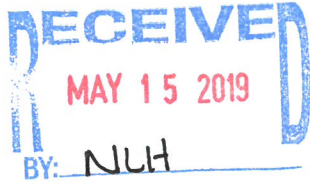


# **Application**



Variance Application  
City of Key West Planning Department  
3140 Flagler Avenue, Key West, FL 33040  
(305) 809-3720



Variance Application

Please completely fill out this application and attach all necessary documents. This will help our staff to process your request quickly and obtain necessary information without delay. If you have any questions please call 305-809-3720 to schedule an appointment with a Planner.

Please print or type a response to the following:

1. Site Address 1227 Washington Street, Key West, FL 33040
2. Name of Applicant William P. Horn Architect, PA
3. Applicant is: Owner \_\_\_\_\_ Authorized Representative X
4. Address of Applicant 915 Eaton Street  
Key West, FL 33040
5. Phone # of Applicant 305-296-8302 Mobile# \_\_\_\_\_
6. E-Mail Address william@wphornarchitect.com
7. Name of Owner, if different than above Timothy & Buffy Mitchell
8. Address of Owner 1420 Grindelwald Dr  
Kernersville, NC 27284
9. Phone # of Owner 1 336-978-6957
10. Email Address tmitchell@31dodge.com
11. Zoning District of Parcel HMDR RE# 1042072
12. Description of Proposed Construction, Development, and Use  
Proposing a rear yard one story addition to the rear  
of the existing historic one story residence.
13. List and describe the specific variance(s) being requested:  
Rear setback variance of 5'-0" (15'-0" is the required setback)

**Variance Application**  
**City of Key West Planning Department**  
**3140 Flagler Avenue, Key West, FL 33040**  
**(305) 809-3720**



14. 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                             | AE +6 FT.        |            |             |                  |
| Size of Site                           | 9,408 S.F.       |            |             |                  |
| Height                                 | 30' MAX.         |            |             |                  |
| Front Setback                          | 10'-0"           | 20'-3"     | 20'-3"      | NONE             |
| Side Setback                           | 5'-0"            | 5'-0"      | 5'-0"       | NONE             |
| Side Setback                           | 5'-0"            | 6'-10"     | 6'-10"      | NONE             |
| Street Side Setback                    |                  |            |             |                  |
| Rear Setback                           | 15'-0"           | 15'-6"     | 5'-0"       | YES              |
| F.A.R                                  | N/A              |            |             |                  |
| Building Coverage                      | 3,763.2 S.F.     | 2,877 S.F. | 3,656 S.F.  | NONE             |
| Impervious Surface                     | 5,644.8 S.F.     | 5,398 S.F. | 5,574 S.F.  | NONE             |
| Parking                                | 1 SPACE          | 1 SPACE    | 1 SPACE     | NONE             |
| Handicap Parking                       | N/A              |            |             |                  |
| Bicycle Parking                        | N/A              |            |             |                  |
| Open Space/<br>Landscaping             | 3,292.8 S.F.     | 4,010 S.F. | 3,834 S.F.  | NONE             |
| Number and type of<br>units            | 1-RESIDENT.      | 1-RESIDENT | 1-RESIDENT. | NONE             |
| Consumption Area<br>or Number of seats | N/A              |            |             |                  |

15. Is Subject Property located within the Historic District? Yes   X   No         
 If Yes, attach HARC approval and approved site plans

Meeting Date \_\_\_\_\_ HARC Approval #   N/A    
 (Need to get Variance first)

**Variance Application**  
**City of Key West Planning Department**  
**3140 Flagler Avenue, Key West, FL 33040**  
**(305) 809-3720**



16. Are there any easements, deed restrictions or other encumbrances attached to the subject property? Yes \_\_\_\_\_ No X If Yes, please describe and attach relevant documents

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17. Will the work be within the dripline (canopy) of any tree on or off the property?  
YES X NO \_\_\_\_\_ (Off Property, Karen says she can Staff Approve)  
If yes, provide date of landscape approval, and attach a copy of such approval.

This application is pursuant to Section 106-51 & 52 City of Key West Land Development Regulations.

If the applicant would like additional information, electronic version of the City's Code of Ordinances can be found either through [www.keywestcity.com](http://www.keywestcity.com), Planning Department archives or at [www.municode.com](http://www.municode.com). Once there, search Online Library/Florida/Key West/Chapter 122.

**\*Please note, variance approvals are quasi-judicial hearings, and it is improper for the owner or signatory to speak to a Planning Board member or City Commissioner about the hearing.**



**Variance Application  
City of Key West Planning Department  
3140 Flagler Avenue, Key West, FL 33040  
(305) 809-3720**



**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.

The special condition for this rear setback variance request is that the existing main historic house is much further back off the street than typical historic houses so we do not have much rear yard for the addition. HARC will only let us add onto the historic house in the rear of the building.

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

These conditions were created over 100 years ago, so were not created by 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 this variance will allow us to build a similar size house to other structures within the same zoning district. We are not asking for a building coverage or impervious area variance.

**Variance Application**  
**City of Key West Planning Department**  
**3140 Flagler Avenue, Key West, FL 33040**  
**(305) 809-3720**



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.

Due to the existing house being so far to the rear of  
the property and the historic garage and pool house being  
on each side, we only have a limited area in back of  
the main house to build the addition.

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.

We are not asking for any other variances and we are maintaining  
5'-0" in the rear for Fire Department access.

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.

The variance will maintain Fire Department access and will not  
be injurious to the public.

**Variance Application  
City of Key West Planning Department  
3140 Flagler Avenue, Key West, FL 33040  
(305) 809-3720**



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.

Other properties nonconformities are not the the basis  
of our variance request.

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

- That the standards established in subsection (a) 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."

# **Warranty Deed**



Doc# 2197611 12/10/2018 11:07AM  
 Filed & Recorded in Official Records of  
 MONROE COUNTY KEVIN MADOK

12/10/2018 11:07AM  
 DEED DOC STAMP CL: Brit \$7,700.00

Doc# 2197611  
 Bk# 2939 Pg# 1643

Prepared by and return to:

Erica Hughes Sterling  
 Spottswood, Spottswood, Spottswood & Sterling, PLLC  
 500 Fleming Street  
 Key West, FL 33040  
 305-294-9556  
 File Number: 64-18.00513 EB  
 Purchase Price: \$1,100,000.00

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 14<sup>th</sup> day of December, 2018 between Richards H. Ford and David B. Ford, Individually and as Successor Co-Trustees of the William R. Ford 2000 Revocable Trust under agreement dated July 26, 2000 and Richards H. Ford and David B. Ford, Individually and as Successor Co-Trustees of the Ann-Francis B. Ford 2000 Revocable Trust under agreement dated July 26, 2000 whose post office address is 2800 Ponce de Leon Blvd., Suite 800 c/o Nicholas E. Christl, Coral Gables, FL 33134, grantor, and Timothy Marvin Mitchell and Buffy Darlene Mitchell, husband and wife whose post office address is 1420 Grindelwald Drive, Kernersville, NC 27284, 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 TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations 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 to-wit:

On the Island of Key West, and known as Lots 8 and 9 in Square 5 of Tract 19, according to a subdivision of said Tract 19 made by THE TROPICAL BUILDING AND INVESTMENT COMPANY and recorded in Plat Book 1, Page 34, Monroe County, Florida records:

Commencing at a point on the Northwest side of Washington Street, distant Southwesterly from the corner of Washington Street and Tropical Avenue 150 feet, 3-3/4 inches, and running thence along Washington Street in a Southwesterly direction 100 feet, 7-1/2 inches; thence at right angles in a Northwesterly direction 93 feet and 6 inches; thence at right angles in a Northeasterly direction 100 feet, 7-1/2 inches; thence at right angles in a Southeasterly direction 93 feet and 6 inches to the Point of Beginning on Washington Street.

Parcel Identification Number: 00041400-000000

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property hereby conveyed does not constitute the homestead of any Grantor or any beneficiary of the Trusts within the meaning set forth in the Constitution of the State of Florida, and that neither any Grantor nor any beneficiary of the Trusts resides on property which is contiguous or adjacent thereto.

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, 2018.

