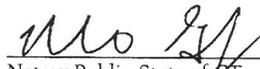

Witness # 2 signature
Print name: Robert M. Godzeno

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

I HEREBY CERTIFY that on this day before me, an officer duly authorized to administer oaths and take acknowledgements in the State of Maryland, personally appeared J. ROBERT BROMLEY, who is personally known to me, or who produced _____ as identification, to be the same person who is the named Trustee described in the foregoing Warranty Deed, and he acknowledged to me that he executed the same freely and voluntarily for the purposes therein expressed, with any and all requisite authority of the Trust.

WITNESS my hand and Official Seal at Fairfield County, Connecticut on this 16th day of April, 2018.

(STAMP/SEAL)


Notary Public-State of CT
Commission Expires: 3/31/19

ROBERT GODZENO
NOTARY PUBLIC OF CONNECTICUT
My Commission Expires 3/31/2019

WARRANTY DEED
BROMLEY TRUST TO HALL
819 WHITE STREET (AK/A 1202 PINE STREET), KEY WEST, FL
PAGE 2 OF 2

MONROE COUNTY
OFFICIAL RECORDS

62855 F OFF REC 122 PAGE 1310

In the City of Key West, Monroe County, Florida, and being known as part of Lots Five (5), Six (6), Nine (9) and Ten (10), Tract Three (3), according to Charles W. Tift's map, and being more particularly described as follows:

Begin at the intersection of the northeasterly right-of-way line of Fort Street and the southeasterly right-of-way line of Petronia Street; thence in a northeasterly direction along the said southeasterly right-of-way line of Petronia Street for Two Hundred Ninety-one and 88/100 (291.88) feet to the southwesterly right-of-way line of Emma Street; thence at a right angle and in a southeasterly direction along the said southwesterly right-of-way line of Emma Street for Two Hundred Forty-six and 68/100 (246.68) feet; thence at a right angle and in a southwesterly direction for One Hundred Eight and 84/100 (108.84) feet; thence at a right angle and in a southeasterly direction for Twenty-five and 18/100 (25.18) feet; thence at a right angle and in a southwesterly direction for One Hundred Eighty-three and 04/100 (183.04) feet to the said northeasterly right-of-way line of Fort Street; thence at a right angle and in a northwesterly direction along the said northeasterly right-of-way line of Fort Street for Two Hundred Seventy-one and 86/100 (271.86) feet to the point of beginning. Containing 76,609.91 square feet, more or less.

AND

In the City of Key West, Monroe County, Florida, and being known as part of Lots Six (6), and Ten (10), Tract Three (3), according to Charles W. Tift's map, and being more particularly described as follows:

Begin at the intersection of the northeasterly right-of-way line of Fort Street and the northwesterly right-of-way line of Olivia Street; thence in a northwesterly direction along the said northeasterly right-of-way line of Fort Street for One Hundred Six and 89/100 (106.89) feet; thence at a right angle and in a northeasterly direction for One Hundred Eighty-three and 04/100 (183.04) feet; thence at a right angle and in a northwesterly direction for Twenty-five and 18/100 (25.18) feet; thence at a right angle and in a northeasterly direction for One Hundred Eight and 84/100 (108.84) feet to the southwesterly right-of-way line of Emma Street; thence at a right angle and in a southeasterly direction along the said southwesterly right-of-way line of Emma Street for One Hundred Thirty-two and 07/100 (132.07) feet to the said northwesterly right-of-way line of Olivia Street; thence at a right angle and in a southwesterly direction along the said northwesterly right-of-way line of Olivia Street for Two Hundred Ninety-one and 88/100 (291.88) feet to the point of beginning. Containing 33,939.64 square feet, more or less.

Page Three of Four.

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 00024890-000000
 Account# 1025674
 Property ID 1025674
 Millage Group 10KW
 Location 819 WHITE St, KEY WEST
 Address
 Legal KW W C MALONEY DIAGRAM PB1-22 PT LOT 1 SQR 4 TR 7 D2-209 OR162-577/78 OR503-682 OR1873-768/769 OR2901-2316/17
 Description (Note: Not to be used on legal documents.)
 Neighborhood 6284
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

