

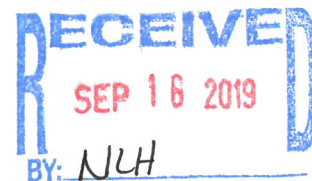
Application



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: 916 White Street

Zoning District: HMDR Real Estate (RE) #: 00021740-000000

Property located within the Historic District? ☐ Yes ☐ No

APPLICANT: ☐ Owner ☒ Authorized Representative

Name: 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@owentrepanier.com

PROPERTY OWNER: (if different than above)

Name: Rhonda Hixon and Charles Hixon

Mailing Address: 665 Cabrera Street

City: Key Largo State: FL Zip: 33037

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: Rebuild rear portion of roof

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

Side yard setback

Are there any easements, deed restrictions or other encumbrances attached to the property? ☐ Yes ☐ No

If yes, please describe and attach relevant documents: None known

Will any work be within the dripline (canopy) of any tree on or off the property?

☐ Yes ☐ No

If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078?

☐ Yes ☐ No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HMDR	2,325.00		
Flood Zone	X-zone			
Size of Site	4,000 sf			
Height	30 ft.	~15ft	~15ft	
Front Setback	10 ft	5ft	5ft	
Side Setback	5 ft.	5ft	5ft	
Side Setback	5 ft.	0ft	0ft	
Street Side Setback	7.5 ft.	NA	NA	
Rear Setback	15 ft.	15ft	15ft	
F.A.R	1.0 max	NA	NA	
Building Coverage	40%	45%	45%	
Impervious Surface	60%	62.5%	60%	
Parking	1 sp/du	0	0	
Handicap Parking	NA	NA	NA	
Bicycle Parking	NA	NA	NA	
Open Space/ Landscaping	35% / 20%	35% / 20%	No Change	
Number and type of units	1 SFR	1 SFR	No Change	
Consumption Area or Number of seats	NA	NA	NA	

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.**

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 roof of this contributing structure can not be rebuilt in an code-compliant manner without increasing the height of the shed roof portion located in the side setback

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

The changes in LDR interpretation, Building Code, HARC regulation and the natural environmental conditionals that lead to the need to renovate the deteriorated structure 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.

maintaining a structure in a code-compliant manner does not confer special privileges

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 applicant will experience hardship if they are not permitted to maintain their home

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.

there is no additional square footage allowed as a result of this variance. It only allows for the rebuilding of the existing roof

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.

This variance will not be injurious to the public welfare, in fact it will be the opposite
the community will have one more of its important historic contributing structures
maintained in a code-compliant manner

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 are not considered as the basis for approval

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

548,000

Doc# 2200816 01/07/2019 1:22PM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

Prepared by and return to:

David Van Loon
Attorney at Law
Highsmith & Van Loon, P.A.
3158 Northside Drive
Key West, FL 33040
305-296-8851

File Number: 1809-168

Will Call No.:

01/07/2019 1:22PM
DEED DOC STAMP CL. B: it \$3 836 00

Doc# 2200816
BK# 2943 Pgs 1351

Parcel Identification No. 00021740-000000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 7th day of January, 2019 between Earl Weech, Jr. and Brenda Weech, husband and wife whose post office address is 254 Blue Wing Lane, Surry, VA 23883 of the County of Surry, State of Virginia, grantor*, and Charles S. Hixon and Rhonda L. Hixon, husband and wife whose post office address is 665 Cabrera Street, Key Largo, FL 33037 of the County of Monroe, State of Florida, grantee*,

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, Monroe County, Florida, and is known as Lot Eight (8), Block Five (5), of Tract Six (6), according to William A. Whitehead's map of said Island of Key West, delineated in February, A.D. 1829. Said Lot commences at a point on White Street, distant 127 feet and 8 inches, more or less from the corner of Division Street and White Street, and running thence along White Street 25 feet in a Northwesterly direction; thence at right angles in a Southwesterly direction 93 feet; thence at right angles in a Southeasterly direction 25 feet; thence at right angles in a Northeasterly direction 93 feet back to the point of beginning.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Debra L Nickel
Witness Name: Debra L Nickel

David Van Loon
Witness Name: David Van Loon

Debra L Nickel
Witness Name: Debra L Nickel

David Van Loon
Witness Name: David Van Loon

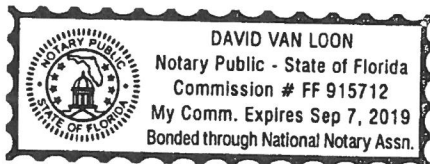
Earl Weech, Jr. (Seal)
Earl Weech, Jr.

Brenda Weech (Seal)
Brenda Weech

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 4th day of January, 2019 by Earl Weech, Jr. and Brenda Weech, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



David Van Loon
Notary Public

Printed Name: David Van Loon

My Commission Expires: 9-7-19

MONROE COUNTY
OFFICIAL RECORDS

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 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:

916 White 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 of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 16th Sept 2019 by
date