Doc# 2197611  
Bk# 2939 Pg# 1644

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:

William R. Ford 2000 Revocable Trust under agreement  
dated July 26, 2000

[Signature]  
Witness Name: Richard E. Christ

[Signature]  
By: Richards H. Ford, Individually and as Successor Co-Trustee

[Signature]  
Witness Name: KIMBERLY PLACA

Ann-Francis B. Ford 2000 Revocable Trust under  
agreement dated July 26, 2000

[Signature]  
Witness Name: Richard E. Christ

[Signature]  
By: Richards H. Ford, Individually and as Successor Co-Trustee

[Signature]  
Witness Name: KIMBERLY PLACA

State of Florida  
County of Orange

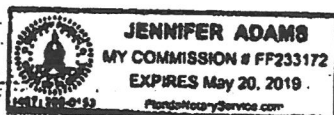
The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of November, 2018 by Richards H. Ford Individually and as Successor Co-Trustee of the William R. Ford 2000 Revocable Trust under agreement dated July 26, 2000 and Ann-Francis B. Ford 2000 Revocable Trust under agreement dated July 26, 2000, who ☒ is personally known or ☐ have produced a driver's license as identification.

[Notary Seal]

[Signature]  
Notary Public

Printed Name: Jennifer Adams

My Commission Expires: May 20, 2019



Doc# 2197611  
Bk# 2939 Pg# 1645

William R. Ford 2000 Revocable Trust under agreement  
dated July 26, 2000

Nancy Swift  
Witness Name: Nancy Swift

David B. Ford  
By: David B. Ford, Individually and as Successor Co-Trustee

Witness Name: Edwin O. Swift III

Ann-Francis B. Ford 2000 Revocable Trust under  
agreement dated July 26, 2000

Nancy Swift  
Witness Name: Nancy Swift

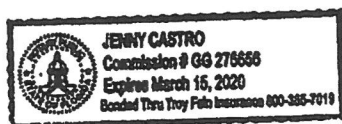
David B. Ford  
By: David B. Ford, Individually and as Successor Co-Trustee

Witness Name: Edwin O. Swift III

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 1 day of December, 2018 by David B. Ford, Individually and as Successor Co-Trustee of the William R. Ford Revocable 2000 Trust under agreement dated July 26, 2000 and Ann-Francis B. Ford 2000 Revocable Trust under agreement dated July 26, 2000, who ☐ is personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Jenny Castro  
Notary Public

Printed Name: Jenny Castro

My Commission Expires: 3/15/20

MONROE COUNTY  
OFFICIAL RECORDS

# **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 00041400-000000  
 Account# 1042072  
 Property ID 1042072  
 Millage Group 10KW  
 Location 1227 WASHINGTON St, KEY WEST  
 Address  
 Legal KW TROPICAL BLDG AND INVESTMENT CO SUB LOTS 8 - 9 SQR 5 TR 19  
 Description PB1-34 OR290-280/281 OR337-571-572 OR634-18D/C OR1675-1510/12  
 OR2765-69D/C OR2939-1639 OR2939-1641 OR2939-1643  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6157  
 Property SINGLE FAMILY RESID (0100)  
 Class  
 Subdivision Tropical Building and Investment Co  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



### Owner

MITCHELL TIMOTHY MARVIN  
 1420 Grindelwald Dr  
 Kernersville NC 27284

MITCHELL BUFFY DARLENE  
 1420 Grindelwald Dr  
 Kernersville NC 27284

### Valuation

|                            | 2018      | 2017       | 2016       | 2015       |
|----------------------------|-----------|------------|------------|------------|
| + Market Improvement Value | \$142,029 | \$144,249  | \$124,462  | \$142,672  |
| + Market Misc Value        | \$22,826  | \$23,598   | \$25,140   | \$21,867   |
| + Market Land Value        | \$544,394 | \$541,054  | \$566,442  | \$553,713  |
| = Just Market Value        | \$709,249 | \$708,901  | \$716,044  | \$718,252  |
| = Total Assessed Value     | \$709,249 | \$313,099  | \$306,660  | \$304,528  |
| - School Exempt Value      | \$0       | (\$25,000) | (\$25,000) | (\$25,000) |
| = School Taxable Value     | \$709,249 | \$288,099  | \$281,660  | \$279,528  |

### Land

| Land Use                | Number of Units | Unit Type   | Frontage | Depth |
|-------------------------|-----------------|-------------|----------|-------|
| RES SUPERIOR DRY (01SD) | 9,408.00        | Square Foot | 100.6    | 93.5  |

### Buildings

|                |                  |                      |                             |
|----------------|------------------|----------------------|-----------------------------|
| Building ID    | 3239             | Exterior Walls       | WD FR STUCCO                |
| Style          | GROUND LEVEL     | Year Built           | 1930                        |
| Building Type  | S.F.R. - R1 / R1 | Effective Year Built | 2003                        |
| Gross Sq Ft    | 2343             | Foundation           | WD CONC PADS                |
| Finished Sq Ft | 1406             | Roof Type            | GABLE/HIP                   |
| Stories        | 1 Floor          | Roof Coverage        | METAL                       |
| Condition      | AVERAGE          | Flooring Type        | CONC S/B GRND               |
| Perimeter      | 150              | Heating Type         | FCD/AIR DUCTED with 0% NONE |
| Functional Obs | 0                | Bedrooms             | 3                           |
| Economic Obs   | 0                | Full Bathrooms       | 2                           |
| Depreciation % | 18               | Half Bathrooms       | 0                           |
| Interior Walls | WALL BD/WD WAL   | Grade                | 500                         |
|                |                  | Number of Fire PI    | 0                           |

| Code         | Description     | Sketch Area  | Finished Area | Perimeter  |
|--------------|-----------------|--------------|---------------|------------|
| DGF          | DETACHED GARAGE | 284          | 0             | 68         |
| EPB          | ENCL PORCH BLK  | 189          | 0             | 60         |
| FLA          | FLOOR LIV AREA  | 1,406        | 1,406         | 150        |
| OPF          | OP PRCH FIN LL  | 464          | 0             | 158        |
| <b>TOTAL</b> |                 | <b>2,343</b> | <b>1,406</b>  | <b>436</b> |

## Yard Items

| Description   | Year Built | Roll Year | Quantity | Units  | Grade |
|---------------|------------|-----------|----------|--------|-------|
| CONC PATIO    | 1967       | 1968      | 1        | 140 SF | 2     |
| UTILITY BLDG  | 1971       | 1972      | 1        | 144 SF | 3     |
| WALL AIR COND | 1981       | 1982      | 1        | 2 UT   | 2     |
| RES POOL      | 1988       | 1989      | 1        | 333 SF | 4     |
| FENCES        | 1985       | 1986      | 1        | 960 SF | 2     |
| BRICK PATIO   | 1967       | 1968      | 1        | 552 SF | 2     |

## Sales

| Sale Date  | Sale Price  | Instrument    | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|------------|-------------|---------------|-------------------|-----------|-----------|--------------------|--------------------|
| 11/30/2018 | \$1,100,000 | Warranty Deed | 2197611           | 2939      | 1643      | 01 - Qualified     | Improved           |