[HALL IV ALBERT](#)
 1204 Pine St
 Key West FL 33040

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$70,371	\$84,387	\$160,796	\$140,677
+ Market Misc Value	\$721	\$721	\$265	\$265
+ Market Land Value	\$267,628	\$287,186	\$332,832	\$305,044
= Just Market Value	\$338,720	\$372,294	\$493,893	\$445,986
= Total Assessed Value	\$338,720	\$372,294	\$372,759	\$338,872
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$338,720	\$372,294	\$493,893	\$445,986

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	2,405.00	Square Foot	40	63

Buildings

Building ID	1926	Exterior Walls	CUSTOM
Style	1 STORY ELEV FOUNDATION	Year Built	1938
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2018
Gross Sq Ft	1115	Foundation	CONCR FTR
Finished Sq Ft	1115	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	MIN/PAINT CONC
Condition	EXCELLENT	Flooring Type	SFT/HD WD
Perimeter	188	Heating Type	FCD/AIR NON-DC with 0% NONE
Functional Obs	0	Bedrooms	2
Economic Obs	0	Full Bathrooms	3
Depreciation %	1	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	500
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,115	1,115	242
TOTAL		1,115	1,115	242

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/16/2018	\$493,900	Warranty Deed	2164893	2901	2316	30 - Unqualified	Improved
2/1/1972	\$7,000	Conversion Code		503	682	Q - Qualified	Improved