Owen Trepanier
Name of Authorized Representative

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

GG328928
Commission Number, if any

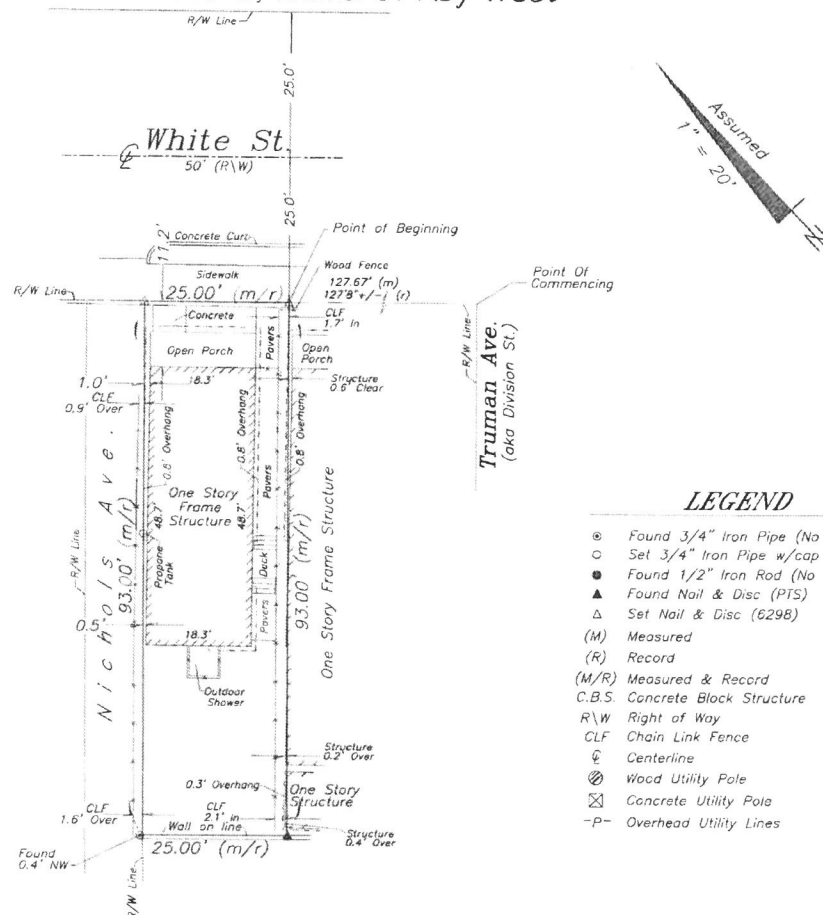


Authorization Form

GG 228168
Commission Number, if any:

Site Plans

Boundary Survey Map of part of Lot 8, Square 5, Tract 6, Island of Key West



NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 916 White Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: November 7, 2018
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjainers are not furnished.

BOUNDARY SURVEY OF: On the Island of Key West and known as Lot Eight (8), Block Five (5), Tract Six (6), according to William A. Whitehead's map of said Island of Key West, delineated in February, A.D. 1829. Said Lot commences at a point on White Street, distant 127 feet and 8 inches, more or less from the corner of Division Street and White Street, and running thence along White Street 25 feet in a Northwesterly direction; thence at right angles in a Southwesterly direction 93 feet; thence at right angles in a Southeasterly direction 25 feet; thence at right angles in a Northeasterly direction 93 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Charles & Rhonda Hixon;
Capital Bank a div. of First Tennessee Bank, N.A.;
Highsmith & Van Loon, P.A.;
Old Republic National Title Insurance Company;

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 13, 2018

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.




Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-1422 FAX (305) 296-2244

916 WHITE STREET

HIXON HOME
Key West Florida 33040
HARC SUBMITTAL

SITE MAP - KEY WEST		PROJECT DIRECTORY	GENERAL NOTES
 <p>SITE LOCATION: 916 WHITE STREET KEY WEST, FL 33040</p>		<p>PROJECT: 916 WHITE STREET ARCHITECT'S PROJECT NO.: P08</p> <p>CONTACT: Address: 400 Arlington Expressway Building 10 Suite 201 Tel: (305) 296-1547 Fax: (305) 296-2727 E-mail: hixondesign@earthlink.net Architect: Hixon Homes</p> <p>ARCHITECT: BENDER & ASSOCIATES ARCHITECTS, P.A. Address: 410 Angela Street, Key West, FL 33040 Tel: (305) 296-1547 Fax: (305) 296-2727 E-mail: hixondesign@earthlink.net Architect: Hixon Homes</p> <p>ENGINEERING CONSULTANT: STRUCTURAL: ATLANTIC ENGINEERING SERVICES Address: 4500 ARLINGTON EXPRESSWAY BUILDING 10 SUITE 201 Tel: (305) 296-1547 Fax: (305) 296-2727 E-mail: hixondesign@earthlink.net Representative: Mark J. Kalkreuth, P.E.</p>	<p>1. All work shall comply with the Florida Building Code, latest edition, and all applicable laws, codes and ordinances of the City, County, and the State of Florida. In the City of Key West, applicable Codes forming the basis of this design and compliance requirements for the Contractor include:</p> <p>FLORIDA BUILDING CODE - Building 2017 EDITION FLORIDA BUILDING CODE - Building 2017 EDITION FLORIDA BUILDING CODE - Mechanical 2017 EDITION FLORIDA BUILDING CODE - Plumbing 2017 EDITION FLORIDA BUILDING CODE - Fuel Gas 2017 EDITION FLORIDA BUILDING CODE - Mechanical 2017 EDITION NATIONAL ELECTRICAL CODE 2008 EDITION NFPA 99 LIFE SAFETY CODE 2012 Edition 2012 EDITION FLORIDA FIRE PREVENTION CODE NFPA 1 2012 EDITION</p> <p>The project is designed in accordance with ASCE 7-10 to resist wind loads of 150 mph (3 second gust) and in accordance with ASCE 24-14 Flood Resistant Design and Construction.</p> <p>2. Prior to submitting a bid, verify all existing conditions and dimensions on the jobsite, and also after award, but prior to the start of construction.</p> <p>3. Confirm and/or existing grades shown are approximate. Verify with field conditions. Final grading shall provide graded slopes and grades. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.</p> <p>4. Where discrepancies between drawings, specifications, and code requirements occur, adhere to the most stringent requirement.</p> <p>5. Dimensions shall take precedence over notes.</p> <p>6. All new utilities shall be underground.</p> <p>7. Drawings and specifications are complementary. Refer to all sheets of drawings and applicable sections of the specifications for interfaces of work with related trades. NOT TO SCALE</p> <p>8. After completion of construction remove all debris and construction equipment. Restore site to original condition.</p> <p>9. Notify owner of any possible artifacts uncovered during site grading and throughout the course of construction.</p> <p>10. Furnish a receptacle on site to contain construction debris and maintain the site in an orderly manner to ensure public safety and prevent blowing debris.</p> <p>11. Comply with all requirements for selective demolition as specified, shown on the Demolition Plan, or called for in the selective Demolition Notes.</p> <p>FLORIDA ADMINISTRATIVE CODE</p> <p>610-16-003 Use of Seal The personal seal, signature and date of the architect or interior designer shall appear on all architectural or interior design documents to be filed for public record and shall be continued to obligate the architect or interior designer. A corporate seal alone is insufficient. Documents shall be signed personally and sealed by the responsible architect or interior designer. Final official record documents (not drawings, etc.) shall be so signed. The signing and sealing of the specification, notes, sheets shall be considered adequate. All drawing sheets and pages shall be so signed and sealed. An architect or interior designer shall not affix, or permit to be affixed, his seal or name to any plan, specification, drawing, or other related document which was not prepared by him or under his responsible supervising control as provided in Rule Chapter 610-29, F.A.C. An architect or interior designer shall not use his seal or his name on any other act as an architect or interior designer unless holding at the time a certificate of registration and all required renewals thereof.</p> <p>Specific Authority 401.206, 401.221 F.S. Law Implemented 401.221, 401.224(1)(a), (g), (j), 401.226(1)(a), (d), (f) F.S. History-New 12-23-79, Formerly 20-16-03, Amended 7-27-84, Formerly 20-16-03, Amended 1-21-84, 4-18-00.</p>
ABBREVIATIONS		SYMBOLS - LEGEND	
<p>AB ANCHOR BOLT ABC AGGREGATE BASE COURSE ACV AIR CONDITIONING BLDG BUILDING BUR BUILT UP ROOF CAB CABINET CER CERAMIC CL CENTER LINE CLG CEILING CMU CONCRETE MASONRY UNIT COL COLUMN CONC CONCRETE CNC DOUBLE DIAG DIAGONAL DS DOWNPOUT DTL DETAIL DWR DRAWER EJ EXPANSION JOINT SF SQUARE FOOT (FEET) ELEV ELEVATION ELEC ELECTRIC EQ EQUAL EXHA EXHAUST FI FIELD VERIFY GALV GALVANIZED GR GALVANIZED IRON HZN HORIZONTAL HWN HARDWARE HVC HEATING VENTILATING & AIR CONDITIONING FAC FACE OF CONCRETE FOS FACE OF STUD FIR FIRE EXTINGUISHER FND FOUNDATION FOT FOOTING ID INSIDE DIAMETER MAX MAXIMUM</p> <p>MIN MINIMUM NTS NOT TO SCALE OA ON CENTER OD OUTSIDE DIAMETER PCF POUNDS PER CUBIC FOOT PPL PROPERTY LINE PLM PLASTIC LAMINATE FND FOUNDS PER LINEAL FOOT PVL PANEL PT CCA PRESURE TREATED PVC POINT R POLYVINYLCHLORIDE RADIUS (OR) RISER RETURN AIR REBAR STEEL REINFORCING BAR REFR REFRIGERATOR RFR SQUARE FOOT (FEET) SPEC SPECIFICATION TYP TYPICAL UNLESS NOTED OTHERWISE VINT VINYL COMPOSITION TILE VERT VERTICAL HWN WELDED WIRE FABRIC HWR WATER HEATER W/O WITHOUT</p>	<p>CROSS SECTION DWG. # ON SHEET REFERENCE SHEET 1/4" = 1' - 0" DRAWING SCALE</p> <p>SECTION & DETAIL DRWG. TITLES</p> <p>POCHE ONLY WHERE ELEVATIONS ARE INDICATED</p> <p>SHT. AB INDICATES # OF ELEVATION</p> <p>WALL ELEVATION INDICATOR (SHOWN WITHIN ROOM ON PLAN)</p> <p>ROOM NUMBER INDICATOR (SHOWN BESIDE OR UNDER ROOM NAME)</p> <p>DOOR OPENING INDICATOR (EACH OPENING SCHEDULED SEPARATELY)</p> <p>WINDOW INDICATOR (EACH WINDOW TYPE & SIZE SCHEDULED)</p> <p>PARTITION/WALL TYPE INDICATOR (COMMERCIAL & INSTITUTIONAL PROJECTS)</p>		
MATERIAL DESIGNATIONS		SHEET INDEX	
<p>CONCRETE MASONRY UNITS IN PLAN CONC. STUCCO PLASTER IN ELEV. POURED CONC. IN PLAN METAL IN ELEVATION METAL IN SECTION FINISH WOOD IN ELEV. & IN SECTION DIMENSION LUMBER IN SECTION (CONTINUOUS) WOOD BLOCKING IN SECTION (DISCONTINUOUS) GYPSUM WALL BOARD IN SECTION (LARGE SCALE) EARTH, NATURAL SUBSTRATE GRAVEL, AGGREGATE BASE COURSE, FILL PIREGLASS BATT INSULATION RIGID INSULATION</p> <p>PARTITIONS & WALLS</p> <p>CONCRETE MASONRY UNITS POURED CONCRETE WOOD FRAME METAL STUDS EXISTING CONSTRUCTION TO REMAIN EXISTING CONSTRUCTION TO BE DEMOLISHED</p>		<p>SHEET INDEX</p> <p>C COVER DI DETAIL PLAN A1 SITE PLAN/SURVEY, EXISTING AND PROPOSED FLOOR PLANS A2 EXISTING AND PROPOSED ELEVATIONS A3 EXISTING AND PROPOSED ELEVATIONS A4 EXISTING AND PROPOSED ELEVATIONS A5 HISTORIC PHOTO, SANBORN MAP</p>	