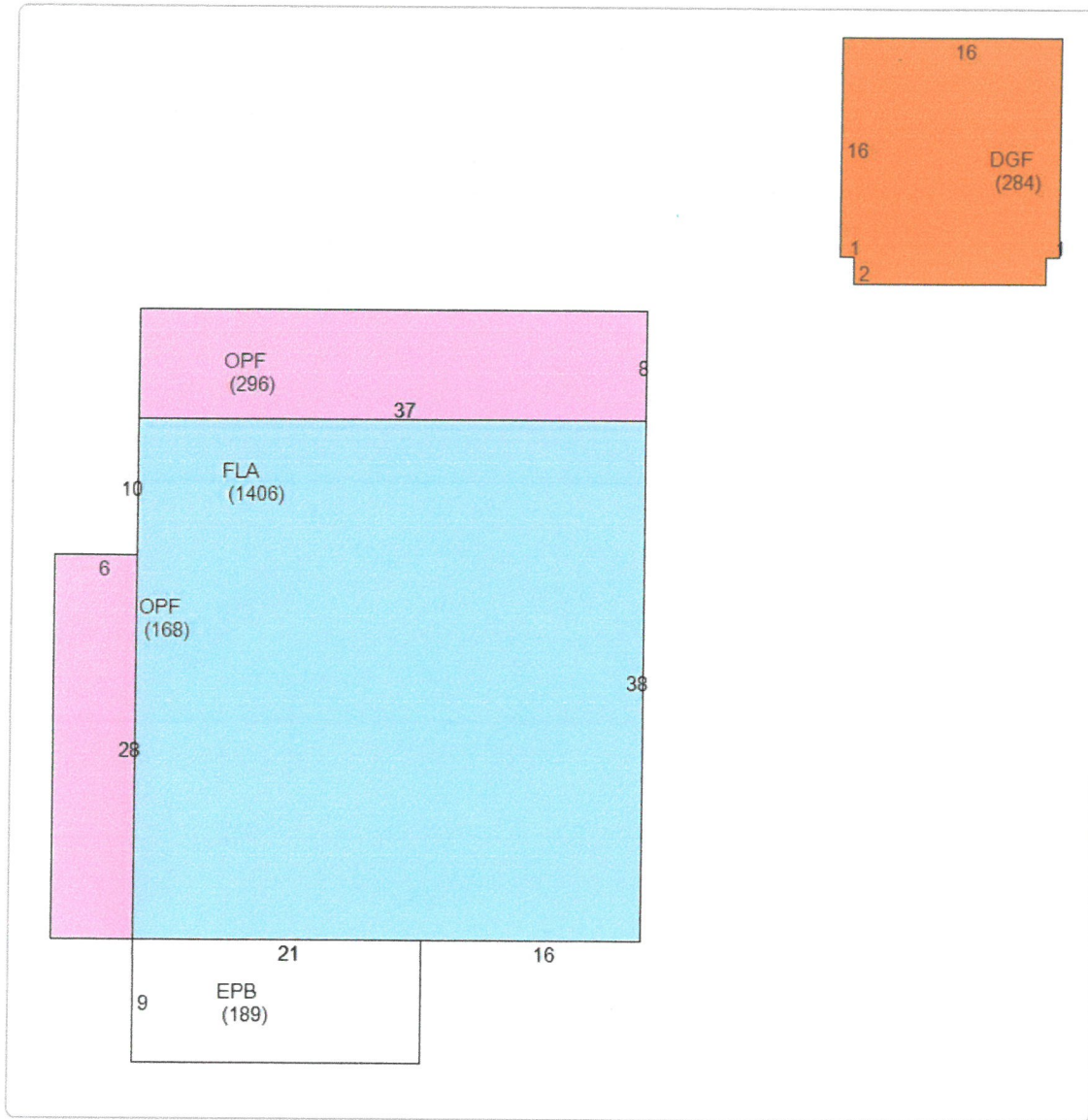
## Permits

| Number   | Date Issued | Date Completed | Amount  | Permit Type | Notes  |
|----------|-------------|----------------|---------|-------------|--|
| 06-6373  | 12/7/2006   | 12/20/2006     | \$1,500 | Residential | INSTALL TRANSFER SWITCH CONDUIT WIRING FOR GENERATOR |
| 05-3703  | 8/29/2005   | 12/19/2005     | \$1,000 | Residential | REPLACE 200AMP ENCLOSURE                             |
| 03-2695  | 8/12/2003   | 10/13/2003     | \$2,500 | Residential | ROOFING  |
| 97-3903  | 12/23/1997  | 12/31/1997     | \$4,000 | Residential | SOLAR PANEL FOR POOL                                 |
| 96-3713  | 9/1/1996    | 12/1/1996      | \$3,619 | Residential | AWNINGS  |
| B94-0331 | 1/1/1994    | 7/1/1994       | \$4,700 | Residential | CONST.S/PORCH,ROOF & D/DR                            |

## View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



## Photos





## Map



## TRIM Notice

[Trim Notice](#)

2018 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

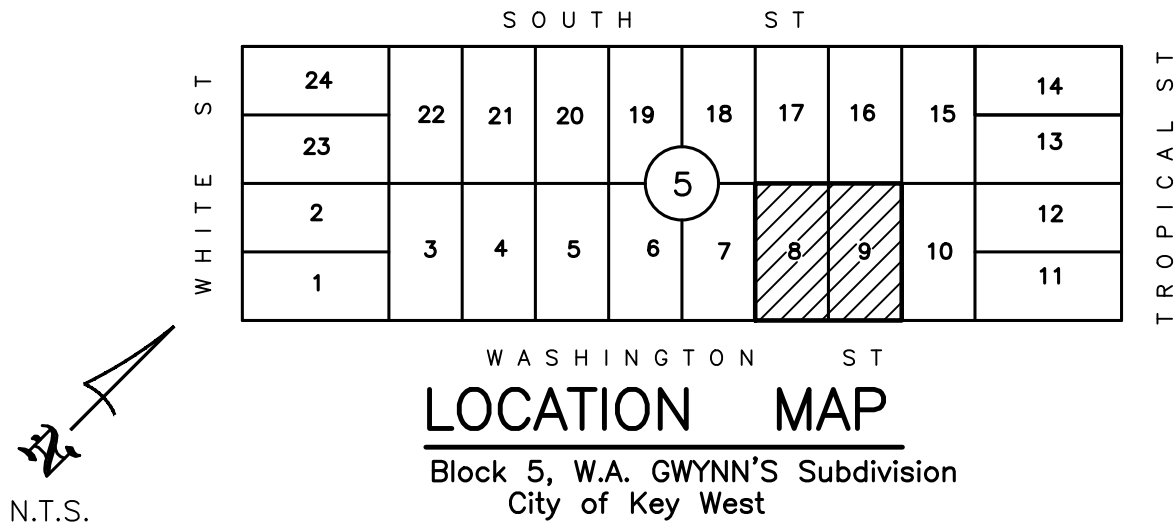
Last Data Upload: 4/23/2019, 12:36:42 AM

Version 2.2.15

Developed by  
 **Schneider**  
GEOSPATIAL



# **Boundary Survey**



LEGAL DESCRIPTION:

On the Island of Key West and known as Lots 8 & 9, Block 5, Tract 19, TROPICAL BUILDING AND INVESTMENT COMPANY, according to the Plat thereof, recorded in Plat Book 1, Page 34, of the Public Records of Monroe County, Florida.

SURVEYOR'S NOTES:

North arrow based on assumed median  
Reference Bearing: R/W Washington Street

3/4" denotes existing elevation

Elevations based on N.G.V.D. 1929 Datum  
Bench Mark No.: Basic Elevation: 14.324

Abbreviations:

Sty. = Story  
R/W = Right-of-Way  
fd. = Found  
p. = Plat  
m. = Measured  
d. = Deed  
N.T.S. = Not to Scale  
CL = Centerline  
Elev. = Elevation  
B.M. = Bench Mark  
P.B. = Plat Book  
pg. = page

o/h = Overhead  
u/g = Underground  
F.F.L. = Finish Floor Elevation  
Irr. = Irregular  
conc. = concrete  
I.P. = Iron Pipe  
I.B. = Iron Bar  
C.B.S. = Concrete Block Stucco  
cov'd. = Covered  
wd. = Wood  
w.m. = Water Meter  
Bal. = Balcony  
Pl. = Planter  
A/C = Air Conditioner

Monumentation:

- = set 1/2" Iron Pipe, P.L.S. No. 2749
- = Found 1/2" Iron Pipe
- ▲ = Set P.K. Nail, P.L.S. No. 2749

- ☒ = Concrete Utility Pole
- ☒ = Wood utility Pole
- ☒ = Wood Utility Pole with Guy wire
- = Water Meter
- ☒ = Water Valve
- ☒ C.B. = Storm Water Catch Basin
- c.o. = clean out