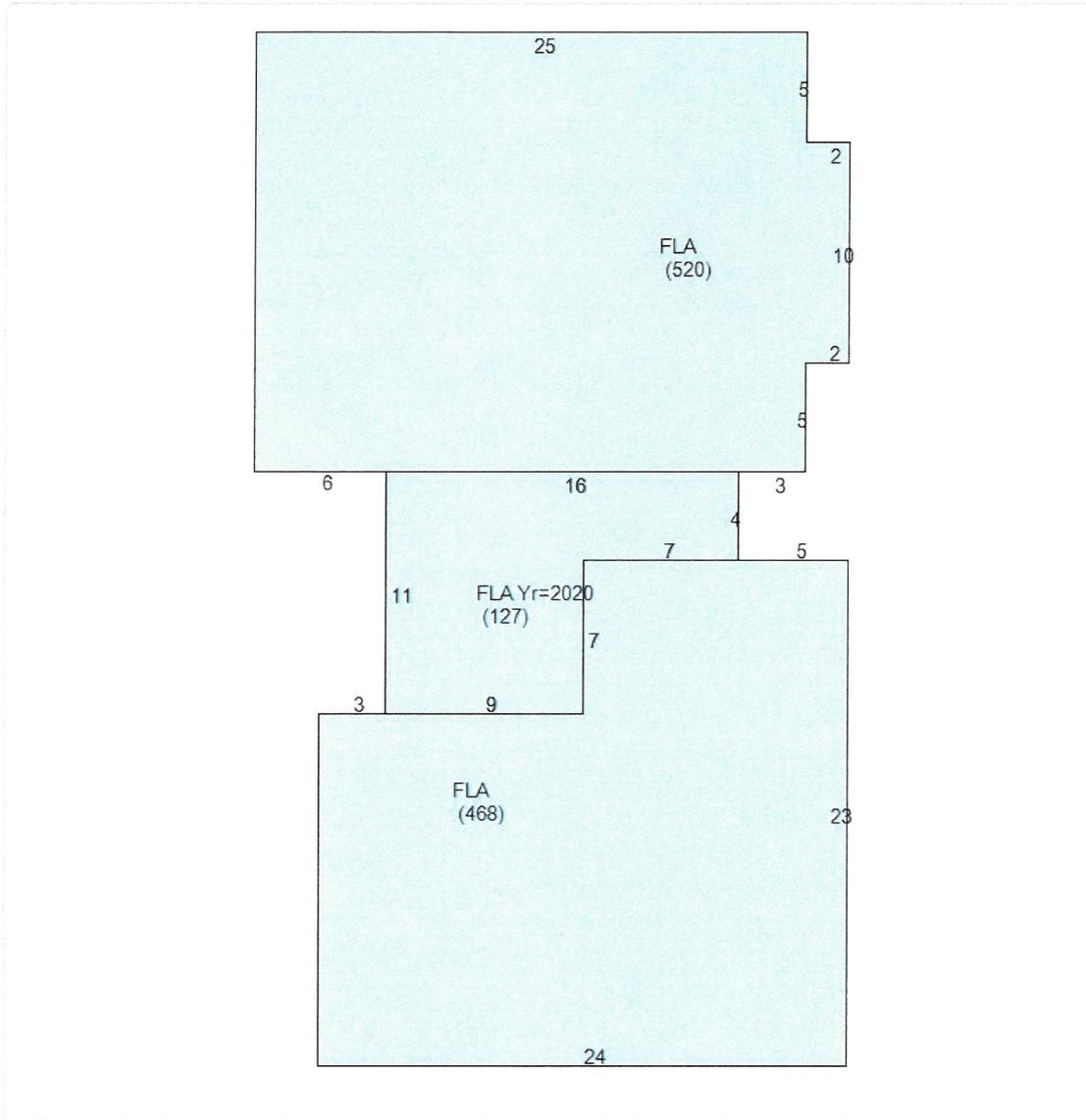
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
19-2202	12/11/2019	11/29/2019	\$0	Residential	Renovation - new windows and doors, new siding, new trim, construct new front porch, new insulation new framing, new drywall, new kitchen and bath, new paint (white on white) hardwood flooring and tile *NOC required* *HARC required
19-2478	12/11/2019	11/29/2019	\$0	Residential	We will tear existing room, we will install Poly glass peel & stick base sheet and we will install 5V-Crimp metal. (1378 SQ FT Total) We will tear off 800sf of existing metal shingles. Install polyglass peel and stick. Also new metal shingles and 5 V-Crimp on the house in front. ****NOC Required & HARC Inspection ****
19-2483	12/11/2019	11/29/2019	\$0	Residential	To rough and install 3 toilets, 4 lavatory sinks, 2 showers, 1 washer box and 1 ice maker box
19-3856	12/11/2019	11/29/2019	\$0	Residential	Wire existing house, per electrical plans. Install outlets, lights, ceiling fans, can lights and 200 amp, indoor panel 42 circuit, smoke detectors per NEC. **NOC RECV'D 11/13/19
19-3869	12/11/2019	11/29/2019	\$0	Residential	Install 135sq Grace & Berridge Metal Shingle Roof and 1/2 Sq Hydrostop
19-4189	12/11/2019	11/29/2019	\$0	Residential	Install a 3 ton Tri Zone mini split system Mitsubishi - MXZ4C36 & MSZGL18 & (2) 09 Condenser on bracket.
18-0361	3/6/2019	11/29/2019	\$0	Residential	REPLACE 4 SHINGLES ON 1202 P9INE REPLACE ON SECTION OF VCRIMP ON 819 WHITE
18-1537	1/14/2019	9/17/2019	\$20,000	Residential	COMPLETE AUGER PILES (20) AND FRANMIG PER PLANS APPROX 653SF
18-1943	5/8/2018		\$2,000	Residential	DEMO INTERIOR KITCHEN, BATHROOMS, AND SUB FLOOR, CONDUCT EXPLORATORY OF CONCRETE FOOTES
18-0179	1/16/2018	7/10/2018	\$0	Residential	INSTALL WOOD PICKET FENCE AT FRONT OF HOUSE 4'H
17-1151	3/21/2017	12/4/2017	\$0	Residential	REMOVE ALUMINUM WINDOWS REPLACE WITH WOOD WINDWOS AND NEW EXTERIOR WOOD DOORS AND TRIM NEW 2ND FLR JOISTS AND SIMPSON MONEMT FRAME WITH NEW FOUNDATIONS PER PLANS NEW IPE DECKING AR REAR 100SF NEW KITCHEN AND BATHROOMS PER PLANS NEW ALL WOOD STAIR CASE
17-1012	3/9/2017	6/6/2017	\$0	Residential	ALL ROOFING REMOVE EXSTING INSTALL VCRIMP
17-0851	2/28/2017	12/8/2017	\$0	Residential	RE ROUGH TRIM OUT 3 TOILETS 2 SHOERS 3 LAVS 1 KITCH SINK
17-0248	1/23/2017	12/8/2017	\$0	Residential	REMOVE CABINETS FLOORING UPSTAIRS BATH 2ND FLR JOISTS WALLS TO GROUND FLOOR BATHROOM AND FIXT
05-2891	7/12/2005	12/31/2005	\$500	Residential	RISER & SERVICE REPAIR HURRICANE DENNIS DAMAGE
9800088	1/12/1998	12/31/1998	\$1,200	Residential	INSTALL NEW METER & BOX

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2019 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Yard Items, 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

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Version 2.3.72



Map



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

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