916 WHITE STREET
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33040
Telephone: (305) 296-1547
Facsimile: (305) 296-2727
Florida License: ALC000922

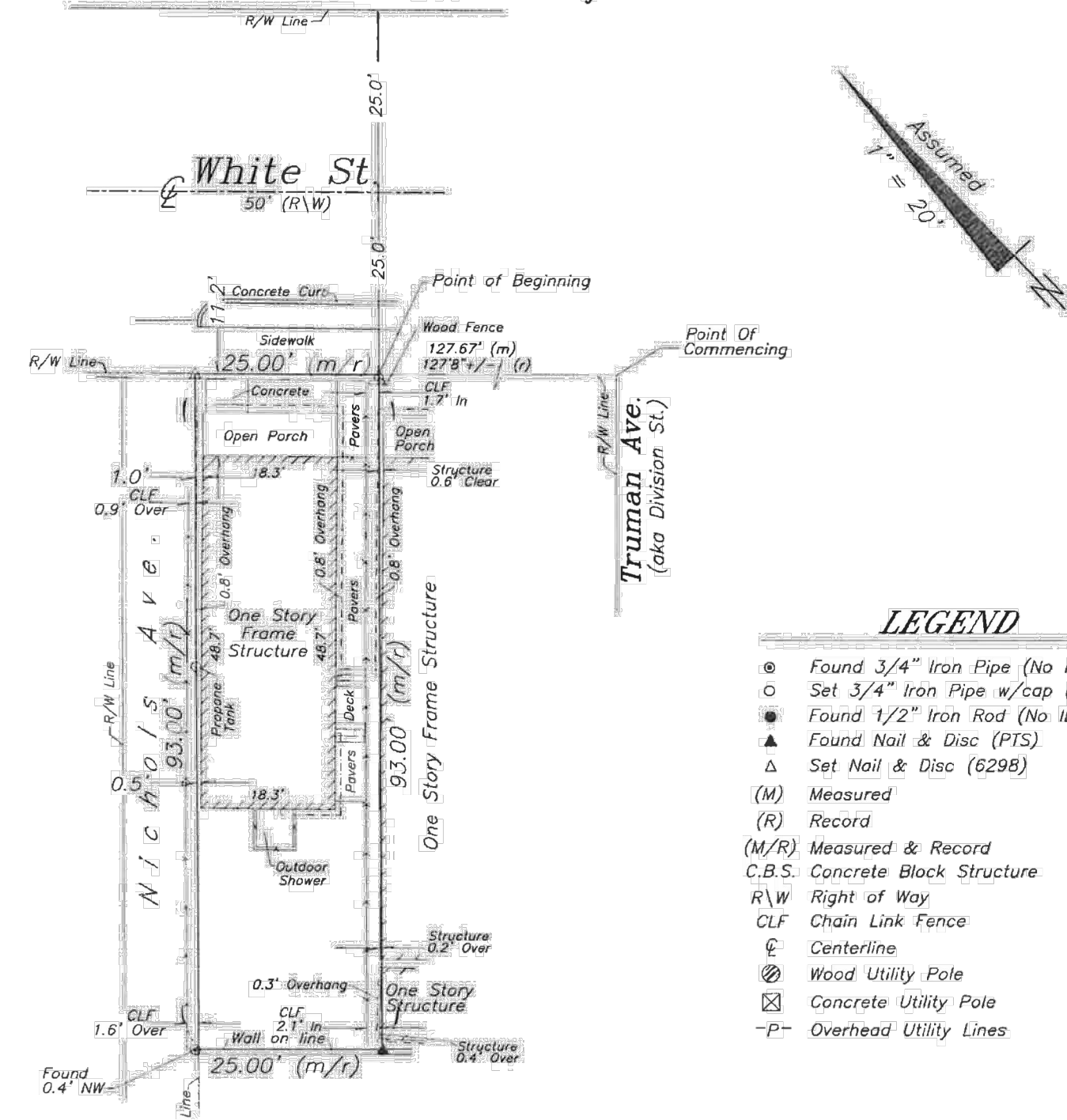
Bender & Associates
ARCHITECTS
P.A.

Project No. P08
SITE MAP
PROJECT DIRECTORY
GENERAL NOTES
ABBREVIATIONS
SHEET INDEX
SYMBOL LEGEND

Date: 07/01/14

C
1 OF 7

FEMA FLOOD ZONE	ZONE 'X'		
ZONING DESIGNATION	HMDR		
LOT SIZE	2,325 S.F.		
OCCUPANCY	SINGLE FAMILY		
	REQUIRED	EXISTING	PROPOSED
BUILDING COVERAGE	930 S.F. MAX.	1,046 S.F.	1,044 S.F.
2,325 S.F. X 40%			
VARIANCE AREA OF ROOF	30'-0" MAX.	11'-10"	13'-4"
IMPERVIOUS SURFACE	1,395 S.F. MAX.	1,449 S.F.	1,144 S.F.
2,325 S.F. X 60%			
FRONT SETBACK (STREET)	10'-0" MIN.	5'-0" MIN.	5'-0"
SIDE SETBACK (EAST)	5'-0" MIN.	1'-0" EXISTING	1'-0" TO REMAIN
SIDE SETBACK (WEST)	5'-0" MIN.	5'-0" MIN.	5'-0"
REAR SETBACK	15'-0" MIN.	15'-0" MIN.	15'-0" MIN.
OPEN SPACE (35%)	813 S.F. MIN.	902 S.F.	1,250 S.F.



