

# **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

**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: 2325 Harris Ave

Zoning District: SF Real Estate (RE) #: 00048880-000000

Property located within the Historic District? ☐ Yes ☒ No

**APPLICANT:** ☐ Owner ☒ Authorized Representative

Name: Owen Trepanier-Trepanier & Associates, Inc.

Mailing Address: 1421 First Street unit 101

City: Key West State: FL Zip: 33040

Home/Mobile Phone: NA Office: 305-293-8983 Fax: 305-293-8748

Email: owen@trepanier.com

## PROPERTY OWNER: (if different than above)

Name: James Phillips & Janice Phillips

Mailing Address: 2325 Harris Ave

City: Key West State: FL Zip: 33040

Home/Mobile Phone: NA Office: c/o 305-293-8983 Fax: c/o 305-293-8748

Email: c/o owen@owentrepanier.com

Description of Proposed Construction, Development, and Use: Renovation of front portion of single-family residence. Construction includes a change in roofline within the setback area.

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

Sec. 122-238(6)a.1. - Front yard setback variance of 12 ft. from the required 20 ft. (existing 8 ft.) to the proposed 8 ft.

Sec. 122-32(g) - Extending the non-conforming front setback upwards by 172 sq. ft.

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
<b>Zoning</b>	Single Family			
<b>Flood Zone</b>	AE 7			
<b>Size of Site</b>	6,412 sf			
<b>Height</b>	30' max	17.9'	24.8'	
<b>Front Setback</b>	20.0'	8.0'	8.0'	Variance Request
<b>Side Setback</b>	5.0'	6.2'	No change	
<b>Side Setback</b>	5.0'	0.4'	No change	
<b>Street Side Setback</b>	NA			
<b>Rear Setback</b>	25'	22.8'	29.2'	
<b>F.A.R</b>	NA			
<b>Building Coverage</b>	35%	44.37%	39.83%	
<b>Impervious Surface</b>	50%	56.79%	54.71%	
<b>Parking</b>	NA			
<b>Handicap Parking</b>	NA			
<b>Bicycle Parking</b>	NA			
<b>Open Space/ Landscaping</b>	35%	40.06%	40.45%	
<b>Number and type of units</b>	1 SFR	1 SFR	No change	
<b>Consumption Area or Number of seats</b>				

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:**

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.

Special conditions exist which are peculiar to the land. The existing setback has been maintained since the original house was constructed c. 1900.

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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 of the existing non-conforming set-back was not created by the applicant.

No action or negligence on the part of the applicant is a result of this variance request.

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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 will not be conferred upon the granting of the variance. The variance will allow needed renovations to the house and will result in a positive impact on the aesthetics of the neighborhood.

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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 historic non-conforming setback is a hardship. The literal interpretation of the land development regulations prohibits any increase in height along the front portion of the house although the change is within the maximum height requirement.

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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 the minimum variance is being requested to increase the interior volume of the home without increasing building coverage or impervious surface.

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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.

Proposed changes are not injurious to the public welfare but rather are to improve the structures aesthetics and will not result in an increase in density, intensity or building right.

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 of other property is not considered as the basis for approval. 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 are considered grounds for the issuance of this variance.

**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**

Prepared by and Return to:  
McNeese Title, LLC  
Lynda E. Byrd  
3921 East County Highway 30A  
Santa Rosa Beach, Florida 32459  
Our File Number: S18-0521LB

12/21/2018 2:41PM  
DEED DOC STAMP CL: Brit \$4,270.00

Doc# 2199352  
Bk# 2941 Pg# 1803

**For official use by Clerk's office only**

STATE OF Florida )  
COUNTY OF Monroe )

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this December 18, 2018, between Keys Federal Credit Union, whose mailing address is: PO Box 1898, Key West, Florida 33041, party of the first part, and James R. Phillips and Janice A. Phillips, husband and wife, whose mailing address is: 2325 Harris Avenue, Key West, Florida 33040, party/parties of the second part,

**WITNESSETH:**

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

**Parcel A:**

On the Island of Key West and known as Lot 8, Block 30, of Key West Realty Company's First Subdivision of Part of Tract 21 and Salt Ponds Lots 1, 2, 3, 4, and 5, according to the Plat thereof as recorded in Plat Book 1, Page 43 of the Public Records of Monroe County, Florida, Being more particularly described as: Commencing at a point 54 feet and 7 ½ inches from the Northwest corner of Harris Avenue and Sixth Street and running thence in a Westerly direction along Harris Avenue 50 feet; thence in a Northwesterly direction 100 feet to an alleyway; thence in an Easterly direction along said alleyway 50 feet; thence in a Southeasterly direction 100 feet to the Point of Beginning.

**Parcel B:**

On the Island of Key West and known as Lot 9, Block 30, of Key West Realty Company's First Subdivision of Part of Tract 21 and Salt Ponds Lots 1, 2, 3, 4, and 5, according to the Plat thereof as recorded in Plat Book 1, Page 43 of the Public Records of Monroe County, Florida, being more particularly described as: Commencing the Northwest corner of Harris Avenue and Sixth Street and running thence in Westerly direction along Harris Avenue 54 feet and 7 ½ inches; thence in a Northwesterly direction 100 feet to an alleyway; thence in an Easterly direction along said alleyway 59 feet 8 1/3 inches; thence in a Southeasterly direction along said Sixth Street 100 feet to the Point of Beginning.

**Less and Except:**

On the Island of Key West and known as a part of Lot 9, Block 30, of Key West Realty Company's First Subdivision of Part of Tract 21 and Salt Ponds Lots 1, 2, 3, 4, and 5, according to the Plat thereof as recorded in Plat Book 1, Page 43 of the Public Records of Monroe County, Florida, being more particularly described as: Commencing the Northwest corner of Harris Avenue and Sixth Street and running thence in a Westerly direction along Harris Avenue 40 feet and 6 inches; thence in a Northwesterly direction 100 feet to an alleyway; thence in an Easterly direction along said alleyway 54 feet 7 5/6 inches; thence in a Southeasterly direction along said Sixth Street 100 feet to the Point of Beginning.



Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

Signed, sealed and delivered  
in the presence of:

Keys Federal Credit Union

Sandra St. Onge  
Witness signature  
Sandra St. Onge  
Print witness name

By: Maggie Coleman-Sayer  
Print Name: Maggie Coleman-Sayer  
Title: President

C. M. Gaughlin  
Witness signature  
Chudette M. Gaughlin  
Print witness name

State of Florida  
County of Monroe

THE FOREGOING INSTRUMENT was acknowledged before me this 17 day of December, 2018 by Maggie Coleman-Sayer, President of Keys Federal Credit Union who is personally known to me or who has produced FL Driver Lic as identification.

Desiree Perez  
Notary Public  
Desiree Perez  
Print Notary Name

My Commission Expires: 1/20/2022

Notary Seal



DESIREE PEREZ  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG172089  
Expires 1/20/2022

# **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 00048880-000000  
 Account# 1049476  
 Property ID 1049476  
 Millage Group 10KW  
 Location 2325 HARRIS Ave, KEY WEST  
 Address  
 Legal KW KW REALTY COS FIRST SUB PB1-43 LOT 8 & PT LOT 9 SQR 30 TR 21 OR171-349/50  
 Description OR407-173/174 OR1930-198/99 OR2905-558/65F/J/Q/T OR2909-1081/82CT OR2941-1803  
 (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

PHILLIPS JAMES R  
 2325 Harris Ave  
 Key West FL 33040

PHILLIPS JANICE A  
 2325 Harris Ave  
 Key West FL 33040

### Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$179,957	\$182,423	\$159,221	\$171,849
+ Market Misc Value	\$12,117	\$12,310	\$12,907	\$11,598
+ Market Land Value	\$276,060	\$256,736	\$254,227	\$195,137
= Just Market Value	\$468,134	\$451,469	\$426,355	\$378,584
= Total Assessed Value	\$468,134	\$451,469	\$416,442	\$378,584
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$468,134	\$451,469	\$426,355	\$378,584

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	6,420.00	Square Foot	64	100

### Buildings

Building ID	3911	Exterior Walls	WD FR STUCCO with 30% WD FRAME
Style	1 STORY ELEV FOUNDATION	Year Built	1901
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1998
Gross Sq Ft	3195	Foundation	CONCRETE SLAB
Finished Sq Ft	1581	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	METAL
Condition	GOOD	Flooring Type	CONC S/B GRND
Perimeter	176	Heating Type	FCD/AIR DUCTED with 0% NONE
Functional Obs	0	Bedrooms	2
Economic Obs	0	Full Bathrooms	2
Depreciation %	28	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	500
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
DGF	DETACHED GARAGE	330	0	0
FLA	FLOOR LIV AREA	1,581	1,581	0
OPU	OP PR UNFIN LL	75	0	0
OPF	OP PRCH FIN LL	156	0	0
PTO	PATIO	903	0	0
SBF	UTIL FIN BLK	150	0	0
<b>TOTAL</b>		<b>3,195</b>	<b>1,581</b>	<b>0</b>



## Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	120 SF	1
FENCES	1964	1965	1	984 SF	3
WATER FEATURE	2004	2005	1	1 UT	1
CUSTOM PATIO	2004	2005	1	25 SF	4
FENCES	2004	2005	1	400 SF	2
CONC PATIO	2004	2005	1	525 SF	2
WROUGHT IRON	2004	2005	1	280 SF	2

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/17/2018	\$610,000	Warranty Deed	2199352	2941	1803	12 - Unqualified	Improved
5/31/2018	\$375,000	Certificate of Title	2171576	2909	1081	12 - Unqualified	Improved
4/12/2018	\$0	Order (to be used for Order Det. Heirs, Probate in	2167812	2905	558	19 - Unqualified	Improved
9/2/2003	\$415,000	Warranty Deed		1930	0198	Q - Qualified	Improved

## Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
19-1159	3/28/2019		\$54,500	Residential	NEW 12 X 25 SHOTCRETE SWIMING POOL 3' TO 5' DEPTH 2 6'X6' SPA AND NEW POOL EQUIPMENT.
2018-1205	11/16/2018		\$2,400	Residential	DEMO INTERIOR FINISHES FOR EXPLORATORY INSPECTION, DRYWALL,CABINETS, KITCHEN
03-4256	12/23/2004	10/1/2004	\$2,400	Residential	PICKET FENCE
04-0211	1/29/2004	10/1/2004	\$3,000	Residential	NEW REAR DECK
03-4060	12/1/2003	10/1/2004	\$5,000	Residential	CENT A/C
03-3846	11/13/2003	10/1/2004	\$15,000	Residential	METAL ROOF
03-3392	10/14/2003	10/1/2004	\$109,400	Residential	ADDITION-4 FIV BTHRM