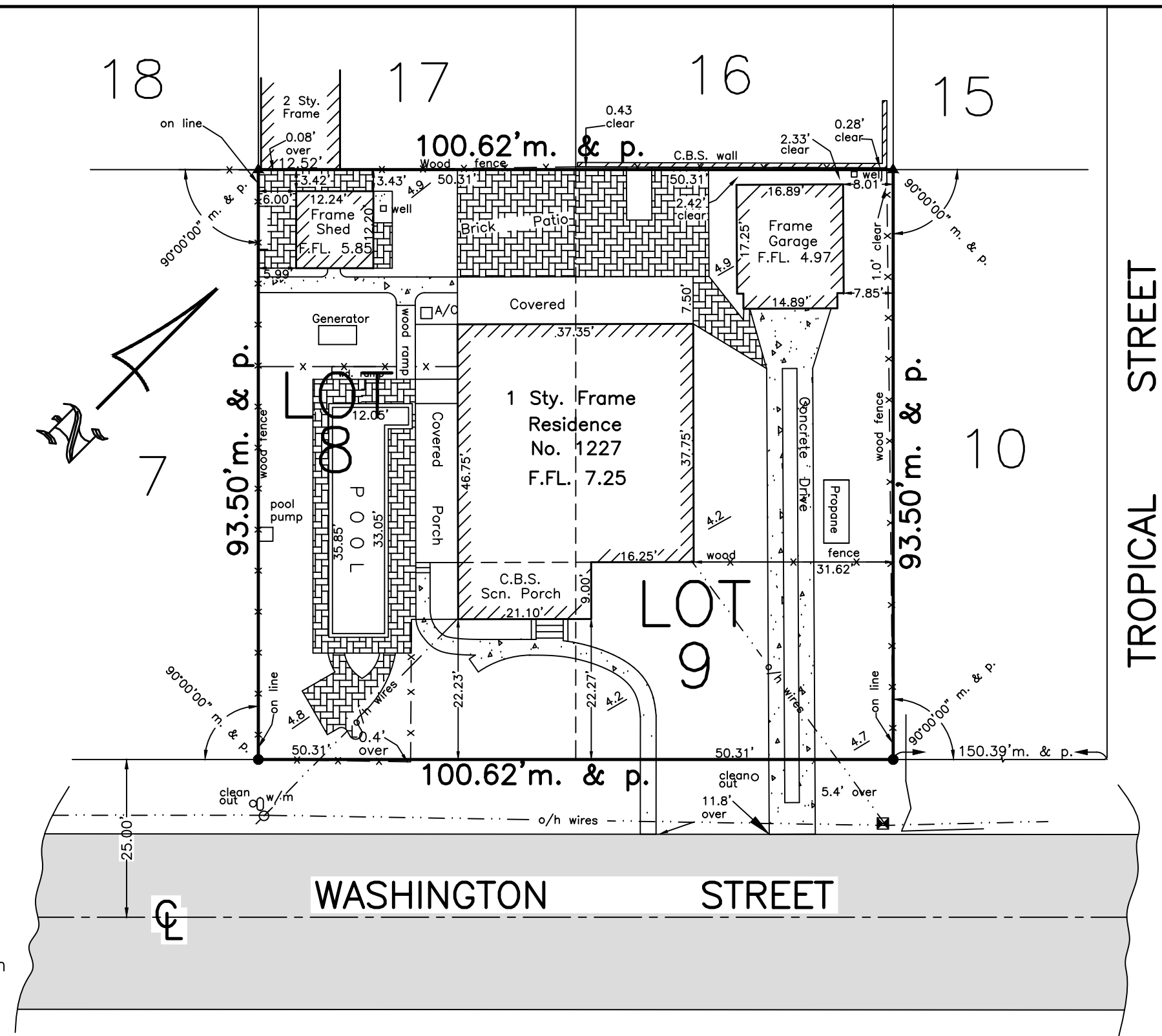
Field Work performed on: 12/28/17

CERTIFICATION:

I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT  
Professional Land Surveyor & Mapper No. 2749  
Professional Engineer No. 36810  
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



Ford William R. 2000 Rev. TR. 7/26/2000  
1227 Washington Street, Key West, Florida

BOUNDARY SURVEY

Scale: 1"=20'

Date: 8/1/06

Ref.  
188-34  
file

Flood panel No.  
1516 K  
Flood Zone: AE

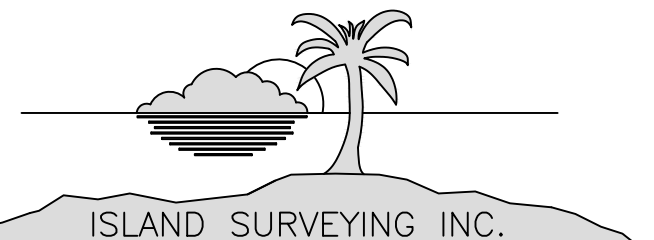
Dwn No.:  
17-422

Dwn. By: F.H.H.  
Flood Elev. 6'

REVISIONS AND/OR ADDITIONS

1/04/17: Updated, brick, wd. ramps, conc.

z:/dwg/keywest/block176/1227 Washington



ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive  
Suite 201  
Key West, FL 33040

(305) 293-0466  
Fax: (305) 293-0237  
fhildeb1@bellsouth.net  
L.B. No. 7700

## **Site Photos**







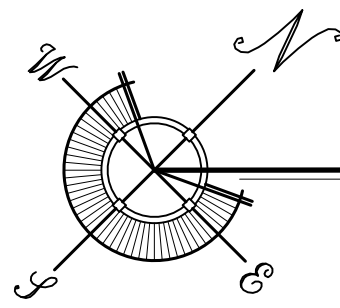
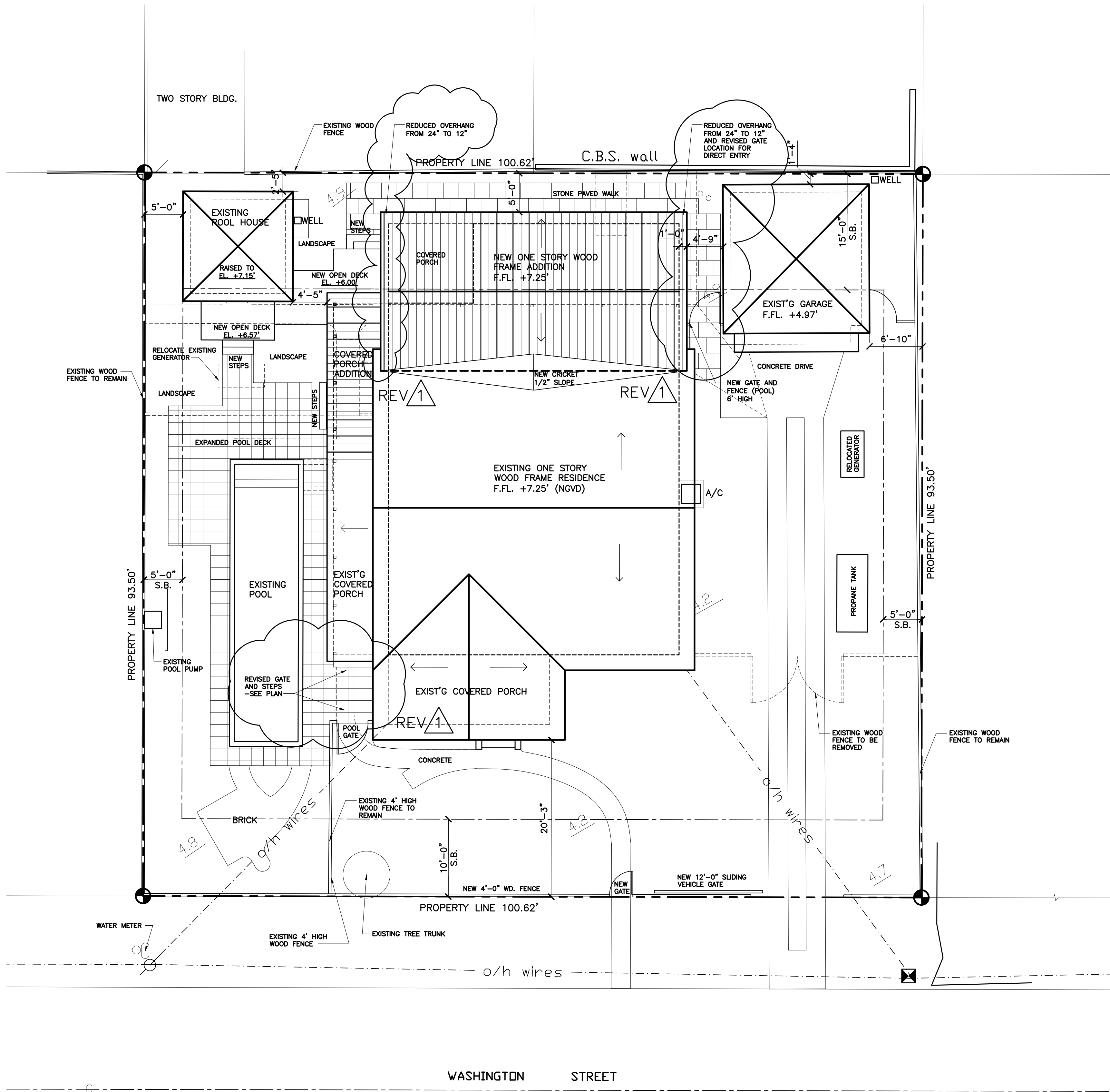