- NOTES:
1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
 2. Underground foundations and utilities were not located.
 3. All angles are 90° (Measured & Record) unless otherwise noted.
 4. Parcel address: 919 White Street, Key West, FL
 5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
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BOUNDARY SURVEY FOR: Charles & Rhonda Hixon;
Capital Bank a div. of First Tennessee Bank, N.A.;
Highsmith & Van Loon, P.A.;
Old Republic National Title Insurance Company;

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 13, 2018

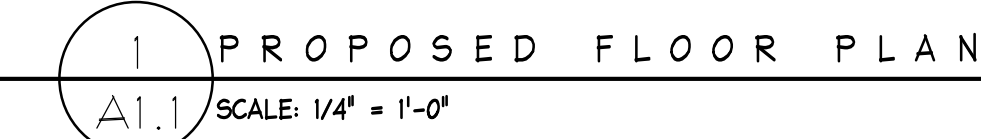
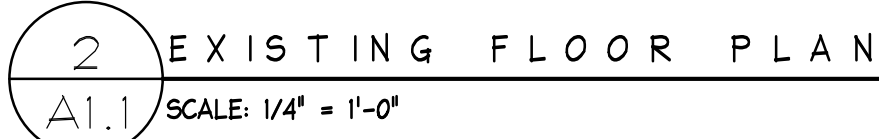
THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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



916 WHITE STREET
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Telephone (305) 296-1347
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Florida License AAC002022

Bender & Associates
ARCHITECTS
p.a.

Project N° : 1908

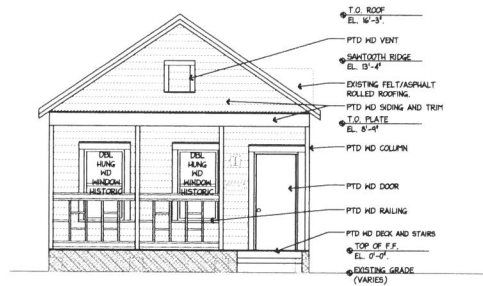
EXISTING AND
PROPOSED FLOOR
PLANS

Date: 09/17/19

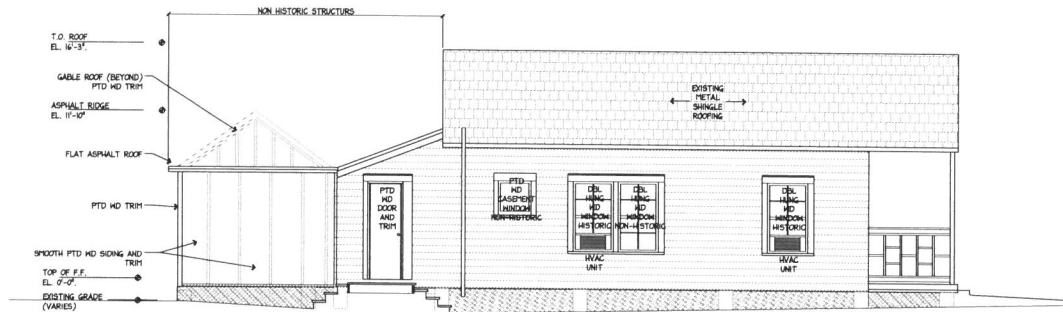
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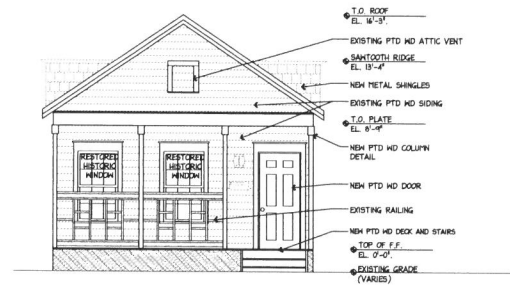




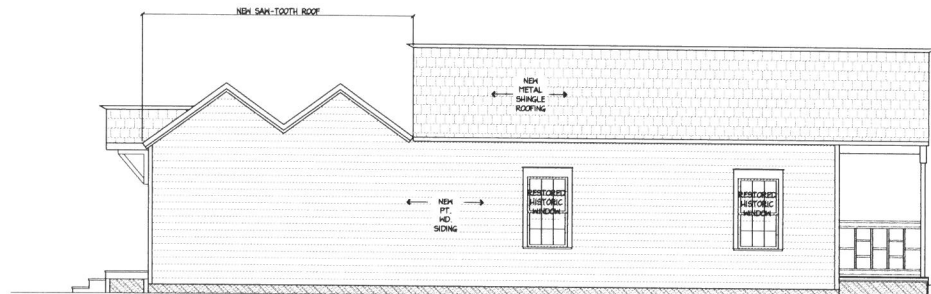
4 EXISTING NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



3 EXISTING EAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



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

REVISION

916 WHITE STREET
KEY WEST, FLORIDA

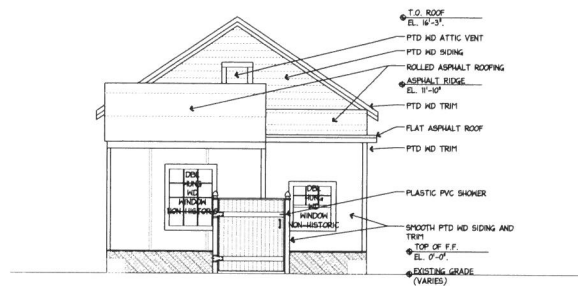
410 Angela Street
Key West, Florida 33540
Telephone (305) 296-1347
Facsimile (305) 296-1773
Florida License AC0000022

Bender & Associates
ARCHITECTS
P.A.