## View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



### Trim Notice

2018 Notices Only

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Developed by



Version 2.2.30



## **Site Photos**



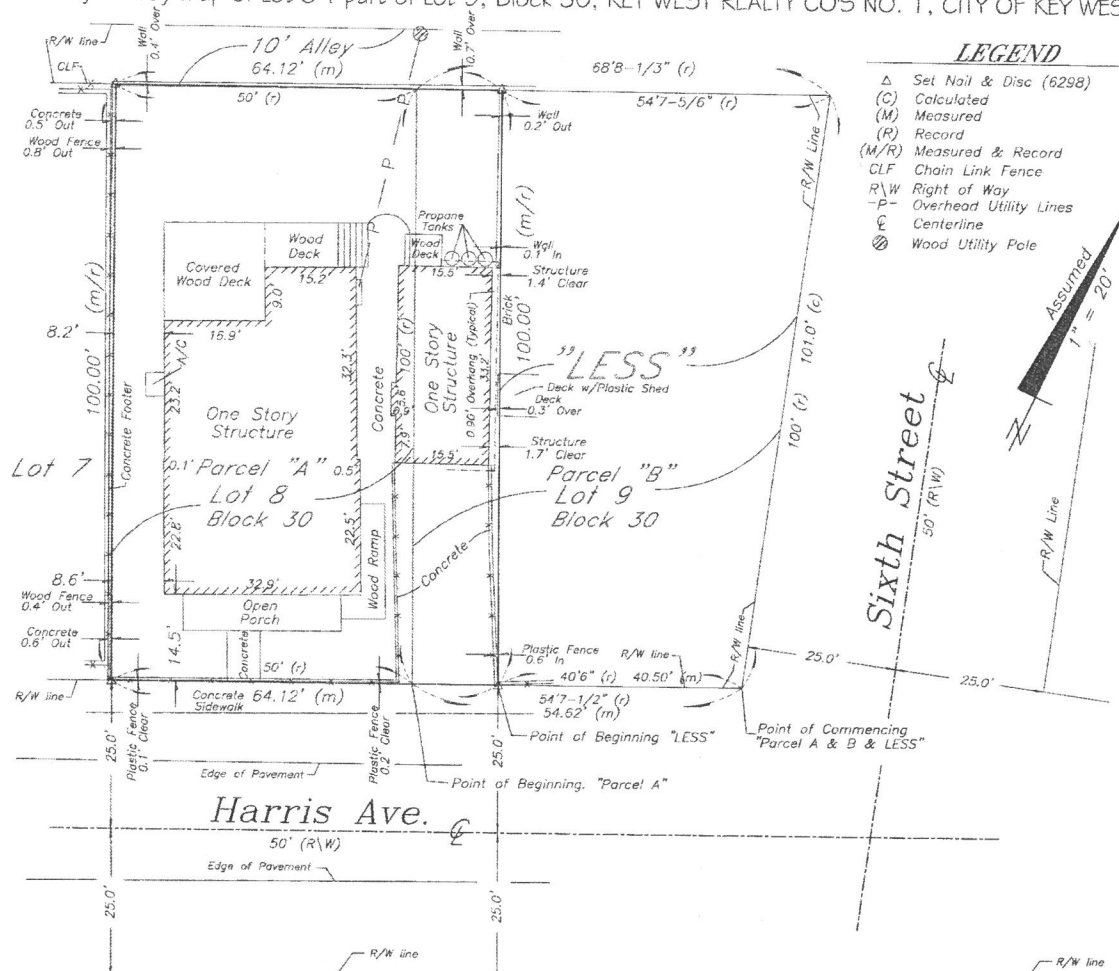






# **Boundary Survey**

# Boundary Survey Map of Lot 8 & part of Lot 9, Block 30, KEY WEST REALTY CO'S NO. 1, CITY OF KEY WEST



## NOTES:

1. The legal descriptions shown hereon were 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: 2325 Harris Avenue, 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 Plat Book 1, Page 43.
8. All bricking and concrete is not shown.
9. Date of field work: November 15, 2018.
10. Ownership of fences are undeterminable, unless otherwise noted.

**BOUNDARY SURVEY OF: "PARCEL A:"** On the Island of Key West and known as Lot 8, Block 30, of Key West Realty Company's first subdivision of part of Tract 21, and Salt Pond Lots 1,2,3,4, & 5, according to the Plat thereof as recorded in Plat Book 1, Page 43 of the Public Records of Monroe County, Florida. Commencing at a point 54 feet and 7 1/2 inches from the Northwest corner of Harris Avenue and Sixth Street and running thence in a Westerly direction along Harris Avenue 50 feet; thence in a Northwesterly direction 100 feet to an alleyway; thence in an Easterly direction along said alleyway 50 feet; thence in a Southeasterly direction 100 feet to the Point of Beginning.

**"PARCEL B:"** On the Island of Key West and known as Lot 9, Block 30, of Key West Realty Company's first subdivision of part of Tract 21, and Salt Pond Lots 1,2,3,4, & 5, according to the Plat thereof as recorded in Plat Book 1, Page 43 of the Public Records of Monroe County, Florida. Commencing at the Northwest corner of Harris Avenue and Sixth Street and running thence in a westerly direction along Harris Avenue 54 feet and 7 1/2 inches; thence in a Northwesterly direction 100 feet to an alleyway; thence in an Easterly direction along said alleyway 68 feet and 8 1/3 inches; thence in a Southeasterly direction along said Sixth Street 100 feet to the Point of Beginning.

**"LESS:"** On the Island of Key West and known as Lot 9, Block 30, of Key West Realty Company's first subdivision of part of Tract 21, and Salt Pond Lots 1,2,3,4, & 5, according to the Plat thereof as recorded in Plat Book 1, Page 43 of the Public Records of Monroe County, Florida. Commencing at the Northwest corner of Harris Avenue and Sixth Street and running thence in a westerly direction along Harris Avenue 40 feet and 6 inches; thence in a Northwesterly direction 100 feet to an alleyway; thence in an Easterly direction along said alleyway 54 feet and 7 5/6 inches; thence in a Southeasterly direction along said Sixth Street 100 feet to the Point of Beginning.

**BOUNDARY SURVEY FOR:** Jim Phillips;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM  
Florida Reg. #6298  
November 16, 2018

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

# **Proposed Plans**

CONSTRUCTION PLANS  
FOR  
2325 HARRIS AVE  
VARIANCE APPLICATION SET

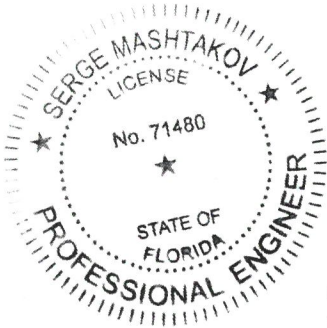
SITE LOCATION



LOCATION MAP:

PROJECT LOCATION:  
2325 HARRIS AVE,  
KEY WEST, FL 33040

CLIENT:  
GARY THE CARPENTER



THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

Digitally signed by  
Serge Mashtakov  
P.E. 71480 State of  
Florida  
Date: 2019.04.17  
10:25:59 -04'00'

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



ARTIBUS DESIGN  
3706 N. ROOSEVELT BLVD  
SUITE 1-208  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: GARY THE CARPENTER

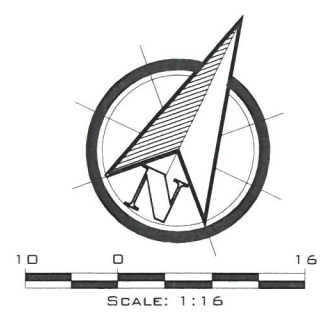
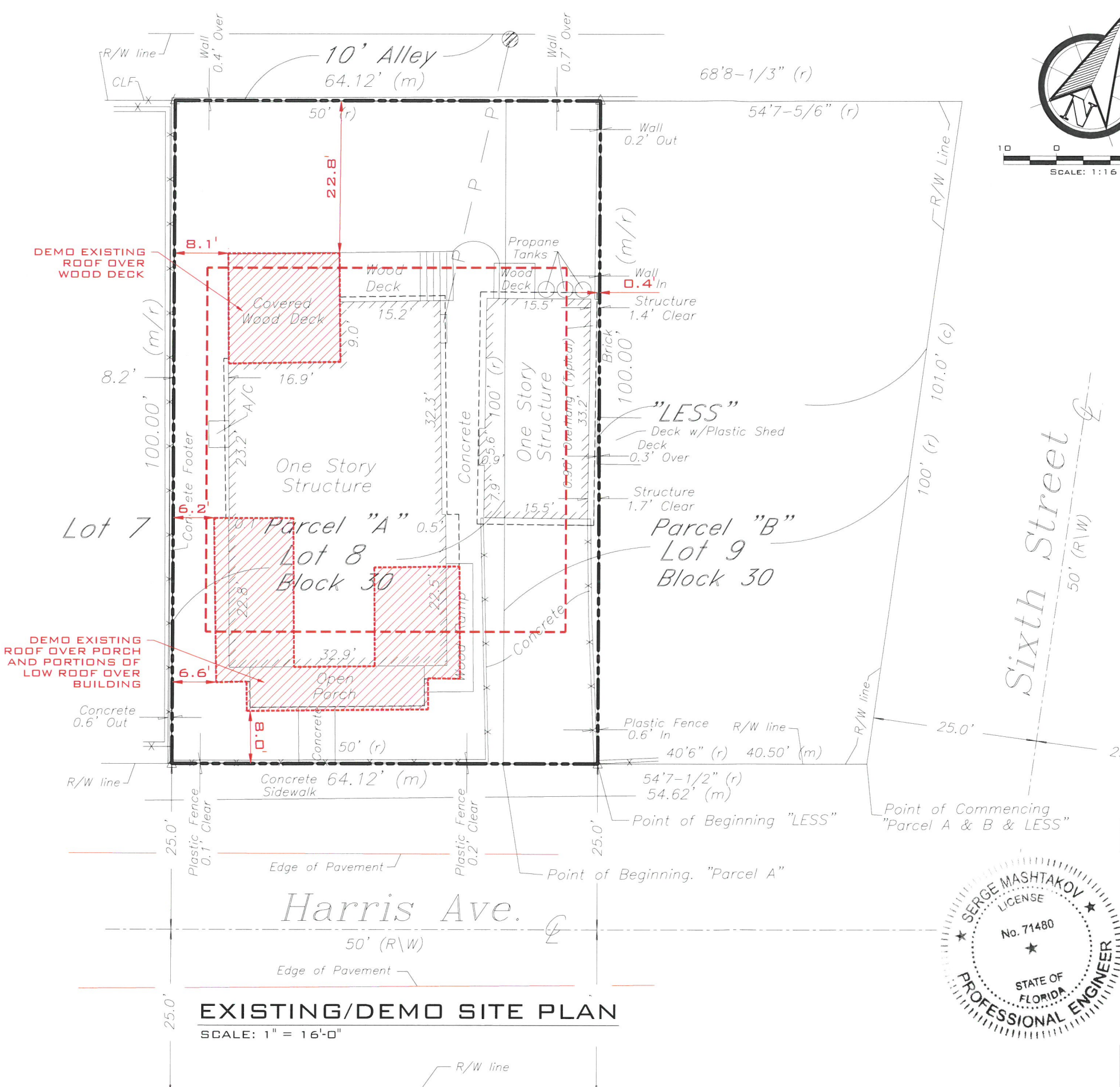
PROJECT: 2325 HARRIS AVE

SITE: 2325 HARRIS AVE  
KEY WEST, FL 33040

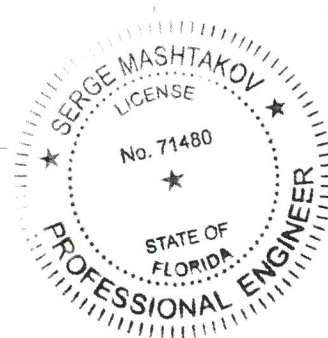
TITLE: COVER

SCALE AT 1/16"=1'-0"	DATE: 04/15/19	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1904-04	DRAWING NO: G-100	REVISION: 1	





**EXISTING/DEMO SITE PLAN**  
SCALE: 1" = 16'-0"



THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

**Digitally signed by**  
**Serge Mashtakov**  
**P.E. 71480 State of**  
**Florida**  
**Date: 2019.04.17**  
**10:26:15 -04'00'**