**Proposed / Existing  
Site Plans**



SITE DATA

SITE AREA: 9,408 S.F. (0.215 ACRES)  
LAND USE: HMDR  
FLOOD ZONE: AE +6.0'  
FAR: ALLOWED = 1.0 MAX.  
DENSITY = 16 UNITS/ACRE  
HEIGHT: ALLOWED = 30' MAX.  
SETBACKS:  
FRONT SETBACK:  
REQUIRED = 10'-0"  
EXISTING = 20'-3"  
PROPOSED = 20'-3"  
SIDE (WEST) SETBACK:  
REQUIRED = 5'-0"  
EXISTING = 5'-0"  
PROPOSED = 5'-0"  
SIDE (EAST) SETBACK:  
REQUIRED = 5'-0"  
EXISTING = 6'-10"  
PROPOSED = 6'-10"  
REAR SETBACK:  
REQUIRED = 15'-0"  
EXISTING (GARAGE) = 1'-4"  
EXISTING (POOL HOUSE) = 2'-5"  
EXISTING (MAIN HOUSE) = 15'-6"  
PROPOSED (GARAGE) = 1'-4"  
PROPOSED (POOL HOUSE) = 2'-5"  
PROPOSED (MAIN HOUSE) = 5'-0"  
(VARIANCE REQUIRED)  
BUILDING COVERAGE AREA:  
ALLOWED: 3,763.2 S.F. (40% MAX.)  
EXISTING: 2,877 S.F. (30.6%)  
PROPOSED: 3,656 S.F. (38.8%)  
IMPERVIOUS AREA:  
ALLOWED: 5,644.8 S.F. (60% MAX.)  
EXISTING: 5,398 S.F. (57.4%)  
PROPOSED: 5,574 S.F. (59%)  
LANDSCAPE AREA:  
REQUIRED: 3,292.8 S.F. (35% MIN.)  
EXISTING: 4,010 S.F. (42.6%)  
PROPOSED: 3,834 S.F. (41%)  
OPEN SPACE AREA:  
REQUIRED: 3,292.8 S.F. (35% MIN.)  
EXISTING: 4,010 S.F. (42.6%)  
PROPOSED: 3,834 S.F. (41%)  
PARKING:  
REQUIRED: 1 SPACE/UNIT  
EXISTING: 1 SPACE/UNIT  
PROPOSED: 1 SPACE/UNIT



PROPOSED SITE PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM  
SURVEY PREPARED BY ISLAND SURVEYING, INC. DATED  
ON 01-04-17

SCALE: 1/8"=1'-0"

WILLIAM P. HORN  
ARCHITECT, P.A.

915 EATON ST.  
KEY WEST,  
FLORIDA  
33040

TEL (305) 296-8302  
FAX (305) 296-1033

LICENSE NO.  
AA 0003040

1227 Washington St  
Renovations and Addition  
KEY WEST, FLORIDA.

SEAL

DATE

02-11-19  
07-25-19 REV 1

REVISIONS

DRAWN BY

JW

PROJECT  
NUMBER

1903

A-1

1227 Washington Street Renovations and Addition

KEY WEST, FLORIDA

SITE DATA

SITE AREA: 9,408 S.F. (0.215 ACRES)

LAND USE: HMDR

FLOOD ZONE: AE +6.0'

FAR: ALLOWED = 1.0 MAX.

DENSITY = 16 UNITS/ACRE

HEIGHT: ALLOWED = 30' MAX.

SETBACKS:

FRONT SETBACK:  
REQUIRED = 10'-0"  
EXISTING = 20'-3"  
PROPOSED = 20'-3"

SIDE (WEST) SETBACK:  
REQUIRED = 5'-0"  
EXISTING = 5'-0"  
PROPOSED = 5'-0"

SIDE (EAST) SETBACK:  
REQUIRED = 5'-0"  
EXISTING = 6'-10"  
PROPOSED = 6'-10"

REAR SETBACK:  
REQUIRED = 15'-0"  
EXISTING (GARAGE) = 1'-4"  
EXISTING (POOL HOUSE) = 2'-5"  
EXISTING (MAIN HOUSE) = 15'-6"  
PROPOSED (GARAGE) = 1'-4"  
PROPOSED (POOL HOUSE) = 2'-5"  
PROPOSED (MAIN HOUSE) = 5'-0"  
(VARIANCE REQUIRED)

BUILDING COVERAGE AREA:

ALLOWED: 3,763.2 S.F. (40% MAX.)  
EXISTING: 2,877 S.F. (30.6%)  
PROPOSED: 3,656 S.F. (38.8%)

IMPERVIOUS AREA:

ALLOWED: 5,644.8 S.F. (60% MAX.)  
EXISTING: 5,398 S.F. (57.4%)  
PROPOSED: 5,574 S.F. (59%)

LANDSCAPE AREA:

REQUIRED: 3,292.8 S.F. (35% MIN.)  
EXISTING: 4,010 S.F. (42.6%)  
PROPOSED: 3,834 S.F. (41%)

OPEN SPACE AREA:

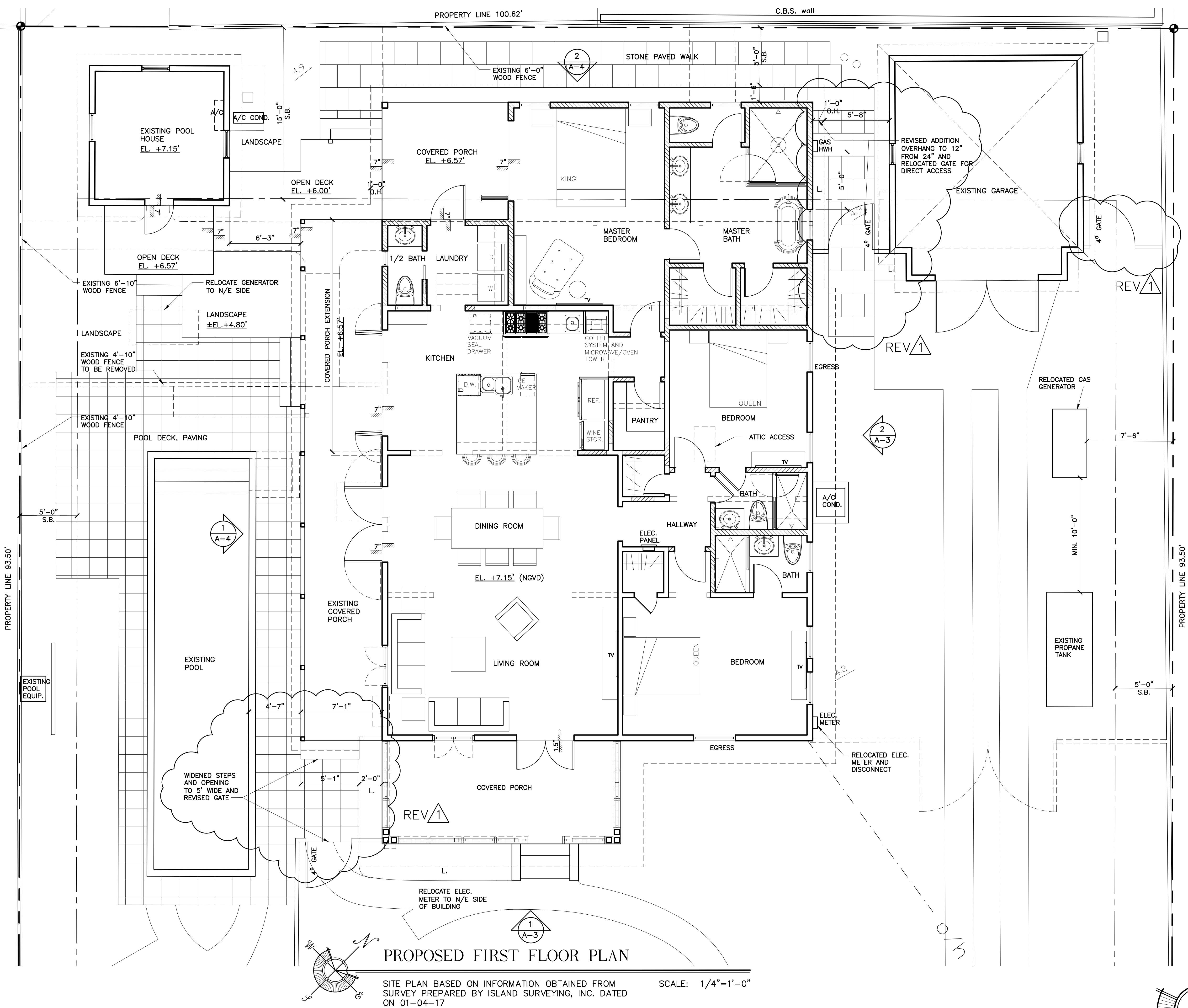
REQUIRED: 3,292.8 S.F. (35% MIN.)  
EXISTING: 4,010 S.F. (42.6%)  
PROPOSED: 3,834 S.F. (41%)