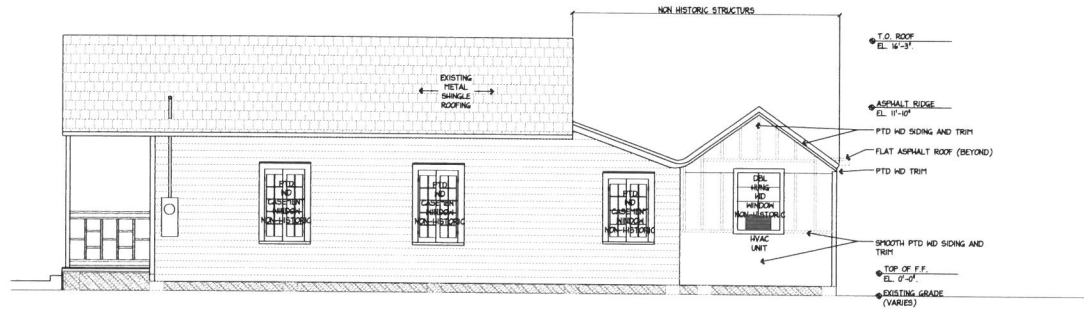
Project #
EXTERIOR ELEVATIONS
Date 07/05/04

A2

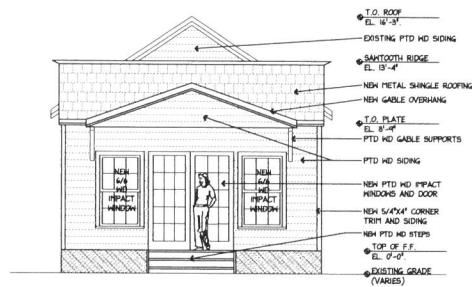
4 OF 7



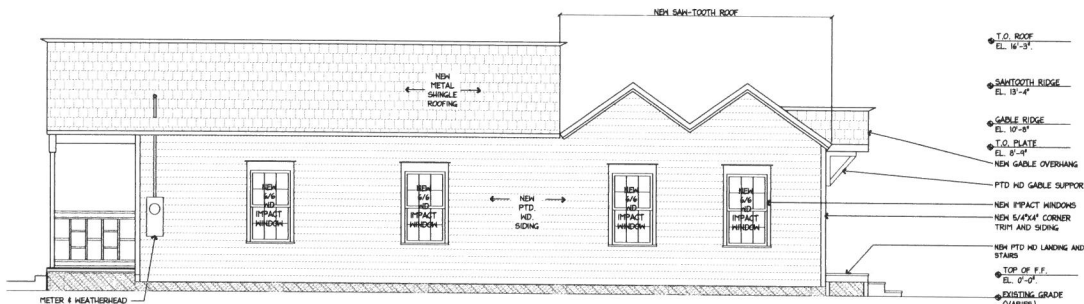
4 EXISTING SOUTH ELEVATION
A2.1 SCALE: 1/4" = 1'-0"



3 EXISTING WEST ELEVATION
A2.1 SCALE: 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
A2.1 SCALE: 1/4" = 1'-0"



1 PROPOSED WEST ELEVATION
A2.1 SCALE: 1/4" = 1'-0"

REVISION

916 WHITE STREET
KEY WEST, FLORIDA

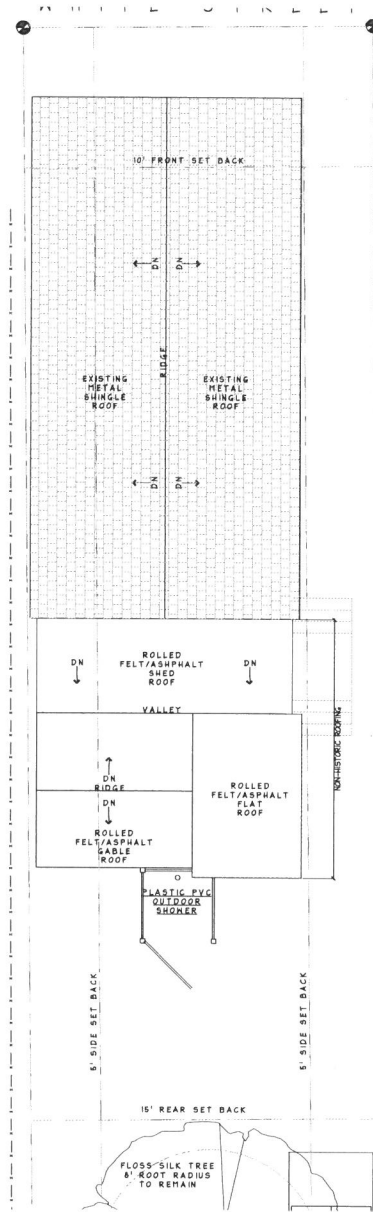
410 Angela Street
Key West, Florida 33040
Telephone (305) 296-1547
Facsimile (305) 296-2727
Florida License AAC000222

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p.a.