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

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		

	<b>ARTIBUS DESIGN</b> ENGINEERING AND PLANNING
--	---

<b>ARTIBUS DESIGN</b> 3706 N. ROOSEVELT BLVD SUITE 1-208 KEY WEST, FL 33040 (305) 304-3512 WWW.ARTIBUSDESIGN.COM CA # 30835	
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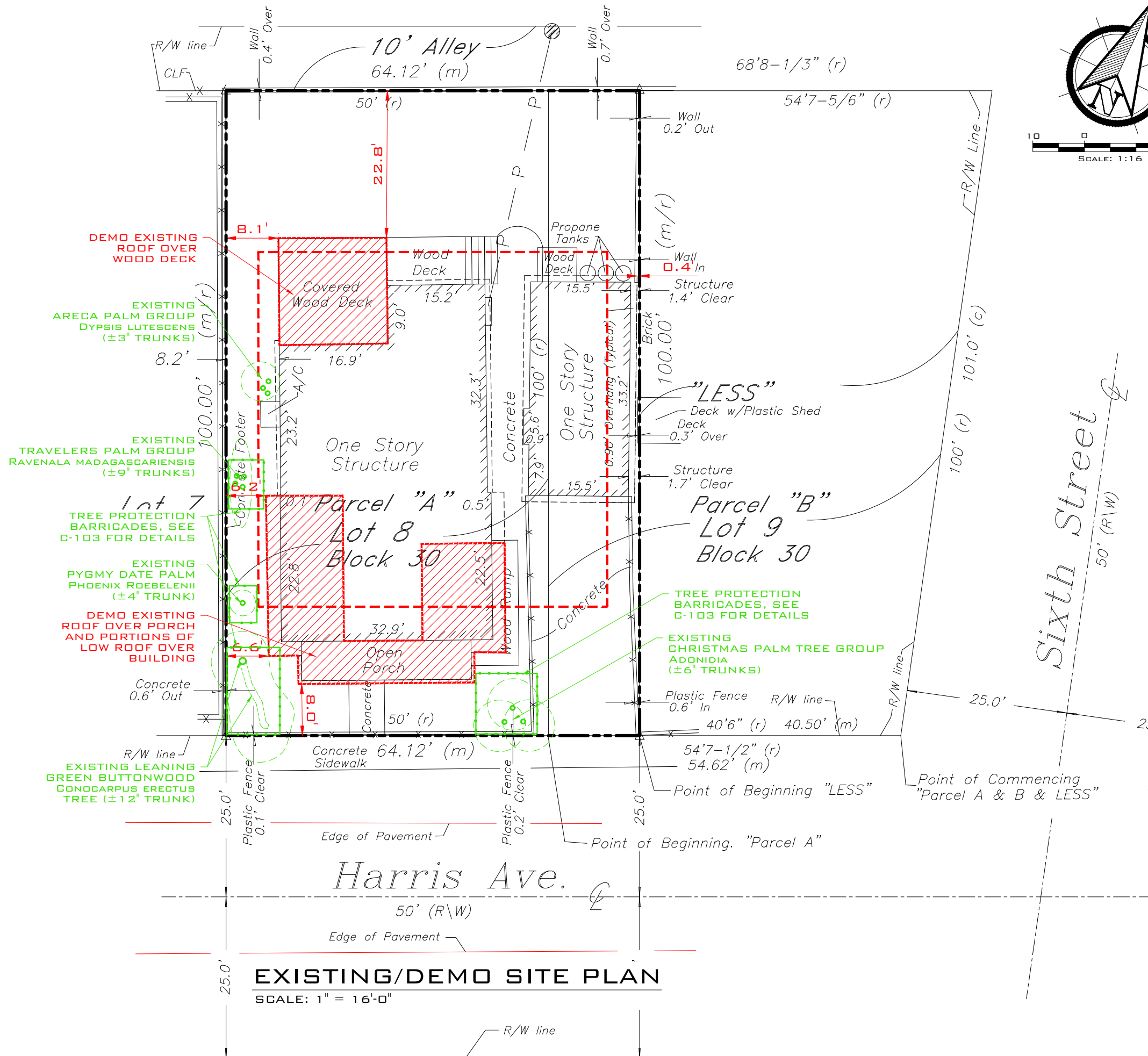
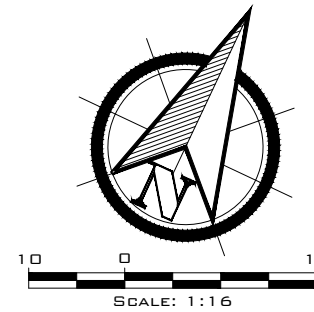
CLIENT:	GARY THE CARPENTER
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PROJECT:	2325 HARRIS AVE
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SITE:	2325 HARRIS AVE KEY WEST, FL 33040
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TITLE:	EXISTING/DEMO SITE PLAN
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SCALE AT 1:1x17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	04/15/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1904-04	C-101	1	



REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



ARTIBUS DESIGN  
3706 N. ROOSEVELT BLVD  
SUITE 1-208  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: GARY THE CARPENTER

PROJECT: 2325 HARRIS AVE

SITE: 2325 HARRIS AVE  
KEY WEST, FL 33040

TITLE: EXISTING/DEMO  
SITE PLAN

SCALE AT 11x17: AS SHOWN	DATE: 04/15/19	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1904-04	DRAWING NO: C-101	REVISION: 1	

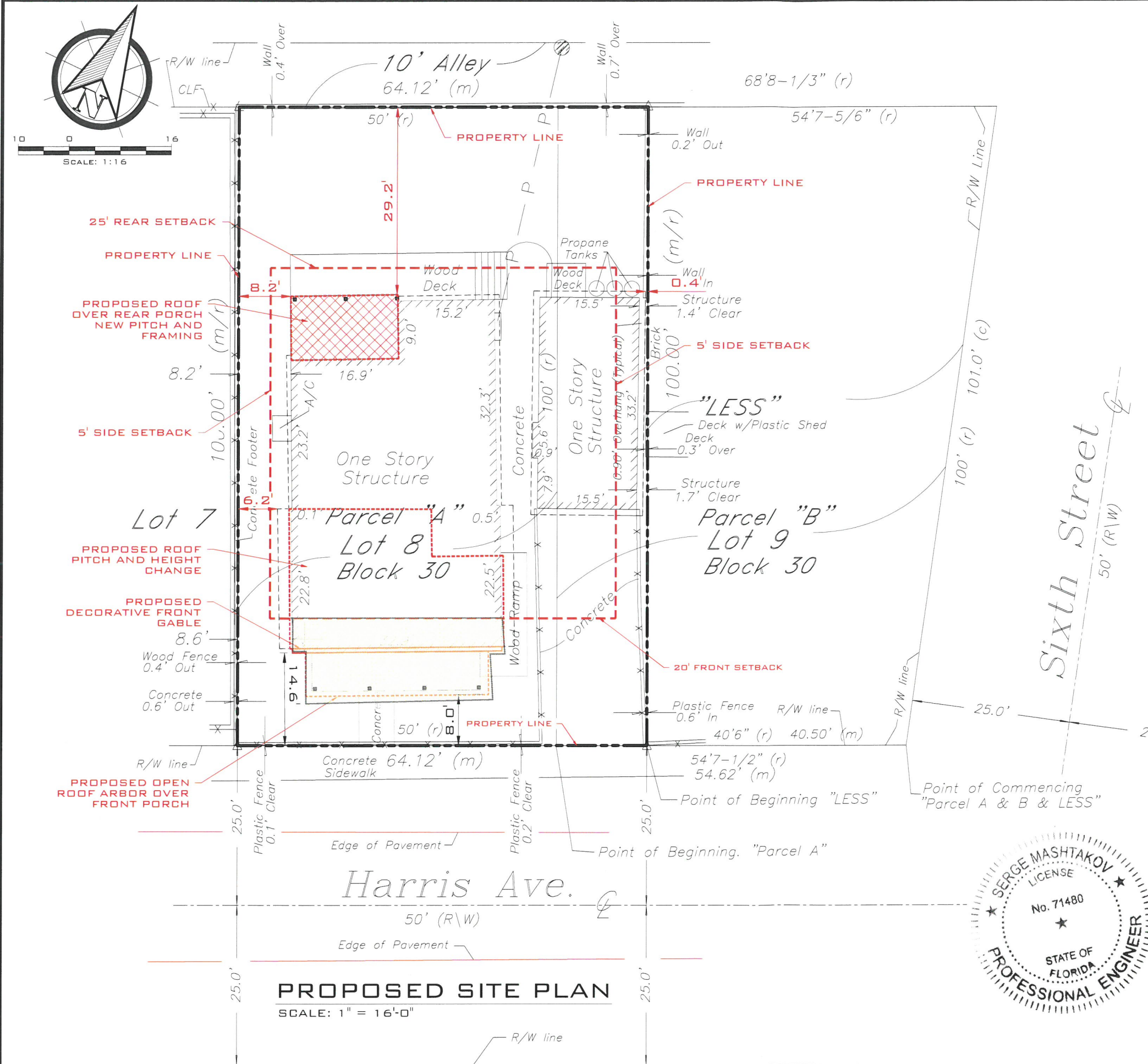
THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480





#### SITE DATA:

TOTAL SITE AREA: ±6,412.0 SQ.FT  
LAND USE: SF  
FLOOD ZONE: AE7

#### SETBACKS

FRONT:  
REQUIRED 20 FT (SEC. 122-1151 F.N. 6)  
EXISTING ±8.0 FT  
PROPOSED ±8.0 FT  
**VARIANCE REQUIRED INCREASE OF NONCONFORMITY UPWARDS**

SIDE:  
REQUIRED 5 FT  
EXISTING ±6.2 FT  
PROPOSED NO CHANGE

SIDE:  
REQUIRED 5 FT  
EXISTING ±0.4 FT  
PROPOSED NO CHANGE

REAR:  
REQUIRED 25 FT  
EXISTING ±22.8 FT  
PROPOSED ±29.2 FT  
**IMPROVEMENT**

#### MAXIMUM IMPERVIOUS SURFACE RATIO:

REQUIRED: 50% (3,206.0 SQ.FT.)  
EXISTING 56.79% (±3,641.4 SQ.FT.)  
PROPOSED 54.71% (±3,508.1 SQ.FT.)  
(REMOVAL OF PART OF REAR ROOF OVER WOOD FRAME PORCH)

#### MAXIMUM BUILDING COVERAGE:

REQUIRED 35% (2,224.2 SQ.FT.)  
EXISTING 44.37% (±2,845.1 SQ.FT.)  
PROPOSED 39.83% (±2,554.4 SQ.FT.)  
**IMPROVEMENT**  
(REMOVAL OF PART OF REAR ROOF AND CONVERTING FRONT ROOF OVER PORCH INTO PERGOLA)

#### OPEN SPACE MINIMUM:

REQUIRED 35% (2,224.2 SQ.FT.)  
EXISTING 40.06% (±2,568.9 SQ.FT.)  
PROPOSED 40.45% (±2,593.6 SQ.FT.)  
**IMPROVEMENT**  
(PROPOSED OVERHANGS OF TALLER ROOF ARE SMALLER FROM EXISTING)

MAXIMUM HEIGHT: 25+5 FT (30FT)

PROPOSED ±24.0FT

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



ARTIBUS DESIGN  
3706 N. ROOSEVELT BLVD  
SUITE 1-208  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: GARY THE CARPENTER