PARKING:

REQUIRED: 1 SPACE/UNIT  
EXISTING: 1 SPACE/UNIT  
PROPOSED: 1 SPACE/UNIT

WALL LEGEND

- EXISTING WALL CONST.
- NEW WALL
- EXISTING WALL TO BE REMOVED



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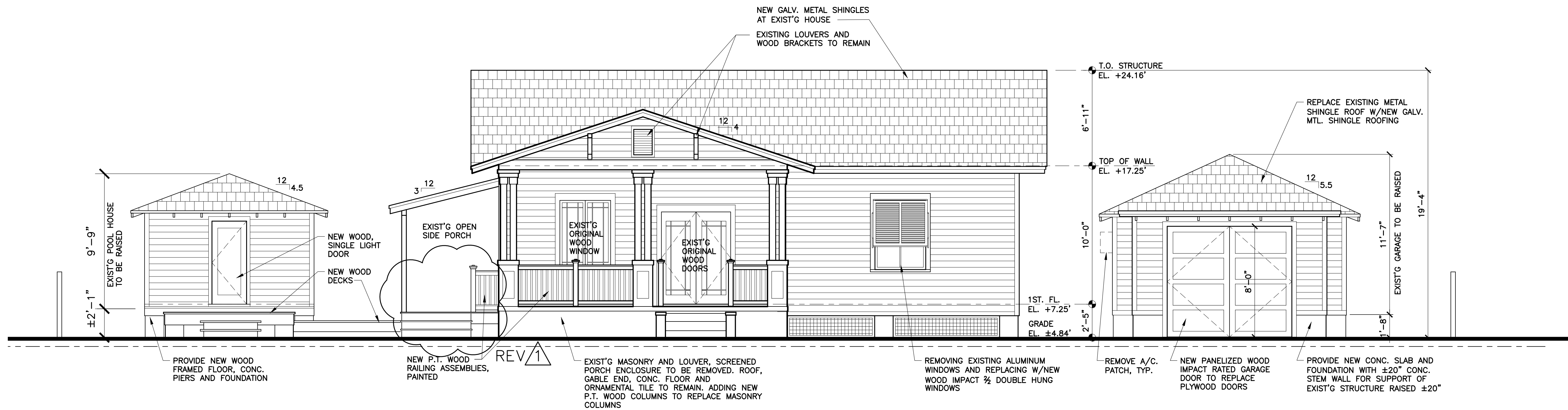
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1227 Washington Street Renovations and Addition