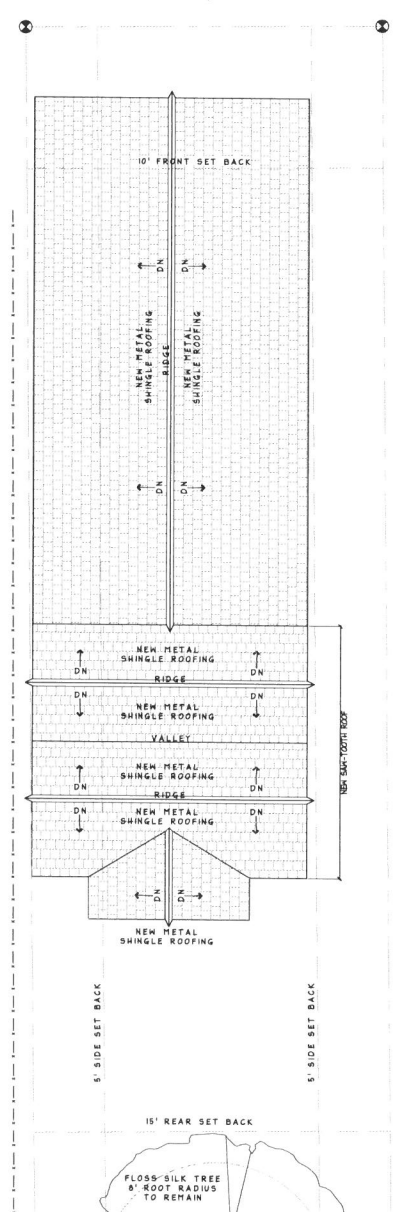
Project #
EXTERIOR ELEVATIONS
Date
STYLING

A3

5 OF 7



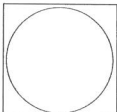
2 EXISTING ROOF PLAN
A5 SCALE: 1/4" = 1'-0"



1 PROPOSED ROOF PLAN
A5 SCALE: 1/4" = 1'-0"



916 WHITE STREET
KEY WEST, FLORIDA



410 Angela Street
Key West, Florida 33040
Telephone (305) 298-1247
Facsimile (305) 298-2727
Florida License AAL0002822

Bender & Associates
ARCHITECTS
p.c.

Project No.
ROOF PLANS
Date
07/01/04

A4
6 OF 7



6 918 WHITE STREET (LEFT OF SUBJECT)
SCALE: N.T.S.



7 916 WHITE STREET (SUBJECT HOME)
SCALE: N.T.S.



8 914 WHITE STREET (RIGHT OF SUBJECT)
SCALE: N.T.S.



5 NON HISTORIC FLAT ROOF AT REAR
SCALE: N.T.S.



4 DEMO PLASTIC PVC SHOWER AT REAR
SCALE: N.T.S.



3 NON HISTORIC SHED ROOF
SCALE: N.T.S.



2 NON HISTORIC GABLE
SCALE: N.T.S.



2 DEMO PVC SHED AT REAR
SCALE: N.T.S.



1 ALLEY SIDE OF HOUSE-NON HISTORIC ROOFS AT END
SCALE: N.T.S.

916 WHITE STREET
KEY WEST, FLORIDA

410 Angela Street
Key West, Florida 33545
Telephone (305) 296-1347
FAX (305) 296-1347
Florida License AAC000022

Bender & Associates
ARCHITECTS
P.A.

Project #
SANDORN DIAGRAMS
AND PHOTO DETAILS
Date: 07/15/14

A
7 OF 7

Site Visit





Additional Information



Summary

Parcel ID 00021740-000000
Account# 1022501
Property ID 1022501
Millage Group 10KW
Location 916 WHITE St, KEY WEST
Address
Legal KW PT OF TR 6 OR432-40/41 OR904-2349 OR1062-1954D/C OR1062-1955L/E OR2333-1675/78R/S OR2719-2232D/C OR2943-1351
Description (Note: Not to be used on legal documents.)
Neighborhood 6108
Property SINGLE FAMILY RESID (0100)
Class
Subdivision
Sec/Twp/Rng 05/68/25
Affordable No
Housing



1022501 916 WHITE ST 01/29/19

Owner

HIXON CHARLES S
 665 Cabrera St
 Key Largo FL 33037

HIXON RHONDA L
 665 Cabrera St
 Key Largo FL 33037

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$95,658	\$87,661	\$87,661	\$77,852
+ Market Misc Value	\$1,572	\$843	\$843	\$843
+ Market Land Value	\$404,178	\$355,874	\$355,874	\$319,127
= Just Market Value	\$501,408	\$444,378	\$444,378	\$397,822
= Total Assessed Value	\$488,815	\$444,378	\$366,045	\$343,126
- School Exempt Value	\$0	\$0	(\$25,000)	(\$25,000)
= School Taxable Value	\$501,408	\$444,378	\$344,432	\$318,126