PROJECT: 2325 HARRIS AVE

SITE: 2325 HARRIS AVE  
KEY WEST, FL 33040

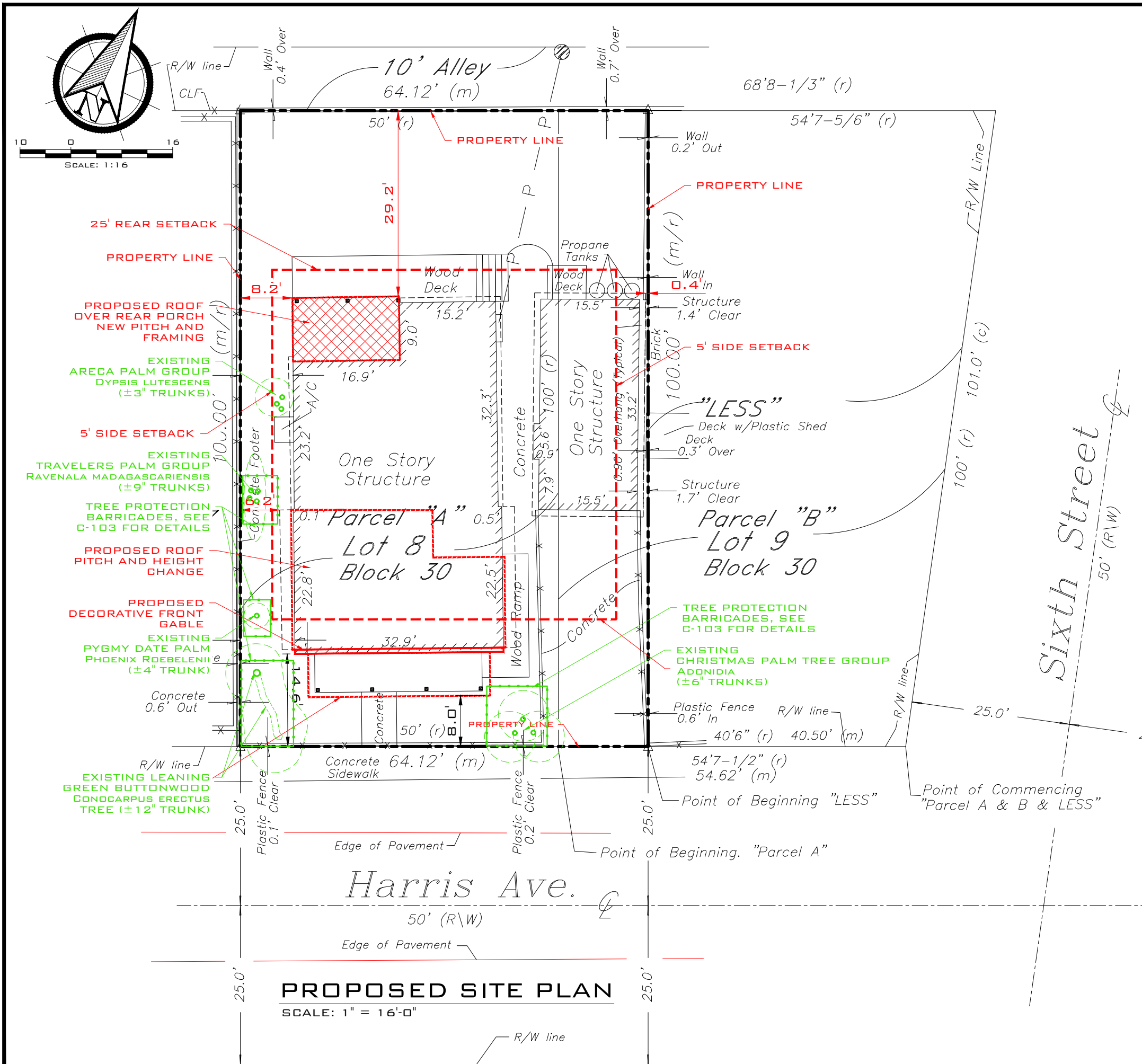
TITLE: PROPOSED SITE PLAN

SCALE AT 1"=16'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	04/15/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1904-04	C-102	1	



Digitally signed by  
Serge Mashtakov  
P.E. 71480 State of  
Florida  
Date: 2019.04.17  
10:26:31 -04'00'

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480



SITE DATA:	
TOTAL SITE AREA:	±6,412.0 SQ.FT
LAND USE:	SF
FLOOD ZONE:	AE7
SETBACKS	
FRONT:	
REQUIRED	20 FT (SEC. 122-1151 F.N. 6)
EXISTING	±8.0 FT
PROPOSED	±8.0 FT
VARIANCE REQUIRED INCREASE OF NONCONFORMITY UPWARDS	
SIDE:	
REQUIRED	5 FT
EXISTING	±6.2 FT
PROPOSED	NO CHANGE
SIDE:	
REQUIRED	5 FT
EXISTING	±0.4 FT
PROPOSED	NO CHANGE
REAR:	
REQUIRED	25 FT
EXISTING	±22.8 FT
PROPOSED	±29.2 FT
IMPROVEMENT	
MAXIMUM IMPERVIOUS SURFACE RATIO:	
REQUIRED:	50% (3,206.0 SQ.FT.)
EXISTING	56.79% (±3,641.4 SQ.FT.)
PROPOSED	54.71% (±3,508.1 SQ.FT.)
(REMOVAL OF PART OF REAR ROOF OVER WOOD FRAME PORCH)	
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(REMOVAL OF PART OF REAR ROOF AND CONVERTING FRONT ROOF OVER PORCH INTO PERGOLA)	
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EXISTING	40.06% (±2,568.9 SQ.FT.)
PROPOSED	40.45% (±2,593.6 SQ.FT.)
IMPROVEMENT	
(PROPOSED OVERHANGS OF TALLER ROOF ARE SMALLER FROM EXISTING)	
MAXIMUM HEIGHT:	25+5 FT (30FT)
PROPOSED ±24.0FT	

REV: DESCRIPTION: BY: DATE:

STATUS: FINAL

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ENGINEERING AND PLANNING

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3706 N. ROOSEVELT BLVD

SUITE 1-208

KEY WEST, FL 33040

(305) 304-3512

WWW.ARTIBUSDESIGN.COM

CA # 30835

CLIENT: GARY THE CARPENTER

PROJECT: 2325 HARRIS AVE

SITE: 2325 HARRIS AVE

KEY WEST, FL 33040

TITLE: PROPOSED SITE PLAN

SCALE AT 11x17: AS SHOWN

DATE: 04/15/19

DRAWN: MNS

CHECKED: SAM

PROJECT NO: 1904-04

DRAWING NO: C-102

REVISION: 1

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

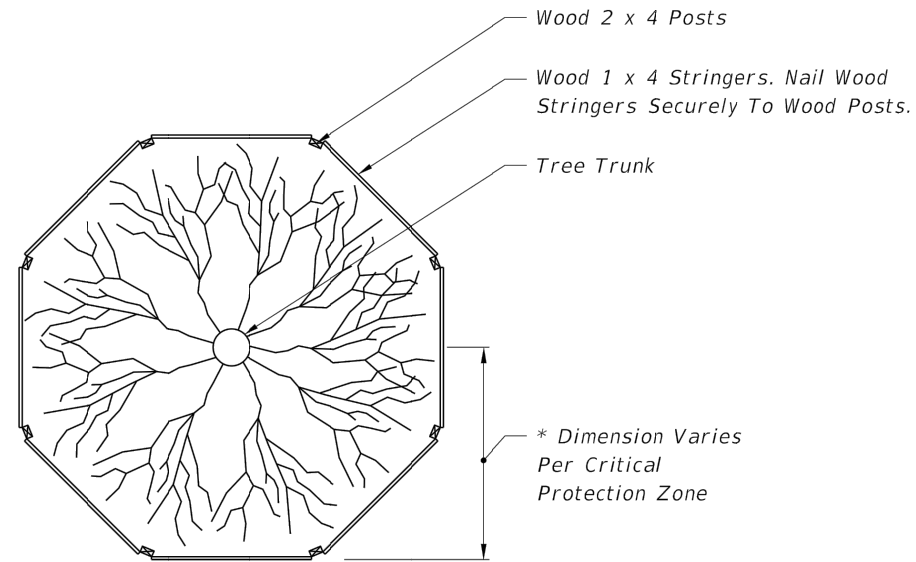
SIGNATURE: SERGE MASHTAKOV

DATE: PROFESSIONAL ENGINEER

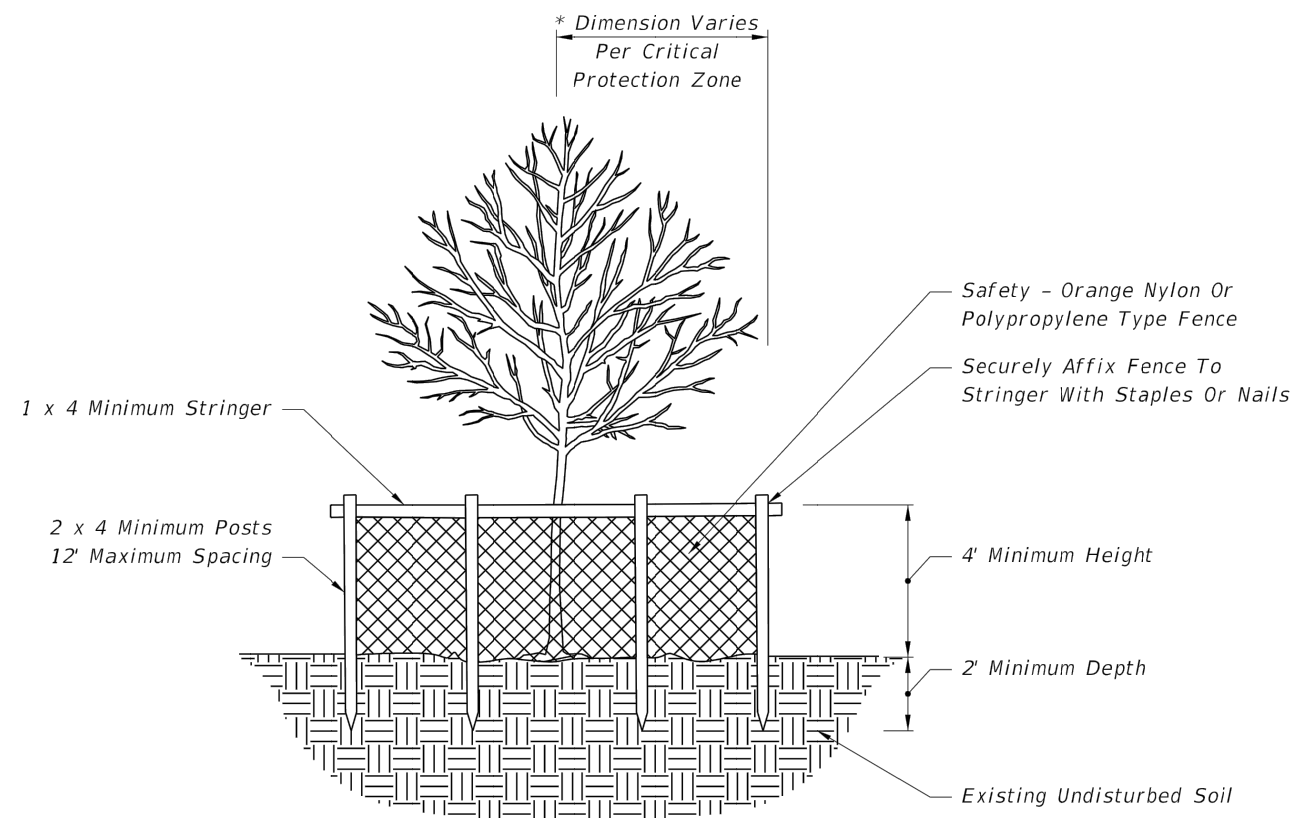
STATE OF FLORIDA

LICENSE NO 71480





NOTE: For Groups Of Trees, Place Barricades Between Trees And Construction Activity.