KEY WEST, FLORIDA

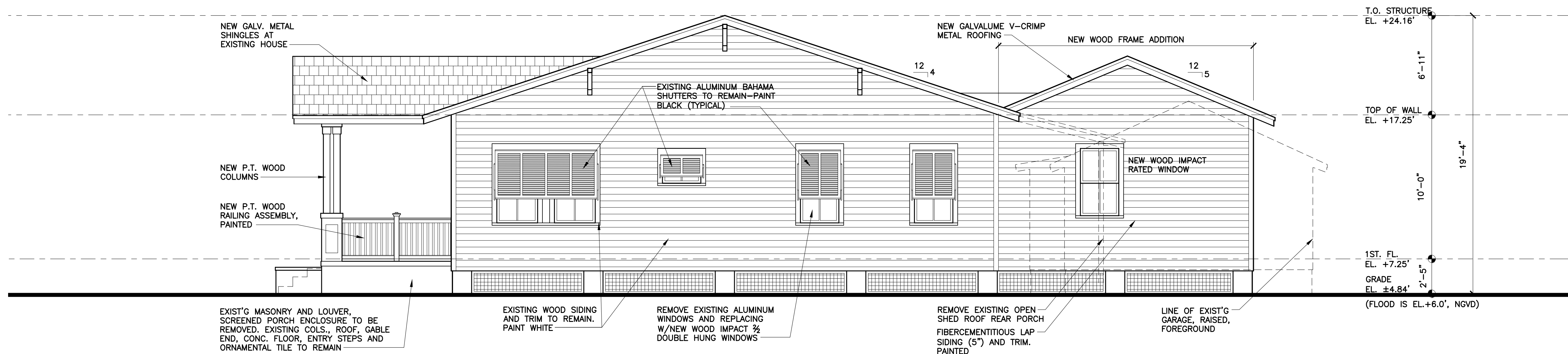
A-2



PROPOSED FRONT ELEVATION

1  
A-3

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



PROPOSED EAST SIDE ELEVATION

2  
A-3

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

SEAL

DATE

02-11-19

07-25-19 REV 1

REVISIONS

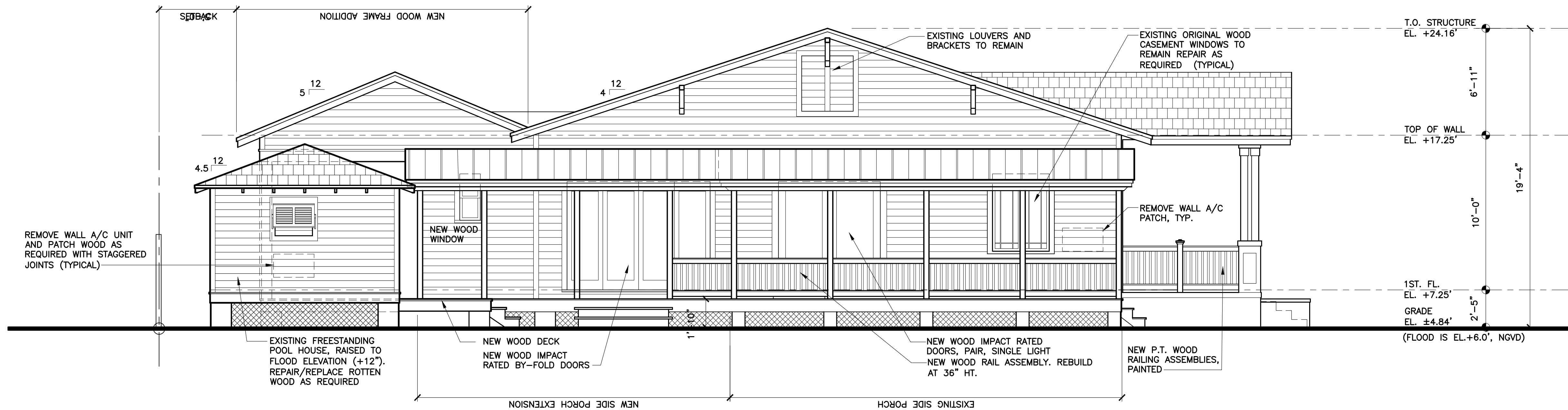
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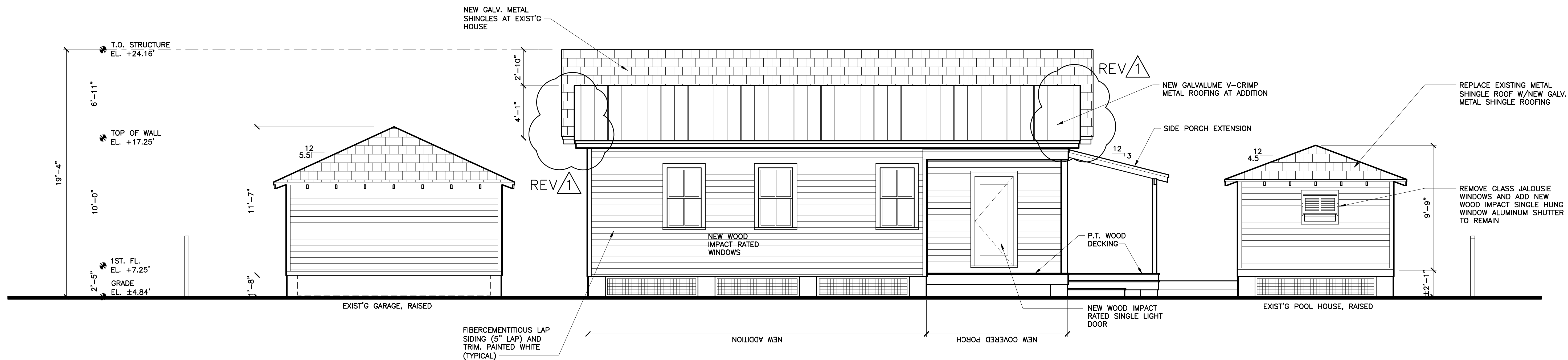
PROJECT  
NUMBER

1903





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



2  
A-4  
PROPOSED REAR ELEVATION  
SCALE: 1/4"=1'-0"

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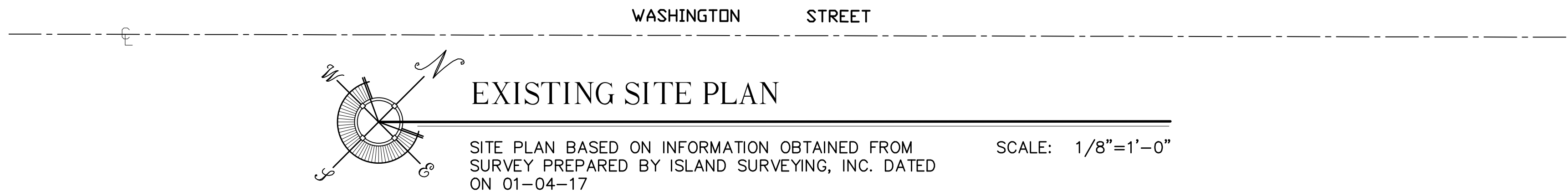
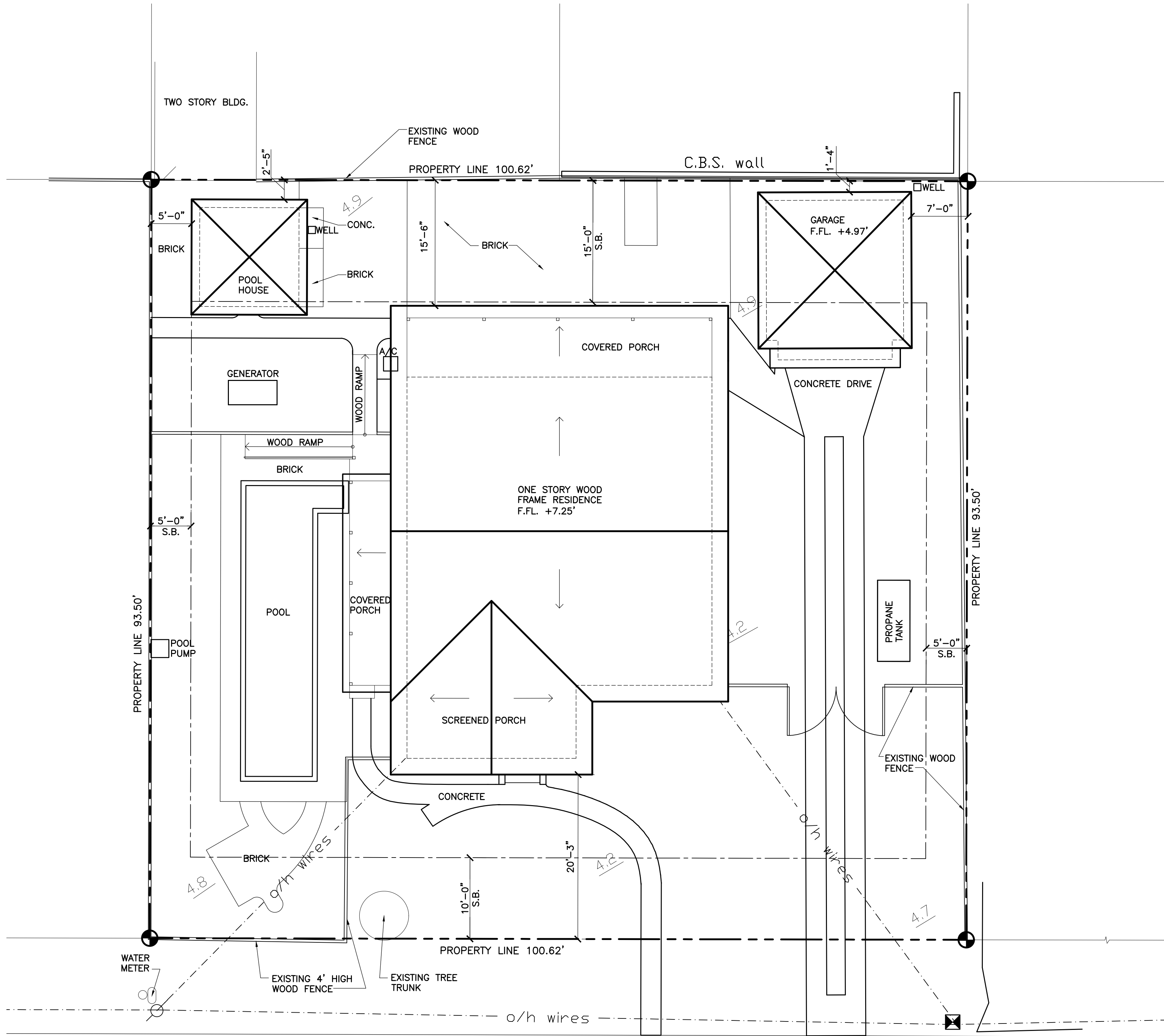
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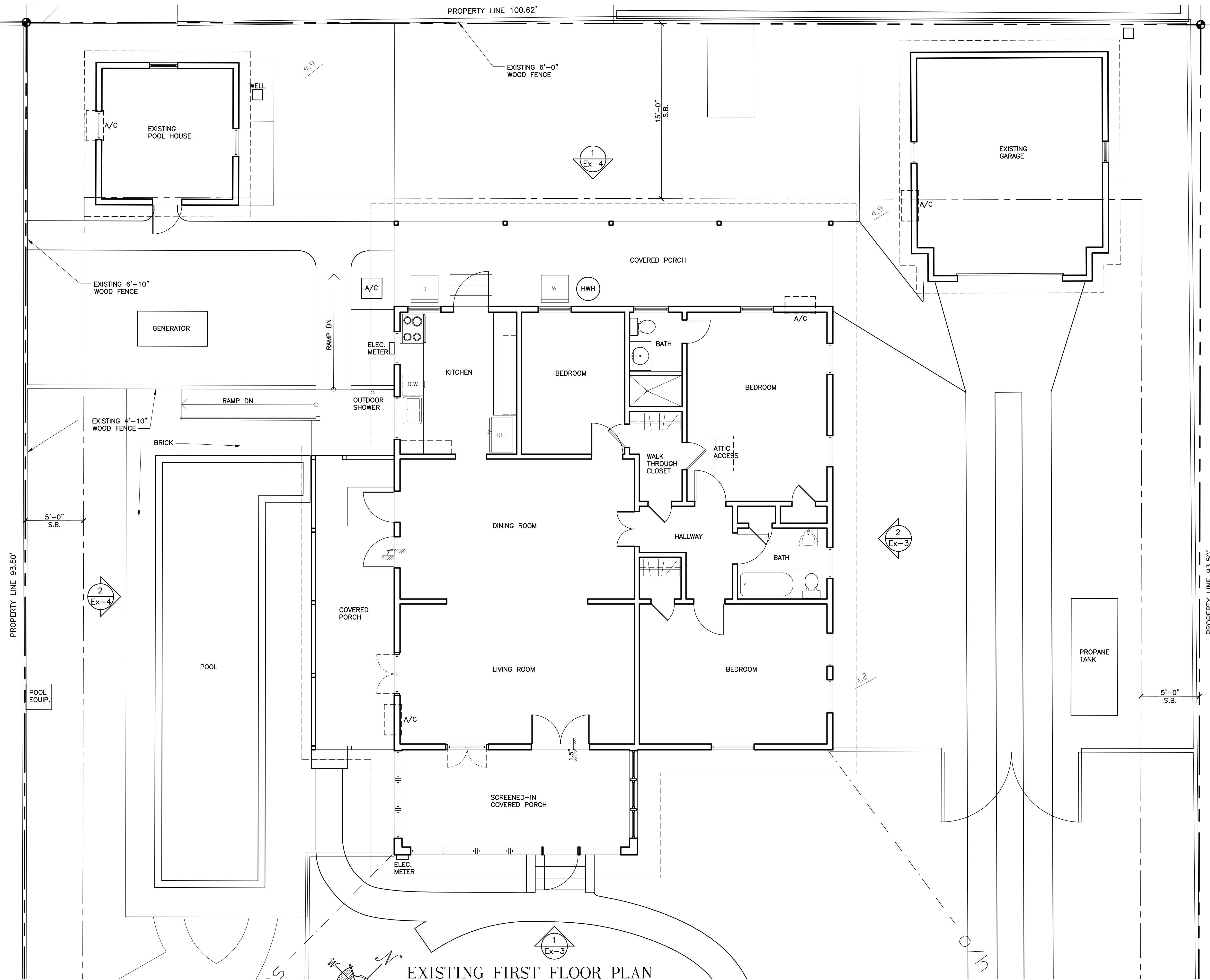
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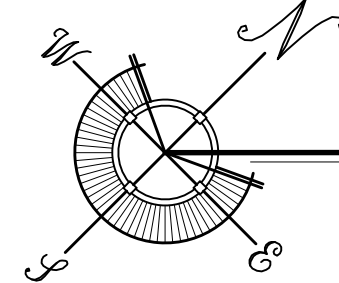