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	2,325.00	Square Foot	25	93

Buildings

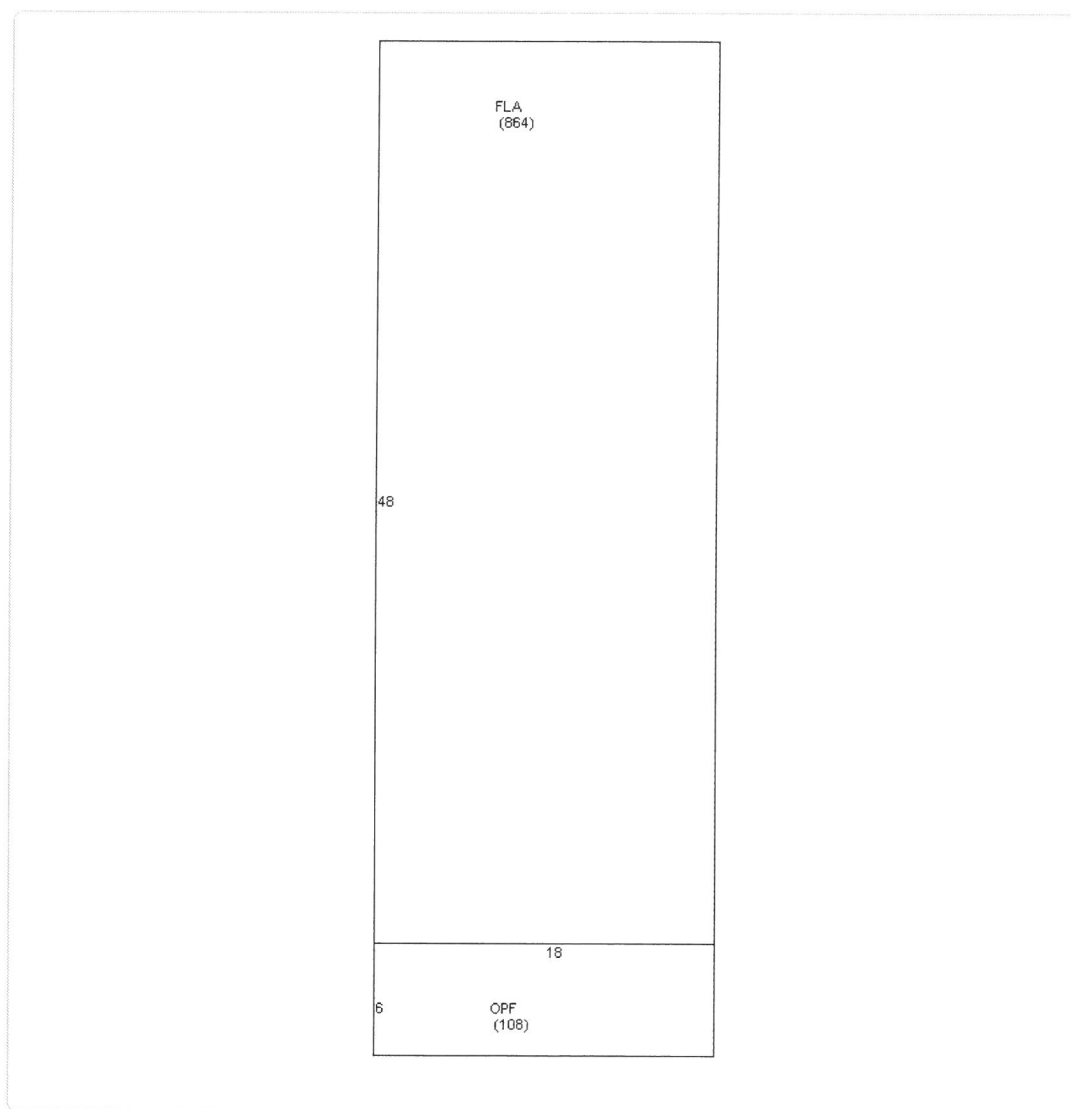
Building ID	1648	Exterior Walls	WD FRAME	
Style	1 STORY ELEV FOUNDATION	Year Built	1933	
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1999	
Gross Sq Ft	972	Foundation	WD CONC PADS	
Finished Sq Ft	864	Roof Type	GABLE/HIP	
Stories	1 Floor	Roof Coverage	METAL	
Condition	AVERAGE	Flooring Type	SFT/HD WD	
Perimeter	132	Heating Type	NONE with 0% NONE	
Functional Obs	0	Bedrooms	2	
Economic Obs	0	Full Bathrooms	1	
Depreciation %	27	Half Bathrooms	0	
Interior Walls	WALL BD/WD WAL	Grade	450	
		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	864	864	0
OPF	OP PRCH FIN LL	108	0	0
TOTAL		972	864	0

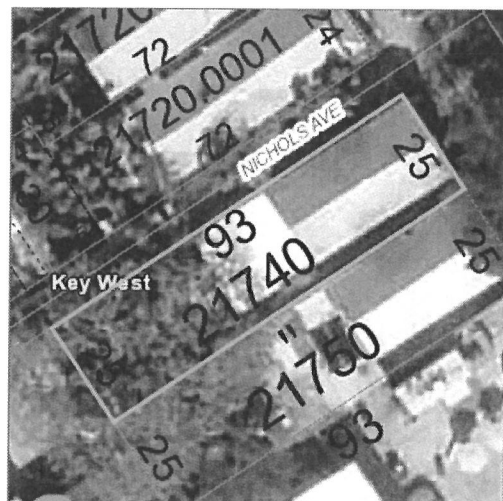
Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1964	1965	1	744 SF	1
FENCES	2009	2010	1	108 SF	5

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/4/2019	\$548,000	Warranty Deed	2200816	2943	1351	01 - Qualified	Improved
1/3/2017	\$0	Order (to be used for Order Det. Heirs, Probate in	2115678	2845	1024	30 - Unqualified	Improved
2/9/2011	\$0	Death Certificate		2719	2232	11 - Unqualified	Improved
2/1/1984	\$50,000	Warranty Deed		904	2349	Q - Qualified	Improved
2/1/1969	\$8,000	Conversion Code		432	40	Q - Qualified	Improved

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, Exemptions, Permits.

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