NOTES: Critical Protection Zone: The Area Surrounding A Tree Within A Circle Described By A Radius Of One Foot For Each Inch Of The Tree Trunk Diameter At 54" Above Finished Grade. For Groups Of Trees, Place Barricades Between Trees And Construction Activity.

\* Tree Protection Barricades Shall Be Located To Protect A Minimum Of 75% Of The Critical Protection Zone.

### TREE PROTECTION BARRICADE

REV:	DESCRIPTION:	BY:	DATE:
STATUS: FINAL			



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3706 N. ROOSEVELT BLVD  
SUITE 1-208  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: GARY THE CARPENTER

PROJECT: 2325 HARRIS AVE

SITE: 2325 HARRIS AVE  
KEY WEST, FL 33040

TITLE: TREE PROTECTION  
BARRICADE DETAILS

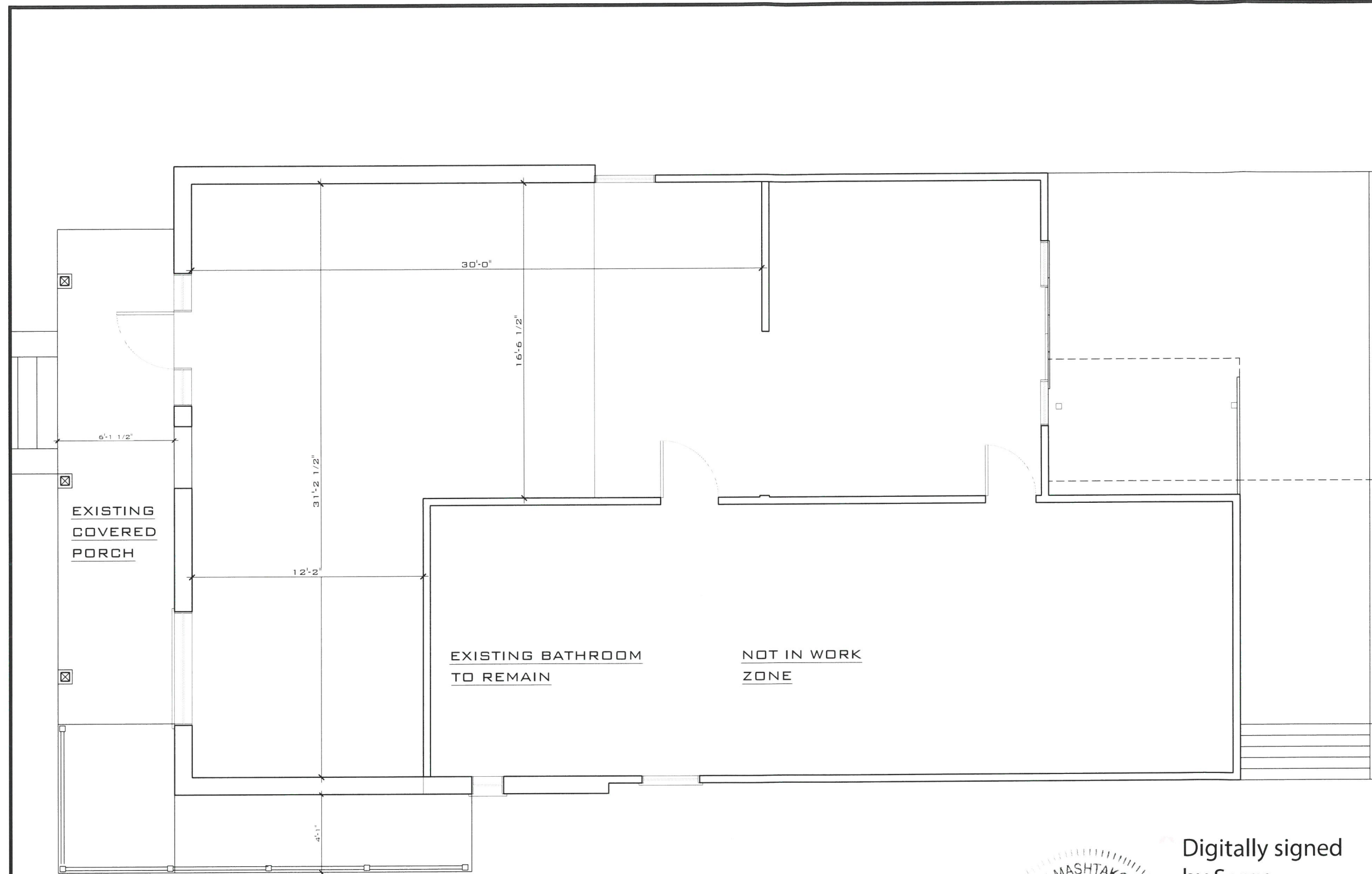
SCALE AT 1/16"=1'-0"	DATE: 04/15/19	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1904-04	DRAWING NO: C-103	REVISION: 1	

THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

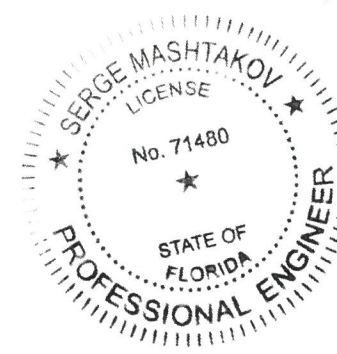
SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480



**EXISTING FLOOR PLAN**  
SCALE: 3/16" = 1'-0"



Digitally signed  
by Serge  
Mashtakov P.E.  
71480 State of  
Florida  
Date: 2019.04.17  
10:26:46 -04'00'

THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:  
DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV: DESCRIPTION: BY: DATE:  
STATUS: FINAL



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3706 N. ROOSEVELT BLVD  
SUITE 1-208  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: GARY THE CARPENTER

PROJECT: 2325 HARRIS AVE

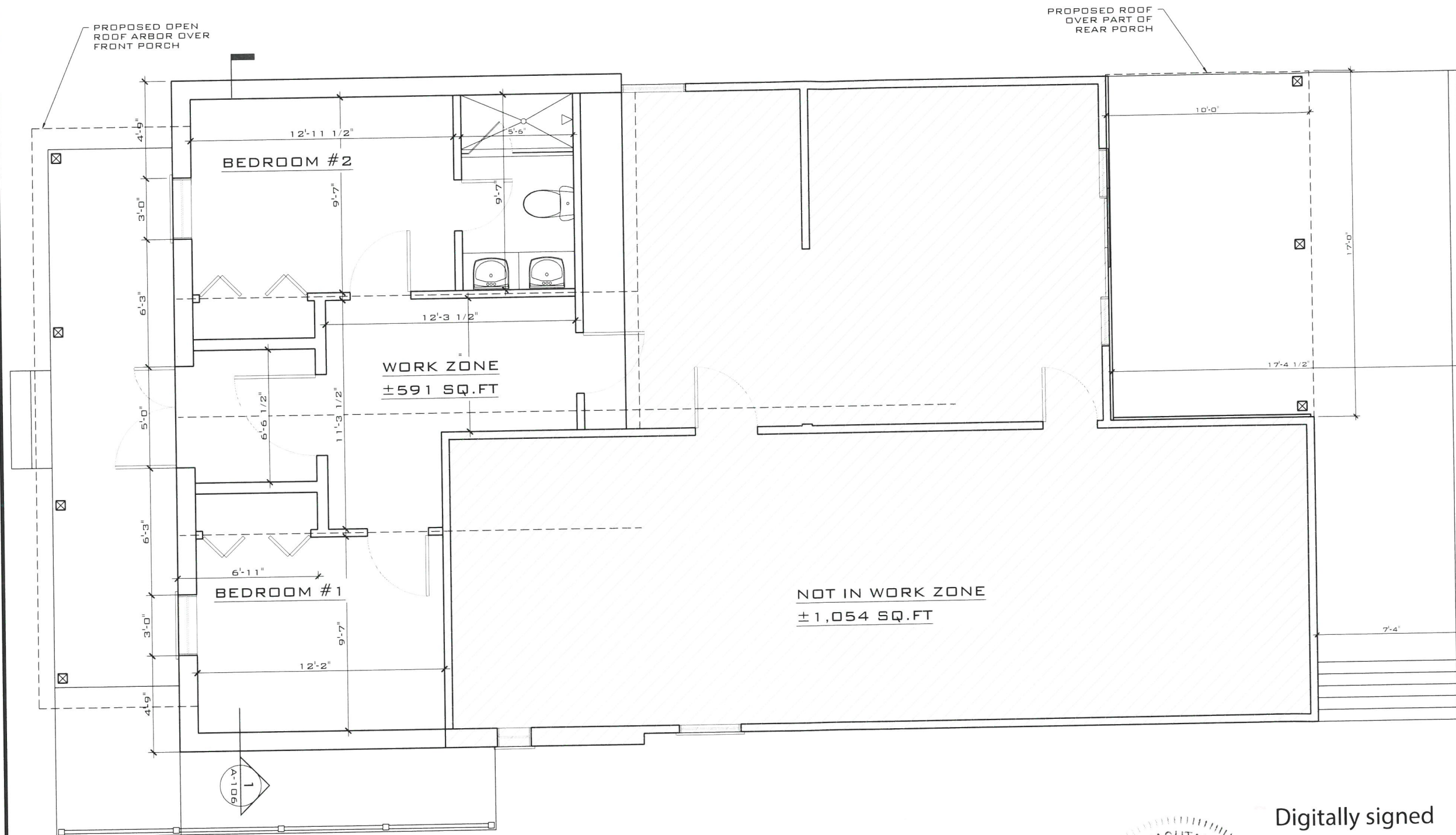
SITE: 2325 HARRIS AVE  
KEY WEST, FL 33040

TITLE: EXISTING FLOOR PLAN

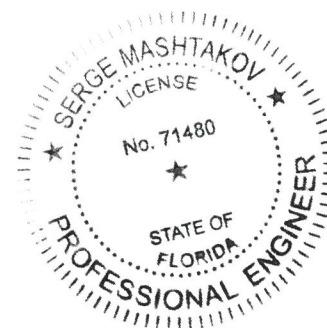
SCALE AT 1/16": AS SHOWN	DATE: 04/15/19	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1904-04	DRAWING NO: A-101	REVISION: 1	

PROPOSED ROOF  
OVER PART OF  
REAR PORCH

PROPOSED OPEN  
ROOF ARBOR OVER  
FRONT PORCH



**PROPOSED FLOOR PLAN**  
SCALE: 3/16" = 1'-0"



Digitally signed  
by Serge  
Mashtakov P.E.  
71480 State of  
Florida  
Date: 2019.04.17  
10:27:00 -04'00'

THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:  
DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV: DESCRIPTION: BY: DATE:  
STATUS: FINAL