EXISTING FIRST FLOOR PLAN

SITE PLAN BASED ON INFORMATION OBTAINED FROM  
SURVEY PREPARED BY ISLAND SURVEYING, INC. DATED  
ON 01-04-17

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



1227 Washington Street Renovations and Addition

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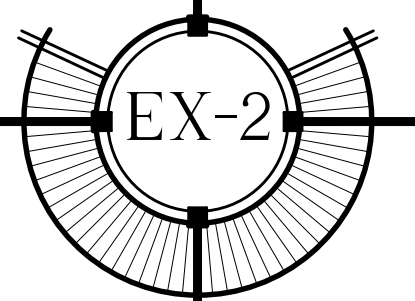
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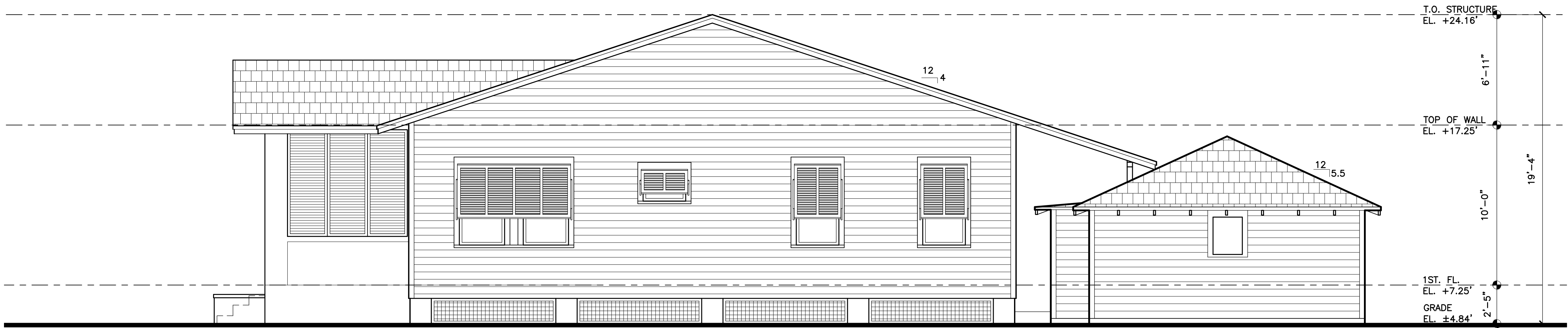
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1227 Washington St  
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1  
EX-3  
EXISTING FRONT ELEVATION  
SCALE: 1/4"=1'-0"



2  
EX-3  
EXISTING REAR ELEVATION  
SCALE: 1/4"=1'-0"

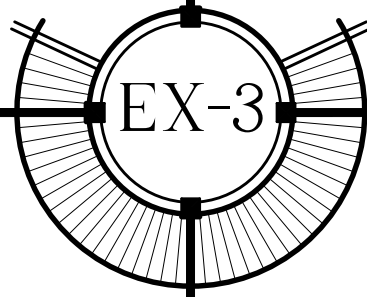
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PROJECT  
NUMBER  
1903





1  
EX-4

EXISTING REAR ELEVATION

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



2  
EX-4

EXISTING SIDE ELEVATION

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

SEAL

DATE

02-11-19

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PROJECT  
NUMBER

1903



# **Authorization Form**

City of Key West  
Planning Department



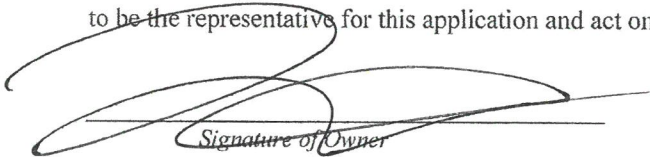
Authorization Form  
(Individual or Joint Owner)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Tim + Buffy M. Mitchell authorize  
Please Print Name(s) of Owner(s) as appears on the deed

WILLIAM P. HORN ARCHITECT, P.A.  
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 of Owner

Buffy Mitchell  
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this May 9, 2019  
Date

by Tim + Buffy Mitchell  
Name of Owner

He/She is personally known to me or has presented driver licences + personally knows as identification.

  
Notary's Signature and Seal

NICOL R PETERS  
Name of Acknowledger typed, printed or stamped

3/28/20  
Commission Number, if any



# **Verification Form**

City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, William P. Horn, 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:

1227 WASHINGTON STREET

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]  
Signature of Authorized Representative

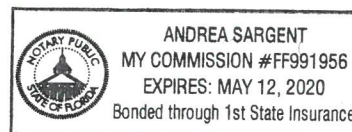
Subscribed and sworn to (or affirmed) before me on this 10<sup>th</sup> day of May 2019 by  
date

William P. Horn  
Name of Authorized Representative

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

[Signature]  
Notary's Signature and Seal

Andrea Sargent  
Name of Acknowledger typed, printed or stamped



FF991956  
Commission Number, if any