**ARTIBUS DESIGN**  
3706 N. ROOSEVELT BLVD  
SUITE 1-208  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

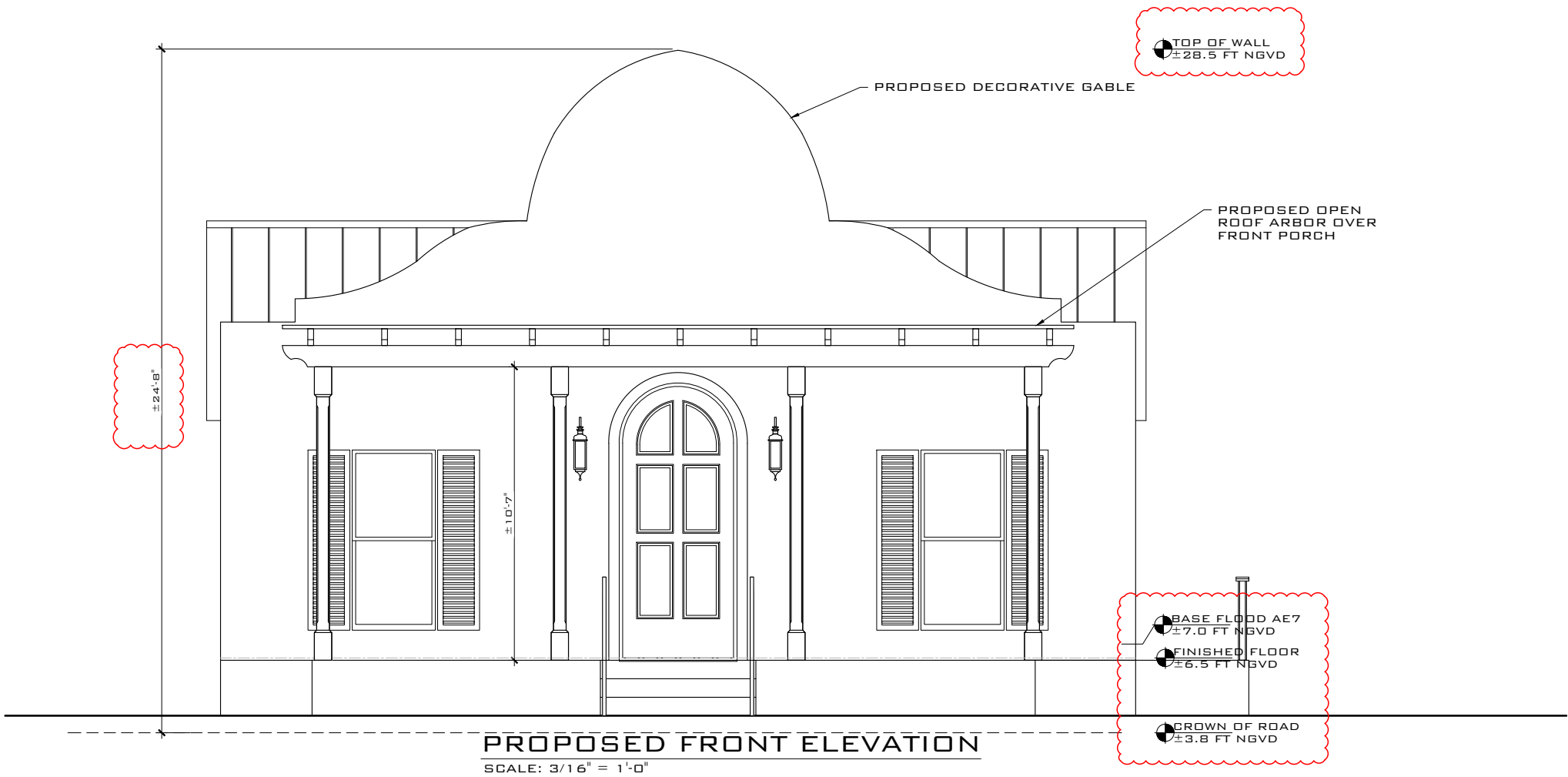
CLIENT: GARY THE CARPENTER

PROJECT: 2325 HARRIS AVE

SITE: 2325 HARRIS AVE  
KEY WEST, FL 33040

TITLE: PROPOSED FLOOR PLAN

SCALE AT 1/16" = 1'-0"	DATE:	DRAWN:	CHECKED:
AS SHOWN	04/15/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1904-04	A-102	1	



THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:

DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	FINAL		



ARTIBUS DESIGN  
3706 N. ROOSEVELT BLVD  
SUITE 1-208  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: GARY THE CARPENTER

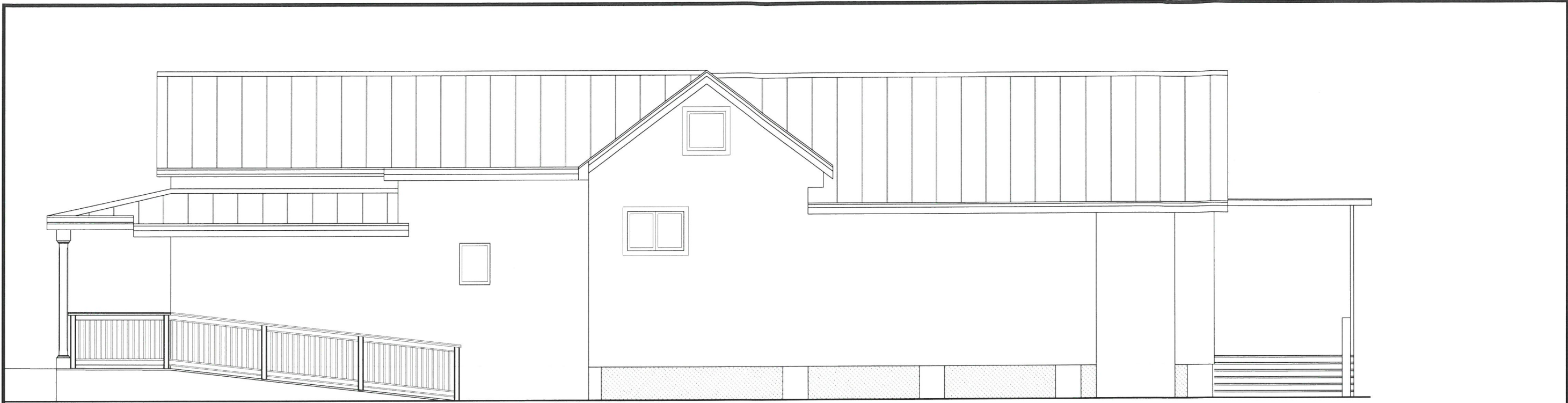
PROJECT: 2325 HARRIS AVE

SITE: 2325 HARRIS AVE  
KEY WEST, FL 33040

TITLE: EXISTING/PROPOSED  
FRONT ELEVATION

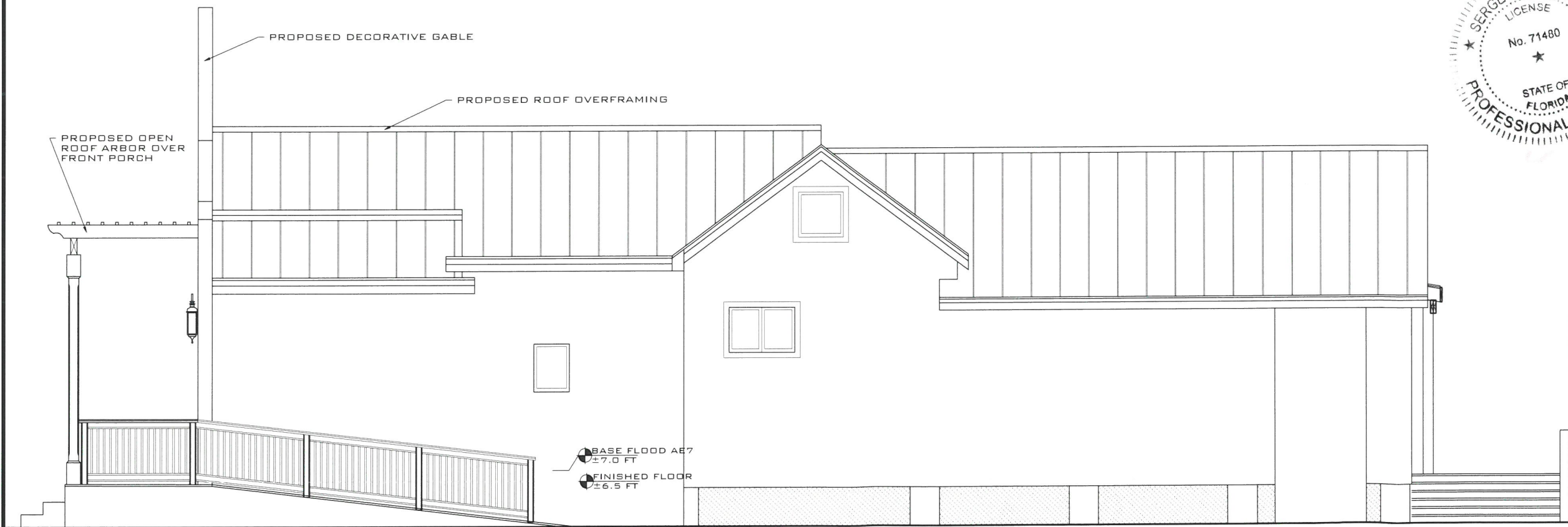
SCALE AT 11X17:	DATE:	DRAWN:	CHECKED:
AS SHOWN	04/15/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1904-04	A-103	1	





EXISTING RIGHT ELEVATION

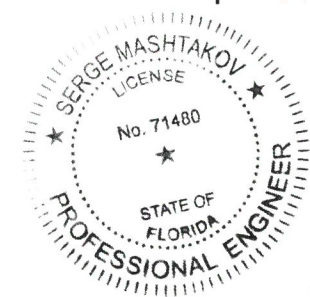
SCALE: 3/16" = 1'-0"



PROPOSED RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL



Digitally signed  
by Serge  
Mashtakov P.E.  
71480 State of  
Florida  
Date: 2019.04.17  
10:27:33 -04'00'

DATE: SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV: DESCRIPTION: BY: DATE:  
STATUS: FINAL

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ENGINEERING AND PLANNING

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3706 N. ROOSEVELT BLVD  
SUITE 1-208  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

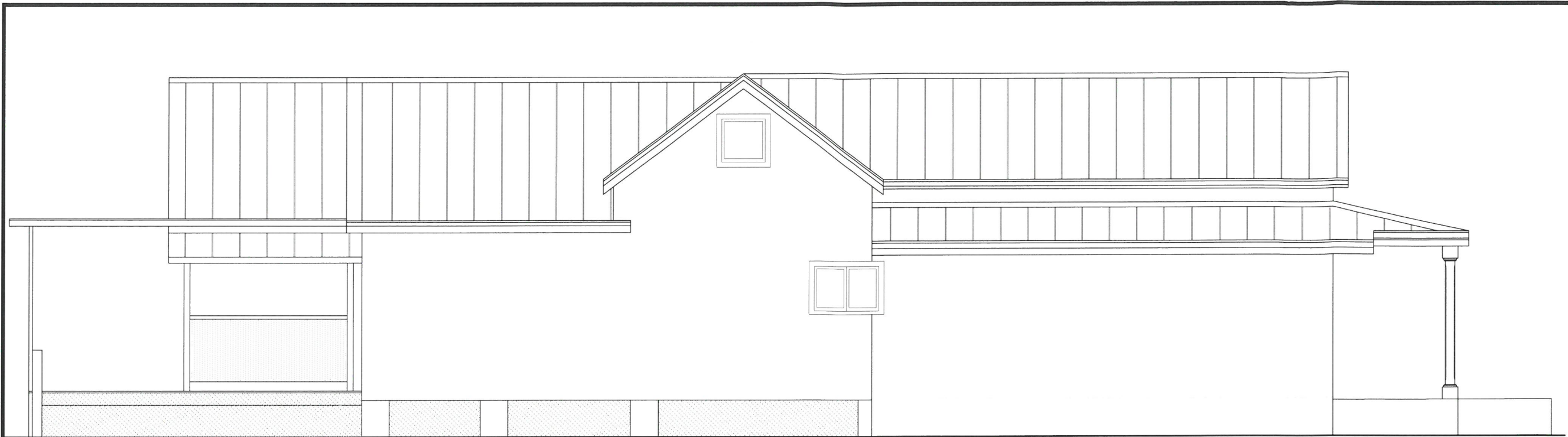
CLIENT: GARY THE CARPENTER

PROJECT: 2325 HARRIS AVE

SITE: 2325 HARRIS AVE  
KEY WEST, FL 33040

TITLE: EXISTING/PROPOSED  
RIGHT ELEVATION

SCALE AT 1/16":	DATE:	DRAWN:	CHECKED:
AS SHOWN	04/15/19	MNS	SAM
PROJECT NO:	DRAWING NO:	REVISION:	
1904-04	A-104		1

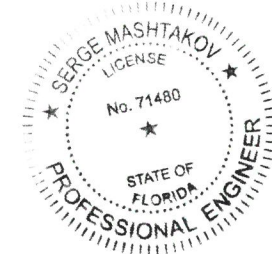


**EXISTING LEFT ELEVATION**

SCALE: 3/16" = 1'-0"

PROPOSED DECORATIVE GABLE

PROPOSED ROOF OVERFRAMING



THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL

Digitally signed by  
Serge Mashtakov  
P.E. 71480 State of  
Florida  
Date: 2019.04.17  
10:27:50 -04'00'

SIGNATURE:  
DATE:  
SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO 71480

REV: DESCRIPTION: BY: DATE:  
STATUS: FINAL



**ARTIBUS DESIGN**  
3706 N. ROOSEVELT BLVD  
SUITE 1-208  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: GARY THE CARPENTER

PROJECT: 2325 HARRIS AVE

SITE: 2325 HARRIS AVE  
KEY WEST, FL 33040

TITLE: EXISTING/PROPOSED  
LEFT ELEVATION

SCALE AT 1/16": AS SHOWN	DATE: 04/15/19	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1904-04	DRAWING NO: A-105	REVISION: 1	

BASE FLOOD AE7  
±7.0 FT  
FINISHED FLOOR  
±6.5 FT

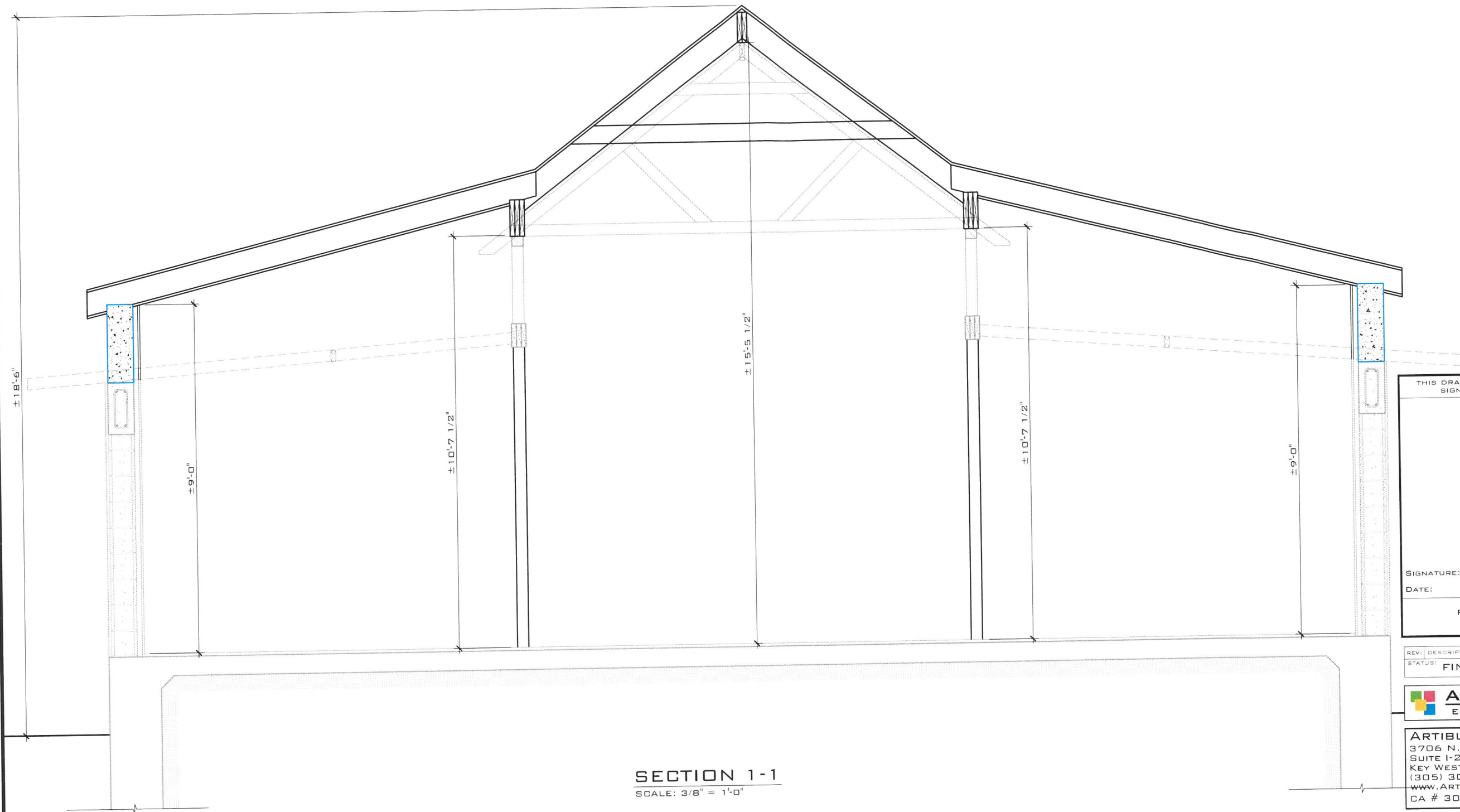
CROWN OF ROAD  
±3.8 FT

PROPOSED ROOF OVERFRAMING  
±8'-0"

**PROPOSED LEFT ELEVATION**

SCALE: 3/16" = 1'-0"





**SECTION 1-1**  
SCALE: 3/8" = 1'-0"



Digitally signed  
by Serge  
Mashtakov P.E.  
71480 State of  
Florida  
Date: 2019.04.17  
10:28:07 -04'00'

THIS DRAWING IS NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL

SIGNATURE:  
DATE:

SERGE MASHTAKOV  
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 71480

REV: DESCRIPTION: BY: DATE:  
STATUS: FINAL

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

**ARTIBUS DESIGN**  
3706 N. ROOSEVELT BLVD  
SUITE 1-208  
KEY WEST, FL 33040  
(305) 304-3512  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

CLIENT: GARY THE CARPENTER

PROJECT: 2325 HARRIS AVE

SITE: 2325 HARRIS AVE  
KEY WEST, FL 33040

TITLE: SECTION 1-1

SCALE AT 1/4"=1'-0"	DATE: 04/15/19	DRAWN: MNS	CHECKED: SAM
PROJECT NO: 1904-04	DRAWING NO: A-106	REVISION: 1	



# **Authorization 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, James Phillips & Janice Phillips authorize  
*Please Print Name(s) of Owner(s) as appears on the deed*

Owen Trepanier-Trepanier & Associates, Inc.  
*Please Print Name of Representative*

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

[Signature]  
*Signature of Owner*

[Signature]  
*Signature of Joint/Co-owner if applicable*

Subscribed and sworn to (or affirmed) before me on this 25th April 2019  
*Date*

by James Phillips & Janice Phillips  
*Name of Owner*

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

[Signature]  
*Notary's Signature and Seal*

Alvina Covington  
*Name of Acknowledger typed, printed or stamped*

FF913801  
*Commission Number, if any*

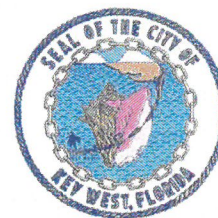


Alvina Covington  
COMMISSION #FF913801  
EXPIRES: August 27, 2019  
WWW.AARONNOTARY.COM

# **Verification Form**



City of Key West  
Planning Department



**Verification Form**  
(Where Authorized Representative is an Entity)

I, Owen Trepanier, in my capacity as President  
(print name) (print position; president, managing member)  
of Owen Trepanier-Trepanier & Associates, Inc.  
(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:

2325 Harris Ave

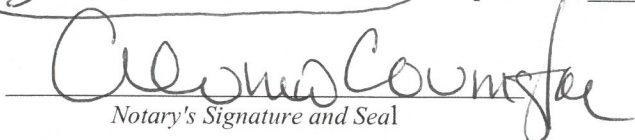
Street Address of subject property

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 of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 13 May 2019 by  
owen Trepanier  
Name of Authorized Representative date

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

  
Notary's Signature and Seal

Alvina Covington

Name of Acknowledger typed, printed or stamped

FF913801

Commission Number, if any



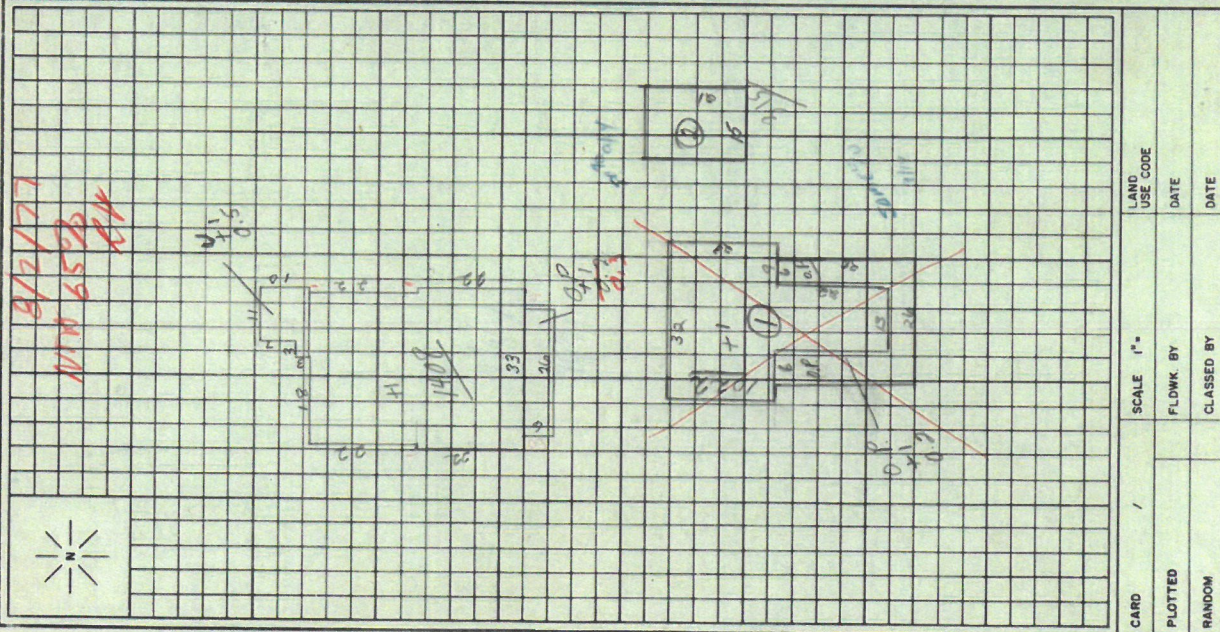
Alvina Covington  
COMMISSION #FF913801  
EXPIRES: August 27, 2019  
WWW.AARONNOTARY.COM

# **Historic Property Record Card**









CONSTRUCTION DATA				
IMPROVEMENT	1	2	3	4
TYPE OF STRUCTURE	RES	GAR	RES	GAR
YEAR BUILT	1900	1953		
ROOMS				
Total Rooms				
Est. Apts				
— Rm. Apts				
— No. of Bath				
No. of Rest Rms.				
— Flat R Rms				
— Flat R Rms				
Total Fixtures				
FOUNDATION				
Continuous Wall				
Piers <i>CONC</i>				
Piling <i>CONC FTG-BLK</i>				
ADJUSTMENTS				
Frame				
Height				
Front & Interior				
Appl. Equip.				
Partitions				
Special Use				
EXTERIOR WALLS				
Wellboard				
Corr. Metal				
Corr. Asbestos				
Wd. Fr. Stucco				
Wd. Fr. Asbestos				
C.B. Plin				
C.B. Stucco				
Wd. Fr. Siding				
Tile Stucco				
Brick				
Paint Conc.				
Panel, Glass, Mtl.				
ROOF TYPE				
Flat, Shed				
Hip, Gable				
Bar Joist				
Wood Truss				
Prestressed				
Steel Truss				
ROOF MATERIAL				
Sh. Mtl. Roll				
T. & G. B.L.				
Shing. Wd. Etc.				
Shing. Asbestos				
Tile, Cement				
Tile, Clay				
Bermuda				
Slate				
Gypsum				
IMPROVEMENT				
Unfinished				
Wd. or Cell. Bds.				
Wellboard				
Plaster, No Furring				
Plaster, Furring				
Drywall				
Wood Panel				
INTERIOR FINISH				
None				
Single Pine				
Concrete				
Conc. Asph. Tile				
Conc. Terrazzo				
Double Pine				
Double Hardwood				
Precast Conc.				
Parquet				
Conc. Q. Tile				
Conc. Car. Tile				
Marble				
PLUMBING				
None				
Poor				
Good, Plain				
Good, Tile				
HEATING				
None				
Unit Heat				
Chfri. Heating				
Chfri. Cooling				
Chfri. Cool & Heat				
ELECTRICITY				
None				
Poor				
Average				
Good				
CLASS & SCALE				
CONST. UNITS				
CLASS UNITS				
TOTAL UNITS				
BASE RATE				
ADJ. RATE				
AREA				
E.F.				
E.F.				
REP. COST NEW				
CONDITION				
DEP. REP. VALUE				
DEPRECIATION ADJUSTMENT				
NO.	PHY.	ADJUSTMENT	%	COND.
1				
2				
3				
4				



# CITY OF KEY WEST

## APPLICATION FOR BUILDING PERMIT

FOR OFFICE USE ONLY

This application is subject to the Building Ordinance and all other Ordinances of the City of Key West, Laws of the State of Florida and Rules and Regulations of the Building Division applicable thereto. A copy of approved plans and specifications must be kept at building site during progress of the work. All employers of labor are subject to the provisions of the Florida Workmen's Compensation Act.

Applicant shall complete the following:

OWNER Frank Perez  
 OWNER'S ADDRESS 2325 Harris Ave.  
 CONTRACTOR owner  
 CONTRACTOR'S ADDRESS \_\_\_\_\_  
 ARCHITECT OR ENGINEER \_\_\_\_\_  
 ARCHITECT'S OR ENGINEER'S ADDRESS \_\_\_\_\_  
 PURPOSE OF BUILDING \_\_\_\_\_  
 NATURE OF WORK repairs  
 APPLICANT'S SIGNATURE Frank Perez  
 BY \_\_\_\_\_

AK1049476

PERMIT NUMBER **B-4126** \*

DATE ISSUED 10/22/70 TOTAL FEE \$ 8-

BY M. Bean

BUILDING GROUP \_\_\_\_\_ BUILDING TYPE \_\_\_\_\_

APPROVALS	DATE
ZONING	
RESOLUTION	
SEWER	
LINE GRADE	
STRUCTURAL	
ELECTRICAL	
PLUMBING	
FIRE PREVENTION	
MECHANICAL	
STATE HOTEL PERMIT #	
STATE HEALTH DEPARTMENT	

NEW BUILDING	SQ. FT.	COST \$	FEE \$
ADDITION	SQ. FT.	COST \$	FEE \$
REMODELING		COST \$	FEE \$
REPAIRS		COST \$ <u>1500-</u>	FEE \$ <u>8-</u>
PATIO	SQ. FT.	COST \$	FEE \$
SWIMMING POOL	GALLONAGE	COST \$	FEE \$
CONSTRUCTION: C. B. S. <input type="checkbox"/> FRAME <input type="checkbox"/> OTHER <input type="checkbox"/>			
TYPE COMPOSITION <input type="checkbox"/> PLUMBING YES <input type="checkbox"/> NO <input type="checkbox"/> ELECTRICAL YES <input type="checkbox"/> NO <input type="checkbox"/>			
ROOF: TILE <input type="checkbox"/> PLUMBING YES <input type="checkbox"/> NO <input type="checkbox"/> ELECTRICAL YES <input type="checkbox"/> NO <input type="checkbox"/>			

RE 4888

The 11/27/73

INC 4/5/74 check again 10/73

INC 12-16-74 90%

N.V.

LOT SIZE	X	INSPECTIONS	Inspector's Name	DATE	COMMENTS
NUMBER OF PARKING SPACES REQUIRED		FOUNDATION			OK
APPROVED		FOUNDATION WALL CAP			O.P.
<div style="border: 1px solid black; height: 100px; position: relative;"> <div style="position: absolute; top: 0; right: 0;">REAR</div> <div style="position: absolute; bottom: 0; left: 0;">FRONT</div> </div>		GRADE BEAM			ROOF TIN
		FLOOR SLAB			
		LINTEL			
		COLUMNS			
		TIE BEAMS			
		FRAMING			
		LATHING			
		PARAPET - CAP OR BRAKE			
		ROOFING - TIN CAPS			
		ROOFING - FINISH			
	OFFSTREET PARKING				
	FINAL				
	C.O. ISSUED				

This space represents the lot: Indicate the building in space showing the distance from lot lines and other buildings.

TAX COLLECTOR'S COPY

LOCK SUBDIVISION

2325 Harris Ave. APP.



# CITY OF KEY WEST

## APPLICATION FOR BUILDING PERMIT

FOR OFFICE USE ONLY

This application is subject to the Building Ordinance and all other Ordinances of the City of Key West, Laws of the State of Florida and Rules and Regulations of the Building Division applicable thereto. A copy of approved plans and specifications must be kept at building site during progress of the work. All employers of labor are subject to the provisions of the Florida Workmen's Compensation Act.

Applicant shall complete the following:

OWNER Frank Perry  
 OWNER'S ADDRESS 2325 Harris Ave.  
 CONTRACTOR H. M. Simulated Brick  
 CONTRACTOR'S ADDRESS 1701 N.E. 27th St. Lauderdale  
 ARCHITECT OR ENGINEER  
 ARCHITECT'S OR ENGINEER'S ADDRESS  
 PURPOSE OF BUILDING Residence  
 NATURE OF WORK Old Simulated Brick on front + sides + Bricking 5 Columns  
 APPLICANT'S SIGNATURE X Carl P. Young  
 BY

PERMIT NUMBER **B- 5905**  
 DATE ISSUED 7/14/25 TOTAL FEE \$ 10-  
 BY Don Fraga  
 BUILDING GROUP BUILDING TYPE  
 APPROVALS DATE  
 ZONING  
 RESOLUTION  
 SEWER LINE GRADE  
 STRUCTURAL x FBS  
 ELECTRICAL  
 PLUMBING  
 FIRE PREVENTION  
 MECHANICAL  
 STATE HOTEL PERMIT #  
 STATE HEALTH DEPARTMENT

JOB ADDRESS 2325 Harris Ave. APP.  
 LOT BLOCK SUBDIVISION

NEW BUILDING	SQ. FT.	COST \$	FEE \$
ADDITION	SQ. FT.	COST \$	FEE \$
REMODELING <u>Adding Bricks to front of House</u>		COST \$ <u>4,000</u>	FEE \$ <u>10-</u>
REPAIRS		COST \$	FEE \$
PATIO	SQ. FT.	COST \$	FEE \$
SWIMMING POOL	GALLONAGE	COST \$	FEE \$
CONSTRUCTION: C.B.S. <input type="checkbox"/> FRAME <input type="checkbox"/> OTHER			
TYPE COMPOSITION <input type="checkbox"/> PLUMBING YES <input type="checkbox"/> NO <input type="checkbox"/> ELECTRICAL YES <input type="checkbox"/> NO <input type="checkbox"/>			
ROOF: TILE <input type="checkbox"/> PLUMBING YES <input type="checkbox"/> NO <input type="checkbox"/> ELECTRICAL YES <input type="checkbox"/> NO <input type="checkbox"/>			

N/c 90%  
 Pull RF

RE 4888-

LOT SIZE X	INSPECTIONS	Inspector's Name	DATE	COMMENTS
NUMBER OF PARKING SPACES REQUIRED	FOUNDATION			
APPROVED	FOUNDATION WALL CAP			
REAR	GRADE BEAM			
	FLOOR SLAB			
	LINTEL			
	COLUMNS			
	TIE BEAMS			
	FRAMING			
	LATHING			
	PARAPET - CAP OR BRAKE			
	ROOFING - TIN CAPS			
	ROOFING - FINISH			
	OFFSTREET PARKING			
FRONT	FINAL			
	C.O. ISSUED			

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TAX COLLECTOR'S COPY

FD 17994 JUL 14 75 1000 -







	CARD		SCALE 1" =	LAND USE CODE
	PLOTTED RANDOM	FLOWK BY DATE	CLASS BY DATE	DATE

CONSTRUCTION DATA				
IMPROVEMENT	1	2	3	4
TYPE OF STRUCTURE	INTERIOR FINISH			
YEAR BUILT	Unfinished Wd or Cell Bm Wallboard Plaster, No Furring Plaster, Furring Drywall Wood Panel			
	FLOORS			
	None Single Pine Concrete Conc. Slab Tile Conc. Terrazzo Double Pine Double Hardwood Precast Conc. Parquet Conc. G. Tile Conc. Car Tile Marble			
	PLUMBING			
	None Poor Good, Plain Good, Tile			
	HEATING			
	None Unit Heat Cent. Heating Cent. Cooling Cent. Cool & Heat			
	ELECTRICITY			
	None Poor Average Good			
	CLASS & SCALE			
	CONST. UNITS			
	TOTAL UNITS			
	BASE RATE			
	ADJ. RATE			
	AREA			
	E.F.			
	E.F.			
	REP. COST NEW			
	CONDITION			
	DEP. REP. VALUE			
	DEPRECIATION ADJUSTMENT			
	NO. PHY. ADJUSTMENT %			
	1			
	2			
	3			
	4			
	COND.			